WATERBURY PUBLIC SCHOOLS

Committee Meeting Agenda/Minutes

Committee:	BOE Building & School Facilities Committee		
Location: Superintendent's Office Conference Room Chase Building 236 Grand Street	**Date of Meeting:** Wednesday October 28, 2026	**Start Time:** 5:00 p.m.	**Finish Time:** ***5:55 p.m.***

Team Norms:

1. All meetings will start on time
2. All team members will agree to stay on specific agenda topics
3. A specific agenda will be set for all meeting

Commissioners Present:	Staff Present:
Commissioners A. Ireland, L. Ireland, and Lott.	***J. Begnal, R. Gonzalez, and D. Schwartz.*** ***Robert Dowd/WDC and Mansi Doshi/WDC.***

AGENDA			MINUTES
	Agenda Item	**Time Allotted**	• **Motion** • **Motion by/seconded by** • **Vote tally**
1.	Update: Wilby High School Athletic Field Improvements Project.	5:00 p.m. – 5:30 p.m.	***N/A***
2.	Adjournment		**Motion to adjourn at 5:55 p.m.** **A. Ireland/Lott** **UNANIMOUS**
Additional notes/minutes: ***SEE ATTACHED.***			
Minutes prepared by: ***Commissioner Anthony Ireland***			

Wilby Athletic Facility

Created on October 28, 2026 at 16:59 by Minutes AI

Executive Summary & Project Objectives

- The working group convened to review design packages, budget allocations, site layout options, and timelines for the major athletic facility modernization at Wilby High School.
- Key objectives include providing an equitable athletic complex comparable to Crosby High School, resolving long-standing site drainage and surface quality issues, and initiating construction by summer (or as early as April).
- A major development was announced regarding district capital funds, removing previous budget constraints and positioning the working group to advance the comprehensive full build-out package (Package 1).

Capital Funding & Grant Opportunities

- Reallocation of District Capital Funds:
    - Previously, the project faced a constrained budget baseline of approximately $3.0 million (with discussions referencing $2.7 million net available capital).
    - Dr. Schwartz announced that substantial district capital funding previously set aside for elementary school air conditioning (AC) installations is available to be redirected to the Wilby athletic project.
    - The elementary AC project bids came back at more than double initial projections, requiring an estimated $15 million to nearly $100 million across the district, which cannot be funded through capital reserves and would necessitate a citywide bond package.
    - Dr. Schwartz stated: *"We have enough money in our capital to cover this, the highest package here... We have the funding to avoid going to the aldermen right now because you have enough money in capital... I would prefer not having to jump through the hoops and just do this based on what you all feel is equitable, I think to like what Crosby kids get."*
    - With this funding shift, the Board of Education has internal funds to cover the full Package 1 estimate of $8.2 million (offsetting the existing baseline funds).

- External Grants and Municipal Contributions:
    - Grants Manager Louise Brown is actively pursuing a $450,000 grant and requires specific scope details from the working group to finalize applications.
    - A separate turf grant program is under review that offers up to 50% matching funds toward the cost of synthetic turf installations.
    - Dr. Schwartz noted that the district will still aggressively pursue all available grants and plan to request approximately $500,000 from the City of Waterbury during the next budget proposal cycle.
    - Any grant or city funding secured will offset project costs and preserve district capital reserves for unforeseen district-wide needs such as boiler replacements and roof repairs.

Design Packages & Scope Alternatives

- Review of Revised Packages:
    - Package 1 (Full Build-Out — Preferred Option):
        - Total estimated budgetary cost: approximately $8.2 million (including the detached building).
        - Includes a full-sized synthetic turf playing field marked for football and soccer.
        - An all-weather 8-lane running track (estimated independently at approximately $800,000).
        - A dedicated press box and new 100-seat home-side bleacher structure with an integrated viewing platform.
        - Refurbishment and reuse of existing bleachers on the south side for visitor seating.
        - An electronic scoreboard.
        - A new team room, concessions, storage, and locker facility building (estimated at roughly $2.0 million).
    - Package 2 (Middle-of-the-Road Option):
        - Base scope cost: approximately $4.4 million ($6.2 million if the team room/

concession building is added).

- Includes synthetic turf field, press box, scoreboard, 100-seat home bleachers, and reuse of visitor bleachers.
- Excludes the 8-lane running track entirely.

- Package 3 (Minimal Synthetic Option):
  - Base cost: approximately $4.2 million.
  - Closest to the original $3.0 million budget ceiling while maintaining synthetic turf.
  - Includes synthetic turf, 100-seat bleachers with viewing platform, and scoreboard.
  - Excludes the running track and press box.
- Package 4 (Natural Turf Concept — Rejected):
  - Utilized a natural grass field with an un-surfaced 8-lane asphalt running track with painted lines (no rubberized synthetic surfacing).
  - Firmly rejected by the committee as substandard, uncompetitive, and inequitable compared to Crosby High School and Holy Cross facilities.

