

**FORM SCG-1031**  
EDUCATIONAL SPECIFICATIONS

February 14, 2019

**Educational Specifications for HEBRON ELEMENTARY SCHOOL LEAD WATER REMEDIATION PROJECT**

Project: Lead Remediation

1. RATIONALE

Hebron Elementary School is located at 92 Church Street in Hebron, Connecticut. The school, which services children in grades 3-6, was built in 1947. Since then, there have been four additions to the original building. The additions were completed in 1957, 1953, 1988, and 2000. The school has a current enrollment of 357 students, and it serves as an important asset of the Town of Hebron in that it has many additional uses. In addition to its primary educational purpose, the facility accommodates many indoor Parks and Recreation activities and serves as the community's only polling place.

Since 2016, the school has remained under an Administrative Order with the Department of Public Health (DPH) due to high concentrations of lead found in the water distribution system. Due to our knowledge that no lead piping exists, the cause of the lead contamination has been linked to the lead solder used to fuse the copper piping in the 1947, 1957, and 1963 wings of the school building.

The water system at Hebron Elementary School is regulated as a "Non-transient, Non-Community" public drinking water system. It is monitored through rigorous water testing standards, and all maintenance and operations are conducted by a Certified Water Operator. In cooperation with the DPH and Chatham Health District, the school district has implemented several measures to minimize human exposure to the lead as well as monitor the effectiveness of treatment:

- In November 2016, the district was placed under Administrative Order by the DPH due to high concentrations of lead in the drinking water system.
- Immediately upon notification of the issue in November 2016, the district discontinued the use of the water for consumption and installed portable water bubblers.
- In April 2017, an optimal corrosion control treatment system was installed and inspected after receiving formal approval from the DPH.
- In June 2018, the DPH approved a daily flushing protocol due to the ineffectiveness of the corrosion control treatment system.
- From November 2016 – present, the district has continued to submit laboratory water sample results to the DPH for monitoring.

- From November 2016 – present, the district has continued to publish all required Lead Education Public Notifications.

Unfortunately, attempts to remove the lead contamination have been unsuccessful to date. At its November meeting, the Board of Selectmen appointed a Public Building Committee to research the possibility of removing and replacing multiple sections of the water distribution system throughout the school facility. Due to the code violation that exists, the project is anticipated to receive "Non-Priority" grant status with the Department of Administrative Services. All project plans must adhere to DAS requirements as the Town of Hebron will be seeking State reimbursement for project expenses.

## 2. LONG-RANGE PLAN

The districts school facilities provisions call for safe and appropriate learning environments. In order to comply with this aspect of the plan, it is required to replace the water system at Hebron Elementary School.

## 3. LEARNING/EDUCATIONAL ACTIVITIES

Due to the public health hazard associated with the lead water contamination, a full replacement of the water distribution system is being proposed. This will ensure that all lead contamination is removed and that no further leaching will occur.

## 4. ENROLLMENT DATA AND PROPOSED PROJECT CAPACITY

This project is not intended to add additional space to the existing school. Therefore, capacity data is relative to the existing school population. As of October 1, 2018, there were 256 students in grades 3-6 attending Hebron Elementary School. There are an additional 70 certified and non-certified staff members working within the school throughout the school day. Due to enrollment projections over the next eight years, it is unlikely that expansion will be necessary.

## 5. THE PROJECT

The project will include removal and replacement of multiple sections of the water distribution system and related fixtures and equipment throughout the school facility, including within the building and underground, and all upgrades and improvements necessary to support the new systems as required to meet current Building and Health Code requirements.

The extent of the remediation project will include, but is not necessarily limited to the following:

- Remove water lines including the complete hot water system and components;
- Replace with new water lines including the hot water system and components;
- Investigate and identify the presence of any other hazardous materials that must be addressed as part of the project;
- Install water recirculation loop;

- Replace pipe insulation and install new pipe insulation;
- Replace all plumbing faucets, water closet flush valves, water coolers, and other plumbing fixtures (existing water closets to remain unless damaged);
- Provide architectural concealment of new water lines;
- Provide all required cutting and patching and architectural finishes on all modified surfaces;
- Provide seismic restraints on all new work;
- Provide proper tracking and disposal of all removed elements;
- Provide project record drawings and CAD files.

#### 6. BUILDING SYSTEMS

- Security: n/a
- Public Address: n/a
- Technology: n/a
- Phone systems: n/a
- Clocks: n/a
- HVAC: n/a

At this point, we are not projecting any impact to any building systems other than the potable water distribution system.

#### 7. INTERIOR BUILDING ENVIRONMENT

Due to the location of the existing water distribution system, the following environmental features will be affected:

- Ceilings
- Floors
- Walls
- Plumbing (bathrooms, classrooms, indoor and outdoor water fixtures)
- Water heaters

All effected environmental features will need to be restored or replaced for future school usage.

#### 8. SITE DEVELOPMENT

- Parking
- Traffic Flow
- Bus Access
- Sidewalks
- Landscaping
- Recreational use

- Playgrounds
- Instructional use of site
- Equipment
- Ecological requirements

There will not be a need to alter the site development plan for this project. We plan to complete the project during summer session, when students are not in school. Any work during the school year will be accommodated through the use of alternate learning spaces. It is possible that the courtyard or portable classrooms will need to be accessed temporarily as will underground pipes. In addition, the Board of Education is considering the use of portable classrooms which could impact the overall site plan on a temporary basis.

#### 9. CONSTRUCTION BONUS REQUESTS

- School Readiness: n/a
- Lighthouse School: n/a
- CHOICE: n/a
- Full Day Kindergarten: n/a
- Reduced Class Size: n/a
- Regional Vo-Ag Center: n/a
- Inter-district Magnet School: n/a
- Inter-district Cooperative School: n/a
- Regional Special Education Center: n/a

The Hebron Elementary School does not house any of the above learning environments so no construction bonus requests are anticipated.

#### 10. COMMUNITY USES

Hebron Elementary School is designed for community uses during the school hours, before and after school hours and on some weekends, throughout the school year and summer. The uses to include but not be limited to include:

- PTO
- Parks & Recreation Department
- Voting
- Neighborhood and Town wide public meetings
- Scouts
- Community choral, band, and other performances
- Fire Department trainings

Various and sometimes multiple areas are used for these functions.