



Torrington Public Schools

SUSAN M. LUBOMSKI
SUPERINTENDENT

SUSAN B. FERGUSSON
ASSISTANT SUPERINTENDENT

Building Committee Meeting
Thursday, May 20, 2021, 5:30 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. Slam Contract – Review/Approval
 - b. Architect Update
 - i. Review of Schematic Design
 - ii. Preliminary report on Boring
 - iii. HS/MS Building Plan Review
 - c. School Safety Design Committee
 - d. Sub-Committee Report
 - e. Besse Pond Property Report
7. Comments for the Good of the Order
8. Future Meetings
9. Adjournment

This Agreement entered into as of the day and year first written above.

CITY OF TORRINGTON

THE S/L/A/M COLLABORATIVE, INC.

OWNER (Signature)



ARCHITECT (Signature)

(Printed name and title)

Kemp A. Merhardt, Principal, CT 14580
(Printed name, title, and license number, if required)

Date: _____

Date: *5/18/2021*

TORRINGTON BOARD OF EDUCATION

, Chair

Date: _____

Init.

THS/TMS building project

Longobucco, Mario <mario.longobucco@cbcncr.com>

Fri 5/14/2021 5:32 PM

To: Elinor C. Carbone <Elinor_Carbone@torringtonct.org>

Cc: Ed Arum <edarum@hotmail.com>; Fiona Cappabianca <fcappabianca@torrington.org>; Gary Eucalitto <eucalittogary@gmail.com>; Patrick Finn <pfinn@ctlawyers.com>; Casey McKenna <caseymckenna@hotmail.com>; Anne Ruwet <anneruwet@gmail.com>; Anne Ruwet <Anne_Ruwet@torringtonct.org>; David Oliver <davidoliver75@yahoo.com>; Sharon Waagner <waagsha1@aol.com>; Lubomski, Susan <slubomski@torrington.org>; Fergusson, Susan <sfergusson@torrington.org>; Kissko, John <JKissko@torrington.org>; Hoehne, Ellen <ehoehne@torrington.org>; BRIAN MATTIELLO <bmattiello@snet.net>; Todor, Cathleen <ctodor@torrington.org>; Maniccia, Armand <amaniccia@torrington.org>

📎 1 attachments (25 KB)

MOU between GGBT Torrington Bldg Committee.docx;

Good afternoon Mayor. On Thursday, May 13, 2021, a meeting was held of the subcommittee charged with bringing a recommendation to the City Council regarding the labor agreement for the upcoming school project. Ed and I have attended each meeting of this subcommittee made up of three building committee members and three city council members and it has been a real learning process for everyone involved. All subcommittee members were in attendance yesterday, with the exception of Councilwoman Ruwet. By a vote of 5 – 0, the subcommittee has voted to recommend that the City enters into a PLA Agreement for this significant project. You may recall, a previous vote was deadlocked at 3-3. To their credit, the subcommittee members took a great deal of time and conversations to gain a greater understanding of the PLA vs Open. So, what was the subcommittee's reasoning for favoring a PLA? Some, but not all of the deciding factors are listed below:

-There are over 200 union members in the building trades that reside in Torrington. Many will work on this job. They pay taxes here, shop here, and send their kids to school here.

-Torrington is full of wonderful, capable open shop contractors. However, none of them will bid a job of this size. The Subcommittee heard from more than one open shop business owner in town who was concerned that if the project went open shop, out of state contractors would raid their workforce with the promise of two years of work at a higher rate of pay. The loss of these employees would cripple our local companies.

-Similar to Torrington, there are very few open shop contractors in the State that can handle a job of this size without using subcontractors and subs of subcontractors. This method directly affects productivity and accountability. Open shop contractors would most likely come from out of state and would take the money back home with them with minimal benefit to the City.

-The budget is the budget, and it will be met whether it's PLA or Open. The pricing on the prevailing wage jobs is very similar between the two groups. The subcommittee felt, if that is the case, the PLA can supply the city with a more qualified, cohesive workforce that will in turn increase productivity in the safest manner possible.

