



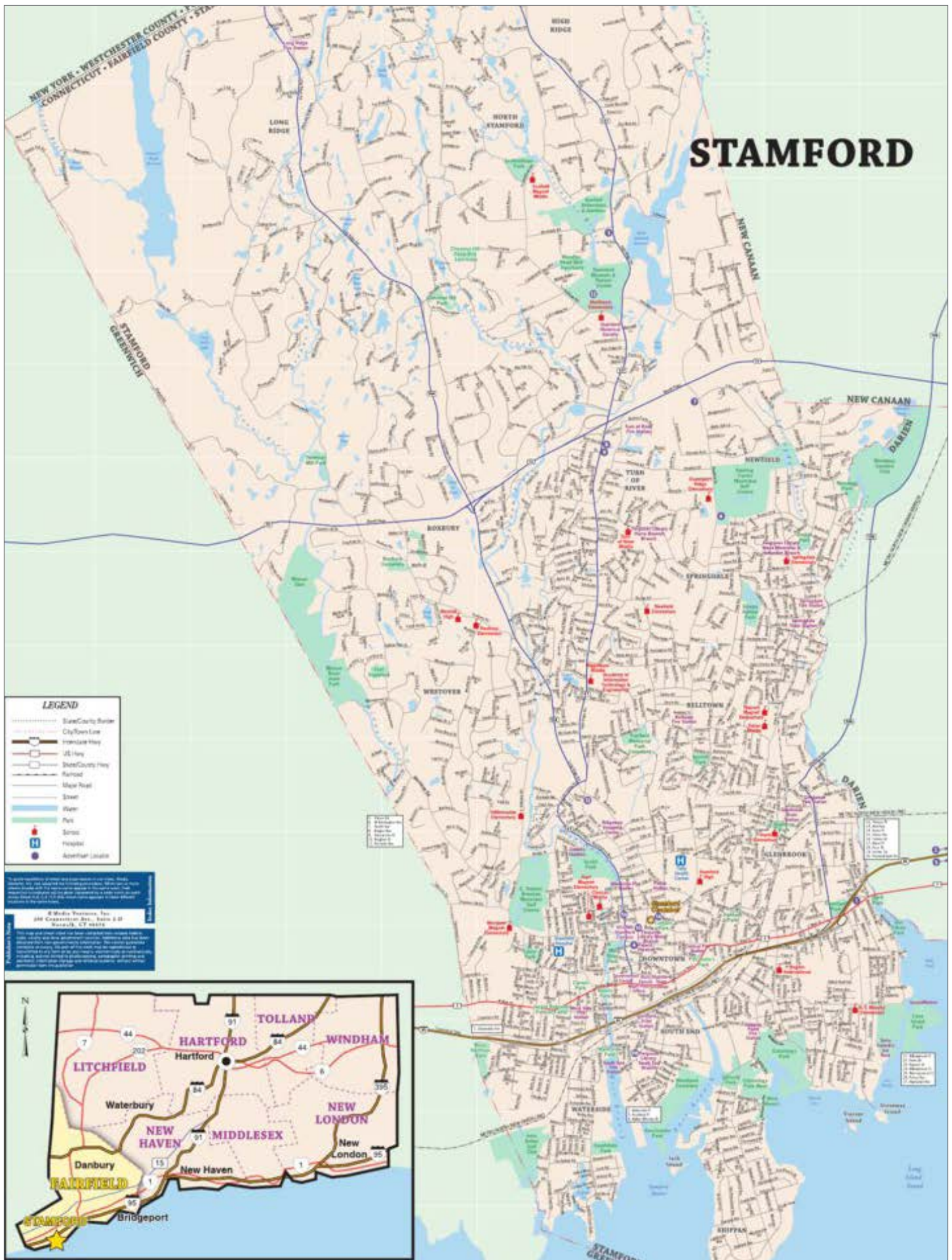
SLAM



Master Planning Report Volume 1 of 2 - Executive Summary

City of Stamford, Connecticut
Stamford Public Schools
21017.00

April, 2022



VOLUME 1 OF 2

EXECUTIVE SUMMARY

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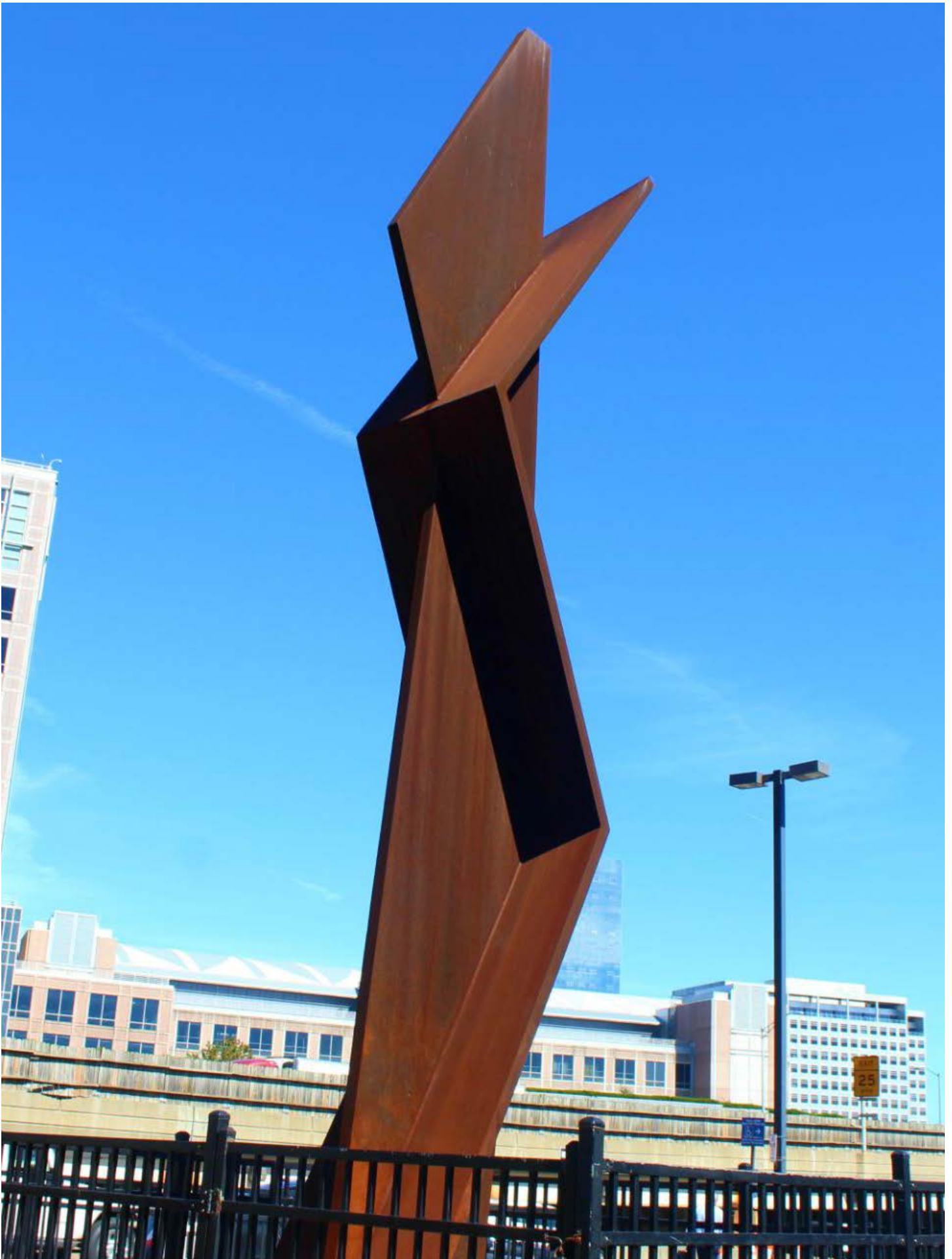
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April 28, 2022

Ms. Cindy Grafstein
City/Board of Education, Joint Facilities Officer
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

RE: Educational Facility Assessment, Demographic Study and Master Planning (RFP 826)
(Master Planning Study)

Subject: Final Report – Letter of Transmittal

Dear Cindy:

On behalf of the entire project team, I am pleased to submit to the City of Stamford and Stamford Public Schools our final report for the Educational Facility Assessment, Demographic Study and Master Planning project.

The report represents the culmination of 9 months of work in assessing the physical conditions of each facility and site, capacity, utilization & parity of facilities, demographic analysis and enrollment projections and a comprehensive planning process that yielded a recommended facilities master plan for the next 10 years. The report is presented in two volumes:

- Volume 1 of 2: Executive Summary
- Volume 2 of 2: Appendices

It has been a pleasure working with the City and Board of Education representatives on this endeavor and our hope is the findings and recommendations presented in this report help the city to rejuvenate and reposition its school facilities for future generations.

Our team is thankful for the opportunity to have worked with the City of Stamford and Stamford Public Schools on this important project. Please contact me at kmorhardt@slamcoll.com, or via phone 860-368-4221, if you have any questions or require any additional information.

Respectfully Submitted,

Kemp A. Morhardt, AIA, NCARB
Principal
CT Licensed Architect 14580





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SECTION 1: ACKNOWLEDGEMENTS

The S/L/A/M Collaborative, Inc. (SLAM) along with our consultant team of StudioJAED, SLR International and D'Agostino Associates extend our appreciation to the City of Stamford (CoS), Stamford Public Schools (SPS), and the Stamford Board of Education (BoE) and other leaders in the Stamford community for the opportunity to participate in and assist the city in crafting a new vision for Stamford Public Schools.

We wish to acknowledge the time and effort put in by everyone who assisted in the process, listed below. We are especially grateful to those who served on the Technical Advisory Committee (TAC), which provided our team the necessary insight enabling us to complete our work. These team members provided the ideas and sounding board that allowed us to shape the conclusions and recommendations of this comprehensive report.

The Mayor's office:

- The Honorable Caroline Simmons – Mayor
- The Honorable David Martin – Former Mayor
- Janeene Freeman - Special Assistant to the Mayor and Director of Partnerships and Community Engagement
- Cindy Grafstein – City/ BOE Joint Facilities Officer (TAC)

Stamford Public Schools:

- Dr. Tamu Lucero – Superintendent (TAC)
- Kevin McCarthy – Director of Facility Operations (TAC)
- Michael Smith – Director of Facilities – Capital Projects (TAC)
- Justin Martin – Public Affairs Officer (TAC)

City Engineering office:

- Lou Casolo – City Engineer (TAC)
- Domenick Tramontozzi – Sr. Construction Manager (TAC)

Stamford Board of Education:

- Ben Lee – Operations Chair (TAC)
- Jackie Heftman – President (TAC)

Members of the Stamford Long Term Facilities Committee

Members of the Stamford Board of Finance

Members of the Stamford Board of Representatives



SLAM would also like to thank the members of our team who went to great lengths to assure that the information they collected and presented is accurate and concise. Our sincere appreciation and gratitude to the following team members:

D'Agostino Associates, Inc.:

- Marc D'Agostino – Principal
- Nick D'Agostino – Principal
- Jasmine Scinto – Project Manager

SLR International:

- Patrick Gallagher - Planner
- Meghan McGaffin - Planner
- Jason Morehouse – Landscape Architect

StudioJAED Architects & Engineers:

- Pamela J Babuca, ASID, IFMA, ALEP - Principal
- Phil Conte – Principal
- Dana Dawson – Project Manager
- Jim Hutchinson – Engineer
- Parag Patel - Engineer
- Nimesh Patel - Architect
- Mark Rinehart – Professional Cost Estimator
- David Spangler – Engineer

The S/L/A/M Collaborative, Inc.:

- Dan Dryzgula – Asst. Project Manager
- Kristen Furtak – Programmer/ Planner
- Emily Ky - Architect
- Kemp A. Morhardt, AIA – Principal In-Charge, Project Manager
- Steve Zane – Architectural Staff
- Michael Zuba, AICP – Director of Public Education Master Planning

In closing, our apologies to anyone who may have been inadvertently omitted from this acknowledgement, your help and input are also sincerely appreciated. Detailed and complex, multi-faceted studies such as these would not be successful if it were not for the efforts of all parties involved and who each effectively contributed to the overall success of the mission and vision for the City of Stamford.



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SECTION 3: DISTRICT VISION / STUDY PURPOSE

The City of Stamford (CoS), partnered with Stamford Public Schools (SPS) identified the need to conduct a comprehensive planning study for Educational Facility Assessments, a Demographic Study and a Board of Education Master Plan (Plan) for the district's school facilities for the next 10-years.

The vision and desired outcome for the Plan include the following goals:

- A comprehensive, holistic plan that considers all schools in the district portfolio
- Assessment of the school buildings' integrity, infrastructure and ability to meet the district's needs
- City-wide enrollment projections for the next 10-years
- A long-term capital management plan for the future that includes considerations on mechanical infrastructure

The intended outcome of the study is that it will lead to the adoption of a district-wide long-term master plan that will provide the model for facilities planning for:

- Short-term (1-5 years)
- Mid-range (5-10 years), and
- Long-range (10-20 years)

The short, median and long-term actions shall be presented in a tiered good, better, best solution and take into account current facility deficiencies, capacity, utilization and demographics.

The Plan is expected to include the following components:

- An inventory of the condition of the district's existing school buildings
- Development trends that include the demographics of residents, as well as an analysis of areas in the city exhibiting the largest growth in school-aged children
- Develop a recommended planning scenario based on the school facility needs assessment and demographic trends with input from the district, the public and other stakeholders
- A final Stamford Public Schools Master Plan





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SECTION 4: STUDY SYNOPSIS

In June of 2021, the City of Stamford, in partnership with Stamford Public Schools commissioned a study for Educational Facility Assessments, Demographic Study & Master Planning, and retained The S/L/A/M Collaborative, Inc. (SLAM) along with specialty consultants to undertake the study. The intent of this study was to evaluate the condition of the existing buildings and ascertain their viability for continued use as public schools. In order to develop a basis for long range decision making, the study included a review of the District Vision, a Demographic and Enrollment Projection Study, and existing Facilities Condition Assessments of each building within the District. The conclusion of these analyses, and assessments was the development of a comprehensive recommended planning scenario that synthesized the vast amount of data into a City of Stamford Board of Education Master Plan for the next 10 years.

The Master Plan consisted of 5 distinct components that collectively guided its development:

- 1) Existing facilities condition assessments
- 2) Existing facilities space assessment for capacity, utilization and parity
- 3) City-wide demographics analysis and 10-year enrollment projections
- 4) Recommendations for the facility best-use (Master Plan)
- 5) Implementation schedule and capital funding forecast

FACILITY CONDITION ASSESSMENTS:

StudioJAED was sub-contracted by SLAM on behalf of Stamford Public Schools to conduct facility condition assessments and analysis of each District facility located in Stamford, Connecticut. The goals of the analysis were to perform an in-depth and intimate evaluation of the physical, structural, mechanical, and infrastructure conditions of all the existing District buildings to identify deferred maintenance and long-term asset renewal needs. SLAM also teamed with SLR International to perform site assessments, and D'Agostino & Associates for the technology and security system assessments.

The Facilities Condition Assessments are summarized in Section 6. They provided valuable information about the physical condition and sizes of the existing facilities, which includes estimated costs for the deferred maintenance and asset renewal requests. Our teams' findings were that approximately 25% of the facilities required significant investment (\$300-415 per square foot), which are values where one might consider a replacement facility. 50% of the facilities require moderate investment (\$230-300 per square foot), with the balance of facilities requiring a lesser level of investment by comparison (\$25 – 200 per square foot), but still considerable in certain cases. These results signal an important need for multiple facility revitalizations within the District, where investment in newer buildings can be deferred to later in the master plan time horizon. Specific individual building reports are included in Appendix A2.

DEMOGRAPHIC ANALYSIS AND ENROLLMENT PROJECTIONS:

SLR International was sub-contracted by SLAM on behalf of Stamford Public Schools to conduct demographic analysis and 10-year enrollment projection for Stamford Public Schools. A summary of their findings can be found in Section 5 of this report and a full detailed report can be found in Appendix A1, in volume 2 of 2.



CAPACITY, UTILIZATION & PARITY ASSESSMENT:

SLAM conducted a space inventory and capacity assessment for Stamford's school facilities. School capacity, programming and equity of spaces were analyzed through a review of floorplans, a facility questionnaire and follow-up discussions with individual school administration to verify classroom usage, identify building deficiencies, and to explore potential opportunities.

The utilization analysis included benchmarking facilities to discern inequalities and/or inadequacies and determine a study capacity for each facility. Through the inventory of spaces and use of space in each building and mapping of floorplans, educational spaces in each building studies were quantified and characterized. Industry standard space net square feet per seat factors were used to determine the maximum capacity of each classroom space to account for the varying classroom sizes and use across the district's schools. In those instances where the classroom size exceeded the benchmark, the teacher contract was used as the maximum capacity.

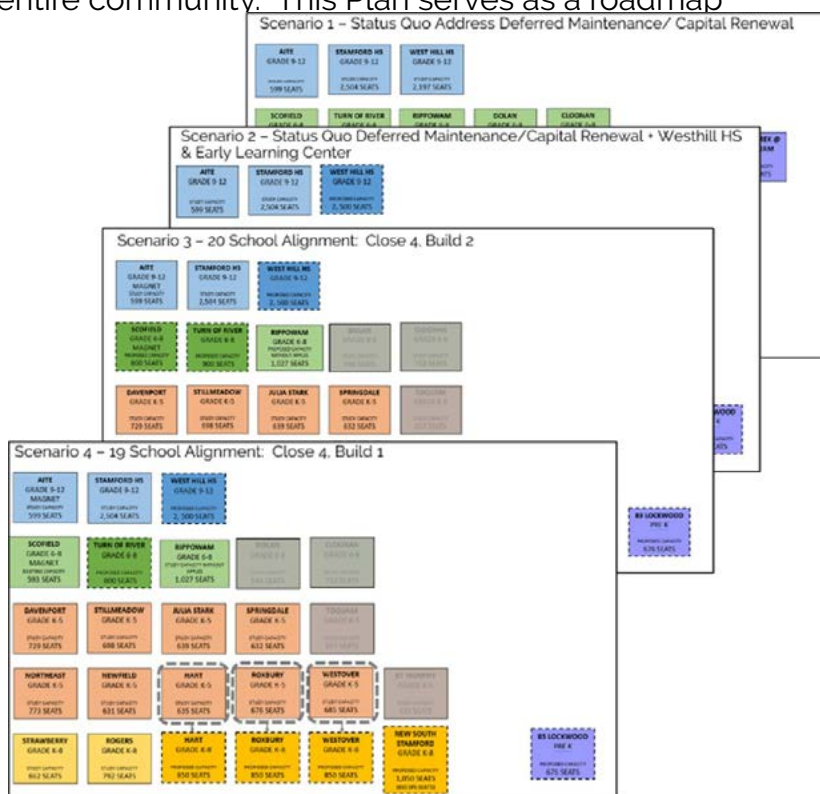
A more detailed description of the process and results can be found in Section 6

MASTER PLANNING PROCESS:

The Master Planning Process was a data-driven, collaborative effort, both quantitative and qualitative information on enrollment, facilities, education and the community were compiled, analyzed and validated to guide the recommendations presented in this Plan. For the school facilities at each grade level a menu of options were discussed with the Technical Advisory Committee (TAC) for input, feedback and refinement. Through this iterative process, options were vetted, choices weighed, and concurrence made for each grade level. This Plan is intended to provide the framework to support the educational vision, improvements and investments needed to maintain SPS facilities for the years to come.

The Stamford Public Schools Master Plan is a bold, aspirational plan that is focused on the brick and mortar and educational needs of the entire community. This Plan serves as a roadmap for the next steps in the process, which include treatments ranging from capital improvement projects to schematic design and ultimately school construction projects. Based on these decisions, final recommended improvements for each school and grade level were developed. Finally, planning is a continuous process, and this master plan is not rigid but rather malleable and will provide a foundation for future decision making and plan refinement.

The Facility Condition Assessment, Enrollment Projections and Capacity & Utilization information advised the planning process and assisted the team in identifying potential building renovation/alteration, new construction and building retirement options



ultimately arriving at a recommended facility-best-use.

In addition to the data gathering components of the study, our team worked with the District and City administration to evaluate areas where structural improvements to the educational delivery could be realized. The team established a basic framework to guide planning scenario development as follows:

- Target investments into areas of greatest need as identified by the Facility Condition Assessments (FCA's)
- Align school facilities with Stamford's demographics and educational needs
- Prepare a cash-flow matrix, targeting approx. \$ 300 M bonding over the 10-year time horizon (local Stamford share)
- Identify funding strategies to utilize state and federal dollars to the greatest extent possible

The following provides an overview of the master planning process that led to the recommendations presented in this report. Over the last several months, through an iterative process scenarios were developed and vetted with the TAC, presented to the community through public workshops and meetings with various committees and boards. Input was solicited at each workshop and a month-long community survey was fielded to garner additional community sentiment and feedback on the development of this master plan. The feedback was summarized and distilled down to the most salient points in a frequently asked questions (FAQ) that was shared with the community through Stamford Public Schools website. Additionally, the results of the community survey can be found in Appendix A4, volume 2 of 2.

The Master Planning Process entails creating a range of planning options that span the gamut from maintaining "Status Quo" to large scale aspirational changes to the system. Within each major area of the master plan are specific projects that are derived from the FCA's as well as next steps for bolder and structural changes to the school system.

By viewing each element through the lens of educational adequacy, support of SPS educational mission and strategic plan, facility needs, and community support the recommendations were developed.

SCENARIO 4 – RECOMMENDED PLAN:

Scenario 4 presented below, guides investment into areas of greatest need as identified by the FCA's. As discussed in greater detail in Section 6 of this report, SPS is forecasted to have roughly \$670 million in deferred maintenance and capital improvements across the 22 schools studied over the next decade. The master plan through targeted investments, intentional cost avoidance, structural and organizational changes aims to address these items in a deliberate and thoughtful manner to ensure that investments can be made at each building, overall disruption can be limited where possible, the local share aligns with Stamford's financial obligations and ability to bond the improvements, and that collectively the improvements improve the educational environments for Stamford's educational community.

Outside of funding, one of the other major challenges for this master plan was the overarching goal to align school facilities with Stamford's demographics and educational needs. Historically, Stamford south of I-95 has struggled with not having enough school facilities and seats to house the number of students residing in the residential neighborhoods. Stamford has been creative to mitigate and manage this challenge by providing magnet programming and satellite zoning of schools. One of the desired outcomes of this plan is to address this historic disconnect to the



greatest extent possible by addressing the lack of school facilities in densely populated areas of south Stamford.

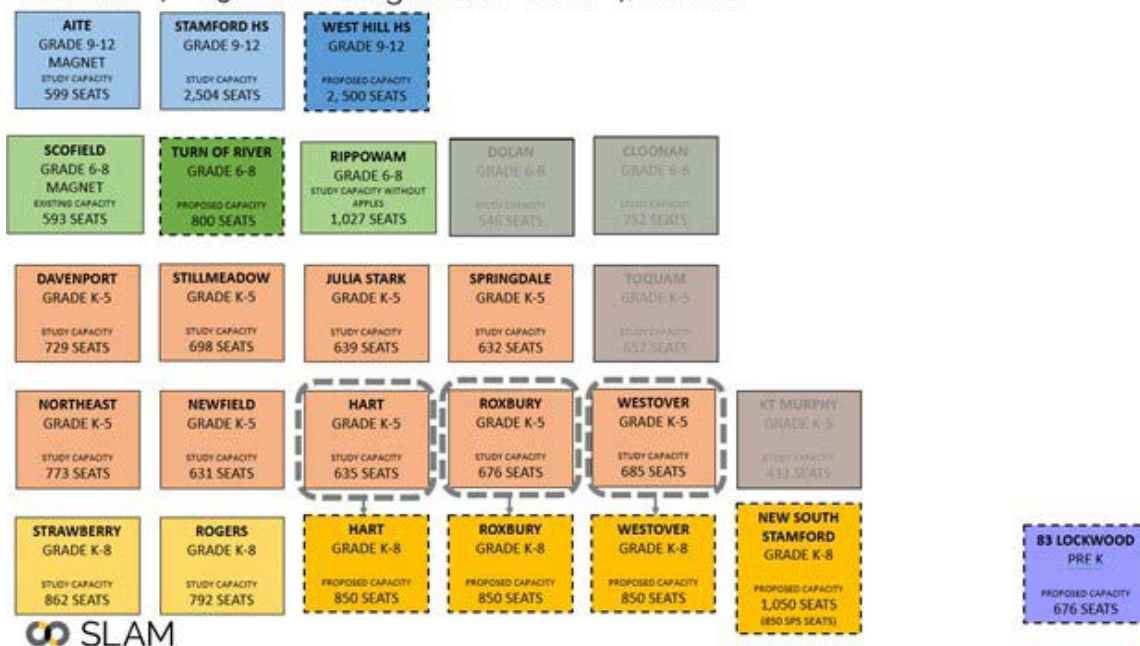
To begin addressing this issue, naturally the first element is to identify a location that can support the desired program and school. This master plan identifies geographic areas, number of students and conceptual attendance zones and magnet placements to "right size" schools to the present and future demographics and enrollment. One of the major structural changes is the district's desire to provide greater opportunities for students to attend K-8 schools. Through this K-8 reconfiguration, there is potential to improve the overall utilization of facilities and ratio of students to seats across the schools. However, it requires a complex phased approach of school construction, school retirements, school redistricting and implementation of new magnet programming that needs to happen over a period of time.

Concurrent and coordinated with SLAM's master planning process, the City of Stamford has been conducting a site selection process to identify, study and vet potential site(s) in South Stamford that can support their desired K-8 program of 1,050 students. At the time of drafting of this master plan, this process is still underway, and therefore there will not be a specific recommendation for siting this planned facility.

Through the retirements of two middle schools, Cloonan and Dolan, and two elementary schools, KT Murphy and Toquam, the conversion of Roxbury, Westover and Hart K-5 schools to K-8 schools, the creation of a new K-8 in South Stamford, and the addition of two hundred more seats at Turn of River, the district aims to transform the landscape of SPS, invest in facilities, create better alignment of facilities to student population centers and improve overall utilization; refer to Figure 4.2.

FIGURE 4.2

Scenario 4 – 19 School Alignment: Close 4, Build 1



As part of the analysis and development of Scenario 4, conceptual attendance zones were developed as well as changes to magnet school process in order to better utilize space across the reconfigured district. To test and validate each scenario, a school utilization analysis was conducted. Using the capacity study findings, and the planned capacity from the proposed construction program, each grade grouping and facility was analyzed for the overall utilization. Based on Scenario 4, overall utilization was improved to 91% for the collective elementary and middle school facilities. Specifically, utilization was improved at both the K-5 and 6-8 grade groupings as shown below:

- Scenario 4 K-5 at 93% vs. 85% existing
- Scenario 4 6-8 at 87% vs. 76% existing

The detailed utilization breakdown by school is provided in Tables 4.1 and 4.2 below. In addition to the utilization analysis, each school was also evaluated relative to district's equity and diversity policy. Stamford has a long history of voluntarily desegregating schools dating back to the early 1960s. It was important to include the analysis diversity and socio-economic indicators as part of this long-range planning process to ensure recommendations aligned with Stamford's plan for diversity and equity. The analysis shown in the Table 4.3 below is a "snapshot" of a fully implemented master plan.

TABLE 4.1

Elementary Schools		Master Planning Capacity	
SCHOOL NAME	Scenario 4 K-5 Enrollment	Master Planning K-5 Capacity	Utilization
Davenport Ridge	700	729	96.0%
Hart K8 Intradistrict	481	567	84.8%
Julia A. Stark	653	639	102.2%
Newfield	561	631	88.9%
Northeast	610	773	78.9%
Rogers International K-8 Interdistrict	517	528	97.9%
Roxbury K8 Neighborhood	500	567	88.2%
South Stamford K8 Interdistrict	655	567	115.5%
Springdale	641	632	101.4%
Stillmeadow	655	698	93.8%
Strawberry Hill K-8 Interdistrict	478	574	83.3%
Westover K-8 Intradistrict	527	567	92.9%
TOTALS	6,978	7,472	93.4%

**Note K-5 totals slightly different than district totals due to out of district and outplacement*



TABLE 4.2:

Middle Schools		Master Planning Capacity	
SCHOOL NAME	Scenario 4 6-8 Enrollment	Master Planning Capacity 6-8 Capacity	Utilization
Hart School K8 ⁽²⁾	175	283	61.8%
Rippowam Middle ^{(1) (3)}	830	1,027	80.8%
Rogers International K8	284	264	107.6%
Roxbury K8	235	283	83.0%
Scofield Middle	584	593	98.5%
South Stamford K8 ⁽³⁾	278	283	98.2%
Strawberry Hill K8	261	288	90.6%
Turn of River School ⁽³⁾	819	800	102.4%
Westover K8 ⁽²⁾	112	283	39.6%
TOTALS	3,578	4,104	87.2%

(1) an additional 222 seats exists through the relocation of Apples to 83 Lockwood. Not included in capacity

(2) Does not include additional magnet middle students from outside attendance zone

(3) Assumes Strawberry "Rollup" of 7th and 8th grade students is weighted towards TOR (75%) and Ripp (25%)

TABLE 4.3:

Scenario 4: ES & MS Enrollment Snapshot from 2021-22 Enrollment

Scenario 4: ES & MS Enrollment Snapshot from 2021-22 Enrollment									
School	Scenario 4 Enrollment	Master Planning Capacity	Scenario 4 Overall Utilization	Minority %		Free/Red. Lunch (FRL)		ELL %	
				Scenario 4 Minority %	Existing Minority %	Scenario 4 FRL %	Existing FRL %	Scenario 4 ELL %	Existing ELL %
K-5									
Davenport Ridge	700	729	96%	65.6%	60.9%	40.4%	39.3%	9.1%	12.0%
Julia A. Stark	656	639	103%	76.9%	77.2%	61.9%	64.9%	14.2%	14.1%
Newfield	561	631	89%	78.6%	77.8%	59.0%	58.1%	20.7%	18.2%
Northeast	610	773	79%	65.4%	60.2%	48.4%	42.1%	13.4%	16.2%
Springdale	641	632	101%	74.9%	75.9%	58.0%	58.6%	15.9%	17.7%
Stillmeadow	655	698	94%	74.4%	72.6%	57.6%	56.9%	15.4%	13.1%
K-8									
Hart K8 Intradistrict	656	850	77%	82.5%	83.8%	54.1%	55.7%	14.9%	14.3%
Rogers International K-8 Interdistrict	801	792	101%	72.9%	66.6%	59.6%	54.3%	11.6%	4.0%
Roxbury K8 Neighborhood	735	850	86%	70.6%	74.6%	49.3%	51.8%	15.9%	16.5%
South Stamford K8 Interdistrict	933	850	110%	85.1%	NA	69.0%	NA	19.3%	NA
Strawberry Hill K-8 Interdistrict	739	862	86%	71.9%	71.4%	39.7%	40.2%	1.8%	1.9%
Westover K-8 Intradistrict	639	850	75%	86.4%	83.3%	70.6%	68.2%	6.6%	5.5%
6-8									
Rippowam Middle School	830	1,027	81%	73.6%	72.9%	63.4%	62.0%	15.2%	13.9%
Scofield Intradistrict Magnet	584	593	98%	64.0%	64.0%	54.3%	54.3%	5.7%	5.7%
Turn of River School	819	800	102%	66.8%	72.6%	52.9%	53.4%	12.4%	18.6%

The recommendations of this master plan were built from thorough assessments of the Stamford Public School's physical, educational, capital, and demographic needs for the next decade. Through an extensive transparent public outreach process, the recommended plan was molded to reflect the stakeholder feedback. Although this plan must be malleable overtime, a framework for implementation and funding, which can be found in Sections 7 and 8, was developed to provide a road map for future planning, invest, and school construction.



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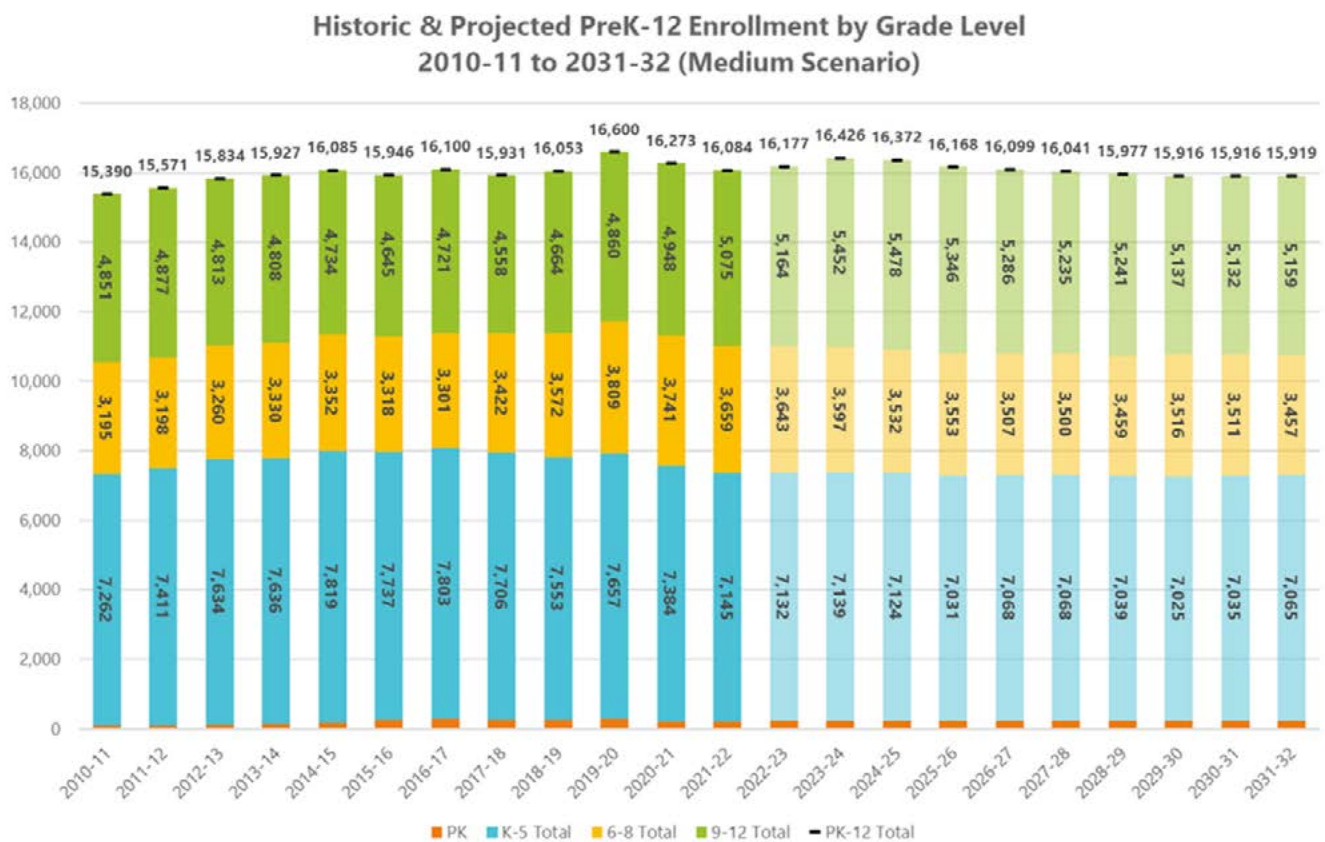


SECTION 5: DEMOGRAPHICS AND ENROLLMENT PROJECTION SUMMARY

SLR International teamed with SLAM to conduct a city-wide demographic analysis and developed comprehensive enrollment projections that examined factors that influence school enrollments, namely trends in demographics, births, housing, and economics of the next 10 years. These trends provide a framework for the districtwide and school-by-school enrollment projections for the City of Stamford. A summary of the districtwide enrollment history and projections is provided in Figure 5.1. The full detailed report on demographics and enrollment projects can be found in Appendix A1.

Enrollment was very stable between 2013-14 and 2018-19 school years at about 16,000 K-12 students. Followed by a large uptick in enrollment for the 2019-20 school year across all grade groupings, which also correlated to a large uptick in new ELL students. With the onset of the pandemic, the 2020-21 school year experienced a drop in enrollment, however, it was still above the 2013-2018 levels. This decline continued into 2021-22 with the decline largely driven by reduced elementary enrollment.

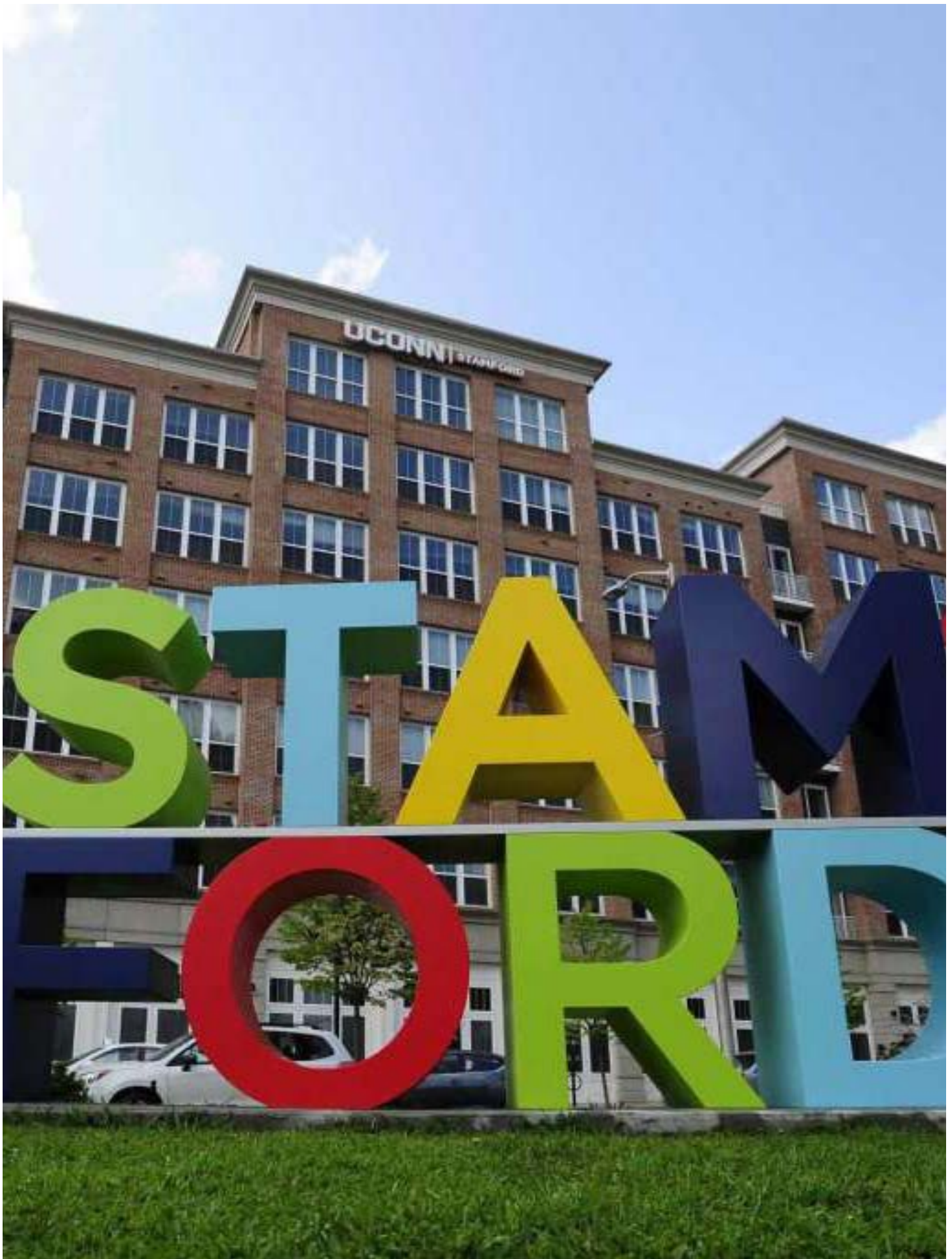
FIGURE 5.1



Overall PK-12 enrollment is projected to be relatively stable over the next decade with some overall growth in the first three years, largely at the high school grade level. Projected enrollment at the elementary, middle and high school grade groupings are summarized below.

- Elementary (K-5) enrollment is projected to be stable and average 7,073 students;
- Middle School (6-8) enrollment is projected to average 3,528 students, with enrollment slightly declining from 3,659 - 3,457 students;
- High School (9-12) enrollment is projected to average 5,263 students, and peak in 2024-25 at 5,478 students then slowly decrease to 5,159 students by 2031-32.





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SECTION 6: FACILITY CONDITION ASSESSMENT SUMMARY

GENERAL:

The project team performed a detailed facility condition assessment of the listed facilities in the Table 6.1. Field teams comprised of architects, engineers, technology & security design professionals and landscape architects visited each building to evaluate current conditions and identify a list of deferred maintenance and asset renewal items for each building and site, as well as assess capacity, utilization and inventory of "specials" spaces for each school. The inventory of "specials" yielded a parity of space assessment to assist the district in determining which schools may have a deficit of space type compared with other schools, which can be addressed during future improvement projects.

The team consisted of the following firms.

- D'Agostino & Associates – Technology, Security, Master Clocks, Public Address, Phone systems;
- SLR International – Site Assessments;
- StudioJAED – Architectural, Mechanical, Electrical, Plumbing, Fire Alarm & Fire Protection systems;
- The SLAM Collaborative – Capacity, Utilization & Parity assessment;

Detailed Facility Condition Assessment and Analysis (FCAA) and Deferred Maintenance and Asset Renewal (DM/AR) reports for each building noted in Table 1 can be found in Appendices A2.1 through A2.4, volume 2 of 2.



TABLE 6.1 – List of Schools Assessed:

	SCHOOL NAME	Grade Level	Building Area (Gross Square Feet)	Notes
ELEMENTARY / K-8 SCHOOLS				
1	Davenport	K-5	84,890	
2	Hart Magnet	K-5	82,300	
3	Julia A Stark	K-5	93,900	
4	KT Murphy	K-5	85,000	
5	Newfield	K-5	75,900	
6	Northeast	K-5	85,720	
7	Rogers International (K-8: Inter-D Magnet)	K-8	131,681	
8	Roxbury	K-5	89,000	
9	Springdale	K-5	88,000	
10	Stillmeadow	K-5	108,372	
11	Strawberry Hill (Inter-D Magnet)	K-8	133,000	
12	Toquam Magnet	K-5	90,500	
13	Westover Magnet	PK-5	142,000	
	Elementary / K-8 School Sub-Total:		1,290,263	
MIDDLE SCHOOLS (6-8)				
14	Cloonan	6-8	164,155	
15	Dolan	6-8	114,000	
16	Rippowam (excludes Apples PreK program)	6-8	227,700	
17	Scofield Magnet (Intr-District Magnet)	6-8	149,188	
18	Turn of River (6-8)	6-8	121,005	
	Middle School Sub-Total:		776,048	
HIGH SCHOOLS				
19	AITE	9-12	110,560	
20	Stamford	9-12	360,000	
21	Stamford Stadium	N/A	16,000	
22	Westhill (taken from 2021 Grant Application study)	9-12	392,063	Scope excluded per RFP Addendum No. 1.
23	Westhill Annex (VoAg)	9-12	45,000	
	High School Sub-Total:		923,623	
OTHER BUILDINGS				
24	83 Lockwood (Former Rogers School)	N/A Closed	118,000	Excluded per RFP Addendum No. 1. Report included herein, since performed by SLAM & StudioJAED under separate contract. Scope excluded per RFP Addendum No. 1.
25	229 North Street (Former Stamford Academy)	Alt. Ed. (Anchor)	15,000	
	Other Building Sub-Total:		133,000	
	Total:		3,122,934	

SITE:

Each property was visited by a landscape architect to assess the condition of site features including but not limited to:

- Parking lots and vehicular drives
- Pedestrian paths
- Playgrounds
- Athletic fields
- Miscellaneous site features

A narrative description and assessment for each site is included in the FCAA reports. Costs for recommended improvements are included in the DM/AR reports, which are appended to the FCAA reports and can be found in Appendix 2, volume 2 of 2.

