



GREENWICH PUBLIC SCHOOLS PERFORMANCE PLATFORM STAGE FACILITY ASSESSMENT



OWNER:
ADDRESS:
CITY:

**GREENWICH PUBLIC SCHOOLS
290 GREENWICH AVENUE
GREENWICH, CT 06830**

FULLER AND D'ANGELO
PROJECT NO:

25558.00

DATE ISSUED:

June 27, 2025



GREENWICH PUBLIC SCHOOLS
PERFORMANCE PLATFORM STAGE FACILITY ASSESSMENT
TABLE OF CONTENTS

TABLE OF CONTENTS

Introduction

Reports by School:	Tab
New Lebanon School	1
Western Middle School	2
Hamilton Avenue School	3
Julian Curtiss School	4
Cos Cob School	5
Eastern Middle School	6
Riverside School	7
Old Greenwich School	8
International School at Dundee	9
North Mianus School	10
North Street School	11
Glenville School	12
Parkway School	13
Cost Estimate Summary	14
Schedule – 2-Year Projection	15
Appendix – Letter from Supertech	16



JOSEPH FULLER JR., AIA
President

JOHN D'ANGELO, ARA, LEED AP
Executive Vice President

NICHOLAS A. D'ANGELO, FARA, CSI
President Emeritus

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT

Introduction:

Fuller and D'Angelo, in collaboration with our consultant Supertech, have provided the requested observational review of the criteria based on the Greenwich Public Schools (GPS) proposal requirements for this project. This includes cost estimates for the condition assessment report, aimed at updating various school Auditorium and Gymnasium stage spaces across all 11 existing GPS Elementary buildings and 2 Middle schools (Eastern and Western).

We have compiled detailed reports, through observational reviews by individual teams of consulting experts for stage rigging, audio/visual, lighting and platform evaluation.

The Team under the auspices of Fuller and D'Angelo Architects includes:

Theater Rigging

Performance Rigging Solutions LLC; 10 Precision Rd; Danbury, CT 06810 US

Theater AV

Sound Stage Systems, Inc; 358 Sackett Point Rd; North Haven, CT 06473

Theater Lighting

Supertech, Inc; 22 North Plains Industrial Rd, STE#4; Wallingford, CT 06492

Stages/Platforms

Fuller and D'Angelo, P.C. - Architects and Planners

During the surveys many stage items were observed as satisfactory, especially in the newer buildings. However, the reports identify multiple deficiencies and notes them with priority levels, most priorities are found in older buildings. The reports also include multiple photographs and related captions for ease of comprehending the written evaluations in all spaces.

As per the RFP requirements, the Team estimated the various aspects of the multiple building auditoriums and projects, these would be prioritized upon agreement of a work schedule and capital availability on a per year basis. All budgets have been escalated to reflect summer of 2026 costs.

Eventual Construction Document and Bidding should be provided for a one-year cycle. Projects bid for two summers cycles is generally discouraged, as it would likely lead to significant cost increases due to heightened contractor risk and price escalation for a two-year extended construction schedule. It is recommended that projects intended for the following “summer recess work window”, be bid between late October through December of the preceding year. This timeline allows sufficient time for bidding, contract award, preparation of shop drawings, and procurement of specialized equipment ahead of the “summer recess construction work windows”.

We have provided a preliminary two-year schedule outlining a cycle during which all planned work would be completed across the various schools. This schedule could serve as a master plan, adjustable and implemented annually based on the district’s Performing Arts program budget.

Reports and recommendations are provided as part of these documents. Each folder in the Inspection Reports folders refers to a specific area:

- 1) Theater Rigging (TR)**
- 2) Theater Audio-Visual (AV)**
- 3) Theater Lighting (TL)**
- 4) Stages and platforms**

Individual reports are named with the school’s name and designations listed above.

Rigging:

Theater rigging systems were assessed with the following criteria in mind: Safety, stage rigging systems, including dead hung rigging, moving positions from winches, counterweight, or hemp type pin rail systems, stage curtains, and general theater layout and conditions.

The intent would be to correct any life safety issues, and to establish rigging uniformity which meets current ANSI theatrical rigging standards, from school to school. If warranted, recommendations could also be provided for motorized or winch type rigging on a school-by-school basis.

- Assessment of existing stage rigging was completed
- Detail including Battens, Lift Lines, Pulleys and Blocks, Arbors, Counterweights and Rope Locks.
- Curtains, which make up the stages look and functionality.
- In Details including Main curtain, Valances and borders, Legs, Backdrops (cyclorama’s), and travelers.
- Make up of the curtains fabrics and certificate patches were reviewed for fire conformance and ability to manage view angles, light and sound.

Audio/Visual:

Theater audio-visual systems were assessed with the following criteria in mind: Theater audio systems and controls, including audio mixers, microphones, speakers, and hearing-impaired systems. Theater projection and connection equipment were assessed, as well as general theater layout.

The intent would be to provide each school with similar technology, including digital audio mixers, wireless microphones (at least four), passive speaker arrays, wireless hearing-impaired systems, and wireless Bluetooth receivers. Projection equipment would include upgrades for electrically operated high-definition format projection screens, laser video projectors to eliminate lamp changes and reduce maintenance, and HDMI input plates at the stage to eliminate cables draped across the stage floors.

Rear projection should be considered on stages that will permit it. These have been incorporated into the individual assessments.

- Assessment of existing audio-visual systems and performance
- Age of systems and recommendations for upgrades or replacement
- Assessment of existing performance of the Audio systems, including speakers, amplifiers and sound controls.
- Speakers and wiring
- Amplifiers and microphones and other sound related inputs, plates and associated wiring
- ADA code compliant equipment for the hearing impaired
- Sound system controls and consoles
- Visual Systems and projections format types.
- Assessment of visual display systems in Gymnatorium's or auditoriums, both front and rear projection types. Projectors and screens and controls
- Age of systems and recommendations for upgrades or replacement
- Review of projection screens, for type of surface, size and aspect ratio, optics quality.
- Review of projectors for lumens, and video feed capability with current input type HDMI not older VGA etc.

Theatrical/Stage Lighting:

Theater lighting systems were assessed with the following criteria in mind: Theater lighting systems and controls, theater lighting fixtures, theater house lighting systems, and general theater layout.

The intent would be to replace the existing deficient systems utilizing LED based systems, scaled to the size and needs of the space, for improved performance, ease of use, and cost savings (power usage, HVAC savings, maintenance costs). Upgrades have been completed in some of

the schools over the years, but the current systems ages and types vary greatly. The intent would be to use similar equipment in each facility, so that users and equipment could be shared from space to space.

- Assessment of existing theatrical and stage lighting systems for related stage performances.
- Age of systems and recommendations for upgrades or replacement
- Review of lighting fixtures including but not limited to, spotlights, fresnels, and PAR cans.
- Power distribution systems, cables and dimmability capacities
- Control desk systems, boards/touch controls and wiring for manipulating the lighting system
- Luminosity and flexibility of systems

Stages/ Performance Platforms

The stages were assessed with consideration to several key factors: safety and structural integrity, flooring condition and wear, potential tripping hazards, functionality, maintenance requirements, and ease of cleaning.

The objective was to visually evaluate the current state of each stage and identify possible improvements to enhance the overall quality of the stage or platform areas, including walls, floors, and stage ceilings. Findings and recommendations were documented in the Excel spreadsheet attached to each individual school report.

- Assessment of existing performance platform materials, structural observations, finishes, for suitability of drama, performing arts, and other uses.
- Evaluation of current acoustical treatments, including surfaces on the floors and rear and side walls, ceilings, and other systems.
- Maintenance concerns of stage
- Each of these components for the Stage, Stage Walls and Stage Ceilings can be found in the individual School Scheets.

Synopsis:

Based on our previous meetings with the district the most important deficient conditions have been reported. We understand under separate cover important safety issues and items are being executed for repairs in an expedited manner.

The assessments are broken down by individual school with related photographs depicting the existing conditions that were observed. Recommendations with associated cost budgets have been generated for the recommended upgrades and improvements.

Later, it is recommended that costs for similar work could be bundled on school area basis or school by project type basis or both. This would improve the savings of the overall costs to the district. However, until such time as the district allocates the budgets which they shall be working within, on a yearly basis, this process of streamlining and bundling cannot properly take place.

It should be noted per the comments on the bottom of the estimates, escalation needs to be added to all the costs at approximately 4 % to 5% per year going forward from Summer 2026. Atop this figure a cost for construction soft costs should be added of 14% for A/E Fees, CM Fees, Asbestos testing, design, and inspections and a district contingency should be added.

The market today is experiencing significant price fluctuations and uncertainty with international trade developments, so costs should be considered budgetary and conceptual at this stage.

Recommendations:

In our opinion, repairs and replacements for some of the schools should be prioritized, priority one items include in the following items and locations:

1) Theater Rigging

- a. Eastern Middle School / remove hemp systems and replace all rigging
- b. Western Middle School / remove hemp systems and replace all rigging
- c. Old Greenwich School / remove hemp systems and replace all rigging

2) Theater Lighting

- a) North Mianus School / Replace autotransformer dimmers, update to LED
- b) North Street School / Replace autotransformer dimmers, update to LED
- c) Parkway School / Replace autotransformer dimmers, update to LED

3) Audio-Visual

- a. Western Middle School / Mixer damage, corrosion to rigging points
- b. Glenville School / Not operational
- c. Julian Curtiss School / Improper equipment & installation
- d. North Street School / Obsolete, incorrect installation

4) Stages and Platforms

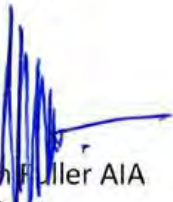
- a. Cos Cob School - Replace most of the stage water damaged
- b. North Street School – Replace stage and repair trip hazards
- c. Parkway School — Repair and refinish the stage and repair tripping hazards

Exclusions:

The scope of work does not include the following:

- ADA accessibility assessments of existing platforms or access (to be addressed by others).
- Auditorium/ Gymnatorium acoustics
- Auditorium/ Gymnatorium general Lighting
- Audience seating, including for aisle width and seat spacing evaluations.
- All gymnatorium's, should have appropriate protective padding at the front of the stage. Some padding is older and worn, this is not included in our reviews of the stage platforms.

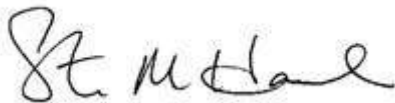
Sincerely,



Joseph Fuller AIA
President

Fuller and D'Angelo PC Architects and Planners

and



Steven M Hamelin
President
Supertech, Inc.



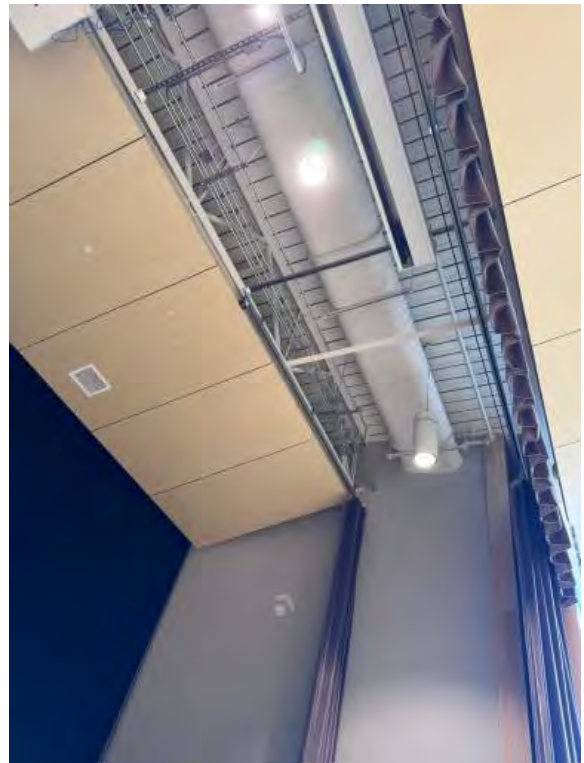
New Lebanon School

Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 16, 2025

INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at New Lebanon school on 25 Mead Ave, Greenwich CT. on April 14th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.





Lebanon School has a basic rigging system consisting of a valance, front main traveller curtain, side leg curtains on tracks and a rear traveller track. The front traveler track were in good working order. The front traveller floor pulley was missing the center bolt. The rigging is connected to a ceiling track system that is atypical for theatrical rigging, however, given the weight of the curtain tracks, I think this is an acceptable connection. Track connection rigging is acceptable but messy and should have excess chain removed. The lighting system on stage is architectural lights and offers little performance flexibility.





The drapes are listed as inherently and permanently flame retardant and manufactured and installed around 01-29-2019. Drapes appeared to be in good condition and in good working order.

In summary, the rigging systems appears to be in good working order. The tracks operated smoothly. My only concern is the ceiling connections because it's atypical and I don't have information on load capacities or proper connection detail recommendations. However, given HVAC and other equipment mounted similarly, I'm comfortable not in not recommending replacement.



Performance Space Evaluation Report

Audio – Video System

New Lebanon School

25 Mead Ave. Greenwich, CT 06830



358 Sackett Point Road North Haven, CT 06473 203-230-0226

Audio System Narrative:

The current system is a digital distributed speaker system with pendant speakers positioned in the ceiling throughout the room facing downward. (see image #1). A wall mounted touchscreen controller is functional on stage with limited control features programmed in it (see image #2) The equipment is housed in 2 small open wall mounted racks in closet (see image #3)



Image #1



Image #2



Image #3

Deficiencies:

1. The speaker arrangement is meant more for general PA use in the room and not for theatrical stage performances.
2. There are no wireless microphones presently installed in the system.
3. The equipment is exposed and unprotected in the storage room environment. (see image #3)
4. The equipment racks are not professional wired (see image #4)



Image #4

Conclusion:

The audio system is approximately 15+/- years old and is in "C" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

We recommend the following:

1. Installation of a "Point Source" speaker array system which will provide the proper audio coverage from stage throughout the room.
2. The installation of 4 wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. Wall mounted user-friendly touchscreen control

Video System Narrative:

The current video projector is a lamp based rear projection system on stage. (see image #5)



Image #5

The rear projection screen is an appropriate size for the room and is properly mounted to the building structure (see Image #6)



Image #6

Deficiencies:

1. The current lamp-based projector has a flashing error light indicating it's in need of repair or replacement.
2. The lack of a proper HDMI input on stage will result in HDMI wires being draped along the stage floor for video connections.

Conclusion:

The Video system is approximately 15+/- years old and is in "C" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

1. The video projection screen is in good condition and can provide many additional years of use.
2. The video projector should be replaced with a new Lasor rear projection unit to eliminate the need for costly lamp replacements and or filter cleaning in the future.
3. A wall mounted HDMI input devise will remove the unwanted and dangerous cable on the stage floor.

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

New Lebanon School Auditorium
25 Mead Ave
Greenwich, CT 06830



Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett

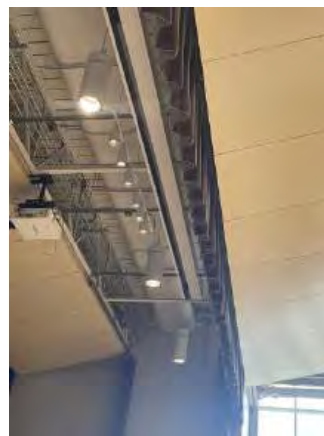
**New Lebanon School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system consists of track lighting from the front of house and onstage. It is controlled by a Lutron Graphic Eye by the entrance door and backstage. The dimming system is a Lutron system as well.



Lighting is provided by track fixtures for front of house and over the stage. FOH fixtures are not adequate for the distance required, based upon where they are located. They are also not protected in a gymnasium environment. Stage fixtures are not easily focused for performance uses, because they lack framing shutters and different lens options.



Recommendation: A system upgrade with theatrical LED fixtures, which offers capabilities consistent with the use of the space. FOH fixtures should be housed in cages to protect them from gymnasium activities. DMX networking and controls should be installed for the new LED fixtures.

Existing Lutron dimming system and controls would remain, to provide centralized control for gymnasium house lighting systems. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console, for day to day activities.

A small theatrical control console, with multiple input locations, is recommended for the new theatrical lighting fixtures, which would offer the ability to control the lights while being able to view the stage.

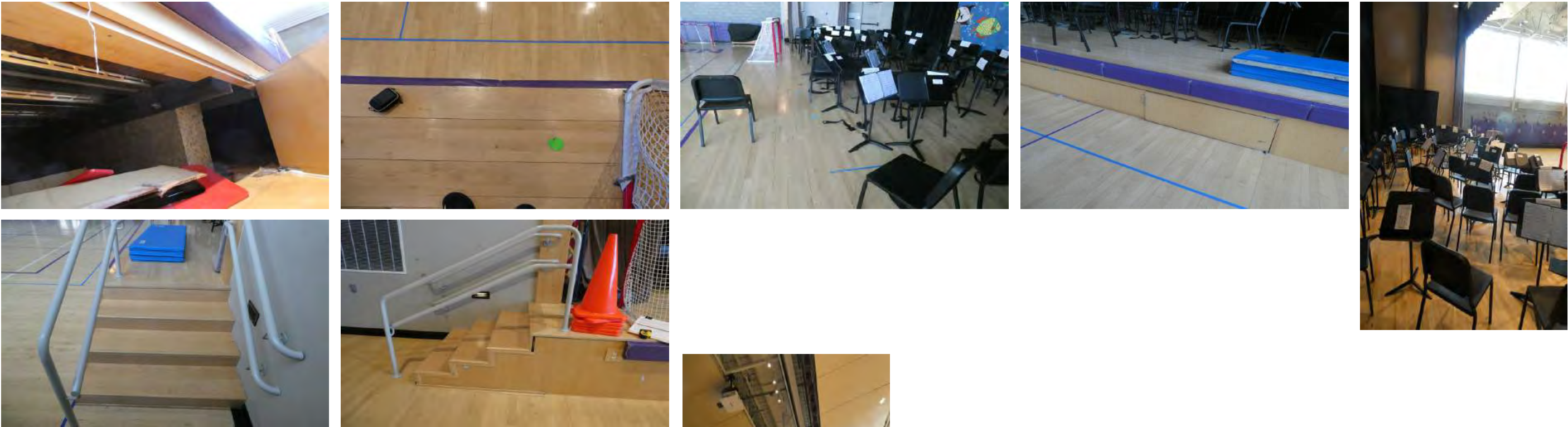
II.) Conclusion:

The condition of the existing system is good. However, the system is not designed as a theatrical lighting system, and does not offer theater lighting features like individual control of the fixtures, color choices, or sufficient intensity for the needs of the space. A theatrical lighting control console would enhance the ability to take advantage of these features provided by new LED lighting fixtures.

Observations	Level of Compliance 1-10	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		20x42	24'	2-1/4" wood	light color	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	10	840SF		Wood	No instability or sagging observed	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	9				Standard Wood Floor - no slippery areas obsreved	
Trip Hazards: [Document gaps, cracks, or protruding elements]	none					
Bounce & Shock Absorption: [Test resilience for performers/dancers]	7				Standard Wood Floor	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	8				slight openings in wood floor system - between flooring planks	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				none observed	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	10				none observed	
3. Functionality for Performances						
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	10				all walls have curtains in front- acoustical baffle at ceiling	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	10				good reflection	
4. Maintenance & Cleaning						

Ease of Cleaning: [Note how manageable the floor is for maintenance]	10					
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	8				One piece of trim misssing at south stair	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]	10				Metal deck on angles, poured walls under stage	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]					Refinish stage - in 3 to 4 years , replace small trim piece, clean understage	

Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
New Lebanon School					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$1,000	\$1,000
	Rigging - Battens , Drapes	LS	1	\$5,000	\$5,000
	Rigging - Misc/ Winches/Weights	LS	1	\$10,000	\$10,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$48,000	\$48,000
	Audio Visual - Proj./ Screen	LS	1	\$30,000	\$30,000
	Theatrical Lighting	1	1	\$80,000	\$80,000
	Theatrical Controls/ Board	1	1	\$110,000	\$110,000
	Stage Work - Floors	LS	1	\$500	\$500
	Stage Work - Walls/Ceilings	LS	1	\$0	\$0
	Punch /Close Out	LS	1	\$1,000	\$1,000
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$289,500
	SUBTOTAL net				289,500
	General Requirements	10%			28,950
	General Conditions, Overhead and Profit	10%			31,845
	SUBTOTAL Estimated Construction Costs				350,295
	Bonds	1.60%			5,604
	Insurance	3.40%			12,101
	SUBTOTAL with Insurcance & Bonds				368,000
	Escalation	2.00%			7,360
	ESTIMATED CONSTRUCTION COSTS				375,360
				SOFT COSTS 14%	52,550
				GRAND TOTAL	427,910
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				



Western Middle School

Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 16, 2025

INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at Western Middle school on Western jr hwy, Greenwich CT. on April 14th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.





Western School has a full rigging system consisting of a valance, front main, mid and rear traveller curtain, side leg curtains on tracks and a rear traveller track. The front traveler track is improperly rigged with unrated chain

the carriers and pulleys are worn and need replacement. Several of the support battens are undersized and should be replaced. The most critical issue is the old hemp system. The system should be removed as soon as possible. The hemp rope can fail given the age of the system. The lines are not properly secured to the pin rails. The biggest risk is improper use of the system. The lines don't have a safety system preventing the lines from running if untied from the pin rail, this could lead to a batten crashing on the deck. The electric lift winches lack

safety braking systems and should be replaced.



The house Torarm pipes are made with coupled sections which does not meet currently industry standards. The standard ANSI E1.4-2 requires that the pipe sections be welded or mechanically joined. It should be monitored periodically to see if there is any failure.



The drapes are listed as inherently and permanently flame retardant. Drapes appear worn and several of them are torn or stained. A significant number of them need replacement



In summary, the rigging systems has several critical issues. The hemp system due to age or improper operation could lead to serious injury. The hand crank winches on the electrics lacks a redundant brake system. The tracks need to be rigged with new carriers, pulleys and rope. Several of the battens are improperly sized and rigged with unrated chain. The front torarms are not up to current industry standards. A significant number of the drapes are worn, damaged and need replacement. I would recommend that any battens hanging on the old hemp system be dead hung from the beams and the hemp be removed from use until the rest of the systems can be brought to current standards.



Performance Space Evaluation Report

Audio – Video System

Western Middle School

1 Western Junior Highway Greenwich, CT 06830



Audio System Narrative:

The current system is an analogue point source speaker system which is common for an auditorium of this size.
(see image #1) when it was installed, it had all the common features found of its time. ie: cassette players, CD decks etc.
(see image #2)



Image #1



Image #2

Deficiencies:

1. The age of the system is the main deficiency, its age is approximately 23+ years old
2. The mixing console has been upgraded since the original installation but has been damaged.
(see image #3, 4)
3. All the equipment in the rack is obsolete analog equipment
4. The system does not offer wireless hearing-impaired units as per required by ADA
5. The eyebolts that the main speakers are suspended from have heavy oxidation for reasons unknown
6. (see image # 5)



Image #3



Image #4

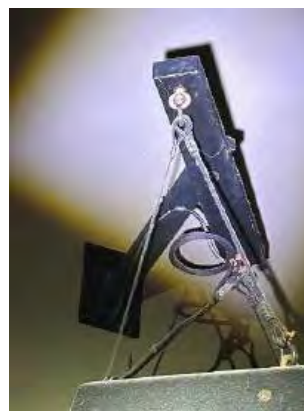


Image #5

Conclusion:

The audio system is approximately 15+/- years old and is in “D” condition based upon a A-F grade scale. The oxidation of the structural eyebolts should be addressed sooner rather than later for safety reasons.

