City of New London

Department of Finance-Purchasing Agent
13 Masonic Street • New London, CT 06320 • Phone (860) 447-5215 • Fax (860) 447-5297

Request for Qualifications

ADDENDUM

Proposal No.: **2019-16**

Addendum No.: 1 **Date Issued: February 21, 2019**

Construction Management Services for Bennie Dover Jackson Middle School Renovations and Additions (State Project No. 095-0091 MAG/A)

Opening Date and Time: March 11, 2019 @ 2:00 P.M.

Bidders Notes:

Item #1: Attached with this Addendum are Appendix A – Educational Specifications and Appendix B – Project Macro Schedule. These appendices were not included with the originally advertised RFQ.

All other terms and conditions remain the same.

This Addendum cover page must be signed and returned with your bid.

_____ _____

Authorized Signature of Bidder Company Name

Return Bid To:

Dedra Aker, Purchasing Agent
City of New London
13 Masonic Street
New London, CT 06320

Bids cannot be accepted after the Bid Opening Date and Time indicated above.

New London Secondary Magnet School
South Campus
Middle School Building Project:
STEM 6-8
International Education & Dual Language 6-8

Educational Specifications
Extensions and Alterations

Board of Education
Approved June 3, 2014
Revised October 2016
Edited April 2018 (Revised Pending Approval)

Preface

The following is a REVISED DRAFT pending approval for the Secondary Magnet Campuses Operation Plan (Op Plan) by CT SDE Bureau of School Choice. These Ed Specs will be reviewed and updated after the Op Plan is approved to better articulate the specific needs of the two-campus, three pathway school design. Furthermore, space requirements, layout and building organization for the proposed enrollment will be more formally defined during the early design phases of the project, with approved Op Plan and with the engagement of a school design firm.

I. Overview

The revised plan for this school project is classified as *Extensions and Alterations* to the current middle school, transforming it to a 6-8 campus for two magnet pathways, the following expectations should be anticipated throughout the project:

- Unique school setting housing two middle school thematic pathways:
  - STEM
  - International Education with Dual Language
- Shared functional systems: Student Supports: School Counseling, Special Education, Bilingual/ESOL, and several shared electives.
- Creation of a 21st century learning environment which incorporates the following:
  - use of technology, seamlessly integrated, to support active teaching and learning
  - includes spaces designed to support: communication, collaboration and sense of a coherent learning community

- Student safety is a priority and must be balanced with the desire to encourage community use; established state guidelines will be implemented.
- The project will embrace a responsible environmental stewardship and as such be designed and constructed for energy efficiency and ease of maintenance, using sustainable materials and systems where possible, as required for high performance schools' guidelines

II. PROJECT RATIONALE

The current Bennie Dover Jackson Middle School (BDJMS) has served the City of New London and the school district for many years initially as a regional high school and then transitioned into a middle school in 1993. The building was build in 1951 and renovated in 1993. The City of New London and the New London Board of Education propose an extensions and alterations project of the current Bennie Dover Jackson Middle School to accommodate two middle school magnet pathways as part of the new magnet programming in New London under legislation Public Act 07-249. The middle school magnet campus will accommodate the projected student enrollment of 750 students in the STEM and International Education middle school grades.

The district has outlined steps in the Strategic Operating Plan to create a regional system of high performing magnet schools. A major component of this evolving plan is to develop and implement three K-12 magnet pathways: STEM, International Education (which will apply for International Baccalaureate certification) with Dual Language Instruction available and Visual and Performing arts. The STEM and IE/IB with Dual Language middle school portion of these projects are to be located at this facility while the Arts program is housed entirely at Jefferson Avenue secondary campus.

Campus Operations Plan (DRAFT) available upon request.

III. LONG RANGE PLAN

This building project falls under the long-range development facility plans of the City and New London Public Schools. The school will be an extensions and alterations project with classrooms and support spaces to accommodate the specialized programming and increased enrollment associated with becoming a magnet district.

Further, the facility will assist the current needs of supporting the school district by offering a choice of educational programming to families with children in secondary magnet programs. The innovative school program will address the needs of students with a heightened interest in the STEM and International Education with Dual Language and support the district and state goals of reducing economic, racial and social isolation.