ASSESSMENT OF ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM & FIRE PROTECTION SYSTEMS:

The FCAA and DM/AR reports include a detailed assessment of each building with recommended improvements based on the parameters detailed in the Standards & Definitions (S&D) document, which is located in Appendix A2.5. In particular, the estimated costs for the recommended improvements are based on the cost estimate model presented therein, which include owner soft costs and project delivery based on a Construction Manager at Risk (CMaR) model. The S&D document details work to be performed, methodology, definition of terms and establishes parameters for the following topics:

- Project Scope of Work Summary
- Building Classification System
- Prioritization Classifications
- Justifications for Corrective Actions
- Correction Type Category
- Unit of Measures
- Building Types
- Cost Estimate Development

Per District request, the assessments include the replacement of existing modular classroom buildings with permanent construction, where they exist as a capital improvement item. The modular replacements and associated costs can be tracked separately from deferred maintenance / asset renewal items. Additionally, mechanical improvements assume the addition of full air conditioning for all facilities that currently do not have air conditioning. Where it was more economical to proceed with full HVAC system replacement in lieu of itemized DM/AR of existing systems, full system replacement was included.

RECOMMENDATIONS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM & FIRE PROTECTION SYSTEMS:

Table 6.2 illustrates the summary of estimated costs for the DM/AR items across the district, over the next 10-years, in aggregate for all buildings. The DM/AR items have been grouped into eight system categories and the total cost for items in each category have been presented in terms of dollars per gross square foot for each building, with the top 15% highlighted. The eight system categories have also been summed to a total cost per square foot for each building and the data is sorted from highest to lowest cost per gross square foot when referencing the "Overall Cost/ GSF" column. Presented costs are in 2021 dollars and exclude escalation into the future and unique project delivery costs (i.e. phasing, swing space or other temporary provisions).



TABLE 6.2 – 10 Year Forecast by System in Dollars per Gross Square Foot

Building Name	Bldg Type	Gross Area (SF)	Building Envelope	Interior Architecture	Mechanical**	Electrical	Plumbing	Fire Alarm / Protection	Site Improvements	Space *** Adaptations	Overall Cost / GSF	Notes / Modular Replcmnt Cost
Roxbury ES	K-5	89,000	\$ 79.39	\$ 134.25	\$ 99.78	\$ 60.74	\$ 25.91	\$ 2.33	\$ 11.25	\$ 1.82	\$ 415.46	\$ 4,944,351 9,700 SF Modular
Newfield ES	K-5	75,900	\$ 7.60	\$ 149.95	\$ 100.76	\$ 48.09	\$ 27.33	\$ 13.34	\$ 22.31	-	\$ 369.37	\$ 6,728,395 13,200 SF Modular
Northeast ES	K-5	85,720	\$ 31.11	\$ 108.95	\$ 99.93	\$ 46.99	\$ 23.66	\$ 13.50	\$ 10.28	\$ 0.75	\$ 335.16	\$ 2,701,552 5,300 SF Modular
Turn of River MS	MS	121,005	\$ 25.14	\$ 125.61	\$ 100.05	\$ 33.66	\$ 23.85	\$ 13.50	\$ 9.59	\$ 0.42	\$ 331.81	\$ 2,217,312 4,350 SF Modular
Stamford High	HS	360,000	\$ 41.10	\$ 58.66	\$ 131.46	\$ 47.78	\$ 25.85	\$ 13.68	\$ 3.31	-	\$ 321.84	
Toquarn Magnet ES	K-5	90,500	\$ 26.94	\$ 90.70	\$ 100.15	\$ 47.04	\$ 24.16	\$ 13.50	\$ 7.96	\$ 3.78	\$ 314.24	\$ 3,374,392 6,620 SF Modular
Westhill HS Annex*	HS	45,000	\$ 45.82	\$ 33.35	\$ 69.96	\$ 38.74	\$ 8.54	-	\$ 101.65	-	\$ 298.05	VoAg Annex Building + Full Site
Stamford HS Stadium	HS	16,000	\$ 37.57	\$ 55.74	\$ 18.71	\$ 21.45	\$ 43.09	-	\$ 116.05	\$ 5.34	\$ 297.95	
Dolan MS	MS	114,000	\$ 21.46	\$ 95.81	\$ 98.86	\$ 35.54	\$ 23.88	\$ 14.28	\$ 4.45	\$ 2.92	\$ 297.21	
Springdale ES	K-5	88,000	\$ 35.06	\$ 69.19	\$ 101.68	\$ 45.40	\$ 25.16	\$ 6.21	\$ 1.42	\$ 4.37	\$ 288.49	
Hart Magnet ES	K-5	82,300	\$ 30.95	\$ 65.77	\$ 102.11	\$ 34.96	\$ 22.28	\$ 13.50	\$ 11.34	\$ 1.04	\$ 281.95	
Rippowam MS	MS	227,700	\$ 22.56	\$ 68.05	\$ 100.97	\$ 41.20	\$ 24.51	\$ 0.39	\$ 19.82	\$ 0.45	\$ 277.95	
Cloonan MS	MS	164,155	\$ 21.73	\$ 61.01	\$ 105.53	\$ 47.07	\$ 28.73	\$ 0.39	\$ 6.49	\$ 1.56	\$ 272.51	
Stillmeadow ES	K-5	108,372	\$ 41.00	\$ 67.80	\$ 63.50	\$ 62.44	\$ 19.43	\$ 1.87	\$ 5.64	\$ 0.83	\$ 262.50	\$ 1,197,858 2,350 SF Modular
KT Murphy ES	K-5	85,000	\$ 23.39	\$ 60.20	\$ 100.79	\$ 31.65	\$ 20.01	\$ 13.50	\$ 1.96	\$ 1.31	\$ 252.80	
Stark ES	K-5	93,900	\$ 30.69	\$ 82.05	\$ 50.99	\$ 35.66	\$ 26.03	\$ 14.45	\$ 3.32	\$ 2.73	\$ 245.92	
Davenport ES	K-5	84,890	\$ 46.10	\$ 49.67	\$ 66.48	\$ 40.35	\$ 24.93	-	\$ 5.38	\$ 1.01	\$ 233.91	
Rogers Intl School	K-8	131,681	\$ 18.81	\$ 44.57	\$ 46.00	\$ 69.27	\$ 9.33	\$ 0.49	\$ 5.01	-	\$ 193.48	
AIT&E HS	HS	110,560	\$ 19.49	\$ 16.66	\$ 81.03	\$ 16.24	\$ 6.36	\$ 29.05	\$ 10.17	-	\$ 179.01	
Scofield Magnet MS	MS	149,188	\$ 14.58	\$ 41.43	\$ 54.81	\$ 21.27	\$ 21.01	-	\$ 13.50	-	\$ 166.61	
Westover Magnet ES	K-5	142,000	\$ 2.52	\$ 27.58	\$ 5.79	\$ 15.84	\$ 19.22	\$ 27.20	\$ 11.66	-	\$ 109.80	
Strawberry Hill	K-8	133,000	\$ 7.39	\$ 16.36	-	\$ 2.85	-	-	\$ 0.14	-	\$ 26.73	




Table 6.3 illustrates the same "Overall Cost/ GSF" information presented in Table 6.2, includes a total cost in dollars for all recommended improvements by building, and provides a prioritization of the recommended improvements over the next 10-years. The information is sorted from highest to lowest cost per gross square foot with the top 15% highlighted. A similar priority breakdown with total costs by priority grouping is provided in each of the individual school FCAA reports in the Appendix.

The prioritization of recommended improvements is broken down over the 10-year study time horizon to assist the district with capital funding planning.

TABLE 6.3 - 10 Year Forecast by Priority:

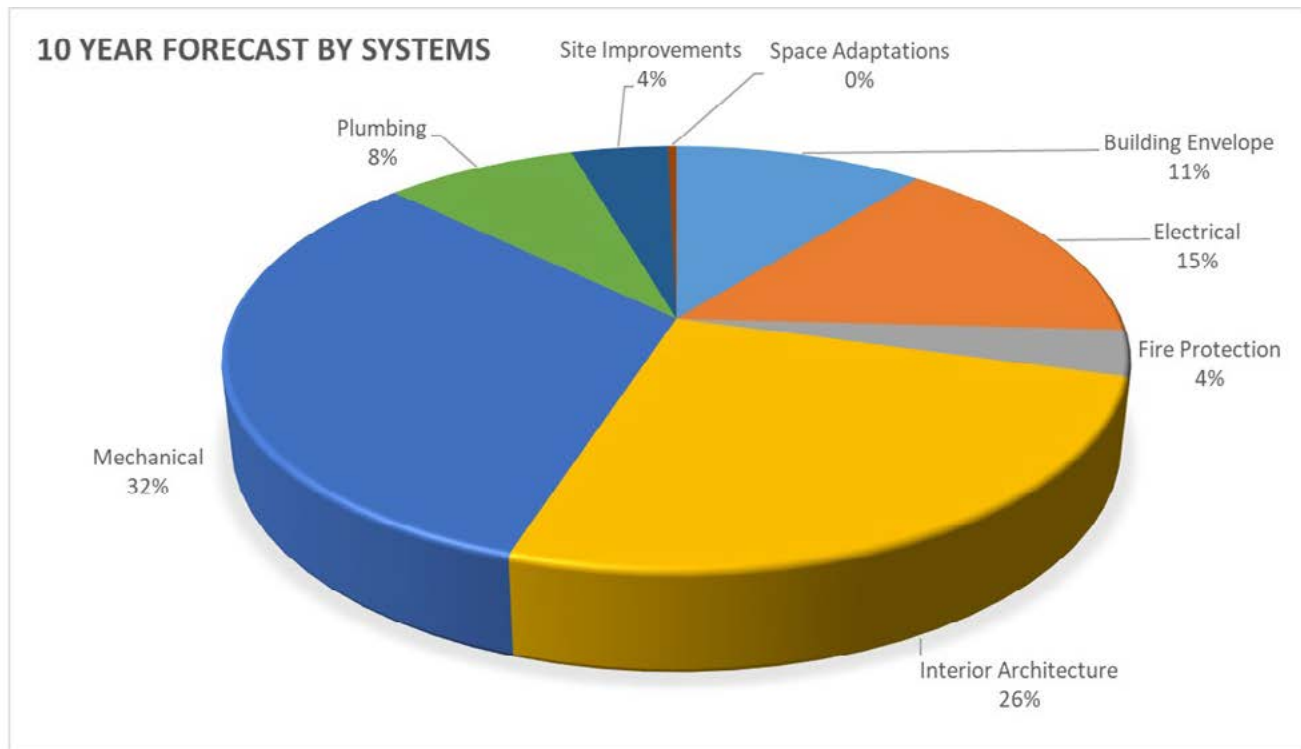
STAMFORD SUMMARY: 10 YEAR FORECAST BY PRIORITY
(Sorted by Overall Cost / GSF - Highest to Lowest)



Building Name	Overall Cost / GSF	ROUNDED Imprvmt Cost	PRIORITY			
			P1 Immed	P2 1-2 yrs	P3 3-5 yrs	P4 6-10 yrs
Roxbury ES	\$ 415.46	\$ 36,976,000	0.2%	64.6%	21.1%	14.0%
Newfield ES	\$ 369.37	\$ 28,035,000	0.2%	73.9%	18.3%	7.6%
Northeast ES	\$ 335.16	\$ 28,730,000	0.0%	59.4%	19.7%	20.8%
Turn of River MS	\$ 331.81	\$ 40,151,000	0.0%	62.1%	19.9%	18.0%
Stamford High	\$ 321.84	\$ 115,862,000	0.0%	47.8%	18.2%	34.0%
Toquam Magnet ES	\$ 314.24	\$ 28,438,000	3.2%	60.3%	19.4%	17.1%
Westhill HS Annex*	\$ 298.05	\$ 13,412,000	0.1%	29.7%	39.0%	31.3%
Stamford HS Stadium	\$ 297.95	\$ 4,767,000	0.0%	60.2%	7.9%	31.9%
Dolan MS	\$ 297.21	\$ 33,881,000	0.0%	66.0%	20.3%	13.7%
Springdale ES	\$ 288.49	\$ 25,387,000	0.1%	61.8%	22.1%	16.0%
Hart Magnet ES	\$ 281.95	\$ 23,204,000	0.0%	42.3%	17.9%	39.8%
Rippowam MS	\$ 277.95	\$ 63,290,000	0.0%	50.5%	27.9%	21.5%
Cloonan MS	\$ 272.51	\$ 44,735,000	0.0%	58.4%	28.0%	13.6%
Stillmeadow ES	\$ 262.50	\$ 28,448,000	0.0%	59.6%	34.1%	6.2%
KT Murphy ES	\$ 252.80	\$ 21,488,000	0.0%	42.4%	28.2%	29.3%
Stark ES	\$ 245.92	\$ 23,092,000	0.0%	46.5%	40.4%	13.1%
Davenport ES	\$ 233.91	\$ 19,857,000	0.0%	52.7%	17.6%	29.7%
Rogers Intl School	\$ 193.48	\$ 25,477,000	0.0%	26.8%	36.4%	36.8%
AIT&E HS	\$ 179.01	\$ 19,791,000	0.0%	33.3%	15.8%	50.9%
Scofield Magnet MS	\$ 166.61	\$ 24,856,000	0.0%	42.8%	25.5%	31.7%
Westover Magnet ES	\$ 109.80	\$ 15,592,000	0.0%	12.2%	25.2%	62.6%
Strawberry Hill	\$ 26.73	\$ 3,555,000	0.0%	22.4%	31.0%	46.6%
District-Wide Totals: \$ 669,024,000			0.2%	51.7%	23.6%	24.5%

Finally, Figure 6.1 illustrates the percentage of the total estimated cost of improvements for each of the eight system categories, in aggregate, across all buildings in the district over the next 10-years. A similar pie chart breakdown is provided in each of the individual school FCAA reports in the Appendix.

FIGURE 6.1 – 10 Year Forecast By Systems:



PHOTOGRAPHS:

Hundreds of photographs have been taken at each school during the assessment process. The photos have been supplied to the district in a separate file transfer for their records. Each FCAA report contains representative photos for each building for the various systems described.

ASSESSMENT OF TECHNOLOGY, SECURITY, AND RELATED SYSTEMS:

D'Agostino and Associates performed a comprehensive assessment of the communications cabling infrastructure, master clock, public address, phone, and physical security systems.

The majority of the communications cabling infrastructure is a combination of category 5, 5E, and 6. The majority of the fiber optic backbone infrastructure is OM1 multimode fiber, which is capable of 1Gbps per fiber pair.

The master clock systems are a combination of wireless synchronized clocks and battery operated un-synchronized quartz clocks. The public address systems were found to be in good to fair condition across the school district.

The classroom interactive boards ranged in age with the majority of these interactive boards installed prior to 2014.

The security systems are in fair condition overall. The video surveillance systems are currently being upgraded to a modern digital video surveillance system in all elementary and middle schools. Raptor visitor management systems are also being installed into all these schools. The access control systems are in fair condition. The intrusion detection systems are in fair condition, but some schools are having nuisance and/ or false alarms.

RECOMMENDATIONS FOR TECHNOLOGY, SECURITY, AND RELATED SYSTEMS:

Broadly recommended is to upgrade all category 5 and 5E copper cabling to the most recent category cable to future proof the buildings with the increase in data commands. In addition to upgrading the copper cabling, it is broadly recommended to upgrade all OM1 multimode fiber optic backbone cabling to OM4 multimode fiber. OM1 multimode fiber is capable of 1Gbps per fiber pair compared to OM4 multimode fiber that is capable of 40Gbps. With this upgrade recommendation, the school district would have the capability to support the bandwidth requirements

of new technology, such as the future use of Wi-Fi and remote learning capabilities.

The wireless clock system is recommended to replace all un-synchronized clocks with the compatible wireless clock to synchronize with the master clock at the school. In addition, it is recommended to replace the batteries in each wireless clock every 3-5 years.

The interactive boards are recommended to be replaced every seven years for preventative maintenance and useful life.

The access control system and video surveillance system software are recommended to be upgraded yearly. While the elementary and middle schools are undergoing a video surveillance system upgrade, the high schools are not. It is recommended to upgrade the video surveillance systems in the high schools. The video surveillance systems in the elementary and middle schools should be re-assessed in ten years for useful life and possible upgrades. Lastly, it is recommended to replace the Aiphone intercom-door-release with a modern device to include video that will assist in the evaluation of a visitor requesting access into all the schools.

The above recommendation and associated costs are included in the StudioJAED DM/AR reports in the Electrical category.

ASSESSMENT OF CAPACITY, UTILIZATION AND SPACE PARITY:

SLAM gathered floor plans for each of the schools assessed and developed a "study capacity" for each of the schools. The process included creating scaled floor plan drawings, evaluating the area of each space contributing toward school capacity (primarily classrooms) and applying an occupancy loading factor consistent with 21st century learning environments for the respective spaces. The study capacity also considers the idealized "contract maximum" as a capped capacity on any given space, as appropriate for the space under consideration.

Spaces excluded from the capacity generally include:

- Gymnasias
- Auditoria
- Cafeteria
- Library/ Media Center
- Specials:
 - Music
 - Art
 - Technical/ STEM /CTE spaces
 - Transient (pullout) Special Education classrooms/ resource rooms

The following tables and figures illustrate the study capacity contrasted against the October 1, 2021 enrollment for each school, and the corresponding variance from capacity and overall utilization percentage is presented.

- Elementary School Capacity & Utilization: Table 6.4 and Figure 6.2 illustrates a total capacity of 8,841 seats over the 13 facilities for 7,493 students in grades K-5 (including Rogers and Strawberry Hill which include grades K-8), yielding a surplus of 1,348 seats across 407 classrooms, or an average of 3.3 seats per classroom.
- Middle School Capacity & Utilization: Table 6.5 and Figure 6.3 illustrate a total capacity of 3,612 seats over the 5 facilities for 3,258 students in grades 6-8 (excluding Rogers and Strawberry Hill which include grades K-8 and are counted with the elementary schools), yielding a surplus of 354 seats across 162 classrooms, or an average of 2.2 seats per classroom.



- High School Capacity & Utilization: Table 6.6 and Figure 6.4 illustrate a total capacity of 5,299 9-12seats over the 3 facilities for 4,884 students in grades 9-12, yielding a surplus of 415 seats across 256 classrooms, or an average of 1.6 seats per classroom.

TABLE 6.4 – Elementary School Capacity & Utilization:

ELEMENTARY SCHOOLS		STUDY CAPACITY		
SCHOOL NAME	Current Enrollment 10/1/2021	Study Capacity	Variance from Study Capacity	% Utilization By Study Capacity
DAVENPORT ES	611	729	118	84%
HART MAGNET ES	532	635	103	84%
JULIA A STARK ES	574	639	65	90%
KT MURPHY ES	431	432	1	100%
NEWFIELD ES	523	631	108	83%
NORTHEAST ES	564	773	209	73%
ROGERS ES	755	792	37	95%
ROXBURY ES	562	676	114	83%
SPRINGDALE ES	548	632	84	87%
STILLMEADOW ES	630	698	68	90%
STRAWBERRY HILL ES	659	862	203	76%
TOQUAM MAGNET ES	570	657	87	87%
WESTOVER ES	534	685	151	78%
TOTALS	7,493	8,841	1,348	85%
	Provided by SLR		Study (D) -Current Enrollment	Current Enrollment / Study Capacity (D) =



FIGURE 6.2 – Elementary School Capacity & Utilization:

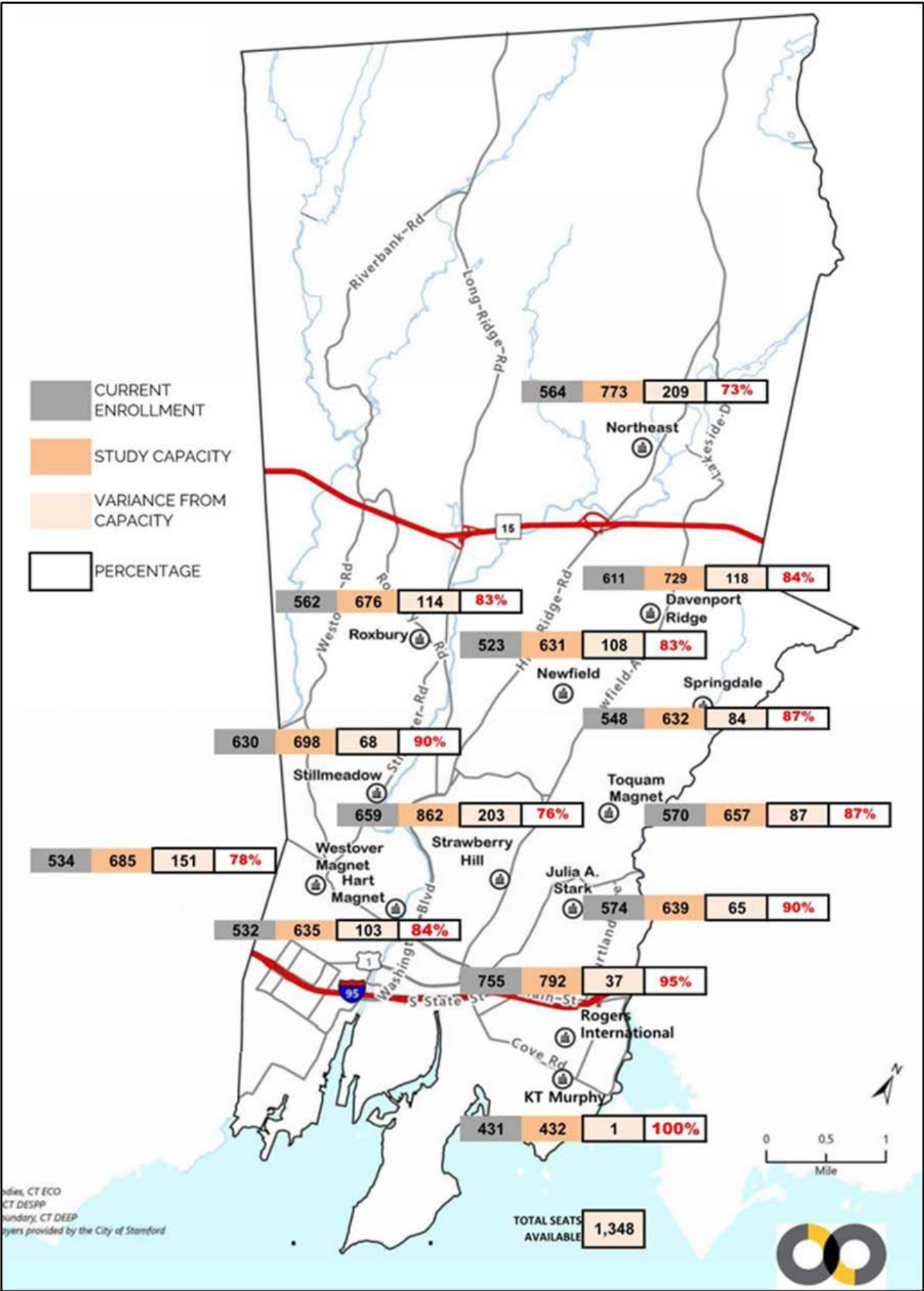


TABLE 6.5 – Middle School Capacity & Utilization (excluding K-8 schools):

MIDDLE SCHOOLS		STUDY CAPACITY		
	Current Enrollment 10/1/2021	Study Capacity	Variance from Study Capacity	% Utilization by Study Capacity
CLOONAN MS	626	752	126	83%
DOLAN MS	626	546	-80	115%
RIPPOWAM MS	746	1,027	281	73%
SCOFIELD MAGNET MS	587	593	6	99%
TURN OF RIVER MS	673	694	21	97%
TOTALS	3,258	3,612	354	
	Provided by SLR		Study (D) -Current Enrollment	Current Enrollment / Study Capacity =
RIPPOWAM - APPLES	168	222	8	76%

FIGURE 6.3 – Middle School Capacity & Utilization (excluding K-8 schools):

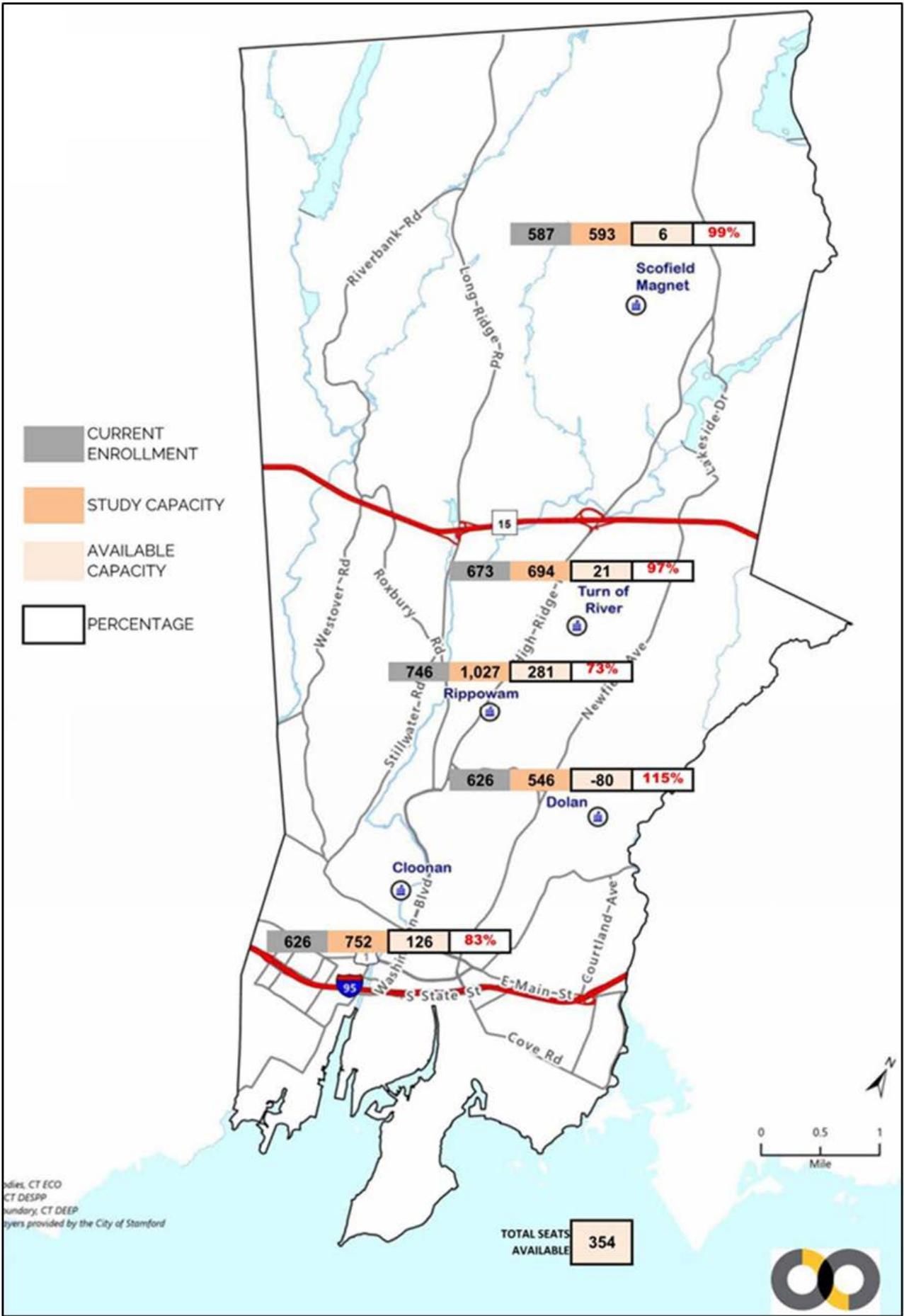
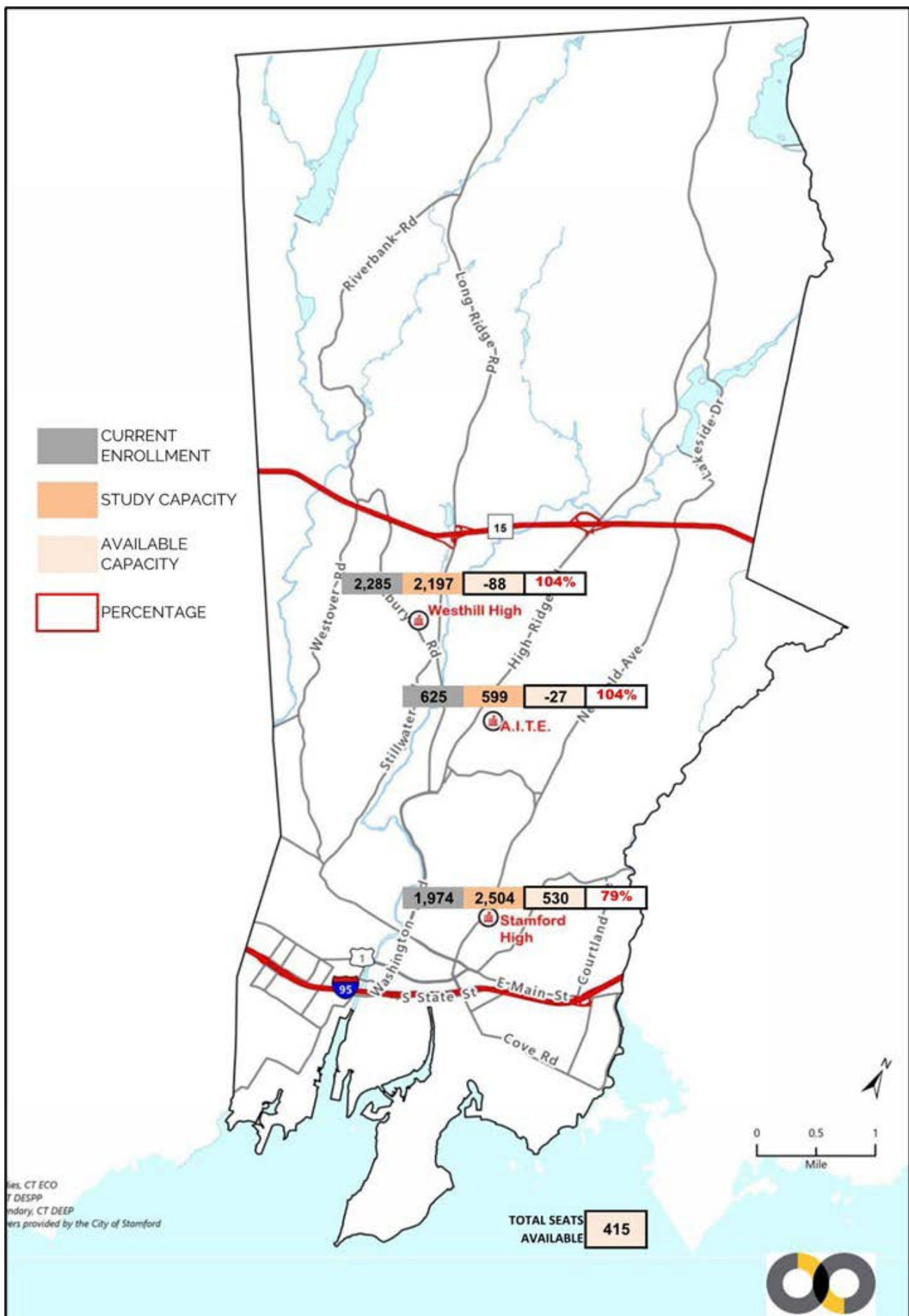


TABLE 6.6 – High School Capacity & Utilization:

HIGH SCHOOLS		STUDY CAPACITY		
	Current Enrollment 10/1/2021	Study Capacity	Variance from Study Capacity	% Utilization by Study Capacity
AITE HS	625	599	-27	104%
STAMFORD HS	1,974	2,504	530	79%
WESTHILL HS	2,285	2,197	-88	104%
TOTALS	4,884	5,299	415	
	Provided by SLR		Study (D) -Current Enrollment	Current Enrollment / Study (D)

FIGURE 6.4 – High School Capacity & Utilization:



A space parity study was also conducted to assist the District in identifying disparities for certain types of spaces at the various schools so closing those disparities can be addressed as projects are crafted in response to the master plan. Figure 6.5 through 6.7 illustrate the basic space type breakdown for each school for Classrooms, Shared, Special Education and Specialty Instruction spaces.

FIGURE 6.5 – Elementary Schools – Space Type Breakdown:

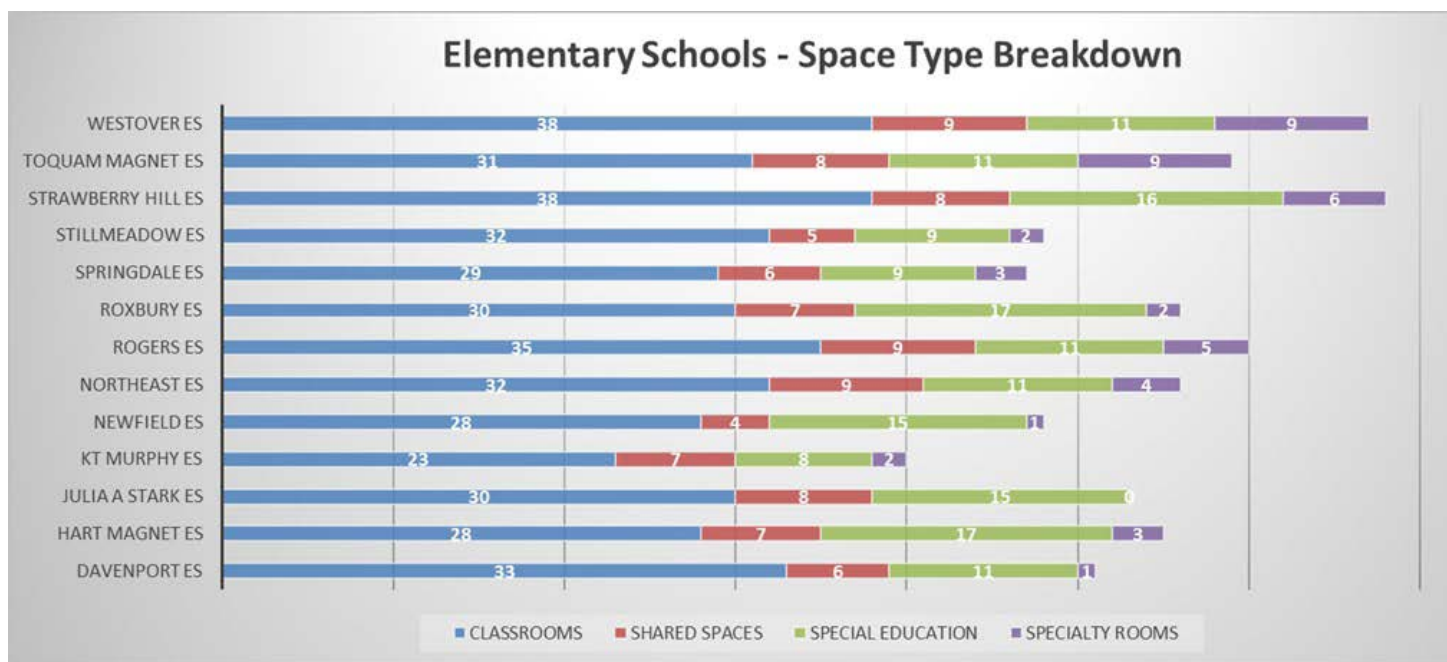


FIGURE 6.6 – Middle Schools – Space Type Breakdown:

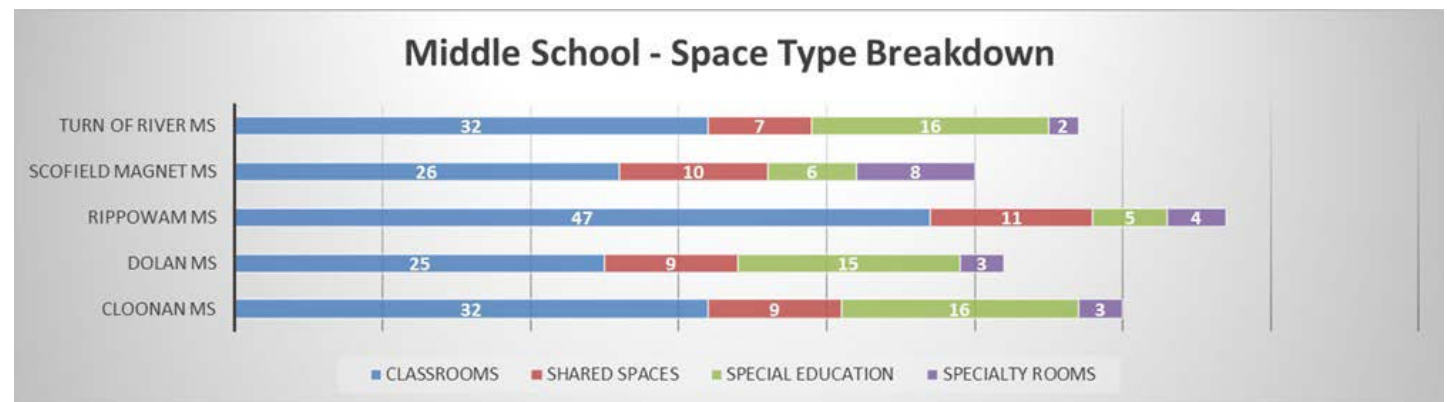


FIGURE 6.7 – High Schools – Space Type Breakdown:

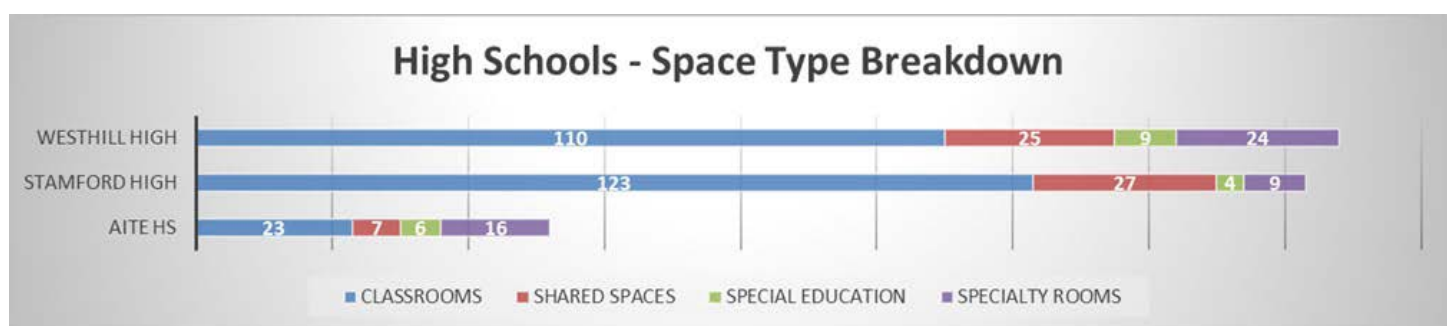


Table 6.9 through Table 7.2 present an inventory of the spaces by school, by use as reported to our team during our capacity/ utilization/ parity survey. The tables illustrate the corresponding room area for each space type instance. The data will enable the district to compare schools against their in-district peers and determine if a given space type needs to be addressed by adding, reducing, or modifying a current space to accommodate a specific need during future projects..

