



Presentation to  
**City of Stamford**  
Long-Term Facilities Committee (LTFC)  
for  
**EDUCATIONAL FACILITY ASSESSMENTS,  
DEMOGRAPHIC STUDY & MASTER PLANNING**

February 3, 2022

# AGENDA

1. Project overview & status
2. Refresh on earlier project components
3. Planning scenarios
4. Schedule for community engagement
5. Next steps

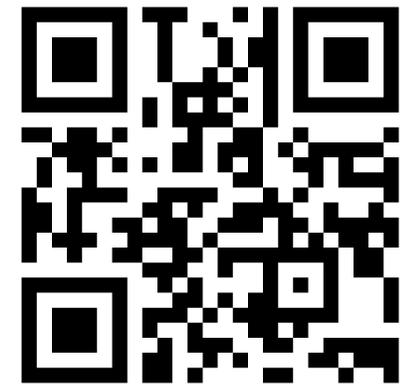


# Overview

- Presentation is rich with data
- Process has been thorough, working hand-in-hand with the Technical Advisory Committee (TAC)
  - TAC has SPS and CoS representation
- Reviewed the information with the Steering Committee
- Hold questions so the team can present the material
- Have setup a Mentimeter page for questions to be input by the audience that we'll review after the presentation and address as time allows
- SPS and CoS has performed a significant amount of work on several schools in recent years, which is reflected in the data



 **Mentimeter**

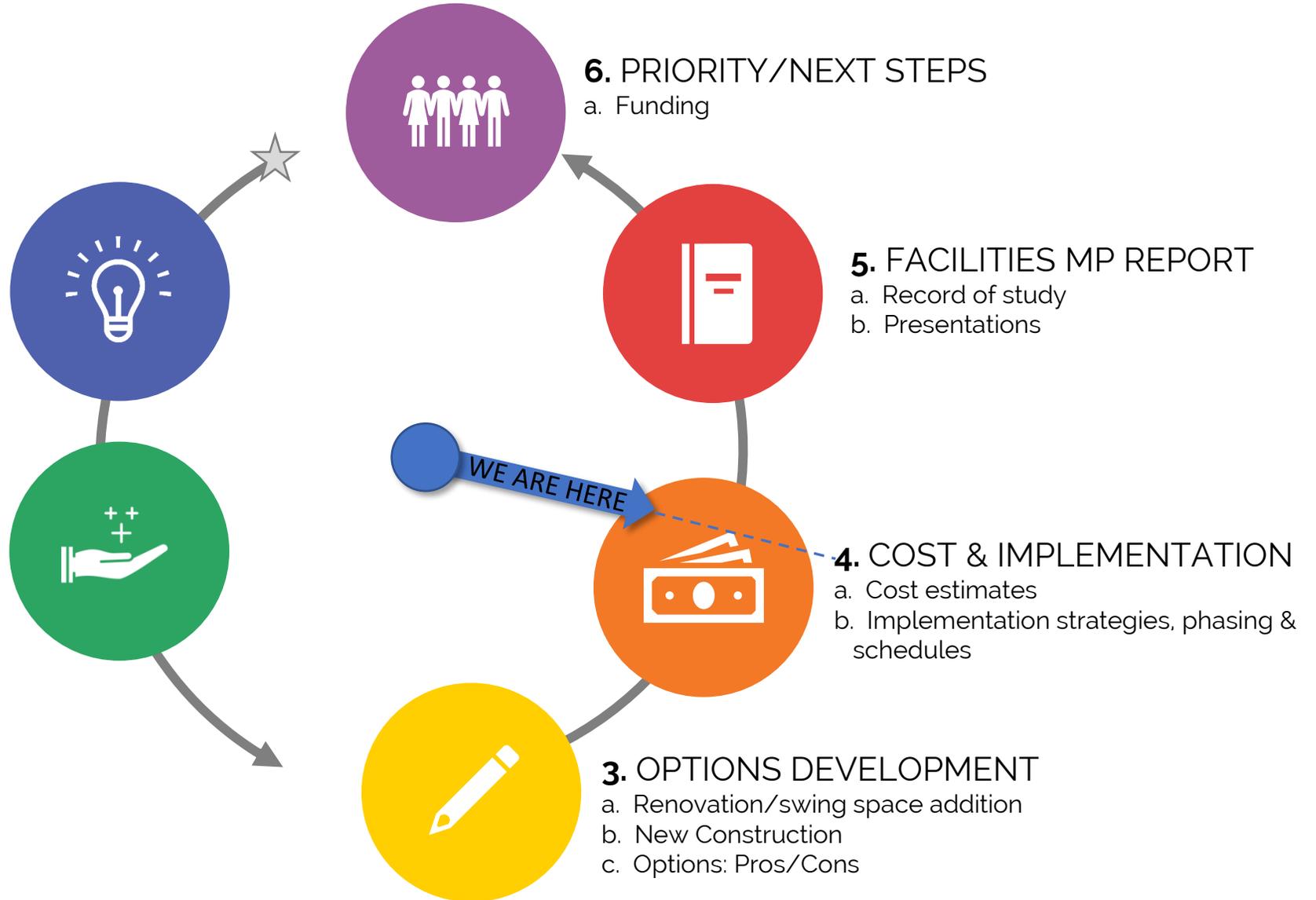


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# We Listen and Learn and then We Create - OUR PROCESS

DISCOVERY : Getting to know You

- 1. VISIONING & DATA COLLECTION**
  - Confirm key goals & objectives
  - Review existing data/reports/inventories
  - Facility condition Assessment
- 2. NEEDS ASSESSMENT**
  - Program of space requirements
  - Site planning strategies
  - Benchmarking

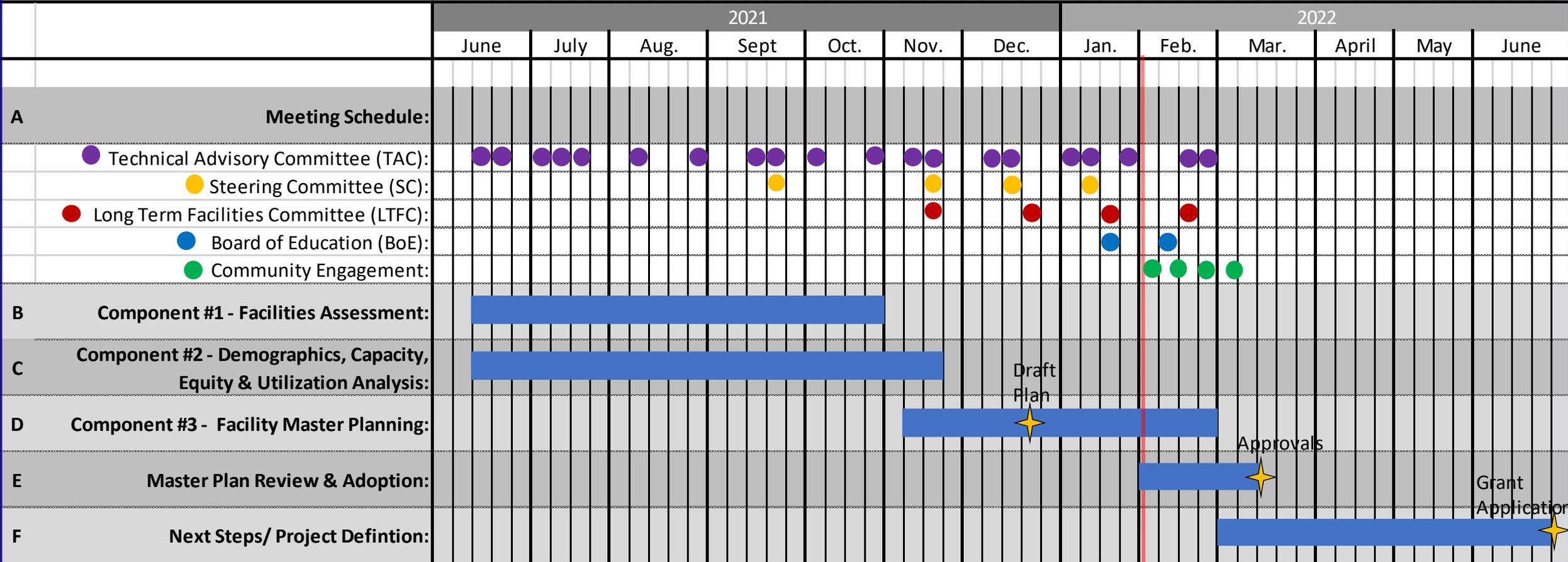


DELIVERY : Creating the Plan

# Stamford Master Plan Schedule

## STAMFORD PUBLIC SCHOOLS - EDUCATIONAL FACILITY ASSESSMENTS, DEMOGRAPHIC STUDY & MASTER PLANNING - SCHEDULE

(RFP 826)