-The PLA agreement brings with it an extensive **TEN-YEAR** apprentice agreement that will allow hundreds of THS students and Torrington residents the opportunity to learn a trade and be kick-started into a career that will last them a lifetime. It includes career fairs four times a year with 12 to 15 kids at each fair being taken into apprenticeship. I am attaching a copy of the MOU with the Union that outlines that agreement. This will become a binding agreement should the City Council agree to the PLA arrangement. The offering from ABC, the open shop organization, fell far short of this long-term commitment from the Union.

We ask that you take the time to understand their reasons listed above and take into account the sheer size of the project. No doubt, if this was a 40- or 50-million-dollar project, area companies would be bidding the project and the subcommittee would more than likely have been divided. You have tasked the subcommittee to make this important recommendation and we ask that the Council follows that recommendation.

Please let us know when this matter can be put on the agenda of a City Council Meeting and a decision can be reached.

Thank you for your continued support.

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***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.**

Memorandum of Understanding

Between the Greater Hartford-New Britain
Building Trades Council and
The Torrington Middle/High School Building Committee, City of Torrington
And Torrington Board of Education

This Memorandum of Understanding (MOU) is hereby made and entered into by and between the GREATER HARTFORD-NEW BRITAIN BUILDING TRADES COUNCIL (herein referred to as "building trades") and the CITY OF TORRINGTON, MIDDLE/HIGH SCHOOL BUILDING COMMITTEE and the TORRINGTON BOARD OF EDUCATION.

WHEREAS the City of Torrington, Middle/High School Building Committee and the Torrington Board of Education recognizes the benefits of an inclusion of a Project Labor Agreement (PLA) on the new Middle/High School construction project.

WHEREAS there are over 200 Building Trades families who reside in the City of Torrington.

WHEREAS the Building Trades Council commits to the following:

- (1) During the month of June of 2021, the Building Trades will hold a career fair at the Torrington High School, located at 50 Major Besse Drive, exclusively for students of the High School. They will coordinate with guidance counselors and other school administrators to identify high school students who have an interest in and aptitude for the construction industry, and to expose those students to the types of opportunities for entry into the industry available to them.
- (2) The Building Trades will actively recruit Torrington residents to enter Building Trades Apprentices Programs this calendar year. This will ensure that these recruitments will be ready to work on site in the early stages of construction on the Middle/High School construction project. This work will also give residents much needed experience in their respective trades.
- (3) The Building Trades will commit to holding career fairs at Torrington High School through calendar year of 2031. During these career fairs, the Building Trades will actively recruit and enroll Torrington High School students and alumni into their apprenticeship programs. They will work closely with school administrators and community leaders post-construction to continue to provide opportunities for residents.
- (4) The Building Trades will work closely with the City of Torrington's Career Pathways program (specifically their STEM/ Hi-Tech Manufacturing courses), and will offer their training services four times per year to the teachers who run the STEM/Hi-Tech Manufacturing Career Pathways program through calendar year 2031.
- (5) The Building Trades, in partnership with the Foundation of Fair Contracting of Connecticut (FFC), will monitor resident work hours on the project. A sub-committee

made up of Building Trades leaders will make sure that the goals are being met. They would like to include O&G and representatives from the community to attend these monthly meetings if they see fit.

- (6) In Spring/Summer of 2022 thru the Spring/Summer of 2031, the Building Trades will hold a career fair at Torrington High School. Using the career fair, the Building Trades will identify 12-15 residents and students to enroll four times a year (48-60 students as a goal) into their 2-week pre-apprenticeship program. The participants will be enrolled in respective Building Trades apprenticeship programs. Enclosed herein is the Pre-apprenticeship Flow Chart.
- (7) The Building Trades will include a hiring goal of 25% Torrington residents and 30% Litchfield county residents on the Middle/High School construction project.
- (8) The Building Trades will offer construction-related workshops with Torrington High School students while the Middle/High School project is under construction.

Building Trades President, or their designee

Date

City of Torrington

Date

Torrington Board of Education

Date