

Master Plan Update 2008



DeJONG, Inc. Bridgeport Public Schools

4/23/2008

The following report provides an update to the 2003 Bridgeport Public Schools Facility Master Plan. The recommendations contained within are a result of building improvements, changes in community demographics, and transformations in educational direction.

Introduction

In 2003, Bridgeport Public Schools undertook a comprehensive overview and long-term plan that included a review of existing facility conditions, established educational and demographic needs, and recommended a plan of action to create school building that will remain viable for the next 30-50 years. This process included leadership from a Steering Committee of citizen volunteers and two city-wide community dialogues in which residents of Bridgeport expressed their community and educational values, and evaluated several long-term facility options.

A facility master plan is not a stagnant document. In fact, master plans should be updated periodically to incorporate building improvements, change in demographics, and transformations in educational direction. In addition, consideration was given to the re-districting plan approved by the Board of Education in February 2008. As a result, the District asked DeJONG, an educational planning firm, to work collaboratively with BPS to assess the *Bridgeport Public Schools, 2003 Facility Master Plan* and develop a series of projects in an established sequence for the next 5-10 years, or Phase II.

Accomplishments to Date

Before moving forward with the master plan updates, it is important to review the accomplishments resulting from the 2003 Master Plan over the past five years designated as Phase I and as part of the City's major capital investment program, "Building Bright Futures".

- Construction of 5 new PK-8 facilities with a capacity for 3,830 students [25% of current PK-8 population]
 - ✓ Cesar Batalla
 - ✓ Barnum
 - ✓ Waltersville
 - ✓ North End
- Leases discontinued at 4 facilities
 - ✓ CIE/Wheeler
 - ✓ Barnum Annex
 - ✓ Waltersville Annex
 - ✓ Maplewood Annex
- Decreased total number of buildings, increasing efficiency and decreasing maintenance costs while still providing more square feet/student.

School Year	2003-04	2008-09
School Building Inventory	36 + 4 leased	34
Total Square Footage	2,711,026 s.f.	2,901,794 s.f.
Sq. Ft./Student	120	143

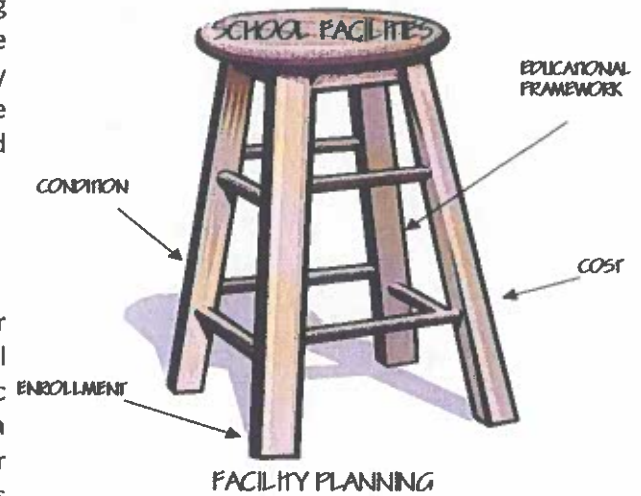
- Movement to District-wide PK-8 elementary schools
 - ✓ 23 regular elementary schools will maintain a PK/K-8 configuration in 2008-09 leaving only 7 with an alternative grade configuration.
- Plans for 2 inter-district magnets
 - ✓ Discovery PK-8
 - ✓ Multi-Magnet High School

Planning Parameters

The Bridgeport Facility Master Plan is the foundation for planning and design of all educational facilities in the District. There are four main components that drive the plan: enrollment, facility condition, educational framework, and cost. The recommendations for Phase II contained in this report are based on the following planning parameters and guidelines.

Educational Framework:

The educational vision should be the driving force of any master plan. An educational framework is a statement of the school district's preferences and/or desired goals relative to academic and pedagogical organization. It may consist of statements on ideal school size, class size, grade arrangement among other educational and facility preferences. This framework serves as the basis for development of facility recommendations and solutions to meet program and organizational requirements. As stated in the 2003 BPS Master Facility Plan, the following planning principles served as the basis for the Phase II recommendations identified on the following pages.