Athletic Scope & Site Details

- Running Track vs. Team Room Building Priorities:
  - Joe Begnal initially argued that the team room/concession building was more operationally essential than the running track: *"We need the building there more than the track... The football field is the focal point. That's where you get fans, parents, grandparents... but we only have five meets at home."*
  - Multiple members countered that the track is critical for broad student physical education, community fitness, and equity, noting public expectations: *"The feedback that I got, everybody in their mind always have this thing that they were always told they're getting a field and a track. We got to have the track."*
  - With the updated funding reality, the committee affirmed both components can be pursued, with Jesse suggesting the track remain in the base bid while the building is carried as an alternate for value engineering flexibility.

These notes were taken with Minutes AI (https://myminutes.ai)

- Field Lighting:
    - Field lighting is excluded from all packages due to high added expense (exceeding $1.0 million) and city concerns regarding Friday night events.
    - Wilby will host Saturday morning games, mirroring scheduling models used at Crosby.
- Synthetic Turf Aesthetics & Striping:
    - Alternating panel turf vs. solid green turf presents no price variation.
    - Dual line striping will accommodate both regulation football and soccer.
    - Center field logo options discussed: Wildcat logo versus a traditional block "W".
    - It was observed that mascot graphics evolve across uniform cycles, making a classic "W" potentially more timeless.
    - Jesse noted that the soccer center spot (8-inch circle) falls within the logo graphic (near the Wildcat tongue), and overlapping lines will be shadowed to maintain complete visual legibility, consistent with Crosby's bulldog center field.
- Surrounding Campus Athletic Fields:
    - Varsity Baseball Field: Structurally fine; minor drainage issue in left field will be monitored.
    - Current Lower Field: Currently used for soccer games despite poor conditions; upon project completion, soccer games will move to the new synthetic turf, reallocating the lower field strictly for practices.
    - Girls Softball Field: The middle school softball field renovated approximately four years ago will be displaced by the new complex footprint. Plans involve reinstating a high school girls softball field at location "J" (former site), while managing scheduling around track and field throwing events (e.g., javelin).
    - Pedestrian Accessibility: Design includes dedicated pedestrian ramps descending from Wilby High School, along with low-cost improved access path connections from Bucks Hill School down to the field level.

Governance, Approval Process & Board Presentation

- Municipal and Board Governance Strategy:

These notes were taken with Minutes AI (https://myminutes.ai)

- Because district capital funds are being utilized internally, no municipal bond authorization vote from the Board of Aldermen (BOA) is required for project financing.
- The Board of Aldermen's sole formal involvement will be approving the final construction contract once a vendor is selected via competitive bidding.
- Dr. Schwartz will coordinate with Doreen and Carrie Swain to draft a formal capital transfer motion for Board of Education (BOE) approval.
- The working group agreed to present the facility project during the upcoming BOE Workshop on November 5th.
- Committee members stressed the importance of presenting a single, unified, vetted recommendation (Package 1) rather than multiple confusing options, avoiding relitigating committee work during the general workshop: *"Everybody wants to treat a workshop like a committee because they weren't at the committee... You have to trust that the committee has done some vetting at this point and you're presenting to the workshop what you think the board should be going on."*

Construction Timeline & Bidding Strategy

- Schedule Projections:
  - WDC to deliver updated opinion of cost based on 75% drawing completion by the end of the week.
  - 100% completed architectural and engineering drawings targeted for December 1.
  - The authorization request to solicit construction bids has already been submitted to council.
  - Anticipated construction mobilization: April or immediately upon the close of the academic year in June.
  - Jesse confirmed that if site turnover occurs in April, the synthetic turf field will be ready for fall athletic season play, with track surfacing and exterior work following for final completion by winter.
- Bidding Architecture:
  - The base bid package will encompass the core synthetic turf field, the 8-lane

rubberized running track, bleachers, and scoreboard.

- The team room, locker facility, and concession building will be structured as an add alternate ($2.0 million), allowing flexibility to negotiate and value-engineer depending on market pricing returned during bidding.

