

Educational Specification for Wilbur Cross High School

Project: Roof Replacement, Wilbur Cross High School,
181 Mitchell Drive, New Haven, Connecticut 06519

1. RATIONALE:

The long range plan for the district shows the Wilbur Cross High School (student population 1565) calling for a partial roof replacement of 170,485 s.f. of low sloped roofs at the school. The last roof replacement project was performed in 2005 and the roofs are now 20 years old, exceeding their life expectancy. There are numerous areas of current leaking roofs, as reported by Maintenance personnel, and it appears that numerous ongoing repairs are being continuously performed, further reinforcing the urgency to replace the roof as soon as possible. The district plans to bid the project in the spring of 2026 and have the roof replaced over the summer/fall 2026. Extensive interior and deck damage could be caused if the roofs are left un-replaced

2. LONG – RANGE PLAN:

The districts school facilities provision calls for a safe and appropriate learning environment for the students and staff. In order to comply with this aspect of the plan, it is required to remove & replace all of the low sloped roof sections at Wilbur Cross High School.

3. THE PROJECT:

This project will be bid in one phase and one membrane option as follows:

Low Sloped Roofs (with EPDM membranes):

- Remove existing EPDM membrane.
 - Remove existing cover boards
 - Remove existing rigid insulation
 - Remove & replace all existing perimeter metal flashings
 - Remove & replace all drains, clamping rings & metal strainers
 - Install secondary overflow system meeting IBC requirements
 - Remove & replace all mechanical curbs, flashing, pitch boxes. Etc.
 - Install new 5" Polyisocyanurate rigid insulation
 - Install new ¼" tapered Polyisocyanurate rigid insulation
 - Install new cover board
 - Install new fully adhered EPDM membrane
 - Remove & Reinstall existing Photovoltaic Panels
 - Re-wrap all existing ductwork to maintain water tightness.
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- The current school includes grades 9-12 and houses various classrooms, Multi-purpose room, auditorium, gymnasium, art rooms, music rooms, special education classes, nurses office, main office, kitchen, server, cafeteria, custodial spaces, storage rooms, boiler room and administration offices.
 - Environmental testing for roof components will be performed and if encountered, will be removed & disposed of.
 - No FFE will be included in this project.

4. BUILDING SYSTEMS:

- Security: n/a
- Public Address: n/a
- Technology: n/a
- Phone System: n/a
- Clocks: n/a

5. INTERIOR BUILDING ENVIRONMENT:

- Acoustics: n/a
- Ceilings: If ceiling tiles are damaged due to water leaking from the roof, they will be replaced by the district and will not be part of the project. As well, if walls were stained due to water infiltration, the district will also be handling this scope.
- Lighting: n/a
- HVAC: limited rooftop equipment will be affected in order to satisfy roofing warranties.
- Plumbing: new storm piping will be required if drain location are relocated or if additional secondary drainage is required by code.
- Windows & Doors: n/a

6. SITE DEVELOPMENT:

- Site Acquisitions: n/a
- Parking: n/a

- Drives: n/a
- Walkways: n/a
- Outdoor Athletic Fields: n/a
- Landscaping: n/a
- Site Improvements: n/a

7. CONSTRUCTION BONUS REQUESTS:

Wilbur Cross High School does not house any special program eligible for a school construction bonus.

- 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

8. COMMUNITY USES:

The Wilbur Cross High School is designed for community use during school hours, before and after school hours and on some weekends throughout the school year and summer months. The uses included but are not limited to include:

- PTSA – meets regularly during after school hours and hosting class reunions.
- The Recreation Department – uses for summer programming in partnership with Police Athletic League.
- Town Voting – Cross is a town voting site and has also hosted candidate forums
- Summer Enrichment Programs – local immigrant support organizations use the facilities in the summer for enrichment programs, as well as the school, district and city partnerships
- Neighborhood and town wide public meetings – held throughout the year by Mayor, Alders, Municipal groups (Police graduations, firefighter exams, SAT exams)
- Community choral and other performing arts programs – community organizations, fraternal organizations, pageants, arts and dance programs.
- We also have a child care center that operates M-F through the school year for infants/toddlers

- The Kitchen serves meals to community throughout the summer

Various and sometimes multiple areas are used for these functions.