1. Equitable, appropriate, flexible, safe and secure learning environments for all Bridgeport Public School students
2. PK-8, 9-12 Grade Configuration
3. School Size
 - PK-8: 750 students
 - 9-12: 900-1,200 students distributed into 3 smaller learning communities
4. Contiguous Sites – to the extent possible all buildings would maintain bus drop-off, parking, supply loading zones, playfields and play grounds on the same site
5. Magnet Schools – expand the magnet school program

Enrollment:

Over the past ten years, public school enrollment in Bridgeport has declined by 926 students or 4%. In comparison with the enrollment projections provided in the 2003 Facility Master Plan, student population has actually declined slightly more than projected five years ago, approximately 1%.

This may result in a reduction of the total number of building; however, there will be a continued need for facility updates as the infrastructure continues to age. Furthermore, as educational and facility improvements continue to occur, it is likely to attract additional students to the District.

Bridgeport Public Schools
Historical Enrollment

Grades	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
PreK-5	12,711	12,635	12,549	12,413	12,290	11,812	11,933	11,459	11,058	10,843
6-8	5,030	5,140	5,289	5,474	5,633	5,727	5,770	5,476	5,238	4,785
9-12	4,425	4,446	4,472	4,545	4,873	4,895	5,125	5,329	5,426	5,612
PreK-12 Total	22,166	22,221	22,310	22,432	22,796	22,434	22,828	22,264	21,722	21,240

Source: Connecticut State Department of Education [06/07/2007]

Master Plan Update 2008

April 23, 2008

Both the New England School Development Council and the Connecticut State Department of Education project a continued decline in enrollment. The following projections were prepared by the State Department in June of 2007 and indicate a loss of 1,536 students, or 7.4% over the next 10 years.

Bridgeport Public Schools Projected Enrollment										
Grades	2007-08*	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
PreK-5	10,744	10,575	10,468	10,521	10,540	10,643	10,694	10,788	10,840	10,882
6-8	4,549	4,363	4,318	4,181	4,115	3,951	3,963	3,915	3,977	4,005
9-12	5,404	5,372	5,066	4,949	4,780	4,678	4,531	4,457	4,340	4,274
PreK-12 Total	20,697	20,310	19,852	19,651	19,435	19,272	19,188	19,160	19,157	19,161

Source: Connecticut State Department of Education [06/07/2007]

* SASI School Enrollment, Oct. 1, 2007

Condition:

In 2000, the City of Bridgeport assessed the conditions of all school facilities. In addition, the Bridgeport BOE Maintenance Department recently conducted a survey of the schools to identify the top five priority capital projects. While all school buildings in Bridgeport are reported to have adequate fire safety and structural support, many have some extent of mechanical, electrical, window, weatherproofing, finishing or technology deficiencies. The current building inventory has been identified into the following categories as part of the recommendations for Phase II.

New Building	A new school facility or addition either on the existing site or a new site
Major Renovation	Extensive renovation in order to bring the facility up to a standard comparable to a new building.
Moderate Renovation	This could include replacement or upgrades to building components [Handicapped accessibility, heating/ventilation/air conditioning, roof, electrical, windows, flooring, ceiling, lighting, technology infrastructure] and some interior reconfiguration of space to support educational programs.
Minor Renovation	Includes selective upgrades of some systems, building components, technology or upgrades such as wiring and infrastructure.
General Maintenance	Ongoing maintenance and upkeep of a building, extending its useful life. These funds are budgeted on an annual basis as part of the district's maintenance and operations budget.

It is beneficial for the City of Bridgeport to apply for school construction grants from the State of Connecticut to renovate, update or construct new school facilities. The City of Bridgeport's favorable reimbursement rate of just over 78% of eligible project costs allows the leveraging of local capital improvement dollars to provide residents with the greatest return on their dollars.

April 23, 2008

Cost:

The table below represents total project cost estimates for new or renovation of school facilities in Bridgeport. Please note that these are only planning estimates based on projected 2008 costs and are being used for comparative purposes only. Once a project is selected and designed more precise estimates can be determined.

