

Portland Public Schools

Portland, Connecticut

Elementary Education Specifications

for a

PreK-2 Valley View Elementary School

Education Specifications Committee:

Charles Britton, Superintendent of Schools

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PreK-2 Faculty and Staff



## **1. Introduction**

From August 9, 2021, through January 22, 2026, three separate committees formed by the Portland Board of Selectmen and the Portland Board of Education examined the current and future facility needs of the Portland Public Schools. The research process included multiple demographic studies, the development of priorities, focus group feedback, reviews of existing facility conditions, examinations of the history of grade-level configurations and past facility improvements, the development of facility options, and reviews of cost projections.

After nearly five years of work, including a failed bonding referendum that would have consolidated three elementary schools into one, the Portland Board of Education and the Portland Board of Selectmen approved the following actions:

- Decommission Brownstone Intermediate School
- Renovate and expand Valley View Elementary School to create a PreK-2 elementary school
- Renovate Gildersleeve Elementary School to create a grades 3-5 elementary school
- Relocate sixth grade to Portland Middle School to establish a grade 6-8 middle school
- Replace the roof and upgrade the HVAC systems at Portland Middle School and Portland High School

## **2. Project Rationale**

The Portland Public Schools currently operate three elementary schools. Valley View Elementary School serves approximately 225 students in grades PreK–1. Gildersleeve Elementary School serves approximately 275 students in grades 2–4. Brownstone Intermediate School serves approximately 213 students in grades 5–6.

Valley View Elementary School was originally constructed in 1953, with renovations and additions completed in 1958 and 1992. Gildersleeve Elementary School was originally constructed in 1964, with an addition completed in 1991. Brownstone Intermediate School was originally constructed in 1931, with renovations and additions completed in 1955, 1966, and 1992. No major renovations or additions have occurred at any Portland elementary school in more than 30 years, resulting in deteriorating facility conditions.

In February 2020, Portland Public Schools engaged Gordian LLC to conduct a comprehensive facilities analysis. The Portland Board of Education sought to assess current facility conditions and use the findings to inform a strategic plan for capital improvements. Gordian LLC presented its findings in a report called Sightlines to the Board of Education in the summer of 2020.

The Sightlines Report provided a detailed summary of facility needs for each school. In October 2021, the Portland Board of Selectmen formed a Facility Study Committee to evaluate the feasibility of school consolidation and develop a plan to upgrade school facilities and infrastructure. To support this work, the Portland Board of Education retained Friar Architecture.

Friar Architecture reviewed the Sightlines Report and deployed a multidisciplinary team of engineers and building inspectors to assess each school. The resulting Friar Facility Analysis included evaluations of architectural, structural, mechanical, electrical, plumbing, fire protection, and code compliance needs. Together, the Sightlines Report and the Friar Facility Analysis identified significant capital improvement needs across all three elementary school buildings.

After a lengthy and deliberative process, the Portland Board of Education and the Portland Board of Selectmen determined that continuing to operate three elementary schools was inefficient. Both Boards recommended decommissioning Gildersleeve Elementary School and Brownstone Intermediate School and consolidating grades 2–5 at an expanded Valley View Elementary School. The proposal included moving sixth grade to Portland Middle School and renovating and expanding Valley View Elementary School to create a grade PreK-5 facility. This plan formed the basis of a bonding referendum presented to Portland voters in November 2024.

The referendum was rejected, with 2,337 votes in favor and 3,446 votes opposed.

Following the referendum’s defeat, the Portland Board of Selectmen established the Strategic Capital Improvements Committee. The Board recognized that the district’s ongoing school facility needs still required attention and that delaying action was not a viable option. The Committee was charged with developing a revised and more responsive approach.

The Strategic Capital Improvements Committee began its work by reviewing community feedback to better understand the reasons for the referendum’s failure. While no formal exit polling or post-referendum study was conducted, a review of social media commentary, community editorials, and informal conversations identified several key concerns that likely influenced the outcome, including:

- Concerns About the Size of the Proposed PreK–5 Facility

The consolidation would have resulted in a single, significantly larger elementary school, replacing the district’s current configuration of three of the smallest elementary schools in the state. Community members raised concerns about logistics such as lunch waves, student schedules, class sizes, parking, student transitions, and potential impacts on school culture and community identity.

- Traffic Impacts

Consolidating students and staff on one campus raised concerns about increased traffic on High Street, Hall Hill Road, and Bartlett Street, particularly during arrival and dismissal times.

- Uncertainty Regarding the Future Use of Decommissioned Schools

Under the proposal, Gildersleeve and Brownstone schools would have been returned to the Town. While a Land Use Committee had begun exploring potential reuse options, no definitive plans were in place. Voters expressed concern about the unknown costs and long-term implications associated with these facilities.

- Loss of Community Gym Space

Although the Valley View renovation included a new gymnasium, community access to gym space at Brownstone and Gildersleeve could have been lost depending on future reuse decisions. This potential net loss of gym space was a significant concern for local athletic organizations, particularly youth basketball programs.

- Secondary School Complex Needs

Many residents were concerned that the bonding proposal did not include funding for capital improvements at the Portland Secondary School complex. While future savings from consolidation might have addressed some needs, the absence of a clear, near-term plan created uncertainty.

- Costs, Mill Rate Increases, and Bond Duration

Voters expressed apprehension about the overall cost of the project, the proposed 30-year bond, and the resulting impact on the mill rate. Additional concern stemmed from uncertainty regarding future costs related to maintaining or repurposing decommissioned school buildings.

- Communication and Outreach Challenges

Despite the availability of extensive information, including historical background, committee reports, conceptual budgets, schematics, financial projections, operational models, and tax impact analyses, many residents found the materials overwhelming. The complexity of the proposal and limited accessibility of information contributed to confusion and mistrust.

