

EDUCATIONAL SPECIFICATIONS



ROOF REPLACEMENT, WINDOW REPLACEMENT, SCHOOL SECURITY INFRASTRUCTURE EXTENSION AND HAZARDOUS MATERIAL ABATEMENT

DUNBAR HILL ELEMENTARY SCHOOL

October 5, 2020

We believe this is a non-priority project.

PROJECT RATIONALE

Background

Dunbar Hill Elementary School was constructed in 1950 and has served the community for nearly 70 years as an elementary school. Over the years, the spaces that were programmed for classrooms or unique curricula at that time have been used for new programs or have been hastily 'cut-up' into special education or office spaces that were needed to meet a growing enrollment.

During 2017 and 2018, the Board of Education studied the entire school system, evaluating special education cost increases, student population declines, budget increases over the past 5 years and that any changes that occurred must consider impending racial imbalances. At their May 23, 2018 Special Board of Education meeting, the Board approved:

District Restructuring Goals

- 1. Move 6th grade to middle school** – To ensure Hamden students receive the broad offerings of a secondary experience, particularly in lab science and world language, our students will be better served by a 6-8 middle school, as is the practice in many Connecticut middle schools.
- 2. Scale use of facilities to address declining enrollment trends; Use resources more efficiently** – Some of our elementary schools are becoming underutilized resulting in the opportunity to consolidate. Shifting locations and resources will provide a greater chance to allocate existing resources for improved programming and services to students.
- 3. Incorporate Wintergreen School into Hamden Public Schools** – This beautiful building and property, owned by the Town of Hamden, could be a great asset for our school system. Some of our existing school buildings are not as modern in their design, which limits our use of them, and others currently require significant and costly structural improvements.
- 4. Create sensible attendance zones that more closely reflect our demographics and meet state regulations for diversity** – The current attendance zone map for Hamden elementary schools has had only minor changes in more than twenty years, while populations have shifted over this same period of time. As a result, our attendance zones no longer meet state requirements and our own benchmarks for diversity. In addition, more sensible attendance zones could reduce transportation costs.
- 5. Provide opportunities for greater financial sustainability** – The Hamden Board of Education is committed to proactively addressing the impact of declining enrollment, less State and Federal funding, and the higher level of needs of students and families. If we take the necessary steps to address these trends head on, we will be in a position to allocate dollars to improve programs and buildings across the district.
- 6. Provide an opportunity for all children to have a Pre-K experience before attending kindergarten.** In collaboration with Legislative Council leadership and the Mayor's Office, the Hamden Board of Education endorsed the

recommendation for pre-K for all. As the achievement gap begins prior to the first day of kindergarten, we are committed to ensuring a pre-K experience for all students, regardless of socio-economic status or race.

After studying numerous educational and facility scenarios, the Board of Education, at their November 29, 2018 meeting, unanimously approved the 3R Plan, which includes the following elements:

- Move 6th grade to the Middle School,
- Close and repurpose Church Street Elementary School,
- Close and repurpose Shepherd Glen Elementary School,
- Petition the Legislative Council for the transfer of Wintergreen facility to be incorporated back into the Hamden Public School system,
- Direct the Superintendent to develop intra-district magnet programs and obtain Board approval for implementation,
- Direct the Superintendent to develop a district-wide universal pre-k program and obtain Board approval for implementation.

After conducting field surveys of existing conditions at the school, and to meet the need of the new STEAM intradistrict magnet program, modifications to spaces in the existing structure are anticipated. The first phase of this improvement plan is the replacement of the roof system. replacement of the gym windows and doors and main entrance security improvements conforming to the SSIC standards as well as coinciding hazardous material abatement with all of the projects listed above. And, as the goals are met moving the 6th grades to the Middle School and with the re-alignment of the Town districts and the closing of two schools, classrooms will be re-designated for their new uses. Furthermore, the infrastructure of the facility has not been significantly modernized since 1995, and some equipment is in need of modernization and updating.

MISSION

Dunbar Hill is a preK-6 (soon to be PreK – 5) public elementary school in Southern Hamden with a culturally and socio-economically diverse student body. The mission of our school is to educate students in a safe, inviting, student-centered community. We encourage academic achievement, extracurricular participation, enthusiasm and self-confidence to foster independence and personal and social growth. We hold our school community to the ethical conduct and social awareness necessary to live and participate in a democratic, diverse and global society.

ENROLLMENT PROJECTONS

Enrollment projections through 2027 have been adjusted for the specific town planning and development activities that are occurring and anticipated to occur in the next decade. These enrollment projections are attached.

Long Range Plans

These specifications have taken an eight-year “look ahead” at the town growth and resultant projected enrollment at the elementary schools. The programming team, made up of educators, have forecast programs and learning environments during this “look ahead” period and have not projected any significant change in the educational programming nor the types of facilities and spaces but meeting the needs of the student population. A primary goal of the Hamden Board of Education is to establish a STEAM intradistrict magnet program at Dunbar Hill school which will include:

- Curriculum, and therefore spaces to support Science, Technology, Engineering, Arts, Mathematics and STEM, tops in reading materials in ELA and social studies, art and math connections
- Science labs and math manipulatives, robotics and electronic equipment
- Increased use of art for students to demonstrate learning
- Increased arts-based extra-curricular activities
- Theater related experiences

There is no impact on other Town educational programs, and therefore the long-range plans for this facility are incorporated within this specific project and these specifications.