## FACILITY CONDITION ASSESSMENT - HIGHLIGHTS



# Facility Condition Assessment Findings

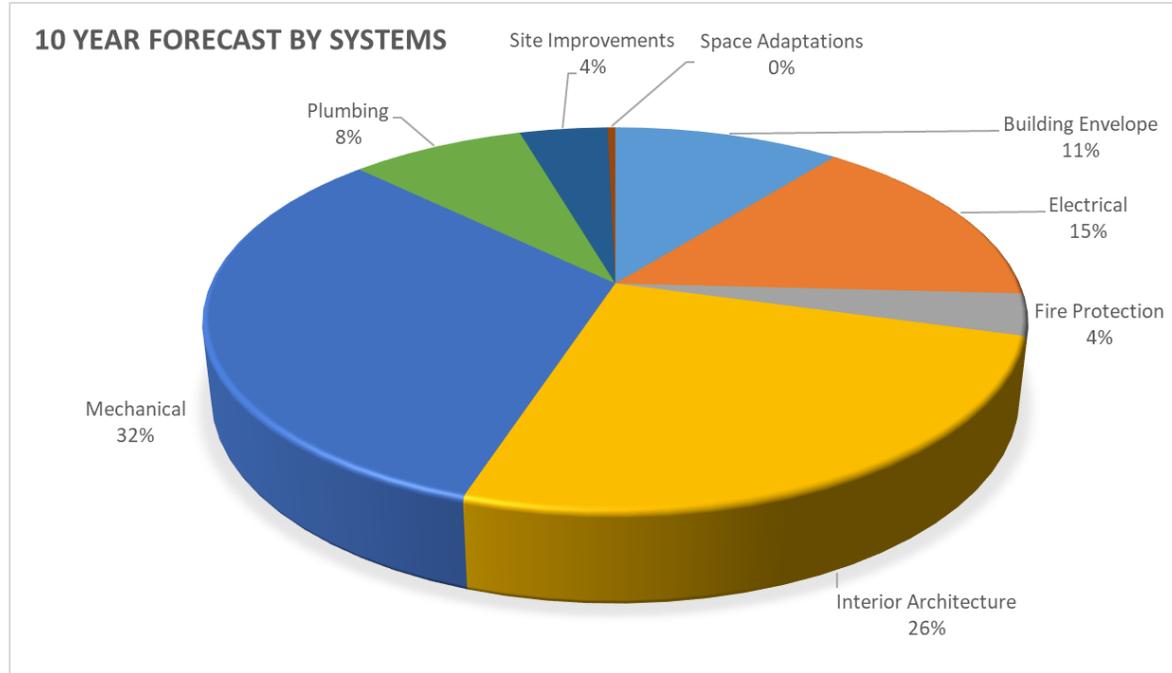
## District-Wide 10 Year Forecast by Building Systems



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

# Facility Condition Assessment Findings

## 10 Year Forecast by Building Systems



## 10 Year Forecast by Priority

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

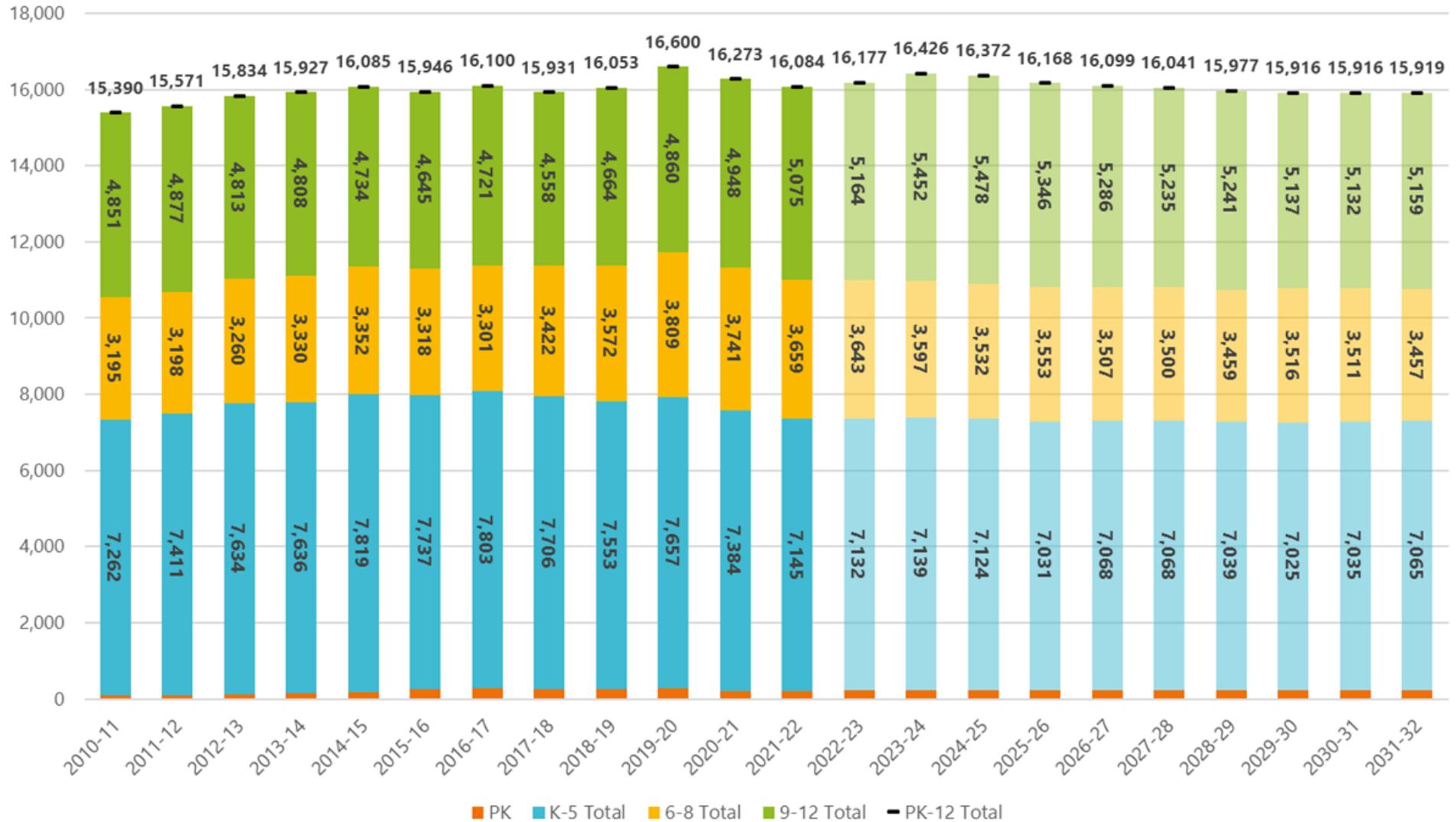
## ENROLLMENT PROJECTION & CAPACITY- OVERVIEW



# Enrollment & Demographic Study Summary



Historic & Projected PreK-12 Enrollment by Grade Level  
2010-11 to 2031-32 (Medium Scenario)



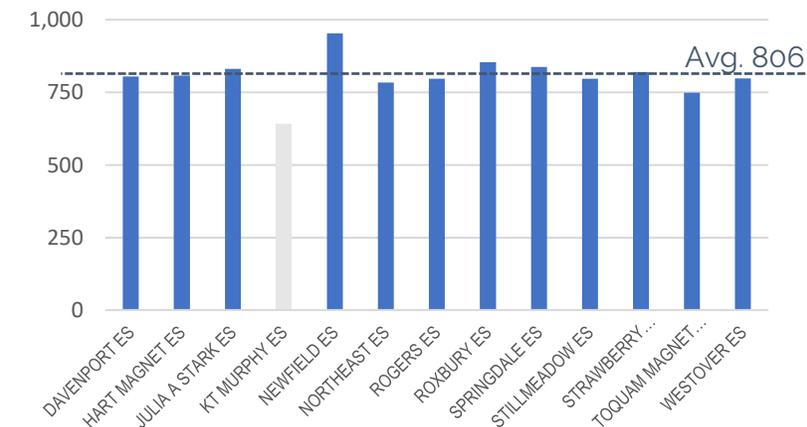
# Capacity and Utilization – Elementary Schools



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



AVG. CLASSROOM SIZE



"Current Enrollment" are October 1, 2021 enrollment values reported to SDE.