In addition to analyzing the reasons for the referendum's defeat, the Strategic Capital Improvements Committee revisited the priorities originally established by the Facilities Study Committee. The Committee reaffirmed its commitment to developing school facilities that provide:

- High-quality academic spaces that support instruction and student services
- Facilities that foster a positive school culture and climate
- Enhanced school security
- Superior indoor air quality through modern HVAC systems
- Energy-efficient building design
- Cost-effective capital investments
- Facilities that can be used by the broader Portland community outside of school hours

At the conclusion of its work, the Strategic Capital Improvements Committee voted to recommend the following actions:

- Decommission Brownstone Intermediate School
- Renovate and expand Valley View Elementary School to serve grades PreK–2
- Renovate Gildersleeve Elementary School to serve grades 3–5
- Relocate sixth grade to Portland Middle School to establish a grades 6–8 middle school
- Replace roofs and upgrade HVAC systems at Portland Middle School and Portland High School

This revised plan was shared with the community and subsequently endorsed by both the Portland Board of Education and the Portland Board of Selectmen.

In September 2025, the Portland Board of Selectmen allocated the funds necessary to retain Friar Architects, bond counsel, financial services, and to commission an updated demographic study. The Portland Board of Education subsequently formed an Educational Specifications Task Force.

The Task Force collaborated with Friar architects to develop a project overview and cost estimate. Attached to this educational specifications plan is a conceptual budget developed by Friar Architects in collaboration with estimators from Downes Construction.

The cost estimates assume that Valley View Elementary School will be designated as a renovate-to-new project and eligible for the following reimbursement rates from the State:

State Share:

- 2026 General Construction: 53.93%
- Preschool Bonus (applied to the entire project): 15%
- Open Choice Participation Bonus (assuming 5% enrollment): 5%

Total State Reimbursement: 73.93%

Total Portland Share: 26.07%

*\*The Town also anticipates a 15% reimbursement bonus for spaces that support special education services. This bonus is not reflected in the cost estimates.*

Applying these reimbursement rates, the estimated costs for an expansion and renovation to new at Valley View Elementary School are as follows:

#### Reimbursement Summary

A. Total Proposed Budget:	\$47,547,234
B. Initial Eligible Costs:	\$37,562,315
C. Grant Submission Ineligible Costs:	\$9,984,911
D. Projected Final Ineligible Costs:	\$2,496,230
E. Projected State Reimbursement (B-E):	\$33,337,743
F. Estimated Cost to Portland (A-E):	\$14,209,491

#### Proposed Phased Implementation Plan

Spring 2026

- Present a new bonding referendum to voters

- If approved, submit a grant application to the State Department of Administrative Services by the June 30, 2026 deadline

2026–27 School Year

- Await grant decision, anticipated by December 2026
- Continue detailed planning and prepare for Phase One Implementation

Phase One: 2027–28 School Year

- Relocate grade 6 to Portland Middle School, creating a grades 6–8 middle school
- Temporarily relocate grades PreK–2 to Gildersleeve Elementary School
- Temporarily relocate grades 3–5 to Brownstone Intermediate School
- Begin capital upgrades at Portland Secondary School (e.g., roof and HVAC system)
- Begin renovation and expansion of Valley View Elementary School

Phase One Continued: 2028–29 School Year

- Complete renovation and expansion of Valley View Elementary School

Phase Two: 2029-30 School Year

- Relocate grades PreK–2 from Gildersleeve Elementary School to the renovated and expanded Valley View Elementary School
- Begin renovation of Gildersleeve Elementary School

Phase Two Continued: 2030–31 School Year

- Complete renovation of Gildersleeve Elementary School

Project Completion: 2031-32 School Year

- Relocate grades 3-5 students from Brownstone Intermediate School to Gildersleeve Elementary School

### 3. The Project

Objective: Ensure PreK-2 Portland students access a modern facility that provides high-quality space for all academic and student support programs, promotes a positive school climate, maximizes school security, and provides healthy and comfortable indoor air quality. Further, ensure the facilities maximize efficiencies and are cost-effective for the community.

The project costs were developed using data from a 2025 Prowda demographic study. The design enrollment is the highest projected average daily membership in the ten-year projection. This average daily membership was used to calculate the maximum square footage within the State's space standards percentage. This formula was used to maximize available State reimbursement for the project.

Overview:

- School: Valley View Elementary School
- Project Type: Renovate to New and New Construction (extension)
- Timeline: Summer 2027 - Summer 2029 (2 years)
- Design Enrollment: 301 K-2 Students & 40 Half-Day PreK Students
- Upon Completion:
  - Students in grade 2 will be moved from Gildersleeve Elementary School School to the newly renovated and extended Valley View Elementary School.
  - Gildersleeve Elementary School will be used as a swing space during the renovations and extensions.

#### **4. Capacity Data**

Valley View Elementary School currently houses 216 students in grades PreK, Kindergarten, and Grade 1. The project calls for the new construction of additional space and renovation of existing space to serve 301 students in grades PreK-2. The increase in enrollment is due to the consolidation of three elementary schools into two elementary schools, resulting in the transfer of approximately 95 grade 2 from Gildersleeve Elementary School to the renovated and extended Valley View Elementary School.

#### **5. Overview of Programs**

The design of an elementary school must reflect and support the developmental needs of young children. Renovations should prioritize flexible learning environments that incorporate portable furniture, adaptable layouts, and appropriate acoustical treatments.

To support early elementary instruction, classrooms should include low-height furnishings and spaces designed for a range of instructional formats, including whole-class instruction, small-group

learning (three to five groups), and one-on-one conferencing. Spaces should accommodate play-based learning, hands-on and project-based activities, the use of manipulatives, and opportunities for students to read, write, experiment, and collaborate. Adequate storage must be provided for instructional materials, including classroom libraries, textbooks, reference materials, supplies, science equipment, charts, globes, Chromebook computers, and audiovisual equipment. Both newly constructed and renovated spaces must support whole-group, small-group, and individualized instruction.

The design of new construction must ensure a clear physical separation between the PreK population and students in Kindergarten through Grade 2. Due to the distinct developmental and physical needs of PreK students, separation is required during academic time, recess, lunch, specials, and transitions. To the greatest extent possible, student arrival and dismissal areas should be designed to provide safe, efficient, and direct access to these separate learning areas.

