



Southington Public Schools
Southington, Connecticut

ELEMENTARY EDUCATIONAL SPECIFICATIONS

For Enhancement to

South End Elementary School

February 21, 2026

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I. INTRODUCTION

The Southington Public Schools is committed to consistently maintaining our facilities and planning for the future of our buildings as 21st century learning environments. The South End Elementary School was newly constructed in 2010. Lower-level building space was reserved for use at a later time. This document will outline the building and space needs for the build-out of that reserved space. This enhancement of adding additional intermediate classrooms at South End is planned as part of the districtwide facility master plan, which includes the new construction of Kelly Elementary School.

II. SOUTHTON CORE DOCUMENTS

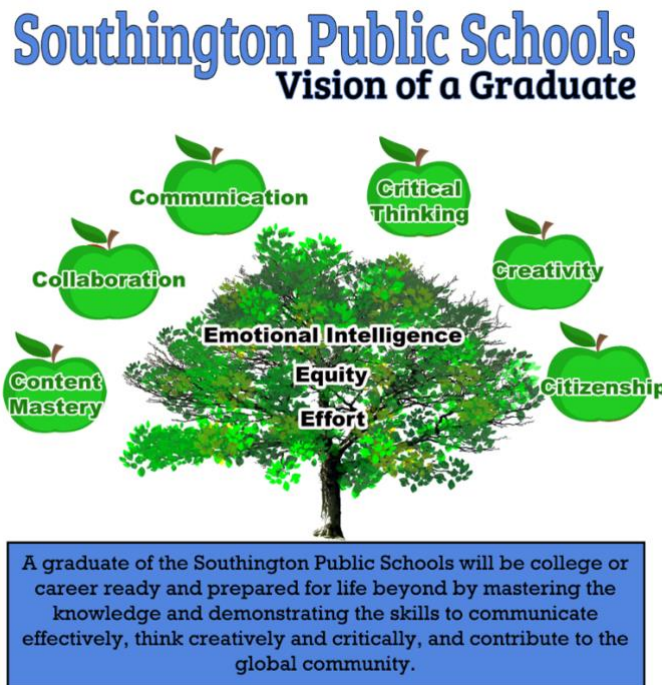
Southington Public Schools Mission Statement

The Mission of the Southington Public Schools is to have:

Students engage in a range of educational experiences to become informed, adaptive problem solvers who effectively communicate, rise to challenges, and are committed to improve themselves and their communities.

Curriculum & Instruction

The Southington Public Schools are committed to offering all of its students outstanding curriculum and instruction that is aligned to state and national standards, the developmental needs of students and preparatory for success in the 21st century.



III. PROJECT RATIONALE

This project seeks to enhance the South End Elementary School building with additional classrooms that:

- Create learning environments designed for current instructional strategies as captured in Southington's Core Documents;
- Benefit from needed technology upgrades;
- Comply with current building and fire codes;
- Incorporate contemporary design for school safety;
- Utilize modern, efficient heating and cooling systems; and
- Provide accessibility to all by meeting the requirements of the Americans with Disabilities Act.

IV. THE PROJECT

Objective: To ensure all Southington children are able to attend a school that is safe, modern, compliant with current building codes and able to support their educational program.

The following project specifications for the South End Elementary School build-out were developed using data from the population capacity study conducted in March 2025 by the MP Planning Group:

- **School: South End Elementary School**
- **Project Type: Renovation of Basement Level**
- **Total Program Area: 4,500 square feet**
- **Program Area, Lavatories, and circulation: 6,100 square feet**

V. ENROLLMENT AND CAPACITY DATA

The South End Elementary School enrollment as of October 1, 2025 was 245 students in grades K-5. The eight-year maximum enrollment projection for the South End Elementary School is 271. Source: *Southington School Enrollment Projections, MP Planning Group, March 2025.*

VI. OVERVIEW OF PROGRAMS

GENERAL EDUCATION

The features of the elementary classrooms at South End can be divided into three classifications: Early Childhood – Full-Day Kindergarten; Early Elementary - grades one and two; and Intermediate - grades three, four and five. This project will focus on the addition of Intermediate classrooms, specifically grades four and five. The classroom needs of elementary children will require flexibility of space, portability of furniture and acoustical treatment of environment. This will be accommodated while providing low height furnishings and more space for group instruction and movement that will range from total class involvement to three or four separate groups doing different activities at the same time. Specific to Southington's instructional approach, whole class gathering spaces are required for class meetings, language arts and mathematics mini lessons. Space should also be provided for students to read, write, research,

and study for either individual or small group projects. The learning environment must also accommodate space for multiple adults (specialists and para educators) who work with students within the general classroom environment. All instructional classrooms require storage space for items such as classroom libraries, texts, reference materials, supplemental books, supplies, curriculum materials, and student technology. Equally important is wall space to post anchor charts and other instructional reference materials for students to access on a daily basis.

