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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 Estiamtor
- 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 acknowl-
edgement, your help and input are also sincerely appreciated. Detailed and complex, multi-fac-
eted studies such as these would not be successful if it were not for the efforts of all parties in-
volved and who each effectively contributed to the overall success of the mission and vision for
the City of Stamford.
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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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 feasibility studies 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
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](image-url)
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

<table>
<thead>
<tr>
<th>Elementary Schools</th>
<th>Master Planning Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCHOOL NAME</td>
<td>Scenario 4 K-5 Enrollment</td>
</tr>
<tr>
<td>Davenport Ridge</td>
<td>700</td>
</tr>
<tr>
<td>Hart K8 Intradistrict</td>
<td>481</td>
</tr>
<tr>
<td>Julia A. Stark</td>
<td>653</td>
</tr>
<tr>
<td>Newfield</td>
<td>551</td>
</tr>
<tr>
<td>Northeast</td>
<td>610</td>
</tr>
<tr>
<td>Rogers International K-8 Interdistrict</td>
<td>517</td>
</tr>
<tr>
<td>Roxbury K8 Neighborhood</td>
<td>500</td>
</tr>
<tr>
<td>South Stamford K8 Interdistrict</td>
<td>655</td>
</tr>
<tr>
<td>Springdale</td>
<td>641</td>
</tr>
<tr>
<td>Stillmeadow</td>
<td>655</td>
</tr>
<tr>
<td>Strawberry Hill K-8 Interdistrict</td>
<td>478</td>
</tr>
<tr>
<td>Westover K-8 Intradistrict</td>
<td>527</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>6,978</strong></td>
</tr>
</tbody>
</table>