TABLE 6.7 – Elementary Schools – Space Type Inventory:

	ART	MUSIC	COMPUTER	SCIENCE	MEDIA CENTER	GYM	GYM/ CAFÉ	CAFETERIA	AUDITORIUM	SPEECH	RESOURCE	SPEC. ED	OT/PT	READING/ LITERACY	MATH SUPPORT	ELL/ ESL	OTHER	TOTALS
DAVENPORT ES																		
611	1,963	551	995		4,157	6,314		3,991		323		459	516	722	174	792		
												529		993		798		
												725				804		
												241						
TOTAL SF	1,963	551	995		4,157	6,314	0	3,991	0	323	0	1,954	516	1,715	174	2,394	0	25,047
TOTAL SPACES	1	1	1	0	1	1	0	1	0	1	0	4	1	2	1	3	0	18
HART MAGNET ES																		
	1,153	786	927	1,160	2,390		3,884		2,058	201	337	909	256	341		140	350	
		871								91		316		326		326	927	
532												317				735	35	
												408				527		
												732						
												983						
TOTAL SF	1,153	1,657	927	1,160	2,390	0	3,884	0	2,058	292	337	3,665	256	667	0	1,728	1,312	21,486
TOTAL SPACES	1	2	1	1	1	0	1	0	1	2	1	6	1	2	0	4	3	27
JULIA A STARK ES																		
	869	1,145			2,949	4,735		3,039	3,440		454	677		262		325		
	1,082	1,023									446	684		310		469		
574											338	418				352		
											490	491						
												492						
												348						
TOTAL SF	1,951	2,168	0	0	2,949	4,735	0	3,039	3,440	0	1,728	3,110	0	572	0	1,146		24,838
TOTAL SPACES	2	2	0	0	1	1	0	1	1	0	4	6	0	2	0	3		23
KT MURPHY ES																		
	614	444	438		2,980		1,652		2,504		316	589				304	540	
		1,156					1,652					442				581		
431												438				596		
																170		
TOTAL SF	614	1,600	438	0	2,980	0	3,304	0	2,504	0	316	1,469	0	0	0	1,651	540	15,416
TOTAL SPACES	1	2	1	0	1	0	2	0	1	0	1	3	0	0	0	4	1	17
NEWFIELD ES																		
		828			3,656		3,727		3,780	229		526	574	518		436	439	
										235		506		383		364		
												766				421		
523												391				942		
												815						
												421						
TOTAL SF	0	828	0	0	3,656	0	3,727	0	3,780	464	0	3,425	574	901	0	2,163	439	19,957
TOTAL SPACES	0	1	0	0	1	0	1	0	1	2	0	6	1	2	0	4	1	20



TABLE 6.8 – Elementary Schools – Space Type Inventory - Continued:

	ART	MUSIC	COMPUTER	SCIENCE	MEDIA CENTER	GYM	GYM/ CAFÉ	CAFETERIA	AUDITORIUM	SPEECH	RESOURCE	SPEC. ED	OT/PT	READING/ LITERACY	MATH SUPPORT	ELL/ ESL	OTHER	TOTALS
NORTHEAST ES																		
Enrollment 564	750	538			1,728	4,078		2,041	3,996		428	748			276	476	271	
	760	760				2,039					364	761				417	882	
											324	761				235	794	
											302						787	
TOTAL SF	1,510	1,298	0	0	1,728	6,117	0	2,041	3,996	0	1,418	2,270	0	0	276	1,128	2,734	24,516
TOTAL SPACES	2	2	0	0	1	2	0	1	1	0	4	3	0	0	1	3	4	24
ROGERS ES																		
Enrollment 755	853	902		883	1,814	5,534		3,869	3,608	136		313	142	875		443	812	
	1,025	920		841		899						663		265			141	
				765								611		694			534	
												614					202	
												463					752	
TOTAL SF	1,878	1,822	0	2,489	1,814	6,433	0	3,869	3,608	136	0	2,664	142	1,834	0	443	2,441	29,573
TOTAL SPACES	2	2	0	3	1	2	0	1	1	1	0	5	1	3	0	1	5	28
ROXBURY ES																		
Enrollment 562	925	681	904		3,351	3,041		3,863	3,235	472	342	934	579	727		971	684	
	918	672									842	888				954		
		206									508	1,222				936		
											784	1,365						
											726							
TOTAL SF	1,843	1,559	904	0	3,351	3,041	0	3,863	3,235	472	3,202	4,409	579	727	0	2,861	684	30,730
TOTAL SPACES	2	3	1	0	1	1	0	1	1	1	5	4	1	1	0	3	1	26
SPRINGDALE ES																		
Enrollment 548	816	412			4,994	2,422		2,493	4,196		811	375	284	833		362	6,404	
											798	585				816	257	
																442	331	
TOTAL SF	816	412	0	0	4,994	2,422	0	2,493	4,196	0	1,609	960	284	833	0	1,620	6,992	27,631
TOTAL SPACES	1	1	0	0	1	1	0	1	1	0	2	2	1	1	0	3	3	18
STILLMEADOW ES																		
Enrollment 630	1,210	1,212			4,353	7,245		2,877				1,001		1,158		807	110	
												681				459	135	
												797						
												546						
												818						
TOTAL SF	1,210	1,212	0	0	4,353	7,245	0	2,877	0	0	0	4,302	0	1,158	0	1,266	245	23,868
TOTAL SPACES	1	1	0	0	1	1	0	1	0	0	0	6	0	1	0	2	2	16

TABLE 6.9 – Elementary Schools – Space Type Inventory - Continued:

	ART	MUSIC	COMPUTER	SCIENCE	MEDIA CENTER	GYM	GYM/ CAFÉ	CAFETERIA	AUDITORIUM	SPEECH	RESOURCE	SPEC. ED	OT/PT	READING/ LITERACY	MATH SUPPORT	ELL/ ESL	OTHER	TOTALS
STRAWBERRY HILL ES																		
Enrollment	923	1,170		1,001	4,982	6,260		3,953	3,532	283		427	155	566		396	136	
659	1,101	907		1,008						210		765	431				221	
												272					235	
												724					870	
												883					1,036	
												374						
												774						
												449						
												833						
TOTAL SF	2,024	2,077	0	2,009	4,982	6,260	0	3,953	3,532	493	0	5,501	586	566	0	396	2,498	34,877
TOTAL SPACES	2	2	0	2	1	1	0	1	1	2	0	9	2	1	0	1	5	30
TOQUAM MAGNET ES																		
Enrollment	714	855			2,644	3,964		1,922	2,002			743	103	740		463	102	
570	730	827										729				335	108	
												730				302	108	
												714				748	1,803	
																741	102	
																	117	
																	118	
																	220	
																	102	
TOTAL SF	1,444	1,682	0	0	2,644	3,964	0	1,922	2,002	0	0	2,916	103	740	0	2,589	2,678	22,684
TOTAL SPACES	2	2	0	0	1	1	0	1	1	0	0	4	1	1	0	5	9	28
WESTOVER ES																		
Enrollment	1,167	682	681		2,996	4,633		4,042	3,819	644		894				568	436	
534	1,069	695	799							501		562					391	
		468										798					728	
												587					742	
												791					1,009	
																	1,006	
																	776	
																	657	
																	783	
																	376	
TOTAL SF	2,236	1,845	1,480		2,996	4,633	0	4,042	3,819	1,145	0	3,632	0	0	0	568	6,904	33,300
TOTAL SPACES	2	3	2	0	1	1	0	1	1	2	0	5	0	0	0	1	10	29



TABLE 7.0 – Middle Schools – Space Type Inventory:

	ART	MUSIC	COMPUTER/ TECHNOLOGY	SCIENCE	MEDIA CENTER	GYM	GYM/ CAFE	CAFETERIA	AUDITORIUM	SPEECH	RESOURCE	SPEC. ED	OT/PT	READING/ LITERACY	MATH SUPPORT	ELL/ ESL	OTHER	TOTALS
CLOONAN MS																		626
	1,297	1,641	1,396	719	2,547	4,638		8,303	5,170			713		726		1,156	482	
	1,324	1,379	1,393	1,667								1,099		834		1,052	1,290	
		942		1,709								733		936			908	
				1,172								854						
				1,168								778						
				1,173								742						
				1,178								748						
												739						
TOTAL SF	2,621	3,962	2,789	8,786	2,547	4,638	0	8,303	5,170	0	0	6,406	0	2,496	0	2,208	2,680	52,606
TOTAL SPACES	2	3	2	7	1	1	0	1	1	0	0	7	0	3	0	2	3	33
DOLAN MS																		626
TOTAL SF	1,162	1,470	815	5,356	1,932	7,404	0	3,053	4,146	196	485	3,093	0	1,356	1,392	1,076	0	32,936
TOTAL SPACES	2	2	1	6	1	2	0	1	1	1	1	6	0	3	2	2	0	31
RIPPOWAM MS																		746
	1,068	856	193	1,148	1,761	9,595		2,528	4,990			638	845				1,182	
	934	1,919		949				4,479				278					1,148	
		1,680		947								403					1,733	
												1,101					749	
TOTAL SF	2,002	4,455	193	3,044	1,761	9,595	0	7,007	4,990	0	0	2,420	845	0	0	0	4,812	41,124
TOTAL SPACES	2	3	1	3	1	1	0	2	1	0	0	4	1	0	0	0	4	23
SCOFIELD MAGNET MS																		587
	1,769	1,692	1,131	1,774	3,313	11,936		5,019				411		646			760	
	1,385	947	659	1,189								548					424	
	1,429	2,120	1,332	1,200								418						
		1,759	1,036	1,217								503						
			1,154	1,215								638						
			410															
TOTAL SF	4,583	6,518	5,722	6,595	3,313	11,936	0	5,019	0	0	0	2,518	0	646	0	0	1,184	48,034
TOTAL SPACES	3	4	6	5	1	1	0	1	0	0	0	5	0	1	0	0	2	29
TURN OF RIVER MS																		673
Media Ctr is divided into 2 tech classes	1,201	1,649	1,224	765	2,442	8,670		4,401	5,099	379		311		767		344	1,258	
	1,244	1,076		872								385		761		297	1,218	
				1,016								438				662		
				1,014								328						
				1,015								363						
				1,026								988						
				997								546						
												835						
												440						
TOTAL SF	2,445	2,725	1,224	6,705	2,442	8,670	0	4,401	5,099	379	0	4,634	0	1,528	0	1,303	2,476	44,031
TOTAL SPACES	2	2	1	7	1	1	0	1	1	1	0	9	0	2	0	3	2	33



TABLE 7.1 – High Schools – Space Type Inventory:

	ART	MUSIC	COMPUTER/ TECHNOLOGY	SCIENCE	MEDIA CENTER	GYM	CAFETERIA	AUDITORIUM	SPEC. ED	OT/PT	SPECIALTY LABS	OTHER	TOTALS
AITE HS													625
	812	1,150	805	1,234	3,236	395	5,143		885		227	446	
	1,073	1,118	1,051	1,229					504		191	227	
	1,150	1,153		1,214					374		1,050	191	
	812			1,214					602		1,148	233	
	911			1,239							1,067		
											1,037		
											1,239		
											1,106		
TOTAL SF	4,758	3,421	1,856	6,130	3,236	395	5,143	0	2,365	0	7,065	1,097	35,466
TOTAL SPACES	5	3	2	5	1	1	1	0	4	0	8	4	34
STAMFORD HS													1974
	956	1,998	1,011	1,364	5,057	6,689	8,757	6,400	896	231	2,706	269	
	1,062	1,300	1,008	1,400		16,568	571		655		296	1,045	
	949	109	894	971		196			655		1,197	662	
	884	839	760	1,035		1,017					1,470		
	1,165	138	998	1,046		1,027					802		
	862	1,596	1,188	1,068									
	272			978									
	141			941									
				1,019									
				1,065									
				1,364									
				1,004									
				1,062									
				1,042									
				995									
				865									
				1,023									
				1,029									
				1,412									
				974									
TOTAL SF	6,291	5,980	5,859	21,657	5,057	25,497	9,328	6,400	2,206	231	6,471	1,976	96,953
TOTAL SPACES	8	6	6	20	1	5	2	1	3	1	5	3	61



TABLE 7.2 – High Schools – Space Type Inventory - Continued:

	ART	MUSIC	COMPUTER/ TECHNOLOGY	SCIENCE	MEDIA CENTER	GYM	CAFETERIA	AUDITORIUM	SPEC. ED	OT/PT	SPECIALTY LABS	OTHER	TOTALS
WESTHILL HS													2285
	915	693	1,343	904	8,190	6,878	4,619	129	699		2,265	764	
	913	809		903		1,680	4,552	903	692		2,206		
	1,354	1,316		903		13,609		903	677		859		
	1,163	1,116		919		113		919	692		716		
	1,169			889		1,916		9,977	439		815		
	1,398			890		9,440		3,544	427		691		
	163			929		686			329		807		
	854			845		2,209			319		1,180		
	178			824		1,661					1,391		
				832							680		
				903							667		
				835							910		
				897							915		
				848							702		
				895							1,325		
				952							294		
											1,058		
											672		
TOTAL SF	8,107	3,934	1,343	14,168	8,190	38,192	9,171	16,375	4,274	0	18,153	764	122,671
TOTAL SPACES	9	4	1	16	1	9	2	6	8	0	17	1	74

FACILITY CONDITION ASSESSMENT SUMMARIES – BY BUILDING:

The following sub-sections include summary information for each school including “fast-facts” such as: a representative photo of the school, aerial site image, age of structure, building area, grade level configuration, 2021 enrollment, study capacity, % utilization, number of classrooms, among other key facility data.

- 6.1: Elementary Schools (K-5 and K-8)
- 6.2: Middle Schools
- 6.4: High Schools
- 6.5: Other Facilities

Also included is a general summary of each school and excerpts from the detailed FCAA reports illustrating the 10-year DM/AR cost summary breakdown by major system, cost summary by priority and a building scorecard with a condition rating for each major system.

Finally, the summaries include representative floor plans, color-coded by department.



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VOLUME 1 OF 2 EXECUTIVE SUMMARY CONTENTS

SECTION 1: LETTER OF TRANSMITTAL

SECTION 2: ACKNOWLEDGEMENTS

SECTION 3: DISTRICT VISION/ STUDY PURPOSE

SECTION 4: STUDY SYNOPSIS

SECTION 5: DEMOGRAPHICS AND ENROLLMENT PROJECTIONS

SECTION 6: EXISTING FACILITIES CONDITION ASSESSMENT SUMMARY

6.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

6.2: MIDDLE SCHOOLS

6.3: HIGH SCHOOLS

6.4: OTHER FACILITIES

SECTION 7: IMPLEMENTATION SCHEDULE - RECOMMENDED PLAN

SECTION 8: CAPITAL FUNDING FORECAST - RECOMMENDED PLAN



DAVENPORT RIDGE ELEMENTARY SCHOOL

GRADE CONFIGURATION

K-5

2021 ENROLLMENT

611

STUDY CAPACITY

729

% OF UTILIZATION

84%

NUMBER OF CLASSROOMS

33

% MINORITY

57.6%

YEAR BUILT

1972

AGE

49 years

NUMBER OF STORIES

1

BUILDING AREA

84,890 sf

CONSTRUCTION TYPE

conventional steel frame structure on concrete slab with limited pre-cast concrete waffle roof slabs

ADDITIONS/RENOVATIONS

water heater and circulation pump + electric water cooler/bottle fillers renewed 2016

sprinkler system installed 2017

ductwork and centrifugal roof exhausters + pneumatic control system renewed 2000

centrifugal roof exhausters + classroom sinks renewed 2020

package rooftop AC and heat units renewed 2021

Promethean boards recently installed

MODULARS

No

ACERAGE

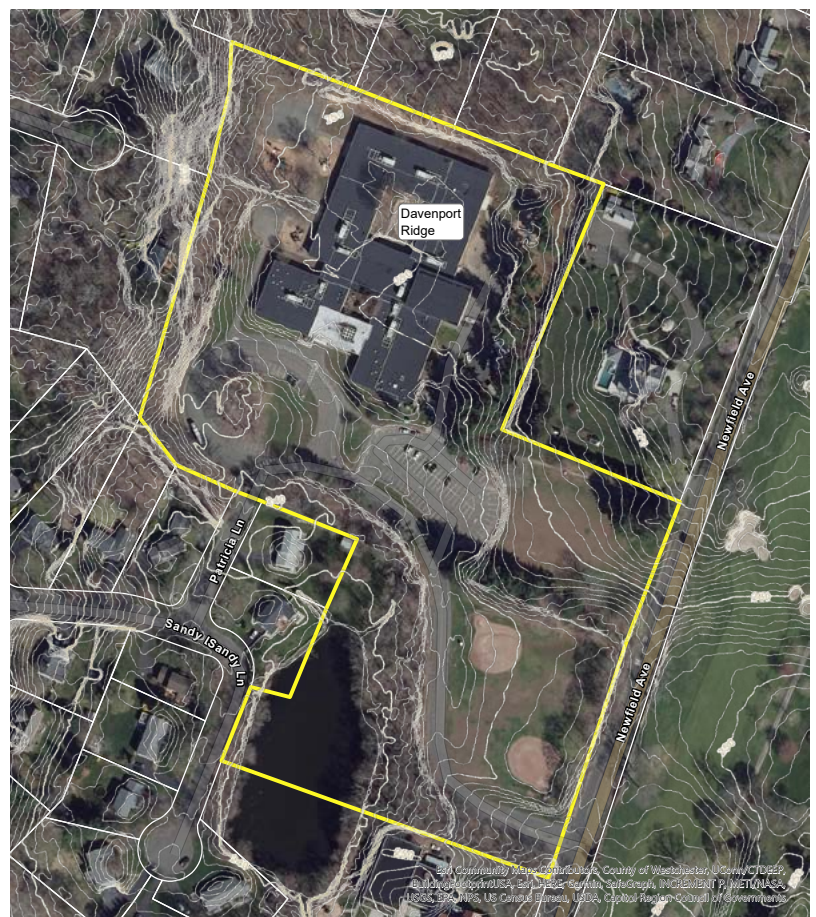
16.9

PLAYGROUNDS

Play areas in fair condition

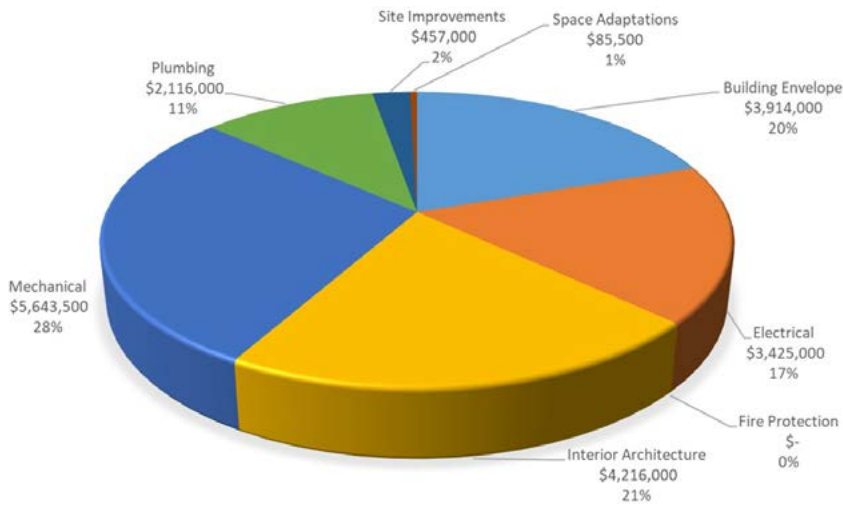
ATHLETIC FIELDS

2 baseball fields in fair condition



DAVENPORT RIDGE ELEMENTARY SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 10,463,643	52.7%
Medium (3 - 5 Years)	\$ 3,489,503	17.6%
Low (6 - 10 Years)	\$ 5,903,855	29.7%
	\$ 19,857,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	X
2	Interior Architecture		X	
3	Mechanical Systems		X	
4	Electrical Systems		X	
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems	X		
7	Site Improvements		X	

SCHOOL INFORMATION

Davenport Ridge Elementary School is located on 13 acres of pristine land in north Stamford. The school is comprised of approximately 650 students and 75 certified and non-certified staff members. The school is a microcosm of the United States. It is diverse in nature and focuses on meeting the needs of each individual child in a manner that is thoughtful and focused on 21st century learning skills.

GENERAL SUMMARY

The property is located at Davenport Ridge Elementary, Stamford, Fairfield County Connecticut on approximately 16.87 acres. The property slopes gently downward from the north side of the property toward the south property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a wood chips surface. Retaining walls are located at various locations along the property perimeter, in the courtyard, adjacent to the basketball courts, and at the front of the building.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.

DAVENPORT RIDGE ELEMENTARY SCHOOL

DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- PATHWAY/ACADEMY
- BUILDING SUPPORT

NOTE: Floor plans are not to scale.



DAVENPORT RIDGE ELEMENTARY SCHOOL



First Floor Plan



HART MAGNET ELEMENTARY SCHOOL

GRADE CONFIGURATION
K-5

2021 ENROLLMENT
532

STUDY CAPACITY
635

% OF UTILIZATION
84%

NUMBER OF CLASSROOMS
28

% MINORITY
82.8%

YEAR BUILT
1998 (relocated)

AGE
24 years (min.)

NUMBER OF STORIES
3

AREA
82,300

CONSTRUCTION TYPE
masonry non-bearing sidewalls, wood floor and roof joists at original portion; steel frame with open web joists at addition on reinforced concrete slab on grade

ADDITIONS/RENOVATIONS
Addition and renovations including mechanical, plumbing, and wiring upgrades + sprinkler system installed 1998
various pumps, expansion tanks, exhaust fans, and plumbing fixtures replaced at various dates
chiller replaced 2010
security system upgraded ~2011
interactive whiteboards installed prior 2014
rooftop packaged HVAC units 2017
water heater and circulator replaced 2018
chilled to hot water heat exchanger replaced 2019
additional limited mechanical and plumbing upgrades

MODULARS
No



ACERAGE
3.2

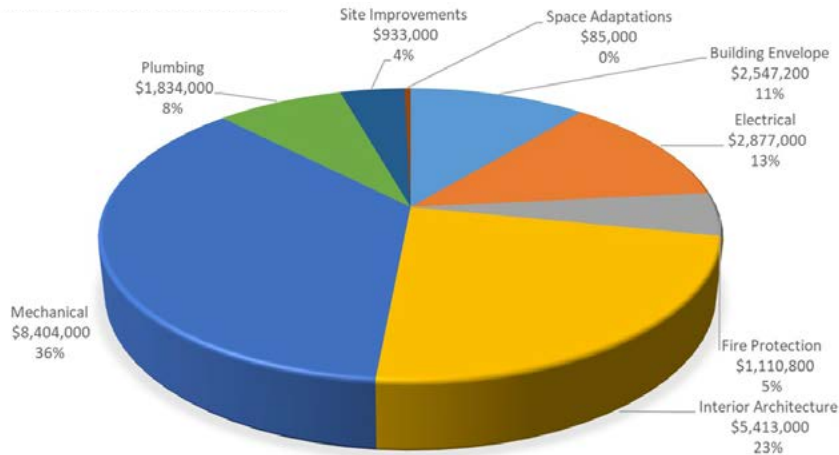
PLAYGROUNDS
Grass play areas in poor condition

ATHLETIC FIELDS
No official field areas



HART MAGNET ELEMENTARY SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

High (1 - 2 Years)	\$	9,816,034	42.3%
Medium (3 - 5 Years)	\$	4,142,082	17.9%
Low (6 - 10 Years)	\$	9,245,884	39.8%
	\$	23,204,000	100%

SCHOOL INFORMATION

Mission Statement

In partnership with parents and the Stamford community, Hart Magnet School provides its students with a learning environment that ensures a firm foundation in the basics and fosters respect for our diverse population. Hart focuses on technology and an inquiry-based approach to science. The theme of environmental studies allows our students to find a connection between their own community and the world in which they live, creating productive citizens and resourceful, life-long learners.

GENERAL SUMMARY

The property is located at Hart Elementary Magnet, Stamford, Fairfield County Connecticut on approximately 2.55 acres. The property slopes gently downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a wood chips surface.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	X
2	Interior Architecture		X	
3	Mechanical Systems		X	X
4	Electrical Systems		X	
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements		X	X



HART MAGNET ELEMENTARY SCHOOL

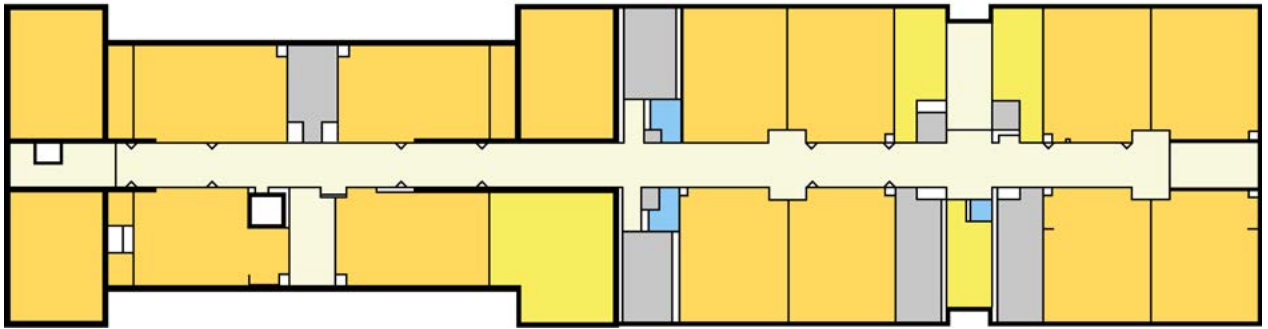
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- SCIENCE LABS
- BUILDING SUPPORT

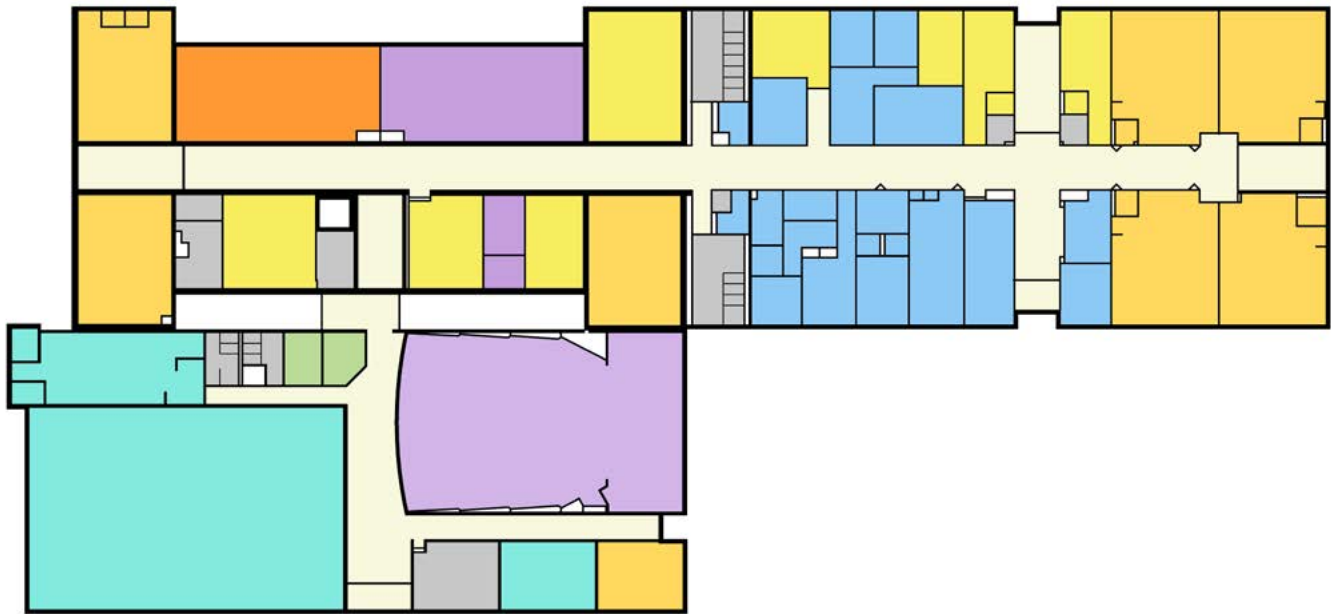
NOTE: Floor plans are not to scale.



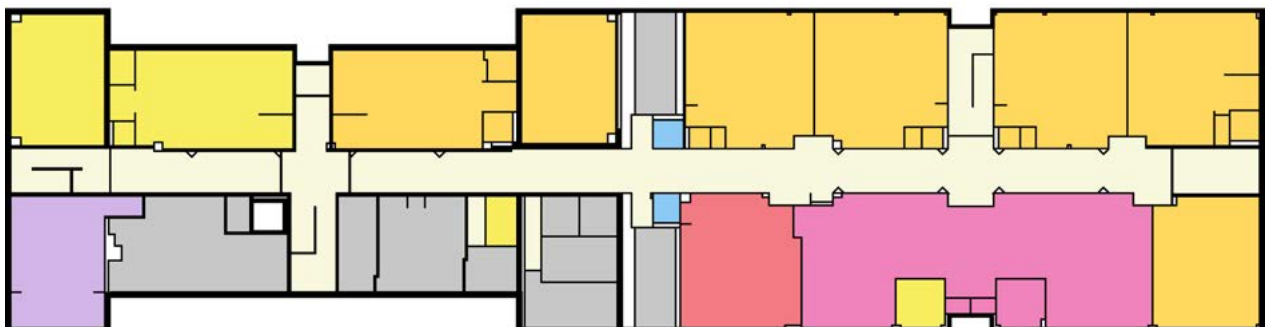
HART MAGNET ELEMENTARY SCHOOL



Second Floor Plan



First Floor Plan



Ground Floor Plan



JULIA A. STARK ELEMENTARY SCHOOL

GRADE CONFIGURATION

K-5

2021 ENROLLMENT

574

STUDY CAPACITY

639

% OF UTILIZATION

90%

NUMBER OF CLASSROOMS

30

% MINORITY

74.6%

YEAR BUILT

1927

AGE

94 years

NUMBER OF STORIES

3

BUILDING AREA

93,900 sf

CONSTRUCTION TYPE

wood frame structure on concrete and brick masonry crawl space foundation at original 1927 schoolhouse; masonry bearing walls, steel-framing and concrete-topped metal decks at all later additions

ADDITIONS/RENOVATIONS

addition 1951

addition + electrical wiring and panels replaced 1969

mechanical renovations 1994

sprinkler system installed in 1996

mechanical renovations including water heaters and circulators replaced 2004

interactive white boards replaced prior 2014

domestic water storage tank replaced 2016

plumbing fixtures replaced as needed

steam to hot water heat exchanger replaced + water bottle fillers installed at present

MODULARS

No



ACERAGE

6.3

PLAYGROUNDS

Limited grass play areas in fair condition

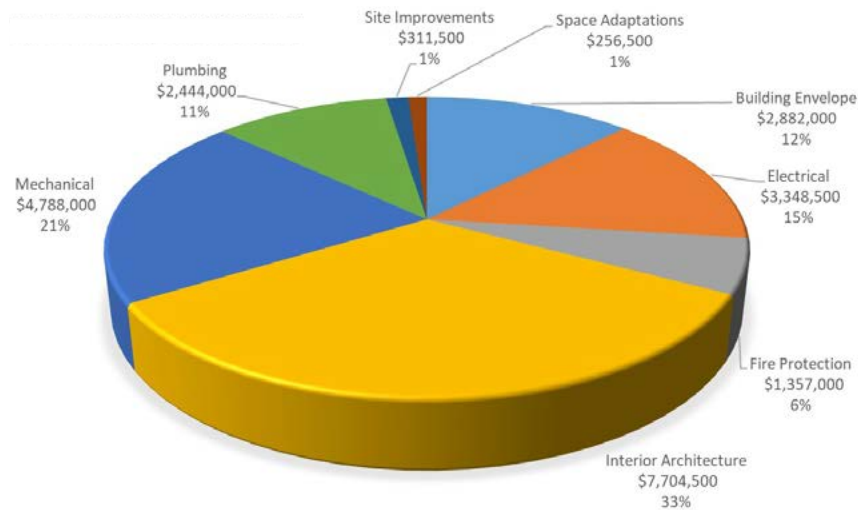
ATHLETIC FIELDS

1 basketball court, 1 softball field in good condition, 1 baseball field in poor condition



JULIA A. STARK ELEMENTARY SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 10,743,708	46.5%
Medium (3 - 5 Years)	\$ 9,333,297	40.4%
Low (6 - 10 Years)	\$ 3,014,995	13.1%
	\$ 23,092,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	X
2	Interior Architecture		X	X
3	Mechanical Systems		X	
4	Electrical Systems		X	
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements	X		

SCHOOL INFORMATION

Julia A. Stark Elementary School (better known as "Stark School") is a neighborhood school located in the Glenbrook community of Stamford. The relationships with the surrounding community and neighborhood represent the heart of what Stark represents. Stark serves students from Kindergarten to 5th grade and uses the Responsive Classroom model to build strong relationships with families, students and faculty.

The work done at Stark School directly supports the mission and vision of Stamford Public Schools.

GENERAL SUMMARY

The property is located at Julia A. Stark Elementary, Stamford, Fairfield County Connecticut on approximately 6.28 acres. The property slopes gently downward from the southwest side of the property toward the northwest corner of the property line. The front landscaped areas slope gently away from the building towards the eastern property line which parallels Glenbrook Road. The landscaping consists of trees, shrubs, and grasses. Play areas are covered with an unknown surface. Retaining walls are located at the grade change along the front property line, which parallels Glenbrook Road, throughout the courtyard areas to create planting beds, and at the boiler entrance along the front elevation.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.

JULIA A. STARK ELEMENTARY SCHOOL

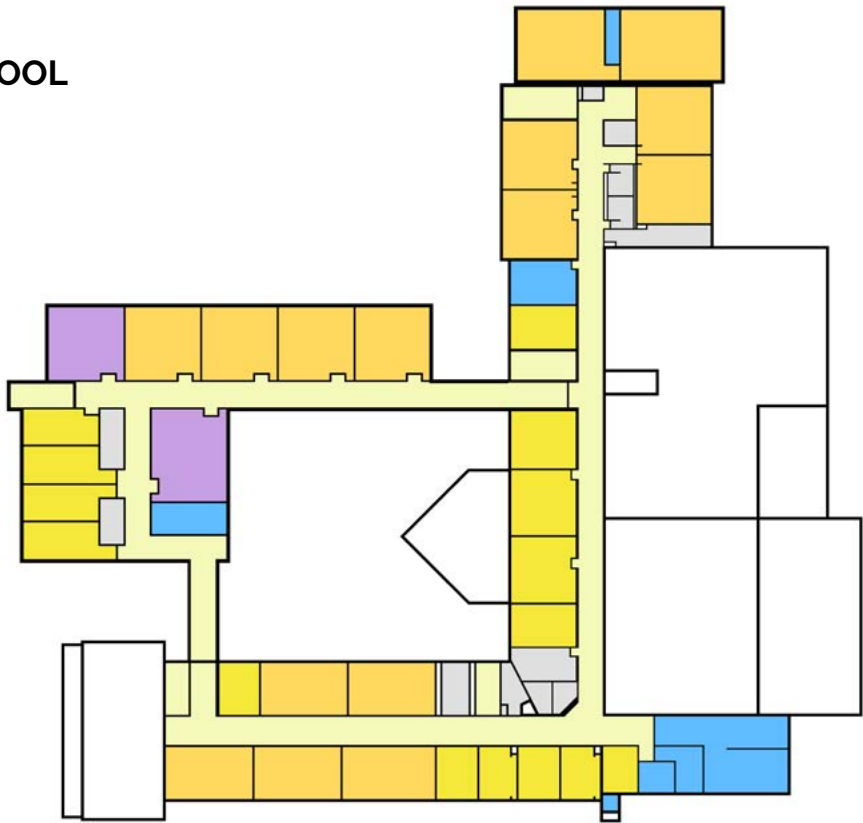
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- PERFORMING ARTS
- LIBRARY/MEDIA
- UNKNOWN
- BUILDING SUPPORT

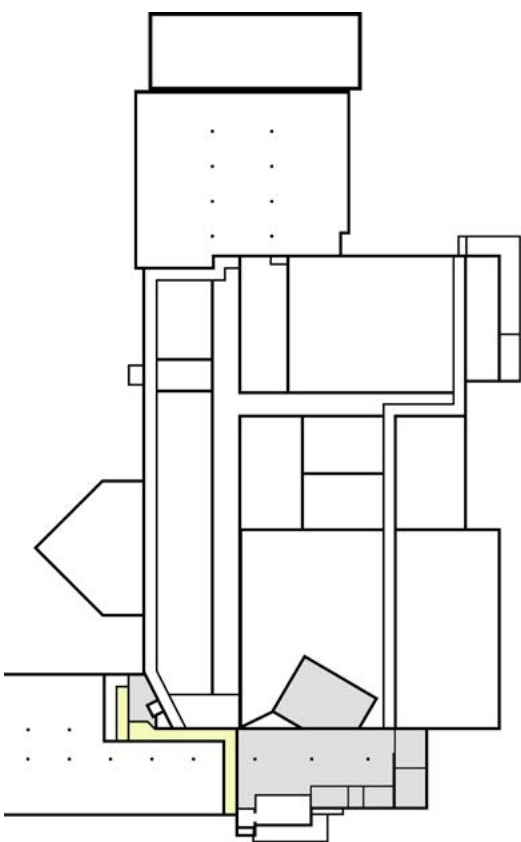
NOTE: Floor plans are not to scale.



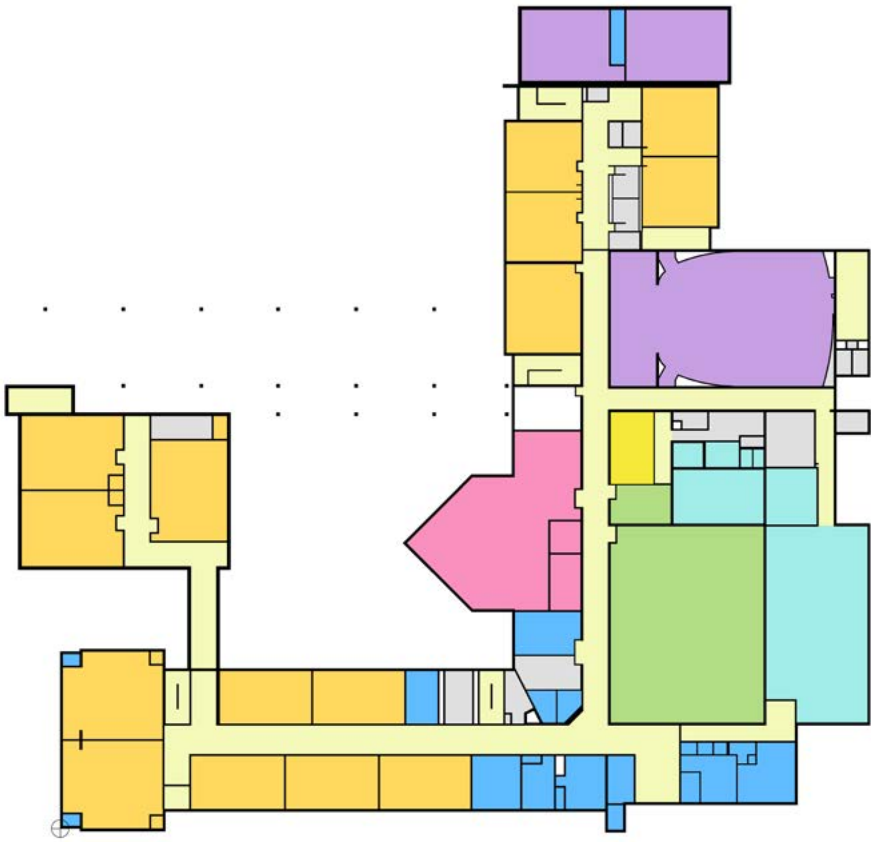
JULIA A. STARK ELEMENTARY SCHOOL



Second Floor Plan



Basement Floor Plan



First Floor Plan



K.T. MURPHY ELEMENTARY SCHOOL

GRADE CONFIGURATION

K-5

2021 ENROLLMENT

431

STUDY CAPACITY

432

% OF UTILIZATION

100%

NUMBER OF CLASSROOMS

23

% MINORITY

85.4%

YEAR BUILT

1988

AGE

33 years

NUMBER OF STORIES

1 and 3

BUILDING AREA

85,000 sf

CONSTRUCTION TYPE

masonry bearing walls and wood framed roofs with steel frame concrete-topped metal decks on reinforced concrete slab on grade with limited crawl spaces

ADDITIONS/RENOVATIONS

terminal units and fin tube radiation and plumbing fixtures replaced ~1990; sprinkler system installed in 1996; (2) auditorium split systems ~1998

(2) dual fuel steam boilers, domestic water storage tank, and circulator installed ~2007

media center RTU installed 2014

PA system upgraded + fire alarm system and Promethean boards installed recently

MODULARS

No

ACERAGE

2.5

PLAYGROUNDS

Play areas with wood chips / asphalt in fair condition

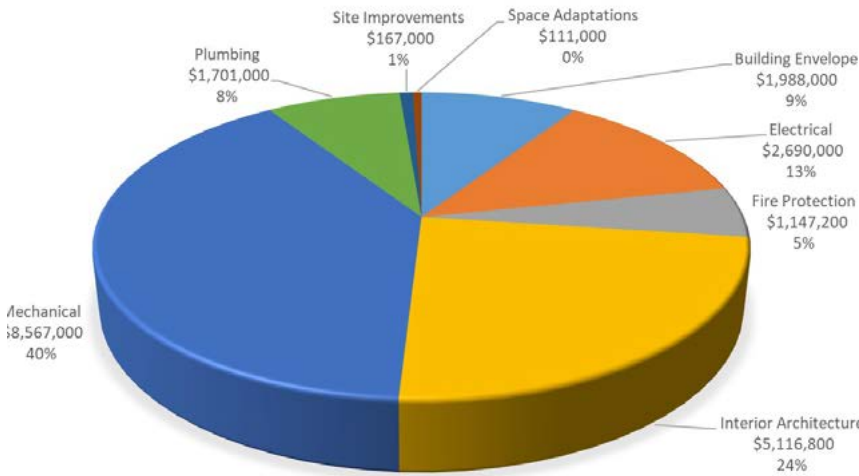
ATHLETIC FIELDS

N/A



K.T. MURPHY ELEMENTARY SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ 1,277	0.0%
High (1 - 2 Years)	\$ 9,119,162	42.4%
Medium (3 - 5 Years)	\$ 6,063,373	28.2%
Low (6 - 10 Years)	\$ 6,304,188	29.3%
	\$ 21,488,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	
2	Interior Architecture		X	
3	Mechanical Systems		X	X
4	Electrical Systems		X	
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements	X		

SCHOOL INFORMATION

K.T. Murphy Elementary School is a neighborhood school located just minutes from Cove Park. K.T. Murphy strives to create a learning environment that encourages and enables each student to reach his/her academic, social and emotional potential. We motivate students to utilize technology and grow 21st century skills in their development as responsible global and digital citizens.

We are a Responsive Classroom Leadership School. RC is an academic and social curriculum which helps build a strong learning community where high social and academic goals can both be attained. The components of RC are set in a context of shared values and implemented through the development and strengthening of social skills such as cooperation, assertion, responsibility, empathy and self-control (CARES). K.T. Murphy participates in the ROSCCO before and after school care program.

Mission Statement

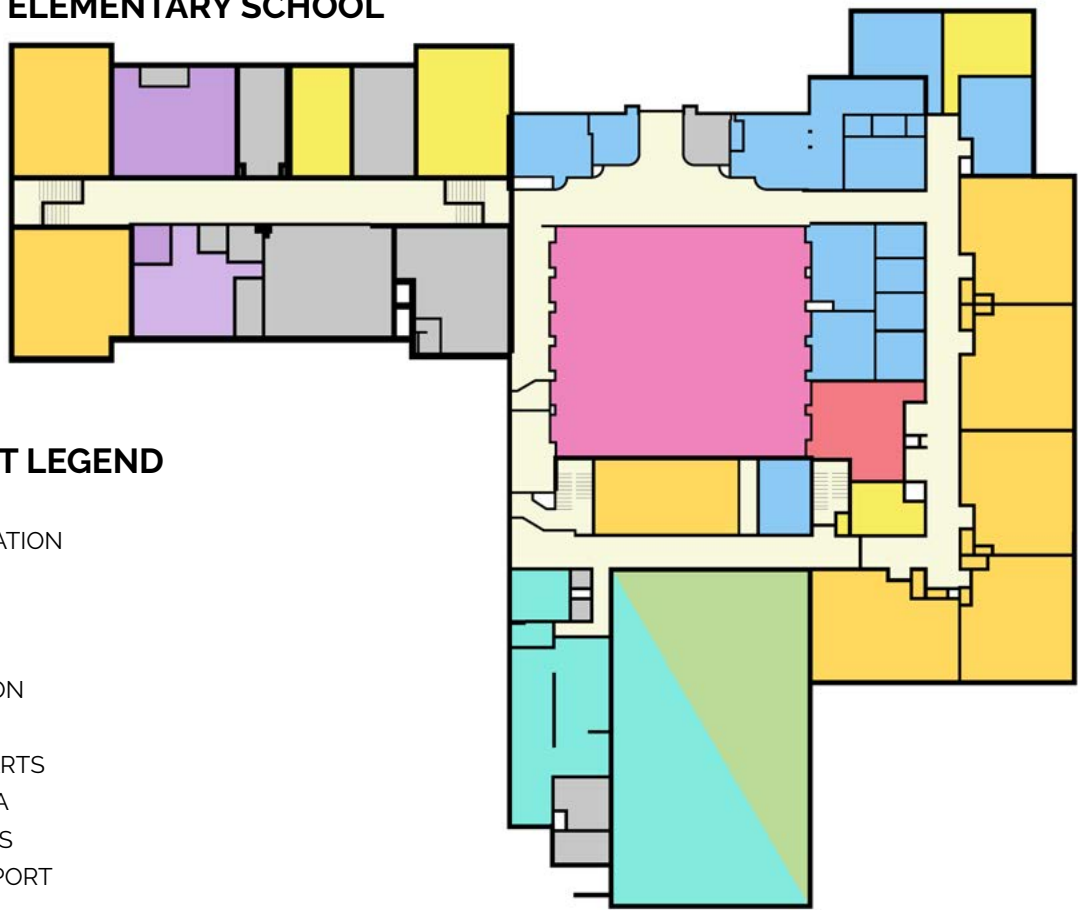
The K. T. Murphy Community strives to create a learning environment that encourages and enables each individual to reach his/her academic, social and emotional potential.

GENERAL SUMMARY

The property is located at K.T. Murphy Elementary, Stamford, Fairfield County Connecticut on approximately 2.53 acres. The property slopes moderately downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with a wood chips/asphalt surface. Retaining walls and reinforced concrete are located at grade changes along the east property line adjacent to Horton Street, at the south end of the property adjacent to the playground, and at the west side of the property between the paved area and the west entrance. Chain link fencing is mounted on top of the retaining walls. Wood timber retaining walls are located along the east property line near the front of the school at the southeast corner of the property near the playground. Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.