SUPPORT SERVICES

TECHNOLOGY

A contemporary elementary school must be able to support varied uses of technology. In particular, the school's infrastructure should reflect the latest in wiring and cabling, which would support current technology applications as well as the capacity to support future requirements. Computers should support the full range of educational and operational functions in the school. Wiring for all classrooms will include multiple network drops and multiple electrical outlets. The entire facility will have wireless connectivity to support the implementation of one-to-one mobile devices such as laptops, netbooks, and other Internet-ready devices.

VII. PROGRAM SPECIFICATIONS (Detailed Description)

Unless otherwise noted, the standard furnishings for every classroom noted below are expected to include the following:

- Room darkening shades
- Acoustical insulation for soundproofing
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 30 mobile devices
- Multiple electric outlets
- Sound Field System
- Telephone
- Intercom for communication with office

GENERAL EDUCATION PROGRAMS

INTERMEDIATE – GRADES FOUR and FIVE	
SPACE: 900 square feet (each)	
NUMBER: Five (5) classrooms	
Toilet	• Toilet facilities located in close proximity to classrooms
Sinks	• Stainless steel sink with laminate counter • In-room water fountain • Soap and towel dispenser
Classroom Storage	• Consider classroom door placed in middle of wall versus corner to maximize usable space • Built-in bookcases • Storage areas for anchor charts, large bins/kits • Classroom library storage • Counters under windows where appropriate
Teacher Storage	• Lockable teacher storage wardrobe for three (3) adults • One (1) lockable four-drawer filing cabinet • Additional instructional storage closet in corridor to be shared by Grades 4-5 (with copier)

INTERMEDIATE – GRADES FOUR and FIVE	
Student Storage	Consider coat and personal storage areas to be located in the corridors (rather than within classrooms) for up to twenty-six (26) students per classroom (one (non-locking) locker per student; double stacked)
Lighting	Soft color, dimmable lighting
Flooring	Vinyl enhanced tile and area rugs
Display	- Magnetic whiteboard - Bulletin Boards
Student Furniture	Table and appropriate student seating for twenty-six (26)
Teacher Furniture	Teacher desk/chair
Other Furniture	Desk and chair for classroom para
Special Needs/Equipment	Common small group space outside classroom desirable
Classroom Technology	- Large screen interactive projection system - Document camera
Computers (each)	1-to-1 Chromebook device for each student with charging station - One (1) teacher computer

VIII. ENVIRONMENT – SYSTEMS – EQUIPMENT

SYSTEM	SPECIFICATIONS
Building Systems	The building systems incorporated into the new construction will be designed in accordance with Connecticut High Performance Building standards, equivalent in performance to a LEED Silver rating.
Heating/Cooling (HVAC) System	- Heating & cooling should be produced with natural gas with a boiler for heating and roof top DX cooling. - All spaces are to receive air conditioning, but only those areas with summertime use will have the systems running year-round; all other areas will have systems set to dehumidification only during summer months. - Energy recovery units, VFD fan systems and pumps to be utilized in the design. - Perimeter heating will be provided by ceiling mounted radiant panels, cooled by a VAV system with each room served by a dedicated VAV box and hydronic reheat coil. - The use of “chill beams” will be considered for general heating and cooling. Designer to provide additional information on chill beam systems to Owner. - The gymnasium/auditorium and cafeteria will be served by separate variable speed air handlers. Air handlers shall include a hot water heating coil and DX cooling coils.
Climate Controls/Ventilation System	- The building will be designed with Direct Digital Control (DDC) systems (Distech or Automate logic) centrally tied into the School Facilities Department via Graphical User Interface. - Spaces should have independent, on demand heating, cooling and ventilation control for operational efficiency. - Each classroom will be provided with a temperature sensor and carbon dioxide sensor. The carbon dioxide sensor is an energy saving device. By sensing the carbon dioxide within the room, the outside air intake is adjusted, reducing the amount of outside air being heated or cooled, resulting in less energy used. - Climate controls/ventilation systems need to meet current codes and standards. - MDF and IDF's must be climate controlled (A/C)