Recommendations:

We recommend the following:

1. Installation of a “Point Source” speaker array system which will provide the proper audio coverage from stage throughout the room.
2. The installation of 12- wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. State of the art Digital AV system
6. Wall mounted user-friendly touchscreen control
7. Wireless tablet control for performance mode
8. A multi-channel digital audio snake to be used for performance mode

Video System Narrative:

The current video projection system is a lamp based 8500 lumens front projection system commonly found in an auditorium setting.

Deficiencies:

1. The projection screen is old and damaged beyond repair (see image # 6)
2. The projection screen is suspended via chain wrapped around 1 1/2" pipe (see image #7)
3. The projection screen fly points are wrapped around structural ceiling beam and does not meet current ANSI codes. (see image #8)

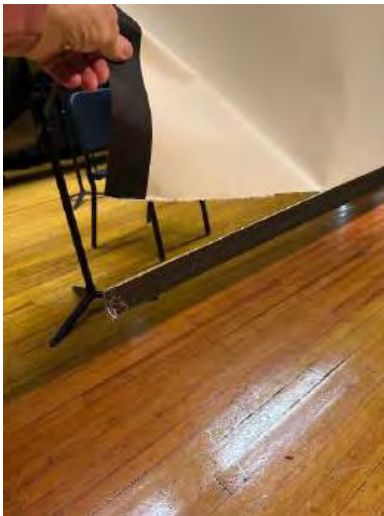


Image #6

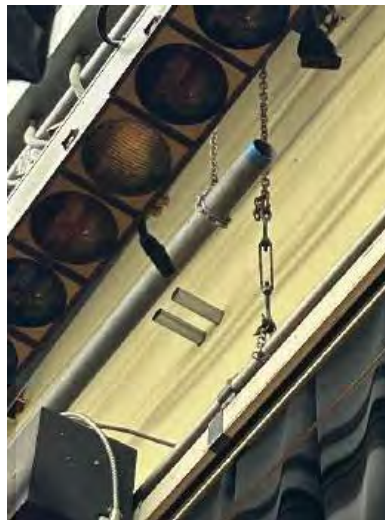


Image # 7



Image #8

Conclusion:

The Video system is approximately 25+/- years old and is in "C" condition based upon a A-F grade scale.

Recommendations:

1. The video projector is newer than the screen, in good condition and can provide additional years of use.
2. The video projection screen needs to be replaced.
3. At the time of the new screen installation the rigging will be replaced as needed and meet all current ANSI codes.



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

Western Middle School Auditorium
1 Western Jr Hwy
Greenwich, CT 06830

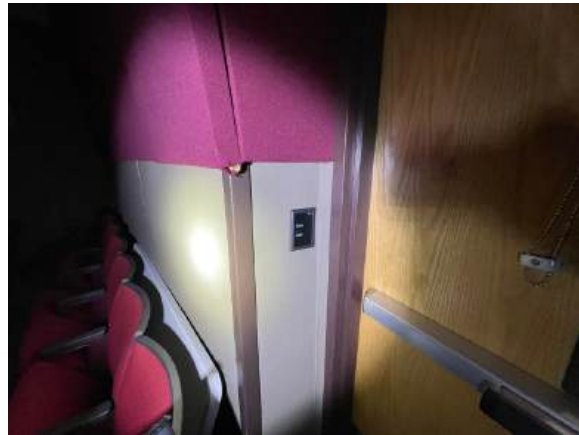


Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett

**Western Middle School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has FOH positions, Torm positions, and three electrics on stage. The dimming system is a Lehigh dimming system with 60 dimmers. The control console has been updated to an ETC Element since the original installation. There are architectural controls that are inoperative.



The lighting fixtures are obsolete Altman ellipsoidals and fresnels. Many of the lighting fixtures need to be re-lamped or require other maintenance. There are also incandescent strip lights on stage. Two incandescent follow spots require maintenance and re-lamping.



The house lights and sconces are incandescent.



Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, color changing features, and reduced maintenance. Follow spots should be updated to LED follow spots.

Existing Lehigh dimming system and controls should be replaced with a relay based system, along with modern power distribution. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console, for day to day activities. Entry stations should be replaced as part of the updated control system. DMX networking and controls should be installed for the new LED systems.

House lights should be updated to LED for power savings, reduced maintenance and performance dimming from the new control system.

II.) Conclusion:

The condition of the existing system is fair, but the equipment is obsolete and maintenance options for the dimming system are limited. The existing control console is still compatible with the proposed LED fixture upgrades. The existing lighting fixtures are no longer manufactured, and require greater power usage and maintenance than new LED fixtures.

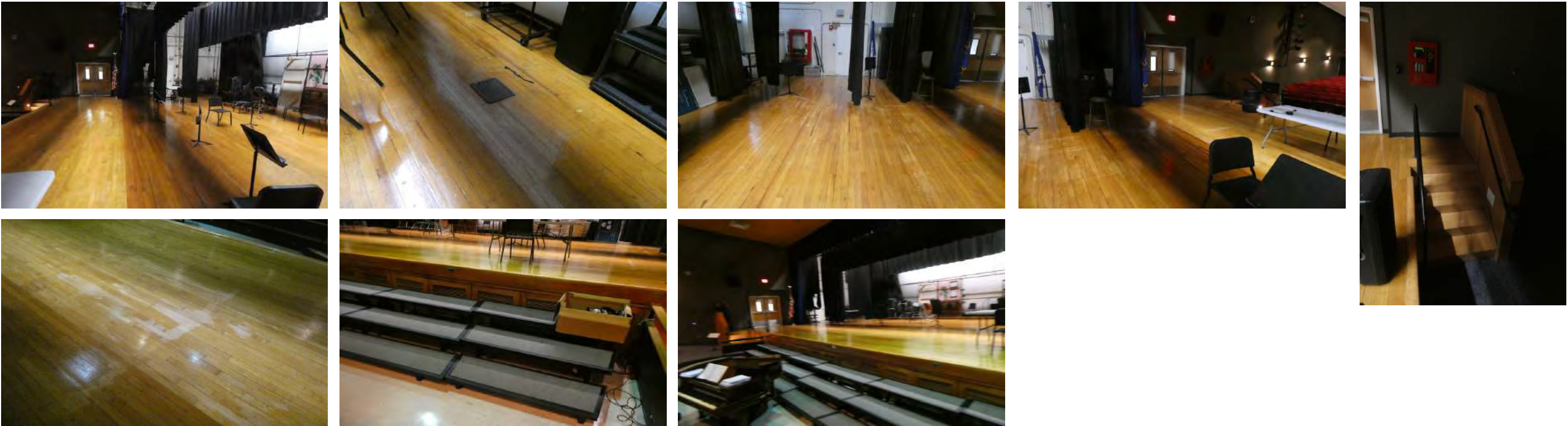
GREENWICH PUBLIC SCHOOL
PERFORMANCE PLATFORM/STAGE FACILITY ASSESSMENT

School Name: Western Middle School
Date of Review: 04 17 2025
Reviewers: JFAIA

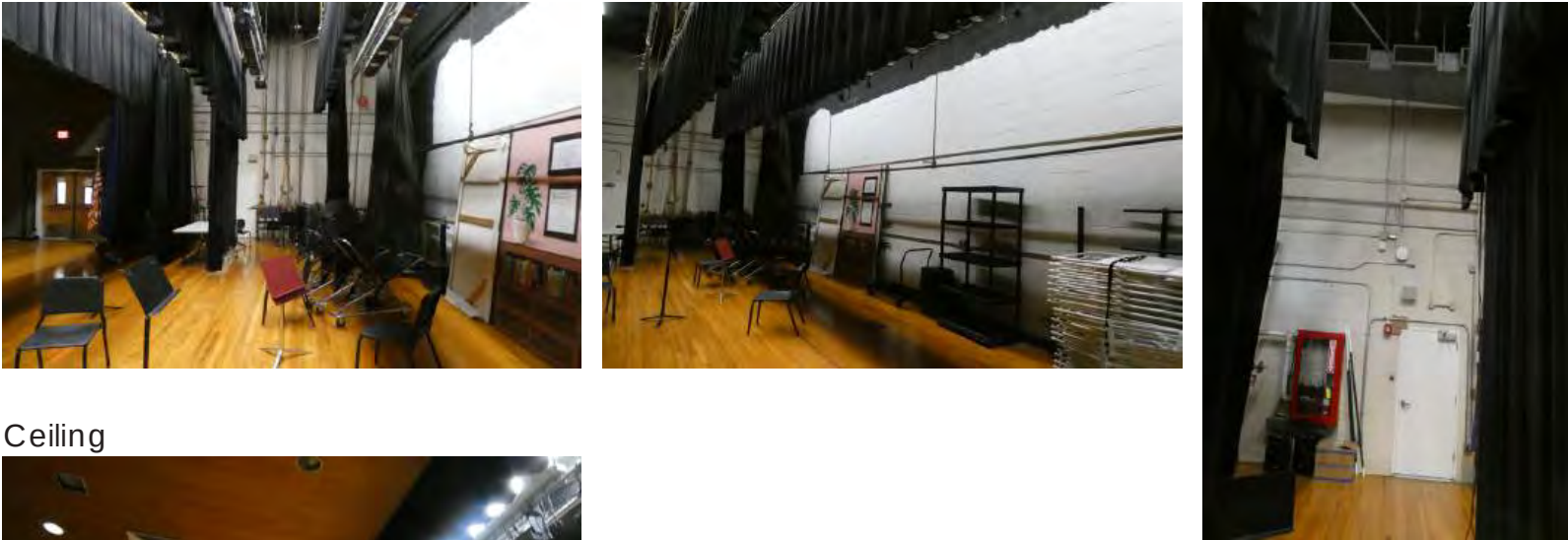
Observations	Level of Compliance 1- 10	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		30 X 66	24'	2-1/4" wood	Medium yellow color	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	10	1,980 SF		Wood	No instability or sagging observed	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	9				Standard Wood Floor - no slippery areas obsreved - medium sheen	
Trip Hazards: [Document gaps, cracks, or protruding elements]	5				One black box center stage - provide beveled trim	
Bounce & Shock Absorption: [Test resilience for performers/dancers]	7				Standard Wood Floor	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	7				Medium wear, gets yearly summer bruch and coat, front of stage added to in 2006. Refinish completely in 2-3 years	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				none observed	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	10				none observed	
3. Functionality for Performances						
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	7				all Block walls	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	8				good reflection, front of stage (added portion) not well lighted	
4. Maintenance & Cleaning						

Ease of Cleaning: [Note how manageable the floor is for maintenance]	10				Standard wood	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	8				Standard wood with euratahne, refinish in 2-3 years - scrathces , tape peels, etc. Usual usage wear	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]	9				Observed one bay - bleachers in place - satisfactory - clean areas	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]					Refinish stage - in 2 to 3 years , repair tripping hazard shortly	

Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
Western Middle School					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$3,000	\$3,000
	Rigging - Battens , Drapes	LS	1	\$55,000	\$55,000
	Rigging - Misc/ Winches/Weights	LS	1	\$35,000	\$35,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$60,000	\$60,000
	Audio Visual - Proj./ Screen	LS	1	\$42,000	\$42,000
	Theatrical Lighting	1	1	\$150,000	\$150,000
	Theatrical Controls/ Board	1	1	\$150,000	\$150,000
	Stage Work - Floors hazard	LS	1	\$1,200	\$1,200
	Stage Work - Walls Paint Block	LS	1	\$6,800	\$6,800
	Punch /Close Out	LS	1	\$1,000	\$1,000
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$508,000
	SUBTOTAL net				\$508,000
	General Requirements	10%			\$50,800
	General Conditions, Overhead and Profit	10%			\$55,880
	SUBTOTAL Estimated Construction Costs				\$614,680
	Bonds	1.60%			\$9,835
	Insurance	3.40%			\$21,234
	SUBTOTAL with Insurcance & Bonds				\$645,748
	Escalation	2.00%			\$12,915
	ESTIMATED CONSTRUCTION COSTS				\$658,663
				SOFT COSTS 14%	\$92,213
				GRAND TOTAL	\$750,876
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				



Hamilton Avenue School

Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 16, 2025

INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at Hamilton Avenue school on 184 Hamilton Ave, Greenwich CT. on April 14th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.

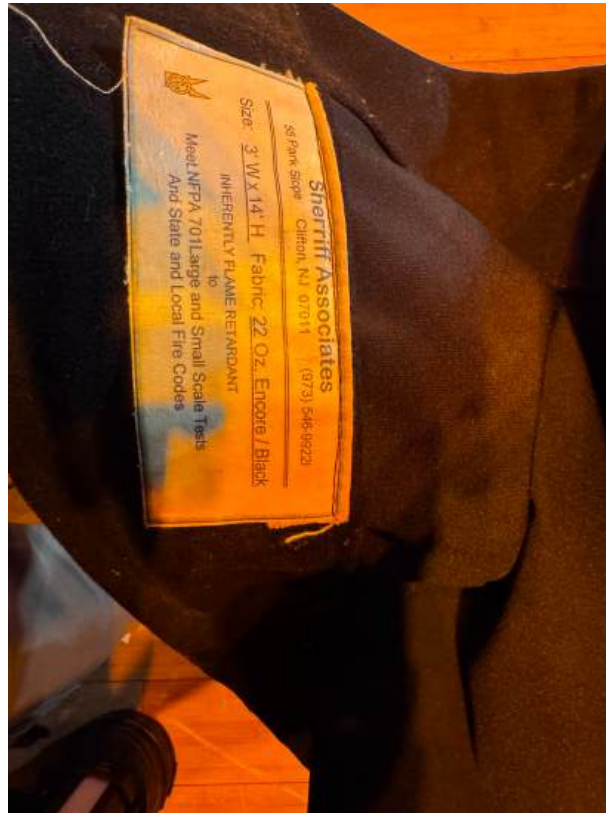


Hamilton Ave School has a basic rigging system consisting of a valance, front main traveller curtain, side leg curtains on tracks and a rear traveller track. The front traveler track were in good working order but operations stiff and should be updated. The supporting rigging pipes are undersized and not installed to current standards. Supporting unistrut was installed upside down.



The lighting system on stage is significantly out of date and offers little performance flexibility.





The drapes are listed as inherently and permanently flame retardant. Drapes appeared to be in good condition and in good working order.

In summary, the rigging systems does not appear to present any critical issue. However, The system is in definite need of updating.



Performance Space Evaluation Report

Audio – Video System

Hamilton Avenue School

184 Hamilton Ave. Greenwich, CT 06830



358 Sackett Point Road North Haven, CT 06473 203-230-0226

Audio System Narrative:

The current system is an analogue point source speaker system which is common for an auditorium of this size. (see image #1)

When it was installed, it had all the common features found of its time. ie: cassette players, CD decks etc. (see image #2)



Image #1



Image #2

Deficiencies:

1. The age of the system is the main deficiency, its age is approximately 23+ years old
2. All the equipment in the rack is obsolete analog equipment

Conclusion:

The audio system is approximately 23+/- years old and is in "D" condition based upon a A-F grade scale.

Recommendations:

We recommend the following:

1. Installation of a “Point Source” speaker array system which will provide the proper audio coverage from stage throughout the room.
2. The installation of 4- wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. Wall mounted user-friendly touchscreen control

Video System Narrative:

The current video projection system is a lamp based rear projection system commonly found on a stage setting.

Deficiencies:

1. The projector is an old-style lamp-based model (see image # 3)
2. The projection screen is an obsolete square format image (see image #4) The tension strings are snapping.



Image #3



Image # 4

Conclusion:

The Video system is approximately 20+/- years old and is in “C” condition based upon a A-F grade scale.

Recommendations:

1. The video projector should be replaced with a new Laser rear projection unit to avoid costly lamps changes and filter replacements.
2. The video projector screen needs to be replaced.

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

Hamilton Avenue School Auditorium
184 Hamilton Ave.
Greenwich, CT 06830



Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett

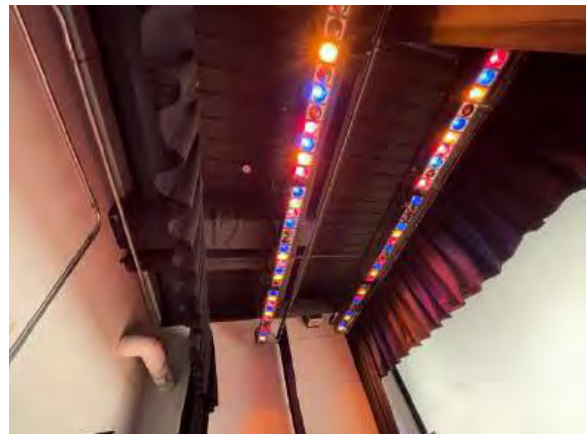
**Hamilton Avenue School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has a Front of house position, and two electrics on stage. The dimming system is a ETC SmartPack dimming system with 18 dimmers. The control console is a ETC SmartFade console. There is one architectural control station on stage.



The lighting fixtures are ETC SourceFour PAR's mounted on a front of house Unistrut beam. There are also six Altman border lights (strips) on two electrics on stage. C-clamps are designed for mounting on 1 1/2" schedule 40 pipe. One or more lamps were out and in need of replacement.



The house lights are recessed and activated with switches. They are not controlled by the theatrical lighting system.

Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, color changing features, and reduced maintenance. LED Follow spots should added to the lighting system.

Existing ETC dimming system and controls should be replaced with a relay based system, along with modern power distribution. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console, for day to day activities. DMX networking and controls should be installed for the new LED systems.

Console should updated to be compatible with new LED fixtures.

House lights should be updated to LED for power savings, reduced maintenance and performance dimming from the new control system.

The front of house position should be changed so that the fixtures are hung on acceptable pipe structures with with power distribution below the ceiling.

II.) Conclusion:

The condition of the existing system is good, but it needs to be updated to be compatible with LED fixtures. The existing strip lighting fixtures are not effective and are not focusable. They require greater power usage and maintenance than new LED fixtures.

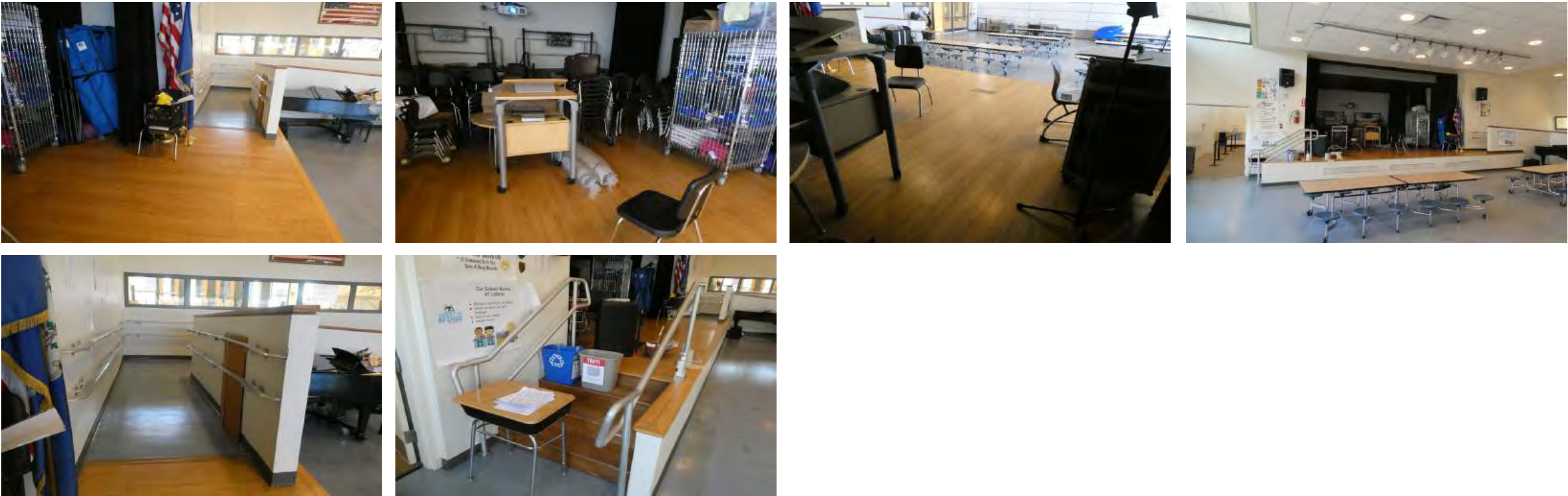
Observations	Level of Compliance	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		21 X 24	18	2-1/4" wood	Red yellow medium dark	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	10	504		Wood	No instability or sagging observed	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	9				Faux Wood Floor - no slippery areas observed - low sheen	
Trip Hazards: [Document gaps, cracks, or protruding elements]	10				none observed stage has stored chairs etc.	
Bounce & Shock Absorption: [Test resilience for performers/dancers]	8				Standard Wood Trim and Faux wood Flooring	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	9				Light wear	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				none observed	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	10				none observed	
3. Functionality for Performances						
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	8				all Gypum Board Walls	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	9				Good reflection	
4. Maintenance & Cleaning						

Ease of Cleaning: [Note how manageable the floor is for maintenance]	10				Easily mainatanable flooring, ramp laos	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	9				Faux Wood floor with wood trim, satisfactory condition, clean	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]					No understage storage	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]					Clean Flooring, Replace stage flooring in 10 years	

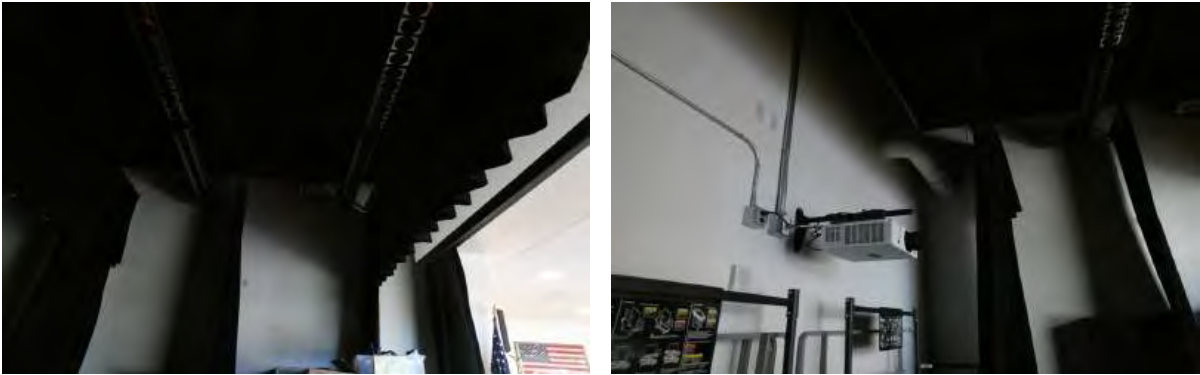
Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
Hamilton Avenue school					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$2,000	\$2,000
	Rigging - Battens , Drapes	LS	1	\$20,000	\$20,000
	Rigging - Misc/ Winches/Weights	LS	1	\$20,000	\$20,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$100,000	\$100,000
	Audio Visual - Proj./ Screen	LS	1	\$42,000	\$42,000
	Theatrical Lighting	1	1	\$45,000	\$45,000
	Theatrical Controls/ Board	1	1	\$65,000	\$65,000
	Stage Work - Floors	LS	1	\$0	\$0
	Stage Work - Walls/Ceilings	LS	1	\$0	\$0
	Punch /Close Out	LS	1	\$2,500	\$2,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$300,500
	SUBTOTAL net				\$300,500
	General Requirements	10%			\$30,050
	General Conditions, Overhead and Profit	10%			\$33,055
	SUBTOTAL Estimated Construction Costs				\$363,605
	Bonds	1.60%			\$5,818
	Insurance	3.40%			\$12,560
	SUBTOTAL with Insurcance & Bonds				\$381,983
	Escalation	2.00%			\$7,640
	ESTIMATED CONSTRUCTION COSTS				\$389,623
				SOFT COSTS 14%	\$54,547
				GRAND TOTAL	\$444,170
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				

