

Portland Public Schools

Portland, Connecticut

Elementary Education Specifications

for a

3-5 Gildersleeve Elementary School

Education Specifications Committee:

Charles Britton, Superintendent of Schools

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Grades 3-5 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 renovating and expanding Valley View Elementary School, along with the development of educational specifications and a conceptual order-of-magnitude budget. 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 Gildersleeve 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%
- Open Choice Participation Bonus (assuming 5% enrollment): 5%

Total State Reimbursement: 58.93%

Total Portland Share: 41.07%

*\*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 Gildersleeve Elementary School are as follows:

#### Reimbursement Summary

|   |              |
|---|--------------|
| A. Total Proposed Budget:               | \$52,296,362 |
| B. Initial Eligible Costs:              | \$37,653,381 |
| C. Grant Submission Ineligible Costs:   | \$14,642,981 |
| D. Projected Final Ineligible Costs:    | \$3,660,745  |
| E. Projected State Reimbursement (B-E): | \$29,181,370 |
| F. Estimated Cost to Portland(A-E):     | \$23,114,992 |

#### 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 Portland students in grades 3-5 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: Gildersleeve Elementary School
- Project Type: Renovate to New
- Timeline: Summer 2029 - Summer 2031 (2 years)
- Design Enrollment: 305 Grade 3-5 Students
- Upon Completion:
  - Students in grades 3-5 will be moved from Brownstone Intermediate School to the newly renovated Gildersleeve Elementary School.
  - Brownstone School will be used as a swing space during the renovations and extensions.

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

Gildersleeve Elementary School currently serves 296 students in grades 2–4. The proposed project involves renovating existing spaces to accommodate students in grades 3–5. Based on current space-standard calculations and the highest projected enrollment over the ten-year planning period, the existing facility exceeds the allowable square footage by 6,359 square feet, which would typically result in a reduction in eligible reimbursement.

A portion of this excess square footage is attributable to an exterior overhead awning adjacent to the bus loop. This awning will be demolished as part of the project, thereby reducing a portion of the overage. Demolition of any additional square footage is neither practical nor logistically feasible. The project budget and educational specifications include the remaining overage and assume full reimbursement despite exceeding the space standard. The district intends to utilize this additional space for specialized education programming aimed at reducing out-of-district placements.

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

The design of the elementary school must be considered in the context of the developmental needs of upper elementary-age students. Spaces should support the use of manipulatives, play-based learning, and a wide range of hands-on instructional activities. The upper elementary learning environment will primarily consist of areas that accommodate whole-group instruction, as well as dedicated spaces for small-group learning. In addition, areas for one-on-one instruction and tutoring must be provided. The learning spaces should support play-based learning and include areas for students to read, write, experiment, and engage in project-based learning. Adequate space must also

be provided for the storage and use of instructional materials, including classroom libraries, textbooks, reference materials, supplies, science equipment, charts, globes, Chromebook computers, and audiovisual equipment.

Designers must also consider the needs of upper elementary students when redesigning the outdoor spaces. An exterior playground currently serves upper elementary students; this area should be maintained or relocated and expanded to safely accommodate the play-based needs of students in grades 3–5. Outdoor areas must be fully fenced to provide a safe separation between play areas, the building, and parking lots. Ideally, the design should facilitate convenient access to the playground from the gymnasium and cafeteria. Existing playground areas and the adjacent ballfield should continue to provide school and community access to green space that supports activities such as soccer, kickball, softball, and other outdoor games.

The site design must also promote timely, efficient, and safe student drop-off and pick-up. Adequate parking must be provided for faculty and staff to allow safe and convenient entry and exit before, during, and after the school day. The design must include a dedicated bus loop accommodating large buses, mini-buses, and vans, as well as a separate area for parent drop-off and pick-up. Both areas must be safe, well-lit, ergonomically designed, and provide clear sightlines and efficient ingress and egress to Main Street. The parent drop-off/pick-up area and bus loop should be planned to maximize user comfort and ease of maintenance, including snow and ice removal, under all weather conditions.

During the school day, students will transition between classrooms to attend special subjects, including art, music, library media, and physical education. The design should prioritize ease of access to the library media center, art room, gymnasium, and music classroom.

The general education program will emphasize STEM, literacy, art, music, social-emotional learning, and physical education. Renovated support spaces will include the library media center, combined gymnasium/auditorium, cafeteria, main office, and areas dedicated to special education programming. These include the school's RISE program, Bridge Program, special education resource rooms, school clinicians, and spaces for occupational therapy, physical therapy, speech and language services, nursing services, and reading support. Renovations should prioritize flexibility to accommodate varied uses and create welcoming, positive environments. All spaces must be code-compliant, ADA-compliant, and fully accessible to all students.

