



## **Torrington Public Schools**

SUSAN M. LUBOMSKI  
SUPERINTENDENT

SUSAN B. FERGUSON  
ASSISTANT SUPERINTENDENT

### **Building Committee Meeting**

**Thursday, December 2, 2021, 5:00 P.M.**

**Torrington School Library/Media Center**

(Park: Torrington West Street parking – Entrance: Torrington West Street side)

### **Agenda**

The meeting may be watched live via this link <https://vimeo.com/event/480934> The link is also published in the Board of Education section of the website. If you are participating in public comment, please mute the live stream while you are speaking.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Public Participation: *Members of the public and staff may bring to the committee's attention information, ideas, or matters of concern related to all the duties and responsibilities of this committee. This committee will not allow comments regarding specific staff members or personal grievances. The time for individual remarks will be apportioned according to the number of speakers and will be limited to five minutes per speaker unless extended by the chair.*
6. Discussion/Next Steps:
  - a. Review of OSCG&R Meeting on November 22, 2021
  - b. O&G Construction Career Pathways – Update
  - c. Payment of Invoices
7. Comments for the Good of the Order
8. Future Meetings
9. Adjournment

These minutes have not yet been approved by the Torrington Board of Education.



## **Torrington Public Schools**

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### **Building Committee Meeting Thursday, October 21, 2021, 5:30 P.M. Torrington School Library/Media Center**

#### **Draft Minutes**

1. Call to Order: 5:30 P.M.
2. Roll Call: Mr. Arum, Mr. Eucalitto, Mr. McKenna, Mr. Maniccia (Zoom), Ms. Mattiello, Mr. Kissko, Ms. Cappabianca, Ms. Hoehne, Ms. Ledversis, Ms. Lubomski, Ms. Fergusson, Ms. Herold, Ms. DePersia, Ms. Samuelson, Mr. Morhardt, Ms. Christmas (Zoom), Mr. Zuba (Zoom), Mr. Cravanzola, Ms. Purcell (Zoom), Mr. Scott, Mr. Finn
3. Approval of Agenda: Mr. Finn made a motion to approve the agenda, second by Ms. Mattiello. All in favor.
4. Approval of Minutes: Mr. Finn made a motion to approve the meeting minutes from September 9 and September 23, 2021, second by Mr. Eucalitto. All in favor.
5. Public Participation: No comments.
6. Discussion:
  - a. Enrollment Update:

1.M. Zuba of SLAM architects presented a comprehensive, 10-year enrollment analysis & projections report to the committee. The report was presented in three parts. The report will be shared with OSCG&R at the next meeting on October 27, 2021.

    - a. Enrollment Drivers: Demographics and Housing:

Considered Torrington population analysis, births, home sales and median sale prices, housing development, and local unemployment rates.
    - b. Student Enrollment Trends and Analysis:

Considered districtwide historic enrollment trends, student in-migration analysis, racial composition and English language learners, student outplacements to magnet, VOAG, and Charter schools.
    - c. Enrollment Projections:

Considered projection assumptions based on data; Pre-K

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enrollment, housing growth, and birth projections. Districtwide 10-year projection models were presented at three levels – low, medium, and high. The ‘Medium’ model is recommended as the most accurate to proceed with.

The medium projection model shows the highest enrollment for middle and high school populations combined at 1,763, peaking in the 2024 – 2025 school year.

- b. Graduation Credit Requirements:
  1. Ms. Lubomski presented an overview of current graduation requirements including academic requirements and elective classes including ‘Pathway’ opportunities. She identified variables for collegebound versus workforce bound students.
- c. SLAM Space Program Update:
  1. SLAM presented an overview of current space needs in contrast to State allowable square feet as they continue to look for space reduction opportunities. Potential space savings to offset approximately 5,000 SF required for the Auto shop and Construction Technology programs were identified and included consolidation of MS and HS media centers, increase from three to four lunch waves, sharing of the food servery, reduction of athletic lockers, reduction of student lockers in corridors.
- d. Career Fair:
  1. Mr. Arum reported on the recent Career Fair success, indicating there was a high turnout. Information was available for women in construction, Joe Toner was on-hand, and there was an opportunity for apprenticeship sign-up. The next career fare is scheduled for March 2022.
7. Invoice Approvals: The following invoices were presented to the committee for approval:
  - a. CSG invoice #7 in the amount of \$19,534.40.  
Mr. Eucalitto made a motion to approve CSG invoice #7, second by Mr. Eucalitto. All in favor.
  - b. SLAM invoice #1023424 in the amount of \$474,900.  
Mr. Eucalitto made a motion to approve SLAM invoice #1023424, second by Mr. Kissko. All in favor.
8. Comments for the Good of the Order: No comments.
9. Future Meetings: Building Committee: Thursday, November 4, 5:00 pm, TS Media Center.
10. Adjournment: Mr. Finn made a motion to adjourn the meeting, second by Mr. Eucalitto. All in favor. Meeting adjourned at 7:11 P.M.