*Note K-5 totals slightly different than district totals due to out of district and
outplacement*
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 over time, 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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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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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>
<thead>
<tr>
<th>SCHOOL NAME</th>
<th>Grade Level</th>
<th>Building Area (Gross Square Feet)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Davenport</td>
<td>K-5</td>
<td>84,890</td>
<td></td>
</tr>
<tr>
<td>Hart Magnet</td>
<td>K-5</td>
<td>82,300</td>
<td></td>
</tr>
<tr>
<td>Julia A Stark</td>
<td>K-5</td>
<td>93,900</td>
<td></td>
</tr>
<tr>
<td>KT Murphy</td>
<td>K-5</td>
<td>86,000</td>
<td></td>
</tr>
<tr>
<td>Newfield</td>
<td>K-5</td>
<td>75,900</td>
<td></td>
</tr>
<tr>
<td>Northeast</td>
<td>K-5</td>
<td>85,720</td>
<td></td>
</tr>
<tr>
<td>Rogers International (K-8, Inter-D Magnet)</td>
<td>K-8</td>
<td>131,681</td>
<td></td>
</tr>
<tr>
<td>Roxbury</td>
<td>K-5</td>
<td>89,000</td>
<td></td>
</tr>
<tr>
<td>Springdale</td>
<td>K-5</td>
<td>88,000</td>
<td></td>
</tr>
<tr>
<td>Stillmeadow</td>
<td>K-5</td>
<td>108,372</td>
<td></td>
</tr>
<tr>
<td>Strawberry Hill (Inter-D Magnet)</td>
<td>K-8</td>
<td>133,000</td>
<td></td>
</tr>
<tr>
<td>Toquam Magnet</td>
<td>K-5</td>
<td>90,500</td>
<td></td>
</tr>
<tr>
<td>Westover Magnet</td>
<td>PK-5</td>
<td>142,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1,290,263</strong></td>
<td></td>
</tr>
<tr>
<td><strong>MIDDLE SCHOOLS (6-8)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cloonan</td>
<td>6-8</td>
<td>164,155</td>
<td></td>
</tr>
<tr>
<td>Dolan</td>
<td>6-8</td>
<td>114,000</td>
<td></td>
</tr>
<tr>
<td>Ripowam (excludes Apples PreK program)</td>
<td>6-8</td>
<td>227,700</td>
<td></td>
</tr>
<tr>
<td>Scotfield Magnet (Intr-District Magnet)</td>
<td>6-8</td>
<td>149,188</td>
<td></td>
</tr>
<tr>
<td>Turn of River (6-8)</td>
<td>6-8</td>
<td>121,005</td>
<td></td>
</tr>
<tr>
<td><strong>Middle School Sub-Total</strong></td>
<td></td>
<td><strong>776,048</strong></td>
<td></td>
</tr>
<tr>
<td><strong>HIGH SCHOOLS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AITE</td>
<td>9-12</td>
<td>110,560</td>
<td></td>
</tr>
<tr>
<td>Stamford</td>
<td>9-12</td>
<td>380,000</td>
<td></td>
</tr>
<tr>
<td>Stamford Stadium</td>
<td>N/A</td>
<td>16,000</td>
<td>Scope excluded per RFP Addendum No. 1</td>
</tr>
<tr>
<td>Westhill (taken from 2021 Grant Application study)</td>
<td>9-12</td>
<td>392,063</td>
<td></td>
</tr>
<tr>
<td>Westhill Annex (VoAg)</td>
<td>9-12</td>
<td>45,000</td>
<td></td>
</tr>
<tr>
<td><strong>High School Sub-Total</strong></td>
<td></td>
<td><strong>923,523</strong></td>
<td></td>
</tr>
<tr>
<td><strong>OTHER BUILDINGS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>83 Lockwood (Former Rogers School)</td>
<td>N/A Closed</td>
<td>118,000</td>
<td>Excluded per RFP Addendum No. 1, report included herein, since performed by SLAM &amp; Studio JAED under separate contract.</td>
</tr>
<tr>
<td>289 North Street (Former Stamford Academy)</td>
<td>Alt. Ed. (Anchor)</td>
<td>15,000</td>
<td>Scope excluded per RFP Addendum No. 1</td>
</tr>
<tr>
<td><strong>Other Building Sub-Total</strong></td>
<td></td>
<td><strong>133,000</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>3,122,934</strong></td>
<td></td>
</tr>
</tbody>
</table>
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>
<thead>
<tr>
<th>Building Name</th>
<th>Bldg Type</th>
<th>Gross Area (SF)</th>
<th>Building Envelope</th>
<th>Interior Architecture</th>
<th>Mechanical**</th>
<th>Electrical</th>
<th>Plumbing</th>
<th>Fire Alarm / Protection</th>
<th>Site Improvements</th>
<th>Space Adaptations</th>
<th>Overall Cost / GSF</th>
<th>Notes / Modular Replcmnt Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roxbury ES</td>
<td>K-5</td>
<td>89,000</td>
<td>$79.39</td>
<td>$134.25</td>
<td>$99.78</td>
<td>$60.74</td>
<td>$25.91</td>
<td>$2.33</td>
<td>$11.25</td>
<td>$1.82</td>
<td>$415.46</td>
<td>$4,944,351, 9,700 SF Modular</td>
</tr>
<tr>
<td>Newfield ES</td>
<td>K-5</td>
<td>75,900</td>
<td>$7.60</td>
<td>$149.95</td>
<td>$100.76</td>
<td>$48.09</td>
<td>$27.33</td>
<td>$13.34</td>
<td>$22.31</td>
<td>-</td>
<td>$369.37</td>
<td>$6,728,395, 13,200 SF Modular</td>
</tr>
<tr>
<td>Northeast ES</td>
<td>K-5</td>
<td>85,720</td>
<td>$31.11</td>
<td>$108.95</td>
<td>$99.93</td>
<td>$46.99</td>
<td>$23.26</td>
<td>$13.50</td>
<td>$10.28</td>
<td>$0.75</td>
<td>$335.16</td>
<td>$2,701,552, 5,300 SF Modular</td>
</tr>
<tr>
<td>Turn of River MS</td>
<td>MS</td>
<td>121,005</td>
<td>$25.14</td>
<td>$125.61</td>
<td>$100.05</td>
<td>$33.66</td>
<td>$23.85</td>
<td>$13.50</td>
<td>$9.59</td>
<td>$0.42</td>
<td>$331.81</td>
<td>$2,217,312, 4,350 SF Modular</td>
</tr>
<tr>
<td>Stamford High</td>
<td>HS</td>
<td>360,000</td>
<td>$41.10</td>
<td>$58.66</td>
<td>$131.46</td>
<td>$47.78</td>
<td>$25.85</td>
<td>$13.68</td>
<td>$3.31</td>
<td>-</td>
<td>$321.84</td>
<td>$3,374,392, 6,620 SF Modular</td>
</tr>
<tr>
<td>Toquam Magnet ES</td>
<td>K-5</td>
<td>90,500</td>
<td>$26.94</td>
<td>$90.70</td>
<td>$100.15</td>
<td>$47.04</td>
<td>$24.16</td>
<td>$13.50</td>
<td>$7.96</td>
<td>$3.78</td>
<td>$314.24</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Westhill HS Annex*</td>
<td>HS</td>
<td>45,000</td>
<td>$45.82</td>
<td>$33.35</td>
<td>$69.96</td>
<td>$38.74</td>
<td>$8.54</td>
<td>-</td>
<td>$101.65</td>
<td>-</td>
<td>$298.05</td>
<td>$1,197,858, 2,350 SF Modular</td>
</tr>
<tr>
<td>Stamford HS Stadium</td>
<td>HS</td>
<td>16,000</td>
<td>$37.57</td>
<td>$55.74</td>
<td>$18.71</td>
<td>$21.45</td>
<td>$43.09</td>
<td>-</td>
<td>$116.05</td>
<td>$5.34</td>
<td>$297.95</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Dolan MS</td>
<td>MS</td>
<td>114,000</td>
<td>$21.46</td>
<td>$95.81</td>
<td>$98.86</td>
<td>$35.54</td>
<td>$23.88</td>
<td>$14.28</td>
<td>$4.45</td>
<td>-</td>
<td>$297.21</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Springdale ES</td>
<td>K-5</td>
<td>88,000</td>
<td>$35.05</td>
<td>$69.19</td>
<td>$101.68</td>
<td>$45.40</td>
<td>$25.16</td>
<td>$6.21</td>
<td>$1.42</td>
<td>$4.37</td>
<td>$288.49</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Hart Magnet ES</td>
<td>K-5</td>
<td>82,300</td>
<td>$30.95</td>
<td>$65.77</td>
<td>$102.11</td>
<td>$34.96</td>
<td>$22.28</td>
<td>$13.50</td>
<td>$11.34</td>
<td>$1.04</td>
<td>$281.95</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Rippowam MS</td>
<td>MS</td>
<td>227,700</td>
<td>$22.56</td>
<td>$68.05</td>
<td>$100.97</td>
<td>$41.20</td>
<td>$24.51</td>
<td>$0.39</td>
<td>$19.82</td>
<td>$0.45</td>
<td>$277.95</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Cloonan MS</td>
<td>MS</td>
<td>164,155</td>
<td>$21.73</td>
<td>$61.01</td>
<td>$105.53</td>
<td>$47.07</td>
<td>$28.73</td>
<td>$0.39</td>
<td>$6.49</td>
<td>$1.56</td>
<td>$272.51</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Stillmeadow ES</td>
<td>K-5</td>
<td>108,372</td>
<td>$41.00</td>
<td>$67.80</td>
<td>$63.50</td>
<td>$62.44</td>
<td>$19.43</td>
<td>$1.87</td>
<td>$5.64</td>
<td>$0.83</td>
<td>$262.50</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>CT Murphy ES</td>
<td>K-5</td>
<td>85,000</td>
<td>$23.39</td>
<td>$60.29</td>
<td>$100.79</td>
<td>$31.65</td>
<td>$20.01</td>
<td>$13.50</td>
<td>$1.96</td>
<td>$1.31</td>
<td>$252.80</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Stark ES</td>
<td>K-5</td>
<td>93,900</td>
<td>$30.69</td>
<td>$82.05</td>
<td>$50.99</td>
<td>$35.66</td>
<td>$26.03</td>
<td>$14.45</td>
<td>$3.32</td>
<td>$2.73</td>
<td>$245.92</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Davenport ES</td>
<td>K-5</td>
<td>84,890</td>
<td>$46.10</td>
<td>$49.67</td>
<td>$66.48</td>
<td>$40.35</td>
<td>$24.93</td>
<td>$-</td>
<td>$5.38</td>
<td>$1.01</td>
<td>$233.91</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Rogers Int School K-B</td>
<td>K-B</td>
<td>131,681</td>
<td>$18.81</td>
<td>$44.57</td>
<td>$46.00</td>
<td>$69.27</td>
<td>$9.33</td>
<td>$0.49</td>
<td>$5.01</td>
<td>-</td>
<td>$193.48</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>AIT&amp;E HS</td>
<td>HS</td>
<td>110,560</td>
<td>$19.49</td>
<td>$16.66</td>
<td>$81.03</td>
<td>$16.24</td>
<td>$6.36</td>
<td>$29.05</td>
<td>$10.17</td>
<td>-</td>
<td>$179.01</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Scofield Magnet MS</td>
<td>MS</td>
<td>149,188</td>
<td>$14.58</td>
<td>$41.43</td>
<td>$54.81</td>
<td>$21.27</td>
<td>$21.01</td>
<td>$-</td>
<td>$13.50</td>
<td>-</td>
<td>$166.61</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Westover Magnet ES</td>
<td>K-5</td>
<td>142,000</td>
<td>$2.52</td>
<td>$27.58</td>
<td>$5.79</td>
<td>$15.84</td>
<td>$19.22</td>
<td>$27.20</td>
<td>$11.66</td>
<td>-</td>
<td>$109.80</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
<tr>
<td>Strawberry Hill K-B</td>
<td>K-B</td>
<td>133,000</td>
<td>$7.39</td>
<td>$16.36</td>
<td>-</td>
<td>$2.85</td>
<td>-</td>
<td>-</td>
<td>$0.14</td>
<td>-</td>
<td>$26.73</td>
<td>VoAg Annex Building + Full Site</td>
</tr>
</tbody>
</table>
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:**

