

Windsor Locks Public Schools



Facilities Report

October 2024

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Table of Contents

School	Starting Page
Windsor Locks High School	3
Windsor Locks Middle School	6
South Elementary School	9
North Street School	12

Overview of District Facility available space

As the district continues to refine the efficient and effective use of our facilities to accommodate our multi-year pathway program, the following available space resides throughout the district:

WLHS: 11.8% available space which consist of eight (8) classrooms

WLMS: 5.4% available space which consist of two (2) classrooms

SOUTH: 14.3% available space which consists of five (5) classrooms

NORTH: 0% available space

Windsor Locks High School

1. Executive Summary and Recommendations

While initially constructed to house a significant amount of student enrollment in comparison to present day, Windsor Locks High School has transformed over time to meet varying needs of the community and student population. Over the course of the past several years, significant interior improvements have been made to the pool (pool boiler and chlorinator), gymnasium (electric bleachers) and auditorium (seating and carpeting).

In order to remain competitive with surrounding schools' athletic programs, the exterior playing fields and courts could significantly benefit from modernizations, including replacing the track, football field, tennis courts, grading out the soccer fields, and adding fencing to the baseball and softball fields. Additionally, the high school auditorium could be completed with upgrades to the catwalk area above the space in relation to electrical service and lighting.

2. Facility Overview

- **School Name:** Windsor Locks High School
- **Address:** 58 South Elm Street, Windsor Locks, Connecticut 06096
- **Principal:** Rebecca Bissonnette
- **Date of Construction:** 1963 (61 years old at the time of School Facility Report)
- **Total Square Footage:** 201,139 square feet
- **Number of Classrooms:** 68 classrooms



- **Special Facilities:** One (1) Auditorium; One (1) Band Room; One (1) Culinary Lab; One (1) Gymnasium; One (1) Kiln Room; One (1) Library Media Center; One (1) Metal Shop; One (1) Print Shop; One (1) Pool; One (1) Robotics Room; Two (2) Stage Platforms; One (1) Weight Room; One (1) Woodshop
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3. Current Condition

3.1. Building Structure

- **Roof:** Good Condition; the most recent partial roof replacement occurred in 2022.
- **Walls:** Good Condition; no visible structural damage.
- **Foundation:** Good Condition; repair/replacement of exterior structural support beams imminent. Surface level rust/deterioration present in areas.

3.2. Classrooms

- **General Condition:** Good Condition; more science lab space than required for the current student enrollment/population.
- **Furniture and Equipment:** Fair Condition; most recent student desks/furniture purchased in 2020 during the COVID-19 pandemic.
- **% of Rooms Available:** 11.8 % Available. It encompasses calling the following spaces available; two (2) classrooms being utilized for study hall, one (1) classroom being utilized for the staff/teacher's break/lunch room, one (1) upstairs classroom being utilized as a conference room, one (1) upstairs classroom being utilized as a Special Education Coordinator office, three (3) classrooms currently vacant - eight (8) out of 68 classrooms available.
- **% of Rooms Occupied:** 88.2% Occupied. 60 out of 68 classrooms occupied.
- **% of Available Space:** 8.7% of classroom square footage available
- **Square Footage Available:** 5,303.2 square feet
- **Square Footage Occupied:** 36,878.82 square feet

3.3. Safety and Security

- **Fire Alarms and Sprinklers:** Good Condition; annual fire panel/system completed through Integrated Technical Systems, Inc. in July of 2024. Quarterly fire sprinkler inspections are completed through Fire Protection Testing in March, June, September, and December of each calendar year.
- **Emergency Exits:** Good Condition; one set of basement egress exterior double doors in need of replacement (Room B11B - Pipe Room off of B11 - Custodial Supplies Storage).
- **Security Systems:** Good Condition; Avigilon security camera expansion/replacement last took place in 2022; centralized security camera server was replaced/upgraded in 2024; Alarm New England/Sonitrol security system was upgraded in 2021.