Stage and Stairs



Walls



Ceiling



Julian Curtiss School



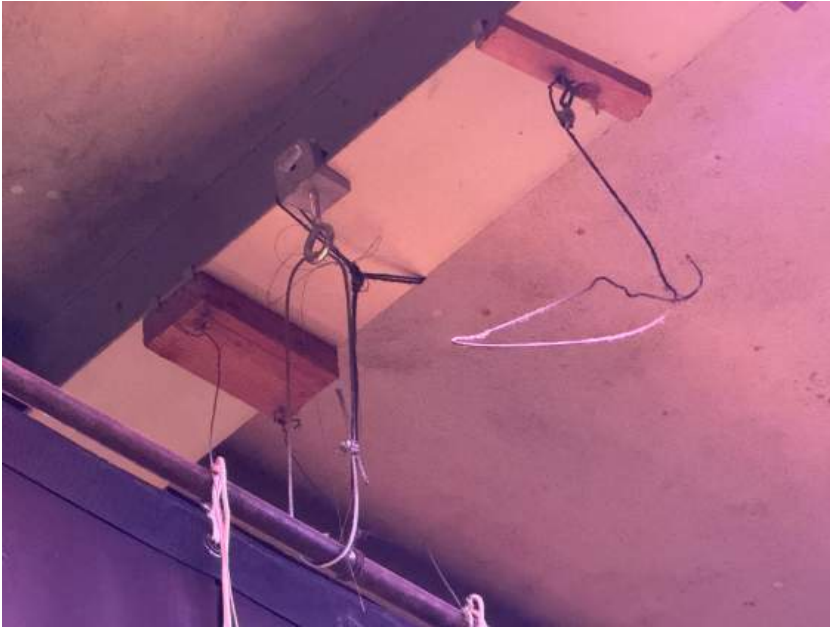
Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 17, 2025



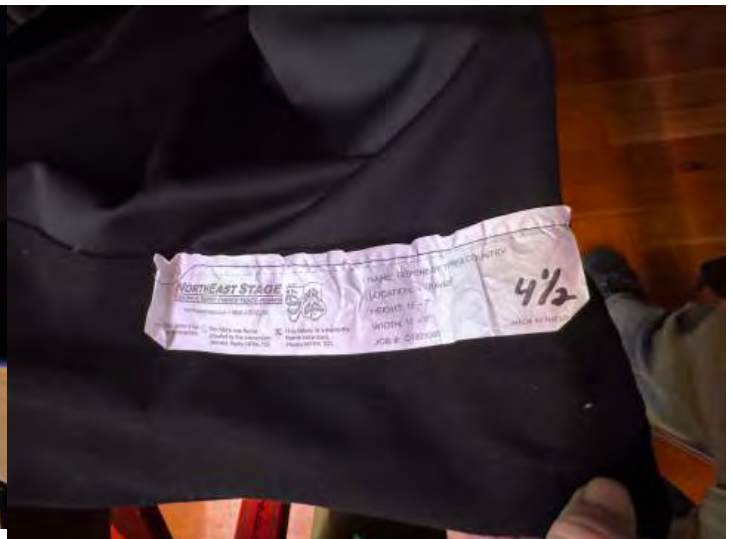
INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at the Julian Curtiss school on 180 E Elm St., Greenwich CT. on April 17th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.



Julian Curtiss School has a basic rigging system hung from the building on steel I beams. All of the rigging is not up to current or acceptable industry standards and should be replaced. Current layout consists of a front main traveller curtain, valance, side leg curtains and a rear traveller tracks. The rigging on all of the tracks is in need of replacement. Several of the curtain pipes are undersized and hanging from chain and connections that are not rated for overhead use and should be replaced. Unrated chains are running through the beams and need to be replaced with rated beam clamps.



The drapes are in good condition. Drapes were manufactured on Sept. 2014 and are listed as inherently flame retardant and meets NFPA 701



There is a loft on the stage right side that is built using baker scaffolding as the support structure. This should not be used outside of manufacturers recommendations. Use in this manner could lead to collapse and someone getting seriously hurt. I recommend removal.

In summary, the rigging system is not in good working order or meets current industry standards. The rigging is with unrated chain and/or connections and should be replaced. The undersized pipes need to be replaced and hung with appropriate hardware. The curtain tracks need to be rerigged and several need updates on the track hardware. I recommend removal of the loft system as soon as possible.



Performance Space Evaluation Report

Audio – Video System

Julian Curtiss School

180 East Elm Street Greenwich, CT 06830



Audio System Narrative:

The current system is a digital point source system which is common for a room of this size. (see image #1 & 2)



Image #1



Image #2

Deficiencies:

1. The age of the system is the main deficiency; it is approximately 25 + years old
2. The system has two different types of speakers. The first set are home audio speakers and the second set are primarily used for mobile applications.
3. The home audio speakers are useless in this environment as they cannot achieve the need output.
4. The speakers are chained to the HVAC system and use homemade mounting brackets. (See image # 3
5. The speakers are not properly aimed for maximum coverage (see image #2)
6. Speaker cables are not properly installed (see image #4)
7. The wall mounted audio rack is very basic and outdated (see image #5)



Image #3



Image #4



Image #5

Conclusion:

The audio system is approximately 25+/- years old and is in “D” condition based upon a A-F grade scale.
The speakers are not installed properly are not mounted safely

Recommendations:

We recommend the following:

1. Installation of a “Point Source” speaker array system which will provide the proper audio coverage from stage throughout the room.
2. The installation of 4 wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. Wall mounted user-friendly touchscreen control

Video System Narrative:

The current video projection screen is an old square format. (see image #6)
There is currently no video projector installed.



Image # 6

Deficiencies:

1. The projection screen is an outdated square format image.
2. No video projector installed.
3. The video screen is suspended via wood blocks from the ceiling structure. (see image #7)



Image #7

Conclusion:

The Video system is approximately 25+/- years old and is in "D" condition based upon a A-F grade scale. The video screen is installed improperly and must be replaced.

Recommendations:

1. Install new rear projection Video screen
2. Install new Lasor Video projector
3. Install wall mounted HDMI input point for ease of operation.

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

**Julian Curtiss School Auditorium
180 East Elm Street
Greenwich, CT 06830**



**Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett**

**Julian Curtiss School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has no front of house positions or torm positions. There are two electrics on stage. The dimming system is a Lutron dimming system with 12 dimmers. The control console is wall mounted above the dimmer rack.



There are continuous border strip lights on stage. Some of the lighting fixtures need to be re-lamped or require other maintenance. There are no front of house fixtures.



The house lights are newer LED high bay fixtures.



Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, color changing features, and reduced maintenance.

Existing Lutron dimming system and controls should be replaced with a relay based system, along with modern power distribution. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console for day to day activities. DMX networking and controls should be installed for the new LED systems.

Cages should be installed for front of house lighting, to create an FOH position, which does not currently exist. Cages will also protect the new fixtures during gymnasium activities,

Torm pipe positions, meeting current ANSI standards, should be added to the front of house.

Work lights should be added over the stage area.

II.) Conclusion:

The condition of the existing dimming system is adequate. A new control console, which is compatible with the proposed LED fixture upgrades, would be required. The existing lighting fixtures are no longer manufactured, and require greater power usage and maintenance than new LED fixtures.

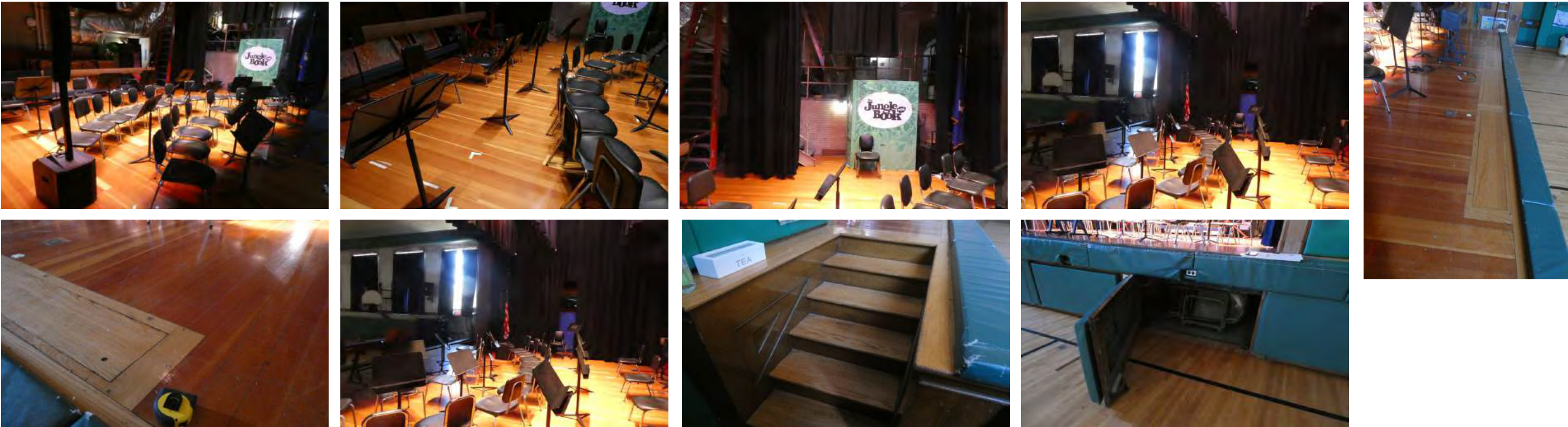
GREENWICH PUBLIC SCHOOL
PERFORMANCE PLATFORM/STAGE FACILITY ASSESSMENT

School Name: Julian Curtiss School
Date of Review: 04 17 2025
Reviewers: JFAIA

Observations	Level of Compliance	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		26x28	18	2-1/4" wood	Gym-Autorium - Darker Red with refinsihed front light boxes/plywooded over	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	10	728 Main area		Wood	No instability or sagging observed - storage stage right, mezzanine stage left	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	9				2 1/2" Wood Floor - no slippery areas observed - medium sheen	
Trip Hazards: [Document gaps, cracks, or protruding elements]	10				none observed stage has stoarge/band set up etc.	
Bounce & Shock Absorption: [Test resilience for performers/dancers]	7				Standard Wood Trim and wood Flooring	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	8				Medium wear with scrathces	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				none observed	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	10				none observed	
3. Functionality for Performances						
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	7				all Brick Board Walls, ductwork and side curtains	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	7				Light reflection low, low levels of stage light	
4. Maintenance & Cleaning						

Ease of Cleaning: [Note how manageable the floor is for maintenance]	10				Standard wood	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	9				Refinished and flat	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]	10				Understage storage - clean area	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]					Refinish stage 4 years, consolidate storage elsewhwere?	

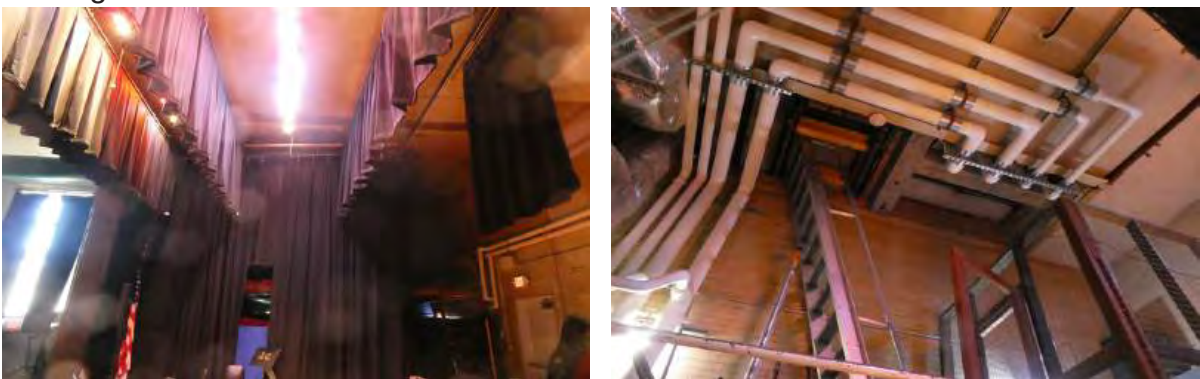
Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
Julian Curtiss school					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$2,000	\$2,000
	Rigging - Battens , Drapes	LS	1	\$25,000	\$25,000
	Rigging - Misc/ Winches/Weights	LS	1	\$30,000	\$30,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$60,000	\$60,000
	Audio Visual - Proj./ Screen	LS	1	\$42,000	\$42,000
	Theatrical Lighting	1	1	\$100,000	\$100,000
	Theatrical Controls/ Board	1	1	\$150,000	\$150,000
	Stage Work - Floors	LS	1	\$0	\$0
	Stage Work - Understage clean and paint	LS	1	\$4,000	\$4,000
	Punch /Close Out	LS	1	\$2,500	\$2,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$419,500
	SUBTOTAL net				\$419,500
	General Requirements	10%			\$41,950
	General Conditions, Overhead and Profit	10%			\$46,145
	SUBTOTAL Estimated Construction Costs				\$507,595
	Bonds	1.60%			\$8,122
	Insurance	3.40%			\$17,534
	SUBTOTAL with Insurcance & Bonds				\$533,251
	Escalation	2.00%			\$10,665
	ESTIMATED CONSTRUCTION COSTS				\$543,916
				SOFT COSTS 14%	\$76,148
				GRAND TOTAL	\$620,064
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Gym foam Padding not inlcuded</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				

Cos Cob School



Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 17, 2025



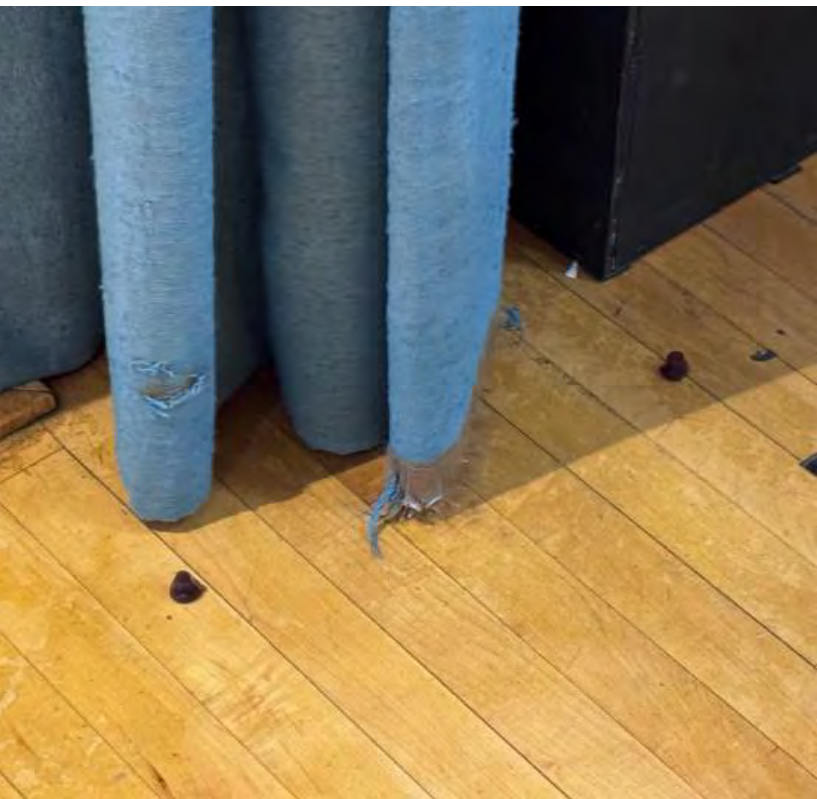
INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at the Cos Cob school on 300 E Putnam Ave , Greenwich CT. on April 17th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.



Cos Cob School has a basic rigging system hung from the building on a pipe grid system. All of the rigging is not up to current or acceptable industry standards and should be replaced. Current layout consists of a front main traveller curtain, valance, side leg curtains and a rear traveller tracks. The rigging on all of the tracks is in need of replacement. The lighting system is hanging from unrated chain and connectors that should be upgraded as soon as possible. The pipes are hanging from unistrut that was installed incorrectly. Several of the curtain pipes are oversized and hanging from chain and connections that are not rated for overhead use and should be replaced.



The drapes are in poor condition. The main curtain is worn and torn in several places. The rear and side curtains were in similar need of replacement.



In summary, the rigging system is not in good working order or meets current industry standards. The rigging is with unrated chain and/or connections and should be replaced. The oversized pipes need to be replaced and hung with appropriate hardware. The curtain tracks need to be rerigged and need new drapes, several need updates on the track hardware. Lighting system needs to be hung properly with rated hardware and connections.



Performance Space Evaluation Report

Audio – Video System

Cos Cob School

300 East Putnum Ave. Cos Cob, CT 06807



Audio System Narrative:

The current system is a digital point source system which is common for a room of this size.(see image #1 & 2, 4).

It has multiply speakers that were installed over the years (see image #5). There are 12 wireless microphones installed in the system. (see image # 3)



Image #1



Image #2

Deficiencies:

1. The dual speakers are not needed and are more of a negative cosmetic issue than an audio issue (see image #5)
2. The system is in need of service for failing cables (see image #6)



Image #3



Image #4



Image #5



Image #6

Conclusion:

The audio system is approximately 5+/- years old and is in "B" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

We recommend the following:

1. The installation of a hearing-impaired system to meet current ADA requirements.
2. The installation of a Blue Tooth receiver for audio playback
3. General service to system and set and calibration to ensure maximum performance.

Video System Narrative:

The current video projection screen is small a very small electric front projection (see image #7)
The video projector is a small desk top model. (see image #8).



Image # 7



Image #8

Deficiencies:

1. The projection screen is too small for the space for classroom use as well as moving viewing.
2. The video projector is a low output model and inadequate for the space.
3. The video projector is installed improperly from the theatrical lighting bar in front of the stage .

Conclusion :

The Video system is approximately 15+/- years old and is in “C” condition based upon a A-F grade scale.

Recommendations:

1. Install new rear video projection screen
2. Install new Lasor Video projector mounted on rear wall
3. Install wall mounted HDMI input point for ease of operation.

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

Cos Cobb School Auditorium
300 East Putnum Ave.
Cos Cob, CT 06807



Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett

**Cos Cobb School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has three front of house positions, and four electrics and a track light system on stage. The dimming system is a Lehigh dimming system with 48 dimmers. The control console is a Lehigh Wave 120. There is a panic station on SR. The system was installed in 1993.



The lighting fixtures are obsolete Altman ellipsoidals and fresnels. Some of the lighting fixtures need to be re-lamped or require other maintenance. There are also four sets of incandescent strip lights and one full width track with fifteen track lights on stage. There are two incandescent follow spots and two Chauvet LED follow spots.





The house lights are recessed incandescent fixtures and there are wall sconces as well, that seem to be disconnected. They are not controlled through the theatrical lighting system.



Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, color changing features, and reduced maintenance.

Existing Lehigh dimming system and controls should be replaced with a relay based system, along with modern power distribution. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console for day to day activities. Entry stations should be installed as part of the updated control system. DMX networking and controls should be installed for the new LED systems.

Stage electric strip lights and track lights should be removed and replaced with electrics and LED fixtures and spaced appropriately to better cover the stage area.

House lights should be updated to LED for power savings, reduced maintenance and performance dimming from the new control system.

II.) Conclusion:

The condition of the existing system is fair, but the equipment is obsolete and maintenance options for the dimming system are limited. The existing control console is not compatible with the proposed LED fixture upgrades. The existing lighting fixtures are no longer manufactured, and require greater power usage and maintenance than new LED fixtures.

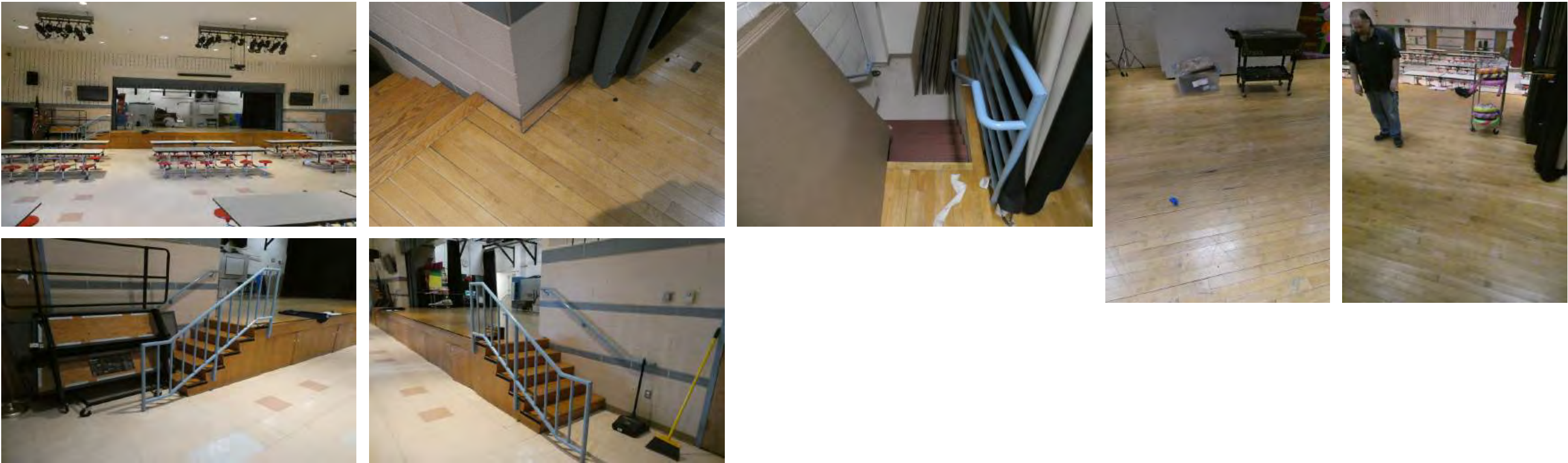
GREENWICH PUBLIC SCHOOL
PERFORMANCE PLATFORM/STAGE FACILITY ASSESSMENT

School Name: Cos Cob School
Date of Review: 04 17 2025
Reviewers: JF AIA

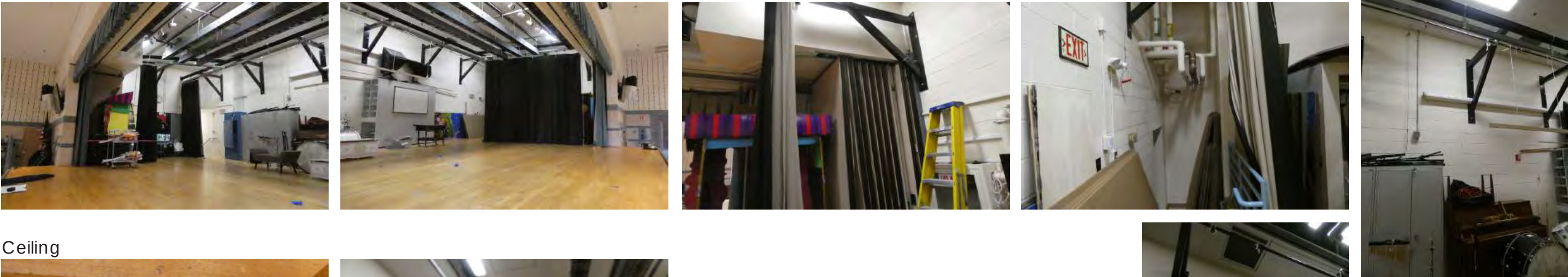
Observations	Level of Complaince	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		23 X 43	14' 3"	2-1/4" wood	Lighter color	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	10	989		Wood	No instability or sagging observed - some severe cupping from water damage observed	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	9				2 1/4" Wood Floor - no slippery areas observed - medium sheen	
Trip Hazards: [Document gaps, cracks, or protruding elements]	10				none observed - stairs are rubber treads	
Bounce & Shock Absorption: [Test resilience for performers/dancers]	7				Standard Wood Flooring	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	4				Water damaged area - 1/3rd of stage floor - requires immediate sanding and refinishing.	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	4				Moisture was present	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	4				After sanding, board fastening in Moisture area should be verified	
3. Functionality for Performances						
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	7				All Block Walls with some curtains that assist with sound absorbtion	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	10				Light Refelction good with lighter colored floor	
4. Maintenance & Cleaning						

Ease of Cleaning: [Note how manageable the floor is for maintenance]	10				Standard wood	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	10				Finished and flat - newer flooring	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]	10				Understage storage - CMU with metal deck, looks appropriate	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]					Refinish entire stage due to moisture cupping in 1/3rd of area, review cracks in wall CMU, via structural engineer.	