Designers must also consider the outdoor needs of early elementary students. The existing fenced playground area designated for PreK students should be maintained or relocated to ensure convenient access from PreK classrooms. The existing playground for upper elementary students should be maintained or relocated and expanded to accommodate the additional students and the play-based needs of students in Grades K–2. All outdoor play areas must be fully fenced to provide a safe barrier between the school, parking areas, and High Street. Ideally, access to playground areas from the gymnasium and cafeteria should be considered during the design phase. Existing playgrounds and the adjacent ballfield should continue to support both school and community use, including soccer, kickball, softball, and other outdoor activities.

The exterior site design must also support safe, efficient, and timely student drop-off and pick-up. Adequate parking must be provided for faculty and staff, allowing safe and convenient access before, during, and after the school day. The site must include a dedicated bus loop accommodating large buses, minibuses, and vans, as well as a separate parent drop-off and pick-up area. All student arrival and dismissal areas must be well lit, clearly organized, ergonomically designed, and provide safe, efficient ingress and egress to High Street and Hall Hill Road. These areas should be designed for year-round usability, including ease of snow and ice removal. A separate drop-off and pick-up area for PreK students is required. Designers are also asked to explore the feasibility of extending the driveway to connect the Valley View Campus with the Portland Secondary School campus, creating a unified campus accessible to vehicles and pedestrians without requiring travel along High Street.

During the school day, students will transition to attend specials, including art, music, library media, and physical education. The design should emphasize ease of access to the library media center, art room, gymnasium, and music classroom. Hallways should also provide lockers for 301 students.

The general education program emphasizes STEM, literacy, art, music, social-emotional learning, and physical education. Support spaces subject to renovation include the library media center, combined gymnasium/auditorium, cafeteria, main office, and special education facilities. Special education spaces include an ABA lab (RISE Program), resource rooms, clinician offices,

occupational therapy, physical therapy, speech and language services, school nursing, and reading and math intervention areas. Renovations should focus on flexibility, comfort, and a positive school climate while accommodating the increased enrollment associated with the addition of approximately 100 Grade 2 students. All renovated and newly constructed spaces must be code-compliant, ADA-compliant, and fully accessible.

Special consideration must be given to the combined gymnasium/auditorium and cafeteria. Renovation of the gymnasium/auditorium should provide sufficient capacity for the expanded student population and support full-school assemblies, performances, and community events, while also accommodating physical education activities such as basketball, volleyball, badminton, and other court-based sports. Where possible, retractable bleachers should be incorporated to support community use. Dividers should be included to allow multiple activities to occur simultaneously.

Renovation of the cafeteria should create a welcoming, ergonomic, and acoustically appropriate environment that can accommodate the increased enrollment. Ideally, the cafeteria should support staggered lunch periods that allow each student a 30-minute lunch between 11:00 a.m. and 12:45 p.m. The design should facilitate effective supervision and efficient cleaning between lunch waves.

## **Special Education**

Special education spaces, including the ABA lab (RISE Program), SRBI pull-out areas, reading support spaces, and therapy rooms (occupational, physical, speech and language), as well as areas for school psychology services, should be renovated to support specialized instructional and therapeutic needs. These spaces should be functional, flexible, and designed to promote a calm, positive learning environment.

## **Technology**

A modern elementary school must support current and future technology needs. Infrastructure should include sufficient wiring and cabling to support evolving technology. As Portland is a one-to-one device district, broadband capacity must support simultaneous internet access for up to 301 devices. Each instructional space should include secure storage and charging capabilities for Chromebooks and other electronic devices.

## **Media Center**

The renovated library media center should function as a flexible, multi-purpose space supporting both print and digital resources. The design should include areas for whole-class instruction (up to 25 students), quiet reading and reflection (e.g., reading nooks), browsing and circulation of materials, and a dedicated maker space to support hands-on STEM activities, manipulatives, and creative exploration.

## **Special Site Considerations**

Valley View Elementary School is named for its scenic views of Middletown and the Connecticut River Valley. The terraced hillside behind the school presents an opportunity to create an outdoor performance and gathering space. If feasible, designers should consider an outdoor amphitheater or band shell oriented toward the hillside, with terraced seating integrated into the landscape. Such a space could serve both the school and broader community for concerts, assemblies, and outdoor presentations.

### **6. Classroom Specifications**

Unless otherwise noted, the standard space configuration and furnishing should be ergonomic and are expected to include the following:

- Room darkening shades
- Acoustical insulation and soundproofing
- Air conditioning, heating, ventilation, and dehumidification necessary to promote healthy indoor air quality
- ADA and other code-compliant building standards
- Wireless internet access to support up to three hundred devices
- Hardwired internet access to support teacher desktops and LCD/Smartboard technology
- Multiple electrical outlets
- Sound field systems
- Classroom telephones and intercom

## **General Education Programs**

Full-Day Kindergarten	
Space: 950 square feet each for Kindergarten Classroom	
Number: Six (6) Classrooms	
Toilet	Toilet room with sink within classroom at a level appropriate for children aged 4-6
Sinks	<ul style="list-style-type: none"> <li>● Stainless steel sink with laminate countertops</li> <li>● In-room drinking fountain with bottle-fill station</li> <li>● Soap and towel dispenser</li> </ul>
Access	Direct access to playground areas
Classroom Storage	<ul style="list-style-type: none"> <li>● Built-in bookcases</li> <li>● Storage areas</li> <li>● Countertops with bins under windows</li> <li>● Cabinets Above Sinks</li> <li>● Classroom Closet</li> </ul>
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>
Student Storage	<ul style="list-style-type: none"> <li>● Lockers for twenty-four students outside classroom</li> <li>● Cubbies for Lunch Boxes and Small Item Storage for twenty-four students</li> <li>● *Note- Coat racks are not needed so long as students have access to lockers</li> </ul>

Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced flooring and area rugs</li> </ul>
Display	<ul style="list-style-type: none"> <li>● Smartboard</li> <li>● Whiteboard</li> <li>● Bulletin Board</li> <li>● Numbers Corner Display</li> </ul>
Student Furniture	<ul style="list-style-type: none"> <li>● Two (2) kidney-shaped tables</li> <li>● Student chairs/tables to accommodate twenty-four students</li> </ul>
Teacher Furniture	Teacher Desk/Chair
Classroom Technology	<ul style="list-style-type: none"> <li>● Document camera</li> <li>● Blue Tooth-enabled Smartboard with LCD Projection</li> <li>● AV Control switcher</li> </ul>
Computers	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>

Grade One & Grade Two

<p>Space: 800 square feet (each)</p> <p>Number: Twelve (12) Classrooms</p>	
Toilet	Toilet facilities located in close proximity to classroom
Sinks	<ul style="list-style-type: none"> <li>● Stainless steel sink with laminate countertops</li> <li>● In-room drinking fountain with bottle-fill station</li> <li>● Soap and towel dispenser</li> </ul>
Access	Proximity to playground areas preferred
Classroom Storage	<ul style="list-style-type: none"> <li>● Built-in bookcases</li> <li>● Storage areas</li> <li>● Countertops with bins under windows</li> <li>● Cabinets Above Sinks</li> <li>● Classroom Closet</li> </ul>
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>
Student Storage	<ul style="list-style-type: none"> <li>● Lockers for twenty-four students outside classroom</li> <li>● Cubbies for Lunch Boxes and Small Item Storage for twenty-four students</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced flooring and area rugs</li> </ul>

Display	<ul style="list-style-type: none"> <li>● Smartboard</li> <li>● Whiteboard</li> <li>● Bulletin Board</li> <li>● Numbers Corner Display</li> </ul>
Student Furniture	<ul style="list-style-type: none"> <li>● Two (2) kidney-shaped tables</li> <li>● Student chairs/tables to accommodate twenty-four students</li> </ul>
Teacher Furniture	Teacher Desk/Chair
Classroom Technology	<ul style="list-style-type: none"> <li>● Document camera</li> <li>● Smartboard with LCD Projection</li> <li>● AV Control switcher</li> </ul>
Computers	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>

Visual Arts

<p>Space: 1,000 square feet</p> <p>Number: One (1) Classroom</p>	
Sinks	<ul style="list-style-type: none"> <li>● Two (2) deep sinks with clay traps in addition to one (1) student accessible sink in the same location</li> <li>● In-room drinking station with water bottle fill station</li> </ul>
Classroom Storage	<ul style="list-style-type: none"> <li>● Lockable walk-in closet</li> <li>● Cabinets with shelves</li> <li>● Vertical file tub-storage cabinets with locks</li> </ul>
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced flooring and area rugs</li> </ul>
Display	<ul style="list-style-type: none"> <li>● Lockable showcase on room's exterior wall</li> <li>● Smartboard</li> <li>● Whiteboard</li> <li>● Bulletin Board</li> </ul>
Student Furniture	<ul style="list-style-type: none"> <li>● Twenty-five adjustable height stools</li> <li>● Butcher block work tables</li> </ul>
Teacher Furniture	Teacher Desk/Chair

<p>Special Furniture/Equipment</p>	<ul style="list-style-type: none"> <li>● Four (4) Pottery Wheels</li> <li>● Kiln</li> <li>● Drying racks</li> <li>● Books racks and magazine shelves</li> <li>● Four (4) wooden adjustable painting easels</li> <li>● Two (2) large waste barrels</li> <li>● Eye Wash Station</li> </ul>
<p>Classroom Technology</p>	<ul style="list-style-type: none"> <li>● Document camera</li> <li>● Smartboard with LCD Projection</li> <li>● AV Control switcher</li> </ul>
<p>Computers</p>	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>

<p>General and Instrumental Music</p>
<p>Space: 1,000 square feet</p> <p>Number: One (1) Classrooms</p>

Sinks	<ul style="list-style-type: none"> <li>● In-room drinking fountain with bottle-fill station</li> </ul>
Access	In proximity to combined gymnasium/auditorium (if possible)
Classroom Storage	<ul style="list-style-type: none"> <li>● Built-in storage for instruments</li> <li>● Music cabinets</li> <li>● Built-in book cases</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced flooring and area rugs</li> </ul>
Display	<ul style="list-style-type: none"> <li>● Smartboard</li> <li>● Two eight-foot whiteboards, one with musical staffing</li> <li>● Bulletin Board</li> </ul>
Teacher Furniture	Teacher Desk/Chair
Special Accommodations	<ul style="list-style-type: none"> <li>● Sound deadening/sound proof walls</li> </ul>
Classroom Technology	<ul style="list-style-type: none"> <li>● Document camera</li> <li>● Smartboard with LCD Projection</li> <li>● AV Control switcher</li> </ul>

Computers	<ul style="list-style-type: none"><li>● One teacher computer</li></ul>
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Physical Education/Auditorium Space	
Space:	Gymnasium: 4,500 square feet PE Office 100 square feet Storage: 200 square feet

Stage: 900 square feet	
Sinks	<ul style="list-style-type: none"> <li>● Recessed drinking station and bottle-fill station outside gymnasium</li> </ul>
Access	<ul style="list-style-type: none"> <li>● Capacity to host whole school assemblies</li> <li>● Convenient access to exterior ballfields</li> <li>● Convenient access to music room (if possible)</li> </ul>
Storage	<ul style="list-style-type: none"> <li>● Folding seating to hold entire student body, faculty and staff for whole school assemblies</li> <li>● Storage area will have access from both the interior of the gymnasium, as well as the exterior of the building for outdoor activities (a roll-up exterior door is preferable)</li> <li>● Shelving in storage area</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Lighting with safety cages in gymnasium</li> <li>● Stage lighting for auditorium use, including plays and concerts</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● All purpose wood floor with essential marking for court-based activities</li> <li>● Removable protective matting</li> </ul>