Community Use

The school already serves a wide range of community educational, social and athletic programs that are anticipated to continue as the facility is modernized and expanded. One of the pivotal goals will be to extensively involve the parents and families of the students who attend the school. Consideration will be given within the school’s design to encourage those with whom the student resides to be active in the life of the school. Thus, technology links between home and school will be an integral part of the proposed alteration and expansion designs. Spaces that are predominantly used by the community or the student’s parents/guardians must be located to mitigate the public’s access to or through the rest of the academic areas of the school.

Space Needs and Capacity Data

The elementary school age population for the Town of Hamden will see its current enrollment decrease by nearly 23% over the next 8 years as projected in a recently conducted Enrollment Projection report prepared by Milone and MacBroom. The Hamden school program will continue to serve grades PreK thru 5 in the Hamden School System.

Size of Facility

Current Space:

Dunbar Hill School includes the following instructional and support spaces: General classrooms, library/media center, computer labs, music education rooms, art rooms, special education classrooms, special education resource rooms, cafeteria, nurse's offices, kitchen, conference rooms, guidance and school offices, custodial services, storage, and mechanical rooms.

These specifications provide for a facility to serve a maximum enrollment of 387 students, as outlined in the demographic report. The existing 53,307 square foot facility may in the future be expanded by approximately 5,800 SF as Hamden adds spaces for the STEAM intradistrict magnet program and alter existing spaces to accommodate a second PreK classroom and support spaces.

Building Systems

Security:	Yes
Public Address:	Yes
Technology:	Yes
Phone System:	Yes
Clocks:	Yes

Interior Building Environment

Acoustics:	Yes
Lighting:	Yes
HVAC:	Yes
Plumbing:	Yes
Windows/Doors	Yes

Site Development

Site Acquisition:	Not Applicable
Parking:	Yes
Drives:	Yes
Walkways:	Yes
Outdoor Athletic Facilities:	Yes
Landscaping:	Yes
Site Improvements:	Yes

Construction Bonus Requests

Dunbar Hill School houses the following special programs eligible for a school construction bonus.

CHOICE: C.G.S 10-285a(g), as amended
School Readiness: C.G.S 10-285a(e)

Dunbar Hill School does not house any of the following special programs eligible for a school construction bonus.

Lighthouse Schools: C.G.S 10-285a(f) – Not Applicable
Full-day Kindergarten: C.G.S.10-285a(h) – Not Applicable
Reduced Class Size: C.G.S. 10-285a(h) – Not Applicable
Regional Vo-Ag Center: C.G.S. 10-65- Not Applicable
Interdistrict Magnet School: C.G.S. 10-264h – Not Applicable
Interdistrict Cooperative School: C.G.S. 10-158a – Not Applicable
Regional Special Education Center: C.G.S. 10-76e – Not Applicable

Project Scope:

It is proposed that the entire aging roof (installed in 1995), totaling approximately 51,000 square feet will be replaced with either a single ply membrane roofing system or a (2)-ply modified bituminous roofing membrane with a weather tight cap sheet. Either roofing system will be applied over tapered insulation as necessary achieving a minimum 1/4"/1'-0" slope with perimeter metal flashing. New interior roof drains that are set for the thicker roof insulations will be tied to either an existing or new horizontal leader system will provide drainage for the school roof. Affected horizontal roof leaders and new drain bowls will be insulated. Existing interior piped drainage interconnection issues will also be corrected under this project. Roof hatches, skylights and access doors and conventional rooftop accessories and related equipment will be evaluated for replacement or reinstallation. Hazardous material abatement will be required if determined by testing.

The existing single glazed windows and exterior doors at the gymnasium have never been replaced. New work will include code conforming tinted, double glazed, thermally broken windows and frames for energy efficiency. Doors and frames will be replaced concurrently with the window systems and will be insulated and fit with panic exit hardware as required by code conditions. Hazardous material abatement will be required if determined by testing.

The Town has made a commitment to improve the security at all of the district's schools, and referencing the SSIC standards, the initial projects will be the 'hardening' of the entrances incorporating the SSIC requirements. This will involve creating the new

vestibule inside the current main entrance lobby and incorporating the security and accessibility features that are mandated by the code and SSIC. Collaterally affected areas related to the security improvements may include a Resource Officer/Greeter work station, visibility and electronic communications from the main office and expansion of the current electronic security and surveillance network.

- Vestibule space suitable for 5 visitors while allowing students and staff to pass comfortably.
- Deal drawer or direct communication link between vestibule and main office.
- Weather protected vestibule or entrance and/or exterior canopy; all well lit and identifiable from driveway and parking areas.
- Natural lighting
- Electrical convenience power
- Interconnected to existing/upgraded fire alarm system with horn/strobe notification
- Emergency lighting as required by code.
- Upgrade LAN and WAN for contemporary needs and additional terminations, including additional DSL service points
- Removal of existing hazardous materials, including but not limited to asbestos containing VAT flooring and replacement with new VCT or comparable flooring, including floor leveling compounds and wall base material.
- Ventilation and heating system for the vestibule and modified adjacent areas
- Accessibility modifications at all fire-safety code required means of egress including compliant thresholds, ramps and inclines.
- Link to the existing fire alarm system to meet current fire safety and building codes, including ADA enhancements, updated graphic annunciation,
- Reconfigure sidewalks and/or ramps as required and provide physical vehicle barriers in the form of bollards or similar barriers
- Security system upgrades including additional cameras, infrared and motion sensors, monitoring equipment and recorders, perimeter access locking and alarm devices and proximity sensors for staff access.
- Potential partial removal/reconfiguration of the current bus canopy roof and footings

Code Conformance work will include the removal of hazardous materials in floors, walls and finishes that are affected by the roof, window and security work above, and the replacement of those same finishes will be implemented as part of this project.