

**EDUCATIONAL SPECIFICATIONS FOR  
RIPPOWAM MIDDLE SCHOOL/APPLES PRE-K  
MECHANICAL IMPROVEMENT PROJECT**

**NOVEMBER 11, 2022**

**1. RATIONALE**

Rippowam Middle School was originally constructed in 1959 and the mechanical systems are mostly original to the building. Housed within Rippowam Middle School as a separate, stand-alone program is Apples Pre-K, which provides pre-K education services including integration of special needs students with the general student population.

The building mechanical systems include a large air cooled condensing unit circa 1959 which serves the Rippowam Middle School auditorium and air handlers with hot water coils that serve the Rippowam Middle School gymnasium. The Apples Pre-K gymnasium is serviced by two small air handler units with heating coils. The office and special needs support service portions of Apples Pre-K is not serviced by air handler units or roof top units.

The Facility Conditions Assessment conducted for Rippowam Middle School and Apples Pre-K as part of Long Term Facilities Master Plan in 2021 identified replacement and improvement needs for the condensing unit and air handler units. Additionally, the Facility Conditions Assessment also identified a lack of air handler units and/or roof top units serving the office and support service portion of Apples-K.

The Mechanical Improvement Project is a single phase project including equipment replacement/asset renewal and/or improvements of the following mechanical components:

- Condensing Unit that service the Rippowam Middle School Auditorium.
- Air Handler Units and Return Air Fans that service the Rippowam Middle gymnasium and Apples Pre-K gymnasiums including improvements to include units that heat, cool, and ventilate the spaces.
- Air Handler Units and/or Roof Top Units that service the Apples Pre-K office and special needs support service areas including improvements to include units that heat, cool, and ventilate the spaces.
- Installation of Building Management System controls on new equipment and components with integration of controls to the District Wide Tridium N4 system.
- Ancillary work to selectively demolish and rebuild interior finishes and exterior envelope and roofing to accommodate and complete mechanical work.

Rippowam Middle School and Apples Pre-K is earmarked for multiple projects including deferred maintenance/asset renewal and capital improvements in accordance with Stamford Public Schools Long Term Facility Master Plan. The Mechanical Improvements Project is one of the identified projects.

**2. LONG RANGE PLAN**

The district's facilities plan calls for safe environments appropriate for learning. Stamford Public Schools participates in the Connecticut Green LEAF Schools program for which there are three tenets of this program:



**EDUCATIONAL SPECIFICATIONS FOR  
RIPPOWAM MIDDLE SCHOOL/APPLES PRE-K  
MECHANICAL IMPROVEMENT PROJECT**

**NOVEMBER 11, 2022**

- Provide Effective Environmental and Sustainability Education
- Improve the Health and Wellness of Students and Staff
- Reduce Environmental Impact and Cost

To provide a facility that meets these goals, removal and replacement of the existing condensing unit and air handler units, which are past useful life, and the improvement of air handler units and/or roof top units that heat, cool, and ventilate spaces at Rippowam Middle School and Apples Pre-K is required.

**3. THE PROJECT**

The Mechanical Improvement Project includes the following components:

- Replacement of the identified air cooled condensing unit for the auditorium.
- Replacement of the identified air handler units in their entirety and improvements to air handler units and/or roof top units that heat, cool, and ventilate the Rippowam Middle School gymnasium and Apples Pre-K gymnasiums.
- Installation of air handler unit and/or roof top unit to heat, cool, and ventilate Apples Pre-K office and support services areas.
- Air balancing and commissioning of the system following installation of equipment and completion of start-up.
- Installation of Building Management System controls for the equipment and components and integration of the controls to the District Wide Tridium N4 system.
- The project will be designed to conform to all State requirements for eligibility for grant funding.
- The project will not involve land disturbance.
- The replacement of systems involves removal of the existing mechanical equipment, ductwork, grills, and vents and selective demolition of building finishes to access components.
- Asbestos abatement may be required.
- The Project will conform to the latest Energy Code, Building Code, and Fire Code.
- The Project will conform to requirements of Connecticut General Statutes Section 10-291.

Design work will begin immediately upon grant acceptance with construction schedule target of Summer 2023. However, construction will be highly dependent on equipment procurement. The Project will be conducted in Summer 2024 if equipment procurement delays prohibit Summer 2023 construction.

**4. BUILDING SYSTEMS**

- Security: Security equipment and components impacted by selective demolition to access mechanical components scheduled for replacement will be repaired and/or replaced to a finished state as part of the Project.
- Public Address: Public Address equipment and components impacted by selective demolition to access mechanical components scheduled for replacement will be repaired and/or replaced to a finished state as part of the Project.

**EDUCATIONAL SPECIFICATIONS FOR  
RIPPOWAM MIDDLE SCHOOL/APPLES PRE-K  
MECHANICAL IMPROVEMENT PROJECT**

**NOVEMBER 11, 2022**

- Technology: Technology equipment and components impacted by selective demolition to access mechanical components scheduled for replacement will be repaired and/or replaced to a finished state as part of the Project.
- Phone Systems: Phone System equipment and components impacted by selective demolition to access mechanical components scheduled for replacement will be repaired and/or replaced to a finished state as part of the Project.
- Clocks: Clock equipment and components impacted by selective demolition to access mechanical components scheduled for replacement will be repaired and/or replaced to a finished state as part of the Project.