IV. ENROLLMENT

Middle School Campus							
	STEM			IB/DL			
Grade Level	In District	Out-of District	Grade Total	In District	Out-of District	Grade Total	Sections
6	88	37	125	88	37	125	10
7	88	37	125	88	37	125	10
8	88	37	125	88	37	125	10
	Total		375			375	
	Campus Total	750					

V. PROJECT DESCRIPTION (Learning/ Educational Activities)

The New London Board of Education envisions the middle school campus to house two magnet pathways STEM and IB/Dual Language. It will serve as a learning environment in which students, teachers, administrators engage with each other to identify and achieve individual and collective student learning goals. Equally important objectives will be to implement on-going improvement to the teaching and learning process and to produce together the best learning outcome for all students.

It is fully recognized that space requirements that are indicated below may have to be adjusted due to the project implementation within the limitation of an existing building structure.

The new middle school campus will be a state-of the-art facility specifically designed and aligned with the thematic program curricula of STEM and IB/Dual Language:

- Space for 28 students in each classroom with handicapped accessibility
- State of the Art science facilities
    - Engineering classrooms (supports Project Lead the Way Engineering)
    - Robotics space
    - Greenhouse and gardening spaces
    - Oceanography room (aquaponics/aquariums)
    - 3-D printing labs
- Dual Language Instructional Classrooms with movable partitions
- Language Labs- for World Language Instruction
- Large open chambers to be used as a courtroom, debate room, and legislative room, mock United Nations
- A Learning Commons housing all print and digital resources
- Flexible space/open classroom setting for math program
- Project based room/space available on each floor
- General science labs with adjoining classrooms (CLabs)
- Elective spaces: Music, Art, Physical Education, Health

Administration
The school administration will be located near the main entrance of the building. The design and location should be the focal point upon entering the school. The space should be welcoming and inviting, while offering a safe, secure entrance to the school. It should contain sufficient area to accommodate school administrative teams, a reception area, and a parent engagement room. Also included should be a conference room, toilet room, small kitchenette and adequate space for a workroom with a copier, file room and storage space for office supplies and materials. A mail center should be included in this area.

Learning Commons (Media Center)

The Learning Commons (Media Center) should be a space that embraces the concepts of 21st century learning: collaboration, communication and personalized learning. The learning commons thoughtfully merges the best of the traditional library and the evolving digital worlds. It should be able to house paper books and artifacts, showcase student work, and serve as a central gathering place for the school community. It should have flexible spaces and furniture that can serve multiple purposes. The Learning Commons will be a hub for the building and student gathering and should support collaboration within the building and have the technology top support global collaboration with partner schools around the world. There should be a work space for a Media Specialist and Technology Support Specialist along with a workroom and storage area. A Virtual Learning Lab to accommodate 30 students should be in this area. This area will also serve as a multi-purpose meeting space for core and magnet school curriculum related meetings with students and faculty. The general space will be large open areas that can be sectioned off as needed for smaller groups.

Nurse/School Based Health Center

The Health Center is to be located near the administration area and is to provide easy access for students and families. Areas to be included are nurse's office, exam room, waiting area, handicapped accessible toilet room, shower room, and double lock medication storage closet.

Faculty Room and Teacher Work spaces

A space to accommodate faculty and staff members should be large enough to provide a dining area: a kitchenette for individual food preparation. A men's toilet and women's toilet should be included. Each floor will have teacher work space. A table for collaborations and access to all technology needed to monitor and track student progress, prepare materials for instruction and meet with students or families as needed. This should be adjacent to project-based spaces for students.

General Purpose Classrooms

Classrooms are to be of sufficient size to accommodate 25-30 students, a teaching station, file cabinets and flexible student work stations. Instructional white boards will be located on at least two walls in each classroom with projectors and speakers to support the use on at least one wall. A lockable storage for teachers' personal items, storage shelves for books and bulletin boards for display and notices. The general-purpose, academic classrooms should be designed to allow flexibility for different teaching/learning styles such as lecture, group work and independent study. These classrooms will be utilized for the teaching of math, English, social studies, world languages and other related academic subjects. Classrooms that support the magnet school theme will have similar instructional equipment and configuration including a front and back wall that will serve as teacher/student presentation areas.