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Overall Cost / GSF</th>
<th>ROUNDED Imprvmt Cost</th>
<th>P1 Immed</th>
<th>P2 1-2 yrs</th>
<th>P3 3-5 yrs</th>
<th>P4 6-10 yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roxbury ES</td>
<td>$415,46</td>
<td>$36,976,000</td>
<td>0.2%</td>
<td>64.6%</td>
<td>21.1%</td>
<td>14.0%</td>
</tr>
<tr>
<td>Newfield ES</td>
<td>$369,37</td>
<td>$28,035,000</td>
<td>0.2%</td>
<td>73.9%</td>
<td>18.3%</td>
<td>7.6%</td>
</tr>
<tr>
<td>Northeast ES</td>
<td>$335,16</td>
<td>$28,730,000</td>
<td>0.0%</td>
<td>59.4%</td>
<td>19.7%</td>
<td>20.8%</td>
</tr>
<tr>
<td>Turn of River MS</td>
<td>$331,81</td>
<td>$40,151,000</td>
<td>0.0%</td>
<td>62.1%</td>
<td>19.9%</td>
<td>18.0%</td>
</tr>
<tr>
<td>Stamford High</td>
<td>$321.84</td>
<td>$115,862,000</td>
<td>0.0%</td>
<td>47.8%</td>
<td>18.2%</td>
<td>34.0%</td>
</tr>
<tr>
<td>Toquam Magnet ES</td>
<td>$314.24</td>
<td>$28,438,000</td>
<td>3.2%</td>
<td>60.3%</td>
<td>19.4%</td>
<td>17.1%</td>
</tr>
<tr>
<td>Westhill HS Annex*</td>
<td>$298.05</td>
<td>$13,412,000</td>
<td>0.1%</td>
<td>29.7%</td>
<td>39.0%</td>
<td>31.3%</td>
</tr>
<tr>
<td>Stamford HS Annex</td>
<td>$297.95</td>
<td>$4,767,000</td>
<td>0.0%</td>
<td>60.2%</td>
<td>7.9%</td>
<td>31.9%</td>
</tr>
<tr>
<td>Dolan MS</td>
<td>$297.21</td>
<td>$33,381,000</td>
<td>0.0%</td>
<td>66.0%</td>
<td>20.3%</td>
<td>13.7%</td>
</tr>
<tr>
<td>Springdale ES</td>
<td>$288.49</td>
<td>$25,367,000</td>
<td>0.1%</td>
<td>61.8%</td>
<td>22.1%</td>
<td>16.0%</td>
</tr>
<tr>
<td>Hart Magnet ES</td>
<td>$281.95</td>
<td>$23,204,000</td>
<td>0.0%</td>
<td>42.3%</td>
<td>17.9%</td>
<td>39.8%</td>
</tr>
<tr>
<td>Rippowam MS</td>
<td>$277.95</td>
<td>$63,290,000</td>
<td>0.0%</td>
<td>50.5%</td>
<td>27.9%</td>
<td>21.5%</td>
</tr>
<tr>
<td>Cloonan MS</td>
<td>$272.51</td>
<td>$44,735,000</td>
<td>0.0%</td>
<td>58.4%</td>
<td>28.0%</td>
<td>13.6%</td>
</tr>
<tr>
<td>Stillmeadow ES</td>
<td>$262.50</td>
<td>$28,484,000</td>
<td>0.0%</td>
<td>59.6%</td>
<td>34.1%</td>
<td>6.2%</td>
</tr>
<tr>
<td>KT Murphy ES</td>
<td>$252.80</td>
<td>$21,488,000</td>
<td>0.0%</td>
<td>42.4%</td>
<td>28.2%</td>
<td>29.3%</td>
</tr>
<tr>
<td>Stark ES</td>
<td>$245.92</td>
<td>$23,092,000</td>
<td>0.0%</td>
<td>46.5%</td>
<td>40.4%</td>
<td>13.1%</td>
</tr>
<tr>
<td>Davenport ES</td>
<td>$233.91</td>
<td>$19,857,000</td>
<td>0.0%</td>
<td>52.7%</td>
<td>17.6%</td>
<td>29.7%</td>
</tr>
<tr>
<td>Rogers Intl School</td>
<td>$193.48</td>
<td>$25,477,000</td>
<td>0.0%</td>
<td>26.8%</td>
<td>36.4%</td>
<td>36.8%</td>
</tr>
<tr>
<td>AIT&amp;E HS</td>
<td>$179.01</td>
<td>$19,791,000</td>
<td>0.0%</td>
<td>33.3%</td>
<td>15.8%</td>
<td>50.9%</td>
</tr>
<tr>
<td>Scofield Magnet MS</td>
<td>$166.61</td>
<td>$24,856,000</td>
<td>0.0%</td>
<td>42.8%</td>
<td>25.5%</td>
<td>31.7%</td>
</tr>
<tr>
<td>Westover Magnet ES</td>
<td>$109.80</td>
<td>$15,592,000</td>
<td>0.0%</td>
<td>12.2%</td>
<td>25.2%</td>
<td>62.6%</td>
</tr>
<tr>
<td>Strawberry Hill</td>
<td>$26.73</td>
<td>$3,555,000</td>
<td>0.0%</td>
<td>22.4%</td>
<td>31.0%</td>
<td>46.6%</td>
</tr>
</tbody>
</table>

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:

### 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:

- Gymnasia
- 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 9-12 seats 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:**

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

Provided by SLR

Study (D) - Current Enrollment

Current Enrollment / Study Capacity (D) =
FIGURE 6.2 – Elementary School Capacity & Utilization:

- CURRENT ENROLLMENT
- STUDY CAPACITY
- VARIANCE FROM CAPACITY
- PERCENTAGE

Map showing the distribution of elementary school capacity and utilization across different areas in Stamford Public Schools.
### TABLE 6.5 – Middle School Capacity & Utilization (excluding K-8 schools):

<table>
<thead>
<tr>
<th>MIDDLE SCHOOLS</th>
<th>STUDY CAPACITY</th>
<th>% Utilization by Study Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current Enrollment 10/1/2021</td>
<td>Study Capacity</td>
</tr>
<tr>
<td>CLOONAN MS</td>
<td>626</td>
<td>752</td>
</tr>
<tr>
<td>DOLAN MS</td>
<td>626</td>
<td>546</td>
</tr>
<tr>
<td>RIPPOWAM MS</td>
<td>746</td>
<td>1,027</td>
</tr>
<tr>
<td>SCOFIELD MAGNET MS</td>
<td>587</td>
<td>593</td>
</tr>
<tr>
<td>TURN OF RIVER MS</td>
<td>673</td>
<td>694</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>3,258</strong></td>
<td><strong>3,612</strong></td>
</tr>
</tbody>
</table>

- Provided by SLR
- Study (D): Current Enrollment
- Current Enrollment / Study Capacity =

**RIPPOWAM - APPLES**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>168</td>
<td>222</td>
<td>8</td>
</tr>
</tbody>
</table>

76%
FIGURE 6.3 – Middle School Capacity & Utilization (excluding K-8 schools):
### TABLE 6.6 – High School Capacity & Utilization:

<table>
<thead>
<tr>
<th>HIGH SCHOOLS</th>
<th>STUDY CAPACITY</th>
<th>% Utilization by Study Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current Enrollment 10/1/2021</td>
<td>Study Capacity</td>
</tr>
<tr>
<td>AITE HS</td>
<td>625</td>
<td>599</td>
</tr>
<tr>
<td>STAMFORD HS</td>
<td>1,974</td>
<td>2,504</td>
</tr>
<tr>
<td>WESTHILL HS</td>
<td>2,285</td>
<td>2,197</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>4,884</td>
<td>5,299</td>
</tr>
</tbody>
</table>

Provided by SLR

Study (D) - Current Enrollment / Current Enrollment
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:**

![Elementary Schools - Space Type Breakdown](image1)

**FIGURE 6.6 – Middle Schools – Space Type Breakdown:**

![Middle School - Space Type Breakdown](image2)

**FIGURE 6.7 – High Schools – Space Type Breakdown:**

![High Schools - Space Type Breakdown](image3)
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:

<table>
<thead>
<tr>
<th>Table</th>
<th>ART</th>
<th>MUSIC</th>
<th>COMPUTER</th>
<th>SCIENCE</th>
<th>MEDIA</th>
<th>CAFETERIA</th>
<th>GYM</th>
<th>CURRICULUM</th>
<th>ART ROOMS</th>
<th>SPEECH</th>
<th>RESOURCES</th>
<th>SPICE ED</th>
<th>GIFT SHOP</th>
<th>MATH SUPPORT</th>
<th>MATH PROGRESS</th>
<th>ELU/ESL</th>
<th>OTHER</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>DAVENPORT ES</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>611</td>
<td></td>
<td></td>
<td>4,157</td>
<td>3,991</td>
<td>323</td>
<td>459</td>
<td>529</td>
<td>722</td>
<td>174</td>
<td>792</td>
<td></td>
<td>0</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SF</td>
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<td>551</td>
<td>995</td>
<td>4,157</td>
<td>6,314</td>
<td>3,991</td>
<td>323</td>
<td>459</td>
<td>516</td>
<td>722</td>
<td>174</td>
<td>792</td>
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<td>0</td>
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</tr>
<tr>
<td>HART MAGNET ES</td>
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<td></td>
</tr>
<tr>
<td>532</td>
<td></td>
<td></td>
<td>1,153</td>
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<td>337</td>
<td>909</td>
<td>256</td>
<td>341</td>
<td>140</td>
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</tr>
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</tr>
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<td>0</td>
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</tr>
<tr>
<td>NEWFIELD ES</td>
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<td></td>
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<td></td>
<td></td>
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<tr>
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<td>526</td>
<td>574</td>
<td>518</td>
<td>438</td>
<td>419</td>
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### TABLE 6.8 – Elementary Schools – Space Type Inventory - Continued:

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<th>COMPUTER</th>
<th>SCIENCE</th>
<th>MEDIA CENTER</th>
<th>GYM</th>
<th>GYM/N CAFE</th>
<th>CAFETERIA</th>
<th>AUDITORIUM</th>
<th>SPEECH</th>
<th>RESOURCES</th>
<th>SPED</th>
<th>OTH</th>
<th>ELL/ ELD</th>
<th>TOTALS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NORTHEAST ES</strong></td>
<td>750</td>
<td>538</td>
<td>1,728</td>
<td>4,078</td>
<td>2,041</td>
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<td></td>
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</tr>
<tr>
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<td>4</td>
<td>0</td>
<td>24</td>
</tr>
<tr>
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<td>3,869</td>
<td>5,088</td>
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</tr>
<tr>
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</tr>
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<td>579</td>
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</tr>
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Stamford Public Schools – Master Planning Report 2022
## Table 7.0 - Middle Schools - Space Type Inventory

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## TABLE 7.1 – High Schools – Space Type Inventory:

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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.
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

<table>
<thead>
<tr>
<th><strong>GRADE CONFIGURATION</strong></th>
<th>K-5</th>
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<tbody>
<tr>
<td><strong>2021 ENROLLMENT</strong></td>
<td>611</td>
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<tr>
<td><strong>STUDY CAPACITY</strong></td>
<td>729</td>
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<tr>
<td><strong>% OF UTILIZATION</strong></td>
<td>84%</td>
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<tr>
<td><strong>NUMBER OF CLASSROOMS</strong></td>
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<tr>
<td><strong>% MINORITY</strong></td>
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<tr>
<td><strong>YEAR BUILT</strong></td>
<td>1972</td>
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<td><strong>NUMBER OF STORIES</strong></td>
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<td><strong>BUILDING AREA</strong></td>
<td>84,890 sf</td>
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</table>

**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 exhausting + pneumatic control system renewed 2000
- Centrifugal roof exhausting + 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

---

[Map of Davenport Ridge Elementary School]
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.

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

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<th>GRADE CONFIGURATION</th>
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<td>2021 ENROLLMENT</td>
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<td>STUDY CAPACITY</td>
<td>635</td>
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<td>84%</td>
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<td>NUMBER OF CLASSROOMS</td>
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<tr>
<td>% MINORITY</td>
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<td>AREA</td>
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### 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
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.