K.T. MURPHY ELEMENTARY SCHOOL

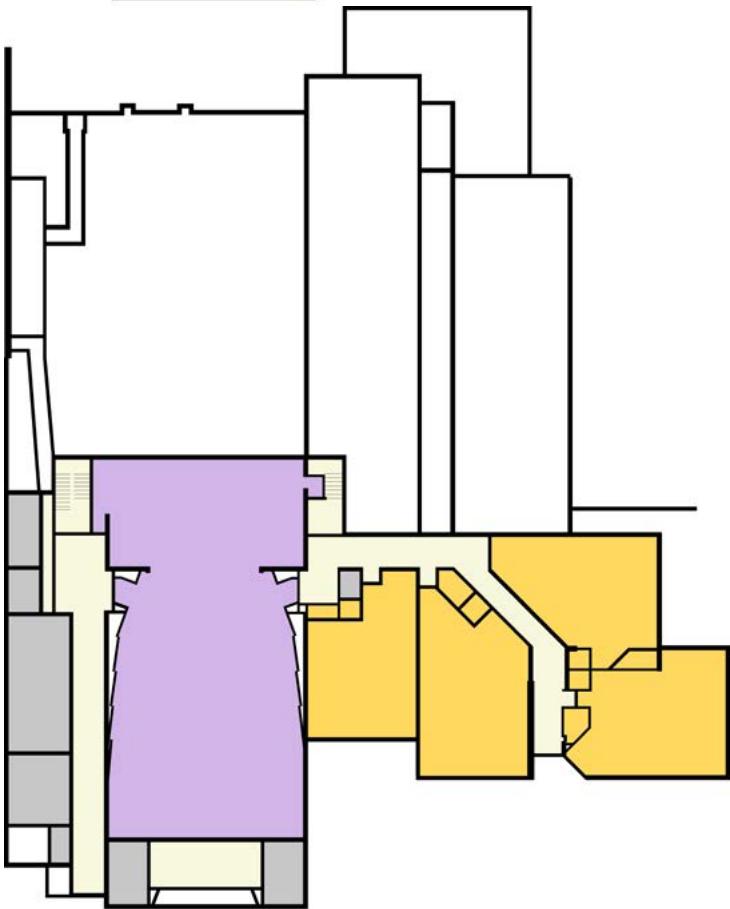


DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- BUILDING SUPPORT

First Floor Plan

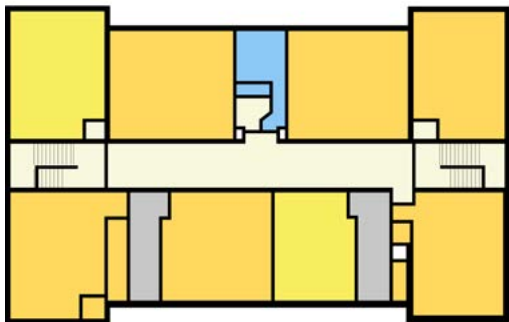
NOTE: Floor plans are not to scale.



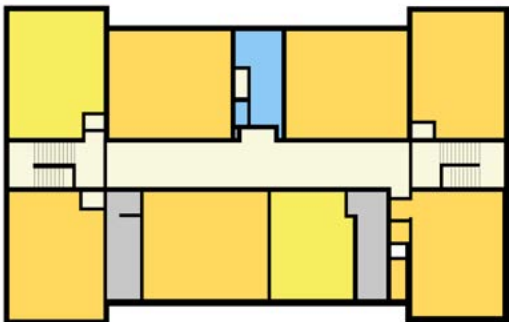
Basement Floor Plan



K.T. MURPHY ELEMENTARY SCHOOL



Third Floor Plan



Second Floor Plan



NEWFIELD ELEMENTARY SCHOOL

GRADE CONFIGURATION
K-5

2021 ENROLLMENT
523

STUDY CAPACITY
631

% OF UTILIZATION
83%

NUMBER OF CLASSROOMS
28

% MINORITY
69.2%

YEAR BUILT
1954

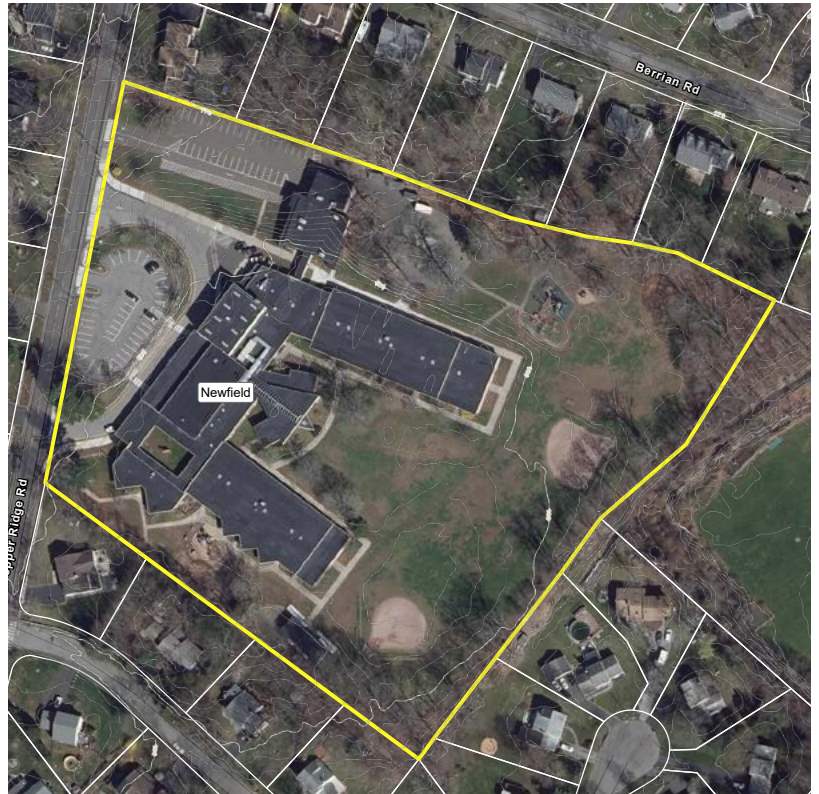
AGE
67 years

NUMBER OF STORIES
1

BUILDING AREA
75,900 sf

CONSTRUCTION TYPE
masonry bearing walls and metal-framed roofs;
wings are steel post construction with metal-
framed roof

ADDITIONS/RENOVATIONS
heat exchanger steam piping/traps/insulation,
duct heating coils, cabinet heaters, electric and
steam/HW unit heaters, and fin tube radiation
renewed 1992
sprinkler system installed + plumbing fixtures and
kitchen gas piping renewed 1993
AHU and return air, select ductwork, fire rated
transfer grilles, and gravity vents renewed 1995
dual fuel steam boilers and burners, boiler room
pumps, and centrifugal roof exhauster renewed
2001
sump pumps renewed 2002
DDC control system renewed 2008
media center package rooftop AC unit renewed
2012
kitchen hood, exhaust fans, and make-up air fan
renewed 2013



ADDITIONS/RENOVATIONS (CONT'D)
interactive whiteboards
installed prior 2014
roof supply air fans renewed
2015
domestic water pumps
renewed 2018
PA and security systems
recently upgraded

MODULARS
13,200 sf connected to main building

ACERAGE
12

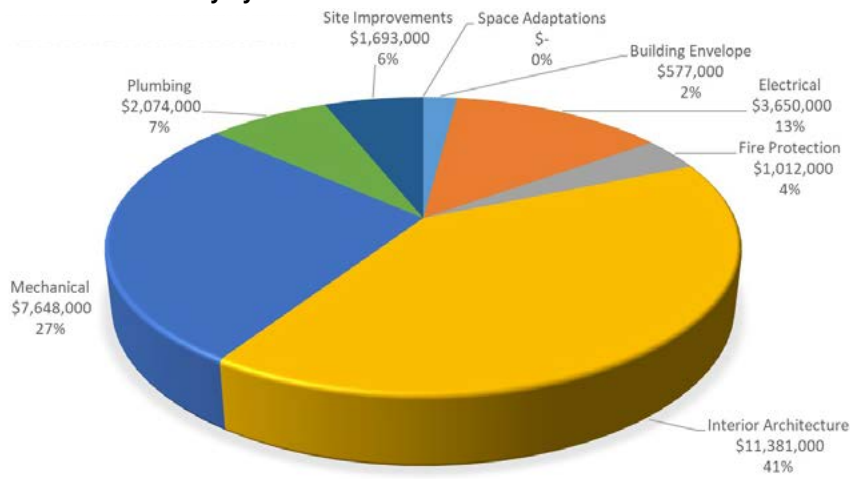
PLAYGROUNDS
Grass play areas in good condition

ATHLETIC FIELDS
2 baseball fields in good condition



NEWFIELD ELEMENTARY SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ 53,158	0.2%
High (1 - 2 Years)	\$ 20,731,473	73.9%
Medium (3 - 5 Years)	\$ 5,121,554	18.3%
Low (6 - 10 Years)	\$ 2,128,815	7.6%
	\$ 28,035,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope	X		
2	Interior Architecture			X
3	Mechanical Systems		X	X
4	Electrical Systems		X	X
5	Plumbing Systems			X
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements		X	X

SCHOOL INFORMATION

Newfield Elementary School is a Responsive Classroom Leadership School located in the residential neighborhood of Pepper Ridge Road in Stamford. We are a Kindergarten through 5th grade school, comprised of students from many cultural backgrounds. We provide an atmosphere that celebrates our differences in a warm and nurturing environment. The diversity of our school's staff, our students and our community are all contributing factors to the success of our school.

Mission Statement

Newfield Elementary School provides a standards-based, responsive, instructional program that ensures our students are prepared for higher education and for success in life

GENERAL SUMMARY

The property is located at Newfield, Stamford, Fairfield County Connecticut on approximately 12 acres. The property slopes gently downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a wood chips / rubber surface. A brick masonry retaining wall is located adjacent to the loading dock. Stone masonry and landscape walls are located at portions of the northern perimeter of the property.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall poor condition.

NEWFIELD ELEMENTARY SCHOOL

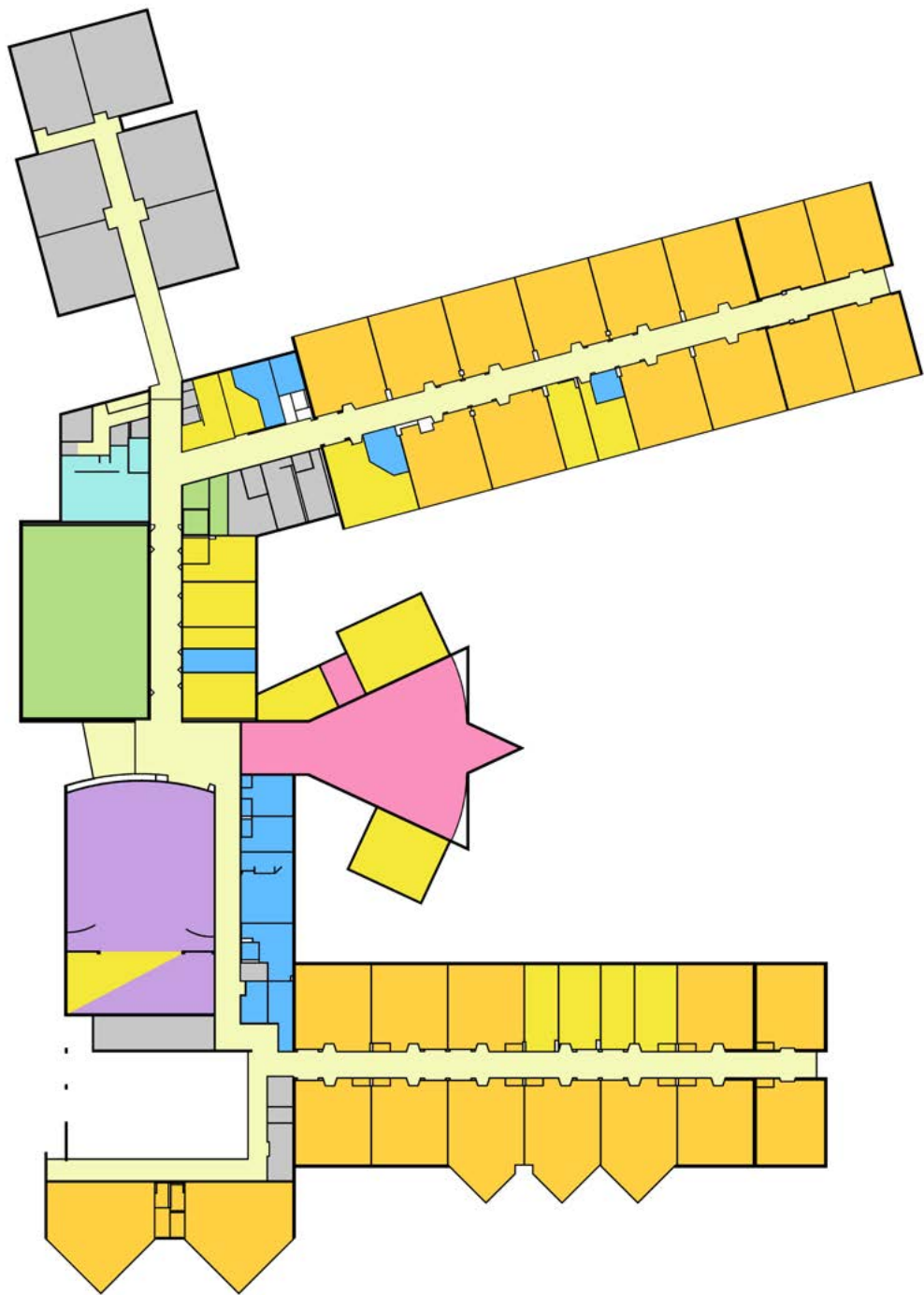
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- PERFORMING ARTS
- LIBRARY/MEDIA
- BUILDING SUPPORT

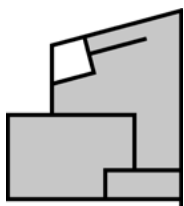
NOTE: Floor plans are not to scale.



NEWFIELD ELEMENTARY SCHOOL



First Floor Plan



Basement Floor Plan

NORTHEAST ELEMENTARY SCHOOL

GRADE CONFIGURATION
K-5

2021 ENROLLMENT
564

STUDY CAPACITY
773

% OF UTILIZATION
73%

NUMBER OF CLASSROOMS
32

% MINORITY
57.4%

YEAR BUILT
1966

AGE
55 years

NUMBER OF STORIES
2 and 1

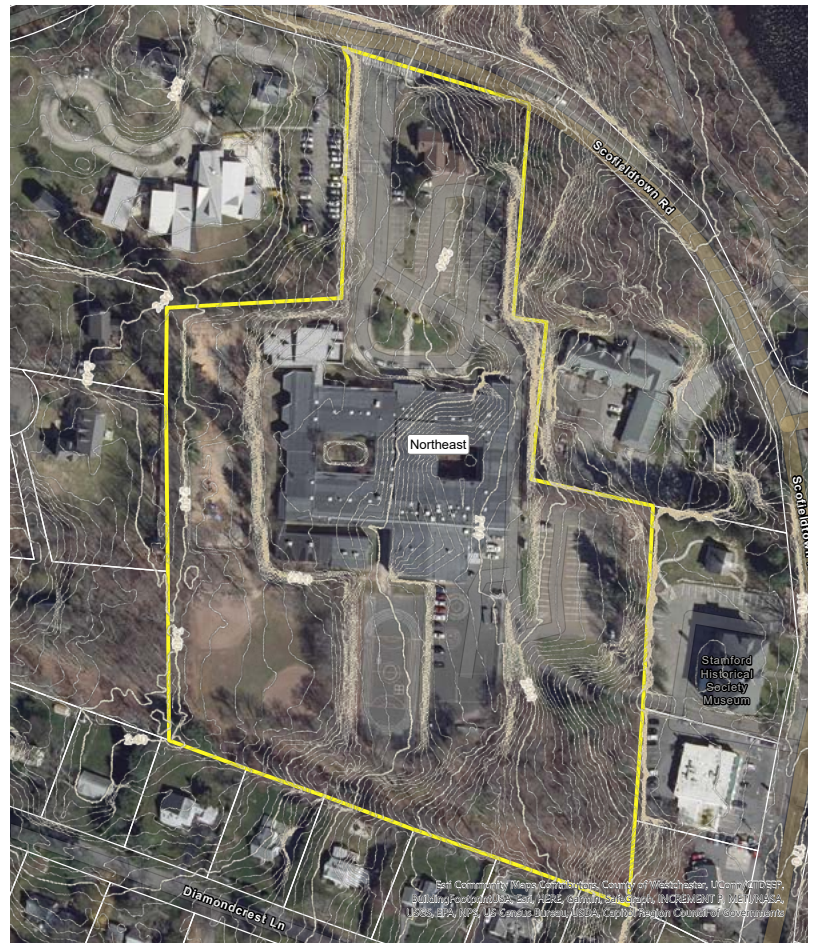
BUILDING AREA
85,720 sf

CONSTRUCTION TYPE
masonry bearing walls and steel columns with
steel frame roofing with gypsum roof decks

ADDITIONS/RENOVATIONS
sprinkler system installed ~1990
(1) modular classroom RTUs installed ~1997
(2) modular classroom RTU installed ~2002
security system upgraded ~2011
interactive whiteboards installed prior 2014
(2) gas fired water boilers and main office RTU
installed ~2005
library RTUs installed ~2016
lower level cooling ductless split system installed
and most plumbing fixtures replaced ~2019
(1) modular classroom RTU + (2) domestic gas fired
water heaters and circulator installed ~2020
fire alarm system installed + PA system upgraded
recently

MODULARS
5,300 sf connected to main building

ACERAGE
12.2



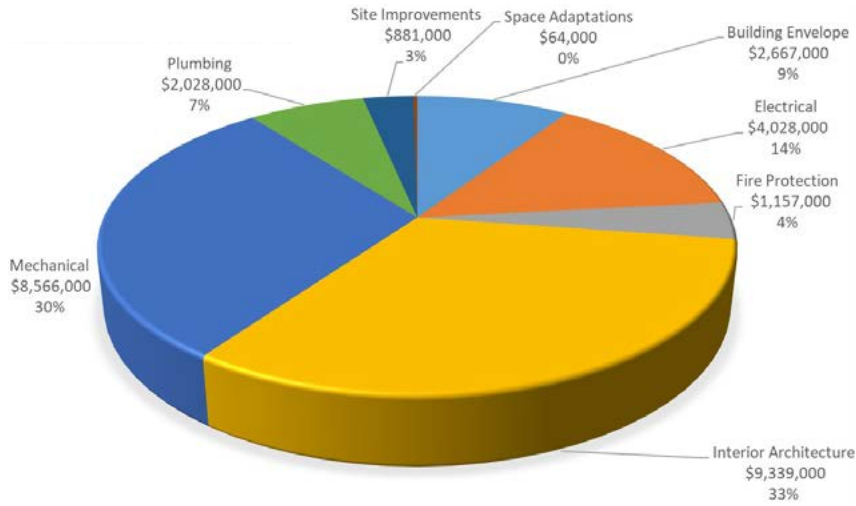
PLAYGROUNDS
Grass play areas in good condition

ATHLETIC FIELDS
2 baseball fields in fair condition



NORTHEAST ELEMENTARY SCHOOL

10 Year Forecast By Systems



GENERAL SUMMARY

The property is located at Northeast Elementary, Stamford, Fairfield County Connecticut on approximately 12.22 acres. The property slopes moderately downward from the west side of the property toward the east property line and slopes steeply from the playing fields on the south and playgrounds on the west towards the school building and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with an asphalt surface. A reinforced concrete retaining wall is located at the grade change between the paved athletic areas and the south elevation of the building.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall poor condition.

10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ 13,249	0.0%
High (1 - 2 Years)	\$ 17,073,550	59.4%
Medium (3 - 5 Years)	\$ 5,668,125	19.7%
Low (6 - 10 Years)	\$ 5,975,076	20.8%
	\$ 28,730,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	X
2	Interior Architecture		X	X
3	Mechanical Systems		X	X
4	Electrical Systems		X	X
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements		X	

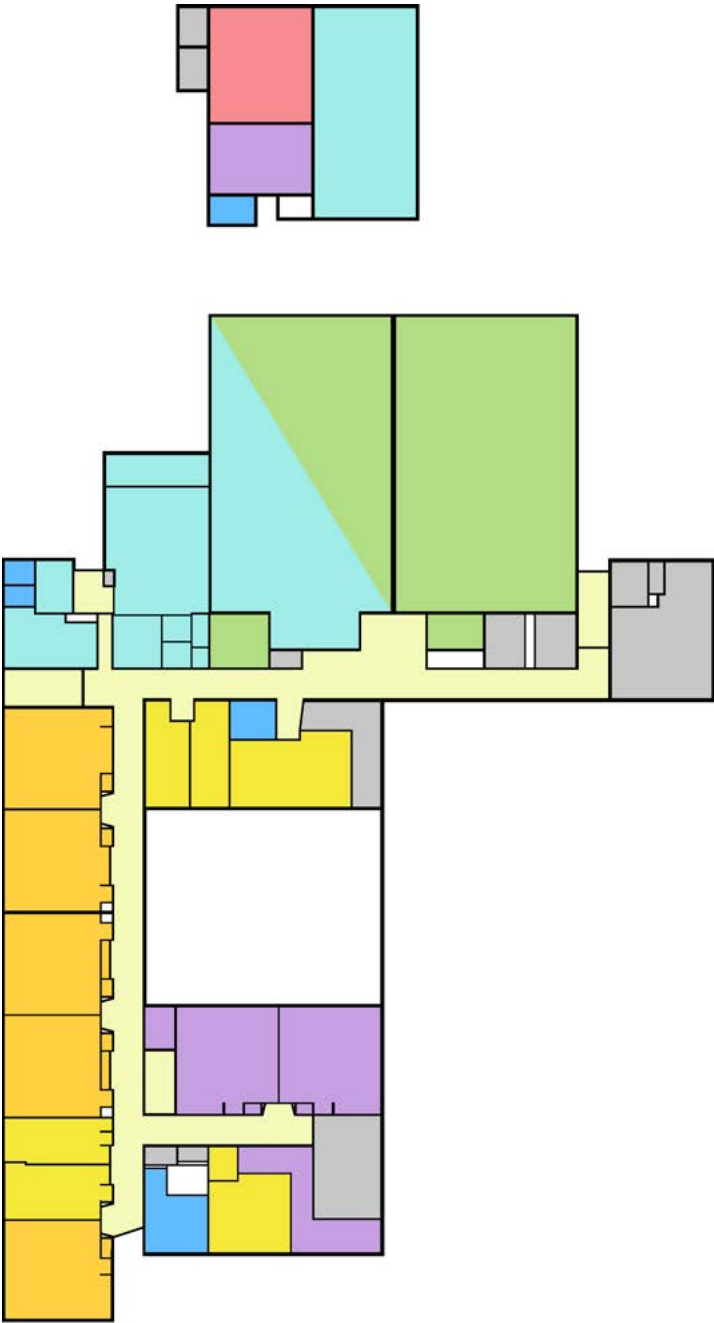


NORTHEAST ELEMENTARY SCHOOL

DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- BUILDING SUPPORT

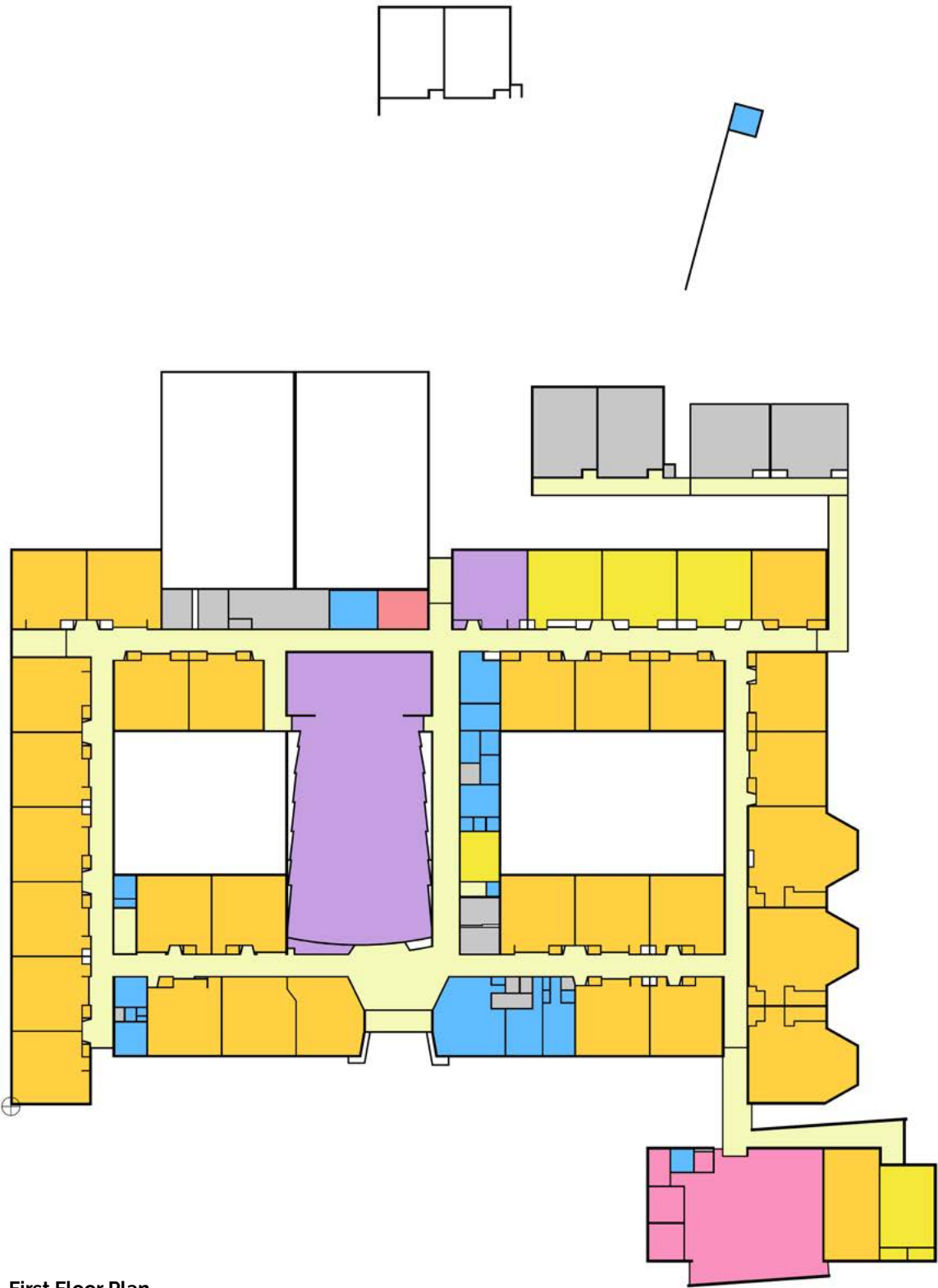
NOTE: Floor plans are not to scale.



Basement Floor Plan



NORTHEAST ELEMENTARY SCHOOL



First Floor Plan



ROGERS INTERNATIONAL MAGNET SCHOOL

GRADE CONFIGURATION
K-8

2021 ENROLLMENT
755

STUDY CAPACITY
793

% OF UTILIZATION
95%

NUMBER OF CLASSROOMS
35

% MINORITY
60.7%

YEAR BUILT
2007

AGE
13 years

NUMBER OF STORIES
2

BUILDING AREA
131,681 sf

CONSTRUCTION TYPE
conventional steel frame structure on concrete slab

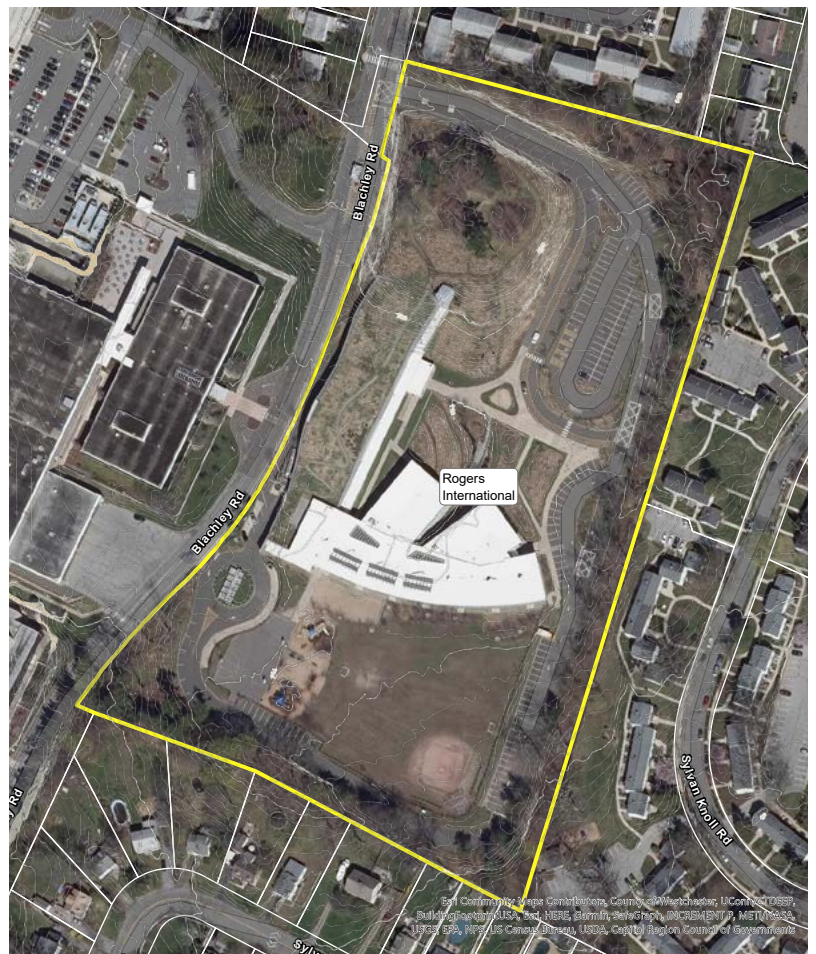
ADDITIONS/RENOVATIONS
electric water coolers/bottle fillers renewed 2019
domestic water booster pump renewed 2021

MODULARS
Yes/No, Year Built, Area

ACERAGE
12.9

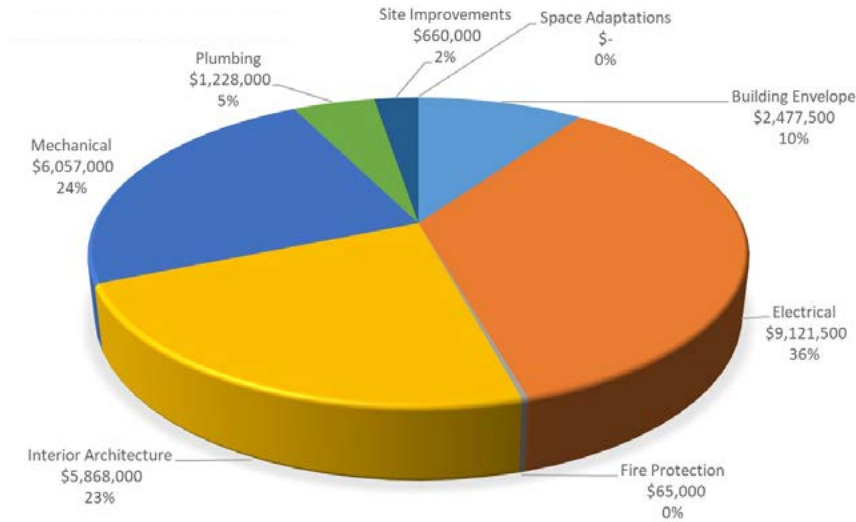
PLAYGROUNDS
Play areas with wood / asphalt

ATHLETIC FIELDS
1 baseball field in poor condition, walking path



ROGERS INTERNATIONAL MAGNET SCHOOL

10 Year Forecast By Systems



SCHOOL INFORMATION

Rogers International School, originally the International School at Rogers Magnet, is an authorized International Baccalaureate World School with students in Kindergarten through Eighth Grade. The school offers the IB Primary Years Programme (PYP) and IB Middle Years Programme (MYP). In 2007, the International School at Rogers Magnet received the Lone Pine First Annual Fairfield Academic Gain Award.

Rogers International School is a "six-to-six" interdistrict magnet school with before and after school programs beginning at 6:00am and ending at 6:00pm. The school provides the learning experiences for approximately 850 students in Kindergarten through Eighth Grade

10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 6,819,847	26.8%
Medium (3 - 5 Years)	\$ 9,275,192	36.4%
Low (6 - 10 Years)	\$ 9,381,961	36.8%
	\$ 25,477,000	100%

GENERAL SUMMARY

The property is located at Rogers International, Stamford, Fairfield County Connecticut on approximately 12.89 acres. The property slopes very gently downward from the north side of the property toward the south property line and the landscaping consists of trees, shrubs, and grasses. Naturalized areas are located along the front of the building. Play areas are covered with wood mulch/ asphalt surface. Retaining walls, reinforced concrete, are located at the main entrance to the school and northwest corner of site.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall good condition.

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	
2	Interior Architecture		X	
3	Mechanical Systems		X	
4	Electrical Systems			X
5	Plumbing Systems	X		
6	Fire Alarm / Protection Systems	X		
7	Site Improvements		X	



ROGERS INTERNATIONAL MAGNET SCHOOL

DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- SCIENCE LABS
- BUILDING SUPPORT

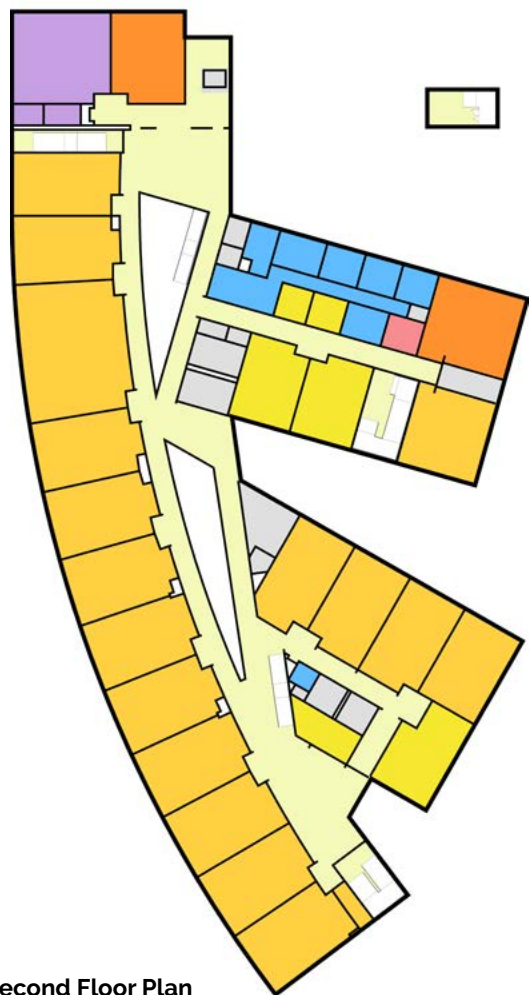
NOTE: Floor plans are not to scale.



First Floor Plan



ROGERS INTERNATIONAL MAGNET SCHOOL



Second Floor Plan



ROXBURY ELEMENTARY SCHOOL

GRADE CONFIGURATION
K-5

2021 ENROLLMENT
562

STUDY CAPACITY
676

% OF UTILIZATION
83%

NUMBER OF CLASSROOMS
30

% MINORITY
72.6%

YEAR BUILT
1955

AGE
66 years

NUMBER OF STORIES
1

BUILDING AREA
104,000 sf

CONSTRUCTION TYPE
masonry bearing walls and metal-framed roofs

ADDITIONS/RENOVATIONS
plumbing fixtures replaced ~1990s
sprinkler system installed 1994
mechanical renovations, including boiler room
equipment replaced 2001
modular building rooftop units replaced
Master Clock system upgraded ~2006-2011
fire alarm system console replaced; Promethean
boards installed; video surveillance system and
select IP cameras upgraded recently

MODULARS
6,200 sf and 3500 sf

ACERAGE
13.7

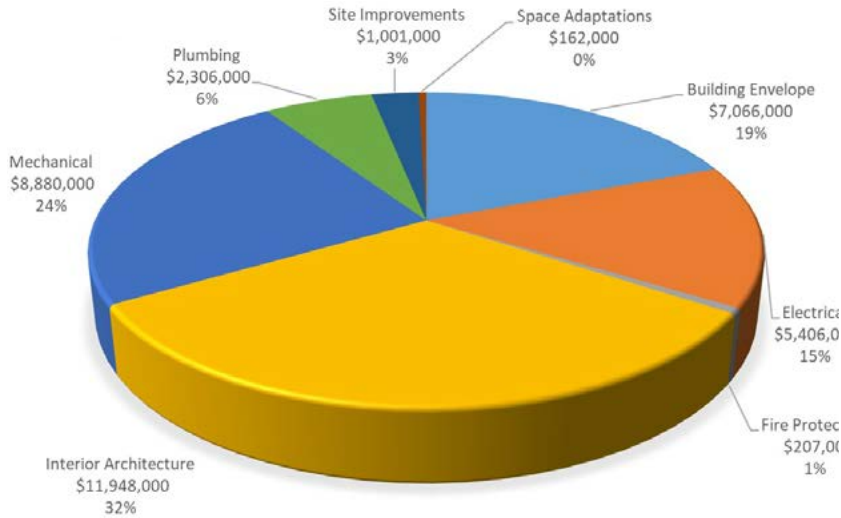
PLAYGROUNDS
Grass play areas in good condition

ATHLETIC FIELDS
1 baseball field in fair to poor condition



ROXBURY ELEMENTARY SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ 90,111	0.2%
High (1 - 2 Years)	\$ 23,881,585	64.6%
Medium (3 - 5 Years)	\$ 7,816,330	21.1%
Low (6 - 10 Years)	\$ 5,187,975	14.0%
	\$ 36,976,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope			X
2	Interior Architecture			X
3	Mechanical Systems		X	X
4	Electrical Systems			X
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems	X		
7	Site Improvements		X	X

SCHOOL INFORMATION

Mission Statement

Roxbury Elementary School teaches each and every student to become a problem solver and life-long learner.

Vision Statement

Roxbury Elementary School strives to be a dynamic learning institution where all students achieve high levels of academic and social success.












GENERAL SUMMARY

The property is located at Roxbury Elementary, Stamford, in Fairfield County Connecticut on approximately 13.73 acres. The property is slopes gently downward from the west side of the property toward the east property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a wood chips surface.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall poor condition.

ROXBURY ELEMENTARY SCHOOL

DEPARTMENT LEGEND

-  ACADEMICS
-  SPECIAL EDUCATION
-  CIRCULATION
-  PE/ATHLETICS
-  FOOD SERVICE
-  ADMINISTRATION
-  VISUAL ARTS
-  PERFORMING ARTS
-  LIBRARY/MEDIA
-  SPECIALTY LABS
-  BUILDING SUPPORT

NOTE: Floor plans are not to scale.



ROXBURY ELEMENTARY SCHOOL



First Floor Plan

SPRINGDALE ELEMENTARY SCHOOL

GRADE CONFIGURATION

K-5

2021 ENROLLMENT

548

STUDY CAPACITY

632

% OF UTILIZATION

87%

NUMBER OF CLASSROOMS

32

% MINORITY

75.6%

YEAR BUILT

1950's

AGE

65+/- years

NUMBER OF STORIES

3

BUILDING AREA

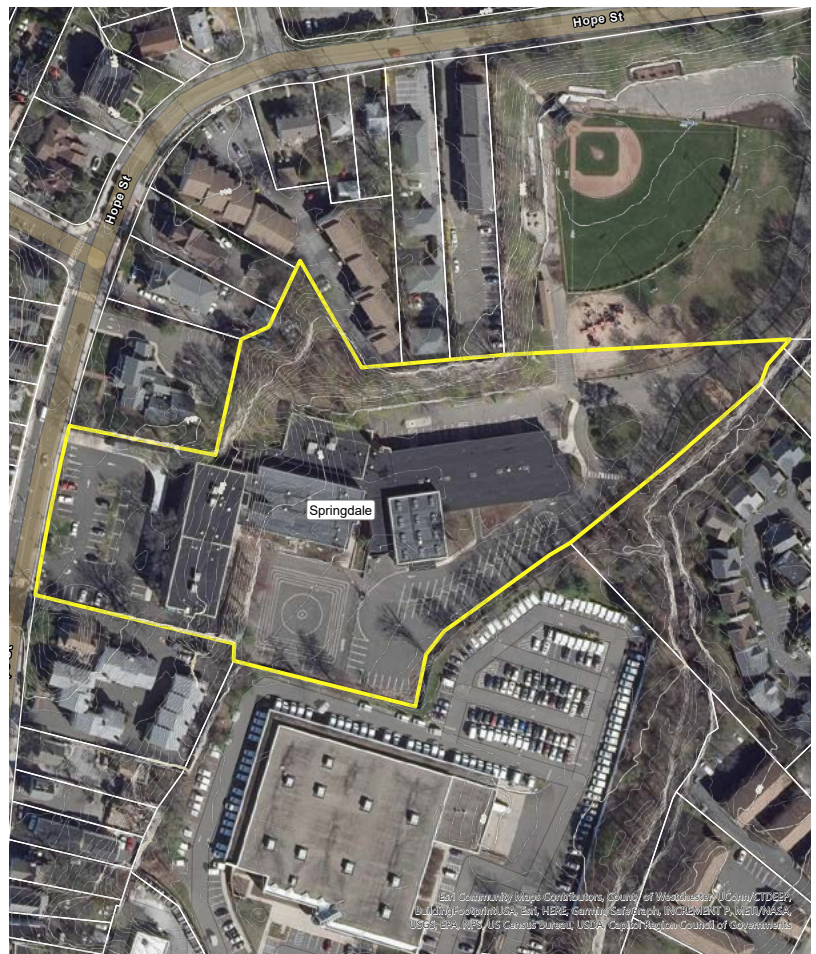
88,000 sf

CONSTRUCTION TYPE

reinforced concrete slab on grade, portions have crawl space.; masonry non-bearing walls and open web steel joist roofs; wood frame at original portion; steel frame with concrete-topped metal decks at newer additions

ADDITIONS/RENOVATIONS

plumbing fixtures replaced + partial dry pipe sprinkler system installed ~1970s
media center + office AHUs installed ~1973
third floor DX rooftop units installed ~1998
gas-fired steam boiler installed ~2000
open space classroom packaged DX unit ventilators installed ~2002
gas-fired steam boiler installed ~2011
auditorium DX RTU furnaces installed ~2013
roof mounted split air cooled chiller + basement, 1st, and 2nd floors UVs + partial wet pipe sprinkler system installed ~2014
interactive whiteboards installed prior 2014
(2) water heaters installed ~2019
fire alarm system, wall clocks, and Video Surveillance System with some new IP cameras recently upgraded



MODULARS

No

PLAYGROUNDS

N/A

ACERAGE

2.8

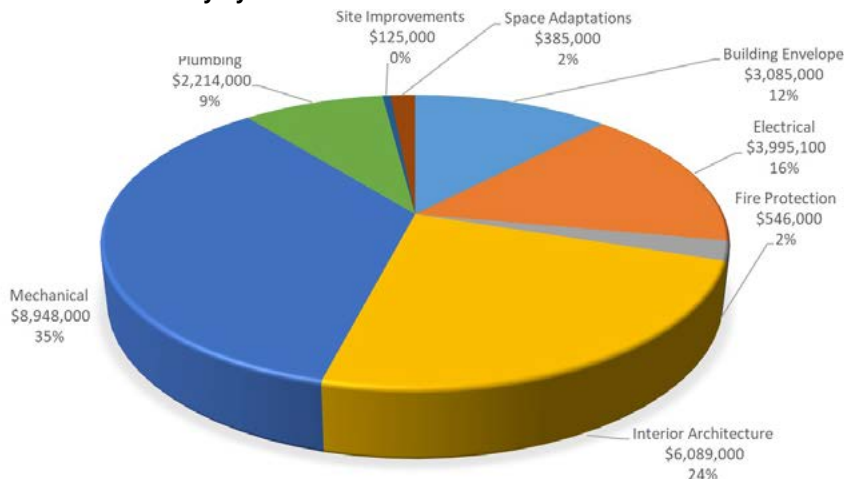
ATHLETIC FIELDS

N/A



SPRINGDALE ELEMENTARY SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ 25,889	0.1%
High (1 - 2 Years)	\$ 15,695,721	61.8%
Medium (3 - 5 Years)	\$ 5,609,702	22.1%
Low (6 - 10 Years)	\$ 4,055,687	16.0%
	\$ 25,387,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	X
2	Interior Architecture		X	
3	Mechanical Systems		X	X
4	Electrical Systems		X	X
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems		X	
7	Site Improvements	X		

SCHOOL INFORMATION

Springdale welcomes its diverse student population and implements a variety of experiences to reach out to our school community. Some of our more noteworthy events include Literacy Volunteers Program, Family Dinners, Family Fun and Learning Nights, Springdale Neighborhood Clean-Up, and the Spring Community Art Show which showcases the art work of students, parents, staff and community volunteers.