<p>Special Accommodations</p>	<ul style="list-style-type: none"> <li>● Retractable screen over stage for movies</li> <li>● Retractable bleachers (if possible)</li> <li>● Sound deadening walls and acoustical treatment</li> <li>● High ceilings, the lowest feature should be a minimum of 25 feet from floor</li> <li>● Wall matting around entire perimeter, from height of wall base to six feet minimum above finished floor</li> <li>● Removable wall matting along front of stage platform</li> <li>● Two (2) main and four (4) side basketball baskets (all electronically operated)</li> <li>● Volleyball post recessed in floor sleeves</li> <li>● Scoreboard</li> <li>● Two (2) sections of portable or retractable risers for use with gymnasium)</li> </ul>
<p>Technology</p>	<ul style="list-style-type: none"> <li>● LCD in Stage Area for movie projection on large screen</li> <li>● Sound system for assemblies, concerts, and performing arts productions</li> </ul>

Library Media Center & Makerspace	
<p>Space: Media Center 2,000 square feet</p> <p>Media Office 150 square feet</p> <p>Makerspace 500 square feet</p>	
Sinks	<ul style="list-style-type: none"> <li>● Stainless steel sink with laminate countertop in makerspace</li> <li>● Soap and towel dispenser</li> </ul>
Access	Centrally located in building
Classroom Storage	<ul style="list-style-type: none"> <li>● Audio-visual storage cabinets</li> <li>● Oversize vertical storage cabinet</li> <li>● Storage for teacher resources and professional development materials</li> </ul>
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Space Consideration	<ul style="list-style-type: none"> <li>● Zone One: Flexible space available for whole class seating of up to 25 students and for use as faculty meeting space</li> <li>● Zone Two: Are for independent study/reading (for approximately 25 students). Informal and comfortable seating and reading nooks</li> <li>● Zone Three: Makerspace areas for up to 25 students to create</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Wall-to-wall carpeting in library</li> <li>● Vinyl flooring in makerspace</li> </ul>

Display	<ul style="list-style-type: none"> <li>● Smartboard</li> <li>● Whiteboard</li> <li>● Bulletin Boards</li> <li>● Lockable display case</li> </ul>
Student Furniture	<ul style="list-style-type: none"> <li>● Area with flexible seating for whole class instruction, preferable facing a Smartboard and whiteboard</li> <li>● Areas with comfortable seating for quiet sustained reading</li> <li>● Tables and chairs in makerspace area for drawing, arts, crafts, and creating using manipulatives</li> </ul>
Teacher Furniture	<ul style="list-style-type: none"> <li>● Teacher Desk/Chair</li> </ul>
Additional Furniture	<ul style="list-style-type: none"> <li>● Bookcases and shelving to hold print materials</li> </ul>
Classroom Technology	<ul style="list-style-type: none"> <li>● Document camera</li> <li>● Smartboard</li> <li>● LCD projector</li> </ul>
Computers	<ul style="list-style-type: none"> <li>● Teacher Computer</li> </ul>

General Education Intervention Services - Reading, Math, ELL	
Space: 300 square feet (each) Number: Two (2) Classrooms	
Access	Close proximity to general education classrooms
Classroom Storage	<ul style="list-style-type: none"> <li>● Built-in bookcases</li> <li>● Storage area</li> <li>● Countertops with bins under windows</li> </ul>
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced flooring and area rugs</li> </ul>
Display	<ul style="list-style-type: none"> <li>● Smartboard</li> <li>● Whiteboard</li> <li>● Bulletin Board</li> </ul>
Student Furniture	<ul style="list-style-type: none"> <li>● One (1) kidney-shaped tables</li> <li>● Five (5) Student chairs</li> </ul>
Teacher Furniture	Teacher Desk/Chair
Classroom Technology	<ul style="list-style-type: none"> <li>● Document camera</li> <li>● Smartboard with LCD Projection</li> <li>● AV Control switcher</li> </ul>

Computers	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>
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Special Education Programs

PreSchool Program	
<p>Space: 1,000 square feet (each)</p> <p>Number: Two (2) Classrooms</p> <p>Overview: Based on current projections, two classrooms will be required to meet the needs of special education students and able-bodied peers. By design, and to meet the legal requirements for inclusive education, the classes include eligible students with special needs and at least an equal number of typical-age peers. The classrooms should have space to accommodate gross and fine motor activities, play-based learning, as well as pre-academic lessons, and an area for children to sit as a group. The classroom needs to have ample space to accommodate up to 20 children, 5 adults, and students who use wheelchairs, standers, and other adaptive equipment.</p>	
Toilet	Toilet room with sink within classroom at a level appropriate for children aged 3-5 with changing station
Sinks	<ul style="list-style-type: none"> <li>● Three stainless steel sinks with laminate countertops (one adult, two children)</li> <li>● Soap and towel dispenser</li> </ul>

Access	Direct access to outside PreK playground areas
Classroom Storage	<ul style="list-style-type: none"> <li>● Storage area for large equipment (adaptive chairs, promote standers, supine standers, walkers, gait trainers, therapy balls, etc...)</li> <li>● Built-in Bookcases</li> <li>● Storage area</li> <li>● Countertops with bins under windows</li> <li>● Large drawer storage area</li> <li>● Closet</li> </ul>
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>
Student Storage	<ul style="list-style-type: none"> <li>● Coat and cubby storage for 15 students</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced flooring and area rugs</li> </ul>
Display	<ul style="list-style-type: none"> <li>● Smartboard</li> <li>● Whiteboard</li> <li>● Bulletin Board</li> </ul>
Student Furniture	<ul style="list-style-type: none"> <li>● PreK tables and chairs</li> <li>● Center instruction: three (3) small tables with four (4) chairs in each</li> <li>● Activity groups: one (1) kidney-shaped table with six (6) chairs</li> <li>● Whole group instruction: four (4) rectangular tables with (20) chairs</li> </ul>