Estimated Cost per Square Foot	PK-8	9-12
New Building	\$425.00	\$475.00
Major Renovation	\$340.00	\$380.00
Moderate Renovation	\$215.00	\$240.00
Minor Renovation	\$110.00	\$120.00

Note: These costs include approximately 20% for soft costs including design fees, contingencies, furniture/equipment, etc. The costs do NOT include purchase of sites, sale of existing properties, or demolition costs of schools if they are to be replaced.

The following square footage guidelines would include, but is not limited to: Pre-Kindergarten, Classrooms, Special Education Classrooms, Art Room, Music Room, Computer Lab, Library/Media Center, Gym Cafeteria/Food Service and Support Spaces such as offices, conference rooms, storage, lobby, elevator and other circulation spaces, mechanical spaces, and custodial spaces.

Target Square Footage per Student	
PreK-8	140 s.f.
9-12	180 s.f.

Additional Considerations

School Site Size

There are many factors that need to be considered in order to determine the appropriate site size for new and renovated facilities such as number of students, grade level, educational programs and services, physical education, parking, zoning, storm water retention and community use.

The Council of Educational Facility Planners International [CEFPI] and many states recommend the following site formula. The state of Connecticut uses this same formula as a maximum amount the state will consider funding and does not restrict local districts to exceed the acreage allowance or obstruct the district from using smaller sites.

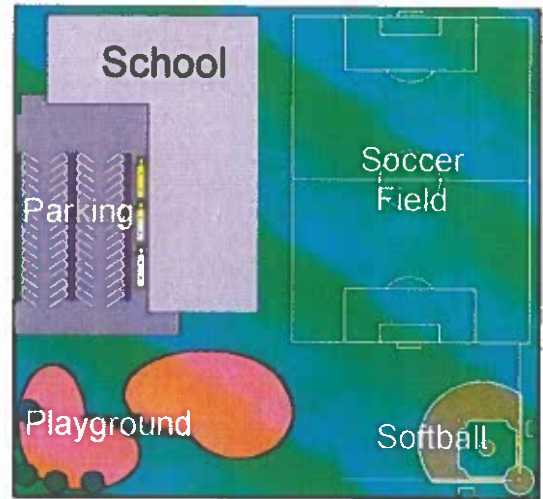
- Elementary = 10 acres + 1 acre for every 100 students
- Middle = 20 acres + 1 acre for every 100 students
- High = 30 acres + 1 acre for every 100 students

As is the case in Bridgeport where school sites are located in densely populated areas and in locations where land costs are extremely high, the above recommendations may prove to be unrealistic. The PK-8 Educational Specifications provide detailed site needs including building footprint, bus pick-up/drop-off, parking for staff and visitors, service zone

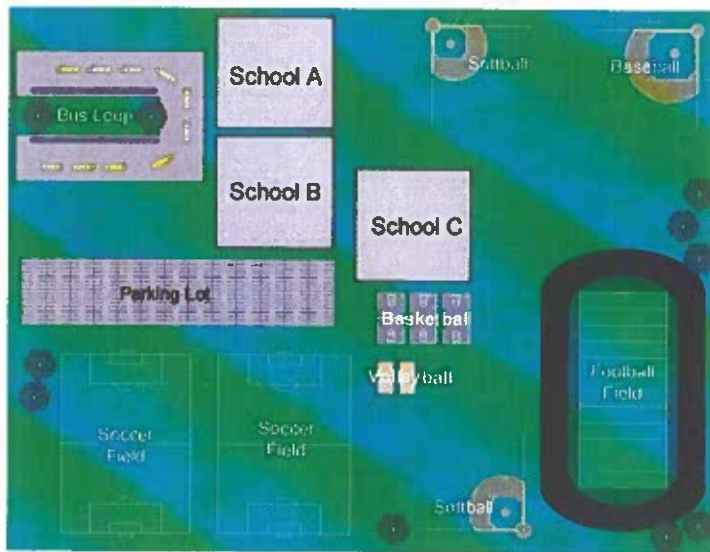
for loading/unloading supplies, playgrounds and playfields. These functional needs based on a three-story building can be met on 6 acres for a 750-student school as illustrated below.