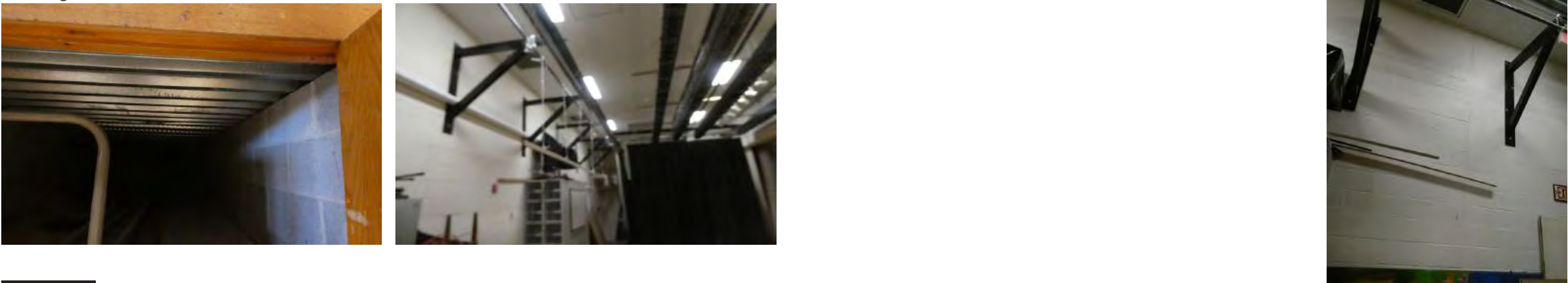
Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
Cos Cob School					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$3,000	\$3,000
	Rigging - Battens , Drapes	LS	1	\$45,000	\$45,000
	Rigging - Misc/ Winches/Weights	LS	1	\$40,000	\$40,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$15,000	\$15,000
	Audio Visual - Proj./ Screen	LS	1	\$42,000	\$42,000
	Theatrical Lighting	1	1	\$100,000	\$100,000
	Theatrical Controls/ Board	1	1	\$150,000	\$150,000
	Stage Floors Replace sections/repair/refinish	LS	1	\$41,538	\$41,538
	Stage Work - Understage storage clean/ paint	LS	1	\$3,400	\$3,400
	Punch /Close Out	LS	1	\$2,500	\$2,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$446,438
	SUBTOTAL net				\$446,438
	General Requirements	10%			\$44,644
	General Conditions, Overhead and Profit	10%			\$49,108
	SUBTOTAL Estimated Construction Costs				\$540,190
	Bonds	1.60%			\$8,643
	Insurance	3.40%			\$18,660
	SUBTOTAL with Insurcance & Bonds				\$567,493
	Escalation	2.00%			\$11,350
	ESTIMATED CONSTRUCTION COSTS				\$578,843
				SOFT COSTS 14%	\$81,038
				GRAND TOTAL	\$659,881
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				



Eastern Middle School

Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
May 2, 2025



INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at Eastern Middle school on 51 Hendrie Ave, Greenwich CT. on April 17th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.





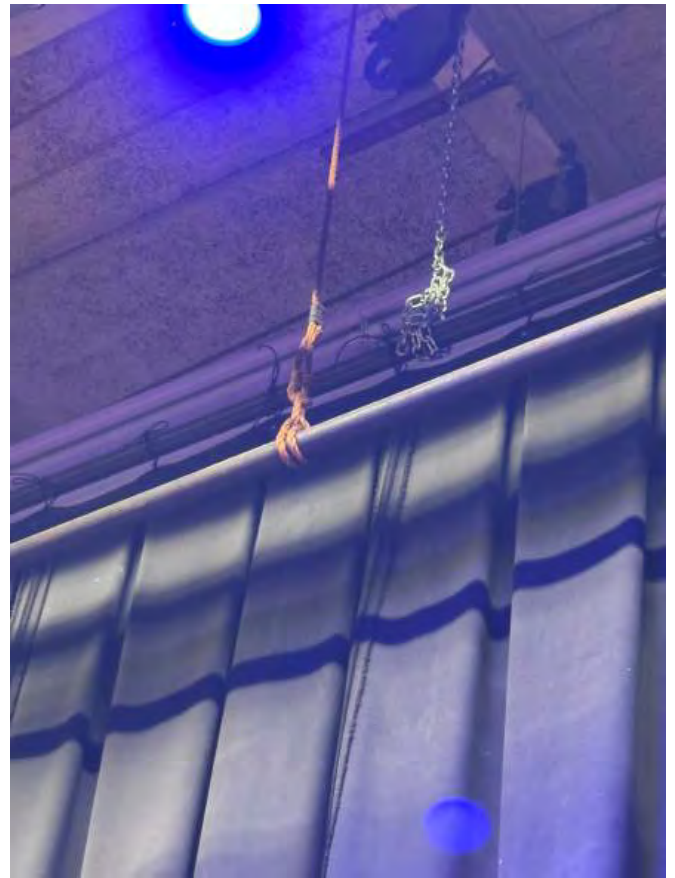
Eastern Middle School has a full rigging system consisting of a valance, front main, mid and rear traveller curtain, side leg curtains on tracks and a rear traveller track. The front traveler track is improperly rigged with unrated chain the carriers and pulleys are worn and need replacement. Several of the support battens are undersized and should be replaced. The most critical issue is the old hemp system. The system should be removed as soon as possible. The hemp rope can fail given the age of the system. The lines are not properly secured to the pin rails. The biggest risk is improper use of the system. The lines don't have a safety system preventing the lines from running if untied from the pin rail, this could lead to a batten crashing on the deck. The electric lift winches lack safety braking systems and should be replaced.



The house Torarm pipes are made with coupled sections which does not meet currently industry standards. The standard ANSI E1.4-2 requires that the pipe sections be welded or mechanically joined. It should be monitored periodically to see if there is any failure.



The drapes are listed as inherently and permanently flame retardant. Drapes appear worn and several of them are torn or stained. A significant number of them need replacement



In summary, the rigging systems has several critical issues. The hemp system due to age or improper operation could lead to serious injury. The hand crank winches on the electrics lacks a redundant brake system. The tracks need to be rerigged with new carriers, pulleys and rope. Several of the battens are improperly sized and rigged with unrated chain. The front torarms are not up to current industry standards. A significant number of the drapes are worn, damaged and need replacement. Also, the main curtain and valance are hung in the wrong order and need to be reversed. I would recommend that any battens hanging on the old hemp system be dead hung from the beams and the hemp be removed from use until the rest of the systems can be brought to current standards.



Performance Space Evaluation Report

Audio – Video System

Eastern Middle School

51 Hendrie Ave. Riverside, CT 06878



Audio System Narrative:

The current system is an analog point source speaker system. (see image #1) with delay speakers (See image #2) which are common for an auditorium of this size.

It has a CD player and cassette decks which were common when it was installed (see image #3)



Image #1



Image #2



Image #3

Deficiencies:

1. The main speakers are 12" woofers which are too small for a room this size.
2. The wireless microphone that are in use are obsolete.
3. The mixer is an analog console
4. The electronics in the equipment racks are obsolete.

Conclusion:

The audio system is approximately 25+/- years old. and is in "C" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

We recommend the following:

1. Installation of a “Point Source” speaker array system which will provide the proper audio coverage from stage throughout the room.
2. The installation of 12- wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. Wall mounted user-friendly touchscreen control for presentation mode
6. Wireless tablet control for performance mode
7. Installation of a digital mixing console.
8. A multi-channel digital audio snake to be used for performance mode

Video System Narrative:

The current projection screen is 25 + years old and is an old square format image. (see image #1)

There is currently no video projector installed. There is a portable projector on a cart currently in use (see image #2)



Image #1



Image #2

Deficiencies:

1. Video projection screen is very old and square format
2. No video projector installed.

Conclusion:

The Video system is approximately 25+/- years old and is in “D” condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

1. Replace existing video projector with HD format rear projection screen.
2. Install new Laser rear projection video projector
3. A wall mounted HDMI input device will remove the unwanted cables on the stage floor.

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

**Eastern Middle School Auditorium
51 Hendrie Ave.
Riverside, CT 06878**



**Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett**

**Eastern Middle School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has a front of house position, two torm positions, and three electrics on stage. The dimming system is an ETC Sensor+ dimming system with 96 dimmers. The control console is an ETC Element 120. There are architectural controls near the entry doors.



The front of house lighting fixtures are ETC SourceFour ellipsoidals and Chauvet PAR's dimming from a local Chauvet dimmer pack. Some of the lighting fixtures need to be re-lamped or require other maintenance. On stage, there are ETC SourceFour ellipsoidals , ETC Parnels, Altman Far cycs, and Chroma-Q Color One 100's. Two Altman Comet incandescent follow spots may require maintenance and re-lamping. There are also two Mega-Lite Drama FS LED 700 follow spots.





The house lights were formerly incandescent, and were re-lamped with LED PAR 38's. They are controlled by the theatrical dimming system. There are strip lights above the ceiling, near the walls on each side. They do not light the walls as they were probably intended to do.



Recommendation: An upgrade to theatrical LED fixtures, which will offer increased capabilities, including power and HVAC savings, color changing features, and reduced maintenance is recommended. The dimmer rack should be updated to the latest version, so that it can utilize available modules for LED and low voltage lighting.

Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console for day to day activities. Entry stations should be added as part of the updated control system. DMX networking and controls should be installed for the new LED systems.

House lights have been updated to LED for power savings, reduced maintenance and performance dimming from the new control system, but may need to be changed for compatibility with the updated dimmer rack. The cove lighting on the side walls should be changed to LED fixtures, offering the ability to change color and light down the wall as originally intended.

II.) Conclusion:

This system is in the best condition and is the most current of the systems that were evaluated. The existing ETC Element control console should be still compatible with the proposed LED fixture upgrades. The existing lighting fixtures require greater power usage and maintenance than new LED fixtures.

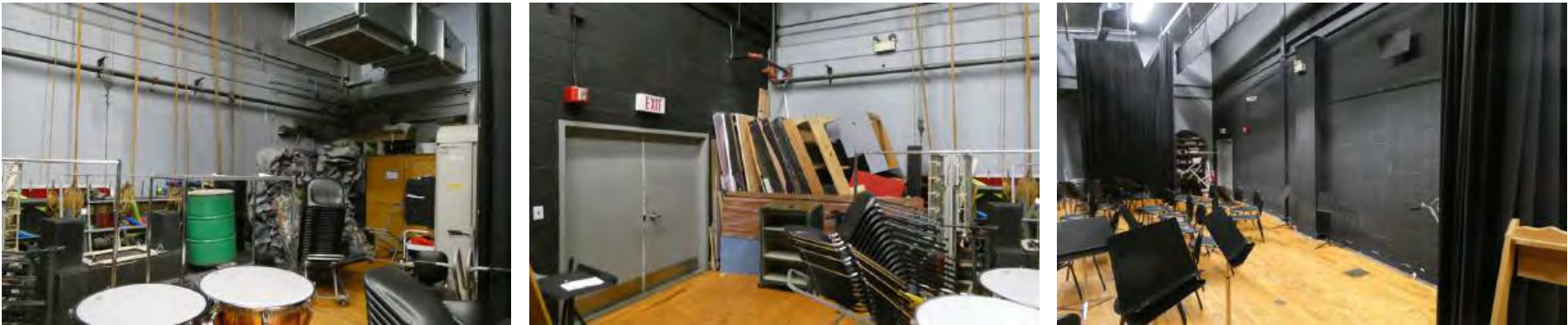
Observations	Level of Complainece	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		27 x 64	24	Wood		
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	10	1,728			Full Auditroium - Front 8' of stage apron is newer wood and structure	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	9				1 1/2 Apron Wood and 2 1/4" Remainder Wood Floor - no slippery areas observed - medium sheen	
Trip Hazards: [Document gaps, cracks, or protruding elements]	10				none observed	
Bounce & Shock Absorption: [Test resilience for performers/dancers]	7				Standard Wood Flooring	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	9				heavier wear, (especially in middle area) stage could use refinishing next year	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				No observed issues	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	10				No observed issues	
3. Functionality for Performances						
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	7				All Block Walls with some curtains that assist with sound absorbtion	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	8				Light Reflection good with medium colored floor , Apron has darker flooring and less light.	
4. Maintenance & Cleaning						

Ease of Cleaning: [Note how manageable the floor is for maintenance]	10				Standard wood	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	8				Apron of stage added onto, has differing wood color.	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]	10				Understage storage - CMU with metal deck, looks appropriate	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]					Refinish stage, have the Apron and Main stage refinished to look aetetically the same. Clean up storage areas, clean below stage, paint storage areas.	

Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
Eastern Middle School					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$2,500	\$2,500
	Rigging - Battens , Drapes	LS	1	\$65,000	\$65,000
	Rigging - Misc/ Winches/Weights	LS	1	\$30,000	\$30,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$100,000	\$100,000
	Audio Visual - Proj./ Screen	LS	1	\$42,000	\$42,000
	Theatrical Lighting	1	1	\$135,000	\$135,000
	Theatrical Controls/ Board	1	1	\$175,000	\$175,000
	Stage Work - Floors	LS	1	\$0	\$0
	Stage Work - Walls/Ceilings	LS	1	\$0	\$0
	Punch /Close Out	LS	1	\$2,500	\$2,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$556,000
	SUBTOTAL net				\$556,000
	General Requirements	10%			\$55,600
	General Conditions, Overhead and Profit	10%			\$61,160
	SUBTOTAL Estimated Construction Costs				\$672,760
	Bonds	1.60%			\$10,764
	Insurance	3.40%			\$23,240
	SUBTOTAL with Insurcance & Bonds				\$706,764
	Escalation	2.00%			\$14,135
	ESTIMATED CONSTRUCTION COSTS				\$720,899
				SOFT COSTS 14%	\$100,926
				GRAND TOTAL	\$821,825
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Gym foam Padding not inlcuded</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				

Riverside School



Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 17, 2025



INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at the Riverside school on 90 Hendrie Ave , Greenwich CT. on April 17th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.



Riverside School has a basic rigging system hung from the building on steel I beams. All of the rigging is not up to current or acceptable industry standards and should be replaced. Current layout consists of a front main traveller curtain, valance, side leg curtains and a rear traveller tracks. The rigging on all of the tracks is in need of replacement. The lighting system is hanging from unrated chain and connectors that should be upgraded as soon as possible. Several of the curtain pipes are undersized and hanging from chain and connections that are not rated for overhead use and should be replaced. The curtains are hanging too high and need to be set properly.



Front lighting positions gives limited options



In summary, the rigging system is not in good working order or meets current industry standards. The rigging is with unrated chain and/or connections and should be replaced. The undersized pipes need to be replaced and hung with appropriate hardware. The curtain tracks need to be rerigged and need new drapes, several need updates on the track hardware. Lighting system needs to be hung properly with rated hardware and connections. There is duct work above the grid that could have asbestos, further investigation by a qualified asbestos recommended.



Performance Space Evaluation Report

Audio – Video System

Riverside School

90 Hendrie Ave. Riverside, CT 06878



Audio System Narrative:

The current system is an analogue point source “surround” speaker system with rear speakers which is uncommon for an auditorium of this size. (see image #1 & 2)



Image #1



Image #2

Deficiencies:

1. The “surround” speakers are not used for stage performance application.
2. There is not a digital delay processor installed for the rear speakers as needed.
3. The system has an ipod dock station and CD player both are outdated technology

Conclusion:

The audio system is approximately 25+/- years old and is in “C” condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

We recommend the following:

1. Installation of a “Point Source” speaker array system which will provide the proper audio coverage from stage throughout the room.
2. The installation of 4- wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. Wall mounted user-friendly touchscreen control

Video System Narrative:

The current video projection screen is outdated and is square format.
There is no current video projector installed as needed

Deficiencies:

1. The projection screen is old and square format
2. There is no video projector installed

Conclusion:

The Video system is approximately 25+/- years old and is in "D" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

1. Install new HD format rear projection screen.
2. Install new Laser rear projection video projector
3. A wall mounted HDMI input device .

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

Riverside School Auditorium
90 Hendrie Ave.
Riverside, CT 06878



Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett

**Riverside School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has two front of house positions with three ellipsoidal fixtures each, and no top positions. There are two electrics on stage. The dimming system is a Lutron dimming system with 16 dimmers. The control console is wall mounted above the dimmer rack.



The front of house lighting fixtures are ETC SourceFour ellipsoidals. There are Century fresnels and strip lights on the first electric. There are also incandescent strip lights on the second electric. Some of the lighting fixtures need to be re-lamped or require other maintenance.





The house lights are newer LED high bay fixtures.



Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, color changing features, and reduced maintenance.

Existing Lutron dimming system and controls should be replaced with a relay based system, along with modern power distribution. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console for day to day activities. DMX networking and controls should be installed for the new LED systems.

Cages should be installed for front of house lighting, to create an FOH position, in a similar position to the existing front of house fixtures. Cages will also protect the new fixtures during gymnasium activities,

Term pipe positions, meeting current ANSI standards, should be added to the front of house.

Replacement work lights should be added over the stage area.

II.) Conclusion:

The condition of the existing dimming system is adequate. A new control console, which is compatible with the proposed LED fixture upgrades, would be required. The existing Century lighting fixtures are no longer manufactured, and require greater power usage and maintenance than new LED fixtures.

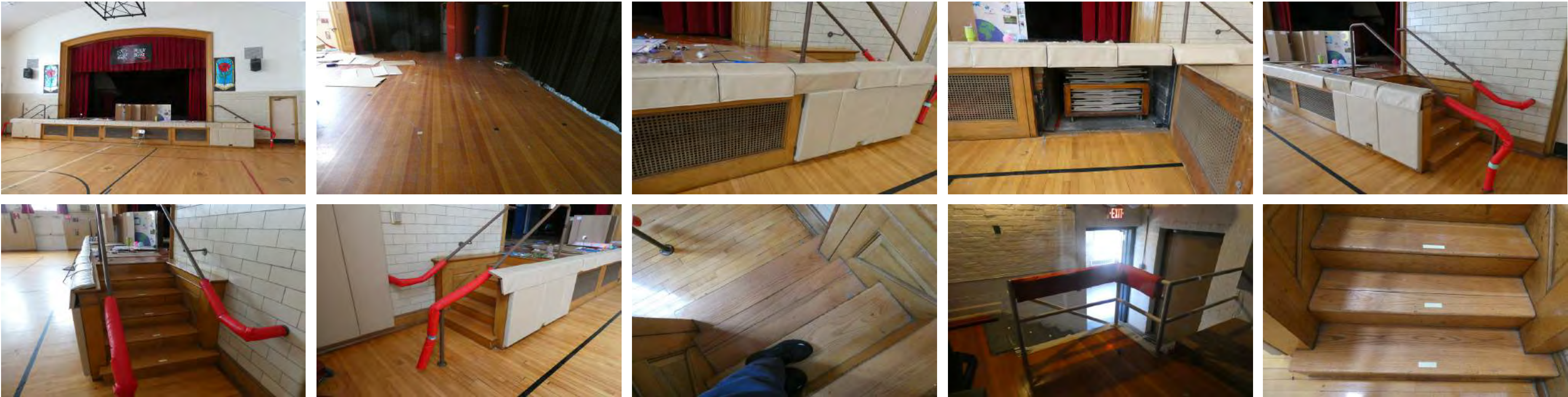
GREENWICH PUBLIC SCHOOL
PERFORMANCE PLATFORM/STAGE FACILITY ASSESSMENT

School Name: Riverside School
Date of Review: 4.17.25
Reviewers: JF AIA

Observations	Level of Compliance	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		26 X 46	18' to 28' pitched	2-1/2" wood	Gymnatorium - Darker Red with refinished front light boxes/plywooded over	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	8	1,196 SF		Wood	No instability or sagging observed - each side 2nd steps require replacement	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	9				2 1/2" Wood Floor - no slippery areas observed - medium sheen	
Trip Hazards: [Document gaps, cracks, or protruding elements]	10				none observed stage has heavy stoarge	
Bounce & Shock Absorption: [Test resilience for performers/dancers]	7				Standard Wood Trim and Wood Flooring	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	8				Medium wear with scrathces - Refinish in 2 years	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				none observed	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	10				none observed	
3. Functionality for Performances						
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	7				Brick and Block walls, some sheetrock	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	7				Light reflection low, low levels of stage light, dark floor	
4. Maintenance & Cleaning						

Ease of Cleaning: [Note how manageable the floor is for maintenance]	10				Standard wood	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	9				Repair Stair Treads 2nd step both sides, railings have padding (falling off)	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]	10				Understage storage - clean area, doors have old wheels	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]					Re- attch padding at railings immediately. Refinish stage 1-2 years, repair steps, repair front stage doors.	