Special Needs Equipment	<ul style="list-style-type: none"> <li>● Block carts</li> <li>● Easel</li> <li>● Play equipment for centers</li> <li>● Full-length mirror (Mylar)</li> <li>● Sensory Table</li> </ul>
Teacher Furniture	Teacher Desk/Chair
Classroom Technology	<ul style="list-style-type: none"> <li>● Document camera</li> <li>● Smartboard with LCD Projection</li> <li>● AV Control switcher</li> </ul>
Computers	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>

Applied Behavior Analysis (ABA) Lab (also known as RISE Program)
<p>Space: One (1) Classrooms 850 square feet</p> <p>One (1) Seclusion Room 100 square feet (accessible from hallway and classroom)</p>

Toilet	Toilet room with sink within classroom at a level appropriate for children aged 3-5 with area for changing table
Sinks	<ul style="list-style-type: none"> <li>● Two stainless steel sink with laminate countertops (one adult, two children)</li> <li>● In-room drinking fountain with bottle-fill station</li> <li>● Soap and towel dispenser</li> </ul>
Access	Proximity to the early elementary classrooms, main office and nurse's office. Direct access to playground areas and in the vicinity of the PreK classrooms.
Classroom Storage	<ul style="list-style-type: none"> <li>● Storage area for large equipment (adaptive chairs, promote standers, supine standers, walkers, gait trainers, therapy balls, etc...)</li> <li>● Built-in Bookcases</li> <li>● Storage area</li> <li>● Countertops with bins under windows</li> <li>● Large drawer storage area</li> <li>● Counters under windows where appropriate</li> <li>● Storage area for diapers, wipes and extra clothes</li> <li>● Closet</li> </ul>
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>
Student Storage	<ul style="list-style-type: none"> <li>● Coat rack, cubbies, and storage area for fifteen students</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>

Flooring	<ul style="list-style-type: none"> <li>• Vinyl enhanced flooring and area rugs</li> </ul>
Display	<ul style="list-style-type: none"> <li>• Smartboard</li> <li>• Whiteboard</li> <li>• Bulletin Board</li> </ul>
Student Furniture	<ul style="list-style-type: none"> <li>• Two (2) kidney-shaped tables and appropriate student furniture</li> <li>• Dividers</li> </ul>
Teacher Furniture	Teacher Desk/Chair
Classroom Technology	<ul style="list-style-type: none"> <li>• Document camera</li> <li>• Smartboard with LCD Projection</li> <li>• AV Control switcher</li> </ul>
Computers	<ul style="list-style-type: none"> <li>• One teacher computer</li> </ul>

Special Education Resource Rooms
Space: 300 square feet (each)
Number: Two (2) Classrooms

Toilet	Proximity to common restrooms
Access	Proximity to general education classrooms
Classroom Storage	<ul style="list-style-type: none"> <li>● Built-in Bookcases</li> <li>● Storage area</li> <li>● Countertops with bins under windows</li> </ul>
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced flooring and area rugs</li> </ul>
Display	<ul style="list-style-type: none"> <li>● Smartboard</li> <li>● Whiteboard</li> <li>● Bulletin Board</li> </ul>
Student Furniture	<ul style="list-style-type: none"> <li>● Flexible tables/chair that are movable to design varied instruction arrangements for up to ten students and two adults</li> </ul>
Teacher Furniture	Teacher Desk/Chair

Classroom Technology	<ul style="list-style-type: none"> <li>● Document camera</li> <li>● Smartboard with LCD Projection</li> <li>● AV Control switcher</li> </ul>
Computers	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>

Physical Therapy and Occupational Therapy Spaces
<p>Space: One Classroom 600 square feet</p> <p>One sensory room within the classroom 300 square feet</p>

Toilet	Proximity to common restrooms
Access	Proximity to PreK and ABA
Classroom Storage	<ul style="list-style-type: none"> <li>● Storage area for large equipment (adaptive chairs, promote standers, supine standers, walkers, gait trainers, therapy balls, etc...)</li> <li>● Built-in Bookcases</li> <li>● Countertops with bins under windows</li> <li>● Large drawer storage area</li> </ul>
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced flooring and area rugs</li> </ul>
Display	<ul style="list-style-type: none"> <li>● Smartboard</li> <li>● Whiteboard</li> <li>● Bulletin Board</li> </ul>
Student Furniture	<ul style="list-style-type: none"> <li>● Flexible tables/chair that are movable to design varied instruction arrangements for up to ten students and two adults</li> </ul>
Teacher Furniture	Teacher Desk/Chair

Classroom Technology	<ul style="list-style-type: none"> <li>● Document camera</li> <li>● Smartboard with LCD Projection</li> <li>● AV Control switcher</li> </ul>
Computers	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>

Speech and Language	
<p>Space: 300 square feet (each)</p> <p>Number: One (1) Classrooms</p>	
Classroom Storage	<ul style="list-style-type: none"> <li>● Built-in Bookcases</li> <li>● Countertops with bins under windows</li> <li>● Large drawer storage area</li> </ul>
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>

Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced flooring and area rugs</li> </ul>
Display	<ul style="list-style-type: none"> <li>● Whiteboard</li> <li>● Bulletin Board</li> </ul>
Student Furniture	<ul style="list-style-type: none"> <li>● Flexible tables/chair that are movable to design varied instruction arrangements for up to ten students and two adults</li> </ul>
Teacher Furniture	Teacher Desk/Chair
Computers	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>

**7. Administration and Support**

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

- Room darkening shades
- Acoustical treatment and soundproofing
- Year-round air conditioning
- Code and ADA compliance
- Wireless and hardwire internet and network access
- Telephone

- Multiple electrical outlets

Main Office Reception	
Space: 500 square feet	
Access	Adjacent principal's office and conference room. The main office shall be located next to the main entrance and provide secretaries with high visibility of drop-off and pick-up areas. A clear view of the main entrance is essential. Preference for close proximity to the nurse's office and other administrative offices.
Storage	<ul style="list-style-type: none"> <li>• Lockable teacher storage wardrobe</li> <li>• Faculty mailboxes</li> <li>• Anex for copier and workspace</li> <li>• Base wall cabinets and counter space</li> <li>• Safe</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>• Wall-to-wall carpeting</li> </ul>
Furniture	<ul style="list-style-type: none"> <li>• Two secretary desks and chairs</li> <li>• Sign-in/sign-out and parent greeting counter</li> </ul>
Technology	<ul style="list-style-type: none"> <li>• Building security system monitor</li> <li>• Buzz-in/buzz-out door locking access</li> <li>• Panic Button</li> <li>• Telephone and Intercom Access</li> </ul>

