



Torrington Public Schools

**Packet for Facilities and Technology
Committee Meeting**
January 19, 2022



Torrington Public Schools

SUSAN M. LUBOMSKI
SUPERINTENDENT

SUSAN B. FERGUSSON
ASSISTANT SUPERINTENDENT

Facilities & Technology Committee Meeting
Wednesday, January 19, 2022, 6:00 P.M.
Torrington School Media Center
(Please use the side entrance to the Media Center)

The meeting may be watched live via this link <https://vimeo.com/event/26843> 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

People may also dial in to join the meeting at (425) 436-6343 (Access Code: 225583)

Agenda

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. Technology
 - b. Facilities:
 - i. Update on TMS Windows Project
 - ii. Update on Torrington Driveway
 - iii. Update on TMS Roof
 - iv. COVID Update
 - v. Capital Plan
7. Topics for Future Meetings:
 - a. Future Facility Use

8. Comments for the Good of the Order
9. Adjournment

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



Torrington Public Schools

SUSAN M. LUBOMSKI
SUPERINTENDENT

SUSAN B. FERGUSSON
ASSISTANT SUPERINTENDENT

Facilities & Technology Committee Meeting Wednesday, December 8, 2021, 6:00 P.M. 355 Migeon Ave.

Draft Minutes

1. Call to Order: 6:00 P.M.
2. Roll Call: Mr. Eucalitto, Ms. Fappiano, Ms. DePretis, Mr. Corey (Remote) Ms. Mangan (Teacher Representative)
Also Present: Ms. Cappabianca, Mr. Kissko, Ms. Todor (Remote), Ms. Richardson, Ms. Lubomski, Ms. Ferguson, Ms. Herold, Ms. Boisvert, Mr. Barlow, Ms. Schulte
3. Approval of Agenda: Ms. Fappiano made a motion to approve the agenda, second by Mr. Corey. All in favor.
4. Approval of Minutes: Ms. DePretis made a motion to approve the minutes, second by Mr. Corey. Ms. Fappiano abstained. All in favor.
5. Public Participation: None
6. Discussion/Next Steps:
 - a. Technology:
 - i. eRate Project Update – Ahead of schedule. Torrington is up to date on the eRate equipment. The rest of the elementary schools will be up to date next week.
 - ii. Holiday Break Shutdown – For one day the district will not have internet or phones for less than two hours. This will not impact our security.
 - b. Facilities:
 - i. Update on Windows Bid – We had an addendum to the bid document. Our addendum pushed the bid for one week. The bid will close on December 13th.
 - ii. Update on Vogel Roof – The estimated the cost for the architectural work and document preparation for the VW roof will be approximately \$50,350. This project has not gone out to bid yet. Ms. Fappiano asked what the next steps are to propose this to the City. Ms. Lubomski stated that this was just the fact finding/information piece

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

before we proposed this project to the City. The committee discussed if there would be enough bonding money left over after the TMS roof is completed to use for Vogel-Wetmore school. Mr. Barlow thought it was doubtful. Additionally, Mr. Barlow doesn't expect that there will be a problem if we have to wait another year and a half to begin the Vogel roof project.

- iii. Update on Torrington Driveway – Mr. Barlow shared pictures of the completed driveway to the committee. The contractor did a phenomenal job. They will come back in the spring to do some seeding around the driveway, and they will add 30 ft of wooden guardrail. He estimates that 18 cars can fit in the new driveway. Mr. Barlow said that the Torrington principal will be sending instructions on the pick up procedure. Everyone, including the TPD Traffic Officer, is pleased that the bottleneck at dismissal has been addressed.
 - iv. Update on Water Heaters – Vogel & Southwest – Vogel-Wetmore's water heater broke a few weeks ago; therefore, the facilities team took the Southwest water heater and put it in at Vogel-Wetmore. There was a cost savings. The money was reallocated and came out of the maintenance line item. Southwest's water heater will still be replaced.
 - v. Update on Communication System – Ms. Lubomski said that Ms. Labbe was able to get the approval from the State and the money will be coming from ARPA under supplies. There are 3 bidders. The committee discussed the specifications the communication system will have. Motorola is not shipping radios until late February or March. Mr. Barlow is optimistically anticipating the Communication System to be fully up and running by late April early May. The project's completion all depends on when we receive the supplies. Ms. DePretis suggested to finding out if we can find out if we can start the project without the handheld radios.
7. Topics for Future Meetings:
 - a. Vogel Roof Update
 - b. TMS Roof
 - c. Communication System
 - d. Executive Session on Security
 - e. Elementary Schools = #of classrooms and square footage at each building
 8. Comments for the Good of the Order: (paraphrased)
Sue L. "Great information, thank you, John and Ally."
Jessica "Thank you for all the work, especially on the Communication system."
John K. "Good meeting with good information."
 9. Adjournment: Ms. Fappiano made a motion to adjourn the meeting, second by Ms. DePretis. All in favor. Meeting adjourned at 7:07 P.M.