**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.

**10 Year Forecast By Systems**

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<td>4%</td>
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<tr>
<td>Building Envelope</td>
<td>$2,547,000</td>
<td>11%</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$1,834,000</td>
<td>8%</td>
</tr>
<tr>
<td>Total</td>
<td>$23,204,000</td>
<td>100%</td>
</tr>
</tbody>
</table>

**10 Year Forecast By Priority**

<table>
<thead>
<tr>
<th>Priority Level</th>
<th>Cost</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>High (1-2 Years)</td>
<td>$9,816,034</td>
<td>42.3%</td>
</tr>
<tr>
<td>Medium (3-5 Years)</td>
<td>$4,142,082</td>
<td>17.9%</td>
</tr>
<tr>
<td>Low (6-10 Years)</td>
<td>$9,245,884</td>
<td>39.8%</td>
</tr>
<tr>
<td>Total</td>
<td>$23,204,000</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Building Scorecard**

<table>
<thead>
<tr>
<th>Item</th>
<th>Building / Site System</th>
<th>Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Building Envelope</td>
<td>Good, Fair, Poor</td>
</tr>
<tr>
<td>2</td>
<td>Interior Architecture</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Mechanical Systems</td>
<td>Good, Fair, Poor</td>
</tr>
<tr>
<td>4</td>
<td>Electrical Systems</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Plumbing Systems</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Fire Alarm / Protection Systems</td>
<td>Good, Poor</td>
</tr>
<tr>
<td>7</td>
<td>Site Improvements</td>
<td></td>
</tr>
</tbody>
</table>
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.
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 planels replaced 1969
mechanical renovations 1994
 sprinkler ystem 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
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.

10 Year Forecast By Priority

<table>
<thead>
<tr>
<th>Priority</th>
<th>Extended Cost</th>
<th>% of Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
<td>$</td>
<td>0.0%</td>
</tr>
<tr>
<td>High (1 - 2 Years)</td>
<td>$10,743,708</td>
<td>46.5%</td>
</tr>
<tr>
<td>Medium (3 - 5 Years)</td>
<td>$9,333,297</td>
<td>40.4%</td>
</tr>
<tr>
<td>Low (6 - 10 Years)</td>
<td>$3,014,995</td>
<td>13.1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$23,092,000</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

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.
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
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 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 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 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

NOTE: Floor plans are not to scale.
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 pacage 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

<table>
<thead>
<tr>
<th>Priority</th>
<th>Extended Cost</th>
<th>% of Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
<td>$53,158</td>
<td>0.2%</td>
</tr>
<tr>
<td>High (1 - 2 Years)</td>
<td>$20,731,473</td>
<td>73.9%</td>
</tr>
<tr>
<td>Medium (3 - 5 Years)</td>
<td>$5,121,554</td>
<td>18.3%</td>
</tr>
<tr>
<td>Low (6 - 10 Years)</td>
<td>$2,128,815</td>
<td>7.6%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$28,035,000</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Building Scorecard

**MAIN BUILDING**

<table>
<thead>
<tr>
<th>Item</th>
<th>Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Building Envelope</td>
<td>X</td>
</tr>
<tr>
<td>2 Interior Architecture</td>
<td>X</td>
</tr>
<tr>
<td>3 Mechanical Systems</td>
<td>X</td>
</tr>
<tr>
<td>4 Electrical Systems</td>
<td>X</td>
</tr>
<tr>
<td>5 Plumbing Systems</td>
<td>X</td>
</tr>
<tr>
<td>6 Fire Alarm / Protection Systems</td>
<td>X</td>
</tr>
<tr>
<td>7 Site Improvements</td>
<td>X</td>
</tr>
</tbody>
</table>

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.
**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
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.
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.
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
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.

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.

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.
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
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 3,500 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

- Interior Architecture: $31,948,000 (32%)
- Mechanical: $8,880,000 (24%)
- Electrical: $5,408,615 (15%)
- Fire Protection: $207,000 (1%)
- Building Envelope: $7,056,000 (19%)
- Space Adaptations: $162,000 (0%)
- Site Improvements: $1,001,000 (3%)
- Plumbing: $2,305,000 (6%)

10 Year Forecast By Priority

<table>
<thead>
<tr>
<th>Priority</th>
<th>Extended Cost</th>
<th>% of Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
<td>$90,111</td>
<td>0.2%</td>
</tr>
<tr>
<td>High (1 - 2 Years)</td>
<td>$23,881,585</td>
<td>64.6%</td>
</tr>
<tr>
<td>Medium (3 - 5 Years)</td>
<td>$7,816,330</td>
<td>21.1%</td>
</tr>
<tr>
<td>Low (6 - 10 Years)</td>
<td>$5,187,975</td>
<td>14.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$36,976,000</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

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.

Building Scorecard

<table>
<thead>
<tr>
<th>MAIN BUILDING</th>
<th>Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item</td>
<td>Good</td>
</tr>
<tr>
<td>1 Building Envelope</td>
<td>X</td>
</tr>
<tr>
<td>2 Interior Architecture</td>
<td>X</td>
</tr>
<tr>
<td>3 Mechanical Systems</td>
<td>X</td>
</tr>
<tr>
<td>4 Electrical Systems</td>
<td>X</td>
</tr>
<tr>
<td>5 Plumbing Systems</td>
<td></td>
</tr>
<tr>
<td>6 Fire Alarm / Protection Systems</td>
<td>X</td>
</tr>
<tr>
<td>7 Site Improvements</td>
<td></td>
</tr>
</tbody>
</table>
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

ACERAGE
2.8

PLAYGROUNDS
N/A

ATHLETIC FIELDS
N/A

MINIVALE RD
PRUDENCE DR
MINIVALE RD
HOPE ST
HOPE ST
MULBERRY ST
HOPE ST
VINNY'S BACKYARD
RESTAURANT & BAR
Dairy Inn
Giacomo's Deli & Market

Springdale Brook
Highview Ave
Ryan St
Springdale Brook
Esri Community Maps Contributors, County of Westchester, UConn/CTDEEP, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Capitol Region Council of Governments
Source:
City of Stamford
Springdale Elementary School
Grades K-5
100 ft.
Acres: 2.8

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.

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.
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
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.