SYSTEM	SPECIFICATIONS
Lighting System	• Efficient and appropriate natural lighting will be maximized within the facility as appropriate for the programmatic use of the spaces. • Motion sensors and dual switching will be installed in classrooms. • The use of LEDs throughout, with exceptions in specialty areas. • Attention should be given to security lighting for both interior and exterior of the building. • Emergency back-up will be via local battery ballasts. • The use of light shelves and light sensors for natural light to reduce electrical load shall be considered in locations where possible.
Electrical (Power) System	• Power to be provided by local utility company. • Consider solar roof mounted. • Distribution will include customer metering. • Emergency (whole building) generator to accommodate Life Safety needs. • Generator must be sufficient to support critical IT equipment in MDF and all IDFs as well as administrative offices and Nurse's office. • Generator must support critical kitchen equipment with the intention being to cook, serve, and store food. (Hoods, ovens, serving line, freezer, refrigeration, etc.)
Technology	• There shall be a combined voice/data system with "VOIP" (Voice Over Internet Protocol) design. • Video streaming devices in every classroom and meeting space. • Chrome Book charging stations in every room. • Multiple data drops with sufficient power in every classroom and meeting space. • Latest generation full WIFI coverage throughout the entire building. • Shared printing stations to support multiple classrooms in convenient locations throughout the building. • Head end equipment to be housed in an MDF with 24-hour environmental control. • All IDF closets require 24-hour environmental control. • Horizontal cabling shall be Category 6e plenum rated or contemporary equivalent. • Cable shall be run in corridors to support horizontal cable structure. • Fiber backbone between the MDF and IDF rooms shall be capable of at least 10GB minimum anticipating future growth. • Fiber optical cable from street to MDF also must support 10 GB as well as anticipate future growth. • Office space and workspace for Technology Personnel with sufficient data drops and power to support technology in the building. • Storage for Technology Department is critical.
Security	• Digital video surveillance of exterior/interior areas of the building integrated with District system. • Electronic security system with keypad access control installed into the school. • Design the plan to prevent access to instructional areas of the school when community events take place in assembly areas during non-school hours. • Motion sensors shall be mounted in corridors. • Respond to future state and/or federal mandates related to security requirements for elementary facilities (i.e. panic button systems) • Door locks shall be Corbin Russwin and integrated with existing SPS system.
Phone System	• A comprehensive, district-integrated phone system (dial-out) will be integrated into technology scope of the project, including hands-free and handle options. • Must be capable of reporting originating room identification as part of E911 call. • Install phones in every room of the facility occupied by teachers or students at any given time, including all meeting, support and instructional spaces. • Provide Voice Over "IP" options.

SYSTEM	SPECIFICATIONS
Public Address	- The building's public address system is comprehensive and will be addressed as part of the technology component of the project to incorporate internal building communications as well as external communications. - The PA system should be developed in conjunction with the phone, clock, data, voice and DIVOS video distribution system of the school. - Secondary access to security and public address systems will be located in the MDF/Head End Room.
Clocks	- Clocks, similar to the phone system will be integrated into the technology component of the project. - All support and instructional spaces will be included. - System to have manual override capability in the event that Daylight Saving Times are adjusted by the Federal Government.
Plumbing System	- Plumbing fixtures/system will be designed per current and applicable codes. - Fixtures will be self-operating - Plastic piping to be considered for domestic water and heating where possible. - Floor drains with trap primers in gang toilet areas - Plumbed for full whole building sprinkler system
Fire Protection	- Building will be fully protected by a sprinkler system installed per NFPA 13. - Waterless fire suppression systems required in MDF and IDFs with appropriate redundant detection.
Fire Alarm	The building will be protected by a fully addressable analog, manual and automatic fire alarm system. SPS use Notifier fire system in all schools.
Acoustics	- The building will comply with ANSI S12.60-2002: Acoustical Performance Criteria, Design Requirements and Guidelines for Schools. - Suspended acoustical ceilings and/or acoustical decks will be installed throughout the building. - Corridor walls should be constructed of glazed concrete masonry units, or materials with a comparable NRC rating, and provide an adequate separation for sound control. - In specialized areas, such as media centers, appropriate acoustical treatments will be installed. - Sound field system will be provided in each classroom.
Windows/Doors	- Windows should be high efficiency, non-operational type with low e-glazing. - Emergency egress windows and rated doors will be installed in accordance with applicable codes. - Consider key fobs, thumb latches, vision panels – review with District and integrate with security section. - Door locks shall be Corbin Russwin and integrated with existing SPS system.

SOUTH END ELEMENTARY (BUILD-OUT) ED SPECS SPACE SUMMARY				
Room Description	# of Students Per Room	Required # of Rooms	Square Feet Per Room	Total Area (Sq. Feet)
GENERAL EDUCATION PROGRAMS				
Intermediate: Grades 4-5	24 max	5	900	4,500
CORE Factor (lavs and corridors)			1,600	1,600
Total				6,100