Presentation to
City of Stamford
Long-Term Facilities Committee (LTFC)
for
EDUCATIONAL FACILITY ASSESSMENTS,
DEMOGRAPHIC STUDY & MASTER PLANNING
October 20, 2022
Local Share
Scenario 4 – Capital Funding Forecast – Year over Year LT Bonding

PHASE - 1
Tier 1: $161.2 M
Tier 2: $156.1 M
Tier 3: $150.9 M

PHASE - 2
Tier 1: $379.6 M
Tier 2: $321.9 M
Tier 3: $264.3 M

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
Scenario 4 – OPTION 4– Updated Capital Funding Forecast – Framework

• 2021 dollars in FCA's and previously modeled for new construction have been increased by 20% to adjust to Q3 2022 dollars

• Escalation built-into future implementation projects at 5.0% per year for 2023 & 2024, then 3% per year from 2025 through 2041, compounded annually, to start of construction

• Excludes Technology Equipment (i.e. Smartboards, monitors), Includes Technology infrastructure upgrades. New construction includes equipment.

• Assumes the following reimbursement rates on specific projects:
  • 76% (80% acknowledging some ineligibles and Nat/Gym/Aud limited eligibility) for Westhill HS
  • 58% (60% acknowledging some ineligibles) for Renovation to New and New Construction:
    • New Hart K-8; New Roxbury #1; Westover#1; New South Stamford K-8 (both buildings); Rippowam#1 & #2; Turn Of River#1; Stamford HS#1. #2, #3 & #4; Anchor#2
  • 24% for Deferred Maintenance/ Asset Renewal projects (40% of work eligible at 60% reimb):
    • Davenport#1 & #2; Stark#1 & #2; Newfield#1 & #2; Northeast #1 & #2; Rogers #1; Springdale#1 & #2; Stillmeadow#1 & #2; Strawberry Hill#1; Westover#2; Scofield#1; AlTE#1; Boyle Stadium#1 (50%); Westhill Annex#1; Anchor #1
  • 0% for Feasibility and Grant Application costs:
Scenario 4 – OPTION 4 – 18 School Final Alignment: Close 4, Build 1 split on two sites