**5. INTERIOR BUILDING ENVIRONMENT**

- Acoustics: Mechanical components scheduled for replacement shall be insulated and sound proofed as required by Building Code as part of the Project.
- Ceilings and Walls: Ceilings and walls impacted by selective demolition to access mechanical components scheduled for replacement will be repaired and/or replaced to a finished state as part of the Project.
- Lighting: Lighting impacted by selective demolition to access mechanical components scheduled for replacement will be repaired and/or replaced to a finished state as part of the Project.
- HVAC: Mechanical components scheduled for replacement shall be replaced with components meeting latest Energy Code, Building Code, and Fire Code as well as requirements of Connecticut General Statutes Section 10-291.
- Plumbing: Plumbing equipment and components impacted by selective demolition to access mechanical components scheduled for replacement will be repaired and/or replaced to a finished state as part of the Project.
- Windows and Doors: N/A

**6. SITE DEVELOPMENT**

- Site Acquisition: N/A
- Parking: N/A
- Drives: N/A
- Walkways: N/A
- Outdoor Athletic Facilities: N/A
- Landscaping: N/A
- Site Improvements: N/A

**7. CONSTRUCTION BONUS REQUESTS**

Not Applicable.

**EDUCATIONAL SPECIFICATIONS FOR  
RIPPOWAM MIDDLE SCHOOL/APPLES PRE-K  
MECHANICAL IMPROVEMENT PROJECT**

**NOVEMBER 11, 2022**

**8. COMMUNITY USES**

Rippowam Middle School is designed to accommodate community uses after school hours and on weekends, throughout the school year and in the summer. There is no space in the school that is not dedicated to student use during school hours. Community uses of the facility include, but are not limited to, before and after-school programming, and community use of the buildings and grounds during non-school hours.

[BOARD OF FINANCE]

**RESOLUTION NO. \_\_\_\_\_  
AMENDING THE CAPITAL BUDGET FOR FISCAL YEAR 2022-2023 BY ADDING  
AN APPROPRIATION OF \$4,000,000 FOR THE RIPPOWAM MECHANICAL  
IMPROVEMENTS PROJECT AND AUTHORIZING \$1,600,000 GENERAL  
OBLIGATION BONDS OF THE CITY TO MEET SAID APPROPRIATION**

WHEREAS, the Board of Finance of the City of Stamford, Connecticut (the “City”) approved and transmitted the Capital Budget for Fiscal Year 2022-2023 to the Board of Representatives of the City, which Board of Representatives approved Resolution No. 4135 on May 3, 2022 (the “Prior Resolution”), which resolution authorizes general obligation bonds to be issued to finance a portion of the approved capital budget project appropriations (the “Capital Budget Projects”);

WHEREAS, the Board of Representatives and the Board of Finance of the City desire to amend such capital budget and the Prior Resolution to increase the amount of the appropriation by \$4,000,000 for the replacement and improvement needs for the condensing units and air handler units (the “Rippowam Mechanical Improvements Project”), at Rippowam Middle School 381 High Ridge Road, Stamford, CT Project No. [REDACTED]; and

WHEREAS, the City desires to amend the Prior Resolution to increase the amount of general obligation bonds by \$1,600,000 to finance the Capital Budget Projects;

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF FINANCE OF THE CITY OF STAMFORD:**

The Capital Budget of the City for the fiscal year 2022-2023 is hereby amended to increase the appropriation in the amount of \$4,000,000 for the following Capital Budget Project:

<u>Project Number</u>	<u>Project Name</u>	<u>Total Supplemental Capital Request</u>
[REDACTED]	Rippowam Mechanical Improvements Project	\$2,400,000 State
[REDACTED]	Rippowam Mechanical Improvements Project	\$1,600,000 City Bonds

**BE AND IT IS HEREBY FURTHER RESOLVED BY THE BOARD OF FINANCE OF THE CITY OF STAMFORD AS FOLLOWS:**

**Section 1.** To meet the portion of the above capital budget appropriation for the Rippowam Mechanical Improvements Project to be met from the issuance of bonds, \$1,600,000 general obligation bonds are authorized to be issued in one or more series, provided that the total amount of bonds to be issued shall be reduced by the Director of Administration to the amount necessary to meet the City’s share of the cost of each such appropriation determined after considering the estimated amounts of any federal and state grants-in-aid thereof, or the actual amounts thereof if ascertainable. The bonds shall be general obligations of the City and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the City are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of bonds to be issued and the manner of issue and sale shall be determined by the Board of Finance. The annual installments of principal, redemption provisions, if any, the certifying bank, registrar, transfer agent and paying agent, the date, time and other terms, details and particulars of such bonds shall be determined by the Mayor and the Director of

Administration. The bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the City, as determined by the Mayor and the Director of Administration.

