

City Of Torrington

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Resolution #143-232

Resolved, that the Board of Councilmen of the City of Torrington does hereby unanimously support and affirm the application of the Torrington Housing Authority to the Community Investment Fund 2030, this 18th day of July 2022.

On behalf of the Board of Councilmen:

Elinor Carbone, Mayor

July 18, 2022

Re: Community Investment Fund 2030
Applicant: Torrington Housing Authority

Project Description for Torrington Towers Sprinkler and Fire Alarm System rehab:

Torrington Towers is a 14 Story, 200 unit elderly/disabled Public Housing development located in downtown Torrington built in 1972 and serviced by 2 elevators. The building has a fire alarm system and sprinkler system. The sprinkler system was a retro-fit in the late seventies.

The proposed project is two part - to rehab the existing building alarm system and to replace 196 portions of the sprinkler system above the stove area in residential units (4 units have already been changed out due to necessity).

1. Alarm system: The existing alarm system does have voice intercom capability – but it is not clear, not loud enough, has static and needs to be upgraded. The strobe portion of the alarm system needs strobe circuits in order to provide syncing capability for the hearing impaired. A new notifier CPU and keyboard will be installed – the old and new panels will be connected to provide full building coverage.

The existing alarm system equipment has also been exposed to water intrusion due to several floods caused by part two of this proposed project – Sprinkler rehab.

2. Sprinkler Rehab: The existing fire sprinkler system at Torrington Towers is a steel piping system throughout the building – except for over the apartment stoves. That area of the sprinkler system is a PVC product – that has worked well until recently. We have had recent multiple failures at the same PVC spot (different units)– where the PVC splits, a flood ensues, water seeks the lowest elevation – which in this building is the elevator shafts. The elevators automatically go to the first floor and remain there as part of the fire safety plan – when the sprinkler system alerts the elevators to a problem. However, the ‘guts’ of the elevator sit on top of the elevator cars – and have been soaked repeatedly. The elevators have been left out of service sometimes for weeks due to the flooding condition, scarcity of parts, dry time, etc. That same flooding condition has impacted the alarm panels – and caused some of the voice command issues as well as alerted us to the inadequacies of the system for the hearing impaired.

Our last (and worst) flood due to these conditions was midnight 3/31/22 – 4/1/22. So far the costs for the elevator repairs alone are over \$500,000. Due to increased rusting and part failures, we cannot hold off on these repairs. Our concern is that another flood could wipe out the elevator improvements.

This proposed project determines to replace 196 of the PVC portion of the sprinkler system over the stoves in the residential units (\$1100.00 per unit x 196 = \$215,600.00) and update/replace portions of the alarm system for a cost of \$40,000.00 (includes prevailing wages). Total expected cost for this project is \$255,600.00.