Computers	<ul style="list-style-type: none"> <li>• Two teacher computers</li> </ul>
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Principal's Office	
Space: 200 square feet	
Access	Direct access to main office
Teacher Storage	<ul style="list-style-type: none"> <li>• Lockable teacher storage wardrobe</li> <li>• One lockable four-drawer storage cabinet</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>• Wall-to-wall carpeting</li> </ul>
Teacher Furniture	<ul style="list-style-type: none"> <li>• Teacher Desk/Chair</li> <li>• Conference Table with Two Chairs</li> </ul>
Technology	<ul style="list-style-type: none"> <li>• Building security system monitor</li> <li>• Panic Button</li> <li>• Buzz-in/buzz-out door locking access</li> <li>• Panic Button</li> <li>• Telephone and Intercom Access</li> </ul>
Computers	<ul style="list-style-type: none"> <li>• One teacher computer</li> </ul>

School Psychologist Office	
Space: 150 square feet	
Access	Direct access to main office
Teacher Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Wall-to-wall carpeting</li> </ul>
Teacher Furniture	<ul style="list-style-type: none"> <li>● Teacher Desk/Chair</li> <li>● Conference Table with Two Chairs</li> </ul>
Technology	<ul style="list-style-type: none"> <li>● Building security system monitor</li> <li>● Panic Button</li> <li>● Buzz-in/buzz-out door locking access</li> <li>● Panic Button</li> <li>● Telephone and Intercom Access</li> </ul>
Computers	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>

Conference Room	
Space: 250 square feet conference rooms	
Access	Direct access to main office
Storage	<ul style="list-style-type: none"> <li>● Base wall cabinet with counter space</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Wall-to-wall carpeting</li> </ul>
Furniture	<ul style="list-style-type: none"> <li>● Conference table with chairs (seating for 10)</li> <li>● Whiteboard</li> <li>● Bulletin Board</li> </ul>
Technology	<ul style="list-style-type: none"> <li>● Polycom telephone</li> <li>● Smartboard</li> <li>● LCD</li> </ul>
Computers	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>

Health Office	
Space: 450 square feet	
Access	Direct access to main office
Toilet	Oversize accessible toilet with changing station
Sink	<ul style="list-style-type: none"> <li>● Sink with foot pedal controls outside the toilet room</li> <li>● Sink inside the toilet room</li> <li>● Shower with eyewash station outside the toilet room</li> <li>● Soap and towel dispenser inside and outside the toilet room</li> </ul>
Storage	<ul style="list-style-type: none"> <li>● Lockable teacher storage wardrobe</li> <li>● One lockable four-drawer storage cabinet</li> <li>● Lockable cabinets for medication</li> <li>● Extra storage areas medical supplies and materials</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced tile</li> </ul>
Furniture	<ul style="list-style-type: none"> <li>● Bookcase</li> <li>● Table for testing/conference with chairs</li> <li>● Student chairs in waiting area</li> </ul>

Space Considerations	<ul style="list-style-type: none"> <li>● Recovery area with three (3) cots</li> <li>● Private consultation area</li> <li>● Examination room</li> <li>● 25-feet of space for vision screening</li> <li>● Waiting area</li> <li>● Nurse's work station</li> </ul>
Medical Equipment	<ul style="list-style-type: none"> <li>● Wheelchair</li> <li>● Rolling cart</li> <li>● Examination table</li> <li>● AED with alarm box</li> <li>● Refrigerator</li> </ul>
Computers	<ul style="list-style-type: none"> <li>● One teacher computer</li> </ul>

Faculty Lounge and Workroom	
Space: 550 square feet	
Access	Close proximity to main office and cafeteria preferred
Sink	<ul style="list-style-type: none"> <li>● Stainless steel sink with laminate countertop</li> <li>● Towel and soap dispensers</li> </ul>

Storage	<ul style="list-style-type: none"> <li>● Base cabinets with countertops</li> <li>● Cabinets</li> <li>● Closet with shelving</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Vinyl enhanced tile</li> </ul>
Furniture	<ul style="list-style-type: none"> <li>● Tables and seating for twenty-five (25) people</li> <li>● Refrigerator</li> <li>● Oven range</li> <li>● Microwave</li> </ul>
Space Considerations	<ul style="list-style-type: none"> <li>● Flexible space for eating and working</li> </ul>
Other Accommodation	<ul style="list-style-type: none"> <li>● Copier</li> <li>● Office Supplies</li> </ul>

Food Services

Cafeteria	
Space: 2250 square feet	
Access	Centrally located in the building. The cafeteria should be large enough and configured ergonomically in a manner to provide every student a 30-minute lunch between the hours of 10:45 am and 12:45 pm.
Sink	<ul style="list-style-type: none"> <li>● Two bay sinks with foot pedals for handwashing</li> <li>● Paper towel and soap dispensers</li> <li>● Handsanitizer station</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>● Soft color, dimmable lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>● Resilient textured rubber flooring</li> </ul>
Storage	<ul style="list-style-type: none"> <li>● Storage to accommodate foldable tables and chairs for ease of cleaning</li> </ul>
Furniture	<ul style="list-style-type: none"> <li>● Folding, roll-away tables/benches long with build-in seating to accommodate 140 students during a single lunch period</li> </ul>
Other Considerations	<ul style="list-style-type: none"> <li>● Recessed drinking fountain and water bottle fill station</li> <li>● Acoustical treatment for sound reduction</li> <li>● Bulletin board</li> </ul>