# Capacity and Utilization – Middle Schools



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

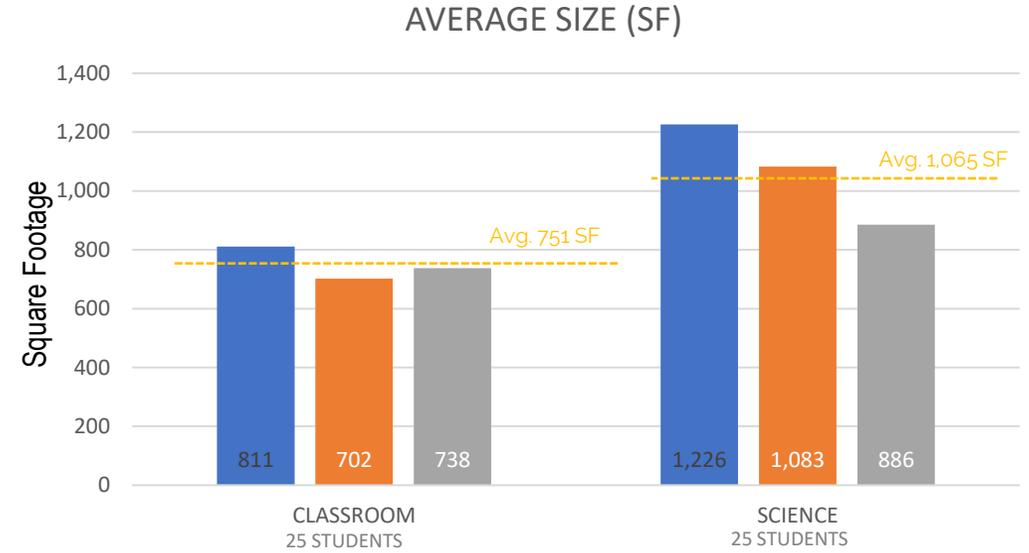
"Current Enrollment" are October 1, 2021 enrollment values reported to SDE.



# Capacity and Utilization – High Schools



- AITE HS
- STAMFORD HS
- WESTHILL HS



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



"Current Enrollment" are October 1, 2021 enrollment values reported to SDE.

# PLANNING SCENARIOS



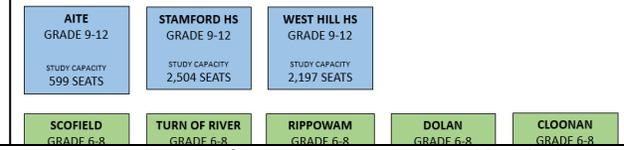
# Master Planning Framework

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

# Scenario Overview:

- The Master Planning Process entails creating a range of planning options that span the gamut from maintaining “Status Quo” to large scale aspirational changes to the system
- Each component should be viewed through the lens of educational adequacy, support of SPS educational mission and strategic plan, facility needs, and community support
- Over the last several months, through an iterative process scenarios were developed and vetted with the Technical Advisory Committee (TAC)

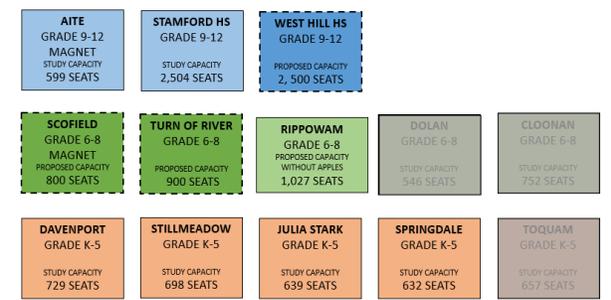
Scenario 1 – Status Quo Address Deferred Maintenance/ Capital Renewal



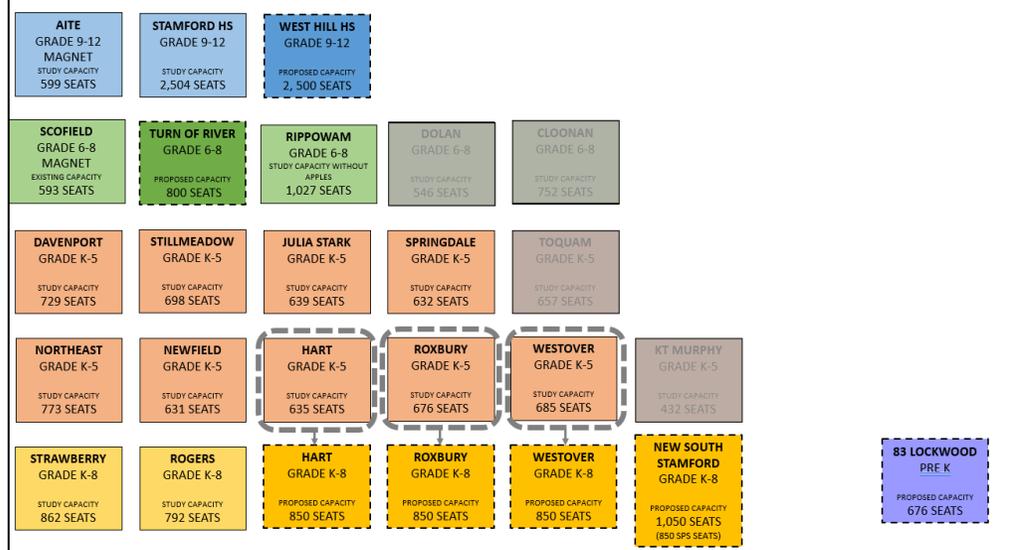
Scenario 2 – Status Quo Deferred Maintenance/Capital Renewal + Westhill HS & Early Learning Center



Scenario 3 – 20 School Alignment: Close 4, Build 2



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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

