Torrington High School

Torrington, CT | February 28, 2018

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Torrington High School
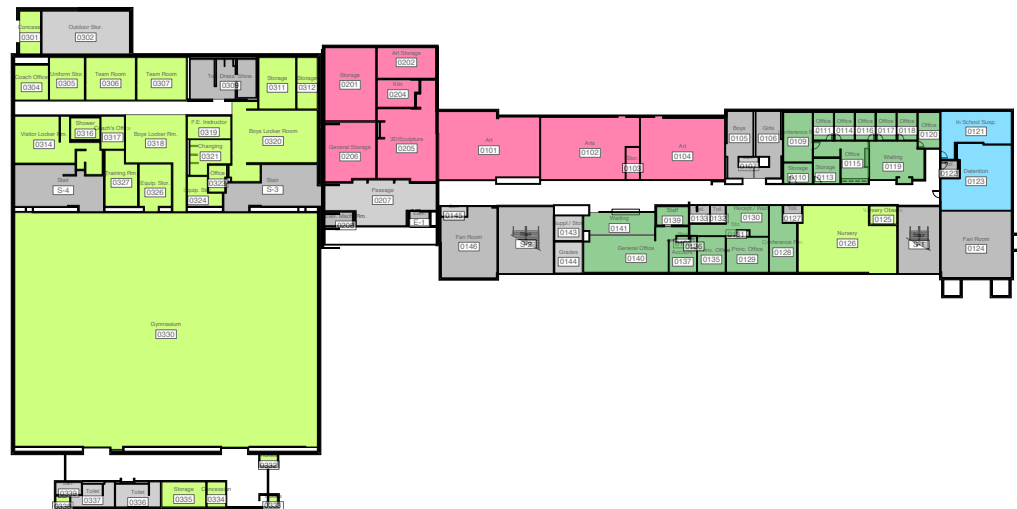# Existing Conditions

Space Summary

TORRINGTON HIGH SCHOOL SPACE PROGRAM SUMMARY		
Program	Existing Square Feet	State Standard
Core Academic Spaces	60,485	
Special Education	2,977	
Art & Music	17,032	
Health & Physical Education	28,379	
Media Center	10,942	
Dining & Food Service	13,291	
Medical	868	
Administrative & Guidance	10,679	
Custodial & Maintenance	6,679	
Vocations & Technology	10,651	
Other	24,066	
Subtotal NSF	186,049	
Circulation and Support Space	*47,079*	
Total Gross Square Feet	**233,128**	

Constructed: 1963

Renovated: 2000

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Lower Level

SPACE SUMMARY LEGEND

- SCIENCE ACADEMIC SPACES
- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE
- VOCATIONS & TECHNOLOGY

TORRINGTON HIGH SCHOOL

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First Floor Plan

SPACE SUMMARY LEGEND

- SCIENCE ACADEMIC SPACES
- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE
- VOCATIONS & TECHNOLOGY

Second Floor Plan

SPACE SUMMARY LEGEND

- SCIENCE ACADEMIC SPACES
- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE
- VOCATIONS & TECHNOLOGY

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Third Floor Plan

SPACE SUMMARY LEGEND

- SCIENCE ACADEMIC SPACES
- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE
- VOCATIONS & TECHNOLOGY

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Health & Safety

- Fire Alarm system inspection and testing report should be conducted in compliance with NFPA

- Install Emergency standby generator system

- Replace all cooling equipment utilizing R-22 refrigerant

- Install CO2 demand control ventilation in gym, cafe, and classrooms.

- Replace damaged bituminous concrete in all areas that pose a tripping hazard

- Remove act floor tile and replace with linoleum tile in building and in 1st and 2nd floor

- Replace domestic water service piping and add new water filtration system

- Replace damaged and deteriorated concrete stairs and hand rails

- Conduct an electrical distribution assessment of aging equipment and circuits

- Replace Black Boards with Marker Boards

Code Compliance

- Inspect and clean grease trap at kitchen sanitary

- New electrical service and secondary switch gear

- New Fire Alarm system

- Interlock cafeteria ventilating with exhaust fan and kitchen hood

- Replace central exhaust fans in classrooms

- Install new electrical switch gear and distribution panels

Handicap Accessibility

- Provide HC hardware exterior doors and missing interior doors

- Replace several doors to comply with 12" and 18" clearances per ADA requirements

- Replace furniture for HC accommodation

- Replace accessories in restrooms to accommodate the HC

- Reconstruct service area and tables in cafeteria to accommodate the HC

- Install new signage for the visually impaired

- Provide assisted listening devices for the hearing impaired

- Modify casework in classrooms and offices to accommodate the HC

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Energy Savings

- Replace existing system with new R-30 Membrane roofing system

- Replace all exterior doors and windows

- Add exterior insulation to exterior walls

- New water conserving plumbing fixtures

- New LED exterior lighting system

- New occupancy sensors on lighting circuits

- New LED interior lighting fixtures

- Replace old motors in HVAC system with energy efficient motors

- Install variable frequency drives on HVAC equipment

- Replace RTU equipment with energy efficient equipment

- Replace unit ventilators with new displacement air system

- Replace all exterior sealants

- Install new gas fired hot water heater.

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Five Year Capital Expenditures

Health & Safety	$8,579,000
Code Compliance	$7,459,000
H.C. Accessibility	$6,147,000
Energy Savings	$24,090,000
Total	**$43,575,000**

Five-Year Expenditure: $43,575,000 ÷ 5 = $8,715,000/Year + Escalation

Building Code Triggers—3-Year Expenditure

30% Assessed Value = Fire Protection Upgrades & Full H.C. Accessibility

50% Assessed Value = Seismic Upgrades

Torrington High School Assessed Value = $28,334,570

Next Steps

- What is the 21st Century vision for the High School?

- What is the 21st Century program for the High School?

- What are Torrington's Guiding Principles?

Workshop Focus:

—   10 Year Projected Enrollment

—   Vision & Program, Group Discussion

—   Evaluate Design Options with Costs

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Summary

- The school is serviceable and has no safety concerns to continue operating

- The systems are exceeding their expected service lives and need to be replaced or upgraded

- The school is not energy efficient and upgrades to systems should include energy savings equipment and materials

- Capital expenditures will be required and code thresholds need to be considered in a repair plan

- There are no code implications that require significant changes to the existing school

Questions?