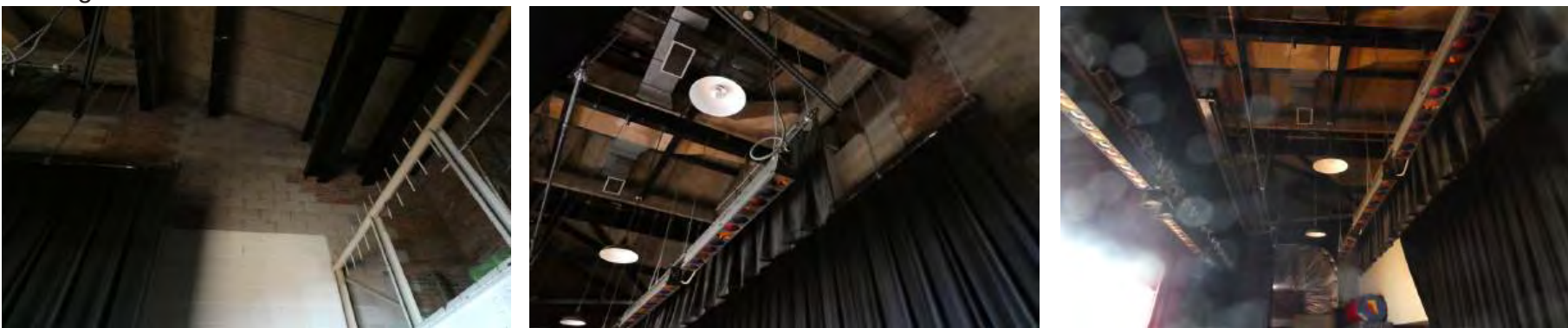
Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
Riverside School					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,000	\$2,000
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$2,500	\$2,500
	Rigging - Battens , Drapes	LS	1	\$25,000	\$25,000
	Rigging - Misc/ Winches/Weights	LS	1	\$30,000	\$30,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$60,000	\$60,000
	Audio Visual - Proj./ Screen	LS	1	\$42,000	\$42,000
	Theatrical Lighting	1	1	\$100,000	\$100,000
	Theatrical Controls/ Board	1	1	\$150,000	\$150,000
	Stage Work - Understage/5 Doors repair/ Paint	LS	1	\$7,000	\$7,000
	Stage Work - Walls Paint	LS	1	\$9,600	\$9,600
	Punch /Close Out	LS	1	\$2,500	\$2,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$432,100
	SUBTOTAL net				\$432,100
	General Requirements	10%			\$43,210
	General Conditions, Overhead and Profit	10%			\$47,531
	SUBTOTAL Estimated Construction Costs				\$522,841
	Bonds	1.60%			\$8,365
	Insurance	3.40%			\$18,061
	SUBTOTAL with Insurcance & Bonds				\$549,267
	Escalation	2.00%			\$10,985
	ESTIMATED CONSTRUCTION COSTS				\$560,253
				SOFT COSTS 14%	\$78,435
				GRAND TOTAL	\$638,688
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				

Old Greenwich School



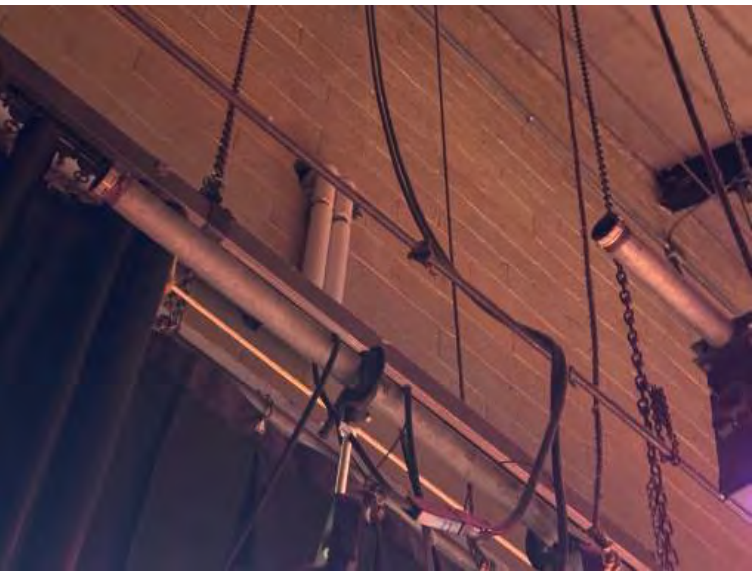
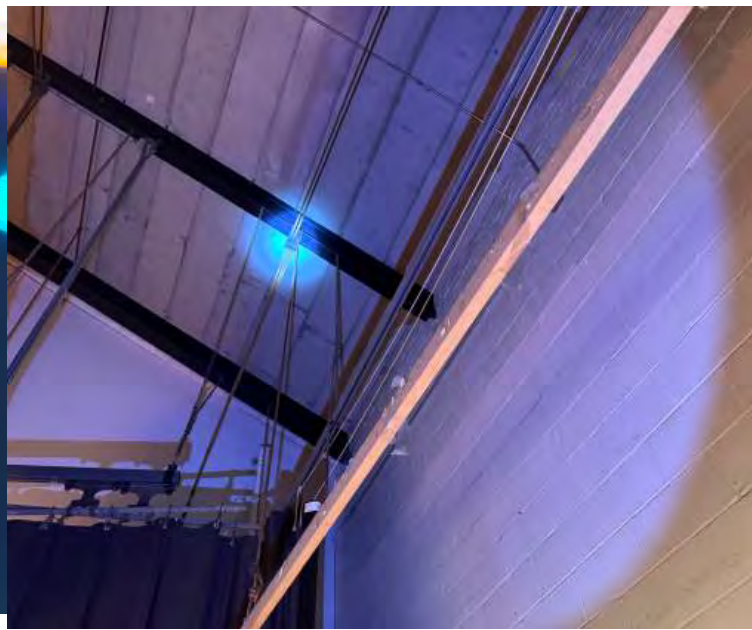
Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 17, 2025



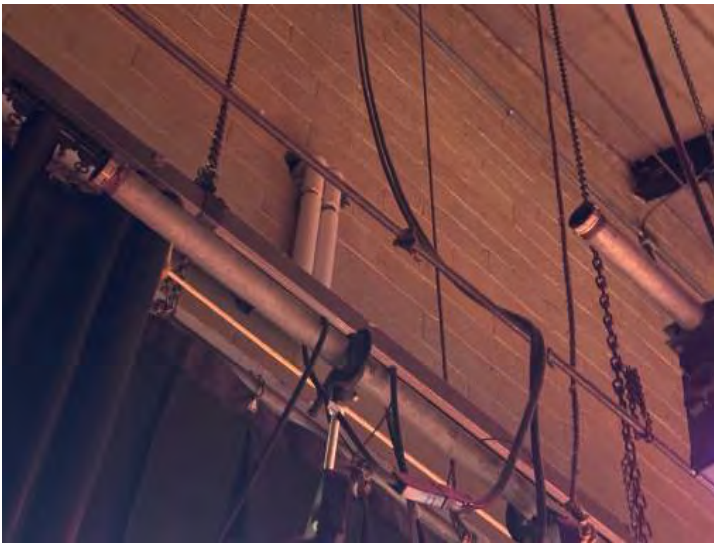
INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at the Old Greenwich school on 90285 Sound Beach Ave , Greenwich CT. on April 17th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.



Riverside School has a basic rigging system hung from the building on steel I beams. All of the rigging is not up to current or acceptable industry standards and should be replaced. Current layout consists of a front main traveller curtain, valance, side leg curtains and a rear traveller tracks. The rigging on all of the tracks is in need of replacement. The lighting system is hanging from unrated chain and connectors that should be upgraded as soon as possible. Several of the curtain pipes are undersized, the wrong type of pipe and hanging from chain and connections that are not rated for overhead use and should be replaced. There is an old hemp rope system is use that should be removed immediately and replaced with rated rigging.



Front and stage lighting positions gives limited options



Use of wood beams for backdrops is not recommended for overhead. Immediate removal recommended.

In summary, the rigging system is not in good working order or meets current industry standards. The rigging is with unrated chain and/or connections and should be replaced. The undersized, improper pipes need to be replaced and hung with appropriate hardware. The curtain tracks need to be rerigged, several need updates on the track hardware. Lighting system needs to be hung properly with rated hardware and connections. All equipment hung from hemp rope or wood should be removed immediately.



Performance Space Evaluation Report

Audio – Video System

Old Greenwich School

285 Sound Beach Ave. Greenwich, CT 06870



358 Sackett Point Road North Haven, CT 06473 203-230-0226

Audio System Narrative:

The current system is a digital point source system with rear delay speakers which is common for a room of this size. (see image #1)



Image #1

Deficiencies:

1. There are no deficiencies with the operation of the system at this time.
2. There are some wires that are not properly attached to the building and should be installed properly for neatness. (see image #2 & 3)

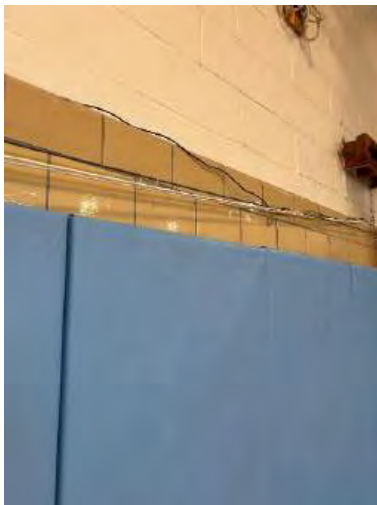


Image #2

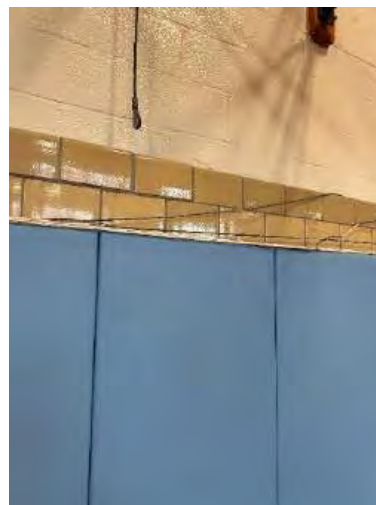


Image #3

Conclusion:

The audio system is approximately 5+/- years old and is in "A" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

We recommend the following:

1. Basic service of the system set and re-calibrate to insure maximum performance.
2. Attach audio cables properly to building structure.

Video System Narrative:

The current video system is 5+ years old and functioning properly.

Deficiencies:

1. No deficiencies found with system

Conclusion:

The Video system is approximately 5+/- years old and is in "A" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

1. No recommendations at this time

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

**Old Greenwich School Auditorium
285 Sound Beach Ave.
Greenwich, CT 06870**



**Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett**

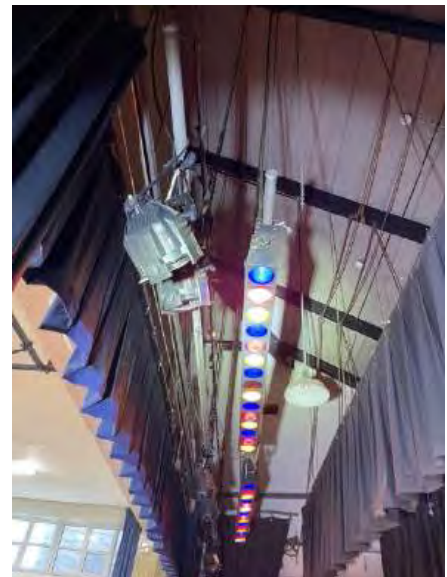
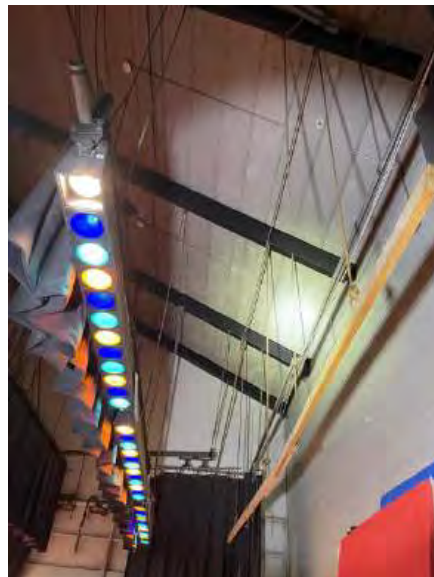
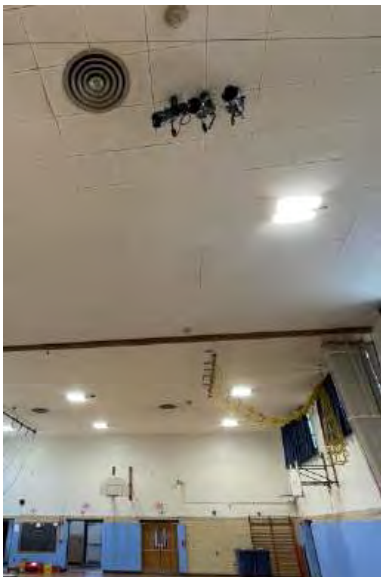
**Old Greenwich School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has two front of house positions with three fixtures each, and three electrics on stage. The dimming system is a Lutron dimming system with 16 dimmers. The control console is wall mounted next to dimmer rack.



The lighting fixtures are ETC SourceFour Jr. ellipsoidals and ETC Parnels. Some of the lighting fixtures need to be re-lamped or require other maintenance. There are also incandescent strip lights on stage.



The house lights are newer LED high bay fixtures. They are not controlled by the theatrical lighting system.



Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, color changing features, and reduced maintenance.

Existing Lutron dimming system and controls should be replaced with a relay based system, along with modern power distribution. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console for day to day activities. DMX networking and controls should be installed for the new LED systems.

Cages should be installed for front of house lighting, to replace the existing FOH position, which does not currently meet electrical codes. Cages will also protect the new fixtures during gymnasium activities,

Torm pipe positions, meeting current ANSI standards, should be added to the front of house.

Work lights should be added over the stage area.

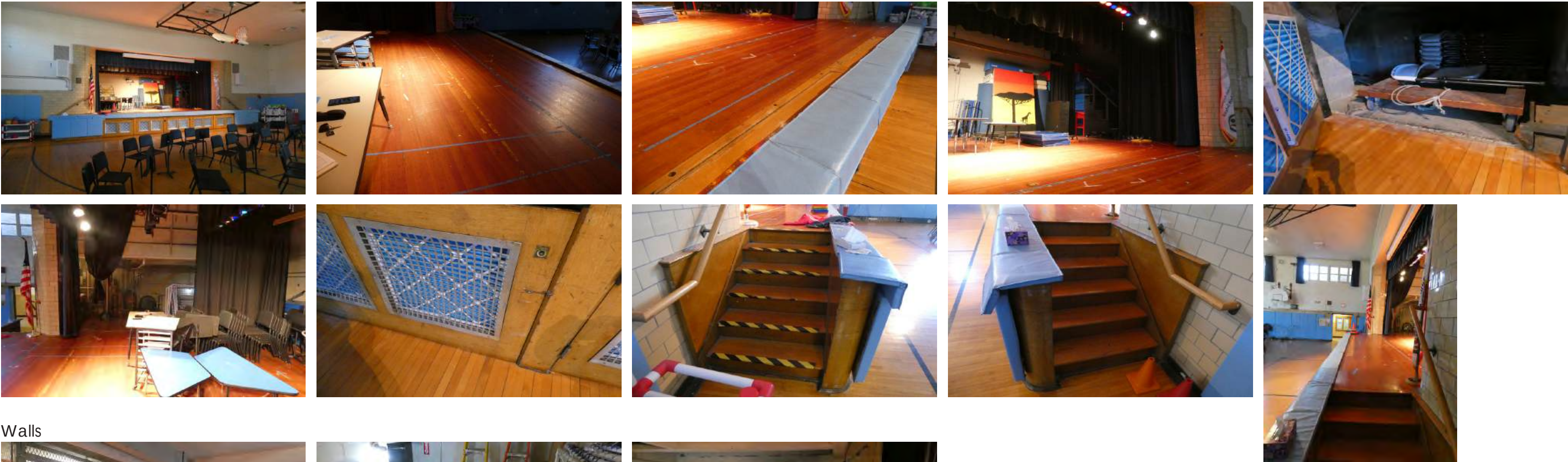
II.) Conclusion:

The condition of the existing dimming system is adequate. A new control console, which is compatible with the proposed LED fixture upgrades, would be required. The existing lighting fixtures are incandescent and require greater power usage and maintenance than new LED fixtures. Existing front of house positions are not hung on structural elements and are wired through the ceiling, instead of utilizing power distribution, making it difficult, if not impossible, to change out fixtures.

Observations	Level of Compliance	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		24'-6" X 52	19' pitched	2 1/8"	Gymnatorium - Darker Red with refinsihed front light boxes/plywooded over	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	8	1,267		Wood	No instability or sagging observed	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	9				2 1/8" Wood Floor - no slippery areas observed - bright sheen	
Trip Hazards: [Document gaps, cracks, or protruding elements]	10				none observed - stage has medium amount of stoarge - steps have caution tape on tread nosing, some missing	
Bounce & Shock Absorption: [Test resilience for performers/dancers]	7				Standard Wood Trim and Wood Flooring	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	8				Medium wear with scrathces - Refinish in 2 years	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				none observed	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	10				none observed	
3. Functionality for Performances						
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	7				Block walls, curtains cover some areas	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	7				Light reflection higher,yet low levels of stage light and darker colored floor, creat visibilty issues	
4. Maintenance & Cleaning						

Ease of Cleaning: [Note how manageable the floor is for maintenance]	10				Standard wood	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	8				Padding added at stage Apron (older), air filters added to understage doors, alert tape on one side of stage tread nosings.	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]	10				Understage storage - clean areas, doors older replace hardware	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]					Refinish stage shortly 2-3 years, add nosing caution tape to all treads, replace padding at front of stage, paint walls	

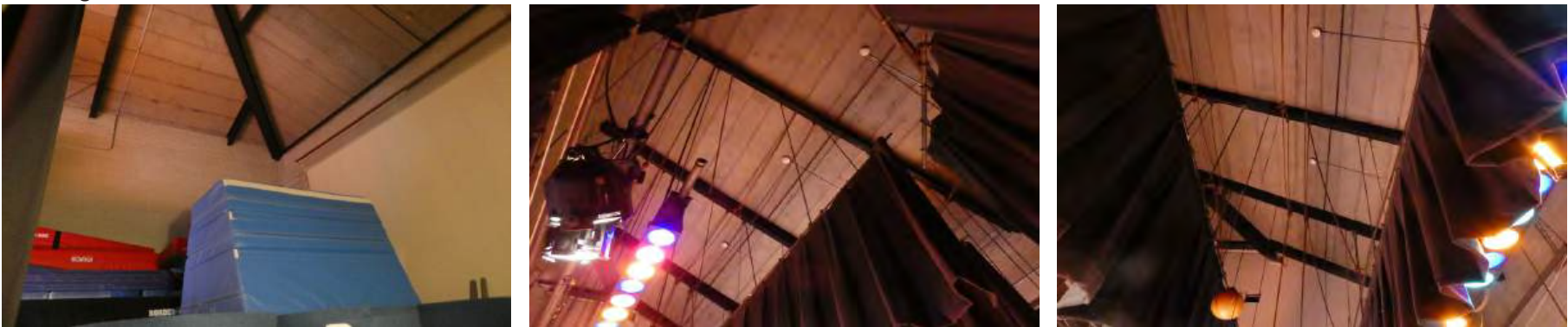
Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
Old Greenwich School					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$1,000	\$1,000
	Dumpsters and hauling	LS	1	\$2,500	\$2,500
	Rigging - Battens , Drapes	LS	1	\$50,000	\$50,000
	Rigging - Misc/ Winches/Weights	LS	1	\$40,000	\$40,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$7,500	\$7,500
	Audio Visual - Proj./ Screen	LS	1	\$0	\$0
	Theatrical Lighting	1	1	\$100,000	\$100,000
	Theatrical Controls/ Board	1	1	\$150,000	\$150,000
	Stage Work - Refinish Floors	LS	1	\$10,770	\$10,770
	Stage Work - Doors/Paint	LS	1	\$12,000	\$12,000
	Punch /Close Out	LS	1	\$2,500	\$2,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$379,770
	SUBTOTAL net				\$379,770
	General Requirements	10%			\$37,977
	General Conditions, Overhead and Profit	10%			\$41,775
	SUBTOTAL Estimated Construction Costs				\$459,521
	Bonds	1.60%			\$7,352
	Insurance	3.40%			\$15,874
	SUBTOTAL with Insurcance & Bonds				\$482,747
	Escalation	2.00%			\$9,655
	ESTIMATED CONSTRUCTION COSTS				\$492,402
				SOFT COSTS 14%	\$68,936
				GRAND TOTAL	\$561,338
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				

International School



Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 16, 2025

INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at the International school on 55 Florence rd, Greenwich CT. on April 14th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.





International School has a basic rigging system hung from the building IBeams. All of the rigging is not up to current or acceptable industry standards and should be replaced. Current layout consists of a valance, front main traveller curtain, side leg curtains and a rear traveller tracks. The Valance is hung from plastic pipe and should be replaced.



The front traveler track is not made of theatrical hardware and in need of replacement. The main curtain is faded, worn in torn in several places . The valance is currently hung on plastic pvc pipe and should be replaced. The mid and rear curtain tracks are not designed for theatrical use and should be replaced. The mid and rear drapes are in decent condition .

The lighting system on stage is significantly out of date and has little theatrical use.

In summary, the rigging system is not in good working order or meets current industry standards. The drapes are faded and torn in several places and should be replaced. The valance is hanging from plastic pipe and should be replaced. The curtain tracks do not meet current standards and should also be replaced. Finally, everything hanging from building steel should be using clamps that connect to both sides of the beam. The use of electrical connectors are not acceptable in this application.



Performance Space Evaluation Report

Audio – Video System

International School at Dundee

55 Florence Road. Riverside, CT 06878



358 Sackett Point Road North Haven, CT 06473 203-230-0226

Audio System Narrative:

The current system is an analogue point source speaker system (see image #1) with two rear delay speakers (see image #2) for additional coverage which is required for this size space.

The required electronics to utilize the delay speaker was not installed and thus making those speakers useless. The system is functional but has very basis features.



Image #1



Image #2

Deficiencies:

1. The age of the system is the main deficiency.
2. The equipment is obsolete and inadequate for the room (see image #3)
3. There are no wireless microphones presently.
4. The use of overhead wireless microphones are temporarily installed (see image 4 & 5)



Image #3



Image #4



Image #5

Conclusion:

The audio system is approximately 20+/- years old and is in “D” condition based upon a A-F grade scale. There are no life safety issues that need to be addressed.

Recommendations:

We recommend the following:

1. Installation of a “Point Source” speaker system with 2 delay speakers which will provide the proper audio coverage from stage throughout the room.
2. The installation of 4 wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. Wall mounted user-friendly touchscreen control for presentation use.

Video System Narrative:

The current video projection system consists of an old projection screen with no installed video projector.

Deficiencies:

1. The projection screen is an obsolete square format image (see image #6)



Image # 6

Conclusion:

The Video system is approximately 25+/- years old and is in "D" condition based upon a A-F grade scale. There are no apparent life safety issues to be addressed.

Recommendations:

1. The video projection screen to be replaced with a HD format front projection screen.
2. Replace video projector with a new Laser front projector. This will eliminate the need for costly lamp replacement and filter changes.
3. New projector will be mounted in front of the house theatrical lighting pipe.
4. A new wall mounted HDMI input device will be installed on stage left or stage right wall.