**Section 2.** The City hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the “Regulations”), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in the maximum amount and for the capital items described herein with the proceeds of bonds, notes, or other obligations authorized to be issued by the City. Said bonds, notes or other obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The City hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Director of Administration, or designee, is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds or notes.

**Section 3.** The remaining provisions of the Prior Resolution shall be applicable to this resolution as of the date of the adoption of this resolution.

**Section 4.** The remaining provisions of the Prior Resolution are hereby ratified and confirmed.

[This resolution requires the affirmative vote of four members of the Board of Finance.]

[BOARD OF REPRESENTATIVES]

**RESOLUTION NO. \_\_\_\_\_**

**AMENDING THE CAPITAL BUDGET FOR FISCAL YEAR 2022-2023 BY ADDING AN APPROPRIATION OF \$4,000,000 FOR THE RIPPOWAM MECHANICAL IMPROVEMENTS PROJECT AND AUTHORIZING \$1,600,000 GENERAL OBLIGATION BONDS OF THE CITY TO MEET SAID APPROPRIATION; AND RESOLUTION FOR SCHOOL CONSTRUCTION GRANT**

WHEREAS, the Board of Finance of the City of Stamford, Connecticut (the “City”) approved and transmitted the Capital Budget for Fiscal Year 2022-2023 to the Board of Representatives of the City, which Board of Representatives approved Resolution No. 4135 on May 3, 2022 (the “Prior Resolution”), which resolution authorizes general obligation bonds to be issued to finance a portion of the approved capital budget project appropriations (the “Capital Budget Projects”);

WHEREAS, the Board of Representatives and the Board of Finance of the City desire to amend such capital budget and the Prior Resolution to increase the amount of the appropriation by \$4,000,000 for the replacement and improvement needs for the condensing units and air handler units (the “Rippowam Mechanical Improvements Project”), at Rippowam Middle School 381 High Ridge Road, Stamford, CT, Project No. [REDACTED]; and

WHEREAS, the City desires to amend the Prior Resolution to increase the amount of general obligation bonds by \$1,600,000 to finance the Capital Budget Projects;

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD:**

The Capital Budget of the City for the fiscal year 2022-2023 is hereby amended to increase the appropriation in the amount of \$4,000,000 for the following Capital Budget Project:

<b><u>Project Number</u></b>	<b><u>Project Name</u></b>	<b><u>Total Supplemental Capital Request</u></b>
[REDACTED]	Rippowam Mechanical Improvements Project	\$2,400,000 State
[REDACTED]	Rippowam Mechanical Improvements Project	\$1,600,000 City Bonds

**BE AND IT IS HEREBY FURTHER RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD AS FOLLOWS:**

**Section 1.** To meet the portion of the above capital budget appropriation for the Rippowam Mechanical Improvements Project to be met from the issuance of bonds, \$1,600,000 general obligation bonds are authorized to be issued in one or more series, provided that the total amount of bonds to be issued shall be reduced by the Director of Administration to the amount necessary to meet the City’s share of the cost of each such appropriation determined after considering the estimated amounts of any federal and state grants-in-aid thereof, or the actual amounts thereof if ascertainable. The bonds shall be general obligations of the City and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond

is within every debt and other limit prescribed by law, and that the full faith and credit of the City are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of bonds to be issued and the manner of issue and sale shall be determined by the Board of Finance. The annual installments of principal, redemption provisions, if any, the certifying bank, registrar, transfer agent and paying agent, the date, time and other terms, details and particulars of such bonds shall be determined by the Mayor and the Director of Administration. The bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the City, as determined by the Mayor and the Director of Administration.

**Section 2.** The City hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the “Regulations”), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in the maximum amount and for the capital items described herein with the proceeds of bonds, notes, or other obligations authorized to be issued by the City. Said bonds, notes or other obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The City hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Director of Administration, or designee, is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds or notes.

**Section 3.** The remaining provisions of the Prior Resolution shall be applicable to this resolution as of the date of the adoption of this resolution.

**Section 4.** The remaining provisions of the Prior Resolution are hereby ratified and confirmed.

**Section 5.** The Stamford Board of Education is hereby authorized to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Rippowam Mechanical Improvements Project.

**Section 6.** With respect to the Rippowam Mechanical Improvements Project, the School Building Committee members (A) submitted by the Mayor shall consist of (i) a Licensed Architect who is a resident of the City of Stamford, (ii) the City Building Inspector, (iii) the City Engineer, and (iv) a resident of the City of Stamford, and (B) which shall be subject to Board of Representatives approval and shall serve until a replacement shall have been appointed and approved by the Board of Representatives shall consist of (i) the President of the Board of Education (or designee), (ii) the Chairman of the Planning Board (or designee), (iii) the Chairman of the Board of Finance (or designee), and (iv) the President of the Board of Representatives (or designee); and any additional members as may be required by the State of Connecticut.

**Section 7.** The preparation of schematic drawings and outline specifications, and a project scope and budget for the Rippowam Mechanical Improvements Project is hereby authorized.

[This resolution requires the affirmative vote of not less than a majority of the entire membership.]