3.4. HVAC and Utilities

- **Heating and Cooling Systems:** Fair Condition; Library Media Center/Guidance Suite servicing rooftop unit (RTU) recommended for replacement to Board of Education in March 2024.
- **Plumbing:** Fair Condition; plumbing in basement cafeteria fan room impacted by growing tree roots; aging plumbing within portions of kitchen area.
- **Electrical Systems:** Good Condition

3.5. Accessibility

- **ADA Compliance:** In Compliance
 - **Accessibility Features:** Functioning elevators across all three floors of the school building; handicap lift in auditorium lobby/gymnasium area of the school; interior ramp leading to cafeterias/kitchen; interior ramp leading to auditorium/band/chorus area; exterior ramp leading from front sidewalk to cafeteria A sets of double doors; detectable dome warning tiles present on exterior sidewalks; grade two level braille ADA signage updated throughout the building in 2024.
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4. Maintenance and Repairs

- **Recent Repairs:** Replacement of auditorium carpeting and seating; installation of expanded interior and exterior card access control readers; repair/replacement of exterior track and field pads; replacement of shingles on exterior track and field sheds.
 - **Upcoming Maintenance Needs:** Replacement of cinder track; grading/leveling of all athletic fields (baseball/softball infields, football field, Junior Varsity soccer field); replacement of tennis courts.
 - **Deferred Maintenance:** Former lecture hall/current Information Technology storage renovations (ramp for ADA compliance within the room); deferred due to cost of installation and current space utilization.
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5. Budget and Expenditures

- **Current Maintenance Budget:** HS Boiler Maintenance (\$5,000.00), HS Miscellaneous Services (\$8,217.65), HS NFPA Inspection (\$3,234.67), HS Water Utility (\$15,000.00) HS Sewer Utility (\$9,400.00), HS Natural Gas Utility (\$185,000.00), HS Electricity Utility (\$275,000.00), HS Oil Utility (\$1,500.00), HS Pool Supplies (\$12,815.00)
 - **Projected Costs:** To Be Determined
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6. Future Plans

Pending Capital Improvement request submission from school building on Friday, November 8th, 2024. Presently, installing a new track and turf surface football field between 2025 and 2027 is the biggest need and plan.

Windsor Locks Middle School

1. Executive Summary and Recommendations

Windsor Locks Middle School is the oldest of all of the active school buildings within the Town of Windsor Locks, initially having its framework constructed in 1952 before additions were made to the building later on in the 1960s. The building has received welcome upgrades to its gymnasium (flooring, locker rooms and acoustical ceiling panels) and offices areas (carpeting, furniture, amenities, etc.), and the classrooms remain viable for student learning.

The school building could benefit from additional upgrades to its auditorium aesthetic (staging, curtains, etc.) and the updating of several student bathrooms (as they are the oldest bathrooms throughout the district), in relation to partitions, urinals and sinks. On the exterior of the facility, the baseball and softball fields have received scoreboards and dugouts within recent years, however, an irrigation system on the athletic fields (which also includes middle school soccer) could benefit the student athletes, much as it does at Windsor Locks High School, by providing luscious, safe playing surfaces.

2. Facility Overview

- **School Name:** Windsor Locks Middle School
- **Address:** 7 Center Street, Windsor Locks, Connecticut 06096
- **Principal:** Matthew Warner
- **Date of Construction:** 1952 (72 years old at the time of School Facility Report)
- **Total Square Footage:** 108,581 square feet
- **Number of Classrooms:** 37 classrooms



- **Special Facilities:** One (1) Auditorium; One (1) Band Room; One (1) Gymnasium; One (1) Kiln Room; One (1) Library Media Center; One (1) Stage Platform
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3. Current Condition

3.1. Building Structure

- **Roof:** Fair Condition; thru-wall flashing replacement required above main office/below second floor classrooms.
- **Walls:** Good Condition; no visible structural damage.
- **Foundation:** Good Condition; repair/replacement of exterior structural support beams imminent. Surface level rust/deterioration present in areas.