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

International School @ Dundee Auditorium
55 Florence Road
Greenwich, CT 06830



Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett

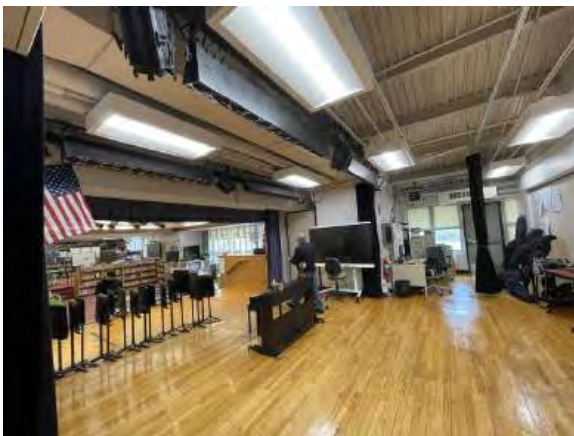
**International School @ Dundee Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has a FOH position, and two electrics on stage. The dimming system is a Colortran ENR dimming system with 24 dimmers. The control console is a Colortran Status 12/24 two scene preset console. Colortran discontinued manufacturing of these systems in the early 1990's. The system is in good condition and functional. There are no architectural controls which are connected to the theatrical system.



The lighting fixtures are obsolete Colortran ellipsoidals, and fresnels. There are also incandescent strip lights on stage. The system generates significant heat due to the close proximity of the fixtures to the stage. The stage ceiling height is very low.





The house lights and work lights are not connected to the theatrical lighting system.

Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, including reduction of heat generated by the fixtures in such a small space, color changing features, and reduced maintenance.

Existing Colortran dimming system and control console should be replaced with a relay based system, and a control console compatible with new LED fixtures. Power distribution should be updated and rigged higher to provide more distance between the fixtures and the talent. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console for day to day activities, should be added. DMX networking and controls should be installed for the new LED systems.

II.) Conclusion:

The condition of the existing system is good, but the equipment is obsolete and maintenance options for the dimming system are limited. Replacement of the current incandescent fixtures with LED fixtures, which will generate much less heat than the existing fixtures, is recommended.

GREENWICH PUBLIC SCHOOL
PERFORMANCE PLATFORM/STAGE FACILITY ASSESSMENT

School Name: International School at Dundee (ISD)

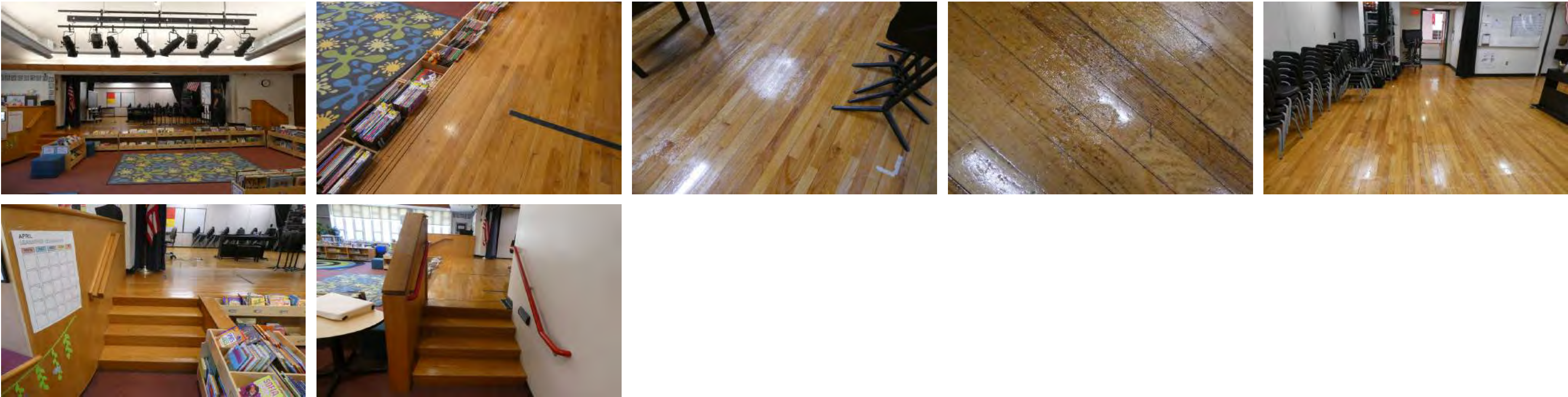
Date of Review: 4.17.25

Reviewers: JF AIA

Observations	Level of Compliance	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		22w X 28 d	9'6 to 15'6		Library Auditroium - Wood ,Lighter color finish	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	10	616			No instability observed	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	7				2 1/4" Wood Floor - rear area more slipery if wet, high sheen	
Trip Hazards: [Document gaps, cracks, or protruding elements]	10				None observed	
Bounce & Shock Absorption: [Test resilience for performers/dancers]	7				Standard Wood Trim and Wood Flooring	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	8				Upstage area refinished recently, crinkle in 50% of flooring coating, no refinishing on stage Apron area (in front) of movable partition. Aprox 8 feet x width of stage.	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				None observed	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	10				None observed	
3. Functionality for Performances						
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	9				Gyp Board walls, and folding partiotns, some folding partitions have rips of covering fabric in areas.	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	10				Light reflection higher,with good light levels.	
4. Maintenance & Cleaning						

Ease of Cleaning: [Note how manageable the floor is for maintenance]	10				Standard wood	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	8				Recently re-coated band /music area floors, requires to be redone, some finished crinkled.	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]	10				No understage areas	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]					Redo stage flooring finish shortly, to include front apron area, replace vinly on some folding partition doors, review handrails in ADA study.	

Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
International School at Dundee					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$1,000	\$1,000
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$1,500	\$1,500
	Rigging - Battens , Drapes	LS	1	\$30,000	\$30,000
	Rigging - Misc/ Winches/Weights	LS	1	\$25,000	\$25,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$60,000	\$60,000
	Audio Visual - Proj./ Screen	LS	1	\$42,000	\$42,000
	Theatrical Lighting	1	1	\$25,000	\$25,000
	Theatrical Controls/ Board	1	1	\$75,000	\$75,000
	Stage Work - Refinish front	LS	1	\$4,500	\$4,500
	Stage Work -Folding Partitions	LS	1	\$14,000	\$14,000
	Punch /Close Out	LS	1	\$1,500	\$1,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$281,000
	SUBTOTAL net				\$281,000
	General Requirements	10%			\$28,100
	General Conditions, Overhead and Profit	10%			\$30,910
	SUBTOTAL Estimated Construction Costs				\$340,010
	Bonds	1.60%			\$5,440
	Insurance	3.40%			\$11,745
	SUBTOTAL with Insurcance & Bonds				\$357,195
	Escalation	2.00%			\$7,144
	ESTIMATED CONSTRUCTION COSTS				\$364,339
				SOFT COSTS 14%	\$51,008
				GRAND TOTAL	\$415,347
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				

North Mianus School

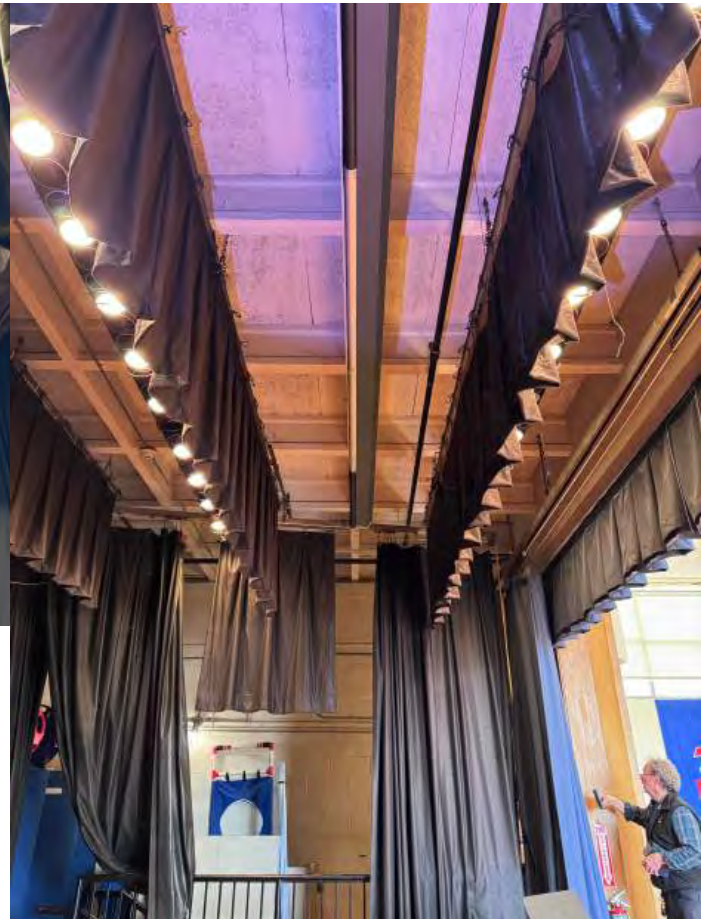


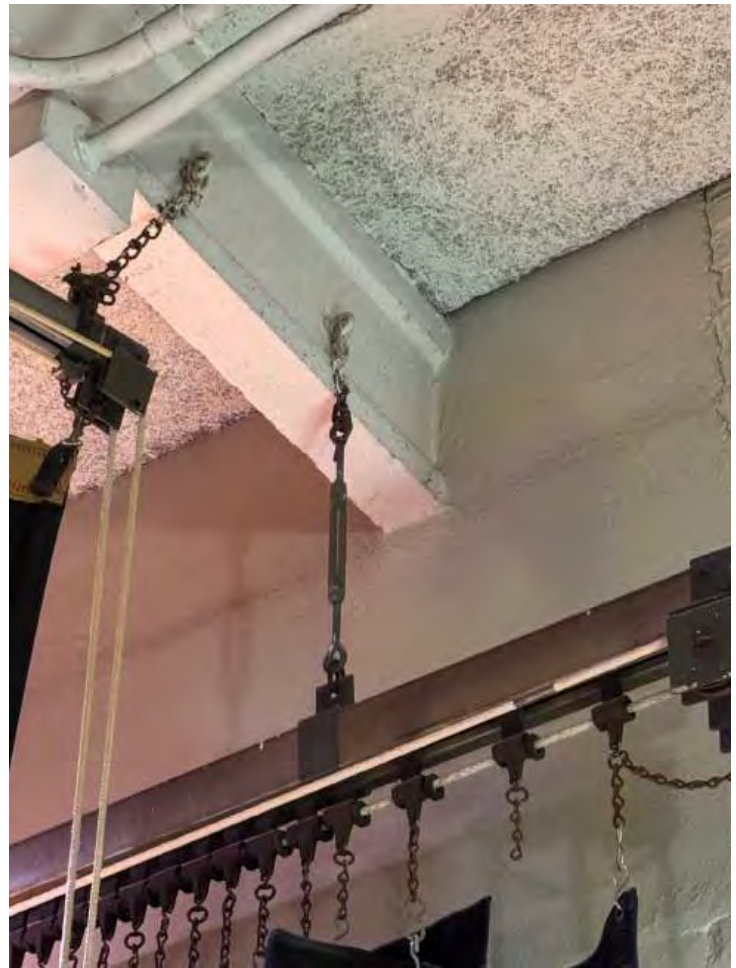
Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 16, 2025

INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at the North Mianus school on 309 Palmer Hill rd, Greenwich CT. on April 14th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.





North Mianus School has a basic rigging system hung from the building on concrete encased beams. All of the rigging is not up to current or acceptable industry standards and should be replaced. Current layout consists of a valance, front main traveller curtain, side leg curtains and a rear traveller tracks. The rigging on all of



the tracks is in need of replacement. Several of the curtain pipes are undersized and hanging from chain and connections that are not rated for overhead use and should be replaced. The rear traveller was unable to be used because of the storage of gymnastic equipment. The toarms are made with coupled pipe and do not meet current industry standards.

The lighting system on stage is significantly out of date.



In summary, the rigging system is not in good working order or meets current industry standards. The Rigging is with unrated chain and connections and should be replaced. The curtain tracks need to be rigged and several need updates on the track hardware. Gym equipment should be stored in a way that doesn't damage the track system.



Performance Space Evaluation Report

Audio – Video System

North Mianus School

309 Palmer Hill Road Riverside, CT 06878



358 Sackett Point Road North Haven, CT 06473 203-230-0226

Audio System Narrative:

The current system is a analog point source speaker system (see image #1)

The system is partially functional and has very basic features



Image #1

Deficiencies:

1. The technology in the rack is obsolete and inadequate for the room. (see image #2)
2. There are no wireless microphones presently installed in the system.



Image #2

Conclusion:

The audio system is approximately 20+/- years old and is in “D” condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

We recommend the following:

1. Installation of a “Point Source” speaker array system which will provide the proper audio coverage from stage throughout the room.
2. The installation of 4 wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. Wall mounted user-friendly touchscreen control

Video System Narrative:

The current video projection system consists of an old projection screen with no installed projector (see image #3)



Image #3

Deficiencies:

1. The projection screen is an old square format manual screen
2. There is no installed projector

Conclusion:

The Video system is approximately 25+/- years old and is in "F" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

1. The video projection screen to be replaced with an HD format rear projection screen.
2. The video projector should be replaced with a new Laser rear projection unit to eliminate the need for costly lamp replacements and or filter cleaning in the future.
3. A wall mounted HDMI input device will remove the unwanted cables on the stage floor.

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

North Mianus School Auditorium
309 Palmer Hill Road
Riverside, CT 06878



Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett

**North Mianus School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

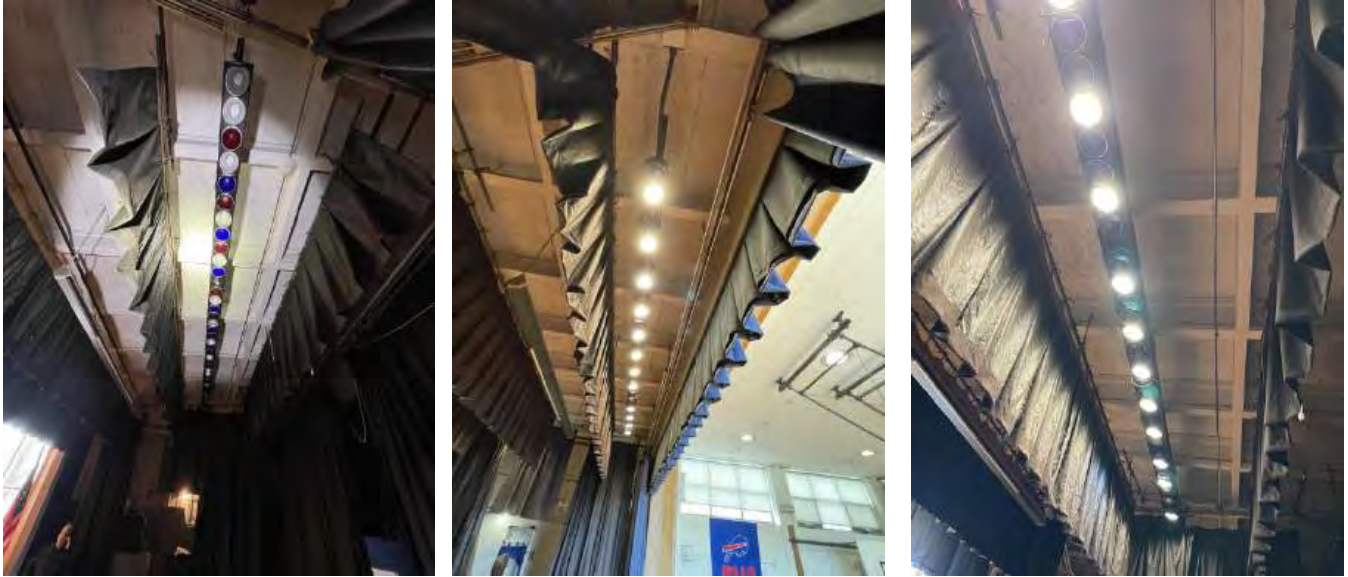
I.) Stage Lighting

The stage lighting system has Torm positions, and two electrics on stage. There are no other front of house positions. The dimming system is a 1950's era Kliegl auto-transformer dimming system with 6 dimmers. There is no separate control console.



The lighting fixtures are obsolete Altman ellipsoidals and continuous border strip lights. Some of the lighting fixtures need to be re-lamped or require other maintenance.





The house lights are gymnasium fixtures installed as recessed fixtures in the ceiling. They are not controlled by the theatrical lighting system.

Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, color changing features, and reduced maintenance.

Existing Kliegl dimming rack should be replaced with a relay based system, along with modern power distribution. Kliegl has been out of business since 1990 and the current auto-transformer should be discarded as soon as possible. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console for day to day activities. DMX networking and controls should be installed for the new LED systems.

Cages should be installed for front of house lighting, to create an FOH position, which does not currently exist. Cages will also protect the new fixtures during gymnasium activities,

Torm pipe positions should be replaced as they do not meet current ANSI standards.

All system wiring should be replaced since it is original and 50+ years old.

II.) Conclusion:

The condition of the existing system is ancient, and the equipment is obsolete and maintenance options for the dimming system are non-existent. A control console, compatible with the proposed LED fixture upgrades should be added. The existing lighting fixtures are no longer manufactured, and require greater power usage and maintenance than new LED fixtures.

Observations	Level of Complainece	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		24x36	16		Gymatorium	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	8	864 SF			No structural wweakenss observed, doors to understage are tired, understage walls poured concrete.	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	7				2 Wood Floor - floor worn, gouged, scratched, medium red color stain, with worn finish	
Trip Hazards: [Document gaps, cracks, or protruding elements]	10				Observed plates, which have been sanded flush on edges. Padding exists at top edge of stage	
Bounce & Shock Absorption: [Test resilience for performers/dancers]					Standard Wood Flooring	
2. Material Condition & Wear	8					
Surface Damage: [Assess scratches, dents, warping]	10				Scratches, goughes , paint, worn, footlight covers sanded flush.	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				None observed	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]					no exposed, wood aged	
3. Functionality for Performances	9				Block walls, upstage wall has panel, much storage on stage . Mostly UL (Upstage Left)	
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	10				Block walls , curtains cover most side stage areas, wall panel on Upstage Wall.	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]					Light reflectance low, medium red floor, poor house lighting	
4. Maintenance & Cleaning	10				Standard wood	

Ease of Cleaning: [Note how manageable the floor is for maintenance]	8				Standard wood floor, needs refinishing, cleaning required.	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]					Stage repairs LC stageDRC to DLC stage (down Left Center)	
5. Compliance & Recommendations	7					
Under stage: [As under stage access is permitted to observe structure]					Understage storage doors worn, floor rollers old, padding cumbersome, requires cleaning of the understage areas (painting) would be beneficial	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]					Stage floor to be fully refinished in 2-3 years, immediate fixes open (non lockable) electrical panels should be completed, understage areas cleaned, painted and doors made to better working order or replaced. On stage house lighting missing , require new including rear exit stair area.	

Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
North Mianus School					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$2,500	\$2,500
	Rigging - Battens , Drapes	LS	1	\$55,000	\$55,000
	Rigging - Misc/ Winches/Weights	LS	1	\$40,000	\$40,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$42,000	\$42,000
	Audio Visual - Proj./ Screen	LS	1	\$0	\$0
	Theatrical Lighting	1	1	\$60,000	\$60,000
	Theatrical Controls/ Board	1	1	\$120,000	\$120,000
	Stage Work - Floors refinish/light	LS	1	\$10,164	\$10,164
	Stage Work - Understage doors /paint	LS	1	\$22,000	\$22,000
	Punch /Close Out	LS	1	\$2,500	\$2,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$358,164
	SUBTOTAL net				\$358,164
	General Requirements	10%			\$35,816
	General Conditions, Overhead and Profit	10%			\$39,398
	SUBTOTAL Estimated Construction Costs				\$433,378
	Bonds	1.60%			\$6,934
	Insurance	3.40%			\$14,971
	SUBTOTAL with Insurcance & Bonds				\$455,283
	Escalation	2.00%			\$9,106
	ESTIMATED CONSTRUCTION COSTS				\$464,389
				SOFT COSTS 14%	\$65,014
				GRAND TOTAL	\$529,403
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				



North Street School

Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 16, 2025



INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at the North Street school on 381 North Street rd, Greenwich CT. on April 14th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.



North street School has a basic rigging system hung from the building on light gauge open web steel joists. All of the rigging is not up to current or acceptable industry standards and should be replaced. Current layout consists of a valance, front main traveller curtain, side leg curtains and a rear traveller tracks. The rigging on all of the tracks is in need of replacement. Several of the curtain pipes are undersized and hanging from chain and connections that are not rated for overhead use and should be replaced. The main curtain and valance are switched, the valance should be hung in front of the main. Several of the drapes are torn or frayed and I couldn't find tags on the rear curtains to confirm fire rating. Non fire rated drapes should be removed.





The lighting system on stage is significantly out of date. There is a DIY back drop beam hanging from rope pictured above that should be removed immediately.

In summary, the rigging system is not in good working order or meets current industry standards. The rigging is with unrated chain and/or connections and should be replaced. The undersized pipes need to be replaced and hung with appropriate hardware. The curtain tracks need to be rerigged and several need updates on the track hardware. The drapes need to be replaced with fire retardant material. The back drop board needs to be removed.



Performance Space Evaluation Report

Audio – Video System

North Street School

381 North Street. Greenwich, CT 06830



Audio System Narrative:

The current system is an analog point source speaker system. (see image 31)



Image #1

Deficiencies:

1. The technology in the rack is obsolete and inadequate for the room. (see image #2)
2. The speakers are housed in handmade wood enclosures which are preventing the proper sound coverage the room requires. This is not an industry standard for mounting speakers.
3. The speaker enclosures only allow the speakers to project straight back restricting the ability to be able to properly aim the speakers for better coverage and performance.
4. There are newer low grade wireless microphones being used that have been added on over the years.



Image #2

Conclusion:

The audio system is approximately 20+/- years old with the wireless microphone being approximately 10+ years old. Both are in "C" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

We recommend the following:

1. Installation of a "Point Source" speaker array system which will provide the proper audio coverage from stage throughout the room.
2. The installation of 4 wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. The installation of a wireless hearing impaired system to meet ADA requirments.
6. Wall mounted user-friendly touchscreen control

Video System Narrative:

The current video projection system consists of a rear projection screen with rear projection projector. The projection screen is usable with minor damage (see image #3)



Image #3

Deficiencies:

1. The video projector is an obsolete lamp-based projector.

Conclusion:

The Video system is approximately 15+/- years old and is in "C" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

1. The video projection screen is in good condition and can provide additional years of use.
2. The video projector should be replaced with a new Laser rear projection unit to eliminate the need for costly lamp replacements and or filter cleaning in the future.
3. A wall mounted HDMI input device will remove the unwanted cables on the stage floor.

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

**North Street School Auditorium
381 North Street
Greenwich, CT 06830**



**Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett**

**North Street School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has two ceiling ports for three fixtures each, and two electrics on stage. There are no other front of house positions. The dimming system is a 1950's era Kliegl auto-transformer dimming system with 7 dimmers and a master bank. There is no separate control console.



The lighting fixtures are obsolete Kliegl ellipsoidals. Some of the lighting fixtures need to be re-lamped or require other maintenance. There are also continuous border strip lights on stage.





The house lights are gymnasium fixtures installed as recessed fixtures in the ceiling. They are not controlled by the theatrical lighting system.

Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, color changing features, and reduced maintenance.

Existing Kliegl dimming rack should be replaced with a relay based system, along with modern power distribution. Kliegl has been out of business since 1990 and the current auto-transformer should be discarded as soon as possible. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console for day to day activities. DMX networking and controls should be installed for the new LED systems.