Action Items

- **Jesse / WDC Team**:
  - Deliver updated opinion of construction costs based on 75% drawings by the end of the current week.
  - Complete full project construction drawings and specifications by December 1.
  - Reorganize procurement documents to establish the synthetic turf, 8-lane track, and bleachers as base bid scope, and the team room building as an add alternate.
- **Dr. Schwartz**:
  - Coordinate with Doreen and Carrie Swain to confirm regulatory procedures and draft the capital budget transfer language for the Board of Education.
  - Finalize the presentation strategy and agenda placement for the Board of Education Workshop on November 5th.
- **Rebecca / Project Management**:
  - Follow up with Grants Manager Louise Brown to provide detailed package specifications for the $450,000 grant application and the 50% matching turf grant program.
  - Prepare visual presentation materials for the Board of Education workshop showcasing the finalized Package 1 concept.

These notes were taken with Minutes AI (https://myminutes.ai)

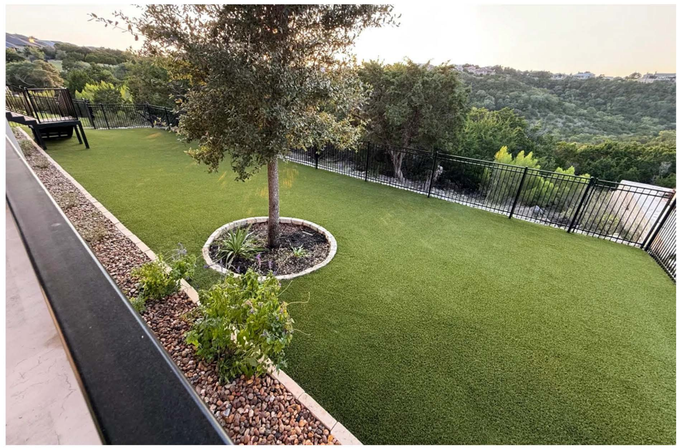
Waterbury Board of Education
Building & School Facilities Committee
SIGN-IN SHEET
October 28, 2026

PRINT NAME	TITLE
LaToya Ireland	Commissioner
Robert Powell	WDC.
Mansi Doshi	WDC
Rebecca Gonzalez	BOE COO
Audrey Leland	BOE Commissioner
Jack E. Byrne	Consultant
Terence Lott Jr	BOE Commissioner
Darren Grimm	Superintendent