The school library and media center both house two "state of the art" networked technology labs and promethean active whiteboards. Classrooms are equipped with two or more computers. Presently Internet access is available in all grade levels.

Mission Statement

Our mission is to prepare each child for the future in our diverse and challenging world. Students are encouraged to think critically, communicate effectively, and develop skills needed to become independent and inquisitive life long learners. The administration, staff, parents, and Springdale community will work collaboratively to ensure a nurturing environment.

GENERAL SUMMARY

The property is located at Springdale Elementary, Stamford, Fairfield County Connecticut on approximately 2.77 acres. The property slopes gently downward from the west side of the property toward the east property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with an asphalt surface. Retaining walls are located at the grade changes adjacent to the west side of the paved play area. A reinforced concrete retaining wall is located at the grade change along the north parking lot.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.

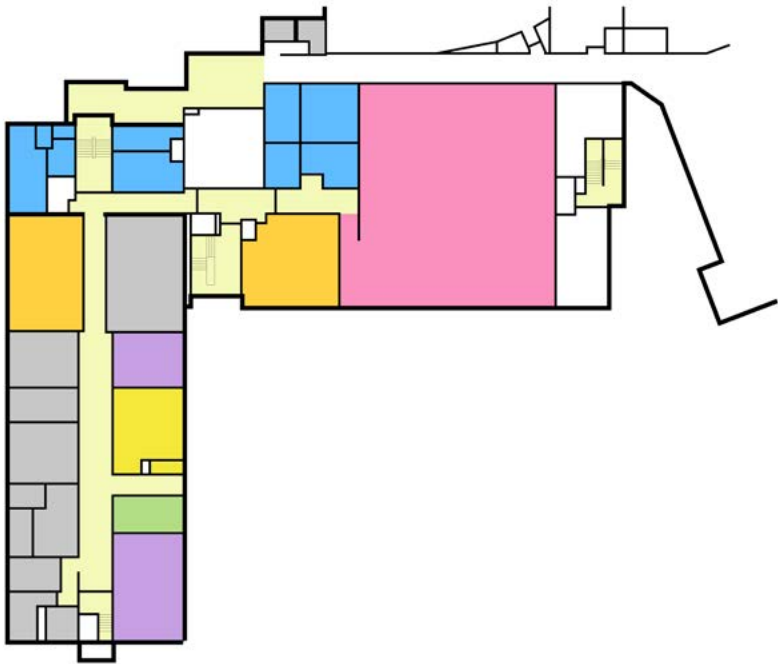


SPRINGDALE ELEMENTARY SCHOOL

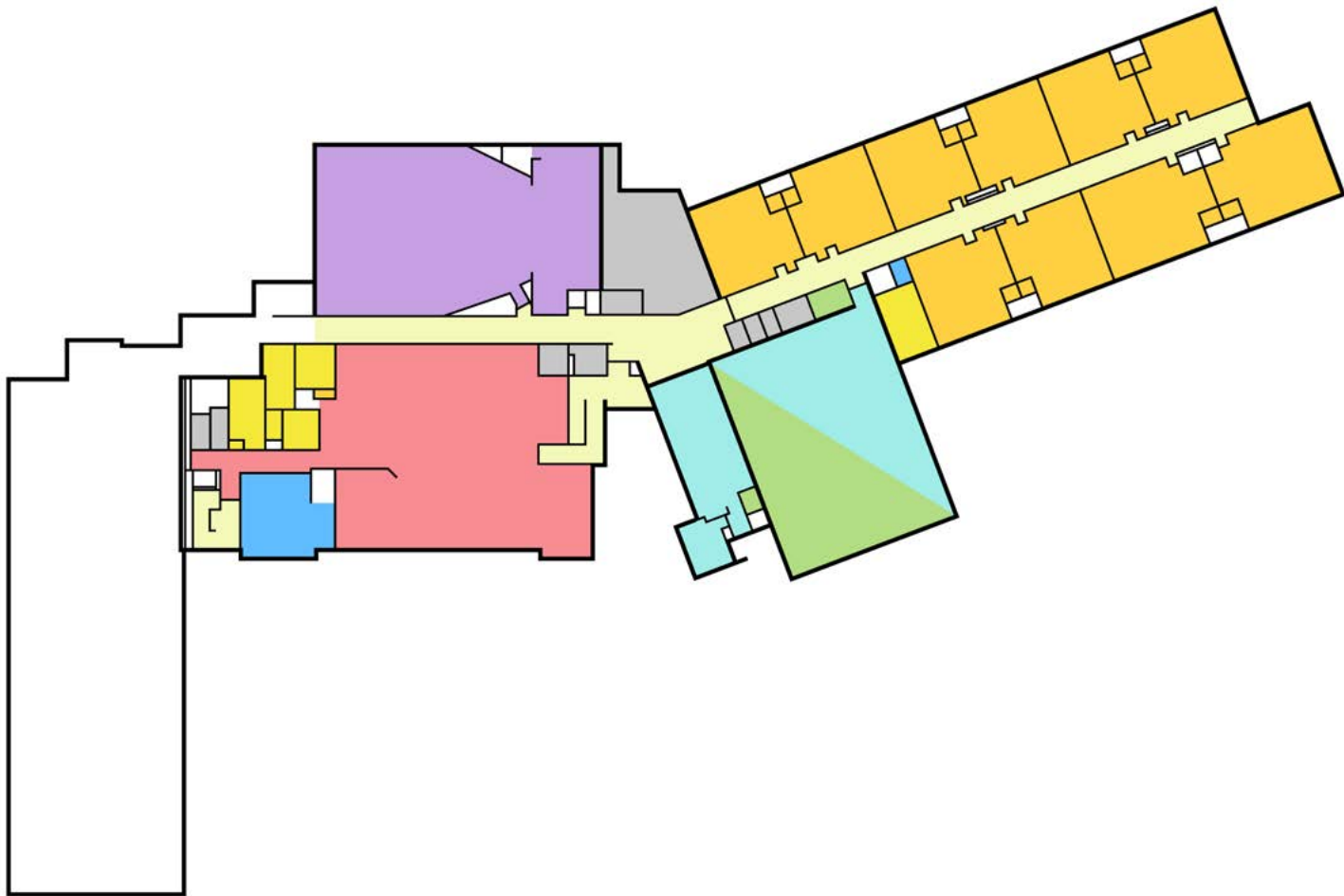
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- UNKNOWN
- BUILDING SUPPORT

NOTE: Floor plans are not to scale.



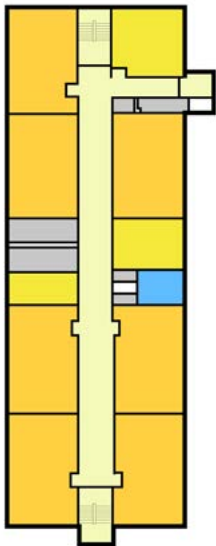
First Floor Plan



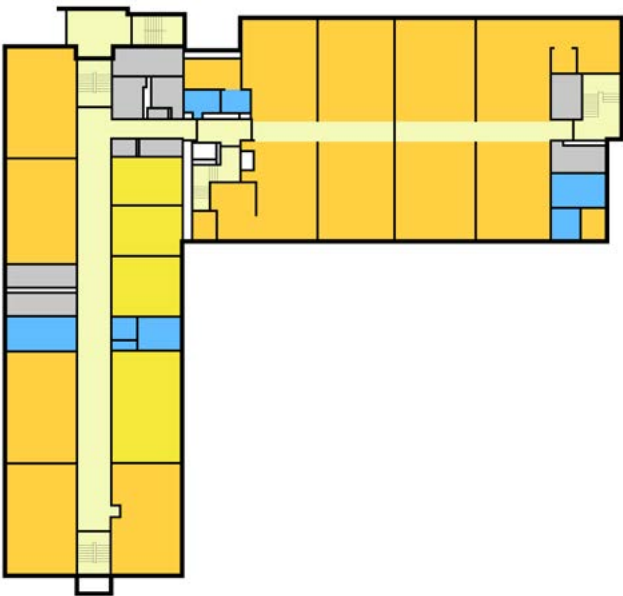
Ground Floor Plan



SPRINGDALE ELEMENTARY SCHOOL



Third Floor Plan



Second Floor Plan

STILLMEADOW ELEMENTARY SCHOOL

GRADE CONFIGURATION
K-5

2021 ENROLLMENT
630

STUDY CAPACITY
698

% OF UTILIZATION
90%

NUMBER OF CLASSROOMS
32

% MINORITY
71.6%

YEAR BUILT
1971

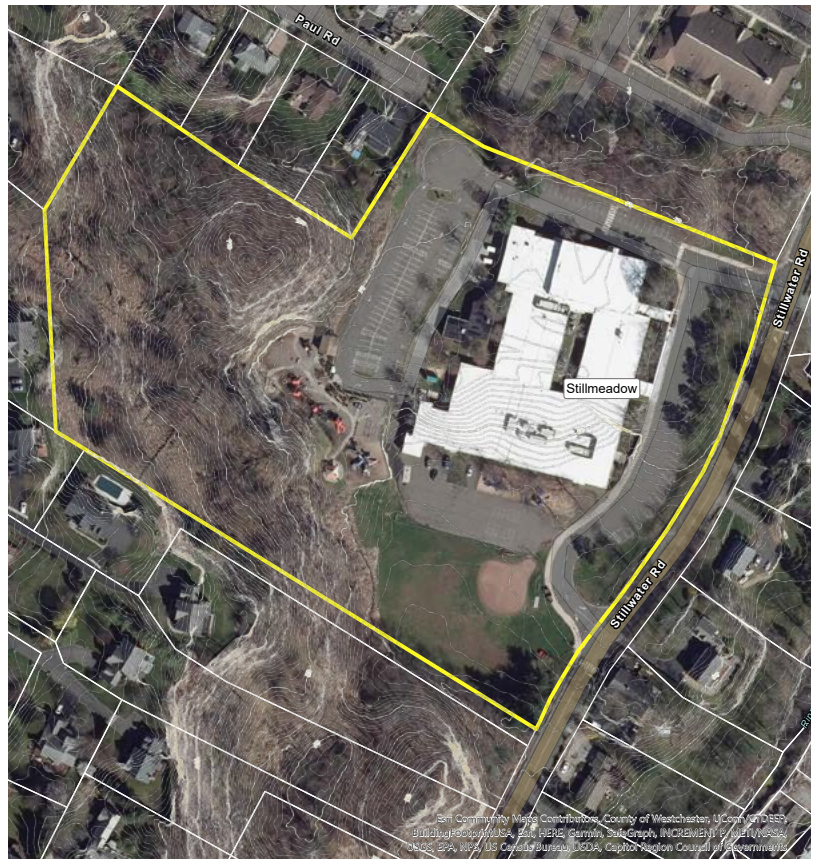
AGE
50 years

NUMBER OF STORIES
1 and 2

BUILDING AREA
108,372 sf

CONSTRUCTION TYPE
reinforced concrete slab-on-grade; masonry non-bearing walls and open web steel joist roofs; steel frame with concrete-topped metal decks

ADDITIONS/RENOVATIONS
sprinkler system installed in 1989
kitchen sinks and gas piping renewed 1993
kitchen hood + exhaust fan renewed 1995
electric baseboard heat renewed 2000
water boilers, burners, and boiler room pumps + pneumatic/DDC control system renewed 2001
package rooftop AC/Heat units, split systems, and VAV boxes renewed 2003
water heater, circulation pump, and storage tank renewed 2005
Intrusion Detection Security system upgraded ~2006
classroom sinks renewed 2007
centrifugal roof exhausters renewed 2010
interactive white boards installed prior 2014
plumbing fixtures and water coolers/bottle fillers renewed 2018



ADDITIONS/RENOVATIONS (CONT'D)
modular building rooftop units replaced
PA system upgraded recently
fire alarm and Video Surveillance systems currently being replaced

ACERAGE
12.8

MODULARS
2,350 sf attached to main building

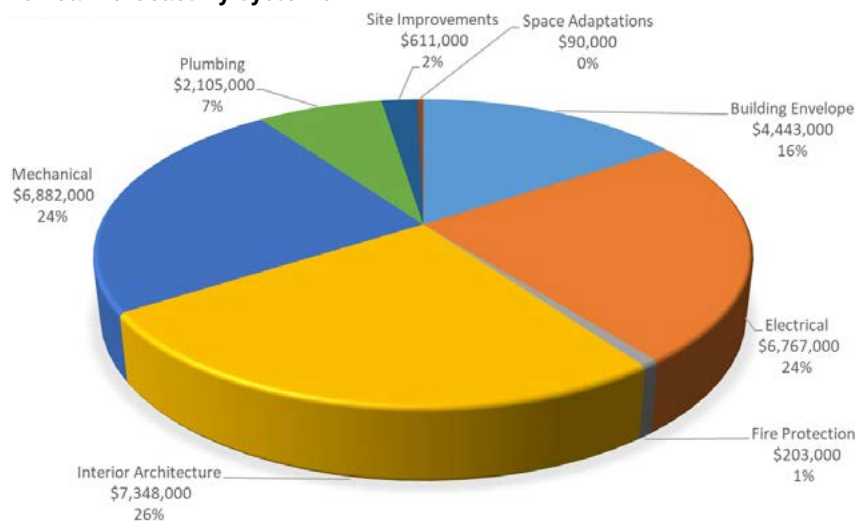
PLAYGROUNDS
Play areas in fair condition

ATHLETIC FIELDS
1 baseball field in good condition



STILLMEADOW ELEMENTARY SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 16,969,049	59.6%
Medium (3 - 5 Years)	\$ 9,703,740	34.1%
Low (6 - 10 Years)	\$ 1,775,211	6.2%
	\$ 28,448,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	X
2	Interior Architecture		X	
3	Mechanical Systems		X	
4	Electrical Systems			X
10	Plumbing Systems		X	
11	Fire Alarm / Protection Systems	X		
12	Site Improvements		X	

SCHOOL INFORMATION

Mission Statement

Stillmeadow School fosters an environment in which students embrace the principles of citizenship and social emotional intelligence to experience learning with consideration of diverse perspectives, to contribute to a productive, global society.

GENERAL SUMMARY

The property is located at Stillmeadow Elementary, Stamford, Fairfield County Connecticut on approximately 12.8 acres. The property slopes gently from the west side of the property toward the east property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with a wood chips / rubberized play surface / concrete surface. Retaining walls are located at the grade changes around the Boundless Playground, at the southwest corner of the property. Chain link fencing is mounted on top of the retaining wall.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.



STILLMEADOW ELEMENTARY SCHOOL

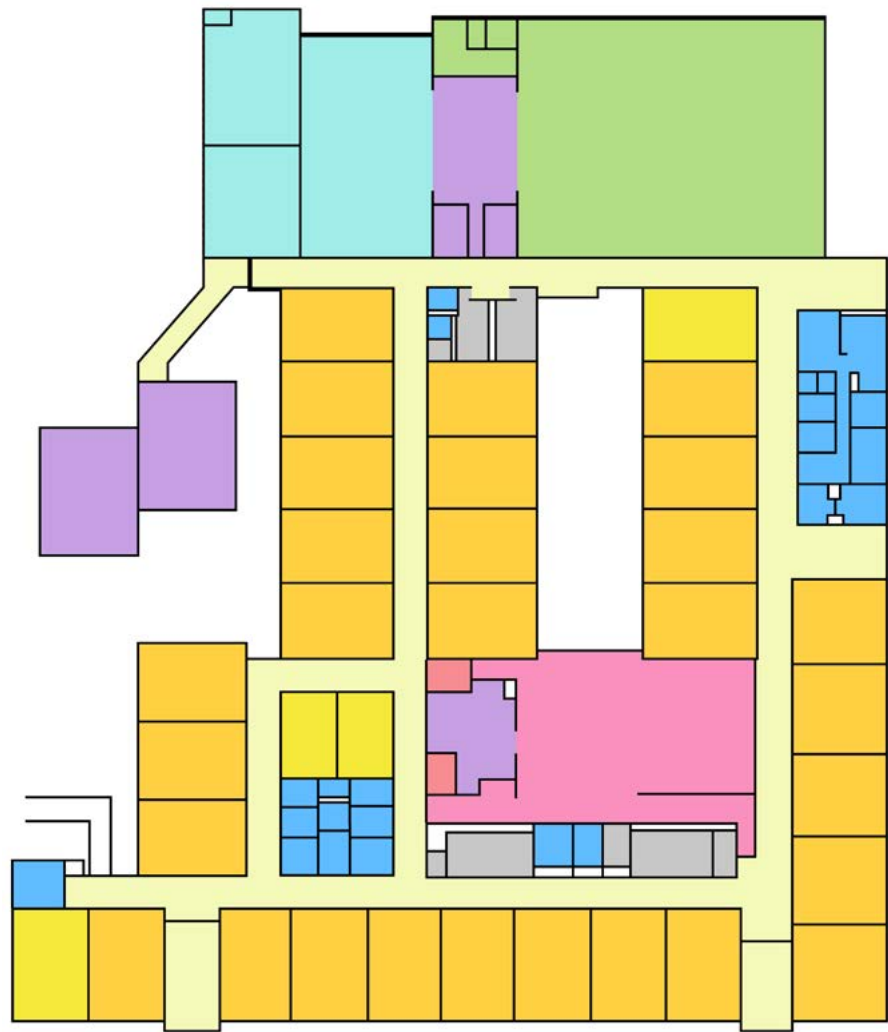
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- BUILDING SUPPORT

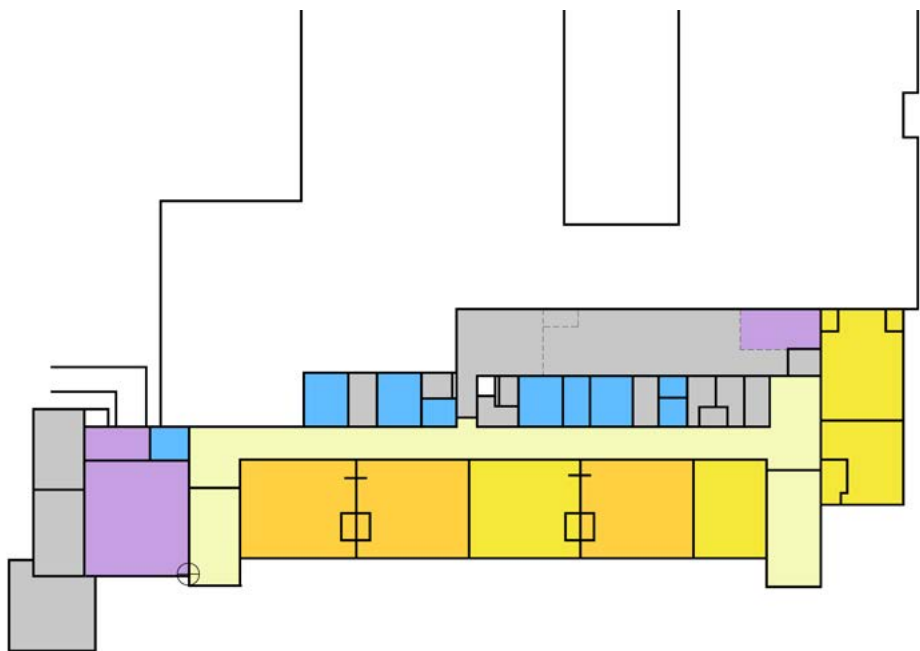
NOTE: Floor plans are not to scale.



STILLMEADOW ELEMENTARY SCHOOL



First Floor Plan



Ground Floor Plan

STRAWBERRY HILL ELEMENTARY SCHOOL

GRADE CONFIGURATION
K-6

2021 ENROLLMENT
659

STUDY CAPACITY
862

% OF UTILIZATION
76%

NUMBER OF CLASSROOMS
38

% MINORITY
70.4%

YEAR BUILT
1925

AGE
96 years

NUMBER OF STORIES
1, 2, and 4

BUILDING AREA
133,000 sf

CONSTRUCTION TYPE
construction type

ADDITIONS/RENOVATIONS
interactive white boards installed 2008-present

(3) gas fired water boilers, wet pipe sprinkler system, PA system, and Master Clock system installed ~2018

air cooled chiller, AHUs, and VAV terminal units installed and plumbing fixtures replaced ~2019

MODULARS
No

ACERAGE
10.8

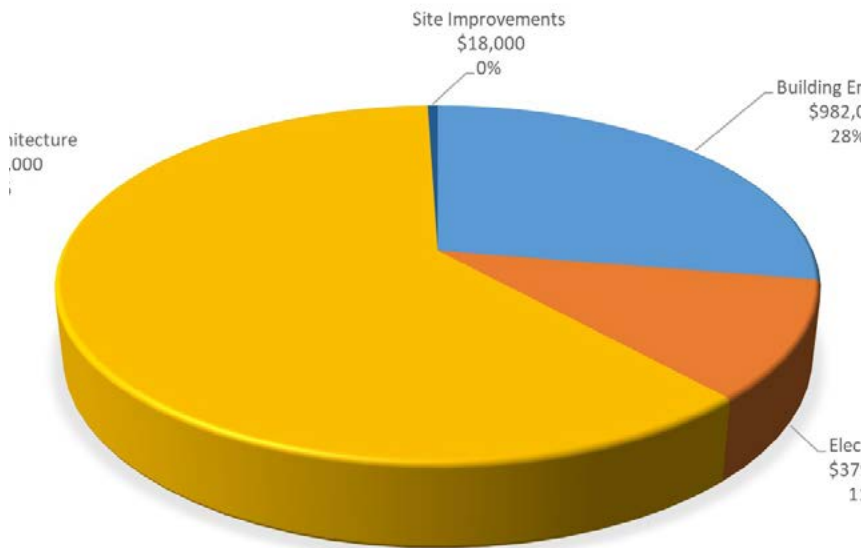
PLAYGROUNDS
Under development

ATHLETIC FIELDS
Under development



STRAWBERRY HILL ELEMENTARY SCHOOL

10 Year Forecast By Systems



SCHOOL INFORMATION

Our Mission is to create a diverse school community of lifelong learners through an engaging and challenging program that fosters a culture of caring, collaboration, action learning and responsibility for the environment.

GENERAL SUMMARY

The property is located at Strawberry Hill, Stamford, Fairfield County Connecticut on approximately 10.83 acres. The property slopes gently downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with a poured in place asphalt surface. Retaining walls, reinforced concrete, are located at the main entrance to the school.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall very good condition.

10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 797,036	22.4%
Medium (3 - 5 Years)	\$ 1,102,990	31.0%
Low (6 - 10 Years)	\$ 1,654,974	46.6%
	\$ 3,555,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope	X		
2	Interior Architecture	X		
3	Mechanical Systems	X		
4	Electrical Systems	X		
5	Plumbing Systems	X		
6	Fire Alarm / Protection Systems	X		
7	Site Improvements	X		

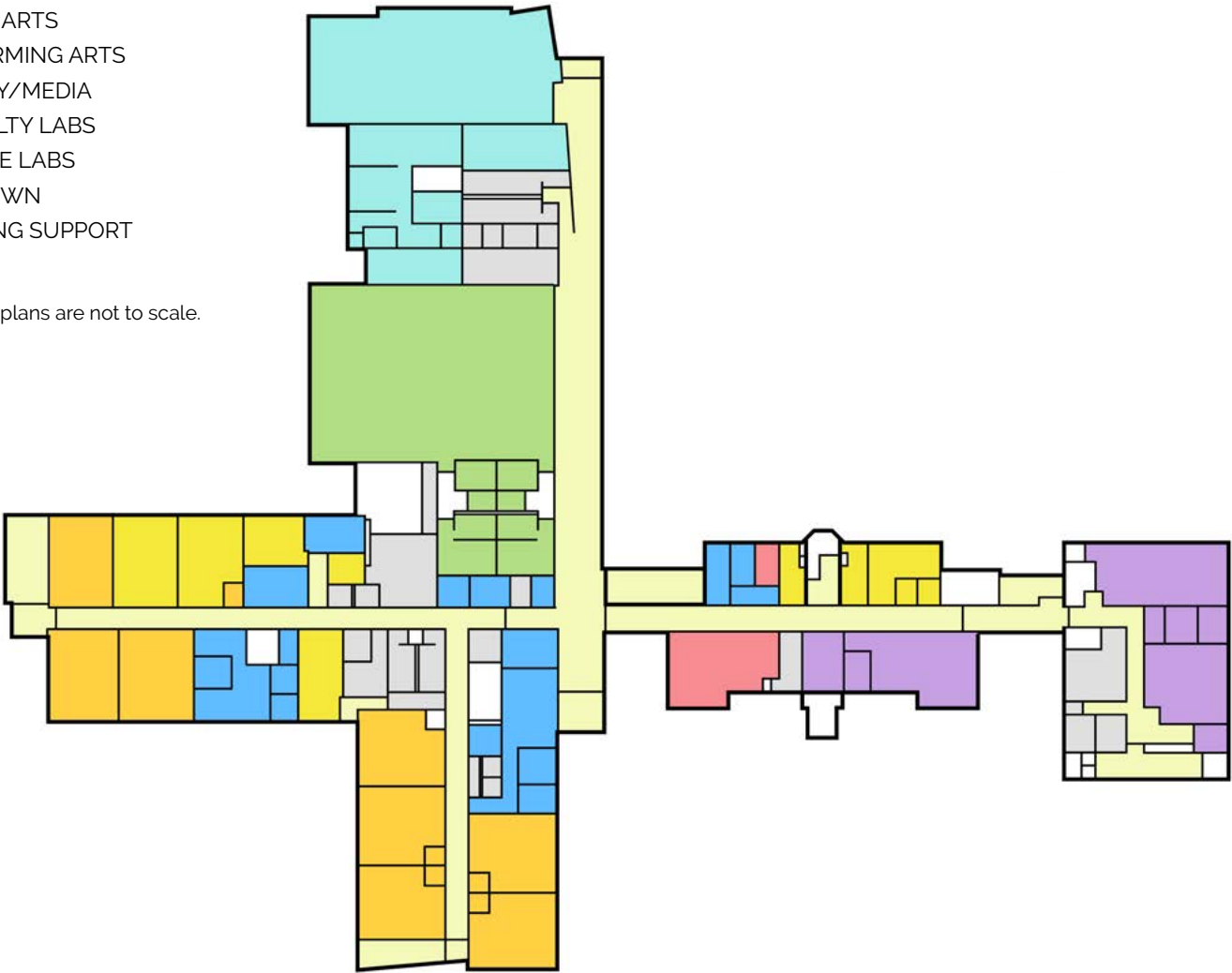


STRAWBERRY HILL ELEMENTARY SCHOOL

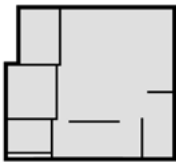
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- SCIENCE LABS
- UNKNOWN
- BUILDING SUPPORT

NOTE: Floor plans are not to scale.



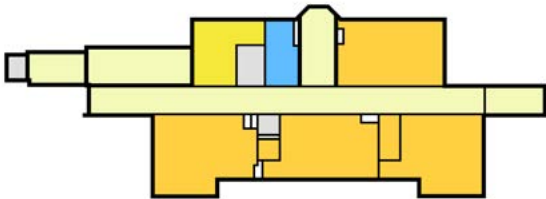
First Floor Plan



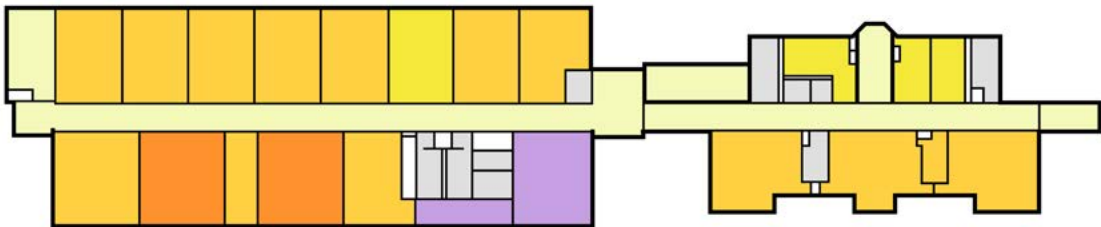
Ground Floor Plan



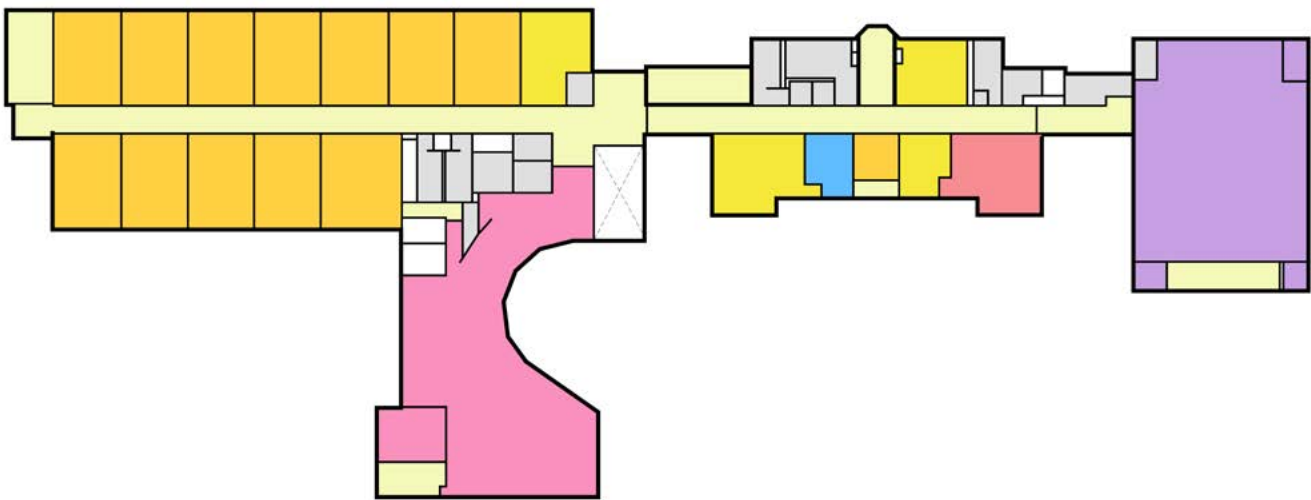
STRAWBERRY HILL ELEMENTARY SCHOOL



Fourth Floor Plan



Third Floor Plan



Second Floor Plan



TOQUAM ELEMENTARY SCHOOL

GRADE CONFIGURATION
K-5

2021 ENROLLMENT
570

STUDY CAPACITY
657

% OF UTILIZATION
87%

NUMBER OF CLASSROOMS
31

% MINORITY
85.4%

YEAR BUILT
1967

AGE
54 years

NUMBER OF STORIES
2

BUILDING AREA
90,500 sf

CONSTRUCTION TYPE
reinforced concrete piles at load-bearing column locations and cast-in-place concrete perimeter wall footings with concrete foundation walls. The upper floors are constructed of load-bearing CMU interior walls and perimeter steel columns.

ADDITIONS/RENOVATIONS
Dual fuel hot water boilers ~2018
air cooled chillers installed 2014
domestic water boilers, storage tank, and circulator ~2015
fan coil units reconditioned 2020
wet pipe sprinkler system installed 1989
master clock system ~2010

MODULARS
6,620 sf connected to main building

ACERAGE
17

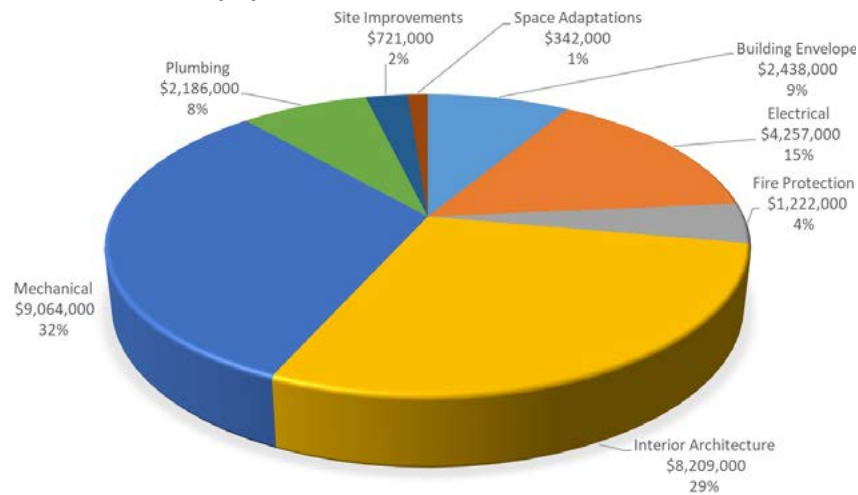
PLAYGROUNDS
Constructed play area is brand new

ATHLETIC FIELDS
Grass play field in good condition



TOQUAM ELEMENTARY SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ 899,999	3.2%
High (1 - 2 Years)	\$ 17,148,960	60.3%
Medium (3 - 5 Years)	\$ 5,527,884	19.4%
Low (6 - 10 Years)	\$ 4,861,157	17.1%
	\$ 28,438,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	
2	Interior Architecture		X	X
3	Mechanical Systems		X	X
4	Electrical Systems		X	X
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements		X	

GENERAL SUMMARY

The property is located at Toquam Magnet Elementary, Stamford, Fairfield County Connecticut on approximately 7.76 acres. The property slopes gently downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with a wood chips / rubberized play surface. Retaining walls are located at the grade changes at various locations adjacent to building. Timber retaining walls are located at the playground areas at the right side (north) elevation of property.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall poor condition. Overall, the modular addition is in fair to poor condition and recommended for replacement with a permanent structure.

SCHOOL INFORMATION

In 2018, Toquam was recognized as a "School of Distinction" by the State Department of Education. This honor was achieved through our commitment to provide data-driven, small group instruction designed to meet the individual learning needs and styles of our students.

Toquam Magnet is committed to individualized, child-centered, hands on learning experiences which develop the minds, hearts and bodies of our students. We provide deep learning opportunities reflected in instructional time devoted to science and social studies, special areas (art, music, media and physical education) aligned to grade level curriculum, as well as field trips designed to enhance classroom experiences. In partnership with Literacy How, our teachers are focused on literacy instruction across all content areas.

As members of a global society, we recognize the importance of technology in the lives of our students. We currently have a 1:1 Chromebook to student ratio in our fifth grades and we are committed to Picture 2increasing technology opportunities that prepare our students for their learning on the secondary level.

Behavioral expectations are clear and consistent for all students as we practice "Respect for Ourselves, Others and the Environment". We are thrilled to have a new, state of the art playground, Kota's Place, for our students to build friendships and interactive play skills in a beautiful safe setting.

Mission Statement

Toquam Magnet School prepares all scholars for college and career readiness by cultivating determination, perseverance, critical thinking, and teamwork to ensure success in a global society.



TOQUAM ELEMENTARY SCHOOL

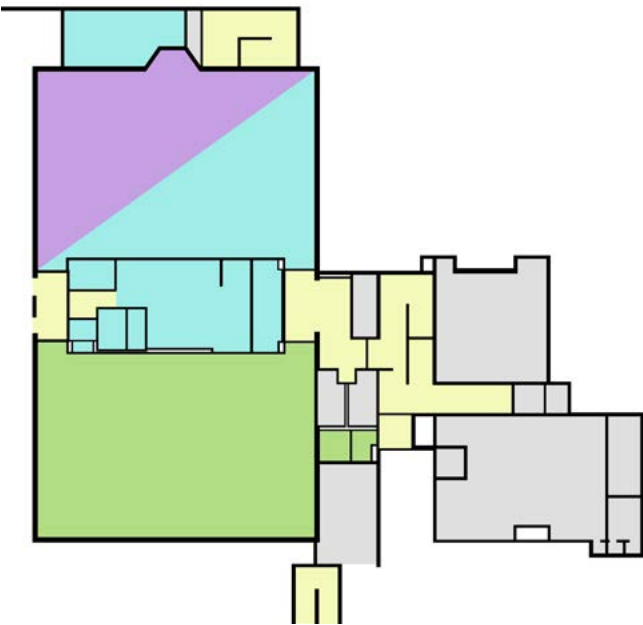
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- BUILDING SUPPORT

NOTE: Floor plans are not to scale.



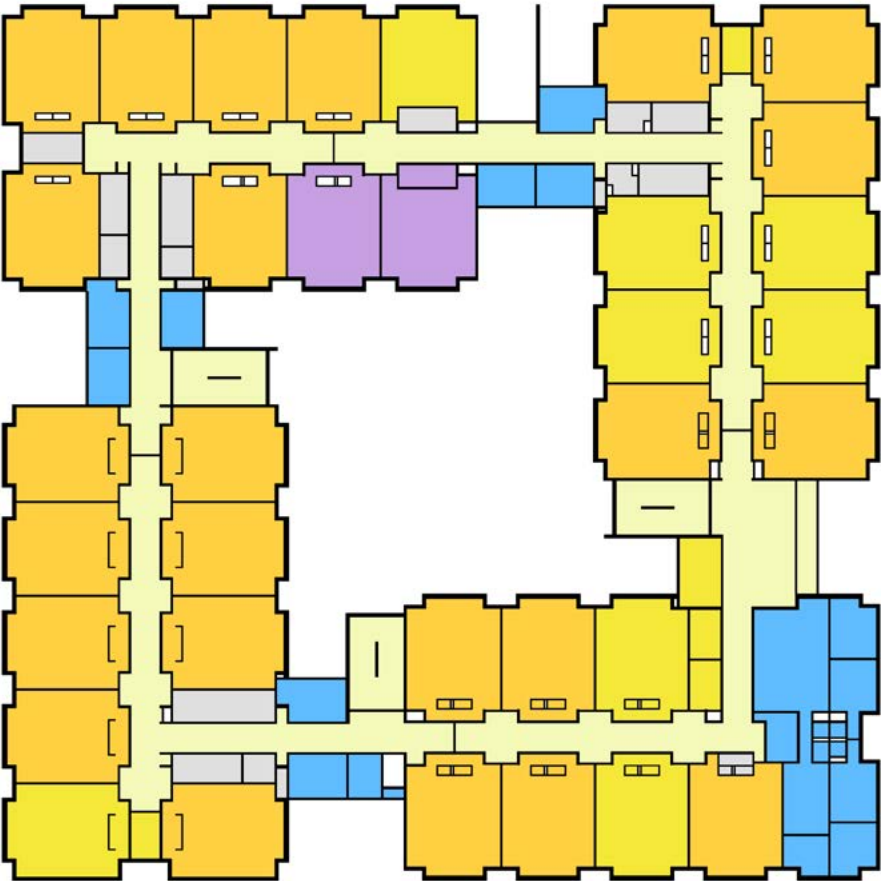
First Floor Plan



Basement Floor Plan



TOQUAM ELEMENTARY SCHOOL



Second Floor Plan

WESTOVER MAGNET ELEMENTARY SCHOOL

GRADE CONFIGURATION

Pre K-5

2021 ENROLLMENT

534

STUDY CAPACITY

685

% OF UTILIZATION

78%

NUMBER OF CLASSROOMS

38

% MINORITY

81.6%

YEAR BUILT

1998

AGE

23 years

NUMBER OF STORIES

1 and 2

BUILDING AREA

142,000 sf

CONSTRUCTION TYPE

The building is steel frame with concrete-topped metal decks

ADDITIONS/RENOVATIONS

gas fired water heater replaced 2014

Mechanical system replacements including boilers, pumps, expansion tanks, associated equipment and piping, and exhaust fans and controls + public address and master clock systems 2019

(3) DOAS units installed + water coolers and bottle fillers 2021

Interactive whiteboards 2008-2021

MODULARS

No

ACERAGE

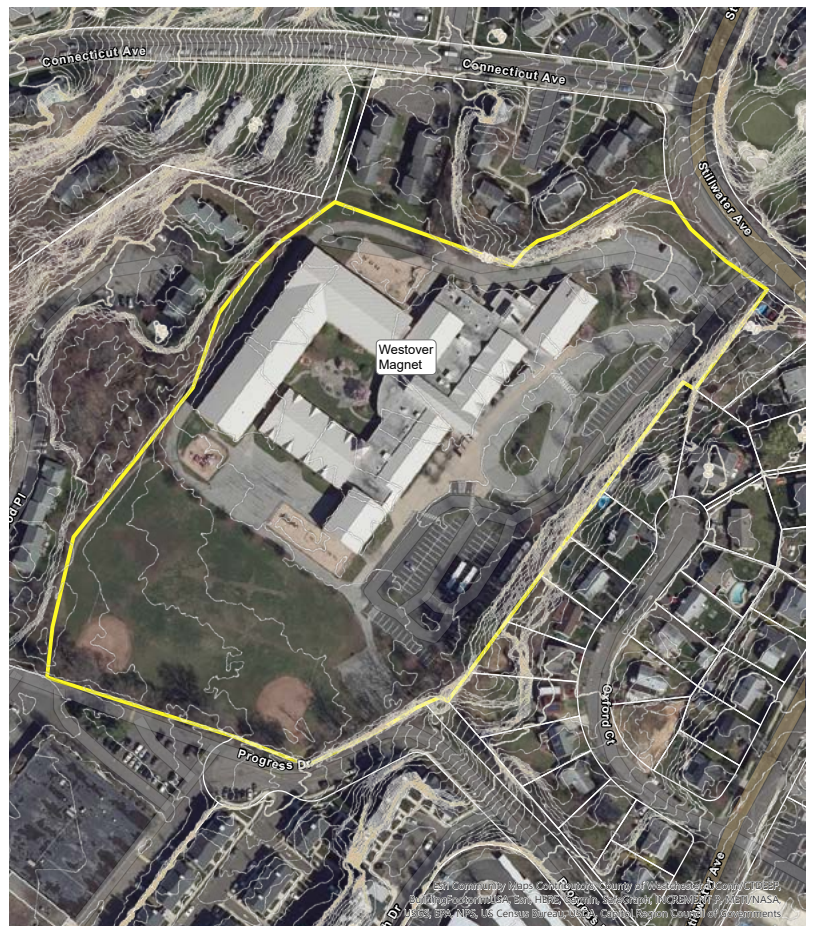
15.6

PLAYGROUNDS

Constructed play areas new

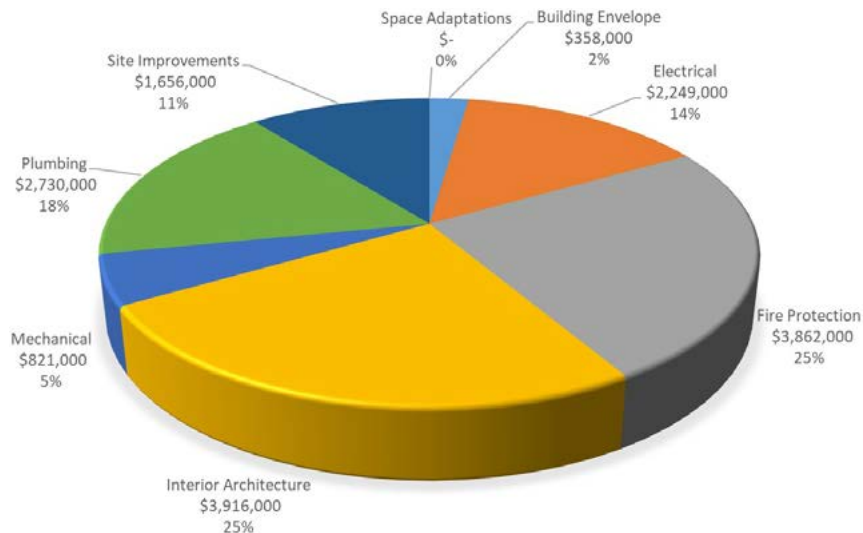
ATHLETIC FIELDS

1 basketball court, 2 baseball fields in fair condition



WESTOVER MAGNET ELEMENTARY SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate		0.0%
High (1 - 2 Years)	\$ 1,907,776	12.2%
Medium (3 - 5 Years)	\$ 3,922,983	25.2%
Low (6 - 10 Years)	\$ 9,761,241	62.6%
	\$ 15,592,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope	X		
2	Interior Architecture	X		
3	Mechanical Systems	X		
4	Electrical Systems	X		
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems			X
7	Site Improvements		X	X

SCHOOL INFORMATION

Since 1979 the Westover Magnet Program has given parents an option in quality elementary education for their children, while providing a racially-balanced student body.