Cages should be installed for front of house lighting, to create an FOH position, which does not currently exist. Cages will also protect the new fixtures during gymnasium activities,

Torm pipe positions, meeting current ANSI standards, should be added to the front of house..

All system wiring should be replaced since it is original and 50+ years old.

II.) Conclusion:

The condition of the existing system is ancient, and the equipment is obsolete and maintenance options for the dimming system are non-existent. A control console, compatible with the proposed LED fixture upgrades should be added. The existing lighting fixtures are no longer manufactured, and require greater power usage and maintenance than new LED fixtures.

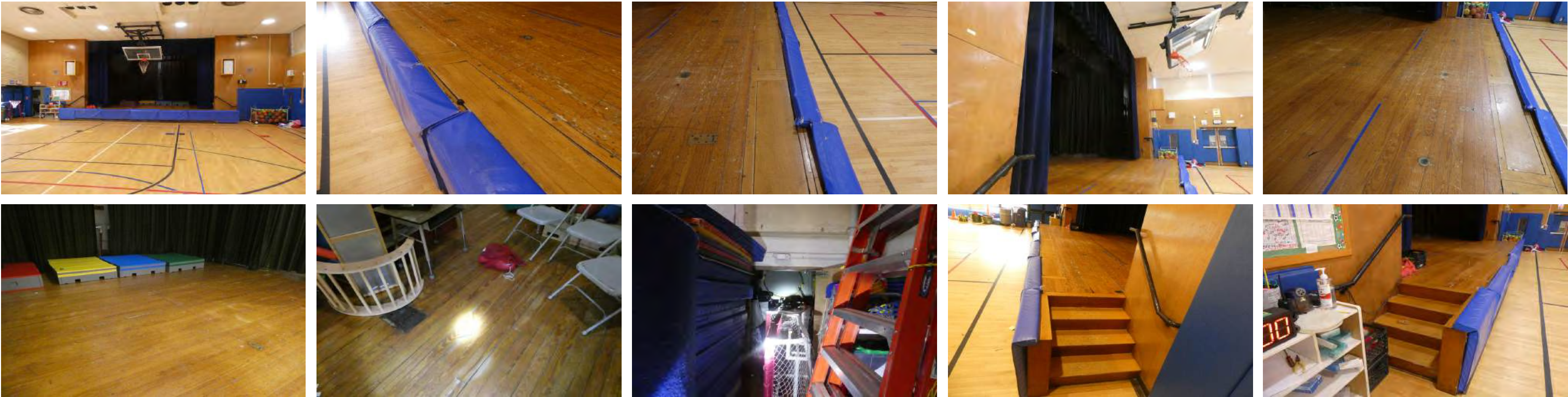
GREENWICH PUBLIC SCHOOL
PERFORMANCE PLATFORM/STAGE FACILITY ASSESSMENT

School Name: North Street School
Date of Review: 4.29.25
Reviewers: JF

Observations	Level of Compliance	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		27x54	21'		Gymatorium	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	4	1,458			There are many areas of soft flooring and warped boards.	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	7				2 " Old Wood Floor - floor worn, gouged, scratched, many patches	
Trip Hazards: [Document gaps, cracks, or protruding elements]	3				A few trip hazards are evident, floor boxes which protrude from floor face. Front (Down stage) footlight box covers and padding overlapping stage front also uneven areas.	
Bounce & Shock Absorption: [Test resilience for performers/dancers]	3				Standard Wood Flooring - many warped, uneven and soft areas.	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	3				Scratches, goughes , paint, worn	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	4				Damaged areas observed DR, CL and UL where observable	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	7				no exposed, wood older	
3. Functionality for Performances					Block Walls, walls, much storage on stage.	
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	6				Block walls , curtains cover most walls and side stages, no acoustical panels.	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	5				Medium dark Wood, no suitable light levels from stage house lights. 9 older flared pendants only.	
4. Maintenance & Cleaning					Standard wood	

Ease of Cleaning: [Note how manageable the floor is for maintenance]	4				Standard wood floor, needs replacement, floor beyond refinishing. Met Life cycle expectancy.	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	4				Stage floor repairs numerous CL, UL, DR (center Left, upper left, downstage right)	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]	0				No understage storage	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]	4				Stage floor to be fully replaced in 1 year, immediate fixes to tripping hazards should be completed, understage areas cleaned and made to better working order. New house lighting required .	

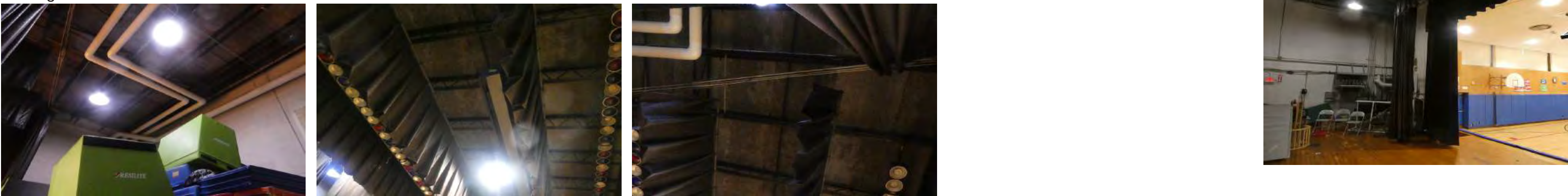
Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
North Street School					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$3,000	\$3,000
	Rigging - Battens , Drapes	LS	1	\$35,000	\$35,000
	Rigging - Misc/ Winches/Weights	LS	1	\$30,000	\$30,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$60,000	\$60,000
	Audio Visual - Proj./ Screen	LS	1	\$30,000	\$30,000
	Theatrical Lighting	1	1	\$75,000	\$75,000
	Theatrical Controls/ Board	1	1	\$125,000	\$125,000
	Stage Work - Floors	LS	1	\$61,236	\$61,236
	Stage Work - Understage	LS	1	\$12,000	\$12,000
	Punch /Close Out	LS	1	\$2,500	\$2,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$437,736
	SUBTOTAL net				\$437,736
	General Requirements	10%			\$43,774
	General Conditions, Overhead and Profit	10%			\$48,151
	SUBTOTAL Estimated Construction Costs				\$529,661
	Bonds	1.60%			\$8,475
	Insurance	3.40%			\$18,297
	SUBTOTAL with Insurcance & Bonds				\$556,432
	Escalation	2.00%			\$11,129
	ESTIMATED CONSTRUCTION COSTS				\$567,560
				SOFT COSTS 14%	\$79,458
				GRAND TOTAL	\$647,019
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				



Glenville School

Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 16, 2025

INSPECTION SUMMARY

Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at Glenville school on 33 Riverside rd, Greenwich CT. on April 14th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.



Hamilton Ave School has a basic rigging system hung from a pipe grid, consisting of a valance, front main traveller curtain, side leg curtains and a rear traveller tracks. The front traveler track is in good working order. I was unable to test the mid stage tracks operation because of chairs on stage. The Rear floor pulley is not installed properly under the track live end pulleys causing difficulty in operation and the pulley to bend.(Pictured below) The lighting system on stage is significantly out of date.



NORTHEAST STAGE
 THEATRE CURTAIN, TRACK, RIGGING & SUPPLY, INC.
 820 West Ave. Highway 28
 Bristol, New Jersey 07708-2382
 Tel: (609) 486-6100 Fax: (609) 486-6101
 www.northeaststage.com

Name: Glenville GS
 Location: Main Stage
 Fabric: Dark Opusque Color: Forest

Finished Height: 14 ft. 0 in.
 Finished Width: 27 ft. 0 in.
 Heading Finish: 6 in.
 Bottom Hem Finish: 6 in.
 Tie Lines: 1
 Hook: yes

THIS FABRIC IS NOT FLAME RETARDANT ☐
 THIS FABRIC HAS BEEN FLAME PROTECTED BY THE MANUFACTURER ☐
 THIS FABRIC IS DURABLY FLAME RETARDANT ☐
 THIS FABRIC IS PERMANENTLY FLAME RETARDANT ☒

Made in the U.S.A.

NORTHEAST STAGE
STAGE DRAPES • TRUCK • FABRIC & SUPPLIES
603 Park Ave. Highway 33
Pittsford, New York 14720-2369
Tel/Fax 1-800-431-6261 Phone (732) 431-2201
Fax (732) 305-4168
www.Northeaststage.com

Name: Glenville ES
Location: US Traveler Sig R
Fabric: Doral Opaque
Color: Black

THIS FABRIC IS NOT FLAME RETARDANT ☐
THIS FABRIC HAS BEEN FLAME PROOFED BY THE IMMERSION PROCESS ☐
THIS FABRIC IS DURABLY FLAME RETARDANT ☐
THIS FABRIC IS INHERENTLY FLAME RETARDANT ☒

Finished Height: 14 ft. 0 in. No. of Lines: 72
Finished Width: 17 ft. 0 in. Color: Black
Heading Finish: 6 in. Dr. System: 12
Bottom Hem Finish: 6 in. Dr. System: 12
Tie Lines: ---
Hook: yes

Made in the U.S.A.



The drapes are listed as inherently and permanently flame retardant. Drapes appeared to be in good condition and in good working order except for the rear traveler which has several tears that seem to be caused by the exposed bolt ends on the pipe bracket

In summary, the rigging systems does not appear to present any critical issues. I would recommend the rear drape replacement, rerigging, moving the floor pulley into alignment and finally to remove or pad the pipe bracket to prevent further damage to the drapes.



Performance Space Evaluation Report

Audio – Video System

Glenville School

33 Riverside Road Greenwich, CT 06831



358 Sackett Point Road North Haven, CT 06473 203-230-0226

Audio System Narrative:

The current system is a digital dual purpose point source and distributed speaker system which is common for a gym/stage of the size. (see image #1-point source)

When it was installed, it had all the common features found at its time. ie: CD decks etc. (see image # 2) and analogue wall control (see image #3)



Image #1



Image #2



Image #3

Deficiencies:

1. The age of the system is the main deficiency. Its age is approximately 20+ years old
2. The system is currently non-operational
3. Most of the equipment is obsolete and the newer equipment is not functioning
4. The wall controllers are obsolete
5. The ceiling speakers can be re-used but the main speakers are missing components

Conclusion:

The audio system is approximately 20+/- years old and is in "D" condition based upon a A-F grade scale.

Recommendations:

We recommend the following:

1. Installation of a “Point Source” speaker array system which will tie into the current ceiling mounted PA speakers. This will provide full coverage for the stage and throughout the room and full room coverage for general use. throughout the room.
2. The installation of 4 wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. Wall mounted user-friendly touchscreen control
6. Wireless tablet control for performance mode

Video System Narrative:

The current video projection system is a lamp based rear projection system commonly found in a gym/stage setting. (see image #4)



Image #4

Deficiencies:

1. The video projection screen is in good condition and can be re-used.
2. The video projector is mounted on the back wall and prevents the rear traveler curtain to close all the way.
3. The video projector wiring is obsolete (VGA) resulting in temporary HDMI cable to be draped down the wall.
(see image #5)



Image #5

Conclusion:

The Video projector is approximately 20+/- years old and is in "C" condition based upon a A-F grade scale.

Recommendations:

1. Installation of a Lasor projector to be mounted from the ceiling in front of the rear traveler curtain
2. A HDMI input plate installed stage left or stage right for connection



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

**Glenville School Auditorium
33 Riverside Road
Greenwich, CT 06830**

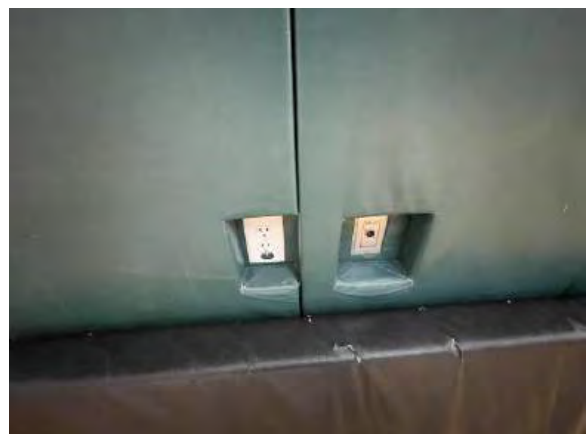


**Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett**

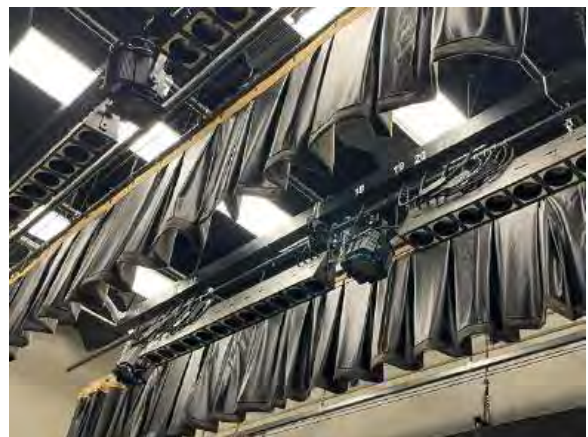
**Glenville School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has front of house positions located in cages over the gymnasium floor. There are two electrics on stage. The dimming system is a Strand C21 dimming system with 48 dimmers. The control console was not observed in the space. There is one architectural control station USL.



The lighting fixtures are obsolete Strand incandescent ellipsoidals, mounted in cages at the front of house positions. There are Strand incandescent fresnels and strip lights on stage. They appear to be in relatively good condition.



The house lights are LED high bays. They are not controlled by the theatrical lighting system and they do not dim.

Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, color changing features, and reduced maintenance. LED follow spots should be added to complete the front of house lighting. A third electric could be added to improve the stage coverage.

Existing Strand dimming system and controls should be replaced with a relay based system, along with updated power distribution. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console, for day to day activities. DMX networking and controls should be installed for the new LED systems.

House lights should be rerouted to relays so that they can be controlled from the theatrical lighting system.

Conclusion:

The condition of the existing system is good, but the equipment is discontinued and maintenance options for the dimming system are limited. The existing lighting fixtures are no longer manufactured, and require greater power usage and maintenance than new LED fixtures.

GREENWICH PUBLIC SCHOOL
PERFORMANCE PLATFORM/STAGE FACILITY ASSESSMENT

School Name: Glenville School
Date of Review: 4.29.25
Reviewers: JF AIA

Observations	Level of Complaince	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		23x44	24'	2-1/4" wood	light color wood stain	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	10	1, 012			No instability or sagging observed	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	9				Standard Wood Floor - no slippery areas obsreved	
Trip Hazards: [Document gaps, cracks, or protruding elements]					non observed	
Bounce & Shock Absorption: [Test resilience for performers/dancers]					Standard Wood floor	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	10				slight openings in wood floor system - between flooring planks	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				none observed	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	10				none observed	
3. Functionality for Performances						
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	10				All walls are block, curtains reamin usually tied to maximize stage area,	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	10				good reflection with light colored floor and good stage house lighting	
4. Maintenance & Cleaning	10					

Ease of Cleaning: [Note how manageable the floor is for maintenance]	8				Standard wood floor	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]					Floor is in good condition	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]					Unobserbacle as risers blocked access, presume there and needs cleaning . No plans available.	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]	9				Refinish stage - in 3 to 4 years , clean understage	

Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
Glenville School					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$3,000	\$3,000
	Rigging - Battens , Drapes	LS	1	\$25,000	\$25,000
	Rigging - Misc/ Winches/Weights	LS	1	\$30,000	\$30,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$75,000	\$75,000
	Audio Visual - Proj./ Screen	LS	1	\$30,000	\$30,000
	Theatrical Lighting	1	1	\$75,000	\$75,000
	Theatrical Controls/ Board	1	1	\$125,000	\$125,000
	Stage Work - Floors	LS	1	\$0	\$0
	Stage Work - Undersage clean and paint light	LS	1	\$4,200	\$4,200
	Punch /Close Out	LS	1	\$2,500	\$2,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$373,700
	SUBTOTAL net				\$373,700
	General Requirements	10%			\$37,370
	General Conditions, Overhead and Profit	10%			\$41,107
	SUBTOTAL Estimated Construction Costs				\$452,177
	Bonds	1.60%			\$7,235
	Insurance	3.40%			\$15,620
	SUBTOTAL with Insurcance & Bonds				\$475,032
	Escalation	2.00%			\$9,501
	ESTIMATED CONSTRUCTION COSTS				\$484,532
				SOFT COSTS 14%	\$67,835
				GRAND TOTAL	\$552,367
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				



Parkway School

Prepared for: Greenwich school system
Prepared by: Jason Clemence, Inspector
April 17, 2025



INSPECTION SUMMARY

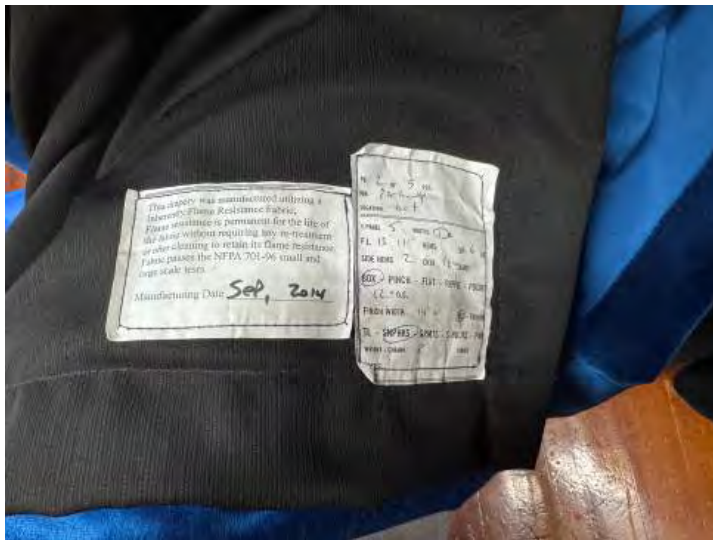
Inspection criteria

Performance Rigging Solutions conducted the inspection of the Theater space at the Parkway school on 141 lower cross rd, Greenwich CT. on April 17th, 2025. The inspection was conducted by Jason Clemence, an ETCP certified rigger. The inspection was completed visually from the stage floor. The inspection consists of checking the rigging hardware and connection detail to confirm it meets current industry standards. Operations of the rigging and track systems and conditions of the curtains. We categorize issues by in good working order, not up to industry standards or critical, recommend replacement immediately.



Parkway School has a basic rigging system hung from the building on light gauge open web steel joists. All of the rigging is not up to current or acceptable industry standards and should be replaced. Current layout consists of a front main traveller curtain, valance, side leg curtains and a rear traveller tracks. The rigging on all of the tracks is in need of replacement. Several of the curtain pipes are undersized and hanging from chain and connections that are not rated for overhead use and should be replaced. The main curtain and valance are switched, the valance should be hung in front of the main curtain. There is a hand crank winch attached to the electrics that should be removed immediately, none of the lines are terminated properly either on the winch or on the electrics.





The drapes are in good condition. Drapes were manufactured on Sept. 2014 and are listed as inherently flame retardant



The lighting system on stage is significantly out of date.

In summary, the rigging system is not in good working order or meets current industry standards. The rigging is with unrated chain and/or connections and should be replaced. The undersized pipes need to be replaced and hung with appropriate hardware. The curtain tracks need to be rerigged and several need updates on the track hardware. The winch should be replaced as soon as possible. When the rigging is replaced, then swap the valance and main curtain.



Performance Space Evaluation Report

Audio – Video System

Parkway School

141 Lower Cross Road Greenwich, CT 06831



Audio System Narrative:

The current system is a digital point source system which is common for a room of this size. (see image #1)
When it was installed, it had all the common features found of its time such as a cd player. (see image #2)



Image #1



Image #2

Deficiencies:

1. The age of the system is the main deficiency; it is approximately 15 + years old
2. The audio equipment in the rack is obsolete. (image #2)
3. The audio rack is oversized for the system and is wasting stage space.
4. The current system does not offer wireless hearing impaired as per ADA requirements.
5. The main speakers are self-powered and poorly installed from the building. (see image #1)
6. The speaker cabling is fastened to the building structure via temporary clamps (see image #3)



Image #3

Conclusion:

The audio system is approximately 15+/- years old and is in “D” condition based upon a A-F grade scale.

Recommendations:

We recommend the following:

1. Installation of a “Point Source” speaker array system which will provide the proper audio coverage from stage throughout the room.
2. The installation of 4 wireless microphone systems.
3. The installation of a hearing-impaired system to meet ADA requirements.
4. The installation of a Blue Tooth receiver for audio playback
5. Wall mounted user-friendly touchscreen control

Video System Narrative:

The current video projection screen is an old square format. (see image #4)
There is currently no video projector installed.



Image # 4

Deficiencies:

1. The projection screen is an outdated square format image.
2. No video projector installed.
3. The fabric valances are too low and impact the video image of a front or rear view projection screen.

Conclusion:

The Video system is approximately 25+/- years old and is in "D" condition based upon a A-F grade scale. There are no apparent life safety issues that need to be addressed at this time.

Recommendations:

1. Install new rear projection Video screen
2. Install new Lasor Video projector
3. Install wall mounted HDMI input point for ease of operation.
4. Raise the Valance by 12 " to remove image impact.

End of Report



22 North Plains industrial Rd
Suite #4
Wallingford, CT 06492
Telephone: (203) 294-9400
Fax: (203) 294-9404
supertech-inc.com

Theater Lighting Systems Inspection Report

Parkway School Auditorium
141 Lower Cross Road
Greenwich, CT 06831



Requested By: Greenwich Public Schools
Inspection Date: April 14, 2025
Inspectors: Steve Hamelin
Jamie Burnett

**Parkway School Auditorium
Inspection Report on Stage Lighting
and Stage Rigging Systems
04/14/2025**

I.) Stage Lighting

The stage lighting system has two front of house pipes with three non-axial fixtures on each, and two electrics on stage. There are no other front of house positions. The dimming system is a 1950's era Century auto-transformer dimming system with 12 dimmers total and a master bank on each row. There is no separate control console.



The lighting fixtures are obsolete Century ellipsoidals and fresnels. Some of the lighting fixtures need to be re-lamped or require other maintenance. There are also border strip lights on stage. Front of house fixtures are hung on pipes welded between the beams. A newer air duct appears to provide some protection for the fixtures.



There is a screen hung from an existing stage electrics pipe, making it unusable for lighting.



The house lights are newer high bay LED fixtures. They are not controlled by the theatrical lighting system.

Recommendation: A full system upgrade with theatrical LED fixtures, which will offer increased capabilities. These capabilities include power and HVAC savings, color changing features, and reduced maintenance.

Existing Century dimming racks should be replaced with a relay based system, along with modern power distribution. Century has been out of business since 1969 and the current auto-transformer system should be discarded as soon as possible. Installation of touchscreen controls, so that the theatrical lighting systems can be operated without the use of a control console for day to day activities. DMX networking and controls should be installed for the new LED systems.

Torm pipe positions, meeting current ANSI standards, should be added to the front of house.

All system wiring should be replaced since it is original and 50+ years old.