TORRINGTON PUBLIC SCHOOLS
FIVE YEAR PROPOSED CAPITAL PLAN SUMMARY
 2021-2022 THROUGH 2025-2026

School Name	2021-2022	2022-2023	2023-2023	2024-2025	2025-2026
Forbes School	29,000.00	\$82,000.00	\$50,000.00	\$125,000.00	\$190,000.00
Vogel-Wetmore School	\$21,500.00	\$1,541,000.00		\$130,000.00	\$20,000.00
Torrington Middle School	1,684,000.00	\$59,000.00	\$134,000.00	\$32,000.00	730,000.00
Southwest School	\$88,000.00	\$108,000.00	\$48,000.00	\$34,000.00	\$190,000.00
Torringtonford School	\$282,000.00	\$921,000.00		\$15,000.00	
Administrative Offices					
Torrington High School	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Totals	\$2,20400.00	\$1,982,000.00	\$332,000.00	\$436,000.00	\$1,230,000.00

FIVE YEAR PROPOSED CAPITAL PLAN
2021-2022 THROUGH 2025-2026

Forbes School							
Description of Projects	Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	PRIORITY
Custodial Equipment	\$15,000.00	\$15,000.00					
Playground Surfacing	\$14,000.00	\$14,000.00					
New Master Lock System	\$28,000.00		\$28,000.00				
Install Locked Foyer	\$54,000.00		\$54,000.00				
Gymnasium Floor Resurface and Paint	\$50,000.00			\$50,000.00			
Repave Parking Lot	\$125,000.00				\$125,000.00		
Generator	\$190,000.00					\$190,000.00	
Totals	\$476,000.00	\$29,000.00	\$82,000.00	\$50,000.00	\$125,000.00	\$190,000.00	
Vogel-Wetmore School							
Description of Projects	Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	PRIORITY
Custodial Equipment	\$15,000.00	\$15,000.00					
Playground Surfacing	\$6,500.00	\$6,500.00					
New Master Lock System	\$38,000.00		\$38,000.00				
Upgrade Bathrooms	\$100,000.00		\$100,000.00				
Exterior Lighting Upgrade	\$15,000.00		\$15,000.00				
Carpet Media Center	\$24,000.00		\$24,000.00				
Engineer Review of Flat Roofs	\$20,000.00		\$20,000.00				
Replace Flat Roofs	\$1,344,000.00		\$1,344,000.00				
Parking Lot Repave	\$130,000.00				\$130,000.00		
Snow Removal Equipment	\$20,000.00					\$20,000.00	
Totals	\$1,712,500.00	\$21,500.00	\$1,541,000.00		\$130,000.00	\$20,000.00	

Torrington Middle School							
Description of Projects	Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	PRIORITY
Custodial Equipment	\$28,000.00	\$28,000.00					
Engineer Review of Metal Roofing	\$20,000.00	\$20,000.00					
Install Locked Foyer	\$136,000.00	\$136,000.00					
Metal Roof Replacement/Repair	\$1,500,000.00	\$1,500,000.00					
New Master Lock System	\$44,000.00		\$44,000.00				
Access Control System Upgrade	\$15,000.00		\$15,000.00				
New Public Address System	\$34,000.00			\$34,000.00			
Bathroom Upgrades/Repairs	\$100,000.00			\$100,000.00			
Café Tables Replacement	\$32,000.00				\$32,000.00		
Athletic Field Irrigation and Field Upgrades	\$250,000.00					\$250,000.00	
Generator	\$480,000.00					\$480,000.00	
Totals	\$2,639,000.00	\$1,684,000.00	\$59,000.00	\$134,000.00	\$32,000.00	\$730,000.00	