**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.

**Building Scorecard**

**MAIN BUILDING**

<table>
<thead>
<tr>
<th>Item</th>
<th>Building / Site System</th>
<th>Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Building Envelope</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Interior Architecture</td>
<td>X</td>
</tr>
<tr>
<td>3</td>
<td>Mechanical Systems</td>
<td>X</td>
</tr>
<tr>
<td>4</td>
<td>Electrical Systems</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Plumbing Systems</td>
<td>X</td>
</tr>
<tr>
<td>11</td>
<td>Fire Alarm / Protection Systems</td>
<td>X</td>
</tr>
<tr>
<td>12</td>
<td>Site Improvements</td>
<td>X</td>
</tr>
</tbody>
</table>

**SCHOOL INFORMATION**

**10 Year Forecast By Systems**

<table>
<thead>
<tr>
<th>Component</th>
<th>Cost</th>
<th>% of Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plumbing</td>
<td>$232,580</td>
<td>2%</td>
</tr>
<tr>
<td>Electrical</td>
<td>$6,707,000</td>
<td>24%</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>$203,000</td>
<td>1%</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$6,882,000</td>
<td>24%</td>
</tr>
<tr>
<td>Interiors</td>
<td>$7,348,000</td>
<td>26%</td>
</tr>
<tr>
<td>Site Improvements</td>
<td>$611,000</td>
<td>2%</td>
</tr>
<tr>
<td>Space Adaptations</td>
<td>$90,000</td>
<td>0%</td>
</tr>
<tr>
<td>Building Envelope</td>
<td>$4,443,000</td>
<td>16%</td>
</tr>
</tbody>
</table>

**10 Year Forecast By Priority**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Extended Cost</th>
<th>% of Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
<td>$ -</td>
<td>0.0%</td>
</tr>
<tr>
<td>High (1 - 2 Years)</td>
<td>$16,969,049</td>
<td>59.6%</td>
</tr>
<tr>
<td>Medium (3 - 5 Years)</td>
<td>$9,703,740</td>
<td>34.1%</td>
</tr>
<tr>
<td>Low (6 - 10 Years)</td>
<td>$1,775,211</td>
<td>6.2%</td>
</tr>
</tbody>
</table>

**Total**

$28,448,000 100%
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

Site Improvements $18,000
Building E $982,141
Building F $37,991
Building D $37,991

10 Year Forecast By Priority

<table>
<thead>
<tr>
<th>Priority</th>
<th>Extended Cost</th>
<th>% of Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
<td>$</td>
<td>0.0%</td>
</tr>
<tr>
<td>High (1 - 2 Years)</td>
<td>$797,036</td>
<td>22.4%</td>
</tr>
<tr>
<td>Medium (3 - 5 Years)</td>
<td>$1,102,990</td>
<td>31.0%</td>
</tr>
<tr>
<td>Low (6 - 10 Years)</td>
<td>$1,654,974</td>
<td>46.6%</td>
</tr>
<tr>
<td>Total</td>
<td>$3,555,000</td>
<td>100%</td>
</tr>
</tbody>
</table>

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.

Building Scorecard

<table>
<thead>
<tr>
<th>MAIN BUILDING</th>
<th>Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Item</td>
<td>Good</td>
</tr>
<tr>
<td>Building / Site System</td>
<td></td>
</tr>
<tr>
<td>1 Building Envelope</td>
<td>X</td>
</tr>
<tr>
<td>2 Interior Architecture</td>
<td>X</td>
</tr>
<tr>
<td>3 Mechanical Systems</td>
<td>X</td>
</tr>
<tr>
<td>4 Electrical Systems</td>
<td>X</td>
</tr>
<tr>
<td>5 Plumbing Systems</td>
<td>X</td>
</tr>
<tr>
<td>6 Fire Alarm / Protection Systems</td>
<td>X</td>
</tr>
<tr>
<td>7 Site Improvements</td>
<td>X</td>
</tr>
</tbody>
</table>
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.
**TOQUAM ELEMENTARY SCHOOL**

<table>
<thead>
<tr>
<th>GRADE CONFIGURATION</th>
<th>K-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 ENROLLMENT</td>
<td>570</td>
</tr>
<tr>
<td>STUDY CAPACITY</td>
<td>657</td>
</tr>
<tr>
<td>% OF UTILIZATION</td>
<td>87%</td>
</tr>
<tr>
<td>NUMBER OF CLASSROOMS</td>
<td>31</td>
</tr>
<tr>
<td>% MINORITY</td>
<td>85.4%</td>
</tr>
<tr>
<td>YEAR BUILT</td>
<td>1967</td>
</tr>
<tr>
<td>AGE</td>
<td>54 years</td>
</tr>
<tr>
<td>NUMBER OF STORIES</td>
<td>2</td>
</tr>
<tr>
<td>BUILDING AREA</td>
<td>90,500 sf</td>
</tr>
</tbody>
</table>

**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

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 increasing 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.
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 contorts • 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
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.

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
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 renewed 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 renewed 2020

MODULARS
None

ACERAGE
6.1

PLAYGROUNDS
None

ATHLETIC FIELDS
None
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.

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.
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.
CLOONAN MIDDLE SCHOOL
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
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.
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.
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 water 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
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.

**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.
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

![Pie chart showing breakdown of costs by systems]

10 Year Forecast By Priority

<table>
<thead>
<tr>
<th>Priority</th>
<th>Extended Cost</th>
<th>% of Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
<td>$</td>
<td>0.0%</td>
</tr>
<tr>
<td>High (1 - 2 Years)</td>
<td>$ 10,637,186</td>
<td>42.8%</td>
</tr>
<tr>
<td>Medium (3 - 5 Years)</td>
<td>$ 6,336,960</td>
<td>25.5%</td>
</tr>
<tr>
<td>Low (6 - 10 Years)</td>
<td>$ 7,881,854</td>
<td>31.7%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 24,856,000</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Building Scorecard

<table>
<thead>
<tr>
<th>Item</th>
<th>Building / Site System</th>
<th>Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Building Envelope</td>
<td>X</td>
</tr>
<tr>
<td>2</td>
<td>Interior Architecture</td>
<td>X</td>
</tr>
<tr>
<td>3</td>
<td>Mechanical Systems</td>
<td>X</td>
</tr>
<tr>
<td>4</td>
<td>Electrical Systems</td>
<td>X</td>
</tr>
<tr>
<td>5</td>
<td>Plumbing Systems</td>
<td>X</td>
</tr>
<tr>
<td>6</td>
<td>Fire Alarm / Protection Systems</td>
<td>X</td>
</tr>
<tr>
<td>7</td>
<td>Site Improvements</td>
<td>X</td>
</tr>
</tbody>
</table>

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 exhaustors 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
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.

**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
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SECTION 6: EXISTING FACILITIES CONDITION ASSESSMENT SUMMARY
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  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
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
GENERAL SUMMARY

The property is located at Academy of Information, Technology & Engineering (AIT&E), Stamford, 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.