Ideally, each school site would be on a single property. In urban situations, this is not always possible. At the very minimum, the building, bus zone, service zone and playgrounds should be contiguous. This requires 3.0 acres. Parking, if on a separate site, should only be directly across the street from the school. It should have a clear site line to the school, and be well lit at night. Parking will require approximately .3 acres. Playfields will need an additional 2.7 acres.

High school site needs have increased significantly over the past fifty years as physical education and athletics have become a more significant component to high school academic and social life. In suburban and rural situations, it is not unusual for a high school site to encompass 50 or more acres. In urban environments, this is generally impossible to achieve.



6 Acre Site



30 Acre Site

The functionality of a 1,200-student high school broken down into 3 smaller learning communities can be accommodated on 30 acres. As discussed above regarding PK-8 sites, multiple parcels may be utilized for buildings and bus loop, playfields, and parking. A school site comprised of multiple parcels will generally consume more property than a single site containing all functions.

Currently there are scheduling challenges for both competition and practice athletic fields. The inter-district high school program may exacerbate this issue as there are no plans for athletic programs. Students wanting to participate would have to return to their "home" school to partake in athletics.

While acquiring appropriate and adequate sites is, and will remain a challenge, the long-term advantages include the health and safety of the students of Bridgeport Public Schools.

Green Buildings & LEED Certification

The U.S. Green Building Council [USGBC] is a nonprofit organization working to move the building industry toward sustainability which is the design and construction of buildings that are environmentally responsible. Green design is a term referring to design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and occupants in five areas as follows.

April 23, 2008

- Sustainable site planning
- Safeguarding water and water efficiency
- Energy efficiency and renewable energy
- Conservation of materials and resources
- Indoor environmental quality

The USGBC developed and maintains the LEED Green Building Rating System. LEED is the national benchmark for green buildings promoting sustainable design and construction. The LEED for Schools Rating System recognizes the unique nature of the design and construction of educational facilities and provides verification that a building project, whether new or renovated, is sensitive to the environment. It addresses such issues as classroom acoustics, mold prevention, environmental site assessment, and other matters related to school design and operation.

The State of Connecticut requires that school construction projects over \$2.5 million after January 1, 2009 must meet LEED silver certification. Furthermore, Public Act 07-242 requires that new buildings and major renovations be built to high performance standards that are 21% more efficient than current building code requirements. Finally, another state requirement is Acoustical Performance Certification. While these requirements can be planned for in new construction, simpler renovation projects may be more difficult and costly to design and implement. For example, replacing individual room heating units with a centralized HVAC system will meet the Acoustical Performance Criteria; however, it would require costly ductwork installation.

Swing Space

Swing space eases transition by keeping the students and staff together on one site. In addition, it provides a safer environment away from construction activity and equipment. In most cases, the recommendations for Phase II utilize the South End School as swing space. In other cases, projects will be conducted during summers or new construction is built on the same site while students remain in the older building until completion.

The following provides the plan for utilization of the South End School swing space for Phase II of the Facility Master Plan.

School Year	School Population
2008-09	Columbus
2009-10	Cross
2010-11	Roosevelt
2011-12	Roosevelt
2012-13	Columbus
2013-14	Winthrop

Phase III

The schools listed below have not had capital improvements as part of Phase I or II of the Facility Master Plan. They are currently in adequate condition; however it is recommended that the facilities be re-evaluated and addressed as part of Phase III.

Black Rock K-6
 Bryant K-6
 Classical Studies K-6
 Hallen K-6

Hooker K-8
 Madison K-6
 Luis Munoz Marin PK-8

Phase II Recommendations

The following capital improvement projects are recommended for Phase II of the Bridgeport Public Schools Facility Master Plan. Detailed facility data is available on the following page.