Southwest School							
Description of Projects	Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	PRIORITY
Access Control System Upgrade	\$8,000.00	\$8,000.00					
Playground Surfacing	\$7,000.00	\$7,000.00					
Custodial Equipment	\$10,000.00	\$10,000.00					
Flooring	\$48,000.00	\$48,000.00					
Replace Water Heater	\$15,000.00	\$15,000.00					
New Master Lock System	\$24,000.00		\$24,000.00				
Install Locked Foyer	\$64,000.00		\$64,000.00				
Roof Wall Flashing Repair	\$20,000.00		\$20,000.00				
Repair Stairs	\$48,000.00			\$48,000.00			
New Public Address System	\$34,000.00				\$34,000.00		
Generator	\$190,000.00					\$190,000.00	
Totals	\$468,000.00	\$88,000.00	\$108,000.00	\$48,000.00	\$34,000.00	\$190,000.00	
Torrington School							
Description of Projects	Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	PRIORITY
Custodial Equipment	\$12,000.00	\$12,000.00					
Replace 1,500 of Curbing in Parking Lot	\$260,000.00	\$260,000.00					
Playground Surfacing	\$10,000.00	\$10,000.00					
Install Locked Foyer	\$76,000.00		\$76,000.00				
New Master Lock System	\$16,000.00		\$16,000.00				
Resurface Sidewalks	\$15,000.00				\$15,000.00		
Totals	\$389,000.00	\$282,000.00	\$92,000.00		\$15,000.00		

Torrington Public Schools

FIVE YEAR PROPOSED CAPITAL PLAN 2022-2023 THROUGH 2026-2027

FORBES SCHOOL						
DESCRIPTION OF PROJECTS	ESTIMATE	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Install New Water Heater 1st floor	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Security Window Film	\$ 11,800	\$ 11,800	\$ -	\$ -	\$ -	\$ -
Gymnasium Floor Resurface and Paint	\$ 16,000	\$ -	\$ 16,000	\$ -	\$ -	\$ -
Install Locked Foyer	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ -
Repave Parking Lot	\$ 125,000	\$ -	\$ -	\$ 125,000	\$ -	\$ -
Generator	\$ 190,000	\$ -	\$ -	\$ -	\$ 190,000	\$ -
Install New Water Heater 3rd floor	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Totals	\$ 432,800	\$ 26,800	\$ 16,000	\$ 185,000	\$ 190,000	\$ 15,000

VOGEL-WETMORE SCHOOL						
DESCRIPTION OF PROJECTS	ESTIMATE	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Engineering to look at Bus/Parent/Parking	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -
Upgrade Bathrooms**	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ -	\$ -
Engineer Review of Flat Roof Installed in 1995	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -
Replace Flat Roof**	\$ 1,600,000	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -
Replace Fogged window Panes/Screens	\$ 136,000	\$ 136,000	\$ -	\$ -	\$ -	\$ -
Security Window Film	\$ 24,500	\$ 24,500	\$ -	\$ -	\$ -	\$ -
Corridor Heating Upgrade	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -
Repave Black top Basketball Area	\$ 19,000	\$ -	\$ 19,000	\$ -	\$ -	\$ -
Replace Existing Window Coverings	\$ 29,000	\$ -	\$ 29,000	\$ -	\$ -	\$ -
Carpet Media Center	\$ 18,000	\$ -	\$ -	\$ 18,000	\$ -	\$ -
Parking Lot Repave	\$ 130,000	\$ -	\$ -	\$ 130,000	\$ -	\$ -
Snow Removal Equipment	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -
Replace Media Center RTU	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Totals	\$ 2,804,500	\$ 2,538,500	\$ 63,000	\$ 148,000	\$ 20,000	\$ 35,000