PLEASE RETURN TO CLERK AFTER MEETING

VISTOR SIDE







HOME SIDE

Option A

Wilby High School Athletic Field Graphics

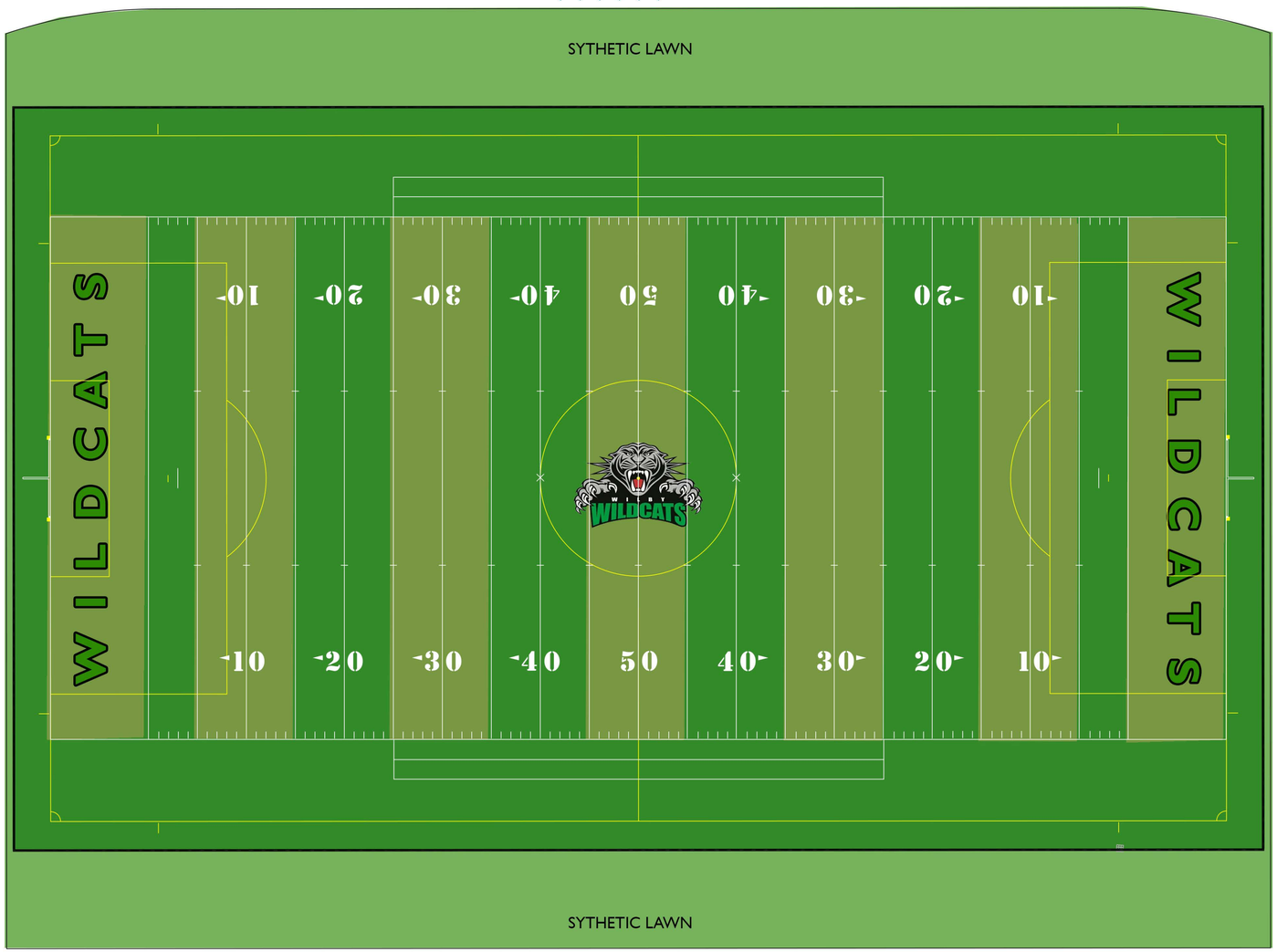
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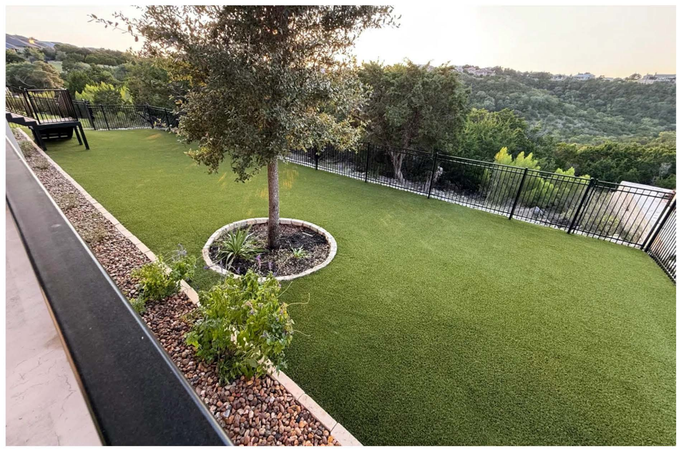
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VISTOR SIDE







HOME SIDE

Option B

Wilby High School Athletic Field Graphics

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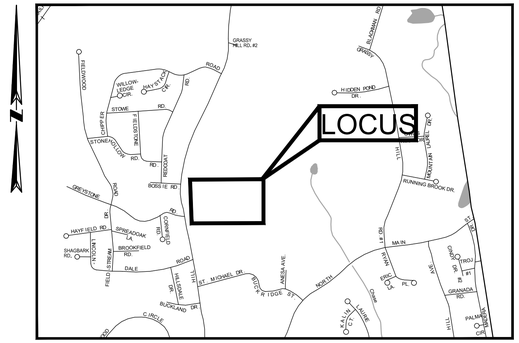
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WILBY HIGH SCHOOL
ATHLETIC FIELD IMPROVEMENTS