Special consideration must be given to a new combined gymnasium/auditorium, and the cafeteria. The combined gymnasium/auditorium should serve the entire 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. Given anticipated community use, the space should include retractable bleachers, if feasible, and movable dividers to allow multiple activities to occur simultaneously. Renovation of the cafeteria must create a pleasant, functional space capable of serving the entire student population throughout the school day. Ideally, the cafeteria should support thirty-minute lunch periods for all students between 11:15 a.m. and 12:45 p.m. The space should be ergonomic, acoustically appropriate, easy to supervise, and efficient to clean between lunch waves.

## **Special Education**

Spaces currently used for special education services, including the district's RISE program, MTSS pull-out instruction, reading support, multi-language learner instruction, occupational therapy, physical therapy, speech and language services, and school psychology, are subject to renovation. These areas should be redesigned to create supportive, pleasant learning environments equipped to

meet the specific needs of each service. The renovation must also expand capacity to serve additional students and include dedicated space for the district's Bridge Program.

### **Technology**

A modern elementary school must support a wide range of instructional technology. Infrastructure should include sufficient wiring and cabling to support current technology needs while remaining adaptable to future requirements. As Portland is a one-to-one device district, the network must support up to 325 devices accessing the internet simultaneously. Each instructional space must include secure storage and charging capacity for Chromebooks and other electronic devices.

### **Library Media Center**

Renovation of the library media center should result in a flexible, multi-purpose space that supports both print and digital resources. The space should include an area for full-class instruction (up to 25 students), quiet reading and reflection areas such as reading nooks, space for browsing print materials, and a maker space that supports hands-on STEM activities, manipulatives, and creative projects.

## **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 and twenty-five 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**

|   |  |
|---|--|
| Grade Three   |  |
| Space: 800 square feet (each)<br>Number: Six (6) Classrooms |  |
| 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 area</li> <li>● Countertops with cabinets 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> <li>● Closet</li> </ul>  |
| Student Storage   | <ul style="list-style-type: none"> <li>● Lockers for twenty-four students outside classroom</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>  |

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|----------------------|---|
| 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> <li>● One Chromecart with twenty-five charging ports for each classroom</li> </ul> |

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| Grade Four                    |   |
| Space: 825 square feet (each) |   |
| Number: Six (6) Classrooms    |   |
| Toilet                        | Toilet facilities located in close proximity to classroom |

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|-------------------|--|
| 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 area</li> <li>● Countertops with cabinets 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>  |
| Student Storage   | <ul style="list-style-type: none"> <li>● Lockers for twenty-four students outside classroom</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   |

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|----------------------|---|
| 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> <li>● One Chromecart with twenty-five charging ports for each classroom</li> </ul> |

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| Grade Five  |  |
| Space: 850 square feet (each)<br>Number: Six (6) Classrooms |  |
| 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> |

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| Access               | Proximity to playground areas preferred   |
| Classroom Storage    | <ul style="list-style-type: none"> <li>● Built-in bookcases</li> <li>● Storage area</li> <li>● Countertops with cabinets 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>             |
| Student Storage      | <ul style="list-style-type: none"> <li>● Lockers for twenty-four students outside classroom</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> <li>● One Chromecart with twenty-five charging ports for each classroom</li> </ul> |

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| Visual Arts   |   |
| Space: 1,200 square feet<br>Number: One (1) Classroom |   |
| 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>   |

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| 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   |
| Special Furniture/Equipment | <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> |
| 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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| General and Instrumental Music                         |   |
| Space: 1,500 square feet<br>Number: One (1) Classrooms |   |
| 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> |

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| Student Furniture      | <ul style="list-style-type: none"> <li>● Fifty (50) stackable chairs</li> </ul>  |
| Teacher Furniture      | <p>Teacher Desk/Chair</p> <p>Three (3) conductor stands</p>  |
| 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  |   |
| <p>Space:       Gymnasium: 4,500 square feet</p> <p>                  PE Office: 100 square feet</p> <p>                  Storage: 200 square feet</p> <p>                  Stage: 900 square feet</p> |   |
| 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>  |

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| <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>  |

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|---|---|
| Library Media Center & Makerspace   |   |
| <p>Space: Media Center: 2,250 square feet</p> <p>Media Office: 150 square feet</p> <p>Makerspace: 850 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)<br>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> |
|-----------|--|

Special Education Programs

|  |  |
|--|--|
| 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 7-10 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> </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 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 to create independent workspace for 10 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>   |

|  |  |
|--|--|
| Bridge Program (including seclusion room)  |  |
| <p>Space: One (1) Classrooms 850 square feet</p> <p>One (1) Seclusion Room 100 square feet (accessible from hallway and classroom)Bridge</p> <p>Office (2): 200 square feet each</p> |  |
| Toilet   | Toilet room with sink within classroom at a level appropriate for children aged 7-10 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> </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 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> </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                                       |   |
| <p>Space: 300 square feet (each)</p> <p>Number: Two (2) Classrooms</p> |   |
| 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  |  |
| Space: One Classroom 600 square feet<br><br>One sensory room within the classroom 300 square feet |  |
| Toilet  | Proximity to common restrooms  |
| 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>● Annex 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>   |

|                        |   |
|------------------------|---|
| 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: 2800 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   |  |
| <p>Space: Kitchen 800 square feet</p> <p>Manager's Office 100 square feet</p> |  |
| 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 Conditions

The work recommended to address architectural conditions includes:

- Canopy is old and in need of replacement or refinishing. Refinish underside of entry canopy and replace rusting columns
- Replace damaged PVC downspout boots
- Replace all exterior doors and frames with new
- Provide new sealant at all doors and windows.
- Remove peeling wall paper and refinish walls with paint and provide cornerguards at all exposed corners.
- Remove and replace VCT flooring in corridors
- Remove and replace VCT flooring in classrooms by Gymnasium
- Further investigation into the moisture content of the slab is recommended to assure new flooring will not have the same issues as existing flooring.
- Replace carpet in classrooms and Media Center
- Further inspection of pipes above ceilings is recommended to address visible leaks
- Replace damaged or non code compliant door hardware
- Replace 9x9 spline ceilings with ACT system.
- Address wall tiles in Gymnasium - provide secure attachment
- Replace ballasted membrane roof system. Provide new roofing system and parapet per code.
- Provide walk mats after replacement of roof system
- Repoint mortar joints and replace cap of chimney construction
- Remove ballast completely covered with moss, and replace to adequately cover membrane

### Structural Conditions

The work recommended to address structural conditions includes:

- If necessary, strengthen existing floor framing systems to meet current code requirements.

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

## Mechanical Systems

The work recommended to address mechanical systems conditions includes:

- Provide Code Minimum Ventilation And Exhaust Air To All Spaces
- Replace Music and Arts Wing Heating and Ventilation Only Air Handling Unit
- Replace Cafeteria Heating and Ventilation Units
- Replace Media Center Air Handling Unit
- Replace Gymnasium and Classroom Addition Wing Air Handling Units
- Replace all Pneumatic Controls with Digital Controls and Thermostats
- Replace Roof Top Exhaust Fans
- Replace Standard Efficiency Cast Iron Boilers with High Efficiency Condensing Boilers

## Electrical Systems

The work recommended to address electrical system conditions includes:

- Provide New Service and Main Panel To Support Upgraded Ventilation Systems
- Replace Existing Electrical Distribution, Wiring and Panels

## Plumbing Systems

The work recommended to address plumbing systems conditions includes:

- Replace All Faucets and Flushometers With Low Flow Water Saving Units
- Clean / Repair All Roof Drains

## Fire Protection

The work recommended to address the fire protection system conditions includes:

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

## Lighting System

The work recommended to address lighting system conditions includes:

- Replace All Fluorescent Light Fixtures In Classrooms, Administration Area, Cafeteria, Utility Rooms
- Provide Occupancy Sensors Based Lighting Controls Throughout The Building For Additional Energy Savings Fire Alarm Survey

#### Fire Alarm

The work recommended to address fire alarm system conditions includes:

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

#### Code Violations

The work recommended to address IBC code violations includes:

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

The work recommended to address NFPA code violations includes:

- Provide fire sprinkler system throughout
- Provide clear access to lift
- Provide proper signage throughout
- Provide lever handle door hardware

#### Accessibility

The work recommended to address accessibility compliance issues includes providing:

- Provide new striping and signage at all handicap parking spaces
- At Northwest Parking Lot provide compliant Means of Egress at Handicap Parking Spaces - Missing Curbs/ Wheel Stops
- Provide accessibility at all egress doors
- Provide clear access to lift Site Survey

## Site Condition

The work recommended to address site conditions includes:

- Provide rubberized play surface at playscape in lieu of wood chips
- Rework traffic flow pattern • Remove existing bituminous and repave / stripe, signage and curbs
- Repave playground
- Provide proper curb ramps
- Rework existing drainage on south side of building to eliminate flooding

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 participates in the Open Choice Program. The district is seeking additional reimbursement associated with this programs.