* Completed with grant money ** OSCG&R Reimbursement Grant *** Security Grants

Torrington Public Schools

TORRINGTON MIDDLE SCHOOL						
DESCRIPTION OF PROJECTS	ESTIMATE	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Retro Commissioning HVAC Systems	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Replace Existing Window Coverings	\$ 33,000	\$ 33,000	\$ -	\$ -	\$ -	\$ -
Security Window Film	\$ 5,600	\$ 5,600	\$ -	\$ -	\$ -	\$ -
Replace Roof** (To start June/July 2023)	\$ 3,800,000	\$ 3,800,000	\$ -	\$ -	\$ -	\$ -
New Public Address System	\$ 34,000	\$ -	\$ 34,000	\$ -	\$ -	\$ -
Bathroom Upgrades/Repairs**	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ -	\$ -
Café Tables Replacement	\$ 32,000	\$ -	\$ -	\$ -	\$ 32,000	\$ -
Athletic Field Irrigation and Field Upgrades	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Generator	\$ 480,000	\$ -	\$ -	\$ -	\$ -	\$ 480,000
Totals	\$ 5,424,600	\$ 3,878,600	\$ 34,000	\$ 750,000	\$ 32,000	\$ 730,000

* Completed with grant money ** OSCG&R Reimbursement Grant *** Security Grants

SOUTHWEST SCHOOL						
DESCRIPTION OF PROJECTS	ESTIMATE	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Install Locked Foyer	\$ 64,000	\$ 64,000	\$ -	\$ -	\$ -	\$ -
Window Film	\$ 15,800	\$ 15,800	\$ -	\$ -	\$ -	\$ -
Roof & Wall Flashing Flat Roof Repair	\$ 80,000	\$ -	\$ 80,000	\$ -	\$ -	\$ -
Repair Stairs	\$ 48,000	\$ -	\$ 48,000	\$ -	\$ -	\$ -
Replace Existing Window Coverings	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ -	\$ -
Replace Asphalt Shingle Roof Existing Building	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ -	\$ -
New Public Address System	\$ 34,000	\$ -	\$ -	\$ 34,000	\$ -	\$ -
Generator	\$ 190,000	\$ -	\$ -	\$ -	\$ 190,000	\$ -
Totals	\$ 503,800	\$ 79,800	\$ 128,000	\$ 106,000	\$ 190,000	\$ -

* Completed with grant money ** OSCG&R Reimbursement Grant *** Security Grants

Torrington Public Schools

TORRINGFORD SCHOOL						
DESCRIPTION OF PROJECTS	ESTIMATE	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
New Voices Room	\$ 14,000	\$ 14,000	\$ -	\$ -	\$ -	\$ -
Window Film	\$ 6,900	\$ 6,900	\$ -	\$ -	\$ -	\$ -
Install Locked Foyer	\$ 76,000	\$ 76,000	\$ -	\$ -	\$ -	\$ -
Resurface Sidewalks	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -	\$ -
Totals	\$ 111,900	\$ 96,900	\$ -	\$ 15,000	\$ -	\$ -

* Completed with grant money ** OSCG&R Reimbursement Grant *** Security Grants

DISTRICT PLAN						
DESCRIPTION OF PROJECTS	ESTIMATE	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Vistor Management System***	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Access Control System Upgrade***	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -
Camera Management System***	\$ 78,000	\$ 78,000	\$ -	\$ -	\$ -	\$ -
New Master lock system with key control***	\$ 190,000	\$ 190,000	\$ -	\$ -	\$ -	\$ -
Districtwide Facilities Study	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Replace District Truck	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ -	\$ -
Up-grade and replace existing cameras***	\$ 400,000	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
Totals	\$ 850,000	\$ 410,000	\$ 200,000	\$ 40,000	\$ 200,000	\$ -

* Completed with grant money ** OSCG&R Reimbursement Grant *** Security Grants

TORRINGTON HIGH SCHOOL						
DESCRIPTION OF PROJECTS	ESTIMATE	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Window Film	\$ 8,700	\$ 8,700	\$ -	\$ -	\$ -	\$ -
Turf Field Replacement Contingency	\$ 1,000,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Totals	\$ 1,008,700	\$ 108,700	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000