3.2. Classrooms

- **General Condition:** Good Condition; large Innovations classroom currently vacant which could be two classrooms given square footage, if necessary.
- **Furniture and Equipment:** Fair Condition; most recent student desks/furniture purchased in 2020 during the COVID-19 pandemic.[Condition, any replacements needed]
- **% of Rooms Available:** 5.4% Available. Two (2) out of 37 classrooms available.
- **% of Rooms Occupied:** 94.6% Occupied. 35 out of 37 classrooms occupied.
- **% of Available Space:** 5.52% of classroom square footage available.
- **Square Footage Available:** 1,470 square feet
- **Square Footage Occupied:** 25,167 square feet

3.3. Safety and Security

- **Fire Alarms and Sprinklers:** Good Condition; annual fire panel/system completed through Integrated Technical Systems, Inc. in July of 2024. Quarterly fire sprinkler inspections are completed through Fire Protection Testing in March, June, September, and December of each calendar year.
- **Emergency Exits:** Good Condition; no egress issues present throughout the building's emergency exits.
- **Security Systems:** Good Condition; Avigilon security camera expansion/replacement last took place in fall of 2024; centralized security camera server was replaced/upgraded in 2024; Alarm New England/Sonitrol security system was upgraded in 2021.

3.4. HVAC and Utilities

- **Heating and Cooling Systems:** Poor Condition; Main Office servicing rooftop unit (RTU) recommended for replacement to Board of Education in March 2024. Library Media Center rooftop unit nearly at useful life expectancy. Location of the boiler room heating runs to upstairs classrooms far away for steam to travel.

- **Plumbing:** Fair Condition; plumbing in locker room areas could use renovation, however, locker rooms are rarely utilized within the school building (showers, etc.)
- **Electrical Systems:** Good Condition.

3.5. Accessibility

- **ADA Compliance:** In Compliance
 - **Accessibility Features:** Three (3) functioning elevators across all three floors of the school building; detectable dome warning tiles present on exterior sidewalks; grade two level braille ADA signage updated throughout the building in 2024.
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4. Maintenance and Repairs

- **Recent Repairs:** Installed acoustical panels in gymnasium ceiling; replaced building's hot water heater in boiler room; repaired gymnasium/basement elevator to working condition and in compliance with State regulations; repaired steam piping issue within band room of building; updated grade two level braille ADA signage.
 - **Upcoming Maintenance Needs:** Sand, re-paint lines and reseal gymnasium flooring to accommodate the recently implemented volleyball program (quoted cost, \$8,500.00); sand and reseal wooden auditorium stage platform (quoted cost, \$6,825.00).
 - **Deferred Maintenance:** Replace auditorium curtains, which are no longer functional and allow sunlight/line of sight into the space (quoted cost, \$22,240.88)
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5. Budget and Expenditures

- **Current Maintenance Budget:** MS Boiler Maintenance (\$2,000.00), MS Miscellaneous Services (\$5,675.66), MS NFPA Inspection (\$3,234.67), MS Water Utility (\$6,500.00) MS Sewer Utility (\$5,200.00), MS Natural Gas Utility (\$80,000.00), MS Electricity Utility (\$105,000.00)
 - **Projected Costs:** To Be Determined
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6. Future Plans

Pending Capital Improvement request submission from school building on Friday, November 8th, 2024. Presently, painting and recoating the gymnasium wood floor (\$8,200.00) and the auditorium stage (\$2,487.00) are scheduled to be completed in June 2025.

South Elementary School

1. Executive Summary and Recommendations

South Elementary School has withstood the test of time, holding firm as a district school building for the past 60 years with no glaring holes to replace or upgrade. The facility is structurally sound with minimal repair costs, and has worked to become more aesthetically pleasing as time has passed.

Given that North Street School has 100% air conditioning capability throughout the building, South Elementary should invest in expanding the cooling conditions of the building, as only ten (10) classrooms, including the Flex Program housed within the building, presently have air conditioning within them. During late spring and late summer/early fall months of school, several of the classrooms become uncomfortably warm within them when class is in session. The playground blacktop, and the walking path that surrounds the school and is utilized when vacating the building via the classroom emergency exits, could also benefit from replacement to remove consistently repaired cracks in the service, and bring the exterior to ADA compliance standards.

2. Facility Overview

- **School Name:** South Elementary School
- **Address:** 87 South Street, Windsor Locks, Connecticut 06096
- **Principal:** Monica Briggs
- **Date of Construction:** 1964 (60 years old at the time of School Facility Report)
- **Total Square Footage:** 59,944 square feet
- **Number of Classrooms:** 35 classrooms
- **Special Facilities:** One (1) Gymnasium; One (1) Kiln Room; One (1) Library Media Center; One (1) Stage Platform



3. Current Condition

3.1. Building Structure

- **Roof:** Good Condition; most recent partial roof replacement took place in 2022.
- **Walls:** Good Condition; no visible structural damage.
- **Foundation:** Good Condition; no visible foundational damage.