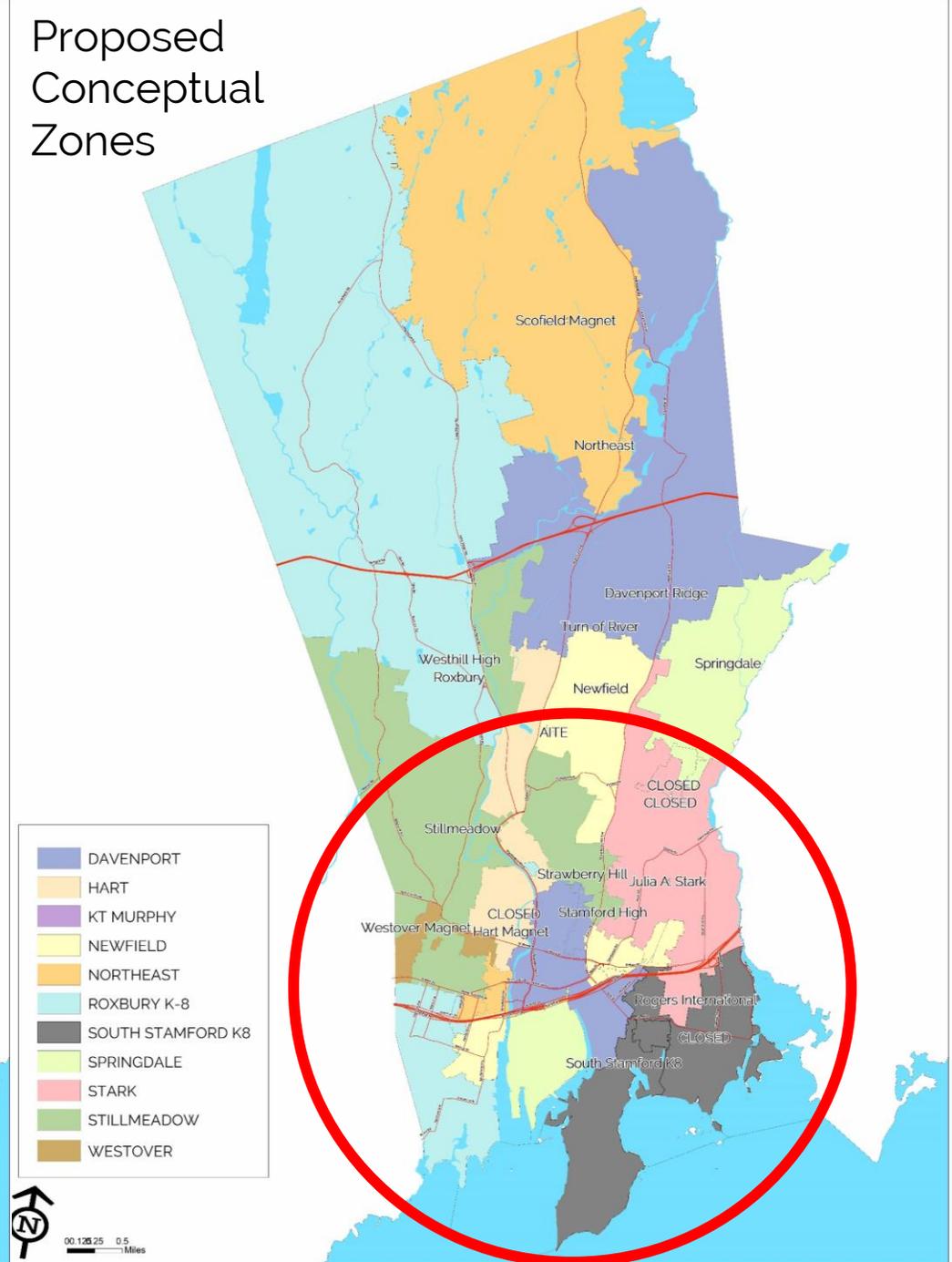
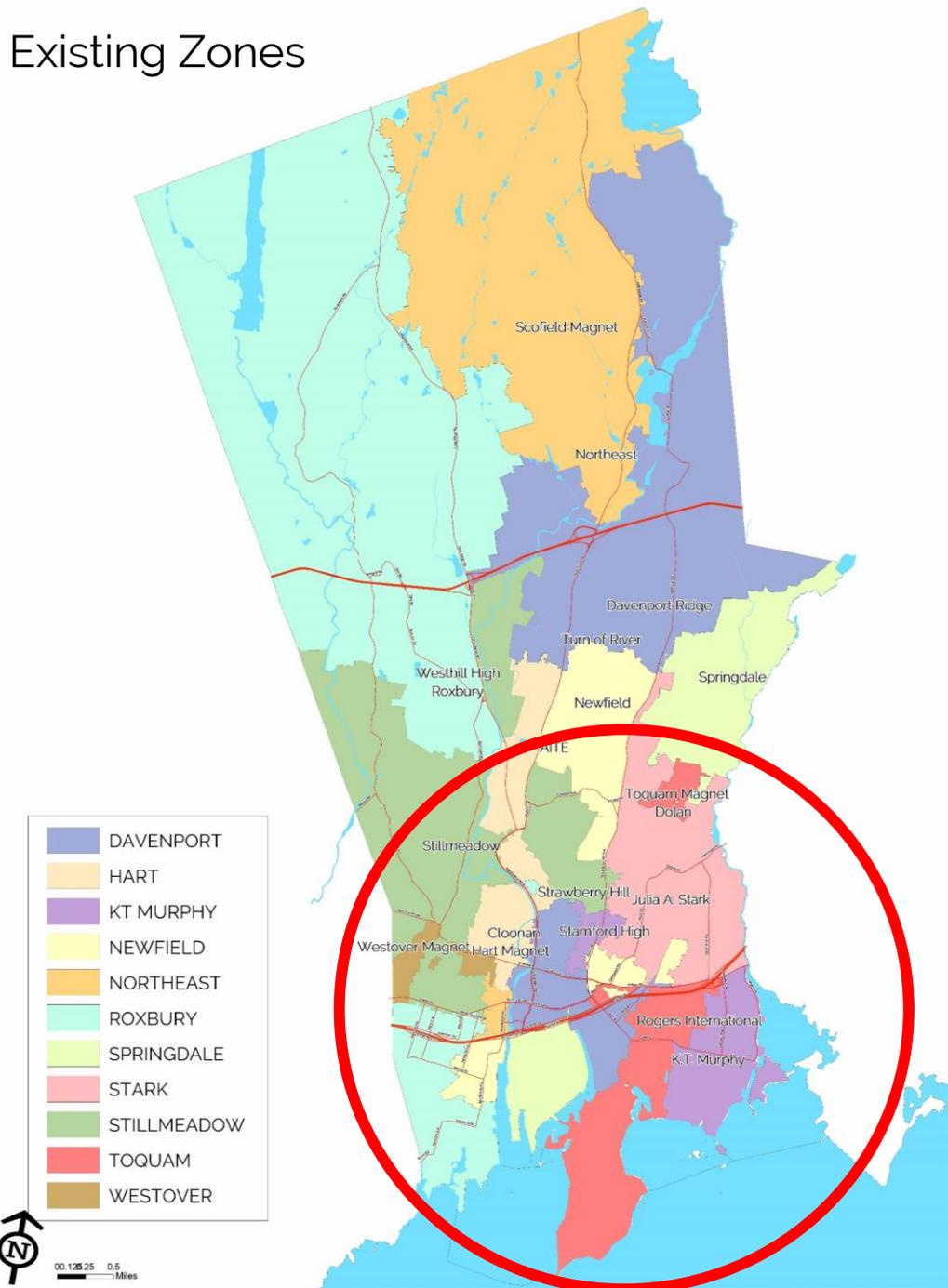
**WESTOVER**  
GRADE K-8  
PROPOSED CAPACITY  
850 SEATS

**NEW SOUTH  
STAMFORD**  
GRADE K-8  
PROPOSED CAPACITY  
1,050 SEATS  
(850 SPS SEATS)

**83 LOCKWOOD**  
PRE K  
PROPOSED CAPACITY  
676 SEATS

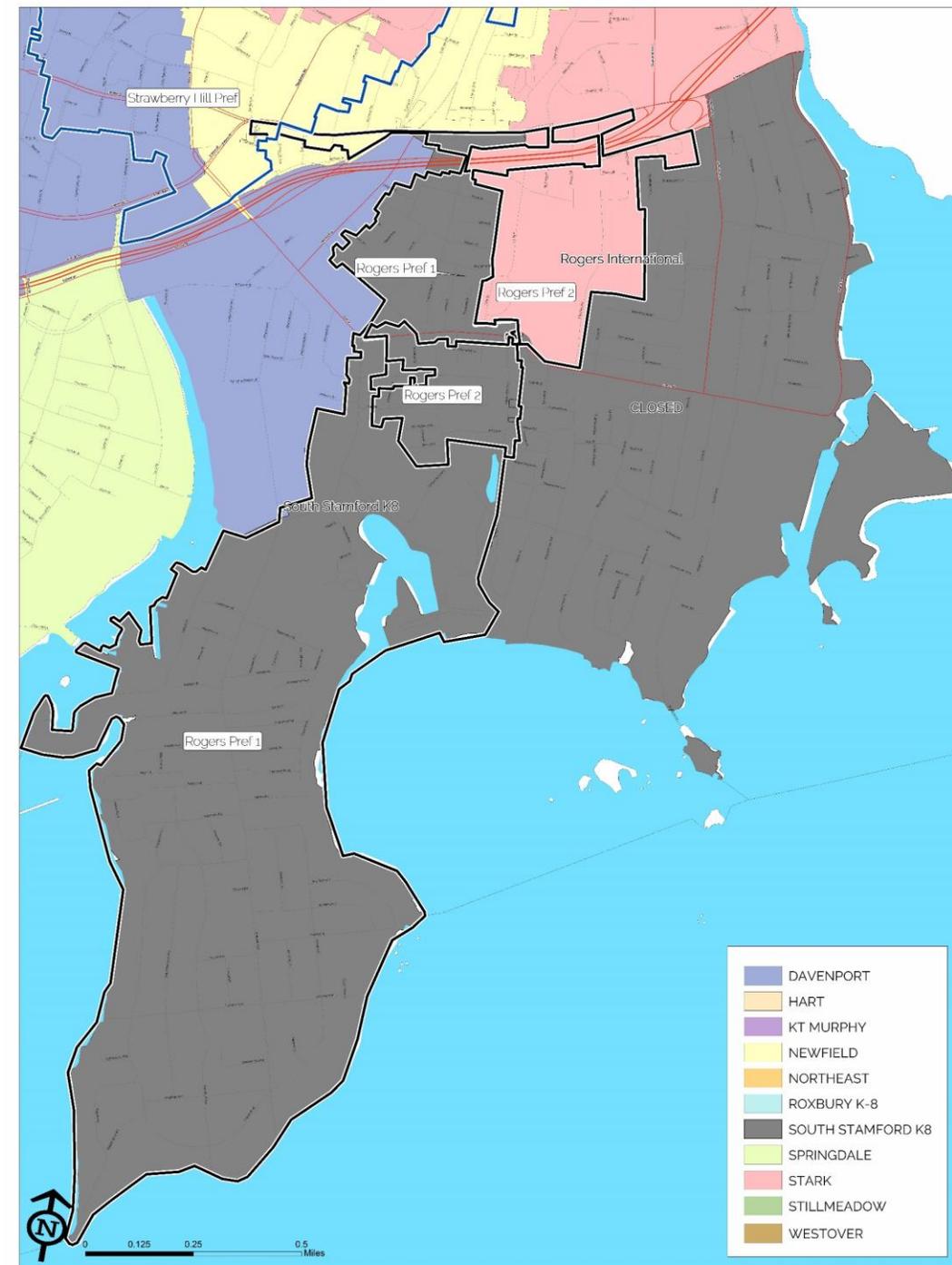
# Scenario 4 – Elementary Schools

- Numerous attendance areas were conceptually adjusted to align enrollment to proposed capacity for the new alignment of the K-5 & K-8 Elementary Schools



## Scenario 4 – “South Stamford K-8”

- Construct ~1,050 student (850 SPS) K-8 in “South Stamford” to support enrollment from Cove and Shippan Neighborhoods, close Toquam & KT Murphy
  - 25% enrollment coming from outside of Stamford.
- Conceptual Attendance Zone is shown on the map to the right.
- Toquam re-assigned to the following zones:
  - New South Stamford K8
  - Stark (northern half of Rogers Pref #2)
  - Newfield
- Requires increased attendance at Rogers: 50-55% of Toquam Students in Roger Pref. Zone #1 will attend Rogers to reduce the enrollment at the new K-8



# Scenario 4 – Elementary Schools

- Enrollment reflects a “snapshot in time” for the elementary component of the K-5 and K-8 schools and are based on Scenario 4 conceptual boundaries
- Scenario 4 yields an elementary utilization of ~93%
- All schools well utilized with utilization ranging from just under 80% to the enrollment target of 100%
- Still a slight seat deficit in South Stamford (KT and TOQ) with Rogers at 98% and South Stamford Magnet at 119%. Could be mitigated by targeted draw from K-8 magnets.