Westover offers youngsters in pre-kindergarten through fifth grade a unique educational approach which builds the foundation for a lifetime of continuous learning. Rather than simply providing an atmosphere "of" education, Westover creates an environment "for" education based on the following principles:

- Both the academic and psychological needs of a child must be nurtured if total and continuous learning is to take place.
- The best learning environment is one that encourages cooperation rather than individual competition.
- All children are gifted and are entitled to be treated accordingly.

Since parents are the primary teachers of their children, it is only through the cooperative efforts of both the home and school that children can receive the best education possible

GENERAL SUMMARY

The property is located at Westover Magnet Elementary, Stamford, Fairfield County Connecticut on approximately 15.59 acres. The property is essentially flat, neighboring properties to the south and east are significantly elevated. The eastern property line slopes gently downward from the east toward the west and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a wood chips/asphalt surface.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall very good condition.



WESTOVER MAGNET ELEMENTARY SCHOOL

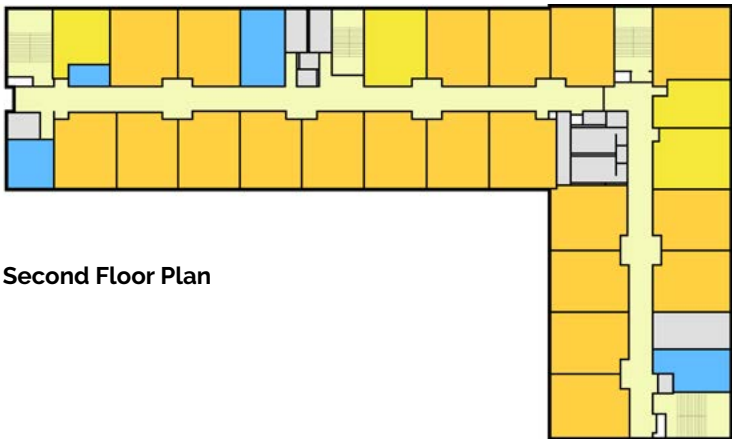
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- UNKNOWN
- BUILDING SUPPORT

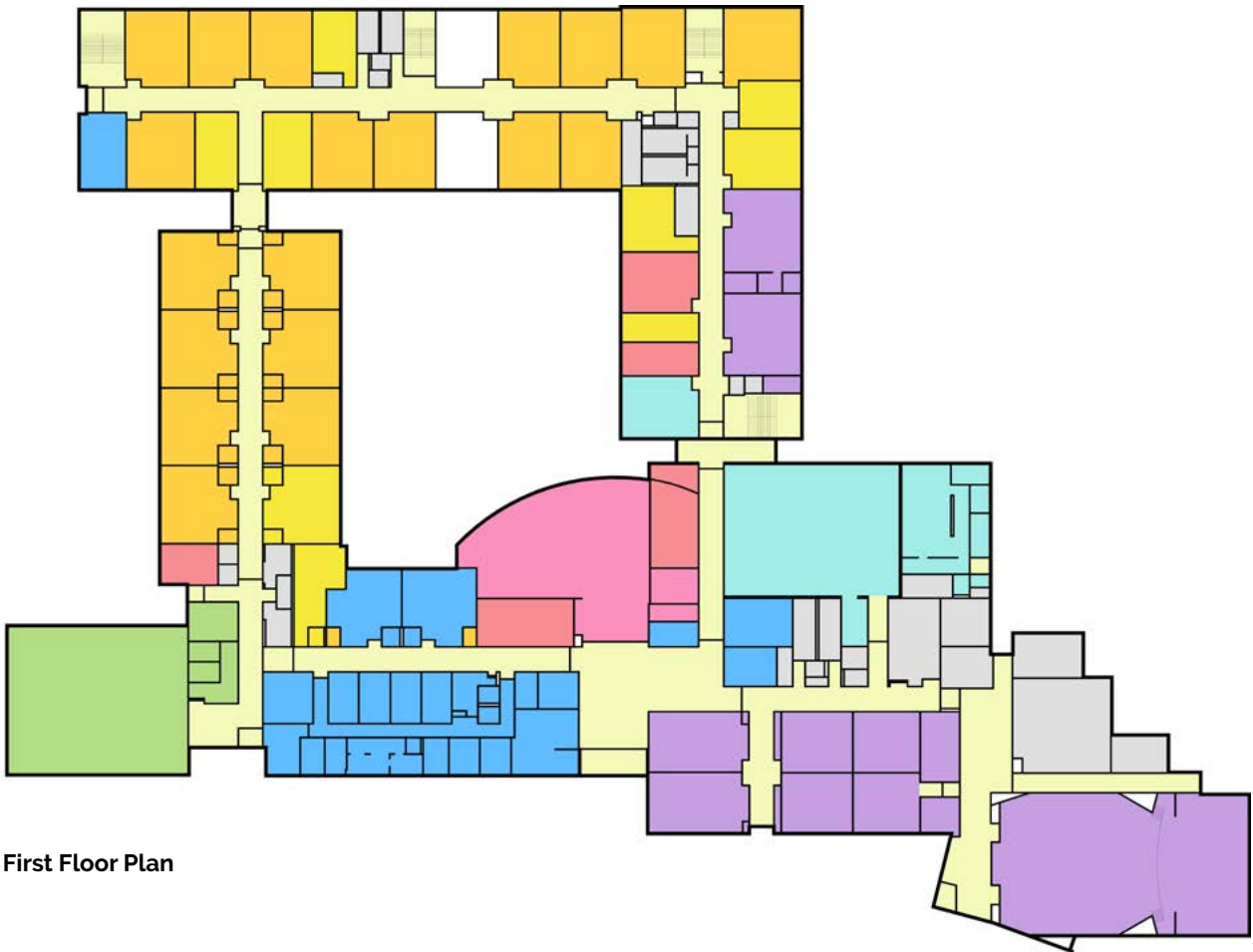
NOTE: Floor plans are not to scale.



WESTOVER MAGNET ELEMENTARY SCHOOL



Second Floor Plan



First Floor Plan



VOLUME 1 OF 2

EXECUTIVE SUMMARY

CONTENTS

SECTION 1: LETTER OF TRANSMITTAL

SECTION 2: ACKNOWLEDGEMENTS

SECTION 3: DISTRICT VISION/ STUDY PURPOSE

SECTION 4: STUDY SYNOPSIS

SECTION 5: DEMOGRAPHICS AND ENROLLMENT PROJECTIONS

SECTION 6: EXISTING FACILITIES CONDITION ASSESSMENT SUMMARY

6.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

6.2: MIDDLE SCHOOLS

6.3: HIGH SCHOOLS

6.4: OTHER FACILITIES

SECTION 7: IMPLEMENTATION SCHEDULE - RECOMMENDED PLAN

SECTION 8: CAPITAL FUNDING FORECAST - RECOMMENDED PLAN



CLOONAN MIDDLE SCHOOL

GRADE CONFIGURATION
6-8

2021 ENROLLMENT
626

STUDY CAPACITY
752

% OF UTILIZATION
83%

NUMBER OF CLASSROOMS
32

% MINORITY
78.4%

YEAR BUILT
1967

AGE
54 years

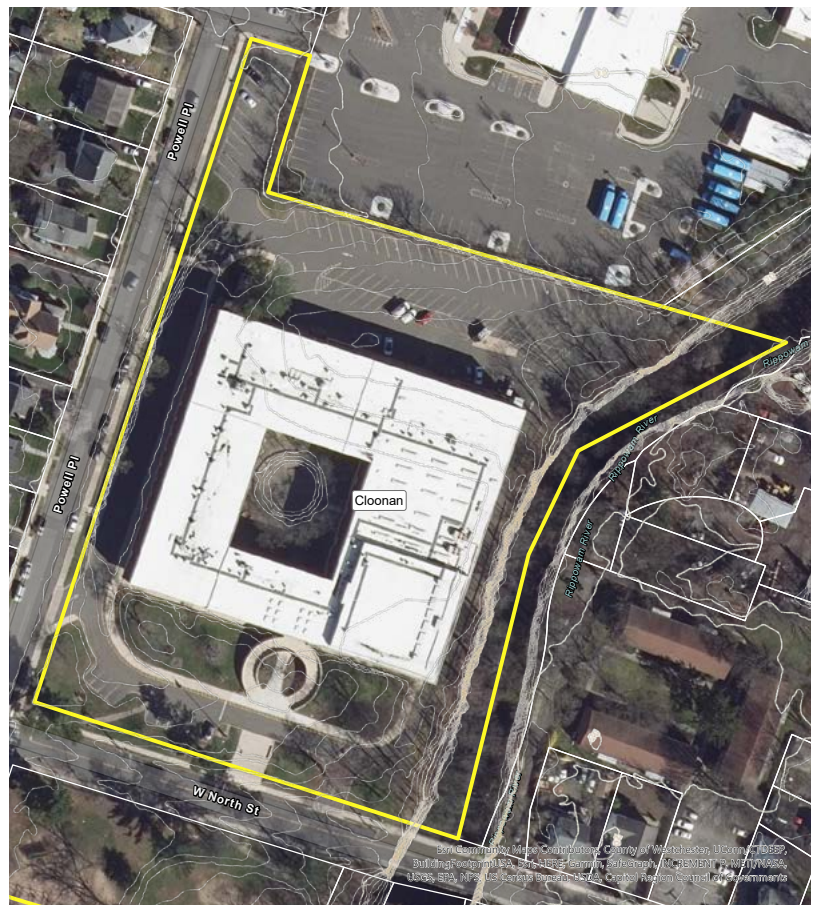
NUMBER OF STORIES
3

BUILDING AREA
164,155 sf

CONSTRUCTION TYPE
concrete encased steel column frame with
concrete-topped metal decks; steel beams
provide support at the second floor and reinforced
concrete beams provide support at the first floor

ADDITIONS/RENOVATIONS
water closets, lavatories, urinals, classroom sinks,
and kitchen gas piping renewed 1990
unit vents and floor fan coil unit 2000
(2) hot water boilers and burners, heating water
pumps, fuel oil transfer pumps, condensing units
renewed 2003
chiller renewed 2005
master clock system upgraded 2006
classroom air handling units + kitchen sinks
renewed 2008
sprinkler system + fire pump installed 2009
gym air handling unit, centrifugal roof exhausters,
kitchen hood, exhaust fans, and makeup air fan
renewed 2010
(1) water boiler and burner 2020

MODULARS
No



ACERAGE
6.1

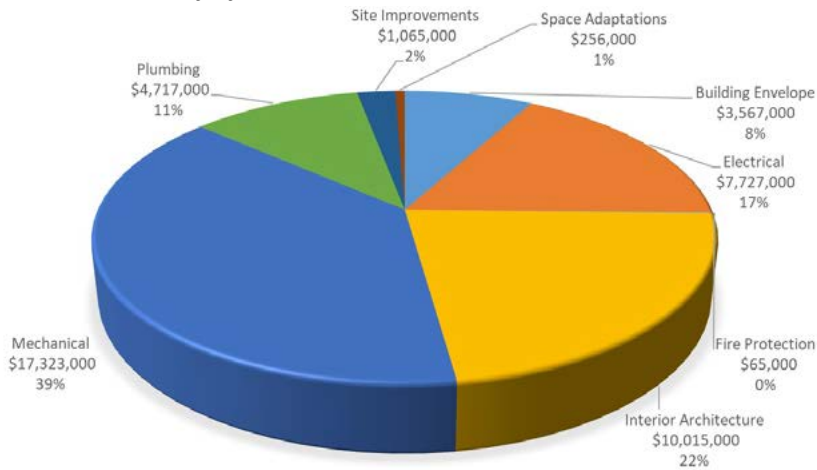
PLAYGROUNDS
None

ATHLETIC FIELDS
None



CLOONAN MIDDLE SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 26,135,312	58.4%
Medium (3 - 5 Years)	\$ 12,526,110	28.0%
Low (6 - 10 Years)	\$ 6,073,578	13.6%
	\$ 44,735,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	
2	Interior Architecture		X	
3	Mechanical Systems		X	X
4	Electrical Systems		X	X
5	Plumbing Systems			X
6	Fire Alarm / Protection Systems	X		
7	Site Improvements		X	

SCHOOL INFORMATION

Mission Statement

Cloonan Middle School recognizes that in our diverse community, each child is an individual and has an inherent capacity for learning. Cloonan's mission is to create a safe and nurturing environment of learning excellence for early adolescents in which all stakeholders work as partners to equip students with the knowledge, skills, character, compassion, confidence and desire to build successful lives and communities.

GENERAL SUMMARY

The property is located at Cloonan Middle, Stamford, Fairfield County Connecticut on approximately 6.09 acres. The property slopes gently downward from the west side of the property toward the east property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are concentrated around the property line and some trees. Play areas are covered with a not applicable surface. Retaining walls are located at the grade changes at the front, rear and west elevations of the building.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.



CLOONAN MIDDLE SCHOOL

DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- SCIENCE LABS
- BUILDING SUPPORT

NOTE: Floor plans are not to scale.



First Floor Plan



Ground Floor Plan



CLOONAN MIDDLE SCHOOL



Second Floor Plan



DOLAN MIDDLE SCHOOL

GRADE CONFIGURATION
6-8

2021 ENROLLMENT
626

STUDY CAPACITY
546

% OF UTILIZATION
115%

NUMBER OF CLASSROOMS
28

% MINORITY
68.0%

YEAR BUILT
1948

AGE
73 years

NUMBER OF STORIES
3

BUILDING AREA
114,000 sf

CONSTRUCTION TYPE

reinforced concrete slab on grade with a few crawl space tunnels, masonry non-bearing walls and open web steel joist roofs, steel frame with concrete-topped metal decks

ADDITIONS/RENOVATIONS

sprinkler system installed in 1997
boiler room equipment replaced 2003
penthouse exhaust fans replaced 2013
interactive whiteboards installed prior 2014
boiler room equipment rebuilt/replaced 2019
plumbing fixtures replaced when needed
fire alarm system recently installed
Water coolers to be replaced with bottle fillers, present

MODULARS
No

ACERAGE
17



PLAYGROUNDS

Grass play areas in good condition

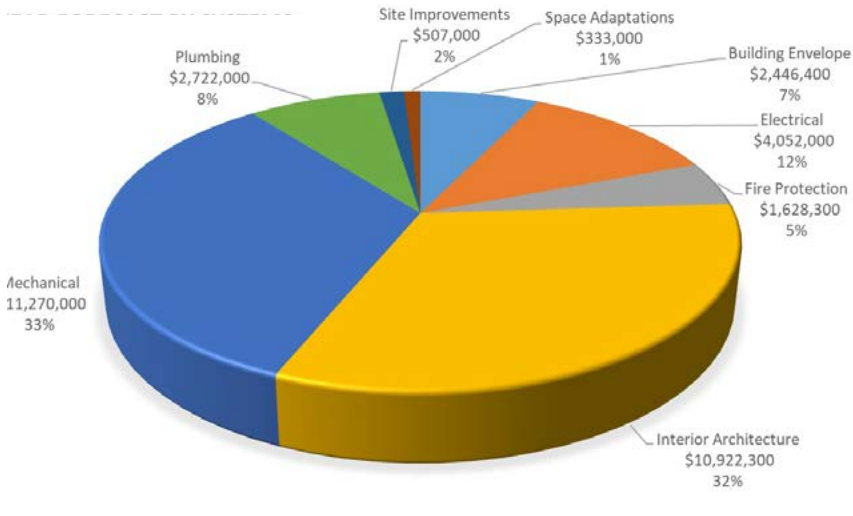
ATHLETIC FIELDS

2 baseball fields in good condition



DOLAN MIDDLE SCHOOL

10 Year Forecast By Systems



GENERAL SUMMARY

The property is located at Walter R. Dolan Middle, Stamford, Fairfield County Connecticut on approximately 16.96 acres. The property slopes gently downward from the northwest side of the property toward the southeast property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with a grass surface. Retaining walls not applicable.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.

10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 22,355,632	66.0%
Medium (3 - 5 Years)	\$ 6,882,455	20.3%
Low (6 - 10 Years)	\$ 4,642,913	13.7%
	\$ 33,881,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	
2	Interior Architecture		X	X
3	Mechanical Systems		X	X
4	Electrical Systems		X	
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements	X		

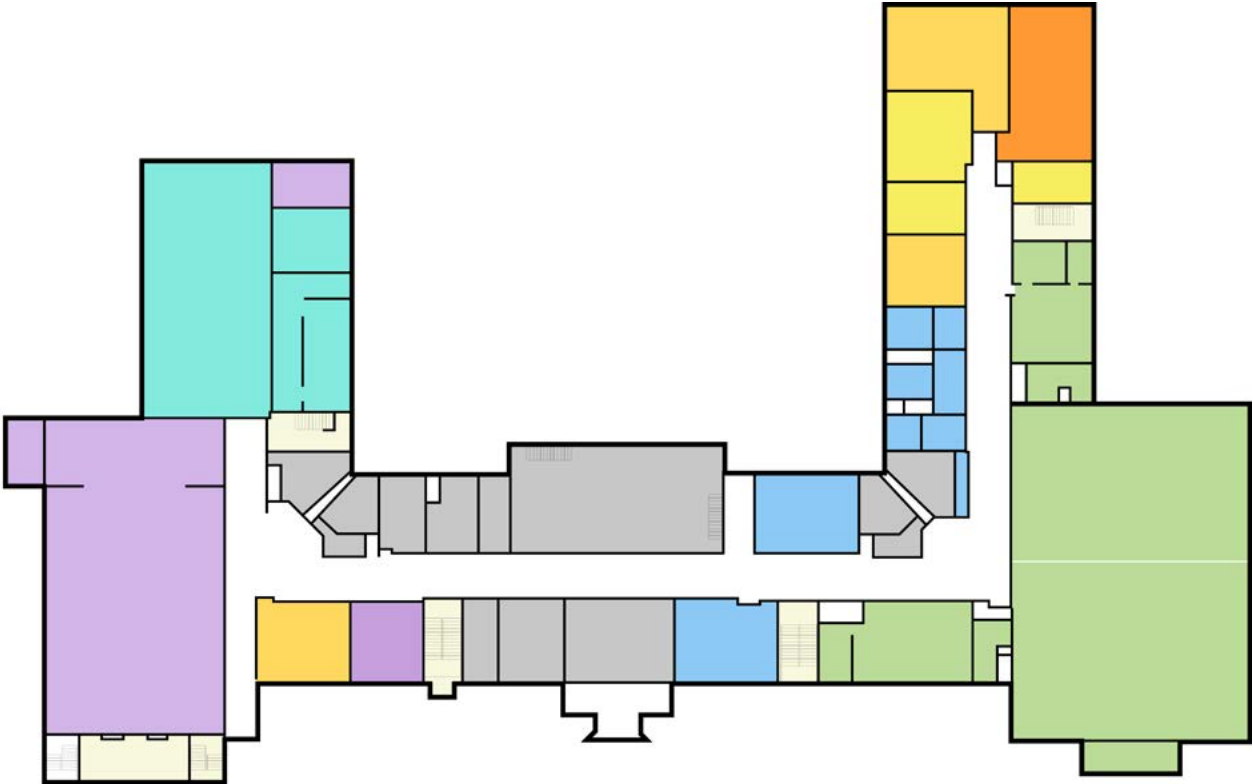


DOLAN MIDDLE SCHOOL

DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SCIENCE LABS
- BUILDING SUPPORT

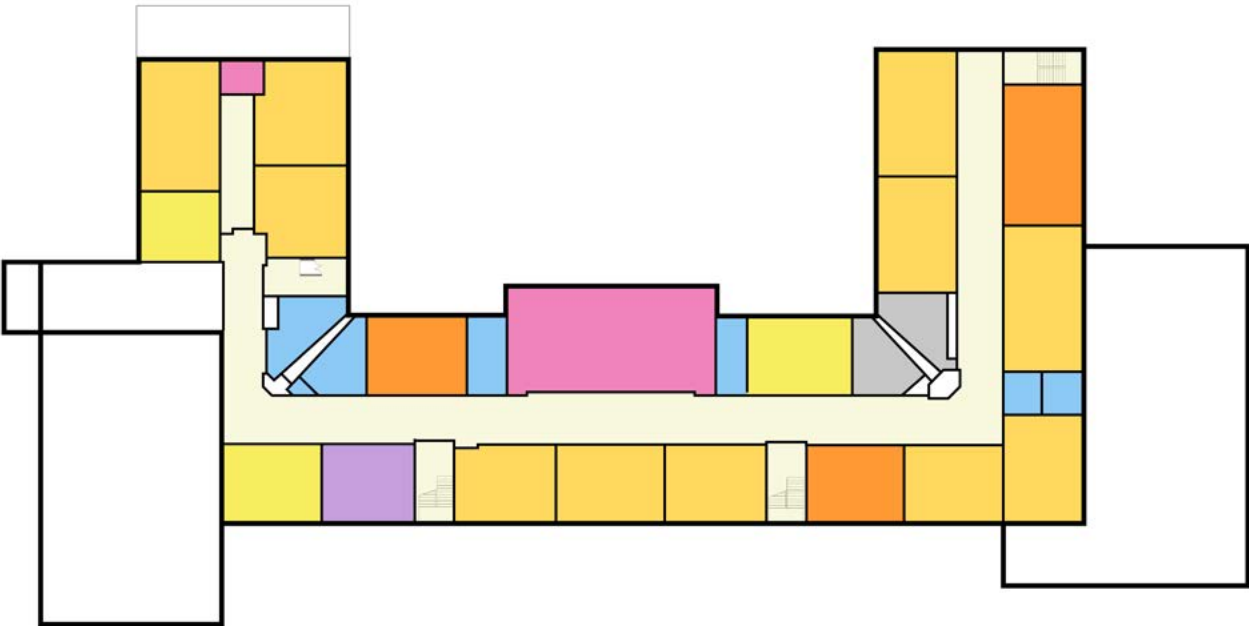
NOTE: Floor plans are not to scale.



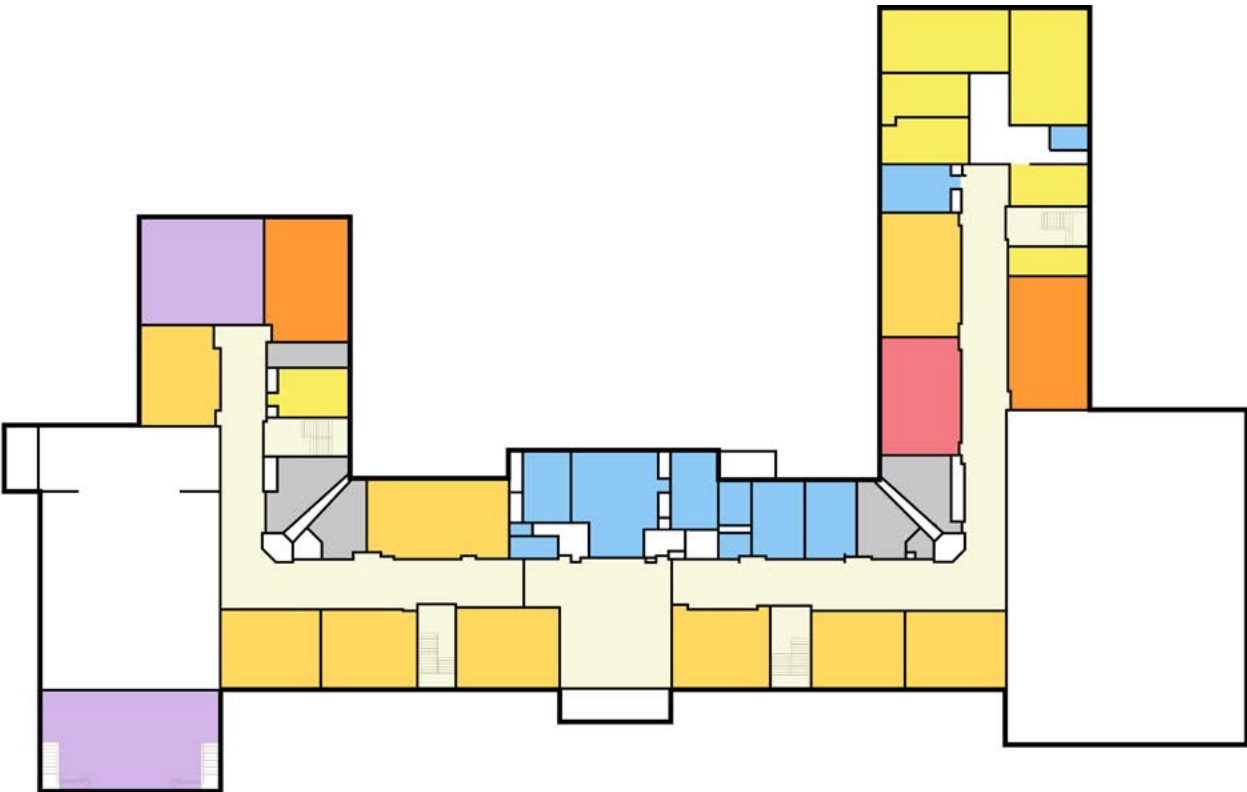
First Floor Plan



DOLAN MIDDLE SCHOOL



Third Floor Plan



Second Floor Plan

RIPPOWAM MIDDLE SCHOOL

GRADE CONFIGURATION
6-8

2021 ENROLLMENT
746

STUDY CAPACITY
1,027

% OF UTILIZATION
73%

NUMBER OF CLASSROOMS
47

% MINORITY
71.5%

YEAR BUILT
1959

AGE
61 years

NUMBER OF STORIES
2

BUILDING AREA
227,700 sf

CONSTRUCTION TYPE
steel frame with concrete decks, concrete slab
ground floor with column pads and footings

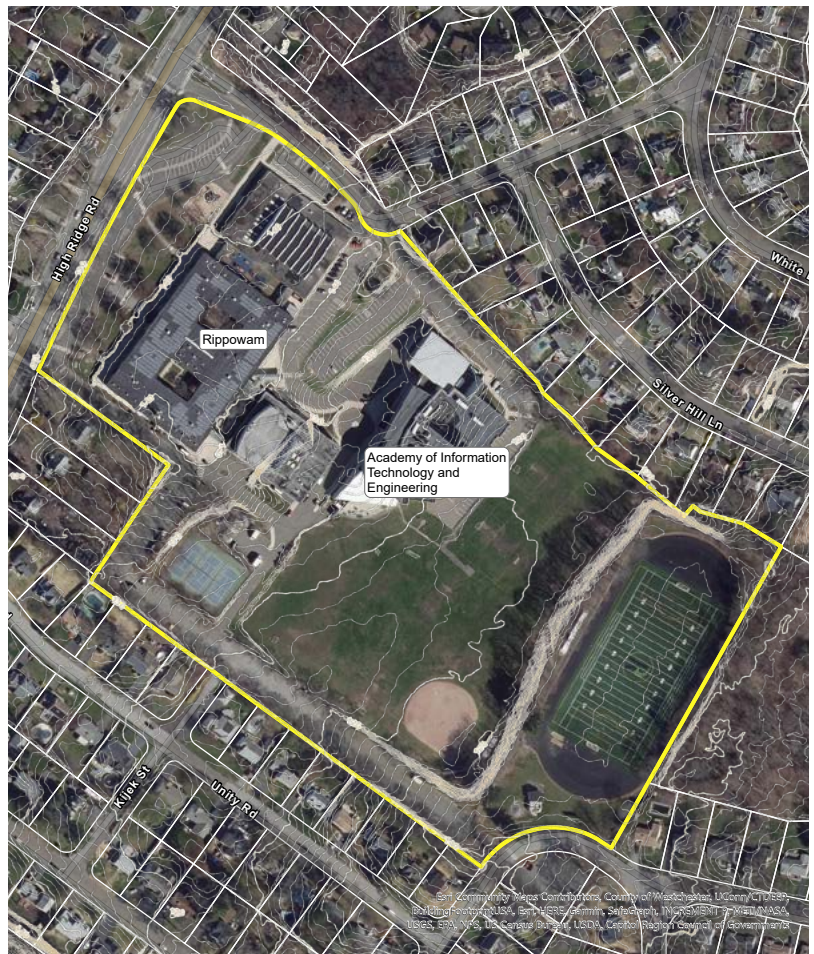
ADDITIONS/RENOVATIONS
boiler room equipment replaced 2002
sprinkler system installed in 2002
fire alarm system installed in 2006
Master Clock system upgraded ~2006-2011
plumbing fixtures replaced periodically
Promethean boards recently installed
boilers, water heaters, pumps, expansion tanks,
and associated equipment and piping replaced;
water bottle fillers replacing wter coolers 2021

MODULARS
No

ACERAGE
29.9 shared with AITE HS

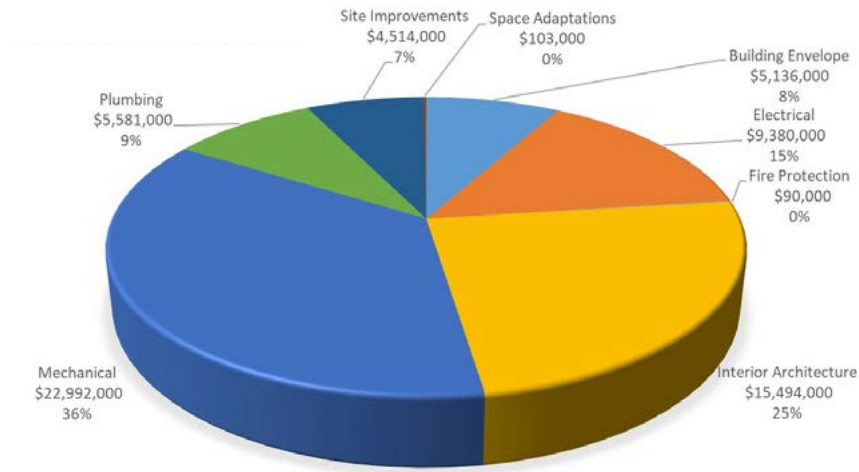
PLAYGROUNDS
Play areas with variety of surfaces

ATHLETIC FIELDS
6 tennis courts, 1 baseball field, 1 artificial turf field
and track



RIPPOWAM MIDDLE SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 31,990,605	50.5%
Medium (3 - 5 Years)	\$ 17,664,971	27.9%
Low (6 - 10 Years)	\$ 13,634,424	21.5%
	\$ 63,290,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	
2	Interior Architecture		X	
3	Mechanical Systems		X	X
4	Electrical Systems		X	
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems	X		
7	Site Improvements		X	X

SCHOOL INFORMATION

Mission Statement

The Rippowam Middle School Community is committed to promoting academic excellence within a safe, nurturing environment that is responsive to the social, emotional and intellectual needs of the adolescent child.

Vision Statement

It is our goal to develop life-long learners who are knowledgeable and responsible citizens who think critically about the world.

GENERAL SUMMARY

The property is located at Rippowam Middle, Stamford, Fairfield County Connecticut on approximately 29.87 acres. The property slopes moderately from the north and west perimeter along the building footprint towards the northeast and southeast center soccer and baseball fields. The eastern and southeast perimeters also slope moderately towards the center ball fields and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a variety of surfaces including wood chips, artificial turf, rubber surface, grass, and asphalt. Retaining walls are in good condition. An isolated area of damaged stone was noted in previous reports at the retaining wall at the front elevation on the southwest corner of the wall.

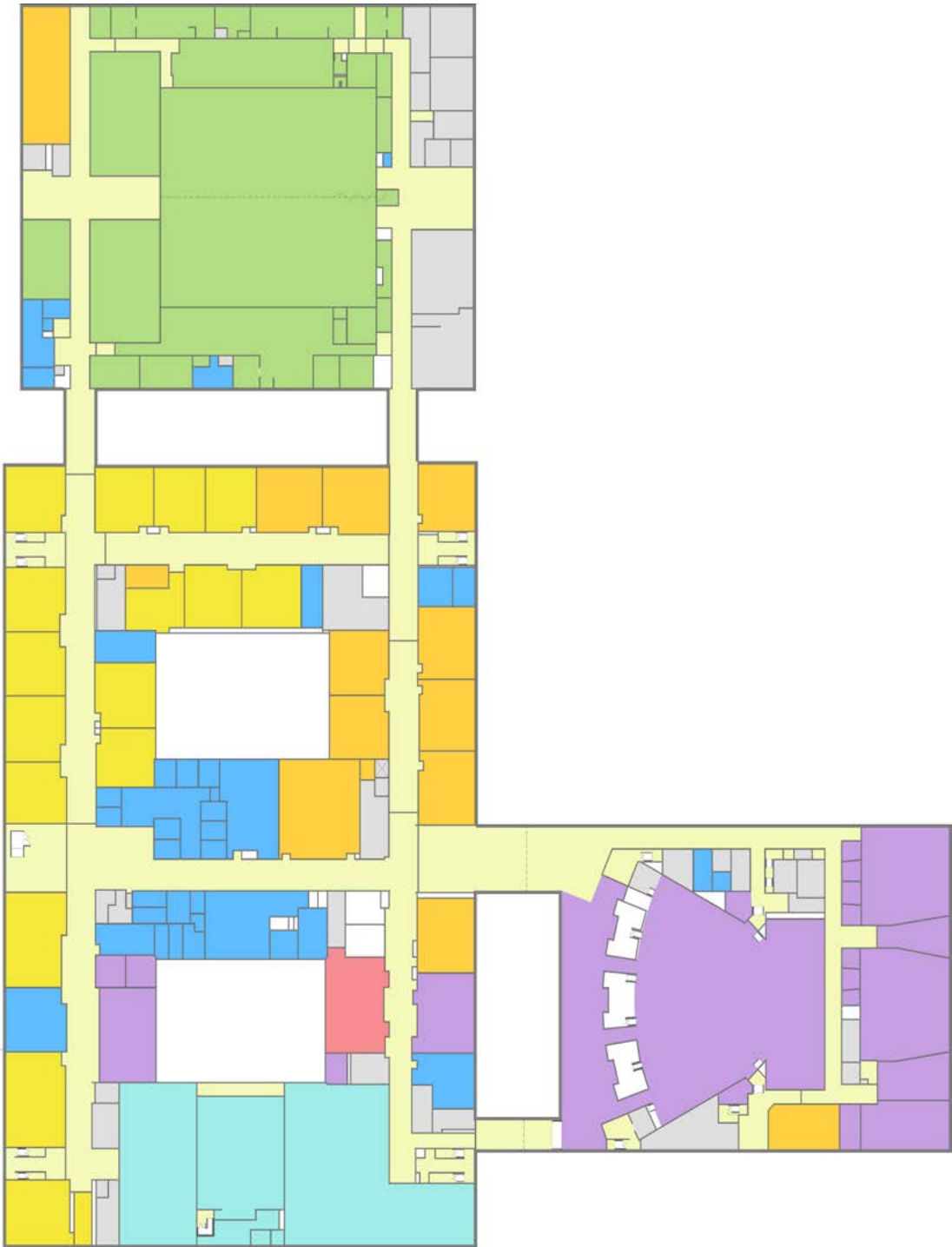
Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.

RIPPOWAM MIDDLE SCHOOL

DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- UNKNOWN
- BUILDING SUPPORT

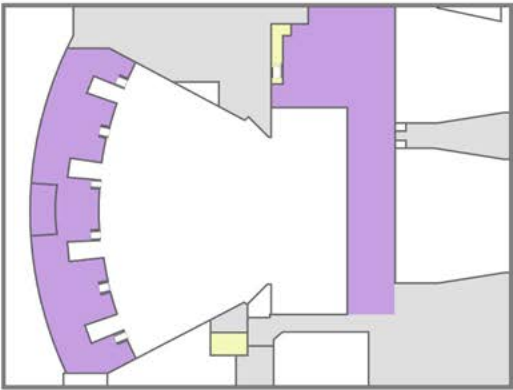
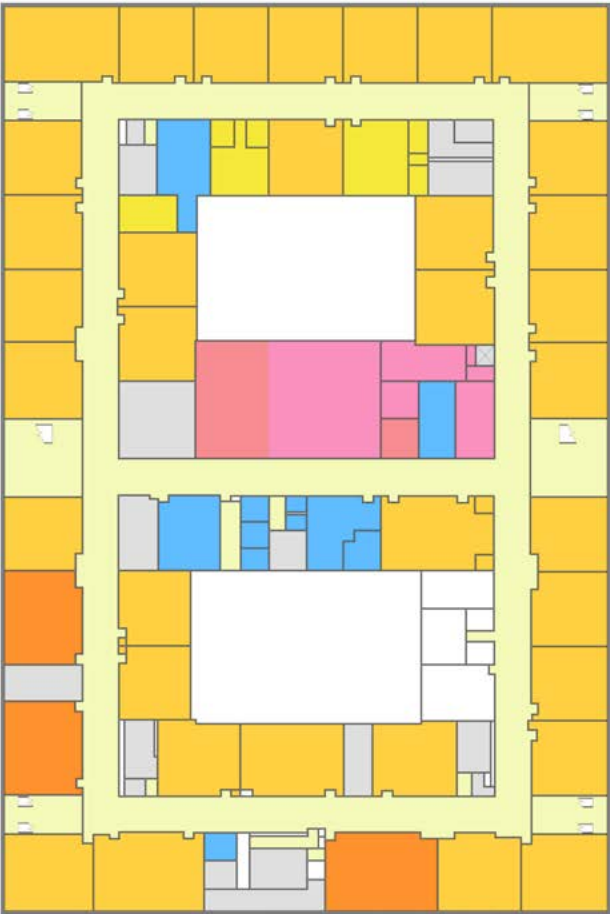
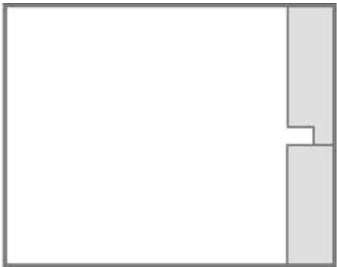
NOTE: Floor plans are not to scale.



First Floor Plan



RIPPOWAM MIDDLE SCHOOL



Second Floor Plan

SCOFIELD MAGNET MIDDLE SCHOOL

GRADE CONFIGURATION
6-8

2021 ENROLLMENT
587

STUDY CAPACITY
593

% OF UTILIZATION
99%

NUMBER OF CLASSROOMS
26

% MINORITY
66.7%

YEAR BUILT
1960's

AGE
55+/- years

NUMBER OF STORIES
2

BUILDING AREA
149,188 sf

CONSTRUCTION TYPE
reinforced concrete slab on grade, masonry non-bearing walls and open web steel joist roofs, steel frame with concrete-topped metal decks

ADDITIONS/RENOVATIONS
VAV units, select terminal units, and fin tube radiation + sprinkler system installed in 2001
(2) dual fuel water boilers, domestic water storage tank, hot water re-circulators, plumbing fixtures and piping installed ~2011
Interactive whiteboards installed prior 2014
Video Surveillance System with new IP cameras installed in several areas
fire alarm system currently being replaced

MODULARS
No

ACERAGE
45.5

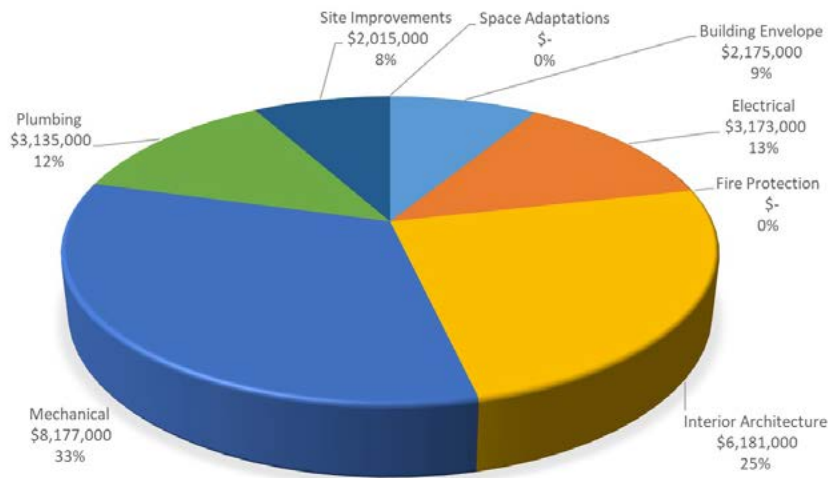
PLAYGROUNDS
Grass play areas in good condition

ATHLETIC FIELDS
2 soccer and 1 football field in fair condition



SCOFIELD MAGNET MIDDLE SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 10,637,186	42.8%
Medium (3 - 5 Years)	\$ 6,336,960	25.5%
Low (6 - 10 Years)	\$ 7,881,854	31.7%
	\$ 24,856,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	
2	Interior Architecture		X	
3	Mechanical Systems		X	
4	Electrical Systems	X		
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems	X		
7	Site Improvements		X	X

SCHOOL INFORMATION

Mission Statement

The Magnet Middle School respects the unique characteristics and individuality of emerging adolescents. Our staff, in partnership with parents and students, strives to develop independent and responsible learners in both heterogeneous and homogeneous groupings. Through our unique school culture, we address the physical, social, and emotional needs that further intellectual development.

While using an interdisciplinary approach to learning, special emphasis is placed on math, science, and technology. The school is strongly committed to implementing the principles of the Carnegie Foundation Report and the Coalition of Essential Schools.

GENERAL SUMMARY

The property is located at Scofield Magnet Middle, Stamford, Fairfield County Connecticut on approximately 45.46 acres. The property slopes gently downward from the west side of the property toward the east property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a grass surface. Retaining walls are located at the grade changes near the dumpsters and the cafeteria entrance at the east side of the building.