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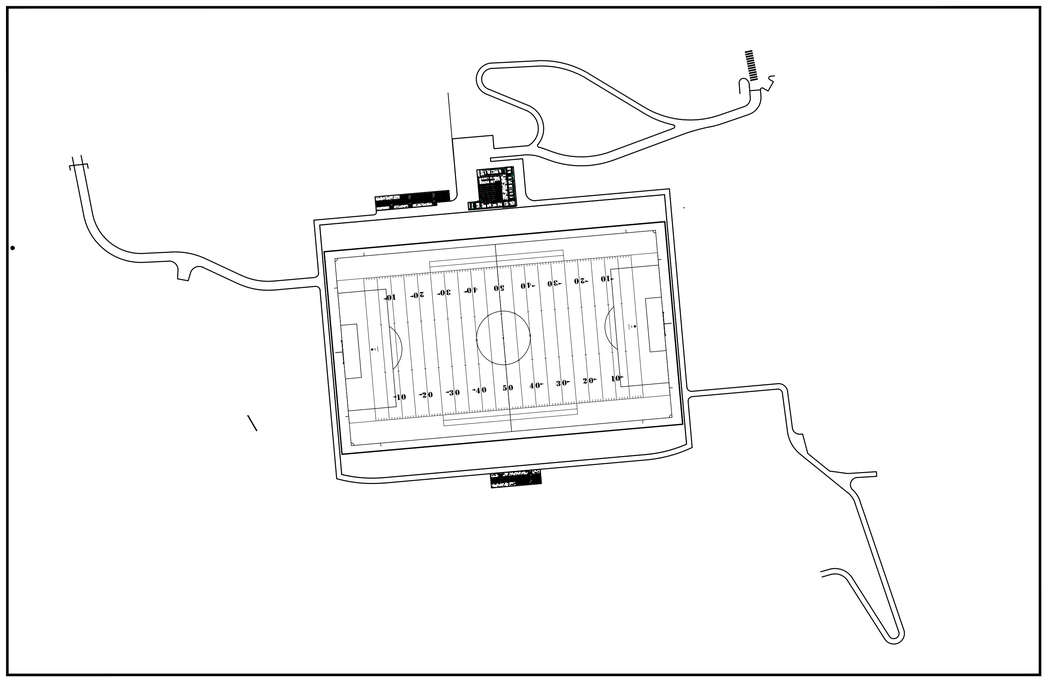
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DRAWING INDEX	
Sheet Number	Sheet Title
C-0.1	TITLE SHEET
C-1.1	OVERALL PLAN
C-1.2	SITE PREPARATION & EROSION CONTROL PLAN
C-1.1	SITE PREPARATION & EROSION CONTROL PLAN
C-3.0	LAYOUT AND MATERIALS PLAN
C-3.1	LAYOUT AND MATERIALS PLAN (EAST)
C-4.0	GRADING AND DRAINAGE PLAN
C-4.1	GRADING AND DRAINAGE PLAN (EAST)
C-5.0	UTILITIES PLAN
C-4.2	ALTERNATE PLAN
C-4.3	ALTERNATE PLAN (EAST)

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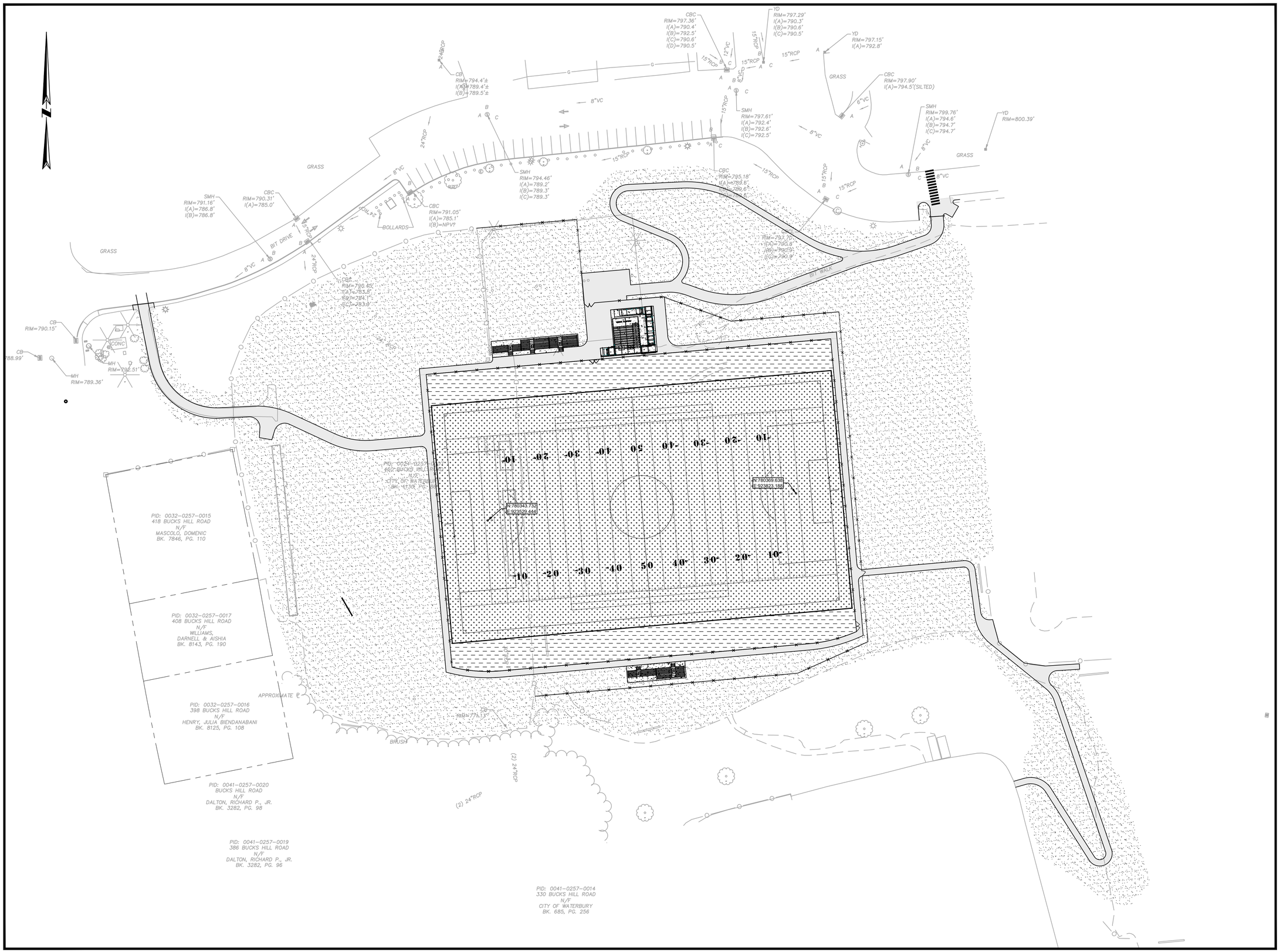
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SHEET C-0.1