Food Services Kitchen	
Space: Kitchen 800 square feet Manager's Office 100 square feet	
Access	Direct access to cafeteria and servery
Toilet	<ul style="list-style-type: none"> <li>• Locker room area with private toilet area</li> </ul>
Sink	<ul style="list-style-type: none"> <li>• One (1) three bay sink with drainboard and garbage disposal</li> <li>• One (2) ground well stainless steel produce sink</li> <li>• One (1) triple well stainless steel pot wash sink</li> <li>• Three (2) hand sinks with soap and towel dispenser</li> </ul>
Storage	<ul style="list-style-type: none"> <li>• Shelving and Cabinets</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Task lighting</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>• Epoxy flooring</li> </ul>

Space Considerations	<ul style="list-style-type: none"> <li>● Large walk-in storeroom with heavy-duty wire mesh shelving on casters</li> <li>● Dishwasher room with necessary utilities</li> <li>● Cashier area with safe</li> <li>● Two (2) serving lines with built-in hot and cold units</li> </ul>
Food Service Equipment	<ul style="list-style-type: none"> <li>● Talk to John White and Stephanie</li> </ul>

VIII. Community Use

Valley View Elementary School will be used by the community. Some groups that will regularly use the facility include:

- Portland Parks and Recreation
- Portland Youth Services
- Civic Groups
- Municipal Boards
- PTO

IX. Environmental - Systems - Equipment

Sightlines LLC and Friar Architecture conducted two separate facility analyses of Valley View Elementary School. Both reports are attached to this education specifications plan. Friar Architects identified system needs relating to architectural, structural, mechanical, electrical, plumbing and fire protection, and code compliance. A summary of these needs is included in the space below. Each of these needs should be addressed in planning for renovations of the existing facilities and integration with systems in the newly constructed addition.

## Architectural Survey

- Install new Vinyl Tile Flooring in all corridors and assembly spaces
- Replace damaged Ceiling Tiles
- Repair all wall finishes affected by water damage
- Replace damaged carpet in the Media Center
- Abatement of 9” x 9” Asbestos Tile in any area it remains in the facility
- Refinish stage and gymnasium flooring, consider a more resilient flooring rather than VCT
- Locate and resolve source of roof leaks, potentially leading to a full roof replacement
- Repair coping at gymnasium roof, remove bird nests
- Replace brick below media center, and investigate conditions that are leading to water infiltration into wall
- Install overflow scupper drains at select roof edges
- Replace chimney cap, repoint brick as necessary

## Structural Survey

- If necessary, strengthen existing floor framing systems to meet current code requirements
- If necessary, strengthen existing roof framing systems to meet current code requirements
- Determine if new lateral load resisting systems are required for the existing construction
- Masonry restoration of facade

## Mechanical Survey

- Provide code minimum air conditioning, ventilation and exhaust air to all spaces
- Replace cafeteria heating and ventilation unit
- Replace auditorium heating only units
- Replace gymnasium / auditorium heating and ventilation units
- Replace media center heating only air handling unit
- Replace all pneumatic controls with digital controls and thermostat
- Replace roof top exhaust fans
- Replace standard efficiency cast iron steam boilers with high efficiency condensing boilers
- Replace steam and condensate piping along with all radiators

#### Electrical Survey

- Provide new service and main panel to support upgraded ventilation systems
- Replace existing electrical distribution, wiring and panels

#### Plumbing Survey

- Replace all faucets and flushometers with low flow water saving units

#### Fire Protection Survey

- Provide a NFPA 13 compliant wet sprinkler system for entire school

#### Lighting Survey

- Replace all fluorescent light fixtures in classrooms, administration area, cafeteria, gymnasium, and utility rooms
- Provide occupancy sensors based lighting controls throughout the building for additional energy savings

#### Fire Alarm Survey

- Provide an addressable, voice evacuation capable fire alarm system including speaker-strobe notification devices.

#### International Building Code Survey

- Ensure clear paths of egress
- Install all required accessibility upgrades per Chapter 11 Accessibility of the IBC.
- Seal all floor and wall penetrations.

#### NFPA Code Survey

- Provide complete fire sprinkler system throughout building
- Establish clear path of egress
- Install safety railings at Roof hatch access

#### Accessibility Compliance Survey

- Provide necessary signage throughout the building to ensure code compliance and ADA compliance
- Provide handicap parking spaces
- Provide elevator access to necessary areas of the building

In addition to the above items, special attention should be given to the technology, telecommunications, and security systems in the renovated and newly constructed spaces:

#### Technology Specifications

- There shall be combined voice/data VOIP design
- The school shall have ceiling mounted projectors with media controlled both locally and from teacher's stations with a centralized media system at the head end
- Equipment to be housed in an MDF with 24 hour environmental monitoring and control
- Horizontal cabling shall be Category 6e or contemporary equivalent
- Cable shall be run in corridors to support horizontal cable structure
- Fiber backbone between the MDF and IDF room shall be multi mode type (10GB minimum)\
- Fiber optic cable from street to MDF
- Create new data center

#### School Security

- Make 100% video surveillance of exterior and interior the building
- Electronic security system with keypad access controlled installed throughout the school
- Design plan to prevent access to instructional areas of the school when community events take place during non-school hours
- Motion sensors shall be mounted throughout school
- Security system with panic button and ability to evacuate building, shelter in place, lock-in, and lock down
- Secure double-access (man trap) and main entrance with video, voice and buzz in monitoring
- Secure double-access (man trap) at PreK entrance with video, voice and buzz in monitoring

#### Phone Systems and Public Address

- A comprehensive, district-integrated phone system will be integrated into technology scope of the project, including hands-free and handle options
- Install phone in every room of the facility occupied by teachers or students at any given time, including all support instructional spaces
- Provide VOIP options
- Create a comprehensive public address system that will be addressed as part of the technology component to to incorporate internal and external building components
- The public address systems should be developed in conjunction with the phone, clock, data voice and video distribution systems in the school
- Secondary access to the public address systems will be located in the MDF/Head End room

## **X. Construction Bonus Requests**

Portland Public Schools currently provides full-day Kindergarten and participates in the Open Choice Program. The district is seeking additional reimbursement associated with these programs.