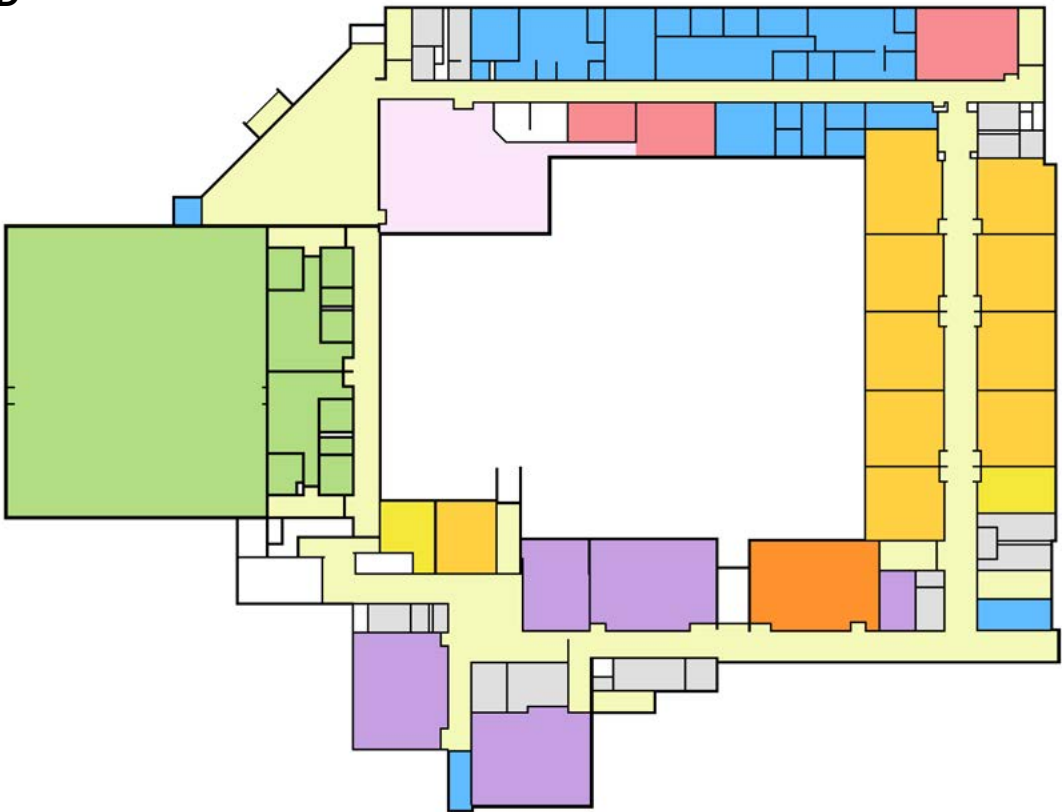
Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall good condition.

SCOFIELD MAGNET MIDDLE SCHOOL

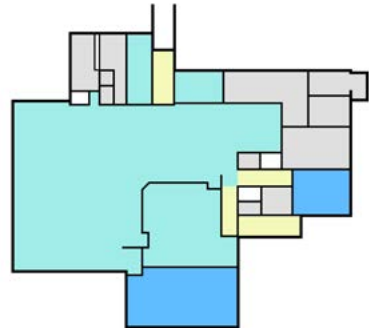
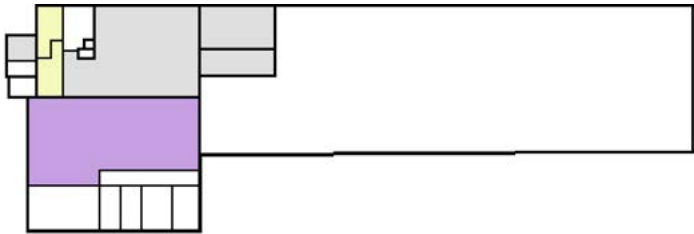
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- STUDENT SERVICES
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- SCIENCE LABS
- UNKNOWN
- BUILDING SUPPORT

NOTE: Floor plans are not to scale.



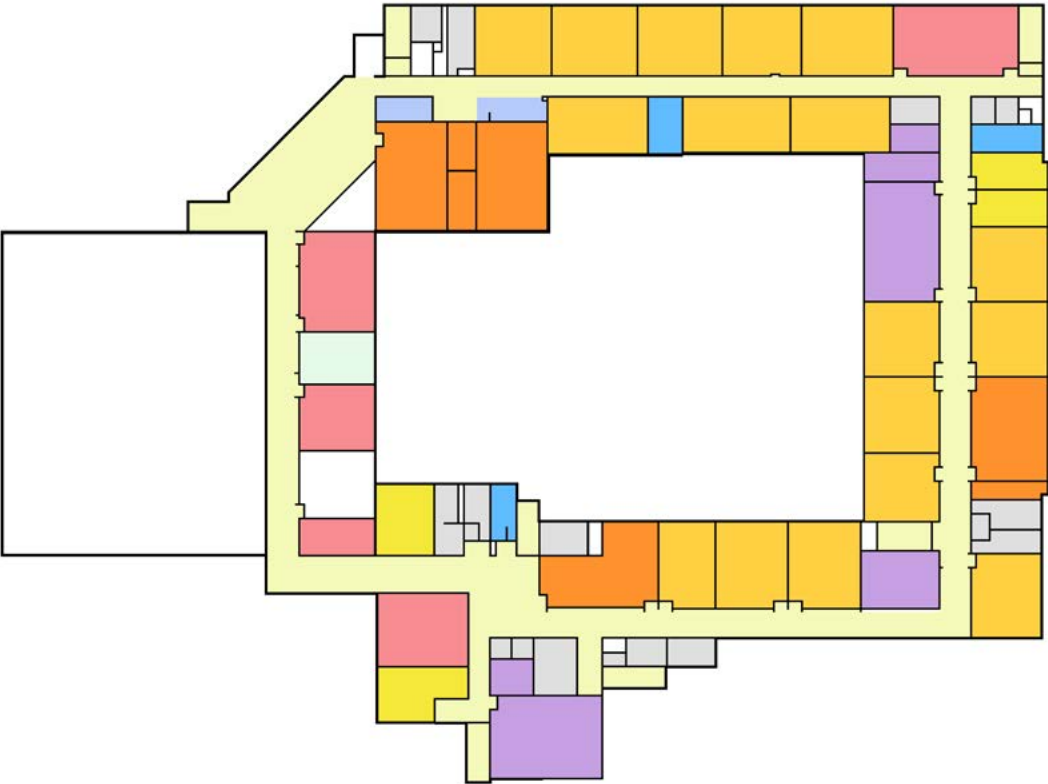
First Floor Plan



Basement Floor Plan



SCOFIELD MAGNET MIDDLE SCHOOL



Second Floor Plan

TURN OF RIVER MAGNET SCHOOL

GRADE CONFIGURATION
6-8

2021 ENROLLMENT
673

STUDY CAPACITY
694

% OF UTILIZATION
97%

NUMBER OF CLASSROOMS
32

% MINORITY
70.9%

YEAR BUILT
1968

AGE
53 years

NUMBER OF STORIES
1 and 2

BUILDING AREA
121,005 sf

CONSTRUCTION TYPE
concrete encased steel column frame with
concrete-topped metal decks

ADDITIONS/RENOVATIONS
Plumbing fixtures 1990

Classroom sinks + sprinkler system 1995

Split system and rooftop units 2000

Domestic water booster pump 2005

Water cooler/bottle filler 2008

Sewage ejector pump 2010

PTAC units 2010

Unit vents, electric unit and cabinet heaters,
convectors, and fin tube radiation 2013

Master clock system ~2013

Main boilers and burners, hydronic pumps, and
other appurtenances 2014

Plumbing fixtures 2015

Centrifugal roof exhausters 2017

Kitchen hood exhaust system 2020

MODULARS
4,350 sf connected to main building



ACERAGE
28.5

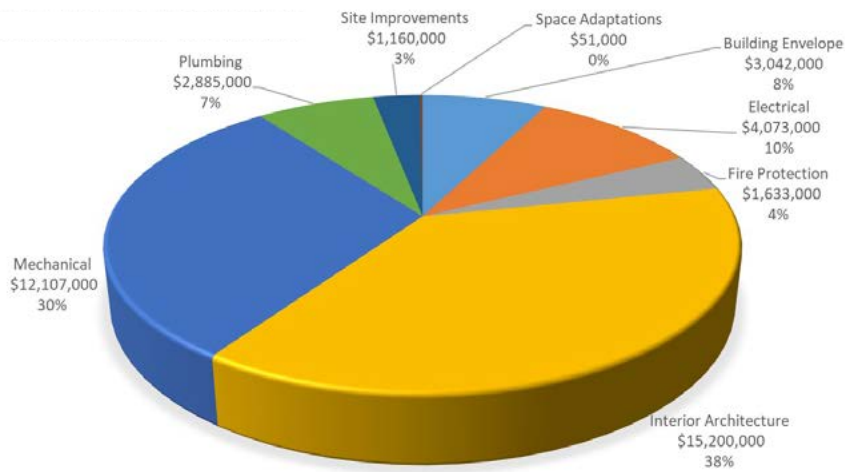
PLAYGROUNDS
Grass play areas in good condition

ATHLETIC FIELDS
1 softball field, 1 baseball field, soccer field in good condition



TURN OF RIVER MAGNET SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 24,937,187	62.1%
Medium (3 - 5 Years)	\$ 7,985,814	19.9%
Low (6 - 10 Years)	\$ 7,228,000	18.0%
	\$ 40,151,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	
2	Interior Architecture			X
3	Mechanical Systems		X	X
4	Electrical Systems		X	
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements		X	

SCHOOL INFORMATION

Mission Statement

We at Turn of River Middle School, in partnership with home and community, dedicate ourselves to the goal of academic, artistic, athletic, and character education. The entire school community at Turn of River Middle School is dedicated to developing children into responsible and caring individuals.

GENERAL SUMMARY

The property is located at Turn of River Middle, Stamford, Fairfield County Connecticut on approximately 28.54 acres. The property slopes gently downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a grass surface. Retaining walls are located at the front, side and rear elevations of the building.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall poor condition.

TURN OF RIVER MAGNET SCHOOL

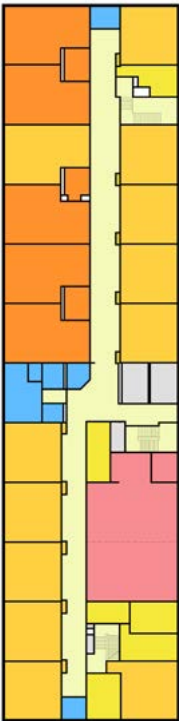
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- SPECIALTY LABS
- SCIENCE LABS
- UNKNOWN
- BUILDING SUPPORT

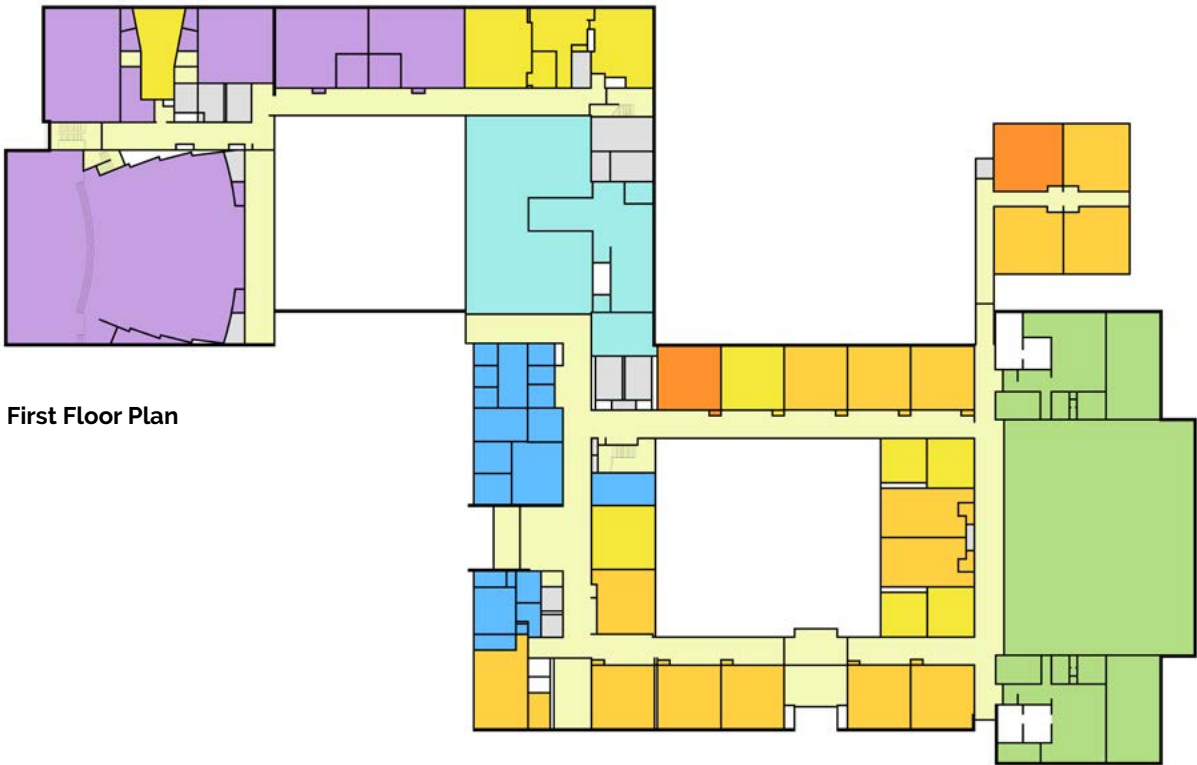
NOTE: Floor plans are not to scale.



TURN OF RIVER MAGNET SCHOOL



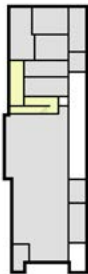
Second Floor Plan



First Floor Plan



Basement Floor Plan





VOLUME 1 OF 2

EXECUTIVE SUMMARY

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SECTION 2: ACKNOWLEDGEMENTS

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SECTION 4: STUDY SYNOPSIS

SECTION 5: DEMOGRAPHICS AND ENROLLMENT PROJECTIONS

SECTION 6: EXISTING FACILITIES CONDITION ASSESSMENT SUMMARY

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6.2: MIDDLE SCHOOLS

6.3: HIGH SCHOOLS

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SECTION 7: IMPLEMENTATION SCHEDULE - RECOMMENDED PLAN

SECTION 8: CAPITAL FUNDING FORECAST - RECOMMENDED PLAN



ACADEMY OF INFORMATION TECHNOLOGY & ENGINEERING (AITE) HIGH SCHOOL

GRADE CONFIGURATION
9-12

2021 ENROLLMENT
625

STUDY CAPACITY
599

% OF UTILIZATION
104%

NUMBER OF CLASSROOMS
23

% MINORITY
57.2%

YEAR BUILT
2007

AGE
14 years

NUMBER OF STORIES
3

BUILDING AREA
110,560 sf

CONSTRUCTION TYPE
steel frame on concrete slab

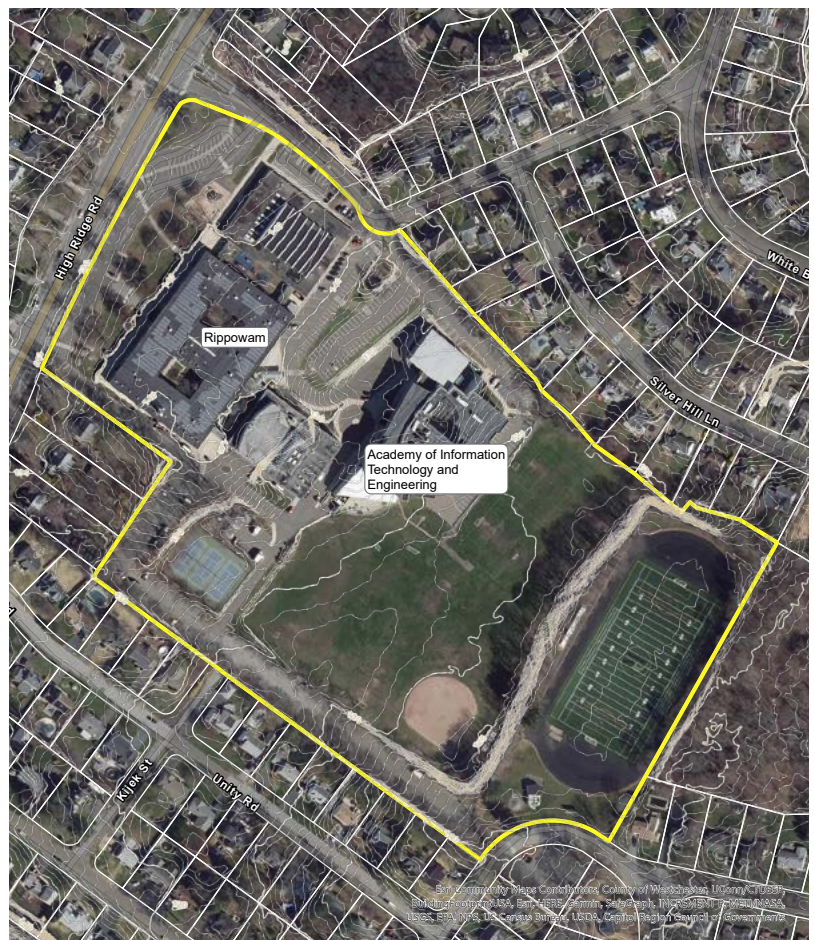
ADDITIONS/RENOVATIONS
water heater and booster pump 2019
interactive Promethean boards recently installed

MODULARS
No

ACERAGE
29.9 shared with Rippowam MS

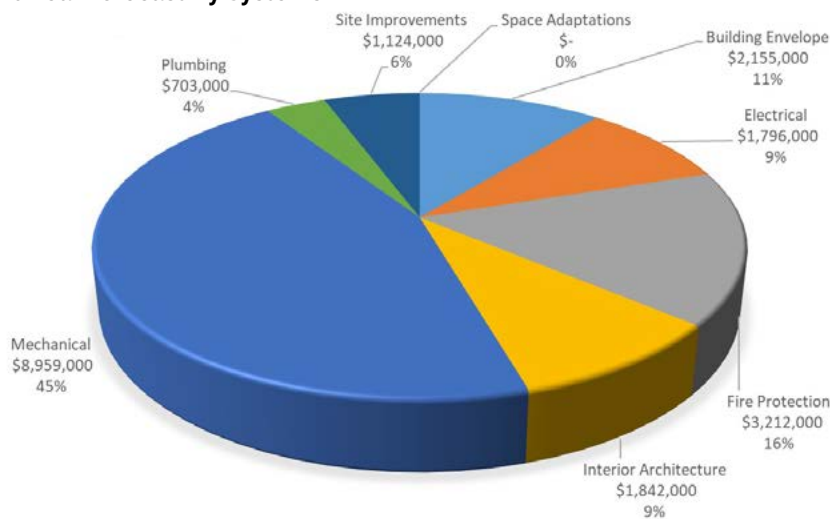
PLAYGROUNDS
None

ATHLETIC FIELDS
Artificial turf football field
One natural turf softball field with
practice soccer overlay
3 tennis courts



ACADEMY OF INFORMATION TECHNOLOGY & ENGINEERING (AITE) HIGH SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 6,589,582	33.3%
Medium (3 - 5 Years)	\$ 3,126,792	15.8%
Low (6 - 10 Years)	\$ 10,074,626	50.9%
	\$ 19,791,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	
2	Interior Architecture	X		
3	Mechanical Systems		X	X
4	Electrical Systems	X		
5	Plumbing Systems	X		
6	Fire Alarm / Protection Systems			X
7	Site Improvements		X	

SCHOOL INFORMATION

The Academy of Information Technology & Engineering is an inter-district, public, magnet high school located in Stamford, Connecticut. With a maximum enrollment of 700 students, AITE draws students from throughout western Fairfield County. Our school offers a dynamic college preparatory environment that integrates 21st century learning expectations, world language acquisition, emphasis on global competencies, advanced information technology skills and knowledge, introductory courses in pre-engineering and architecture, and service learning.

The learning environment includes extended time classes in a block schedule with a focus on student-centered, project based learning. All students and teachers are provided with wireless laptop computers that promote inquiry, creativity, and collaboration. Honors, advanced placement, college credit, and virtual high school courses are offered and available to all students. Admission is based on an application and lottery system.

Mission Statement

The mission of the Academy of Information Technology & Engineering is to maintain a safe and supportive environment which nurtures the mind, body and heart of every student. Our dedicated educators are committed to providing a rigorous, STEAM focused, college preparatory curriculum designed to prepare and inspire students to reach their highest potential and to contribute positively to our global community.

GENERAL SUMMARY

The property is located at Academy of Information, Technology & Engineering (AIT&E), Stamford, Fairfield County Connecticut on approximately 29.87 acres. The property slopes moderately from the north and west perimeter along the building footprint towards the northeast and southeast center soccer and baseball fields. The eastern and southeast perimeters also slope moderately towards the center ball fields and the landscaping consists of trees, shrubs, and grasses.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall good condition.



ACADEMY OF INFORMATION TECHNOLOGY & ENGINEERING (AITE) HIGH SCHOOL

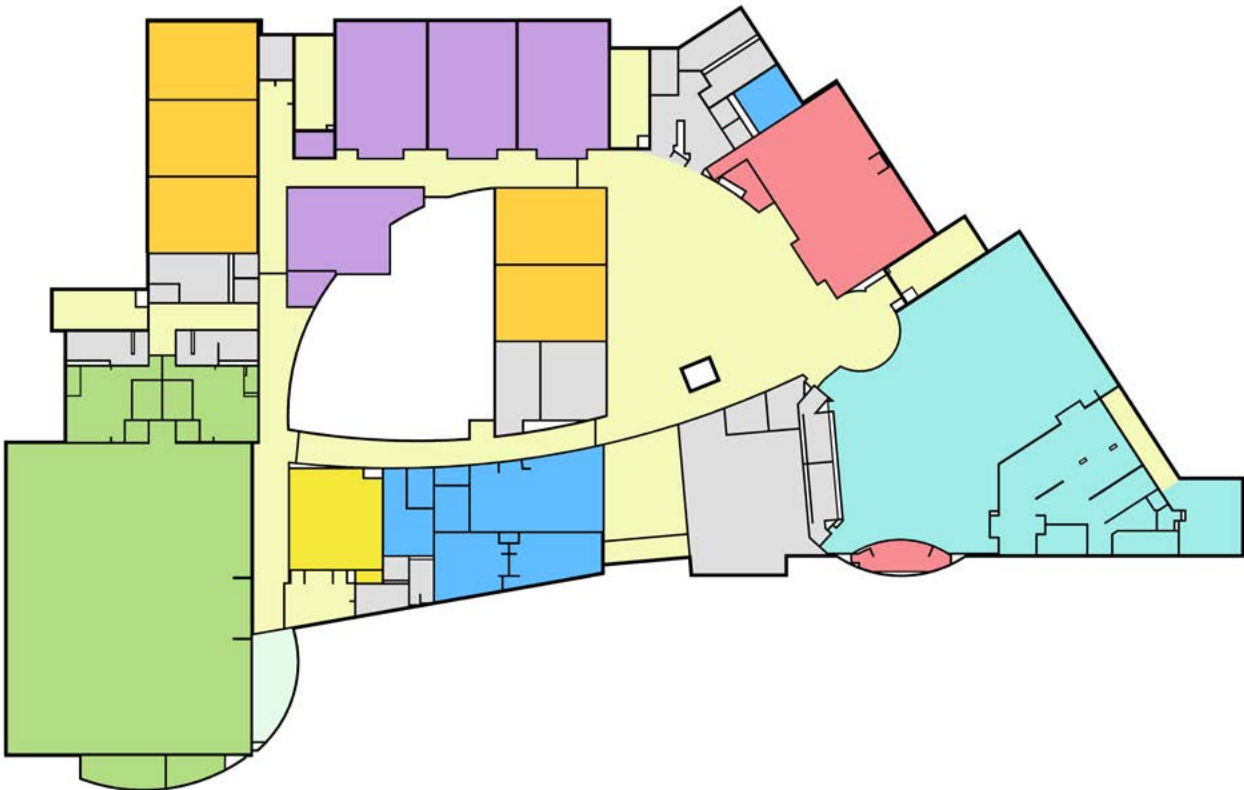
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- PATHWAY/ACADEMY
- SPECIALTY LABS
- UNKNOWN
- BUILDING SUPPORT

NOTE: Floor plans are not to scale.



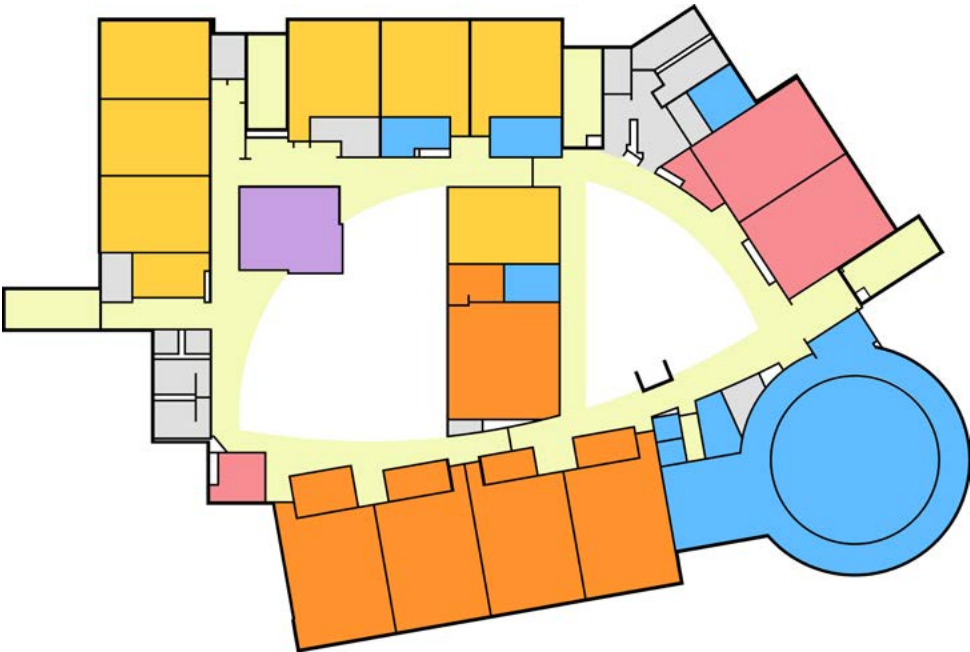
Second Floor Plan



First Floor Plan



ACADEMY OF INFORMATION TECHNOLOGY &
ENGINEERING (AITE) HIGH SCHOOL



Third Floor Plan

STAMFORD HIGH SCHOOL

GRADE CONFIGURATION
9-12

2021 ENROLLMENT
1,974

STUDY CAPACITY
2,504

% UTILIZATION
79%

NUMBER OF CLASSROOMS
123

% MINORITY
70.4%

YEAR BUILT
1927

AGE
94 years

NUMBER OF STORIES
3

BUILDING AREA
360,000 sf

CONSTRUCTION TYPE

reinforced concrete slab on grade with integral perimeter footings, piers or piles supporting the interior columns; the gymnasium portion of the 1971 building foundation is cast in place.

ADDITIONS/RENOVATIONS

~60,000 sf addition 1971

water and sanitary piping systems renewed 1975

hydronic piping, DDC control system, unit vents, AHUs, return air fans, condensing units, and makeup air units + PTAC units, package rooftop AC/Heat units, fan coil units, ductwork, lab exhaust hoods, and exhausters + cabinet heaters, unit heaters, fin tube radiation, electric baseboard heat, radiant ceiling panels, and kitchen hood and exhaust fan, sewage ejector pumps, sump pump, lab sinks, lab gas piping and fixtures, eyewash stations, and plumbing fixtures renewed + sprinkler system and fire pump installed 2000

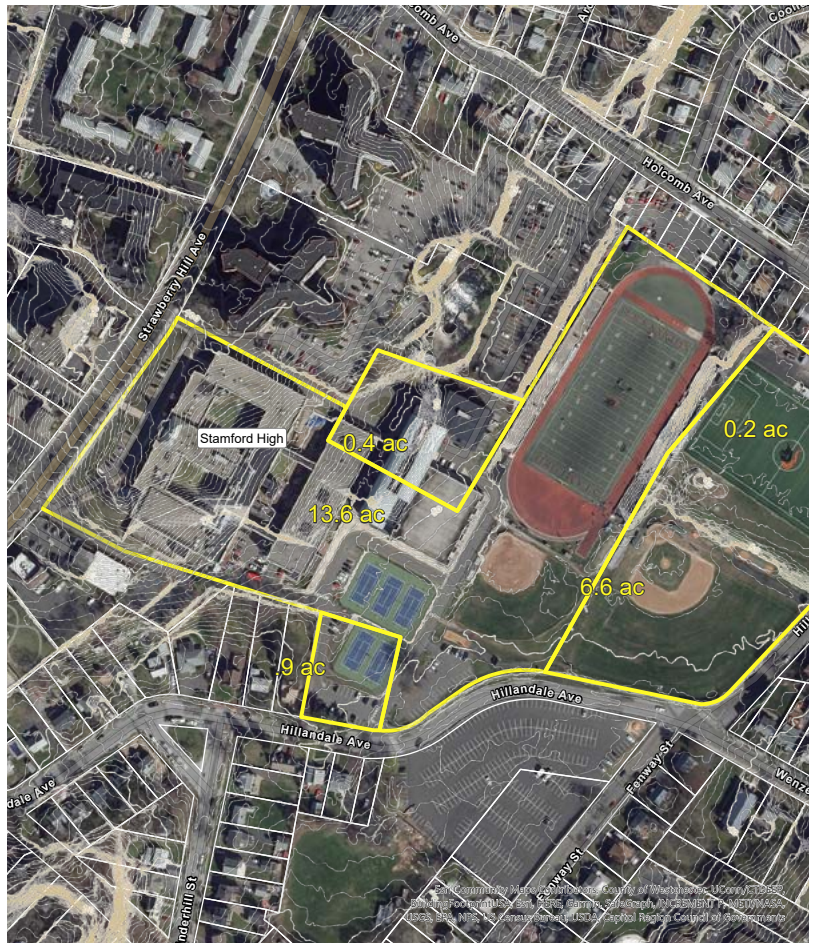
AHU renewed 2003; 9th grade wing addition 2006 split systems, package rooftop AC/Heat unit, lab hood exhaust hoods, and exhausters renewed 2006

interactive white boards installed prior 2014

water heater renewed 2017

boilers, hot water pumps, and storage tanks renewed 2020

fire alarm system recently updated



MODULARS
No

PLAYGROUNDS
N/A

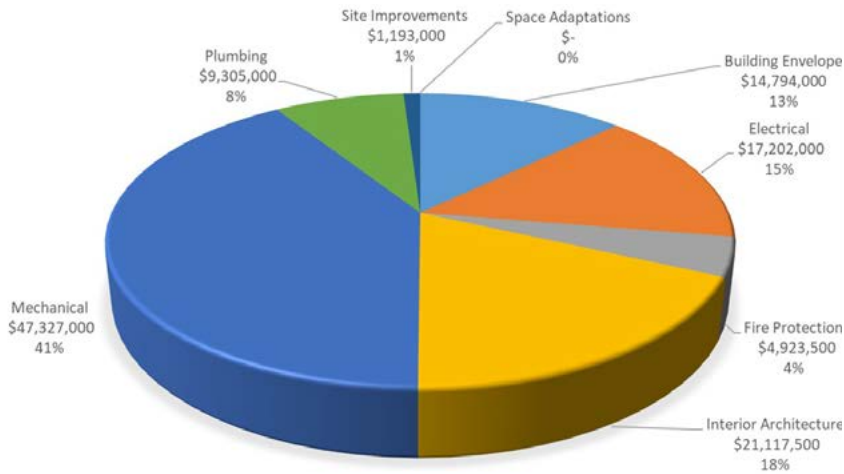
ACERAGE
21.7

ATHLETIC FIELDS
Refer to Stamford Stadium Sheet



STAMFORD HIGH SCHOOL

10 Year Forecast By Systems



10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ 2,324	0.0%
High (1 - 2 Years)	\$ 55,383,528	47.8%
Medium (3 - 5 Years)	\$ 21,089,303	18.2%
Low (6 - 10 Years)	\$ 39,386,846	34.0%
	\$ 115,862,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	X
2	Interior Architecture	X		
3	Mechanical Systems			X
4	Electrical Systems		X	X
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements	X		

GENERAL SUMMARY

The property is located at Stamford High, Stamford, Fairfield County Connecticut on approximately 14.99 acres. The property slopes moderately downward from the west side of the property toward the east property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located throughout the site. Play areas are covered with a grass / artificial turf / asphalt surface. Retaining walls are located at the grade changes along the north property line and at the south side of the school near the main property entrance and in the courtyard between the original building and the addition.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall poor condition.

SCHOOL INFORMATION

Stamford High School is located in Fairfield County, Connecticut, 35 miles northeast of New York City. Stamford High School opened as a one-room school in 1874 and has evolved into a comprehensive four-year institution with over 100 classrooms, including technological and vocational labs. The curriculum has expanded to 150 courses, offering a diverse and challenging program of study for a student body that is continually evolving. Our students represent a wide range of intellectual abilities and socioeconomic backgrounds, mirroring our diverse community with its special blend of cultures. Recognizing that students have various learning styles, teachers design instruction and create learning environments to meet their needs. The professional staff is committed to preparing students to meet district, state, and national standards. Instructional programs are based on clearly established objectives with high expectations of achievement. This preparation, along with extensive co-curricular activities, empowers students to acquire the self-discipline, skills, and attitudes necessary to achieve academic excellence, meet career goals, and contribute to society in a responsible and productive manner. In order to promote academic, social, emotional, ethical, artistic, and physical development, Stamford High School provides fair and consistent discipline, effective communication, and a safe environment in an atmosphere of respect, trust, and cooperation. The dedicated and expert staff, broad curriculum, parental involvement, active community, rich tradition, and diverse student body are the foundation for our students' success.



STAMFORD HIGH SCHOOL

DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- STUDENT SERVICES
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- SPECIALTY LABS
- SCIENCE LABS
- UNKNOWN
- BUILDING SUPPORT

NOTE: Floor plans are not to scale.



Second Floor Plan



First Floor Plan



STAMFORD HIGH SCHOOL



Fourth Floor Plan



Sixth Floor Plan



Third Floor Plan



Fifth Floor Plan



STAMFORD HIGH SCHOOL STADIUM FACILITY

GRADE CONFIGURATION
Associated High School use

2021 ENROLLMENT
N/A

STUDY CAPACITY
N/A

% OF UTILIZATION
N/A

NUMBER OF CLASSROOMS
N/A

% MINORITY
N/A

YEAR BUILT
1937

AGE
age

NUMBER OF STORIES
84 years

BUILDING AREA
N/A

CONSTRUCTION TYPE
N/A

ADDITIONS/RENOVATIONS
steam boiler replaced 2010
home press box installed 2013
gas fired water heater replaced 2019

MODULARS
No

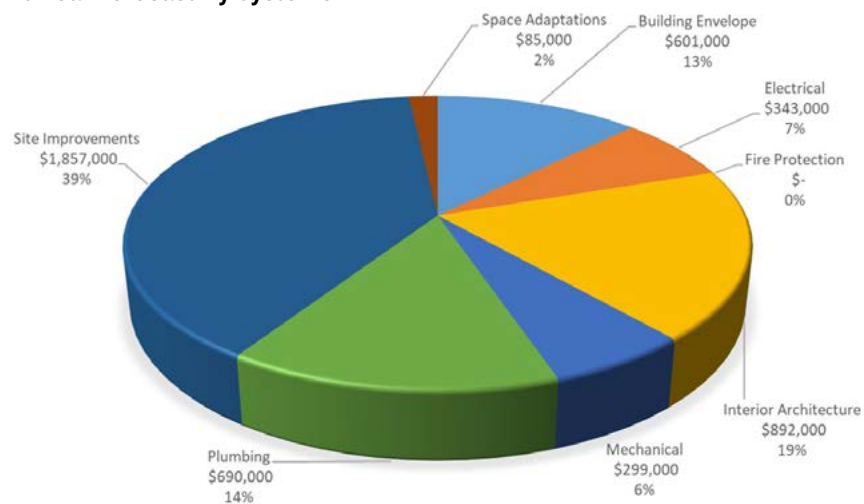
PLAYGROUNDS
N/A

ATHLETIC FIELDS
Full size football field
Track and Field D-end of field



STAMFORD HIGH SCHOOL STADIUM FACILITY

10 Year Forecast By Systems



GENERAL SUMMARY

The property is located at Stamford High, Stamford, Fairfield County Connecticut on approximately 14.99 acres. Site lighting is minimal and a photometric plan should be done to see where deficiencies exist. Fencing is provided along the north, south, and east property lines and around the tennis courts, baseball fields, soccer field, and east parking lots. The perimeter fencing is in good condition with isolated sections of damage. Grass baseball and softball fields appear to be in good condition. The football field and soccer field are constructed of artificial turf in good condition.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.

10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ 561	0.0%
High (1 - 2 Years)	\$ 2,867,402	60.2%
Medium (3 - 5 Years)	\$ 377,144	7.9%
Low (6 - 10 Years)	\$ 1,521,892	31.9%
	\$ 4,767,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	X
2	Interior Architecture		X	
3	Mechanical Systems	X		
4	Electrical Systems	X		
5	Plumbing Systems			X
6	Fire Alarm / Protection Systems	X		
7	Site Improvements			X



WESTHILL HIGH SCHOOL

GRADE CONFIGURATION
9-12

2021 ENROLLMENT
2285

STUDY CAPACITY
2197

% OF UTILIZATION
104%

NUMBER OF CLASSROOMS
110

% MINORITY
68.3%

YEAR BUILT
1971

AGE
50 years

NUMBER OF STORIES
3

BUILDING AREA
392,063 sf

CONSTRUCTION TYPE
The building is steel frame, CMU and brick exterior with fully adhered membrane on metal deck roofing system

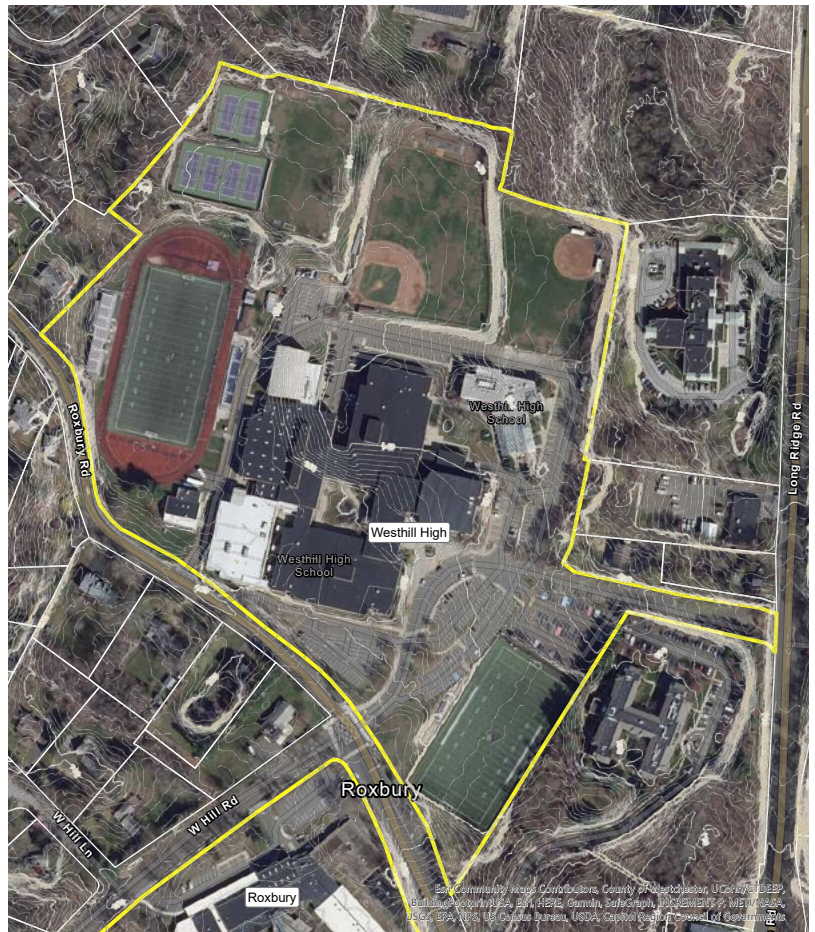
ADDITIONS/RENOVATIONS
Agriculture - Science Building 5 constructed 2001
Building 1 additon constructed 2007
Kitchen and cafeteria serving area snack bars 2011
Membrane roofing replacement on Building 3 ~2016

MODULARS
No

ACERAGE
32.4

PLAYGROUNDS
None

ATHLETIC FIELDS
synthetic track, two artificial turf multi-sport fields, tennis courts, softball and baseball field



WESTHILL HIGH SCHOOL

Note: Refer to Appendix 2 for the Westhill High School Facility Condition Assessment report prepared by another consultant in March 2021.

GENERAL SUMMARY

The property is located at Westhill High, Stamford, Fairfield County Connecticut on approximately 32.43 acres. The property slopes gently downward from the south side of the property toward the north property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located throughout the site. The football fields are made of an artificial turf surface. Retaining walls are located at the grade changes around various locations of the main building and courtyard, along the southwest elevation of the main building, adjacent to the grass soccer field, and adjacent to the tennis courts.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.

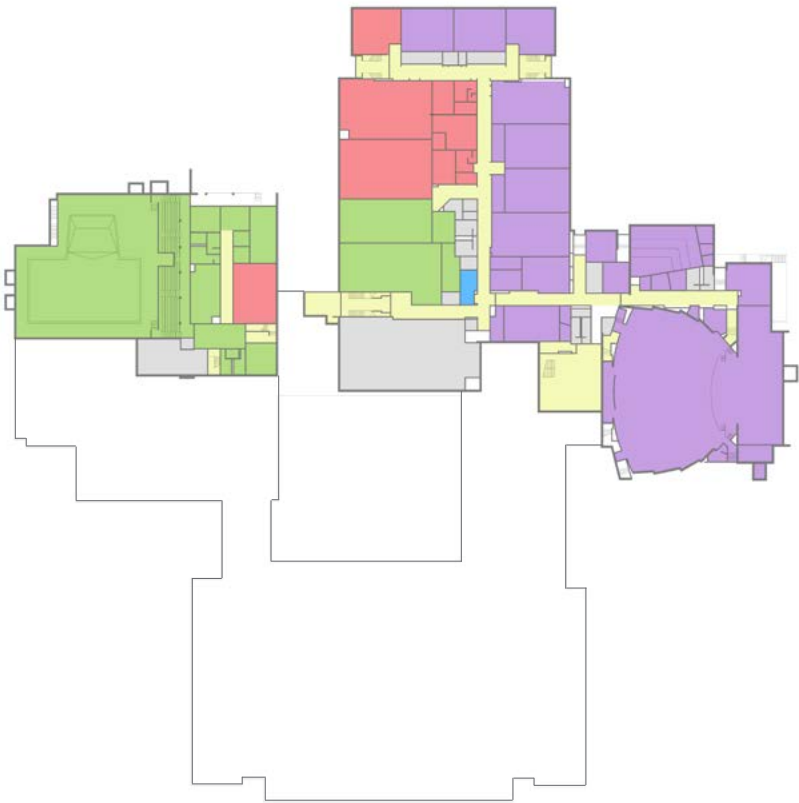


WESTHILL HIGH SCHOOL

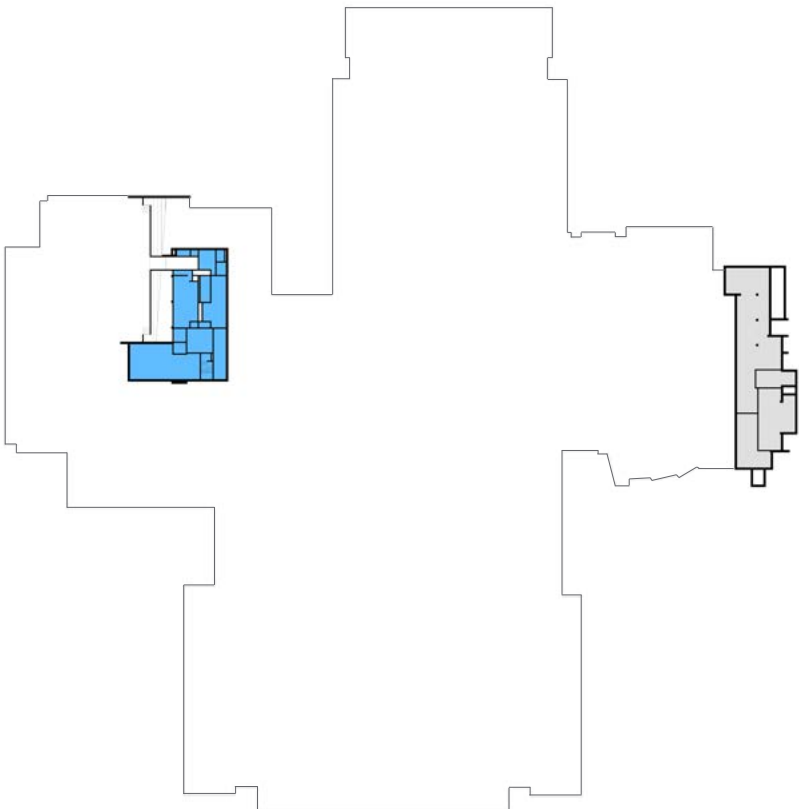
DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- PATHWAY/ACADEMY
- SPECIALTY LABS
- SCIENCE LABS
- UNKNOWN
- BUILDING SUPPORT

NOTE: Floor plans are not to scale.