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

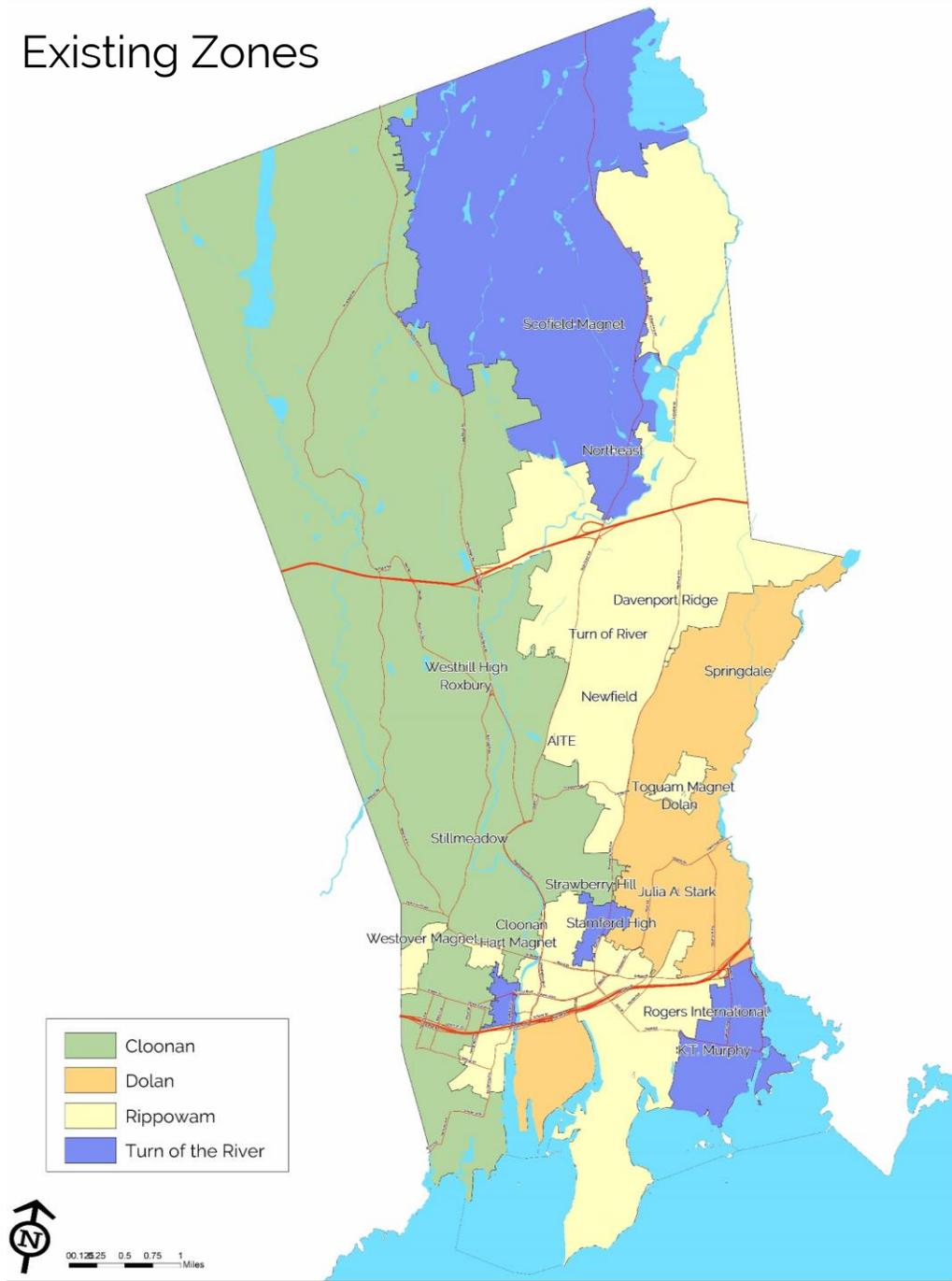
*\*Note K-5 totals slightly different than district totals due to out of district and outplacement*

*All students in existing magnet programs were left in place, however, all other outplaced students were returned to their zone of residence. Also, assumes 50%-55% of TOQ students in Roger Pref. #1 go to Rogers.*

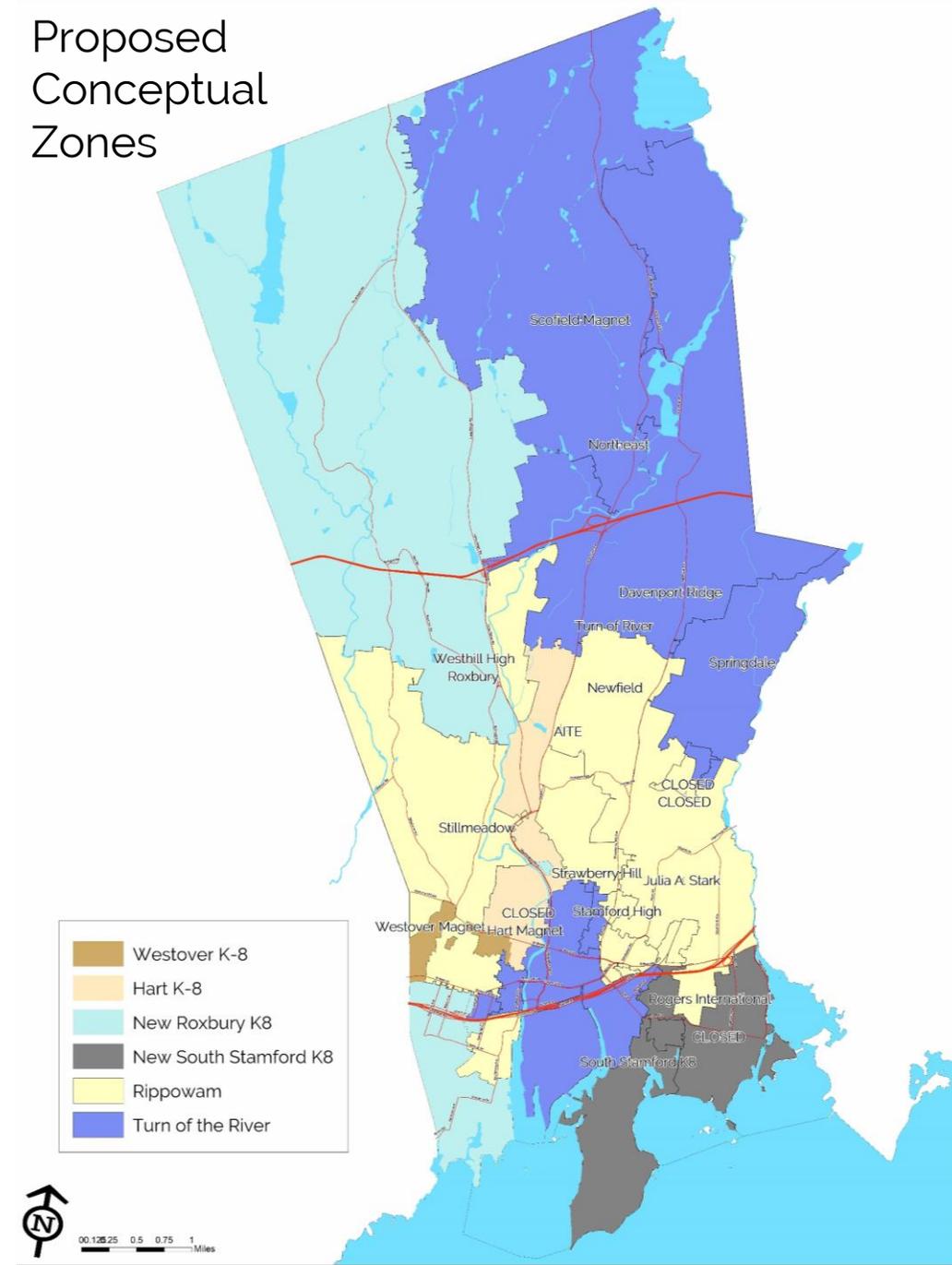
# Scenario 4 – Middle Schools

- Numerous attendance areas were conceptually adjusted to align enrollment to proposed capacity for new alignment of the 6-8 & K-8 Schools

