



Torrington Public Schools

SUSAN M. LUBOMSKI
SUPERINTENDENT

SUSAN FERGUSON
ASSISTANT SUPERINTENDENT

Building Committee Meeting Thursday, May 6, 2021, 5:30 P.M. Torrington School Library/Media Center

Minutes

1. Call to Order: 5:33 P.M.
2. Roll Call: Mr. Arum, Mr. Longobucco, Mr. Eucalitto, Mr. McKenna, Mr. Maniccia, Ms. Mattiello, Mr. Kissko, Ms. Cappabianca, Ms. Hoehne, Ms. Ledversis, Ms. Herold, Ms. Lubomski, Ms. Persia, Mr. Morhardt, Ms. Samuelson, Mr. Cravanzola, Ms. Purcell, Ms. Singer, Mr. Cykley
3. Approval of Agenda: Mr. Kissko made a motion to approve the agenda, second by Ms. Cappabianca. All in favor.
4. Approval of Minutes: Ms. Cappabianca made a motion to approve the March 25, 2021 minutes, second by Mr. Eucalitto. All in favor.
5. Public Participation: Joe Toner-Building Trade Rep. spoke on behalf of Rich Spencer, comments in favor of PLAs.
6. Discussion/Next Steps:
 - a. Architect Update:
 1. Recap of Building Options:
 - Option One: 2 phased construction
 - Option 2: renovate existing gym and lockers: usage new middle school gym used while high school gym being renovated.
 - Options 1.1 and 1.2, analyzed topography
 - Option 2.1 and 2.2, more level, walkout
 2. Recommendations of Option 2.1
 - i. Site plan-reduction of site work and less cost by approximately \$1M
 - ii. Building Floor plans-footprint reduced: able to shorten HS by 42 feet; gyms are separate; separate entrances for auditorium and café

- iii. SLAM needs to meet with Principals, Assistant Superintendent and Superintendent to discuss details of floor plans; lower level for pre-k and art rooms that open to outdoor
 - iv. Building is becoming more compact so less concrete and steel
 - v. At this point, estimating cost based on square feet. Mr. Eucalitto stressed that this is just an estimate.
 - vi. Option 1: Three gyms together-not a Field House by definition. Option 2: maintains integrity of separation of middle school
 - vii. Pre-K and Art-those are suggestions for the lower level, but not without more input from staff
 - viii. Option 2.1 allows for all the fields to fit. No change in road along eastern part of the site; space for end zone without blasting into the ledge; Parking is incorporated. Parking count will be reviewed at future meetings. Lower level parking lot is planned for 400.
 - ix. Mr. Arum reviewed that he and Mr. Longbucco met with Public Works, Planning and Zoning, the Mayor, Chief of Police, who else? The Police Chief is worried about the proximity to Amherst. Mr. Morhardt said they would investigate this. The skate park would have to be moved. Everyone at the town meeting knows this would be necessary.
- 3.Exterior Building Materials: Ms. Singer reviewed the designs. Brick and wood for accent walls. Windows up and down stairs there is a view. Sunshades, open stage so audience can be outside. Middle school possibly different color. Warm and cool colors. Mr. Eucalitto are you discussing the cost of the materials and durability? Brick seemed the most durable and classic and gives a traditional look. Accent colors and materials could be used such as Ceraclad. Investigating ways to differentiate the look of the middle school. Career Academy has some examples of this. Lowest level would accent with other materials to warm it up. Durable materials that last for decades.
- b. CM's Report:
 - 1.Project Schedule: Mr. Cravanzola reviewed the schedule. End of June 2022 to start. Or an overlap of design and estimation to save time, possibly 5 weeks. Possibly a May 16th start. Get students into the building at 2024-2025 at winter break, December. Some risk, but this is a more efficient process. Ms. Persia explained that this overlap is becoming more routine. The risk is low. Mr. Morhardt added they move forward with those things are at lower risk for change. They develop an "add alternate" to allow the project to stay within budget. Then, both gyms would be completed in the 2025-2026 school year. Middle school could move in.
 - c. School Safety Design Committee: Ms. Samuelson reviewed the Guidebook, the School Safety School. She will send the link. Design to the minimum standards. The Committee decides: TPD, TFD, Director of Facilities, IT Director, Mr.

These minutes were approved by the Torrington Board of Education on May 26, 2021.

Maniccia, Mr. Kissko and principals. Separate committee. This committee will share safety standards. The security committee determines the level of detail and systems that are necessary.

- d. Possible Executive Session for Contracts: Ms. Cappabianca made a motion to go into executive session for contracts inviting everyone present, second by Mr. Mckenna. All in favor.
The committee entered executive session at 7:16 P.M.
The committee returned to open session at 7:43 P.M.
 - e. Mr. Arum shared the proposal of having PLAs and ABCs creating Career Fairs for our students, thus having both bid for and do the work on this project. The ABCs would train 4 teachers to certify them to teach the apprentice program at the site. Mr. Eucalitto asked who in the ABC can do these big projects? He stressed that Connecticut companies complete the work. Ms. Cappabianca express concern about who has the work force available. The ABCs are waiving any fees. The Co-Chairs are meeting with the sub-committee members to make a recommendation to the City Council for a final decision. PLA provides the apprenticeships. The PLA and ABC need to live up to this agreement.
7. Comments for the Good of the Order: “Great night learning about budget and building process.” “Thank you to everyone.”
 8. Future Meetings: Thursday, May 20th, 5:30 P.M.
 9. Adjournment: Mr. Eucalitto made a motion to adjourn the meeting, second by Mr. Maniccia. All in favor. Meeting adjourned at 8:20 P.M.