Torrington Public Schools

TORRINGTON PUBLIC SCHOOLS FIVE YEAR PROPOSED CAPITAL PLAN SUMMARY 2021-2022 THROUGH 2025-2026

School Name	FY	FY	FY	FY	FY
	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Forbes School	\$ 26,800	\$ 16,000	\$ 185,000	\$ 190,000	\$ 15,000
Vogel-Wetmore School	\$ 2,538,500	\$ 63,000	\$ 148,000	\$ 20,000	\$ 35,000
Torrington Middle School	\$ 3,878,600	\$ 34,000	\$ 750,000	\$ 32,000	\$ 730,000
Southwest School	\$ 79,800	\$ 128,000	\$ 106,000	\$ 190,000	\$ -
Torringford School	\$ 96,900	\$ -	\$ 15,000	\$ -	\$ -
District Wide	\$ 410,000	\$ 200,000	\$ 40,000	\$ 200,000	\$ -
Torrington High School	\$ 108,700	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Totals	\$ 7,139,300	\$ 541,000	\$ 1,344,000	\$ 732,000	\$ 880,000
*Grant Funding Possible	\$ (40,000.00)	\$ -	\$ -	\$ -	\$ -
** OSCG&R Reimbursement Eligible	\$ (4,950,000)	\$ -	\$ (750,000)	\$ -	\$ -
***Security Grant	\$ (310,000)	\$ (200,000)	\$ -	\$ (200,000)	\$ -
Town Funding Available (Prev Bond)	\$ (1,200,000)				
Town Total	\$ 639,300	\$ 341,000	\$ 594,000	\$ 532,000	\$ 880,000

2022-2027 Capital Plan Request Rationale

Forbes School

Install New Water heater 1 st floor	The existing water heater was manufactured in 1992 and has far exceeded its usable life span.
Window Film	Around entrances and doors.

Vogel-Wetmore School

Engineering to look at Bus/Parent/Parking	This is a major issue with all 3 of these factors impacting the arrival and dismissal of students. We have been requested by Traffic PD investigate this situation further. Planning and Zoning will be a part of this process.
Up-grade Bathrooms	The school hasn't been renovated in some time. Bathroom upgrades with new fixtures/stalls are required. ADA compliance will be a factor in the planning.
Engineer Review of Flat Roofs Installed in 1995	The flat roofs are past their usable life and many leaks continue to occur. This would pay for the study needed when preparing to file with the state.
Replace Flat Roofs	To install a 3-ply bituminous built-up roofing system on only the flat roof areas which are approximately 35,000 sq ft.
Replace Fogged Windowpanes/Screens	230 thermo panes have broken seals and there are 169 broken/missing screens. This impacts the energy efficiency of the building.
Window Film	Around entrances and doors.

Torrington Middle School

Retro Commissioning HVCA Systems	This program's engineering is paid for by Eversource Grant monies. After the engineering is completed, the implementation is partially paid for the city.
Replace Existing Window Coverings	New windows will be installed in the summer of 2022 and the existing window coverings/shades will need to be replaced.
Window Film	Around entrances and doors.
Replace Roof	There have been many issues with leaks in the metal roofing system. To rectify this issue a recovery roofing system will need to be installed in the summer of 2023 (referendum approved funding).

Southwest School

Install Locked Foyer	Provides a designated area for entry. Visitors will go to the main office for school access.
Window Film	Around entrances and doors.

Torrington School

New Voices Room	This room provides educational development to preschool students. A bathroom will need to be installed in this room to meet the program requirements.
Window Film	Around entrances and doors.
Install Locked Foyer	Provides a designated area for entry. Visitors will go to the main office for school access.

District Plan

Visitor Management System	Purchase a system that provides a comprehensive visitor management system
Access Control System Upgrade	Upgrade current system to incorporate card key access eliminating the use of keys to access building
Security Camera Management System	Access control and camera management in one place for total system management
New Master Lock System w/Key Control	Upgrade key/locks in all buildings to one keyway with master keys for each building
District Facilities Study	The last complete facilities study was completed in 2010. This is essential for the evaluation of needs and future planning.

Torrington High School

Window Film	Around entrances and doors.
Turf Field Replacement Contingency	To provide incremental funding to replace the Turf field when needed.