Bridgeport Public School Facility Master Plan Proposed Phase II Projects										
Tier	Facilities	2010	2011	2012	2013	2014	2015	2016	2017	TOTAL
Tier 1	Roosevelt PK-8: New Building, Existing Site	\$4.5m	\$20.1m	\$20.1m						\$44.7m
	Gross PK-8: Phase II Renovation [Minor Renovation]	\$7m	\$3.3m	\$3.3m						\$7.3m
	Longfellow PK-8: Major Renovation	\$2.8m	\$12.4m	\$12.4m						\$27.6m
Tier 2	Park City Academy [Whittier]: Minor Renovation	\$5m	\$4.2m							\$4.7m
	Harding HS: New Building [2-3 smaller learning communities, new site(s)]		\$14.5m	\$43.6m	\$43.6m	\$43.6m				\$145.3m
	Park City Magnet/Skane: Major Reno/New/Addition on either site		\$3.5m	\$15.6m	\$15.6m					\$34.7m
Tier 3	Dunbar PK-8: Moderate Renovation		\$1.5m	\$6.8m	\$6.8m					\$15.1m
	Columbus PK-8: Phase II Renovation [Minor Renovation]			\$9m	\$8.5m					\$9.4m
	Curiale PK-8: Moderate Renovation			\$1.6m	\$7.4m	\$7.4m				\$16.4m
Tier 4	Blackham PK-8: Moderate Renovation			\$2.9m	\$12.8m	\$12.8m				\$28.5m
	Bassick HS: New Building [2-3 smaller learning communities, new site(s)]				\$12.8m	\$38.5m	\$38.5m	\$38.5m		\$128.3m
	Beardsley PK-6: New Building [PK-8, new site]				\$4.5m	\$20.1m	\$20.1m			\$44.7m
Tier 5	Winthrop PK-8: Moderate Renovation				\$1.8m	\$8.7m	\$8.7m			\$19.3m
	Central HS: Major Renovation					\$8.8m	\$39.6m	\$39.6m		\$88.0m
	Central Magnet to South End Swing Space: [Minor Renovation for necessary adjustments to South End]					\$1.3m	\$11.3m			\$12.6m
Tier 6	Read PK-8: Moderate Renovation					\$1.8m	\$8.1m	\$8.1m		\$18.0m
	Hall/Edison: New Building [PK-8, Harding HS site]						\$4.5m	\$20.1m	\$20.1m	\$44.7m
	High Horizons/Multi-Cultural Magnets: Moderate Renovation						\$1.9m	\$8.5m	\$8.5m	\$18.9m
Total	Bridgeport Learning Center [Sheridan]: Major Renovation						\$1.5m	\$6.6m	\$6.6m	\$14.7m
	Administration Building: New Building, New Site [potentially old Bassick site]						\$3.2m	\$14.2m	\$14.2m	\$31.6m
		\$8.5m	\$59.5m	\$107.2m	\$113.9m	\$143.0m	\$137.4m	\$135.6m	\$49.4m	\$754.5m