3.2. Classrooms

- **General Condition:** Good condition; a lot of available classroom space present.
- **Furniture and Equipment:** Fair Condition; most recent student desks/furniture purchased in 2020 during the COVID-19 pandemic.
- **% of Rooms Available:** 14.3% Available. Five (5) out of 35 classrooms available.
- **% of Rooms Occupied:** 85.7% Occupied. 30 out of 35 classrooms occupied.
- **% of Available Space:** 15.1% of classroom square footage available.
- **Square Footage Available:** 4,074 square feet
- **Square Footage Occupied:** 22,956 square feet

3.3. Safety and Security

- **Fire Alarms and Sprinklers:** Good Condition; annual fire panel/system completed through Integrated Technical Systems, Inc. in July of 2024. Quarterly fire sprinkler inspections are completed through Fire Protection Testing in March, June, September, and December of each calendar year.
- **Emergency Exits:** Good Condition; no egress issues present throughout the building's emergency exits. All classrooms have an emergency exit within them, since they are all on ground level floor.
- **Security Systems:** Good Condition; Avigilon security camera expansion/replacement last took place in spring of 2024; centralized security camera server was replaced/upgraded in 2024; Alarm New England/Sonitrol security system was upgraded in 2021.

3.4. HVAC and Utilities

- **Heating and Cooling Systems:** Fair Condition; boilers heat the building to required temperature at ease. Minimal air conditioning present throughout the school; old communication system in place to control air conditioning in the third grade wing of the building.
- **Plumbing:** Fair Condition; areas of piping that run underneath the school building have been impacted over the course of the past few years by non-flushable wipes being deposited down toilets within the school.
- **Electrical Systems:** Good Condition.

3.5. Accessibility

- **ADA Compliance:** No ADA access to basement areas; only stairwell access. Playground blacktop/walkway around the building has many cracks within it that have been patched/sealed on multiple occasions. Require repaving in these areas to ensure ADA compliance.
 - **Accessibility Features:** Handicap lift from cafeteria to cafeteria stage; detectable dome warning tiles present on exterior sidewalks; grade two level braille ADA signage updated throughout the building in 2024.
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4. Maintenance and Repairs

- **Recent Repairs:** Expansion of Avigilon security camera system; repair to playground rubber surfacing.
 - **Upcoming Maintenance Needs:** Carpeting of Instructional Specialist and Leo Clinic offices (quote cost, \$3,500.00)
 - **Deferred Maintenance:** Expanded exterior card access control readers for third grade wing entrance to building (quote cost, \$12,000.00)
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5. Budget and Expenditures

- **Current Maintenance Budget:** SS Boiler Maintenance (\$1,750.00), SS Miscellaneous Services (\$6,413.48), SS NFPA Inspection (\$3,034.67), SS Water Utility (\$7,000.00) SS Sewer Utility (\$2,400.00), SS Electricity Utility (\$70,000.00), SS Oil Utility (\$2,500.00)
 - **Projected Costs:** To Be Determined
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6. Future Plans

Pending Capital Improvement request submission from school building on Friday, November 8th, 2024. Presently, installing a new playground blacktop and walkway around the perimeter of the school building between 2025 and 2027 is the plan, pending funding being approved.

North Street School

1. Executive Summary and Recommendations

For the eldest of the two elementary buildings throughout the school district, being constructed in 1959, North Street School has seen a vast number of renovations and improvements over the years that make it a valuable infrastructure asset. The building is presently the only one in the district that has 100% air conditioning capability, and that coupled with the presence of electric heat, eliminates the need for consistent boiler usage, aiding the district's utility costs. The school has also seen improvements made, and expansions to, their playgrounds and courtyards.

North Street School would be benefited by the installation of an additional parking lot, since the building is presently at its maximum capacity both staff and student wise, leading to traffic congestion and safety issues in the parking lots and backing up onto the main road. While the roof will be up to date and under warranty for the next 25 years, the chimney could use renovation in order to stabilize the exterior infrastructure of the building.