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WILBY HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS

460 BUCKS HILL RD.

IN

WATERBURY
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OVERALL PLAN

OCTOBER 22, 2026

REVISIONS:

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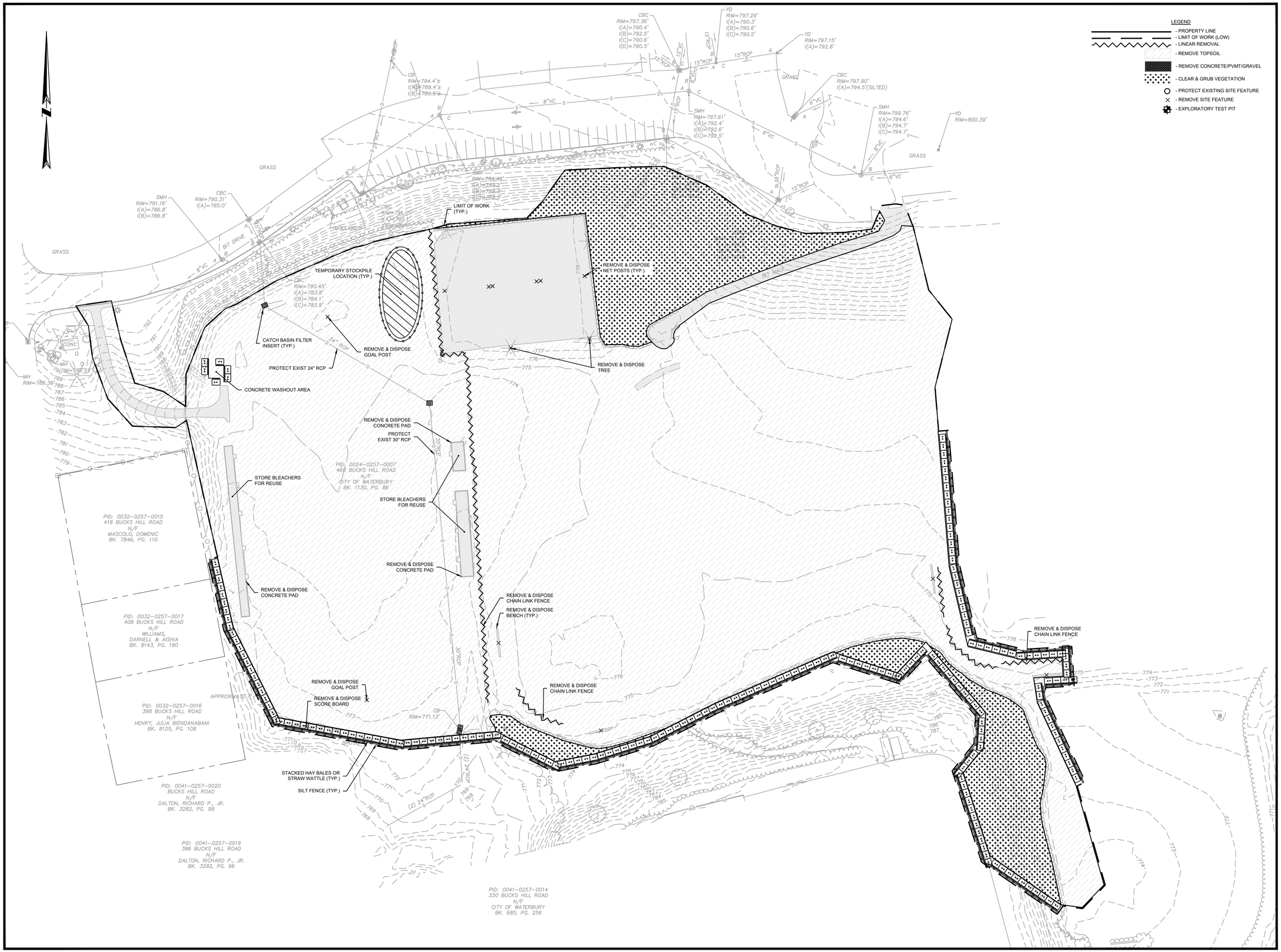
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WILBY HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS

460 BUCKS HILL RD.

IN

WATERBURY
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SITE PREPARATION & EROSION CONTROL PLAN

OCTOBER 22, 2026

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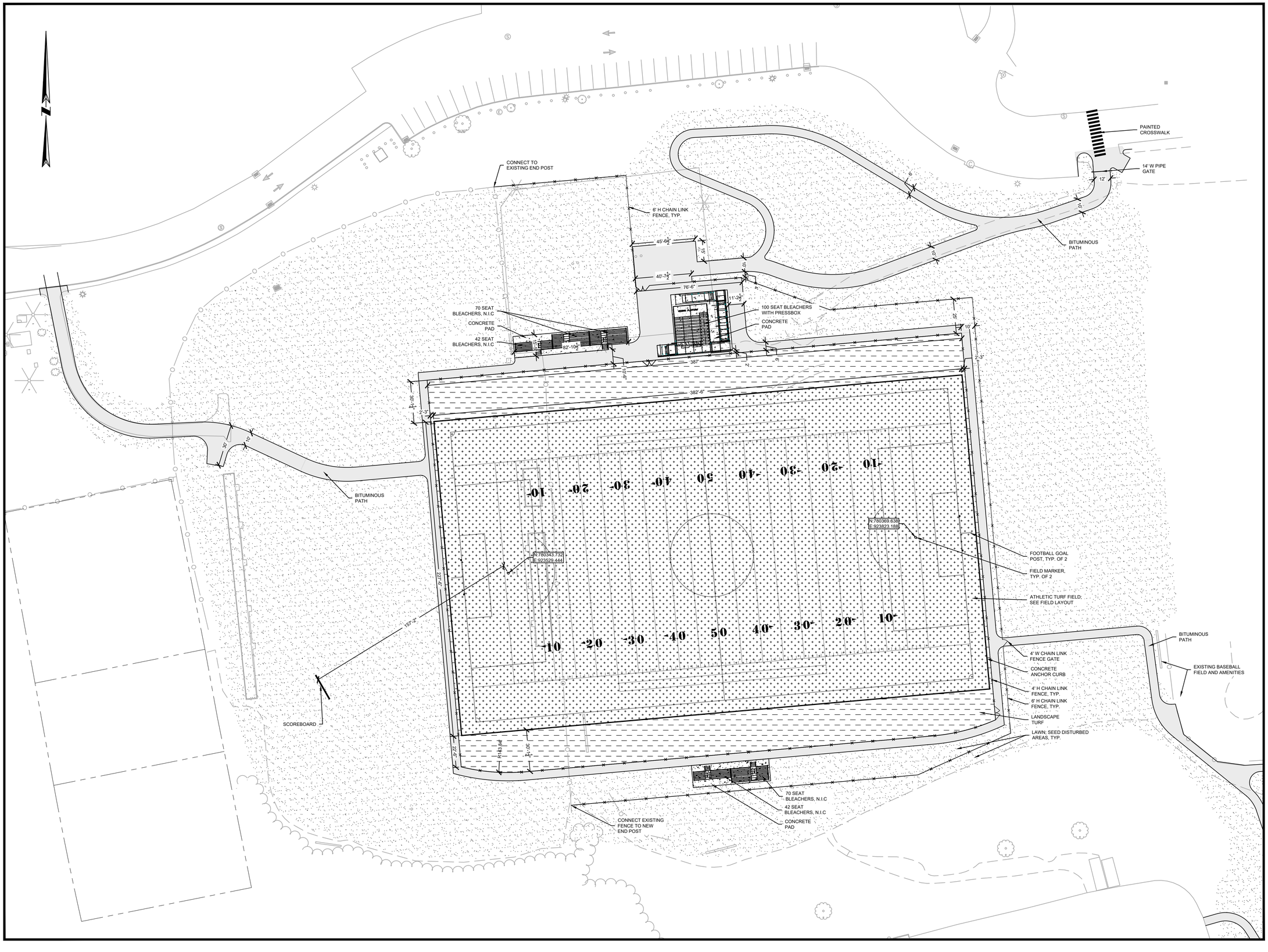
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WILBY HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS

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IN

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LAYOUT AND MATERIALS PLAN

OCTOBER 22, 2026

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WILBY HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS

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IN

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LAYOUT AND MATERIALS PLAN (EAST)

OCTOBER 22, 2026

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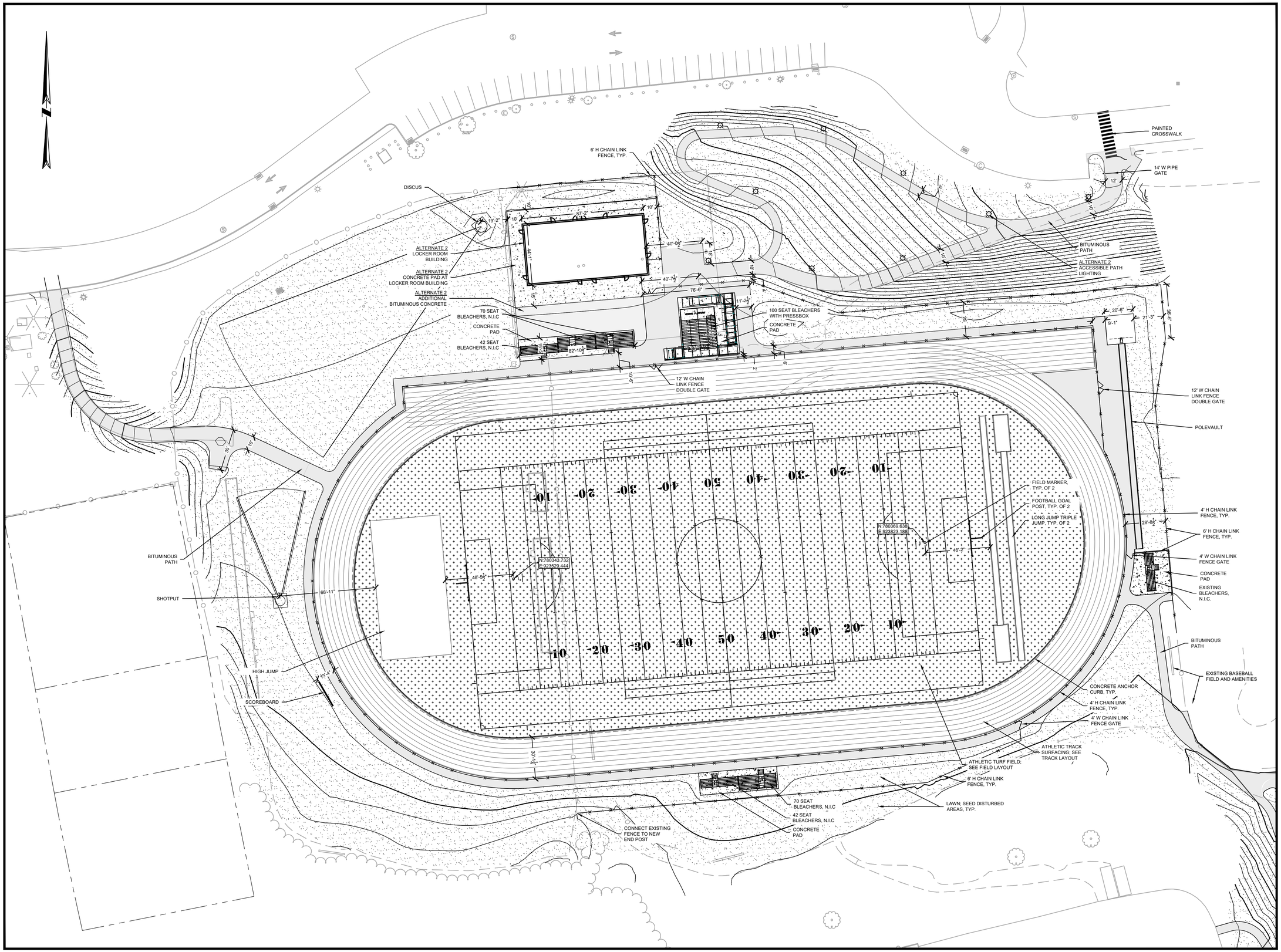
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WILBY HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS

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ALTERNATE PLAN

OCTOBER 22, 2026

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WILBY HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS

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ALTERNATE PLAN (EAST)

OCTOBER 22, 2026

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