**AITE**
GRADE 9-12
MAGNET
STUDY CAPACITY 599 SEATS

**STAMFORD HS**
GRADE 9-12
STUDY CAPACITY 2,504 SEATS

**WEST HILL HS**
GRADE 9-12
PROPOSED CAPACITY 2,500 SEATS

**SCOFIELD**
GRADE 6-8
MAGNET
EXISTING CAPACITY 593 SEATS

**TURN OF RIVER**
GRADE 6-8
PROPOSED CAPACITY 900 SEATS

**RIPPOWAM**
GRADE 6-8
STUDY CAPACITY WITHOUT APPLES 1,027 SEATS

**DOLAN**
GRADE 6-8
2035
STUDY CAPACITY 546 SEATS

**CLOONAN**
GRADE 6-8
2033
STUDY CAPACITY 752 SEATS

**DAVENPORT**
GRADE K-5
STUDY CAPACITY 729 SEATS

**STILLMEADOW**
GRADE K-5
STUDY CAPACITY 698 SEATS

**JULIA STARK**
GRADE K-5
STUDY CAPACITY 639 SEATS

**SPRINGDALE**
GRADE K-5
STUDY CAPACITY 632 SEATS

**TOQUAM**
GRADE K-5
2030
STUDY CAPACITY 657 SEATS

**NORTHEAST**
GRADE K-5
STUDY CAPACITY 773 SEATS

**NEWFIELD**
GRADE K-5
STUDY CAPACITY 631 SEATS

**HART**
GRADE K-5
STUDY CAPACITY 635 SEATS

**ROXBURY**
GRADE K-5
STUDY CAPACITY 676 SEATS

**WESTOVER**
GRADE K-5
STUDY CAPACITY 685 SEATS

**KT MURPHY**
GRADE K-5
2028
STUDY CAPACITY 432 SEATS

**STRAWBERRY**
GRADE K-8
STUDY CAPACITY 862 SEATS

**ROGERS**
GRADE K-8
STUDY CAPACITY 792 SEATS

**HART**
GRADE K-8
PROPOSED CAPACITY 850 SEATS

**ROXBURY**
GRADE K-8
PROPOSED CAPACITY 850 SEATS

**WESTOVER**
GRADE K-8
PROPOSED CAPACITY 850 SEATS

**NEW SOUTH STAMFORD**
GRADE K-8
PROPOSED CAPACITY 1,065 SEATS

**NEW SOUTH STAMFORD**
GRADE K-4 (Lockwood Site)
PROPOSED CAPACITY 590 SEATS

**NEW SOUTH STAMFORD**
GRADE 5-8 (KTM Site)
PROPOSED CAPACITY 475 SEATS
Scenario 4 – OPTION 4 – Planning Assumptions

- Expanded master-plan to a 20-year time horizon
- Model accounts for ESSER/ARP funds currently being invested in facilities
- Westhill: design starts July 2023 and is occupied for 2027/28 school year
- SHS 2nd Floor Renovations: state review starts July 2023, then bid & construction
- Roxbury: design starts December 2023 and is occupied for 2027/28 school year
- Lockwood buildings are vacated by end of school year 2025
  - South Stamford K-4 on Lockwood site begins construction Summer 2025 and is occupied for 2028/29 school year
  - KTM Closes and South Stamford 5-8 on KTM site starts construction Summer 2028
- Turn of River expanded to 900 students and renovated-to-new, occupied 2033/34 school year
  - Enables closure & demo of Cloonan and start of construction of New Hart K-8 on Cloonan site
## Scenario 4, OPTION 4 – Implementation Schedule - Elementary

<table>
<thead>
<tr>
<th>SCHOOL NAME</th>
<th>ELEMENTARY/ K-8 SCHOOLS</th>
<th>DESIGN CONSTRUCTION PROJECT 1 (DM/AR &amp; ESSER)</th>
<th>FEASIBILITY GRANT APP</th>
<th>DESIGN CONSTRUCTION PROJECT 2 (DM/AR)</th>
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<tr>
<td>DAVENPORT (K-5)</td>
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<td>HART MAGNET (New 850 student K-6)</td>
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<td>JULIA STARK (K-5)</td>
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<td>KT MURPHY (K-5)</td>
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<td>NORTHEAST (K-5)</td>
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<td>ROGERS INTERNATIONAL INTER-MAGNET (K-4)</td>
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<td>ROXBURY (NEW 850 student K-6)</td>
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<td>SPRINGDALE (K-5)</td>
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<td>STILLMEADOW (K-5)</td>
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<td>STRAWBERRY HILL (K-8: Inter-D Magnet)</td>
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<td>TOQUAM INTRA-MAGNET (K-5)</td>
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<td>WESTOVER INTRA-MAGNET (Expand to 850 student K-6)</td>
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<td>SOUTH STAMFORD (NEW 1,065 student K-8)</td>
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**Scenario 4, OPTION 4**

- **Cloonan Closure Enables New Hart Construction (Next page)**
- **New Roxbury Occupied 2027/28 SY**
- **South Stamford K-4 Complete Enables KTM Closure**
- **South Stamford 5-8 Complete Enables Toquam Closure**
- **Hart & Westover Complete Enables Dolan Closure (Next page)**
<table>
<thead>
<tr>
<th>SCHOOL NAME</th>
<th>PHASE 1</th>
<th>PHASE 2</th>
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<td>CLOONAN (6-8)</td>
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<td>TURN OF RIVER (6-8)</td>
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<td>HIGH SCHOOLS</td>
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<td>ALTERNATIVE</td>
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<td>ANCHOR</td>
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**Implementation Schedule – MS, HS & Alt.**

- **Scenario 4, OPTION 4**

**New Westhill Occupied 2027/28 SY**

- Hart & Westover Complete Enables Dolan Closure
- TOR Complete Enables Cloonan Closure
Scenario 4 – OPTION 4 – Capital Funding Forecast – Year over Year Bonding

Tier 1: $155.4 M  
Tier 2: $152.6 M  
Tier 3: $149.8 M

Tier 1: $235.1 M  
Tier 2: $218.6 M  
Tier 3: $202.2 M

Tier 1: $245.4 M  
Tier 2: $230.0 M  
Tier 3: $214.6 M

Tier 1: $316.0 M  
Tier 2: $252.8 M  
Tier 3: $189.7 M

20 Year Totals:
Tier 1: $951.9 M  
Tier 2: $840.0 M  
Tier 3: $742.3 M

Source: S4-CashflowMatrix-2022-1020-OPTION4-20YEAR
Scenario 4 – OPTION 4 – Capital Funding Forecast –  Local vs. State Share – Tier 3

PHASE 1
Tier 3:
$149.8 M – Local
$224.7 M – State

PHASE 2
Tier 3:
$202.2 M – Local
$258.6 M – State

PHASE 3
Tier 3:
$214.6 M – Local
$233.1 M – State

PHASE 4
Tier 3:
$189.7 M – Local
$50.0 M – State

Reference $50,000,000

Source: S4-CashflowMatrix-2022-OPTION4-20YEAR
QUESTIONS?