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## **Torrington Public Schools**

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### **Building Committee Meeting Thursday, November 4, 2021, 5:00 P.M. Torrington School Library/Media Center**

#### **Draft Minutes**

1. Call to Order: 5:07 P.M.
2. Roll Call: Mr. Arum, Mr. Eucalitto, Mr. McKenna, Mr. Maniccia, Ms. Mattiello, Mr. Kissko, Ms. Cappabianca, Ms. Hoehne, Ms. Ledversis, Ms. Lubomski, Ms. Fergusson, Ms. Herold, Ms. DePersia, Ms. Samuelson, Mr. Morhardt, Ms. Singer, Mr. Cravanzola, Ms. Purcell.
3. Approval of Agenda: Mr. Maniccia made a motion to approve the agenda, second by Mr. McKenna. All in favor.
4. Approval of Minutes: No minutes for approval.
5. Public Participation: No comments.
6. Discussion:
  - a. OSCG&R Meeting Update:
    1. M. Zuba of SLAM architects presented the 10-year enrollment analysis & projections report to OSCG&R. Discussion of enrollment increase impact on allowable area and cost followed. Mr. Diamantis left the meeting early – discussion to be continued in a follow-up meeting.
    2. Mr. Arum requested approval to begin the reimbursement process. Ms. Dixon said the approval is on hold per Mr. Diamantis's direction. OSCG&R wants the final project scope and budget resolved before beginning reimbursements.
  - b. Design Development Value Engineering Update:
    1. SLAM architects presented an update of design development value engineering efforts. Based on DD, the project is 6% over budget. D. Cravanzola discussed current escalation trends showing a 10% increase above average.
  - c. Updated Enrollment Target:
    1. The team explained the decision to move forward using 1,650 as the enrollment design target. The enrollment report indicated a 10-year peak

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of 1,763 in the 2024 – 2025 school year, declining in following years. The team has chosen to target 1,650 as a realistic average for planning purposes.

d. Additional Funding:

1. Additional funding options were discussed. Options include holding a second referendum, asking the city to fund the additional costs, or asking the State to fund the additional amount in full. Mr. Arum will meet with the city and bond council to discuss.

e. Next Steps:

1. The next step will be a follow-up meeting with OSCG&R.

f. O&G Career Paths Action Plan:

1. O&G outlined their career path program for high school students to include exposure to all aspects of the construction industry including business and estimating.

7. Invoice Approvals: The following invoices were presented to the committee for approval:

a. SLAM invoice #1023848 in the amount of \$79,150.

Mr. Maniccia made a motion to approve the SLAM invoice #1023848, second by Mr. Kissko. All in favor.

b. O&G invoice #519911 in the amount of \$17,246.15.

Ms. Cappabianca made a motion to approve the O&G invoice #519911, second by Mr. Kissko. All in favor.

8. Comments for the Good of the Order: No comments.

9. Future Meetings: Building Committee: Thursday, November 18, 5:00 pm, TS Media Center. To be confirmed.

10. Adjournment: Mr. Kissko made a motion to adjourn the meeting, second by Mr. Maniccia. All in favor. Meeting adjourned at 6:30 P.M.



# Invoice

Invoice Date:	November 8, 2021
Invoice No:	1094/#8
Invoice Period:	10/1/2021 - 10/31/2021
This Invoice:	\$19,534.40

To: Ed Arum  
Torrington Public Schools  
355 Migeon Avenue  
Torrington, CT 06033

From: Construction Solutions Group, LLC  
P.O. Box 271860  
West Hartford, CT 06127

Project: Owner Representation Services  
Torrington Middle/High School

Phase Description	Scheduled Value	Percent Complete	Earned	Prior Billings	This Invoice	Balance to Bill
Phase One	\$820,445.00	24%	\$195,344.00	\$175,809.60	\$19,534.40	\$625,101.00
Phase Two	\$105,639.00	0%	\$0.00	\$0.00	\$0.00	\$105,639.00
Reimbursables	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$926,084.00		\$195,344.00	\$175,809.60	\$19,534.40	\$730,740.00
Total contract	\$926,084.00		\$195,344.00	\$175,809.60	\$19,534.40	\$730,740.00

Approved for invoicing:

