

APPROVED

**EDUCATIONAL SPECIFICATIONS FOR
OSBORN HILL ELEMENTARY SCHOOL
WINDOW REPLACEMENT PROJECT**

March 1, 2012 (Approved April 10, 2012)
Revised January 9, 2013 (Approved January 15, 2013)

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**Code Violation
Indoor Air Quality
Energy Conservation
Extension/Alteration**

PROJECT RATIONALE

The window systems at Osborn Hill Elementary School are original to the construction of the main building (1958), the classroom addition (1969), and the Media Center and Kindergarten Expansion (1997). The majority of the windows are inefficient single pane type. The age of a majority of the units makes it increasingly difficult to obtain replacement parts for damaged hinges, latches, etc. Inoperable and difficult to operate windows impede their use for natural ventilation. Operable windows are the primary source of fresh air ventilation at Osborn Hill Elementary School.

In addition to the existing window conditions, hazardous materials testing performed in 2013 during the investigation of this window replacement project revealed PCB contamination of several building elements beyond the windows and associated caulking. Among the items found to require abatement are flooring, paint, fireproofing among others.

The installation of new energy efficient replacement windows will bring savings to the town by enhancing the building's envelope performance while also enhancing the building's appearance and ensuring natural ventilation is available. In addition, the abatement of hazardous materials (PCBs) will improve indoor air quality at the facility and enhance the learning environment.

LONG-RANGE PLAN

The long-range plan for the school facilities for the Fairfield Public Schools calls for provision of a safe and appropriate learning environment. In accordance with this aspect of the plan, Fairfield will undertake a window replacement project at Osborn Hill Elementary School.

The Fairfield Public Schools plans to continue to utilize Osborn Hill Elementary School in its current capacity, and with appropriate maintenance, as an elementary school for the next twenty years.

THE PROJECT

The Fairfield Public Schools proposes a window replacement project at Osborn Hill Elementary School to address the deficiencies with the windows at the facility. In addition to the window replacements, abatement, removal and/or encapsulation of hazardous materials (PCBs) throughout the facility will be performed per CT DEEP and US EPA requirements. The abatement will include building elements such as caulking, glazing, flooring, paint, fireproofing, etc. The removal of the hazardous material may include the demolition and reconstruction of building element and spaces.

Current space: Osborn Hill Elementary School includes the following instructional and support spaces: general classrooms, kindergartens, library/media center, computer lab, gymnasium, music room, art room, special education classrooms, special education resource room, cafeteria, nurse's office, kitchen, conference room, school administration offices, custodial services, storage, and boiler room.

Construction: All original windows throughout the main building (installed in 1958 and 1969) will be replaced with a new window system meeting current standards for maximum energy efficiency. The new replacement windows will include glass tinting for increased occupant comfort and new window hardware which will enhance security at the facility. In addition the abatement, removal and/encapsulation of hazardous materials (PCBs) will also be performed.

Final space: See *Current space* above.

FF&E: New window treatments, replacement of FF&E items contaminated by PCBs

BUILDING SYSTEMS

Security: Not applicable.
Public Address: Not applicable.
Technology: Not applicable.
Phone System: Not applicable.
Clocks: Not applicable.

INTERIOR BUILDING ENVIRONMENT

Acoustics: Ceilings: Not applicable.
Walls: Not applicable.
Lighting: Not applicable.
HVAC: Not applicable.
Plumbing: Not applicable.
Windows/Doors: All windows throughout the main building (installed in 1958 & 1969) will be replaced with a new window system meeting current standards for energy efficiency. Windows will also be of a hopper type that can be opened at the bottom to allow for natural ventilation and will include glass tinting for increased occupant comfort.

SITE DEVELOPMENT

Site Acquisition: Not applicable.
Parking: Not applicable.
Drives: Not applicable.
Walkways: Not applicable.
Outdoor Athletic Facilities: Not applicable.
Landscaping: Not applicable.
Site Improvements: Not applicable.

COMMUNITY USES

Osborn Hill Elementary School does not contain or host space(s) for other town departments or outside firms. The building is used exclusively as an elementary school. The building facilities are available to the public on a reservation basis when the building is not in use (nights and weekends). Some of these uses include among others:

- Parent Teacher Association (PTA) meetings and events
- Cub Scouts
- Girl Scouts
- Various school clubs
- Civic group meetings

Osborn Hill Elementary School is used as a polling place.