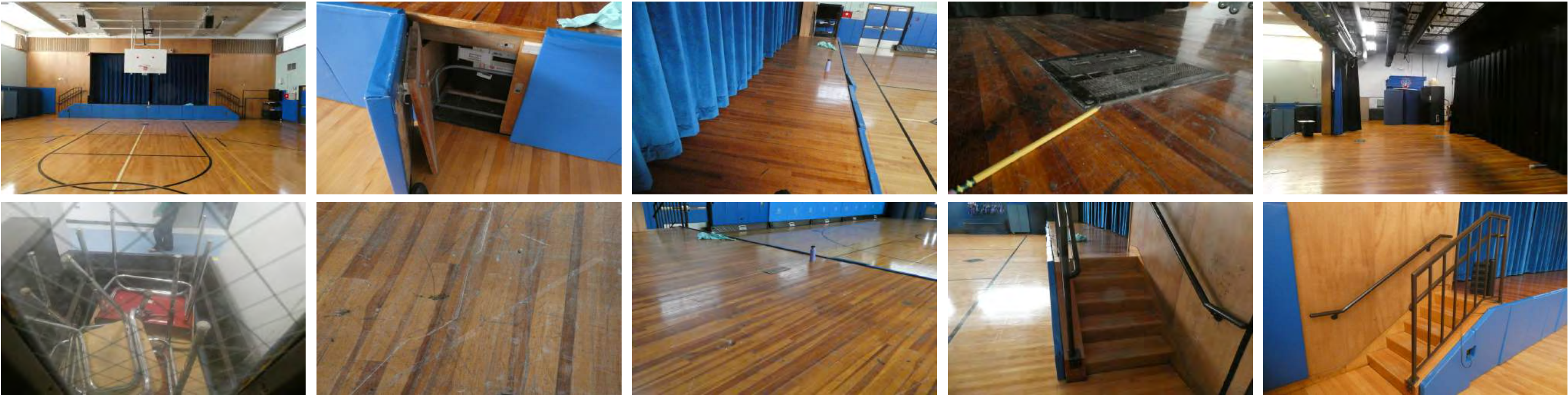
II.) Conclusion:

The condition of the existing system is ancient, and the equipment is obsolete and maintenance options for the dimming system are non-existent. A control console, compatible with the proposed LED fixture upgrades should be added. The existing lighting fixtures are no longer manufactured, and require greater power usage and maintenance than new LED fixtures.

Observations	Level of Complainece	SQFT	Wall Height	Finish Material	Comments	Cost
1. Safety & Structural Integrity		24x43	20'		Gymatorium	
Stability & Load Capacity: [Describe any signs of instability, sagging, or obervation of structural weakness]	8	1032			Understage storage doors worn, padding cumbersome	
Slip Resistance: [Evaluate the traction level; note any slippery areas]	7				2 1/4" Wood Floor - floor worn, gouged, scratched	
Trip Hazards: [Document gaps, cracks, or protruding elements]	3				Observed plates, 2 of which are higher than floor	
Bounce & Shock Absorption: [Test resilience for performers/dancers]					Standard Wood Flooring	
2. Material Condition & Wear						
Surface Damage: [Assess scratches, dents, warping]	5				Scratches, goughes , paint, worn	
Moisture & Rot Issues: [Inspect for water damage, mold, or rot]	10				None observed	
Fasteners & Joints: [Verify if screws, nails, or adhesives are secure]	10				no exposed, wood appears older	
3. Functionality for Performances					Gyp Board walls, and folding partiotns, some folding partitions have rips of covering fabric in areas.	
Acoustic Properties: [Comment on how the floor and wall affects sound quality]	9				Block walls , curtains cover most walls and side stages	
Lighting Reflection: [Assess whether the surface reflects too much or too little light]	10				Light reflectance low, darker red floor, poor house lighting	
4. Maintenance & Cleaning					Standard wood	

Ease of Cleaning: [Note how manageable the floor is for maintenance]	9				Standard wood floor, needs refinishing, cleaning required. ADA lift needs to be cleared of debris.	
Past Repairs & Upkeep: [Document any previous maintenance or repairs]	8				Stage repairs LC stageDRC to DLC stage (down Left Center)	
5. Compliance & Recommendations						
Under stage: [As under stage access is permitted to observe structure]	7				Understage storage doors worn, padding cumbersome, requires cleaning of the understage areas (painting) would be beneficial	
Recommendations for Repair or Replacement: [List suggested actions if issues are found]	6				Stage floor to be fully refinished in 2-3 years, immediate fixes to tripping hazards should be completed, understage areas cleaned and made to better working order.	

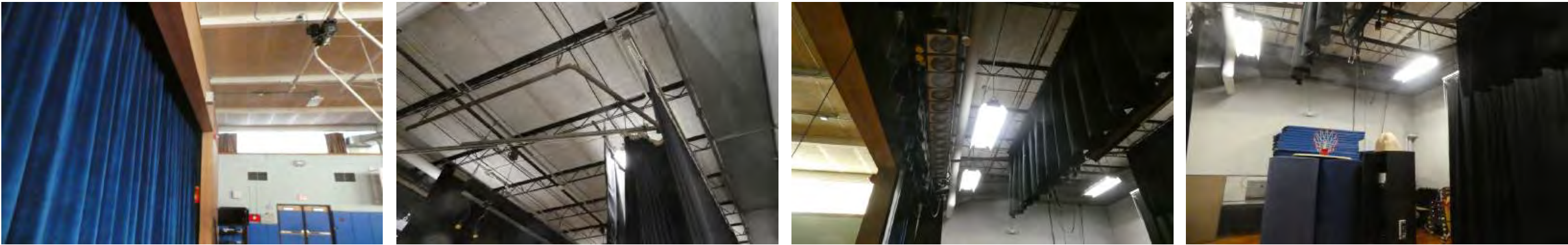
Stage and Stairs



Walls



Ceiling



Fuller and D'Angelo, P.C. Architects and Planners - Architectural Cost Estimate

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT					6.24.25
Parkway School					
Item	Description	Unit	Quantity	Unit Cost	Total Cost
	Western MS				
	Mobilization	LS	1	\$2,500	\$2,500
	Fencing	LS	1	\$500	\$500
	Dumpsters and hauling	LS	1	\$3,000	\$3,000
	Rigging - Battens , Drapes	LS	1	\$30,000	\$30,000
	Rigging - Misc/ Winches/Weights	LS	1	\$35,000	\$35,000
	Audio Visual - Sound/Amps/Controls/Speakers	LS	1	\$75,000	\$75,000
	Audio Visual - Proj./ Screen	LS	1	\$42,000	\$42,000
	Theatrical Lighting	1	1	\$75,000	\$75,000
	Theatrical Controls/ Board	1	1	\$150,000	\$150,000
	Stage Work - Floors hazard corrections	LS	1	\$1,200	\$1,200
	Stage Work - Walls/Ceilings	LS	1	\$0	\$0
	Punch /Close Out	LS	1	\$2,500	\$2,500
	As Builts	LS	1	\$1,000	\$1,000
				Subtotal	\$417,700
	SUBTOTAL net				\$417,700
	General Requirements	10%			\$41,770
	General Conditions, Overhead and Profit	10%			\$45,947
	SUBTOTAL Estimated Construction Costs				\$505,417
	Bonds	1.60%			\$8,086
	Insurance	3.40%			\$17,459
	SUBTOTAL with Insurcance & Bonds				\$530,962
	Escalation	2.00%			\$10,619
	ESTIMATED CONSTRUCTION COSTS				\$541,581
				SOFT COSTS 14%	\$75,821
				GRAND TOTAL	\$617,403
	<i>Architects estimate, current fluctuation in materials and labor cost an issue, we included design contingency and escalation</i>				
	<i>Costs include Design and CM and other soft costs</i>				
	<i>Abatement not included, testing provided by Owner</i>				
	<i>Escalation is based on work being done summer 2026</i>				
	<i>Costs for Rigging, A/V and Theatrical Lighting by SuperTech</i>				

GREENWICH PERFORMANCE PLATFORMS/ STAGE FACILITY ASSESMENT PROJECT
COST BUDGETS

6.25.25

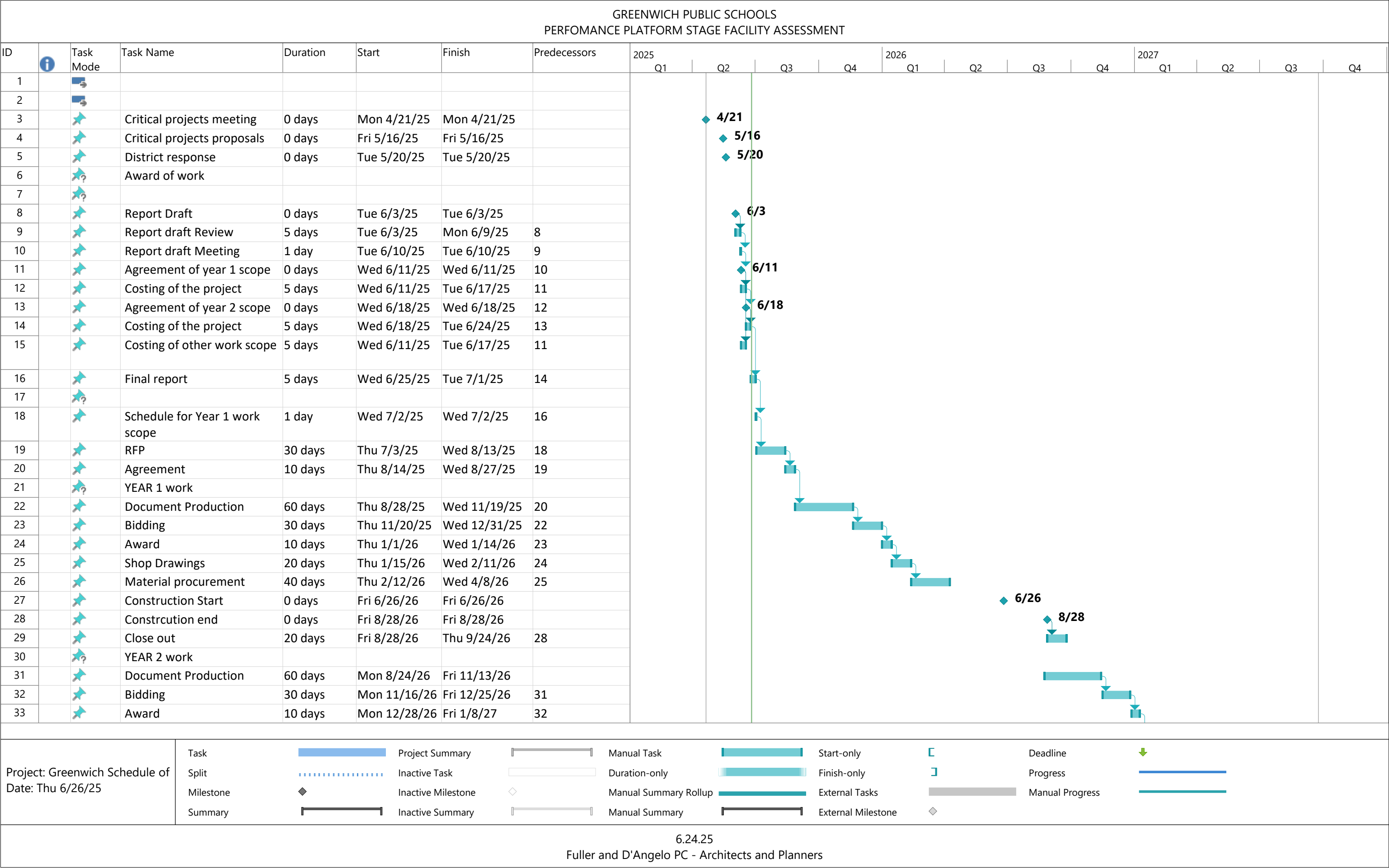
Work Scope Review										Misc. Cost Mobilization, Fencing, Punch, Dump, CO and		General Requirements/Conditions and		Bonds, Insurance and Escalation		Construction Hard Costs		Soft Costs		Project Cost	
School	Rigging	Audio visual		Theatrical/Stage Lighting		Stage		As built		Base Costs		OH+P		21.00%				Soft Costs		Grand Total Project Costs	
1	New Lebanon School	\$15,000	\$78,000	\$190,000		\$500		\$6,000		\$289,500		\$60,795		\$25,065		\$375,360		\$52,550		\$427,910	
2	Western Middle School	\$90,000	\$102,000	\$300,000		\$8,000		\$8,000		\$508,000		\$106,680		\$43,983		\$658,663		\$92,213		\$750,876	
3	Hamilton Avenue School	\$40,000	\$142,000	\$110,000		\$0		\$8,500		\$300,500		\$63,105		\$26,018		\$389,623		\$54,547		\$444,170	
4	Julian Curtiss School	\$55,000	\$102,000	\$250,000		\$4,000		\$8,500		\$419,500		\$88,095		\$36,321		\$543,916		\$76,148		\$620,064	
5	Cos Cob School	\$85,000	\$57,000	\$250,000		\$44,938		\$9,500		\$446,438		\$93,752		\$38,653		\$578,843		\$81,038		\$659,881	
6	Eastern Middle School	\$95,000	\$142,000	\$310,000		\$0		\$9,000		\$556,000		\$116,760		\$48,139		\$720,899		\$100,926		\$821,825	
7	Riverside School	\$55,000	\$102,000	\$250,000		\$16,600		\$8,500		\$432,100		\$90,741		\$37,412		\$560,253		\$78,435		\$638,688	
8	Old Greenwich School	\$90,000	\$7,500	\$250,000		\$22,770		\$9,500		\$379,770		\$79,752		\$32,881		\$492,402		\$68,936		\$561,338	
9	International School at Dundee	\$55,000	\$102,000	\$100,000		\$18,500		\$5,500		\$281,000		\$59,010		\$24,329		\$364,339		\$51,008		\$415,347	
10	North Mianus School	\$95,000	\$42,000	\$180,000		\$32,164		\$9,000		\$358,164		\$75,214		\$31,010		\$464,389		\$65,014		\$529,403	
11	North Street School	\$65,000	\$90,000	\$200,000		\$73,236		\$9,500		\$437,736		\$91,925		\$37,900		\$567,560		\$79,458		\$647,019	
12	Glenville School	\$55,000	\$105,000	\$200,000		\$4,200		\$9,500		\$373,700		\$78,477		\$32,355		\$484,532		\$67,835		\$552,367	
13	Parkway School	\$65,000	\$117,000	\$225,000		\$1,200		\$9,500		\$417,700		\$87,717		\$36,164		\$541,581		\$75,821		\$617,403	
Grand Total all Schools		\$860,000	\$0	\$1,188,500	\$0	\$2,815,000	\$0	\$0	\$226,108	\$110,500	\$0	\$5,200,108	\$0	\$1,031,228				\$891,380		\$7,258,382	

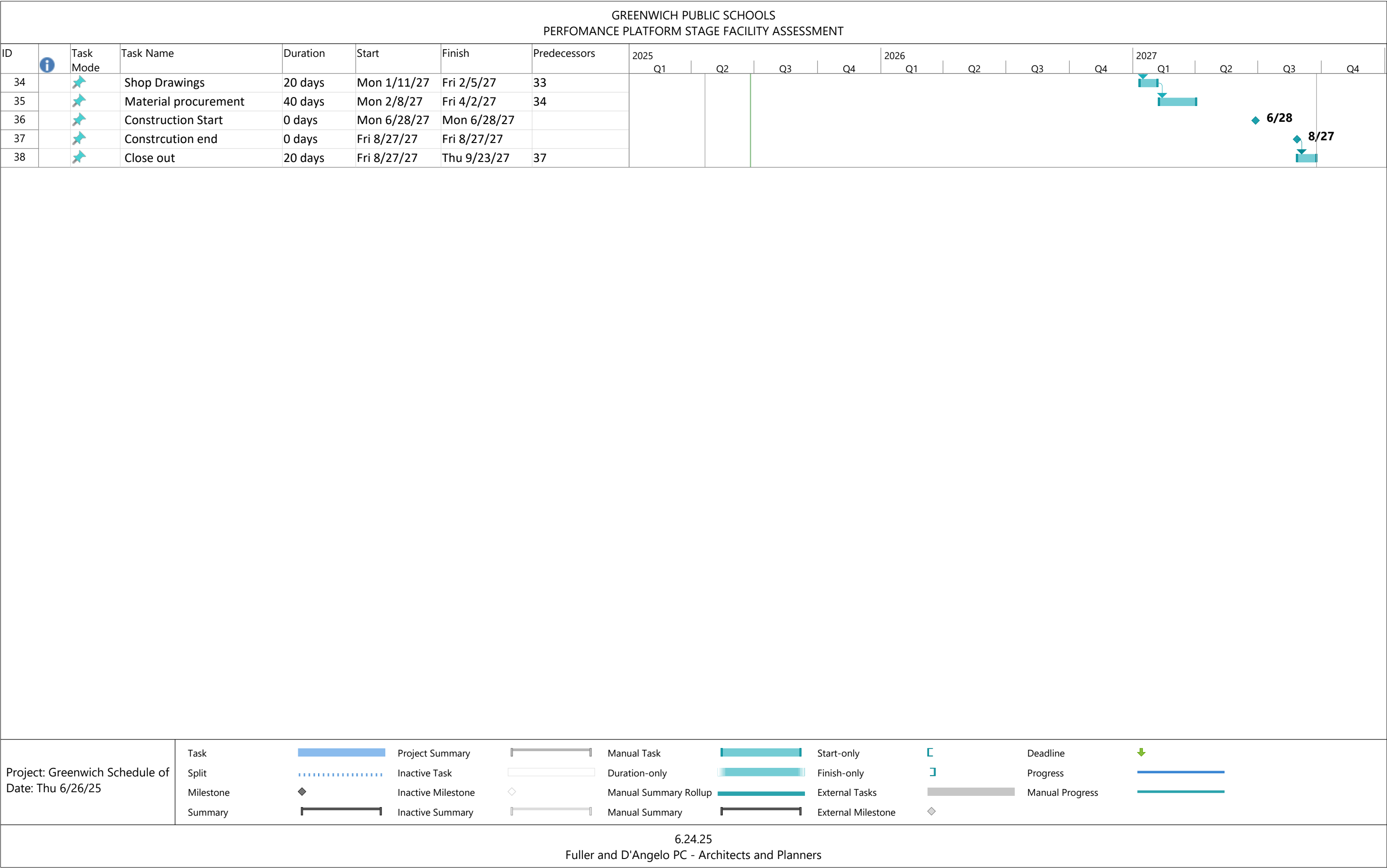
The information above is based on observations by the design teams. Cost estimates for rigging, A/V, and theatrical lighting were developed by Supertech Consulting, while stage-related estimates were prepared by the project architects. All costs are projected in Summer 2026 dollars, and include 4% escalation. For planning purposes beyond 2026, an additional 4% escalation per year should be applied.

A soft cost allowance of 14% has been included to account for services such as surveying, preparation of construction documents, bidding support, construction administration, materials testing, supervision, construction management (CM) fees, and a district-level contingency.

To maximize value for the District, projects should be grouped strategically—particularly by geographic area, such as the Northwest Greenwich area schools.

Project cost estimates also include Mobilization, Bonds, Insurance, General Conditions, As-Built documentation, and Overhead and Profit (OH+P), represented by a multiplier of 31%.

DeadlineProgressManual Progress6.24.25
Fuller and D'Angelo PC - Architects and Planners





22 North Plains Industrial Rd.
Suite #4
Wallingford, CT 06492

Telephone: (203) 294-9400
Fax: (203) 294-9404
www.supertech-inc.com

Fuller & D'Angelo P.C.
45 Knollwood Rd., Suite 401
Elmsford, NY 10523
Attn: Joseph Fuller Jr., AIA

Re: Performance Platform / Stage Facility Assessments

During April of 2025, inspections for Theatrical lighting, rigging, and audiovisual areas were conducted for Greenwich Public Schools at the following schools:

- 1) New Lebanon School
- 2) Western Middle School
- 3) Hamilton Avenue School
- 4) Julian Curtiss School
- 5) Cos Cob School
- 6) Eastern Middle School
- 7) Riverside School
- 8) Old Greenwich School
- 9) International School at Dundee
- 10) North Mianus School
- 11) North Street School
- 12) Glenville School
- 13) Parkway School

The inspections were provided by:

Theater Lighting
Supertech, Inc; 22 North Plains Industrial Rd, STE#4; Wallingford, CT 06492

Theater Rigging
Performance Rigging Solutions LLC; 10 Precision Rd; Danbury, CT 06810 US

Theater AV
Sound Stage Systems, Inc; 358 Sackett Point Rd; North Haven, CT 06473

Reports and recommendations are provided as part of these documents. Each folder in the Inspection Reports folders refers to a specific area:

- 1) Theater Lighting (TL)
- 2) Theater Rigging (TR)
- 3) Theater Audio-Visual (AV)

Individual reports are named with the designations listed above and the school name.

Theater Lighting:

Theater lighting systems were assessed with the following criteria in mind: Theater lighting systems and controls, theater lighting fixtures, theater house lighting systems, and general theater layout and conditions.

The intent would be to replace the existing systems with LED based systems, scaled to the size and needs of the space, for improved performance, ease of use, and cost savings (power usage, HVAC savings, maintenance costs). Upgrades have been completed in some of the schools over the years, but the current systems ages and types vary greatly. The intent would be to use similar equipment in each facility, so that users and equipment could be shared from space to space.

Theater Rigging:

Theater rigging systems were assessed with the following criteria in mind: Safety, stage rigging systems, including dead hung rigging, moving positions from winches, counterweight, or hemp type pin rail systems, stage curtains, and general theater layout and conditions.

The intent would be to correct any life safety issues, and to establish rigging uniformity which meets current ANSI theatrical rigging standards, from school to school. If warranted, recommendations could also be provided for motorized or winch type rigging on a school by school basis.

Theater AV:

Theater audio-visual systems were assessed with the following criteria in mind: Theater audio systems and controls, including audio mixers, microphones, speakers, and hearing-impaired systems. Theater projection and connection equipment were assessed, as well as general theater layout and conditions.

The intent would be to provide each school with similar technology, including digital audio mixers, wireless microphones (at least four), passive speaker arrays, wireless hearing-impaired systems, and wireless Bluetooth receivers. Projection equipment would include electrically operated high-definition format projection screens, laser video projectors to eliminate lamp changes and reduce maintenance, and HDMI input plates at the stage to eliminate cables draped across the stage floors.

Rear projection should be considered on stages that will permit it.

In our opinion, repairs and replacements for some of the schools should be prioritized in the following areas:

1) Theater Lighting

- a) North Mianus School / Replace autotransformer dimmers, update to LED
- b) North Street School / Replace autotransformer dimmers, update to LED
- c) Parkway School / Replace autotransformer dimmers, update to LED

2) Theater Rigging

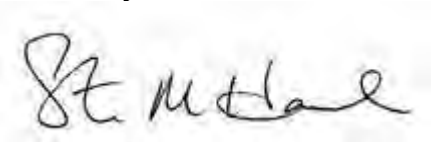
- a. Eastern Middle School / remove hemp systems and replace all rigging
- b. Western Middle School / remove hemp systems and replace all rigging
- c. Old Greenwich School / remove hemp systems and replace all rigging

3) Audio-Visual

- a) Western Middle School / Mixer damage, corrosion to rigging points
- b) Glenville School / Not operational
- c) Julian Curtiss School / Improper equipment & installation
- d) North Street School / Obsolete, incorrect installation

Following review, proposals can be generated for the schools which the school district selects as having the highest priority.

Sincerely,



Steven M Hamelin
President

Supertech, Inc.
22 North Plains Industrial Rd
STE#4
Wallingford, CT 06492
203-294-9400
supertech-inc.com