2. Facility Overview

- **School Name:** North Street School
- **Address:** 325 North Street, Windsor Locks, Connecticut 06096
- **Principal:** Giovanna Testani
- **Date of Construction:** 1959 (65 years old at the time of School Facility Report)
- **Total Square Footage:** 55,882 square feet
- **Number of Classrooms:** 31 classrooms
- **Special Facilities:** One (1) Gymnasium; One (1) Library Media Center; One (1) Stage Platform



3. Current Condition

3.1. Building Structure

- **Roof:** Fair Condition; partial roof replacement scheduled for fall 2024.

- **Walls:** Good Condition; no visible structural damage.
- **Foundation:** Fair Condition; surface level cracks/floor cracks visible in portions of basement areas.

3.2. Classrooms

- **General Condition:** Good Condition; classroom capacity is full, no underutilized spaces.
- **Furniture and Equipment:** Fair Condition; most recent student desks/furniture purchased in 2020 during the COVID-19 pandemic.
- **% of Rooms Available:** 0% Available. Zero (0) out of 31 classrooms available.
- **% of Rooms Occupied:** 100% Occupied. 31 out of 31 classrooms occupied.
- **% of Available Space:** 0% of classroom square footage available
- **Square Footage Available:** 0 square feet
- **Square Footage Occupied:** 24,834 square feet

3.3. Safety and Security

- **Fire Alarms and Sprinklers:** Good Condition; annual fire panel/system completed through Integrated Technical Systems, Inc. in July of 2024. Quarterly fire sprinkler inspections are completed through Fire Protection Testing in March, June, September, and December of each calendar year.
- **Emergency Exits:** Good Condition; no egress issues present throughout the building's emergency exits. All classrooms have an emergency exit within them, since they are all on ground level floor.
- **Security Systems:** Fair Condition; Avigilon security camera expansion/replacement last took place in spring of 2019; centralized security camera server was replaced/upgraded in 2024; Alarm New England/Sonitrol security system was upgraded in 2021.

3.4. HVAC and Utilities

- **Heating and Cooling Systems:** Fair Condition; Air conditioning present throughout the building, on-going communication issues from the building management system to the Samsung condensing units present on the roof and throughout the Pre-K courtyard; Fresh air systems incomplete at this point in time.
- **Plumbing:** Fair Condition; areas of piping in the tunnel underneath the building require replacement.
- **Electrical Systems:** Good Condition; additional electrical panels installed in summer of 2021 and fall of 2023 to accommodate expansion of air conditioning units.

3.5. Accessibility

- **ADA Compliance:** No ADA access to basement areas; only stairwell access. Playground blacktop/walkway around the building has many cracks within it that have been patched/sealed on multiple occasions. Require repaving in these areas to ensure ADA compliance.

- **Accessibility Features:** Handicap lift from cafeteria to cafeteria stage; detectable dome warning tiles present on exterior sidewalks; grade two level braille ADA signage updated throughout the building in 2024.
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4. Maintenance and Repairs

- **Recent Repairs:** Expanded air conditioning condensing units systems and heat pump systems to have the building 100% air conditioned and the capability to run off of electric heat, and not just steam from the boilers; repair to Pre-K playground fencing/gate and rubber surfacing; expanded woodchip fall zone areas for motor skill play within Pre-K courtyard.
 - **Upcoming Maintenance Needs:** Redesigning the ABA classrooms to better suit student's needs (quote cost, \$19,000.00)
 - **Deferred Maintenance:** Parking lot expansion required to be able to accommodate vehicles of staffing and visitors at the school (quoted cost, \$88,000.00)
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5. Budget and Expenditures

- **Current Maintenance Budget:** NS Boiler Maintenance (\$1,750.00), NS Miscellaneous Services (\$6,415.69), NS NFPA Inspection (\$3,034.67), NS Water Utility (\$6,500.00), NS Sewer Utility (\$5,200.00), NS Natural Gas Utility (\$52,000.00), NS Electricity Utility (\$77,676.00), NS Oil Utility (\$1,000.00)
 - **Projected Costs:** To Be Determined
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6. Future Plans

Pending Capital Improvement request submission from school building on Friday, November 8th, 2024. Presently, stabilizing the chimney and encapsulating it with standing seam metal (\$73,000.00) and installing a new parking lot (\$87,000.00) is the plan between 2025 and 2027, pending funding.