Existing Zones



Proposed Conceptual Zones



# Scenario 4 – Middle Schools

- Proposed Middle School Alignment consist of:
  - 2 Comprehensive MS – TOR at 800 students & Rippowam at 900 students
  - Scofield 6-8 Magnet at 600 students
  - 1 Neighborhood K8 at Roxbury
  - 3 Interdistrict K8 Magnets at Rogers, SH, and new South Stamford school
  - 2 Intradistrict K8 Magnets at Westover & Hart
- Based on conceptual attendance zones only, Turn of River enrollment was 950 and Rippowam at 875. Requires balancing through Strawberry Hill (SH).
- Currently, SH preference zone feeds only ~51%, and current total percentage is skewed towards Rip (51%) vs. TOR (31%).
- Table shows changes to Strawberry Hill enrollment draw and "Rollup" of 7th and 8th grade students. Below is weighted towards TOR (75%) and Ripp (25%).
- Hart & Westover K-8 magnet expansion allows for an additional 110 and 170 magnet students to be added from outside the attendance zone

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

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

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

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

# Scenario 4 – ES & MS Summary & Diversity “Snapshot”

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

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

- Based on 2021-22 enrolment, overall Utilization improved to 91% for the collective Elementary and Middle School facilities
  - Scenario 4 K-5 at 93% vs. 85% existing
  - Scenario 4 6-8 at 87% vs. 76% existing
- No Major Diversity shifts based on Scenario 4; schools are within roughly 5%-6% of existing. *Please note the aim of the redistricting was to balance enrollment rather than balance diversity.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**NEW SOUTH  
STAMFORD**  
GRADE K-8  
PROPOSED CAPACITY  
1,050 SEATS  
(850 SPS SEATS)

**83 LOCKWOOD**  
PRE K  
PROPOSED CAPACITY  
676 SEATS

# Scenario 4 – Implementation Schedule - Overall

SCHOOL NAME	2021	PHASE I					PHASE II						
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>ELEMENTARY / K-8 SCHOOLS</b>													
Davenport		Design \$5M (25% R/I)					Grant App - 10% + 25% R/I	Design	\$10.2M in 2021, \$13M in 2030 dollars				
		Mechanicals/ Electrical supporting mech/ Limited envelope							Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site				
Hart Magnet (K-5)/ Convert to K-8 (850 seats) Intra-D Magnet							Grant App - 10% + 25% R/I	Design	\$10.2M in 2028 dollars				
									New K-8, demo existing Cloonan for new K-8 site, cost includes Cloonan demo				
Julia A Stark (K-5)		Design \$5M (25% R/I)					Grant App - 10% + 25% R/I	Design	\$13.2M in 2021, \$16.7M in 2029 dollars				
		Mechanicals/ Electrical supporting mech/ Limited envelope							Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site				
KT Murphy (K-5)									CLOSE				
Lockwood (Pre-K)		Grant App - 80%	Design	\$2M in 2021 grant app, includes escalation									
									Demo existing and new construction				
Newfield (K-5)		Design \$5M (25% R/I)					Grant App - 10% + 25% R/I	Design	\$12M in 2021, \$13.2M in 2028 dollars				
		Mechanicals/ Electrical supporting mech/ Limited envelope							Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site				
Northeast (K-5)		Design \$6M (25% R/I)					Grant App - 10% + 25% R/I	Design	\$19.5M in 2021, \$23.9M in 2028 dollars				
		Mechanicals/ Electrical supporting mech/ Limited envelope							Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site				
Rogers International									Design	\$2M in 2021, \$30 in 2030 dollars			
Roxbury (K-5)/ Convert to New Roxbury K-8 (850 seats)		Grant App - 202%	Design	\$16M in 2024 dollars									
									Extension/ Alteration - Addition to convert to K-8 Facility on Roxbury site				
Springdale (K-5)		Design \$10M (25% R/I)					Grant App - 10% + 25% R/I	Design	\$12.2M in 2021, \$16M in 2028 dollars				
		Mechanicals/ Electrical supporting mech/ Limited envelope							Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site				
Stillmeadow (K-5)		Design \$10M (25% R/I)					Grant App - 10% + 25% R/I	Design	\$13.2M in 2021, \$18.2M in 2028 dollars				
		Mechanicals/ Electrical supporting mech/ Limited envelope							Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site				
Strawberry Hill (K-8) Inter-D Magnet									Design	\$2M in 2021, \$2.8M in 2030 dollars			
									Deferred Maintenance				
Toquam Magnet (K-5)		Design \$3M (25% R/I)											
		Envelope/ Limited Mechanical (immediate needs)							CLOSE				
Westover Magnet (K-5)/ Convert to K-8 (850 seats) Intra-D Magnet									Grant App - 202%	Design	\$22M in 2021, \$30M in 2030 dollars		
									Alteration & Extension/ Addition & Renovation and conversion to K-8				
New South Stamford K8 Inter-D Magnet (1,050 Seats)		Grant App - 80%	Design	\$19.25M in 2025 dollars									
									New K-8 Facility 1,050 seats				
<b>MIDDLE SCHOOLS</b>													
Cloonan													
									CLOSE				
									Close Cloonan after Roxbury is completed, demo Cloonan to enable Hart K-8 on Cloonan site				
Dolan													
									CLOSE				
									Dolan kids move to South Stamford K8, TOR and Ripp				
Rippowam (6-8) 900 seats		Design \$5M (25% R/I)					Grant App - 202%	Design	\$5.2M in 2021, \$9.4M in 2028 dollars				
		Limited Envelope/ Limited Mechanical (immediate IAO needs)							Extension & Alteration project to 900 student 6-8 facility/ Code/ Energy				
Scotfield Magnet (6-8) Intra-D Magnet		Design \$3.6M (25% R/I)							Grant App - 10% + 25% R/I	Design	\$20M in 2031 dollars		
		Limited Mechanical (immediate IAO needs)									Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA		
Turn of River (6-8)/ Extension/ Alteration to 800 seat (6-8)		Grant App - 202%	Design	\$15.7M in 2025 dollars (phased, occupied construction)									
									Extension & Alteration project to 800 student 6-8 facility				
<b>HIGH SCHOOLS</b>													
ATE		Phase - 22 Apprd							Grant App - 10% + 25% R/I	Design	\$32.8M in 2021 dollars		
		Limited Mechanical (immediate IAO needs)											
Stamford		Grant App - 202%	Design	\$40M			Grant App - 202%	Design	\$88M in 2030 dollars				
									Site project/ Limited Interior Arch/ Limited Mechanical/ DM				
Stamford Stadium		\$1.2M, Phase 2 Apprd									Design	\$2.8M in 2032 dollars	
Westhill		Grant App - 99%	Design	\$298M in 2021 grant app, includes escalation									
									Replacement HS/ Demo existing/ Site work				
Westhill Annex (VoAg)									Design	\$13.2M in 2021, \$16M in 2030 dollars			
<b>ALTERNATIVE</b>													
Anchor			\$1M										
									Architectural interior upgrades				

ELEMENTARY & K-8  
MIDDLE  
HIGH  
ALT



# Scenario 4 – Implementation Schedule - Elementary

SCHOOL NAME	PHASE I						PHASE II						
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>ELEMENTARY/ K-8 SCHOOLS</b>													
<b>Davenport</b>		Design \$6M (2% R/I)					Grant App - 10% + (2% R/I)	Design	\$10.2M in 2021, \$13M in 2030 dollars				
		Mechanicals/ Electrical supporting mech/ Limited envelope						Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site					
<b>Hart Magnet (K-5)/ Convert to K-8 (850 seats) Intra-D Magnet</b>					Grant App - 19.29% + (2% R/I)	Design	\$92.6M in 2028 dollars						
					New K-8, demo existing Cloonan for new K-8 site, cost includes Cloonan demo								
<b>Julia A Stark (K-5)</b>		Design \$6M (2% R/I)					Grant App - 10% + (2% R/I)	Design	\$13.2M in 2021, \$16.7M in 2029 dollars				
		Mechanicals/ Electrical supporting mech/ Limited envelope						Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site					
<b>KT Murphy (K-5)</b>							CLOSE						
<b>Lockwood (Pre-K)</b>	Grant App - 80%	Design	\$52M in 2021 grant app, includes escalation										
		Demo existing and new construction											
<b>Newfield (K-5)</b>		Design \$6M (2% R/I)				Grant App - 19.29% + (3% R/I)	Design	\$19M in 2021, \$23.3M in 2028 dollars					
		Mechanicals/ Electrical supporting mech/ Limited envelope						Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site					
<b>Northeast (K-5)</b>		Design \$6M (2% R/I)				Grant App - 19.29% + (3% R/I)	Design	\$19.5M in 2021, \$23.9M in 2028 dollars					
		Mechanicals/ Electrical supporting mech/ Limited envelope						Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site					
<b>Rogers International</b>								Design	\$23M in 2021, \$30 in 2030 dollars				
<b>Roxbury (K-5)/ Convert to New Roxbury K-8 (850 seats)</b>		Grant App - 29.29% + (3% R/I)	Design	\$55M in 2024 dollars									
		Extension/ Alteration + Addition to convert to K-8 Facility on Roxbury site											