Ground Floor Plan



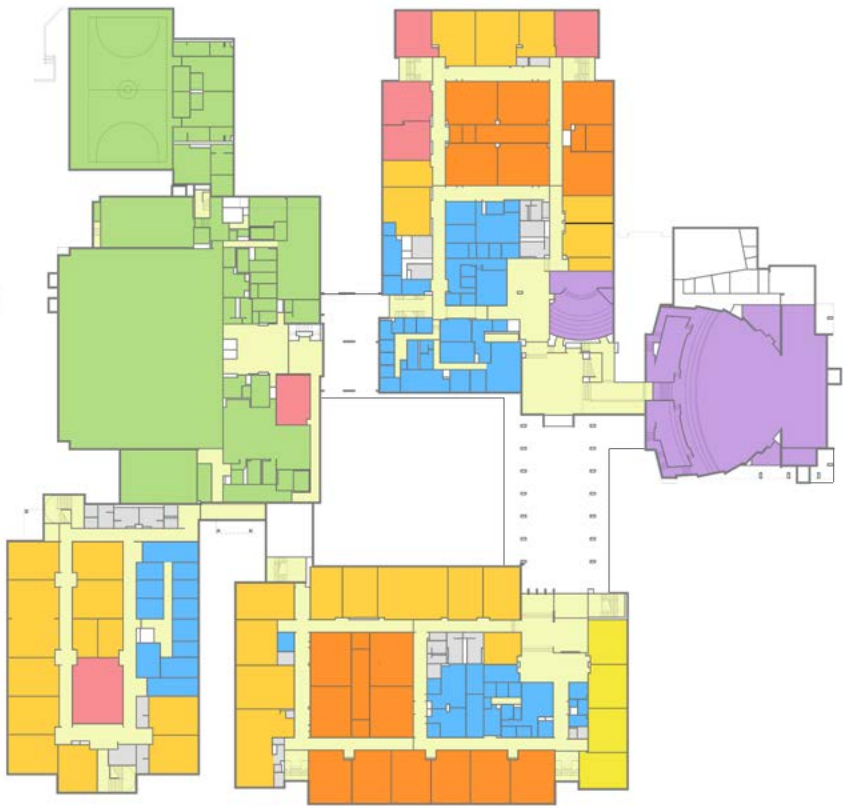
Basement Floor Plan



WESTHILL HIGH SCHOOL



Second Floor Plan



First Floor Plan

WESTHILL HIGH SCHOOL ANNEX (VOAG FACILITY)

GRADE CONFIGURATION

N/A; Refer to Westhill High School

2021 ENROLLMENT

N/A; Refer to Westhill High School

STUDY CAPACITY

N/A; Refer to Westhill High School

% OF UTILIZATION

N/A; Refer to Westhill High School

NUMBER OF CLASSROOMS

TBD, refer to floor plans (to be added at a later date)

% MINORITY

N/A; Refer to Westhill High School

YEAR BUILT

2002

AGE

19 years

NUMBER OF STORIES

3

BUILDING AREA

45,000 sf; connected to Westhill High School

CONSTRUCTION TYPE

The building is steel frame with concrete-topped metal decks

ADDITIONS/RENOVATIONS

Various mechanical equipment replaced, including boilers, pumps, and an expansion tank

Interactive whiteboards 2014

Intrusion detection system upgrade ~2011

Gas fired hot water boiler, storage tank, and circulators replaced 2019

MODULARS

No

ACERAGE

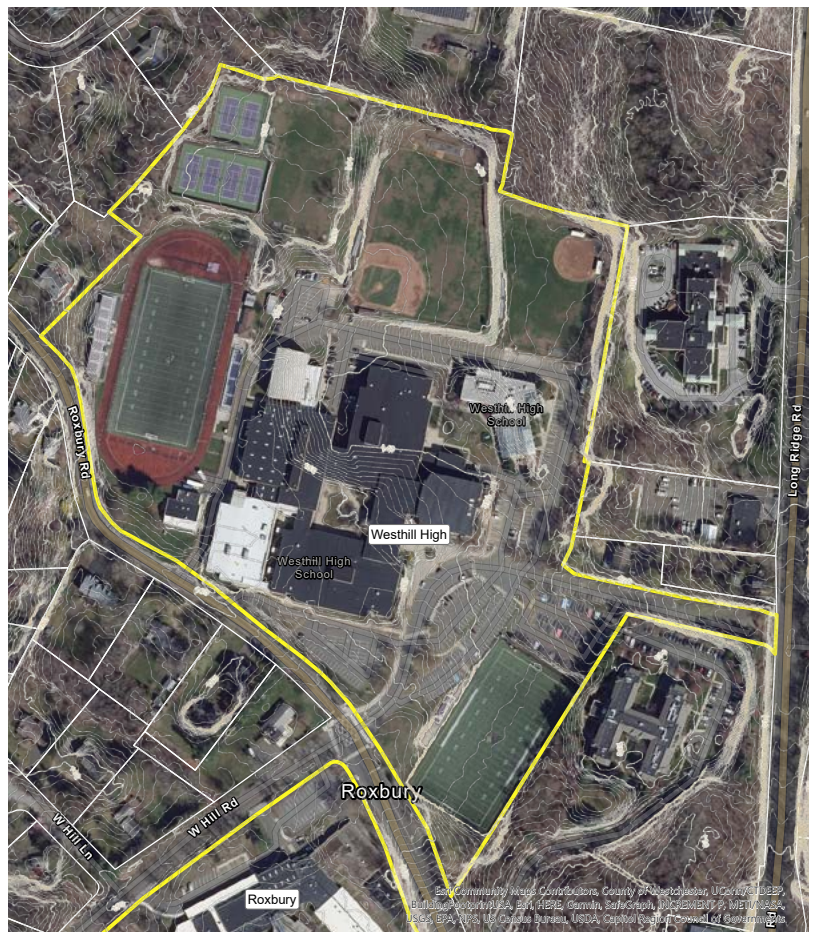
32.4

PLAYGROUNDS

None

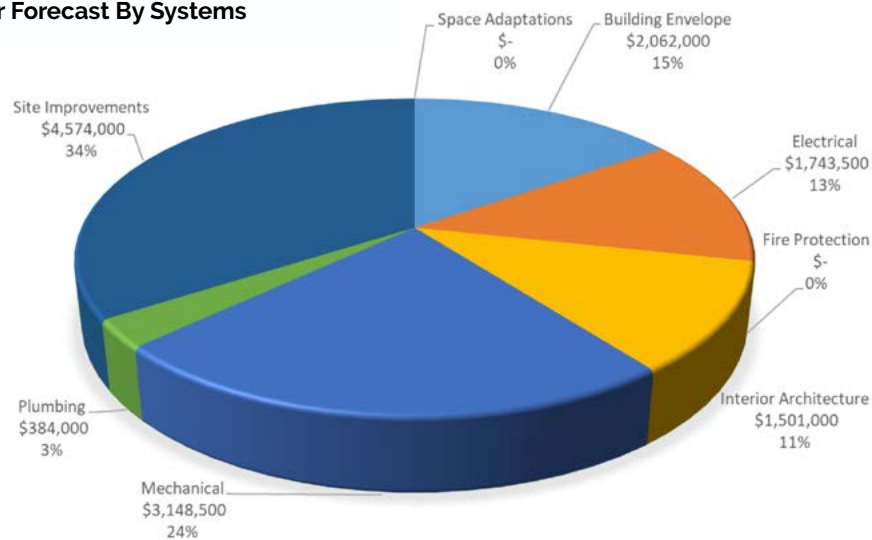
ATHLETIC FIELDS

Refer to Westhill High School



WESTHILL HIGH SCHOOL ANNEX (VOAG FACILITY)

10 Year Forecast By Systems



GENERAL SUMMARY

The property is located at Westhill High, Stamford, Fairfield County Connecticut on approximately 32.43 acres. The property slopes gently downward from the south side of the property toward the north property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located throughout the site. The football fields are made of an artificial turf surface. Retaining walls are located at the grade changes around various locations of the main building and courtyard, along the southwest elevation of the main building, adjacent to the grass soccer field, and adjacent to the tennis courts.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition.

10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ 11,894	0.1%
High (1 - 2 Years)	\$ 3,979,526	29.7%
Medium (3 - 5 Years)	\$ 5,227,103	39.0%
Low (6 - 10 Years)	\$ 4,193,477	31.3%
	\$ 13,412,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Building Envelope		X	X
2	Interior Architecture	X		
3	Mechanical Systems		X	
4	Electrical Systems		X	
5	Plumbing Systems	X		
6	Fire Alarm / Protection Systems	X		
7	Site Improvements			X



WESTHILL HIGH SCHOOL ANNEX (VOAG FACILITY)

DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- PATHWAY/ACADEMY
- SPECIALTY LABS
- SCIENCE LABS
- UNKNOWN
- BUILDING SUPPORT

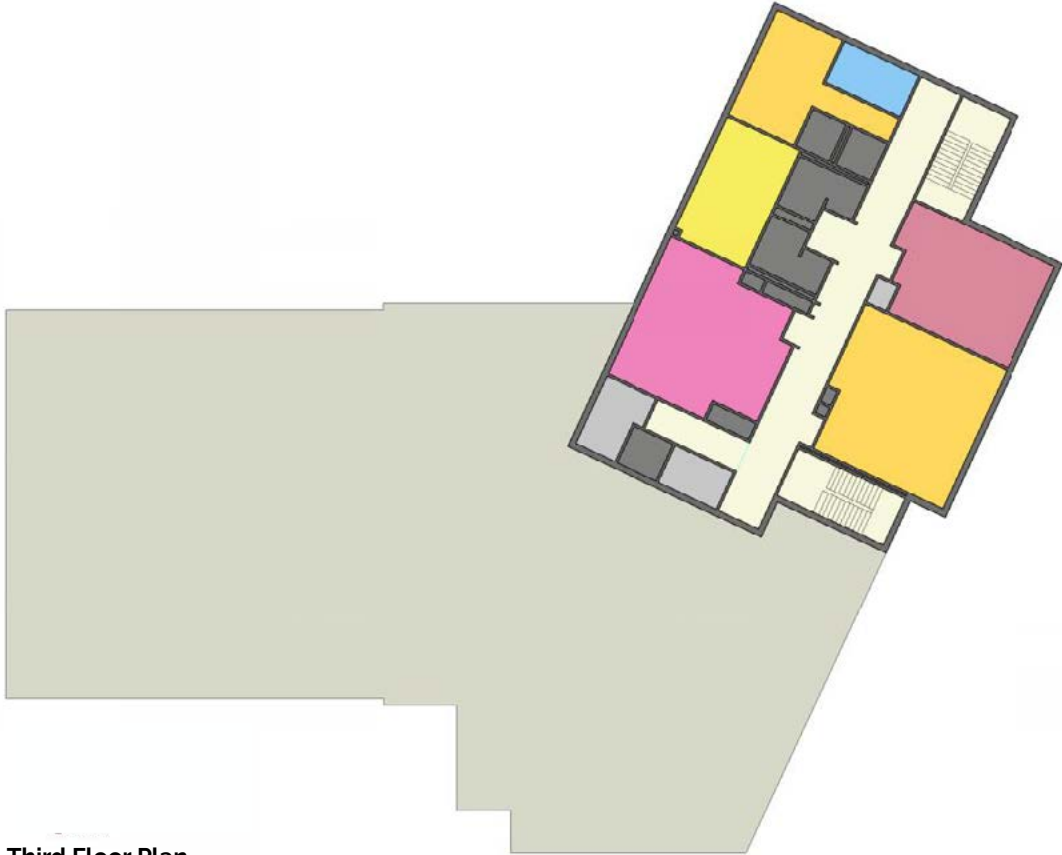
NOTE: Floor plans are not to scale.



First Floor Plan



WESTHILL HIGH SCHOOL ANNEX (VOAG FACILITY)



Third Floor Plan



Second Floor Plan





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LOCKWOOD ELEMENTARY SCHOOL

GRADE CONFIGURATION
N/A (facility closed)

2021 ENROLLMENT
N/A (facility closed)

STUDY CAPACITY
N/A (facility closed)

% OF UTILIZATION
N/A (facility closed)

NUMBER OF CLASSROOMS
N/A (facility closed)

% MINORITY
N/A (facility closed)

YEAR BUILT
1950's

AGE
65+/- years

NUMBER OF STORIES
3

MAIN BUILDING AREA
118,000 sf

CONSTRUCTION TYPE
masonry bearing walls and steel framed roofs with precast concrete structural panels; south wing has concrete columns and concrete bearing wall structure; north wing is masonry bearing walls and wood framed floors and roof

ADDITIONS/RENOVATIONS
Central AHU installed ~2007

MODULARS
18,000 sf

ACERAGE
4.3

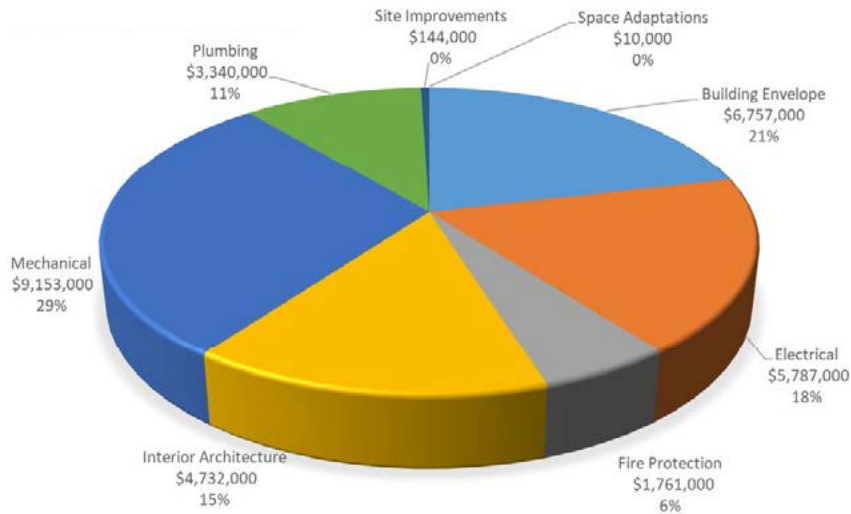
PLAYGROUNDS
Quantity and Age Range

ATHLETIC FIELDS
Quantity and type



LOCKWOOD ELEMENTARY SCHOOL

10 Year Forecast By Systems



GENERAL SUMMARY

Lockwood Elementary is located at 83 Lockwood Avenue, Stamford, Fairfield County Connecticut. The property is relatively flat and the landscaping consists of trees, shrubs, and grass. Play areas are covered with mulch and/or a rubberized surface. Retaining walls are located at elevation changes at the perimeter of the parcel. Modular trailers are located on the site as well as structured play equipment.

Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that: (1) the Main Building is in overall poor condition; and (2) the Modular Buildings are in overall good condition.

10 Year Forecast By Priority

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 21,678,000	68.4%
Medium (3 - 5 Years)	\$ 5,391,000	17.0%
Low (6 - 10 Years)	\$ 4,615,000	14.6%
	\$ 31,684,000	100%

Building Scorecard

MAIN BUILDING		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Site Conditions		X	
2	Site Amenities		X	
3	Exterior Enclosure			X
4	Interior Finishes			X
5	HVAC Systems		X	
6	Electrical Systems			X
7	Plumbing Systems		X	
8	Conveying Systems		X	
9	Life Safety / Fire Protection			X

MODULAR CLASSROOMS		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Site Conditions	X		
2	Site Amenities	X		
3	Exterior Enclosure			X
4	Interior Finishes		X	
5	HVAC Systems	X		
6	Electrical Systems	X		
7	Plumbing Systems	X		
8	Conveying Systems	NA		
9	Life Safety / Fire Protection	X		

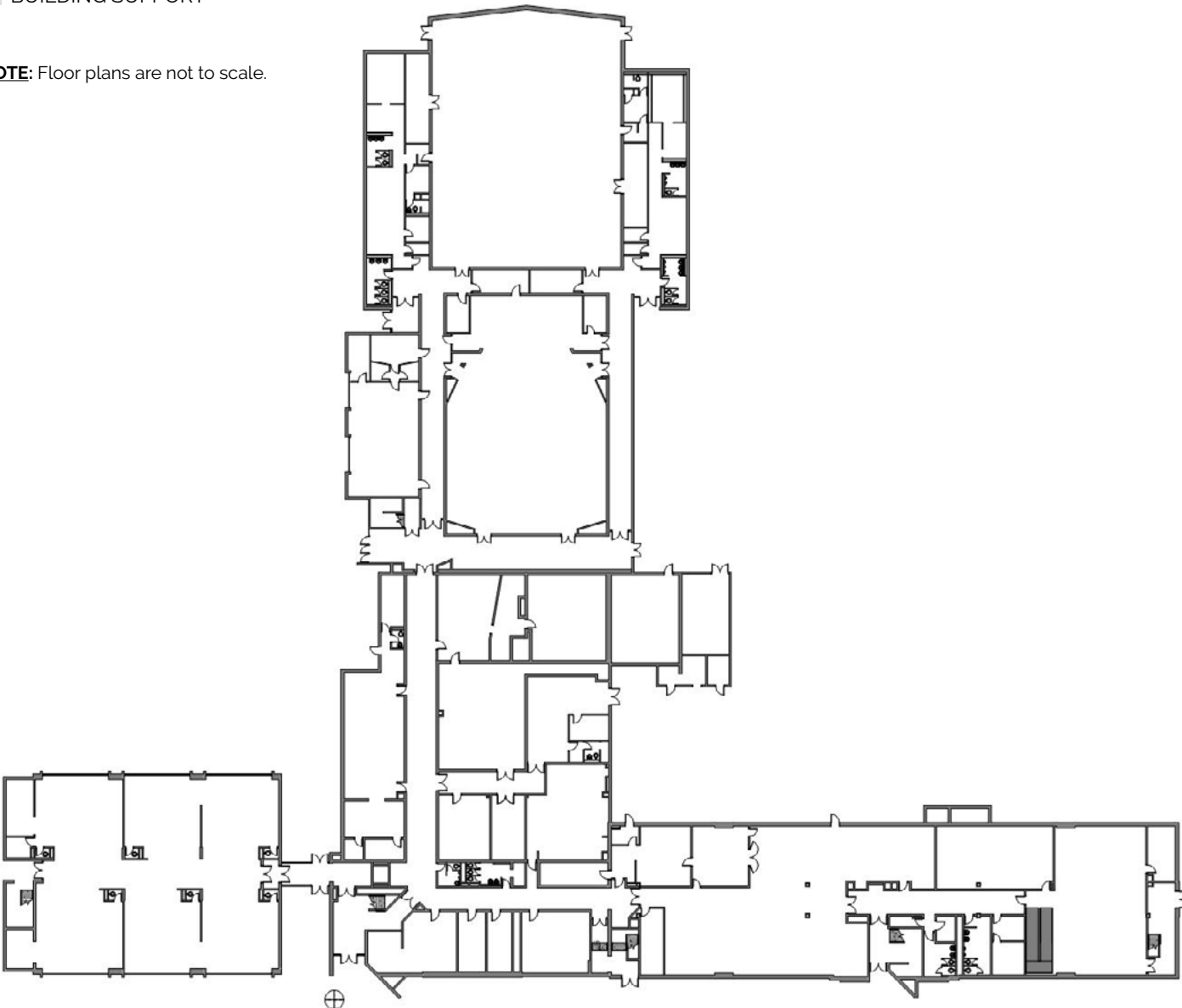


LOCKWOOD ELEMENTARY SCHOOL

DEPARTMENT LEGEND

- ACADEMICS
- SPECIAL EDUCATION
- CIRCULATION
- PE/ATHLETICS
- FOOD SERVICE
- ADMINISTRATION
- VISUAL ARTS
- PERFORMING ARTS
- LIBRARY/MEDIA
- PATHWAY/ACADEMY
- SPECIALTY LABS
- SCIENCE LABS
- UNKNOWN
- BUILDING SUPPORT

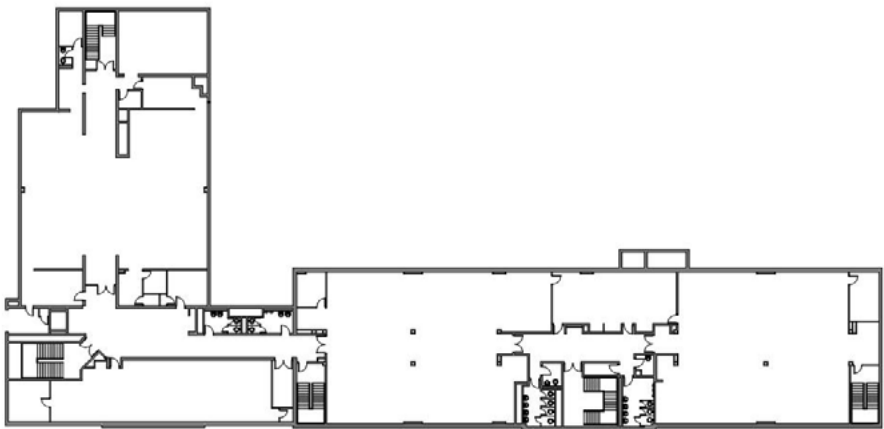
NOTE: Floor plans are not to scale.



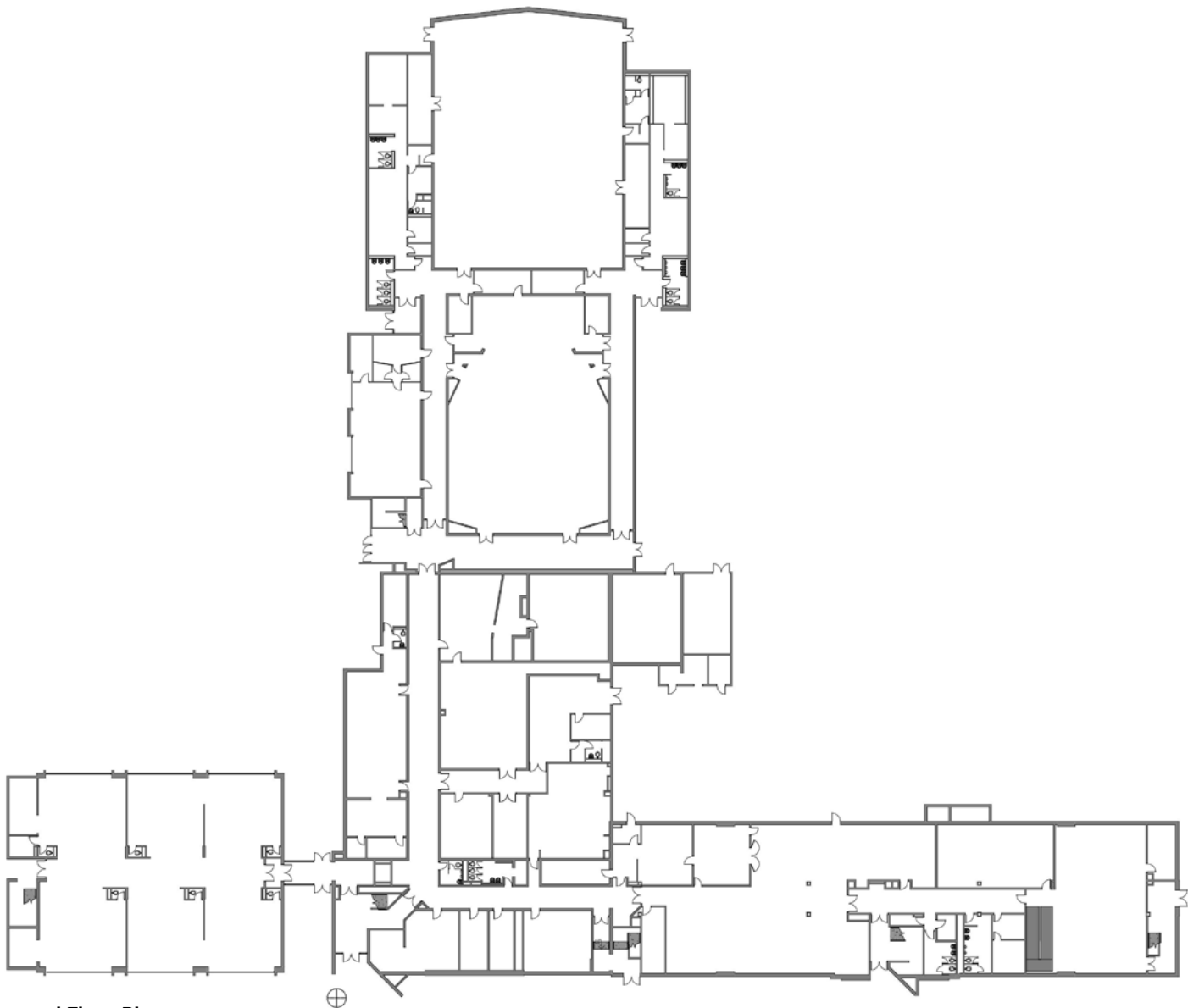
First Floor Plan



LOCKWOOD ELEMENTARY SCHOOL



Third Floor Plan



Second Floor Plan



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SCHEDULE - RECOMMENDED PLAN

SECTION 8:	CAPITAL FUNDING FORECAST - RECOMMENDED PLAN
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SECTION 7: IMPLEMENTATION

General:

The implementation of the recommended planning Scenario-4 is broken down into two phases over 12 years to assist the city in managing the costs year over year. As discussed in Section 4, the planning scenarios targeted an expenditure of \$300 million over 10 years to work within the city's long-term bonding capacity without affecting the current bond rating or considering other forms of revenue generation to fund school projects.

The plan is comprised of three project types:

- Type 1: New Construction
- Type 2: Renovation, or Extension/ Alteration
- Type 3: Deferred Maintenance/ Capital Renewal

Figure 7.1 illustrates the overall implementation schedule, which details timing for starting the grant application process with the Office of School Construction Grants & Review (OSCGR) for applicable projects (green bars), an estimated architectural/ engineering design duration (blue bars) and construction duration (gold bars) for all the proposed projects. The plan includes investment at all schools proposed to remain in the District portfolio, discussed in greater detail below. Figure 7.2 through 7.4 illustrate the projects planned for Elementary, Middle, and High schools respectively. The bars on the project schedules include notes regarding anticipated total project cost, including escalation into the future, and indicate the anticipated reimbursement rate that might be expected by the city, which is factored into the capital funding forecast model presented in Section 8.

FIGURE 7.1 – Overall Implementation Schedule:

Scenario 4 – Implementation Schedule - Overall

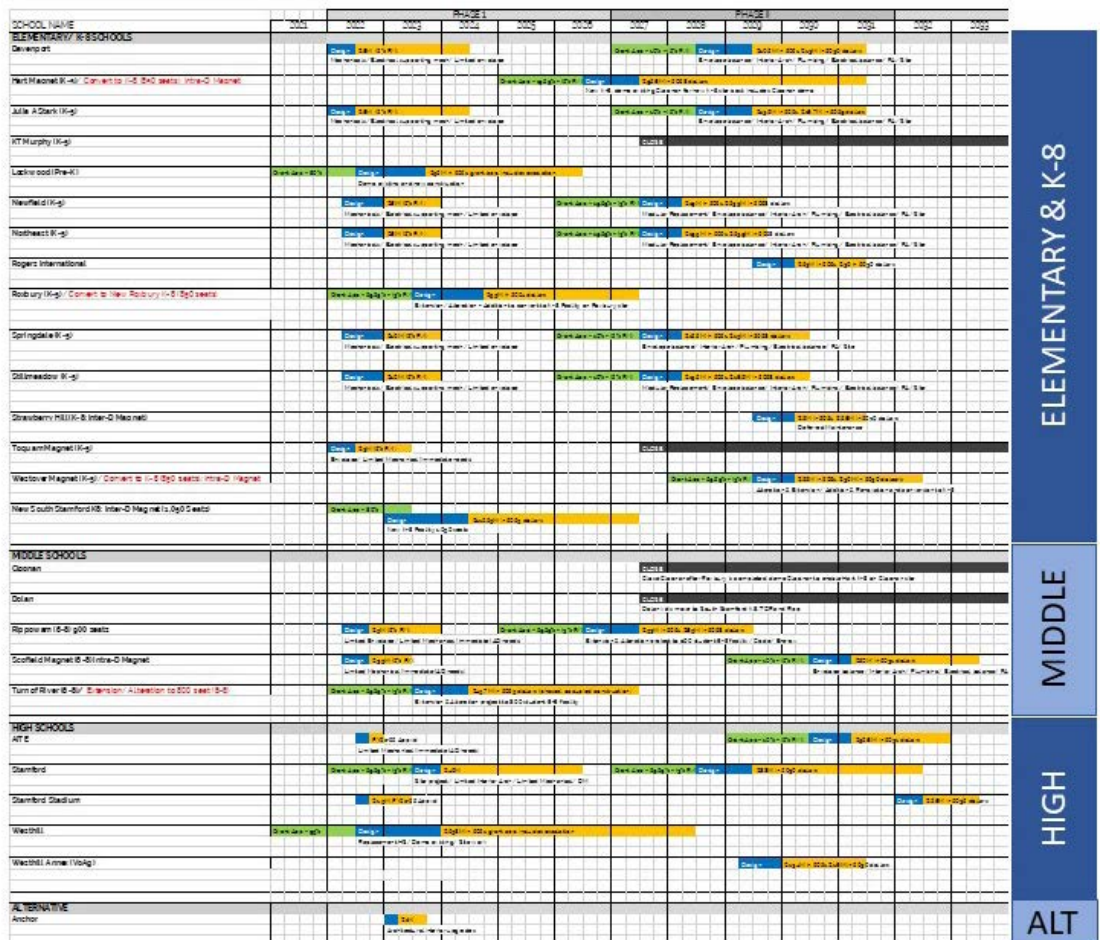


FIGURE 7.2 – Elementary School Projects:

SCHOOL NAME	PHASE 1			
	2021	2022	2023	2024
ELEMENTARY/ K-8 SCHOOLS				
Davenport		Design \$6M (2% R/I)		
		Mechanicals/ Electrical supporting mech/ Limited envelc		
Hart Magnet (K-5)/ Convert to K-8 (850 seats) Intra-D Magnet				
Julia A Stark (K-5)		Design \$6M (2% R/I)		
		Mechanicals/ Electrical supporting mech/ Limited envelc		
KT Murphy (K-5)				
Lockwood (Pre-K)	Grant App - 80%	Design	\$52M in 2021 grant app	
		Demo existing and new construction		
Newfield (K-5)		Design \$6M (2% R/I)		
		Mechanicals/ Electrical supporting mech/ Limited e		
Northeast (K-5)		Design \$6M (2% R/I)		
		Mechanicals/ Electrical supporting mech/ Limited e		
Rogers International				
Roxbury (K-5)/ Convert to New Roxbury K-8 (850 seats)		Grant App - 29.29% + (3% R/I)	Design	\$55
			Extension/ Alteration + Addit	
Springdale (K-5)		Design \$10M (2% R/I)		
		Mechanicals/ Electrical supporting mech/ Limited e		
Stillmeadow (K-5)		Design \$10M (2% R/I)		
		Mechanicals/ Electrical supporting mech/ Limited e		
Strawberry Hill (K-8: Inter-D Magnet)				
Toquam Magnet (K-5)		Design \$4M (2% R/I)		
		Envelope/ Limited Mechanical (immediate needs)		
Westover Magnet (K-5)/ Convert to K-8 (850 seats): Intra-D Magnet				
New South Stamford K8: Inter-D Magnet (1,050 Seats)		Grant App - 80%		
		Design	\$112.25M	
		New K-8 Facility 1,050 seats		

		PHASE II							
2025	2026	2027	2028	2029	2030	2031	2032	2033	
		Grant App - 10% + (2% R/I)	Design	\$10.2M in 2021, \$13M in 2030 dollars					
ype			Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site						
		Grant App - 19.29% + (2% R/I)	Design	\$92.6M in 2028 dollars					
		New K-8, demo existing Cloonan for new K-8 site, cost includes Cloonan demo							
		Grant App - 10% + (2% R/I)	Design	\$13.2M in 2021, \$16.7M in 2029 dollars					
ype			Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site						
		CLOSE							
	includes escalation								
		Grant App - 19.29% + (3% R/I)	Design	\$19M in 2021, \$23.3M in 2028 dollars					
nvelope			Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site						
		Grant App - 19.29% + (3% R/I)	Design	\$19.5M in 2021, \$23.9M in 2028 dollars					
nvelope			Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site						
				Design	\$23M in 2021, \$30 in 2030 dollars				
M in 2024 dollars									
tion to convert to K-8 Facility on Roxbury site									
		Grant App - 10% + (2% R/I)	Design	\$12.2M in 2021, \$15M in 2028 dollars					
nvelope			Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site						
		Grant App - 10% + (2% R/I)	Design	\$13.2M in 2021, \$16.2M in 2028 dollars					
nvelope			Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site						
				Design	\$2M in 2021, \$2.6M in 2030 dollars				
				Deferred Maintenance					
		CLOSE							
			Grant App - 29.29% + (3% R/I)	Design	\$22M in 2021, \$30M in 2030 dolaars				
			Alteration & Extension/ Addition & Renovation and conversion to K-8						
in 2025 dollars									



FIGURE 7.3 – Middle Schools Projects:

SCHOOL NAME	PHASE 1			
	2021	2022	2023	2024
MIDDLE SCHOOLS				
Cloonan				
Dolan				
Rippowam (6-8) 900 seats		Design \$5M (2% R/I)		
		Limited Envelope/ Limited Mechanical (immediate IAQ needs)		
Scofield Magnet (6-8) Intra-D Magnet		Design \$3.5M (2% R/I)		
		Limited Mechanical (immediate IAQ needs)		
Turn of River (6-8)/ Extension/ Alteration to 800 seat (6-8)		Grant App - 29.29% + (3% R/I)	Design	\$45.7M
			Extension & Alteration project	

FIGURE 7.4 – High Schools Projects:

SCHOOL NAME	PHASE 1			
	2021	2022	2023	2024
HIGH SCHOOLS				
AITE		FY21-22 Appvd		
		Limited Mechanical (immediate IAQ needs)		
Stamford		Grant App - 29.29% + (3% R/I)	Design	\$40M
			Site project/ Limited Interior	
Stamford Stadium		\$1.5M, FY21-22 Appvd		
Westhill	Grant App - 95%	Design		\$25.8M in 2021 grant
		Replacement HS/ Demo existing/ Site work		
Westhill Annex (VoAg)				
ALTERNATIVE				
Anchor			\$1M	
			Architectural interior upgrades	



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**SECTION 8: CAPITAL FUNDING
FORECAST - RECOMMENDED PLAN**





SECTION 8: CAPITAL FUNDING FORECAST

General:

A capital funding forecast model was prepared to reflect the projects identified in Section 7 – Implementation. The following framework and assumptions are built into the forecast model:

- A targeted expenditure of \$300 million over 10 years (local share) to work within the city's long-term bonding capacity, working within the limits of the current bond rating and excluding other forms of revenue generation to fund school projects;
- Escalation at 3% per year, compounded annually;
- Assumes the following reimbursement rates on specific projects:
 - Westhill: 95%
 - Lockwood: 80%
 - New South Stamford K-8: 80%
- State reimbursement reflects 2022 rates:
 - Type 1 projects: 19.29% for new construction
 - Type 2 projects: 29.29 % for renovation projects
 - Type 3 projects: 10 % for deferred maintenance/ Code/ Energy/ Roofing projects
 - Rebates/ Incentives also assumed at 3% for Type 1 & 2 and 2% for Type 3 project
- City funds already identified/ approved for school improvements are accounted for in the model;
- Exclusions:
 - Technology equipment upgrades, except for forecasted new construction
 - Furniture and other loose equipment

A key consideration of the proposed Plan is the cost avoidance recognized by closing four schools. The DM/AR totals for the buildings planned for closure are listed below. The cost avoidance dollars are invested in the re-structuring Plan resulting in a reduced building portfolio district-wide, better enrollment alignment and improved facility utilization.

- Cloonan: \$ 44.7 million
 - Dolan: \$ 33.9 million
 - KT Murphy: \$ 21.5 million
 - Toquam: \$ 28.5 million
- Total: \$ 128.6 million

Given the magnitude of the projected costs of \$669 million (2021 dollars) presented in Section 6 for all DM/AR across the school portfolio over 10 years, and the framework discussed above for local share investment, a tiered funding approach was prepared to present affordable options.

Figure 8.1 illustrates the scope of the best, better, good tiers and the corresponding local share expenditure over 10 years, with Tier 1 addressing 100%, and Tier 2 and Tier 3 addressing 80% and 60% respectively of DM/AR items and district-wide over 10 years.



FIGURE 8.1 – Best (Tier 1), Better (Tier 2), Good (Tier 3) Approach:

Tier 1 (100% of FCA items):

- New Westhill
- New Lockwood
- New K-8 South Stamford
- Renovate to K-8 at Roxbury
- Close:
 - Cloonan,
 - Dolan,
 - KT Murphy &
 - Toquam
- Address **100%** of FCA items at all schools over 10 years



Tier 2 (80% of FCA items):

- Same as Tier 1
- Address **80%** of FCA items at all schools over 10 years



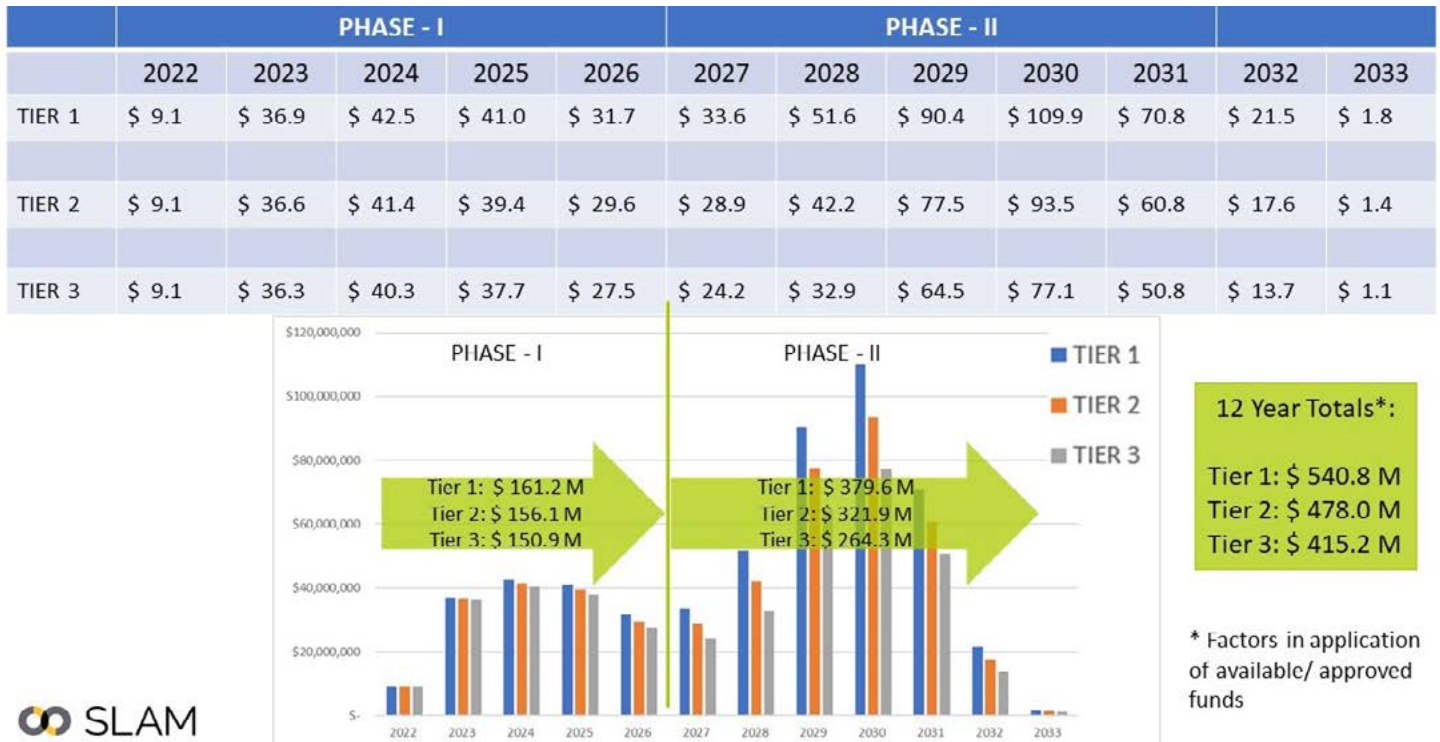
Tier 3 (60% of FCA items):

- Same as Tier 1
- Address **60%** of FCA items at all schools over 10 years



Figure 8.2 illustrates the local share capital funding forecast for the recommended plan long-term bonding year over year. The aggregate amount for Phase-I and Phase-II for the three-tiered approach are identified in the respective arrows with a 12-year total at the far right of the chart.

FIGURE 8.2 – Local Share Capital Funding Forecast over the plan Time Horizon:



An important aspect of the recommended plan is that the strategic moves made in Phase-I allows the District to position itself for the future by reducing the overall building portfolio, better aligning school buildings in geographical areas where students reside, and improving the overall facility utilization across the elementary and middle school grade levels. The local share capital funding forecast for the first five years is within the year over year bonding target, with a total planned expenditure of just over half the 10-year target of \$300 million. This enables the District to put the plan into motion and provides time to identify ways to raise capital to fund the balance of the deferred maintenance /asset renewal work scheduled for Phase-II. The tiered approach provides flexibility in the future years to fund the critical items that the District can afford.

The Total Plan Cost is forecast to be approximately \$1.1 billion, with a local share of \$566.3 million over 12 years for the Tier 1 funding option as indicated in Figure 8.1. The reduced total local share of \$540.8 million for the Tier 1 funding option illustrated in Figure 8.2 accounts for the currently approved capital funding for work planned in 2022 and 2023.

Should the District determine the magnitude of the Phase-II work is too great to manage through current/ future bonding limits, a variation on the Plan might include shifting some of the Phase-II work into Phase-I to complete the work sooner, thus flattening the curve and avoiding a portion of the escalation built-into the Phase-II forecast.