The location and configuration of classroom educational and technology equipment will be consistent for all classrooms to allow faculty ease and confidence in their use.

Art and Music Rooms

There will be two general art rooms. Both rooms will be of sufficient size to accommodate an art program with adequate adjacent storage for supplies and student projects.

Kiln's required?

Multi-use area?

Choral, Instrumental (selected) and General Music will be offered to students. Classroom space, instrument storage and offices for teachers will be needed. These spaces should be located close to the performance areas in the gym and café.

Special Education Spaces/ School Counseling Suite (Formerly Guidance)

There will be offices and collaboration spaces (conference rooms) for the school supports team: counselors, social workers, psychologists, PPT coordinator, OT/PT and administrative support. There will be 5 small tutoring/meeting spaces to be used by a specialist for speech and hearing, literacy, psychologist/social worker, etc. for working with groups of students with special needs.

How many students?

A conference room will be needed for Planning and Placement Team meetings. Space is to be provided for storage of supplies and secure student records. A smaller computer lab (12-15 computers) will be housed in this area to support students academically. Small tables will be situated throughout the space in order to accommodate tutoring sessions throughout the day and after school.

Special Education Classrooms

Should be located near the elevator and have bathrooms directly outside the classroom or within the classroom. A therapeutic classroom will be required within this project. This should include the following: a cooking area, refrigerator, washer, dryer, and adequate storage. All components should be ADA compliant.

Gymnasium/Fitness Room

The school curriculum and state requirements encourage a strong emphasis on physical education and fitness. The regulation sized gym will be used for a variety of athletic activities including basketball, volleyball, climbing wall, rope climbing and other related individual physical exercise programs. Also included are offices for physical education instructors, coaches and adequate storage space for gym and athletic equipment. The Fitness Room will be dedicated to developing a strong commitment to personal physical fitness. This room will be equipped with the fitness equipment.

Stage Area

The current building utilizes stage areas in the gym and café to hold student performances. These spaces will receive upgrades with this project. The acoustical spaces

will be designed support student performances will be added to the gymnasium, new seating will be configured to support entire school events. The stage in the café will be reworked to with upgrades to support smaller school productions.

Food Service (Cafeteria)
A middle with an expected enrollment of 750 students requires a self-contained cafeteria with supporting kitchen and equipment to service not only the middle school student body but also the faculty. It is expected that the cafeteria program will operate as a full-service breakfast and lunch program with food preparation being done on-site. The cafeteria will need a servery and food preparation area (kitchen) that includes dry food and non-food storage, walk-in freezer and refrigerator, dishwashing station, washer/dryer area and manager's office.

This space anticipates that there will be 3 waves of approximately 250-300 students that will be served lunch during the mid-day lunch period. This school also provide breakfast and a supper program.

Maintenance/Operations/Common areas
The non-instructional spaces are estimated will be allocated for building systems that included corridor circulation, stair towers, locker spaces, elevator and related common areas.

The maintenance and operation spaces will require the following building requirements:

- Technology Head End Room
- Data Closets
- Shop/Office Maintenance Area including an office
- Centralized Building storage and adequate storage for teaching supplies
- Employee locker rooms and toilets
- Boiler Mechanical Room
- Electrical Room
- Sprinkler Room
- Custodian Supply Closets (wet)
- Elevator machine room
- Faculty and student toilets

VI. COMMUNITY USES

The redesign and use of this facility will be such as to facilitate activities before school, after school and throughout the calendar year when school is not in session. Parents will be offered workshops to understand how they may take an active role in the emphasis of the school curriculum. Community Dinners will take place weekly in the school cafeteria.

Additional consideration for student uses after regular hours by the parks and recreation commission will be given when designing the gymnasium, media center, auditorium as well as outdoor spaces and recreational facility. Neighborhood and citywide community meetings may take place in the building in the evening and when the building is not used for regular instructional programs.

In addition, summer activities, weekend and vacation activities can be offered because the facility will be available, and the communities involved in the magnet school should have a calendar year use of the numerous and various facilities that have been designed into the school.

Site and driveway considerations must be given for easy access of large transportation vehicles, such as buses, in and out of the school property.