# Scenario 4 – Implementation Schedule - Elementary

SCHOOL NAME	2021	PHASE 1					PHASE II					2032	2033		
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031				
<b>ELEMENTARY / K-8 SCHOOLS</b>															
<b>Springdale (K-5)</b>		Design	\$10M (2% R/I)			Grant App - 10% + (2% R/I)	Design	\$12.2M in 2021, \$15M in 2028 dollars							
		Mechanicals/ Electrical supporting mech/ Limited envelope					Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site								
<b>Stillmeadow (K-5)</b>		Design	\$10M (2% R/I)			Grant App - 10% + (2% R/I)	Design	\$13.2M in 2021, \$16.2M in 2028 dollars							
		Mechanicals/ Electrical supporting mech/ Limited envelope					Modular Replacement/ Envelope balance/ Interior Arch/ Plumbing/ Electrical balance/ FA/ Site								
<b>Strawberry Hill (K-8: Inter-D Magnet)</b>									Design	\$2M in 2021, \$2.6M in 2030 dollars					
									Deferred Maintenance						
<b>Toquam Magnet (K-5)</b>		Design	\$4M (2% R/I)				CLOSE								
		Envelope/ Limited Mechanical (immediate needs)													
<b>Westover Magnet (K-5) / Convert to K-8 (850 seats): Intra-D Magnet</b>								Grant App - 29.29% + (3% R/I)	Design	\$22M in 2021, \$30M in 2030 dolaars					
									Alteration & Extension/ Addition & Renovation and conversion to K-8						
<b>New South Stamford K8: Inter-D Magnet (1,050 Seats)</b>		Grant App - 80%													
			Design	\$112.25M in 2025 dollars											
		New K-8 Facility 1,050 seats													



# Scenario 4 – Capital Funding Forecast – Framework

- Escalation built-into future implementation projects at 3.0% per year, compounded annually
- Assumes the following reimbursement rates on specific projects:
  - Westhill: 95%
  - Lockwood: 80%
  - New South Stamford K-8: 80%
- State reimbursement reflects 2022 rates:
  - Type 1 projects: 19.29% for new construction
  - Type 2 projects: 29.29 % for renovation projects
  - Type 3 projects: 10 % for deferred maintenance/ Code/ Energy/ Roofing projects
  - Rebates/ Incentives also assumed at 3% for Type 1 & 2 and 2% for Type 3 projects

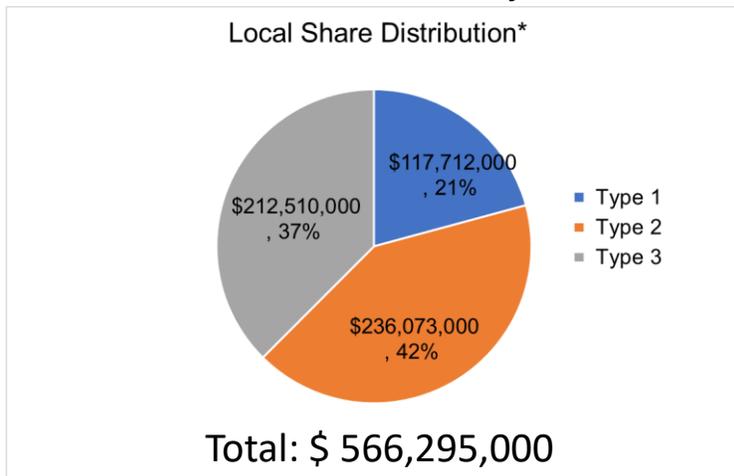
## Scenario 4 – Capital Funding Forecast – Framework (cont.)

- Applies approved City funds identified for school improvements
- Excludes:
  - Technology equipment upgrades since funded separately
  - Furniture and other loose equipment
- Cost avoidance for deferred maintenance by closing 4 schools. Avoided costs are invested in the re-structuring plan resulting in a reduced footprint district-wide and better enrollment alignment and improved utilization
  - Cloonan: \$ 44.7 M
  - Dolan: \$ 33.9 M
  - KT Murphy: \$ 21.5 M
  - Toquam: \$ 28.5 M
  - Total: \$ 128.6 M
- Tiered funding approach to present achievable options

# Scenario 4 – Capital Funding Forecast – Framework (cont.)

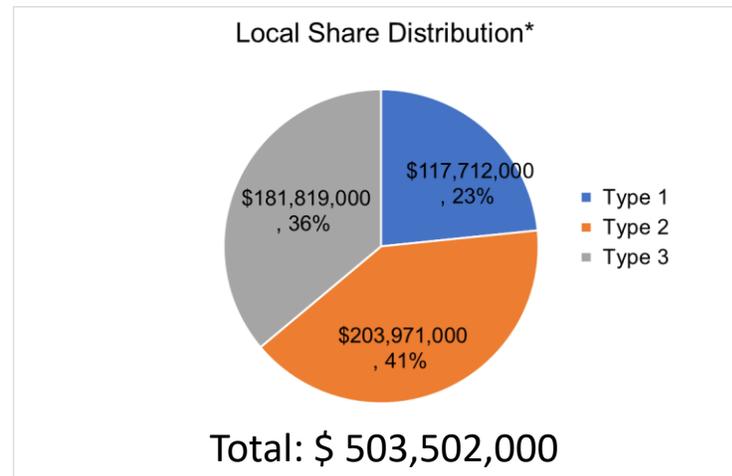
## Tier 1 (100% of FCA items):

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



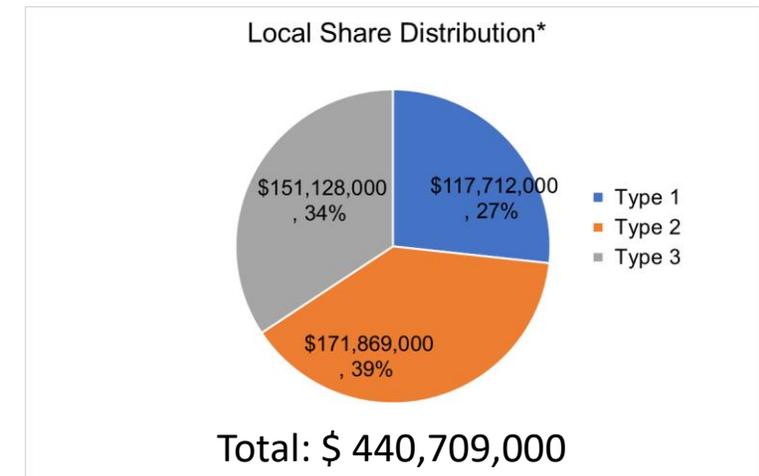
## Tier 2 (80% of FCA items):