Master Plan Update 2008

April 23, 2008

Name	Sq. Ftg.	Acrs.	08/09 Est. Enroll	Planned Future Enroll	s.f./ student	Phase II - Proposed Action	Cost/ Sq. Ft.	Estimated Cost
Barnum PK-8	103,200	3.4	713		145	✓ None - New School	n/a	\$ -
Beardsley PK-6	105,000	2.1	414	750	140	New Building, New Site	\$ 425.00	\$ 44,625,000
Black Rock K-6	45,038	1.6	267		169	General Maintenance	n/a	\$ -
Blackham PK-8	132,596	10.9	1,025		129	Moderate Renovation	\$ 215.00	\$ 28,508,140
Bryant K-6	50,000	1.0	464		108	General Maintenance	n/a	\$ -
Cesar Batalla PK-8	146,000	0.0	1,153		127	✓ None - New School	n/a	\$ -
Columbus PK-8	85,814	4.3	685		125	Minor Renovation - Phase II	\$ 110.00	\$ 9,439,540
Cross K-8	66,415	10.6	534		124	Minor Renovation - Phase II	\$ 110.00	\$ 7,305,650
Curiale K-8	76,531	5.0	627		122	Moderate Renovation PK-8	\$ 215.00	\$ 16,454,165
Dunbar K-8	70,344	3.9	549		128	Moderate Renovation PK-8	\$ 215.00	\$ 15,123,960
Edison PK-6	52,500	1.5	339	375	140	Consolidate w/ Hall New Building, New Site PK-8	\$ 425.00	\$ 22,312,500
Hall K-6	52,500	1.3	313	375	140	Consolidate w/ Edison New Building, New Site PK-8	\$ 425.00	\$ 22,312,500
Hallen K-6	47,998	1.4	379		127	General Maintenance	n/a	\$ -
Hooker K-8	62,172	7.3	444		140	General Maintenance	n/a	\$ -
Jettie Tisdale PK-8	105,000	1.9	566		186	✓ None - New School	n/a	\$ -
Longfellow PK-8	81,228	3.3	507		160	Major Renovation	\$ 340.00	\$ 27,617,520
Luis Munoz Marin PK-8	104,100	5.1	891		117	General Maintenance	n/a	\$ -
Madison K-6	60,964	1.3	487		125	General Maintenance	n/a	\$ -
North End PK-8	115,640	6.4	722		160	✓ None - New School	n/a	\$ -
Read K-8	83,405	2.9	840		99	Moderate Renovation	\$ 215.00	\$ 17,932,075
Roosevelt PK-8	105,000	5.3	620	750	140	New Building, Replace on Site	\$ 425.00	\$ 44,625,000
Waltersville PK-8	68,800	3.4	392		176	✓ None - New School	n/a	\$ -
Winthrop K-8	89,508	5.8	764		117	Moderate Renovation	\$ 215.00	\$ 19,244,220
Bassick 9-12	270,000	7.5	1,290	1,500	180	New Buildings, New Site	\$ 475.00	\$ 128,250,000
Central High 9-12	231,830	37.4	2,325	1,700	136	Major Renovation	\$ 380.00	\$ 88,095,400
Harding High 9-12	306,000	8.2	1,691	1,700	181	New Buildings, New Site	\$ 475.00	\$ 145,350,000
Classical Studies K-6	39,835	0.0	374		107	General Maintenance	n/a	\$ -
High Horizons Magnet K-8	43,711	11.9	439		100	Moderate Renovation	\$ 215.00	\$ 9,397,865
Multi-Cultural Magnet K-8	43,711	11.9	476		92	Moderate Renovation	\$ 215.00	\$ 9,397,865
Park City Magnet PK-8	54,099	16.2	498		109	Major Renovation/Replace on Skane Site	\$ 425.00	\$ 22,992,075
Regional Vocational								
Aquaculture 9-12	71,877	15.0	n/a		160	✓ None - Major Addition 2010	n/a	\$ -
South End School	105,000	2.4	n/a		n/a	Minor Renovation to accommodate Central Magnet	\$ 120.00	\$ 12,600,000
Discovery Magnet PK-8	68,400	TBD	n/a		n/a	✓ None - New School 2010	n/a	\$ -
Multi-Magnet High School	270,000	TBD	n/a		n/a	✓ None - New School 2011	n/a	\$ -
Skane Center PK-K	27,287	7.8	211		129	Major Renovation/Replace on Park City Site	\$ 425.00	\$ 11,596,975
Bridgeport Learning Center (Sheridan)	43,357	2.1	54		803	Major Renovation	\$ 340.00	\$ 14,741,380
Park City Acad/Make Grade (Whittier / Long Acad.)	41,921	1.6	53		791	Minor Renovation	\$ 110.00	\$ 4,611,310
Adult Ed [St. Michaels]	Leased	n/a	n/a		n/a	n/a	n/a	\$ -
Administration Building[s]*	93,960	0.5	n/a		n/a	New Building, New Site	\$ 315.00	\$ 31,500,000
Maintenance Garage	30,000	0.07	n/a		n/a	General Maintenance	n/a	\$ -
Nutrition Center	38,280	2.7	n/a		n/a	General Maintenance	n/a	\$ -

* Additional administrative spaces include 948 Main St., occupied space in City Hall & City Hall Annex, Maintenance Shop & Warehouse, Custodial Supplies and Book Storage housed in Park City Magnet, and IT and Security Transportation housed at Sheridan School.