VII. BUILDING SYSTEMS

The school will have an upgraded automatic fire control system designed to promote a safe, efficient and healthy indoor environment control. Standards for design selection include reliability, simplicity of operation, comprehensiveness, energy efficiency, low ongoing maintenance and repair costs, length of useful life and operational efficiency overall. The school will require the following systems to meet the educational programmatic needs.

1. Integrated telephone and intercom system with dial-out capabilities and paging from each area of the school is needed.

2. Building security and video surveillance systems for access and safety are to be provided for selected areas of the school, primarily at points of entry and high traffic areas of the school. Panic buttons should be provided for immediate access to the New London Police Department via a telephone dial-out switch.

3. Complete fire alarm system with sprinklers, pull stations, horns, flashing, lighting, voice evacuation in areas of large assembly, smoke and heat detectors, battery backup, and plastic shields on pull stations is required. The fire alarm system should have a direct connect to the Central New London Fire Department in case of activation.

4. Energy management system to monitor and control mechanical systems for heating, ventilation, air conditioning, interior and exterior lighting with appropriate manual overrides is required.

5. There is to be a comprehensive lighting plan to promote an optimal learning and working environment. Lighting should be designed to maximize the use of natural

light in all areas of the building and supplemental artificial light to ensure appropriate foot candles of low glare brightness and illumination.

6. Interior surfaces, carpeting and related green interior finishes should be used that are easy to maintain.

Technology
Computer technology will be utilized with internet access. The most up to date voice/video/data systems will be added to all instructional and support areas and will be supported by the New London technology plan.

Security
All rooms will need to be wired to the intercom, telephone system, fire, security alarm systems. The project will comply with the state mandated security requirements.

VIII. INTERIOR ENVIRONMENT

The electrical service provided to the building should be designed to meet the needs of all mechanical equipment, lighting, and educational equipment. Controls should be through circuit breakers and the entire system must be properly grounded.

All light fixtures, controls, motors, switches, and electrical components must be of an energy conscious design to reduce the use of electricity. All operating systems must be monitored and controlled by an energy management system capable of reducing peak demand and load shedding.

Plumbing in the school must meet present codes; and the sanitary sewer lines must be properly sized and located to handle the anticipated load.
The entire facility should be properly heated and cooled, including the air conditioning of the entire building.

The facility must be accessible to handicapped individuals and appropriate provisions made for all doors, stairs, built-in equipment, sinks, toilets, and other fixtures used by handicapped individuals.

As a minimum, there is to be acoustic treatment of rooms that are in accordance with the latest noise abatement standards for new school construction, in order to provide the best listening environment possible for the hearing-impaired students.

EQUIPMENT

A review of the current inventory of furniture and equipment will need to take place before the building project commences. Furniture and equipment that still has a useful

life will be retained and supplemented with additions that support the programmatic needs.

IX. SITE DEVELOPMENT

No land will be acquired for this construction project. Parking for staff and visitors will be redeveloped to accommodate the increased faculty. In the development of parking lots, consideration of the size of the lots will be given to the number of people who must park to participate in the programs designed by the magnet school theme. ADA and other code requirement will be addressed in the design of parking.

Important consideration will be given to bus traffic since a considerable number of student will take buses to and from school. Walkways will be provided around the perimeter of the school. Easy and safe access to parking lots, playfield and bus pickup/drop-off will be addressed.

Outdoor athletic areas will be upgraded and expanded as needed to accommodate the programmatic needs. Greenhouse and garden areas will be included in this project.

Landscaping will be designed to allow the school to blend with the environment. Trees and other plantings will be of a heart variety which require little maintenance, and which complement the building and school site. Planted trees will be sufficient distance from the building to avoid future maintenance problems. Consideration will be given to safety and security when lacing foliage around walkways and areas of the building access. Plant life should be included which will be used as a source of study for units related to the science program of the school.

Site will be graded as necessary for construction and as necessary to finish the site at the completion of construction.

X. PRIORITY CATEGORY

The *middle school campus will* operate as a magnet school.

Therefore, as provided in P.A. 95-226, it should be considered as extensions and alterations as a new magnet school within the priority category for future building projects.

City of New London
Bennie Dover Jackson Middle School
Project Schedule
2/20/2019