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



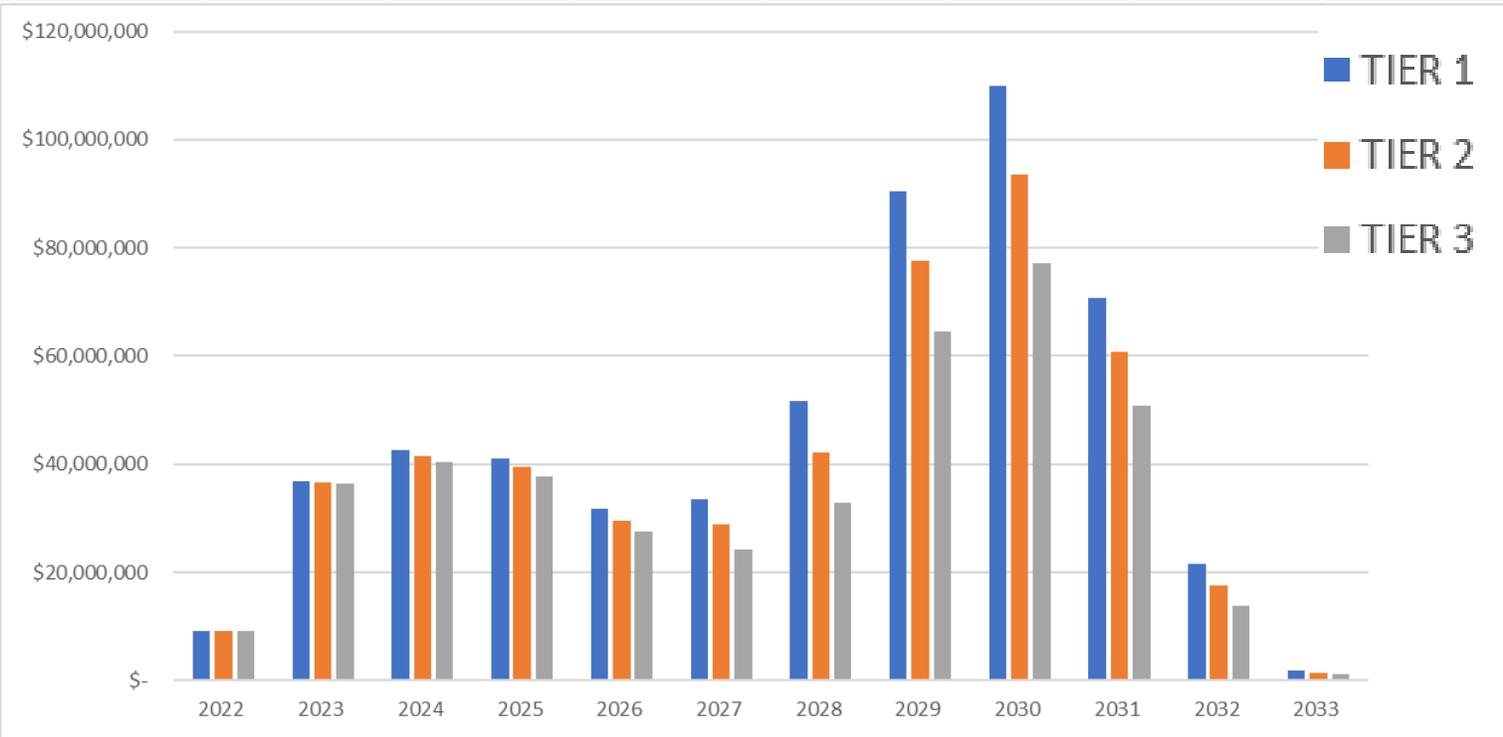
## Tier 3 (60% of FCA items):

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



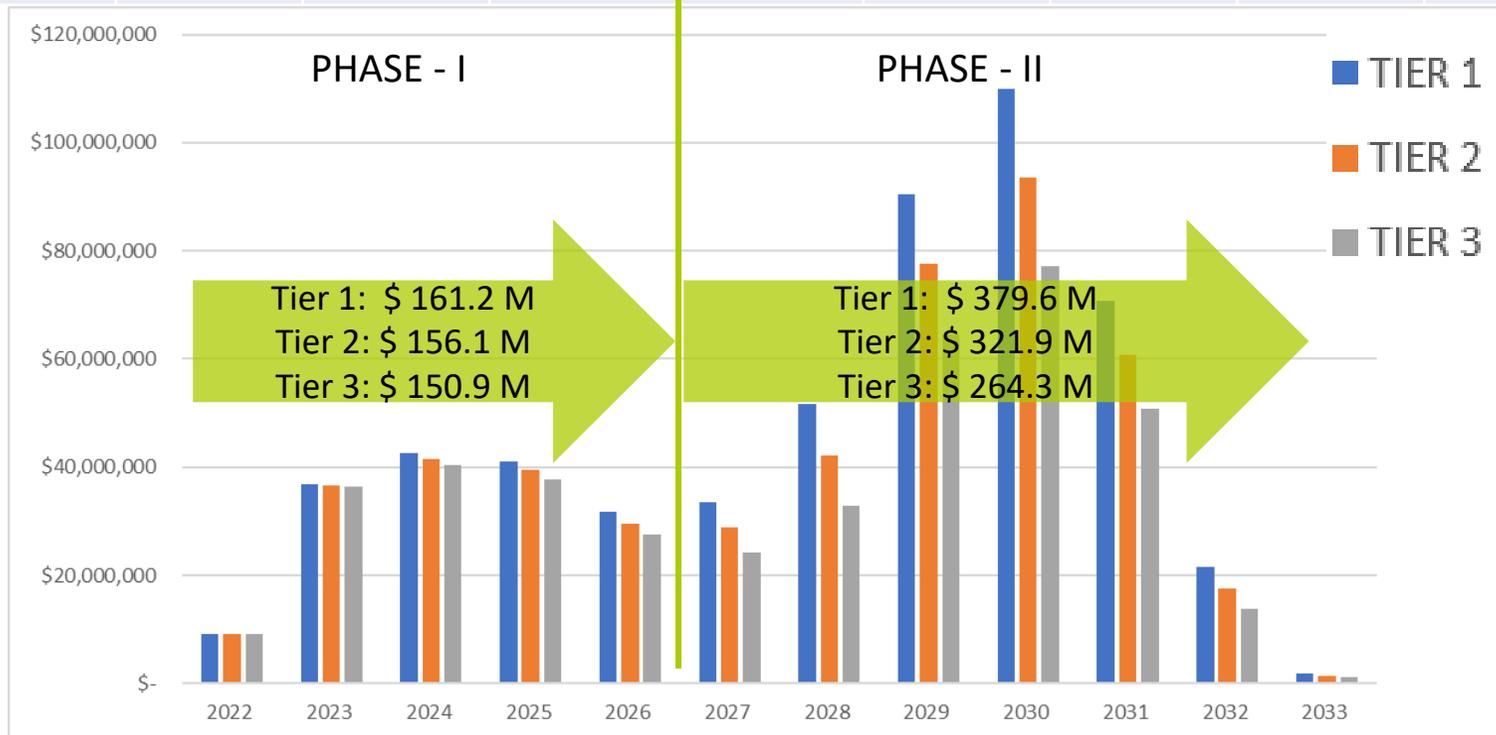
# Scenario 4 – Capital Funding Forecast – Year over Year LT Bonding

	PHASE - I					PHASE - II						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
TIER 1	\$ 9.1	\$ 36.9	\$ 42.5	\$ 41.0	\$ 31.7	\$ 33.6	\$ 51.6	\$ 90.4	\$ 109.9	\$ 70.8	\$ 21.5	\$ 1.8
TIER 2	\$ 9.1	\$ 36.6	\$ 41.4	\$ 39.4	\$ 29.6	\$ 28.9	\$ 42.2	\$ 77.5	\$ 93.5	\$ 60.8	\$ 17.6	\$ 1.4
TIER 3	\$ 9.1	\$ 36.3	\$ 40.3	\$ 37.7	\$ 27.5	\$ 24.2	\$ 32.9	\$ 64.5	\$ 77.1	\$ 50.8	\$ 13.7	\$ 1.1



# Scenario 4 – Capital Funding Forecast – Year over Year LT Bonding

	PHASE - I					PHASE - II						
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
TIER 1	\$ 9.1	\$ 36.9	\$ 42.5	\$ 41.0	\$ 31.7	\$ 33.6	\$ 51.6	\$ 90.4	\$ 109.9	\$ 70.8	\$ 21.5	\$ 1.8
TIER 2	\$ 9.1	\$ 36.6	\$ 41.4	\$ 39.4	\$ 29.6	\$ 28.9	\$ 42.2	\$ 77.5	\$ 93.5	\$ 60.8	\$ 17.6	\$ 1.4
TIER 3	\$ 9.1	\$ 36.3	\$ 40.3	\$ 37.7	\$ 27.5	\$ 24.2	\$ 32.9	\$ 64.5	\$ 77.1	\$ 50.8	\$ 13.7	\$ 1.1



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

\* Factors in application of available/ approved funds

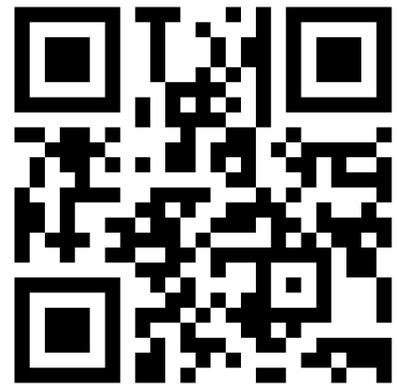
## NEXT STEPS



# Facility Master Planning – Community Engagement

- Make the 11/18/21 and 2/3/22 LTFC Meetings available:
  - Via SPS website and possibly other outlets
- Create Survey-Monkey link and post to SPS website
  - Posted in multiple languages
- Will notify families through weekly message and Remind app
- Schedule a series of community group meetings in February and early March to discuss feedback

 **Mentimeter**



SCAN QR or VISIT  
[www.menti.com](http://www.menti.com) and use  
Code 5312 8270

QUESTIONS?



 Mentimeter



SCAN QR or VISIT  
[www.menti.com](http://www.menti.com) and use  
Code 5312 8270