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.
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, fan 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

<table>
<thead>
<tr>
<th>Priority</th>
<th>Extended Cost</th>
<th>% of Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
<td>$</td>
<td>0.0%</td>
</tr>
<tr>
<td>High (1 - 2 Years)</td>
<td>$ 55,383,528</td>
<td>47.8%</td>
</tr>
<tr>
<td>Medium (3 - 5 Years)</td>
<td>$21,089,303</td>
<td>18.2%</td>
</tr>
<tr>
<td>Low (6 - 10 Years)</td>
<td>$39,386,846</td>
<td>34.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$115,862,000</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Building Scorecard

MAIN BUILDING

<table>
<thead>
<tr>
<th>Item</th>
<th>Condition Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Envelope</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Architecture</td>
<td>X</td>
</tr>
<tr>
<td>Mechanical Systems</td>
<td>X</td>
</tr>
<tr>
<td>Electrical Systems</td>
<td>X</td>
</tr>
<tr>
<td>Plumbing Systems</td>
<td>X</td>
</tr>
<tr>
<td>Fire Alarm / Protection Systems</td>
<td>X</td>
</tr>
<tr>
<td>Site Improvements</td>
<td>X</td>
</tr>
</tbody>
</table>

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.
### STAMFORD HIGH SCHOOL STADIUM FACILITY

<table>
<thead>
<tr>
<th>Grade Configuration</th>
<th>Associated High School use</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 Enrollment</td>
<td>N/A</td>
</tr>
<tr>
<td>Study Capacity</td>
<td>N/A</td>
</tr>
<tr>
<td>% of Utilization</td>
<td>N/A</td>
</tr>
<tr>
<td>Number of Classrooms</td>
<td>N/A</td>
</tr>
<tr>
<td>% Minority</td>
<td>N/A</td>
</tr>
<tr>
<td>Year Built</td>
<td>1937</td>
</tr>
<tr>
<td>Age</td>
<td>84 years</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Area</td>
<td>N/A</td>
</tr>
<tr>
<td>Construction Type</td>
<td>N/A</td>
</tr>
<tr>
<td>Additions/Renovations</td>
<td>steam boiler replaced 2010</td>
</tr>
<tr>
<td></td>
<td>home press box installed 2013</td>
</tr>
<tr>
<td></td>
<td>gas fired water heater replaced 2019</td>
</tr>
<tr>
<td>Modulars</td>
<td>No</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>N/A</td>
</tr>
<tr>
<td>Athletic Fields</td>
<td>Full size football field</td>
</tr>
<tr>
<td></td>
<td>Track and Field D-end of field</td>
</tr>
</tbody>
</table>
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.
## WESTHILL HIGH SCHOOL

<table>
<thead>
<tr>
<th>Grade Configuration</th>
<th>9-12</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 Enrollment</td>
<td>2285</td>
</tr>
<tr>
<td>Study Capacity</td>
<td>2197</td>
</tr>
<tr>
<td>% of Utilization</td>
<td>104%</td>
</tr>
<tr>
<td>Number of Classrooms</td>
<td>110</td>
</tr>
<tr>
<td>% Minority</td>
<td>68.3%</td>
</tr>
<tr>
<td>Year Built</td>
<td>1971</td>
</tr>
<tr>
<td>Age</td>
<td>50 years</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>3</td>
</tr>
<tr>
<td>Building Area</td>
<td>392,063 sf</td>
</tr>
<tr>
<td>Construction Type</td>
<td>The building is steel frame, CMU and brick exterior with fully adhered membrane on metal deck roofing system</td>
</tr>
<tr>
<td>Modulars</td>
<td>No</td>
</tr>
<tr>
<td>Acreage</td>
<td>32.4</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>None</td>
</tr>
<tr>
<td>Athletic Fields</td>
<td>synthetic track, two artificial turf multi-sport fields, tennis courts, softball and baseball field</td>
</tr>
</tbody>
</table>
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.
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
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 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.
WESTHILL HIGH SCHOOL ANNEX (VOAG FACILITY)

Third Floor Plan

Second Floor Plan
VOLUME 1 OF 2
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   6.2: MIDDLE SCHOOLS
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SECTION 7: IMPLEMENTATION SCHEDULE - RECOMMENDED PLAN
SECTION 8: CAPITAL FUNDING FORECAST - RECOMMENDED PLAN
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 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.
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.
LOCKWOOD ELEMENTARY SCHOOL

Third Floor Plan

Second Floor Plan
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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:

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[Diagram and Table Image]

Stamford Public Schools – Master Planning Report 2022 | P 162 | SLAM
### FIGURE 7.2 – Elementary School Projects:

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<tr>
<th>SCHOOL NAME</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
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<td><strong>ELEMENTARY/ K-8 SCHOOLS</strong></td>
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<tr>
<td>Davenport</td>
<td>Design</td>
<td>$6M (6% R/I)</td>
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<tr>
<td>Hart Magnet (K-5)</td>
<td>Convert to K-8 (850 seats)</td>
<td>Intra-D Magnet</td>
<td>Design</td>
<td>$6M (6% R/I)</td>
</tr>
<tr>
<td>Julia A Stark (K-5)</td>
<td></td>
<td></td>
<td>Design</td>
<td>$6M (6% R/I)</td>
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<tr>
<td>KT Murphy (K-5)</td>
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<tr>
<td>Lockwood (Pre-K)</td>
<td>Grant App - 80%</td>
<td></td>
<td>Design</td>
<td>$51M in 2023 grant app</td>
</tr>
<tr>
<td>Newfield (K-5)</td>
<td></td>
<td>Design</td>
<td>$6M (6% R/I)</td>
<td>Mechanicals / Electrical supporting mech / Limited e</td>
</tr>
<tr>
<td>Northeast (K-5)</td>
<td></td>
<td>Design</td>
<td>$6M (6% R/I)</td>
<td>Mechanicals / Electrical supporting mech / Limited e</td>
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<tr>
<td>Rogers International</td>
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<tr>
<td>Roxbury (K-5)</td>
<td>Convert to New Roxbury K-8 (850 seats)</td>
<td>Grant App - 30/20% + (3% R/I)</td>
<td>Design</td>
<td>$55</td>
</tr>
<tr>
<td>Springdale (K-5)</td>
<td></td>
<td>Design</td>
<td>$10M (6% R/I)</td>
<td>Mechanicals / Electrical supporting mech / Limited e</td>
</tr>
<tr>
<td>Stillmeadow (K-5)</td>
<td></td>
<td>Design</td>
<td>$10M (6% R/I)</td>
<td>Mechanicals / Electrical supporting mech / Limited e</td>
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<tr>
<td>Strawberry Hill (K-8: Inter-D Magnet)</td>
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<tr>
<td>Toquam Magnet (K-5)</td>
<td></td>
<td>Design</td>
<td>$4M (6% R/I)</td>
<td>Envelope / Limited Mechanical (Immediate needs)</td>
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<tr>
<td>Westover Magnet (K-5)</td>
<td>Convert to K-8 (850 seats)</td>
<td>Intra-D Magnet</td>
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<tr>
<td>New South Stamford K8: Inter-D Magnet (1,050 Seats)</td>
<td>Grant App - 80%</td>
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<td>Design</td>
<td>$122M</td>
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<tr>
<td>Year</td>
<td>2025</td>
<td>2026</td>
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<tr>
<td>Phase</td>
<td>Grant App - 10% - (5% R/I)</td>
<td>Design</td>
<td>$10.2M in 2021, $33M in 2030 dollars</td>
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<td></td>
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<td></td>
<td>Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site</td>
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<tr>
<td>Phase</td>
<td>Grant App - 10% - (5% R/I)</td>
<td>Design</td>
<td>$92.6M in 2028 dollars</td>
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<td>New K-8, demo existing Clonan for new K-8 site, cost includes Clonan demo</td>
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<tr>
<td>Phase</td>
<td>Grant App - 10% - (5% R/I)</td>
<td>Design</td>
<td>$13.2M in 2021, $36.7M in 2030 dollars</td>
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<td>Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site</td>
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<td>Scenario escalation</td>
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<tr>
<td></td>
<td>Grant App - 10% - (5% R/I)</td>
<td>Design</td>
<td>$98M in 2021, $23.3M in 2028 dollars</td>
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<td>Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site</td>
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<tr>
<td></td>
<td>Grant App - 10% - (5% R/I)</td>
<td>Design</td>
<td>$93.5M in 2021, $23.8M in 2028 dollars</td>
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<td>Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site</td>
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<tr>
<td>M in 2024 dollars.</td>
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<tr>
<td>Conversion to K-8 facility on Roxbury site</td>
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<td></td>
<td>Grant App - 10% - (5% R/I)</td>
<td>Design</td>
<td>$124.9M in 2021, $35.3M in 2028 dollars</td>
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<td>Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site</td>
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<tr>
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<td>Grant App - 10% - (5% R/I)</td>
<td>Design</td>
<td>$47.3M in 2021, $13.3M in 2028 dollars</td>
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<td>Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site</td>
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<tr>
<td>Design</td>
<td>$2M in 2021, $2.8M in 2030 dollars</td>
<td>Deferred Maintenance</td>
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<td></td>
<td>Grant App - 20% - (10% R/I)</td>
<td>Design</td>
<td>$22.2M in 2021, $30M in 2030 dollars</td>
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<td></td>
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<td>Alteration &amp; Extension/ Addition &amp; Renovation and conversion to K-8</td>
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<td>In 2025 dollars.</td>
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### FIGURE 7.3 – Middle Schools Projects:

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<th>2021</th>
<th>2022</th>
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<tr>
<td><strong>MIDDLE SCHOOLS</strong></td>
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<tr>
<td>Cloonan</td>
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<td>Dolan</td>
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<tr>
<td>Rippowam (6-8) 900 seats</td>
<td>Design</td>
<td>$5M (2% R/I)</td>
<td>Limited Envelope/Limited Mechanical (Immediate IA)</td>
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<tr>
<td>Scofield Magnet (6-8) Intra-D Magnet</td>
<td>Design</td>
<td>$35M (2% R/I)</td>
<td>Limited Mechanical (Immediate IAQ needs)</td>
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<tr>
<td>Turn of River (6-8)/ Extension/ Alteration to 800 seat (6-8)</td>
<td>Grant App - 29.2% x (15% R/I)</td>
<td>$45M</td>
<td>Design</td>
<td>Extension &amp; Alteration project</td>
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### FIGURE 7.4 – High Schools Projects:

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<td><strong>HIGH SCHOOLS</strong></td>
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<td>AITE</td>
<td>FY21-22 Appvd</td>
<td>Limited Mechanical (Immediate IAQ needs)</td>
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<td>Stamford</td>
<td>Grant App - 29.2% x (3% R/I)</td>
<td>Design</td>
<td>$40M</td>
<td>Site project/ Limited Interior</td>
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<td>Stamford Stadium</td>
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<td>$16M, FY21-22 Appvd</td>
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<tr>
<td>Westhill</td>
<td>Grant App - 95%</td>
<td>Design</td>
<td>$258M in 2021 grat</td>
<td>Replacement HS/ Demo existing/ Site work</td>
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<td>Westhill Annex (VoAg)</td>
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**ALTERNATIVE**

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| Architectural interior upgrades | $3M  |      |      |      |
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<td>Close Cloonan after Roxbury is completed, demo Cloonan to enable Hart K-8 on Cloonan site</td>
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<td>Dolan kids move to South Stamford K8, TOR and Ripp</td>
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<td>2025 dollars (phased occupied construction)</td>
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<td>to 800 student K-8 facility</td>
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- Grant App - 2030% + (4% R/I)
- Design
- $50M in 2021, $58M in 2028 dollars
- Extension & Alteration project to 800 student K-8 facility
- Code/ Energy
- Grant App - 10% + (6% R/I)
- Design
- $20M in 2031 dollars
- Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ F&I
- 2025 dollars (phased occupied construction)
- to 800 student K-8 facility

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<tr>
<th>Year</th>
<th>2025</th>
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<td><strong>Grant App - 10% + (2% R/I)</strong></td>
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<td>$2.6M in 2031 dollars</td>
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<td><strong>Grant App - 2030% + (4% R/I)</strong></td>
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<td>$88M in 2030 dollars</td>
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<td><strong>Grant App - 10% + (6% R/I)</strong></td>
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<td>Design</td>
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<td>$2.6M in 2032 dollars</td>
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- Grant app. includes escalation
- Design
- $134M in 2021, $16M in 2030 dollars

*SLAM*
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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: $ 28.6 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

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:

<table>
<thead>
<tr>
<th></th>
<th>PHASE - I</th>
<th>PHASE - II</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>TIER 1</td>
<td>$  9.1</td>
<td>$ 36.9</td>
</tr>
<tr>
<td>TIER 2</td>
<td>$  9.1</td>
<td>$ 36.6</td>
</tr>
<tr>
<td>TIER 3</td>
<td>$  9.1</td>
<td>$ 36.3</td>
</tr>
</tbody>
</table>

12 Year Totals*:
- Tier 1: $540.8 M
- Tier 2: $478.0 M
- Tier 3: $415.2 M

* Factors in application of available/approved funds
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.