

# EDUCATIONAL SPECIFICATIONS FOR RIPPOWAM MIDDLE SCHOOL BOILER PLANT UPGRADE PROJECT

NOVEMBER 11, 2022

## 1. RATIONALE

Rippowam Middle School was originally constructed in 1959 and the mechanical systems are mostly original to the building with exception of boilers replaced circa 2000s. 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 student with the general student population. Additionally, the boiler plant at Rippowam Middle School services the Academy of Information and Technology Engineering (AITE) High School located on the campus of Rippowam Middle Schools.

The Boiler Plant Upgrade Project was a single phased project conducted to replace end of useful life boiler equipment including boilers, pumps, domestic hot water heaters, and water storage tanks with high efficiency equipment. Additional work included replacement of a dewatering pump and sewer ejector pump as well as Building Management System controls work to integrate new equipment.

## 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:

- 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, the Boiler Plant Upgrade Project was conducted in 2021.

## 3. THE PROJECT

The Boiler Plant Upgrade Project included the following components:

- Demolition of existing boilers, pumps, domestic hot water heaters, storage tanks, dewatering pump, and sewer ejector pumps.
- Installation of high efficiency boilers, variable frequency drive (VFDs) and pumps, high efficiency domestic hot water tanks, storage tanks, dewatering pump, and sewer ejector pump
- Building Management System controls and integration into the Building Specific Metasys system.
- Building Alarm System controls and integration of leak detection, gas detection, phase monitoring, and associated security alarms.
- Ancillary work to selectively demolish and rebuild interior finishes and exterior envelope and roofing to accommodate and complete mechanical work.

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- The project did not involve land disturbance.

The work was conducted in Fall 2021.

**4. BUILDING SYSTEMS**

- Security: Security equipment and components impacted by selective demolition to install mechanical components were 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 install mechanical components were repaired and/or replaced to a finished state as part of the Project.
- Technology: Technology equipment and components impacted by selective demolition to install mechanical components were 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 install mechanical components were repaired and/or replaced to a finished state as part of the Project.
- Clocks: Clock System equipment and components impacted by selective demolition to install mechanical components were repaired and/or replaced to a finished state as part of the Project.

**5. INTERIOR BUILDING ENVIRONMENT**

- Acoustics: Mechanical components installed were 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 install mechanical components were repaired and/or replaced to a finished state as part of the Project.
- Lighting: Lighting impacted by selective demolition to install mechanical components were repaired and/or replaced to a finished state as part of the Project.
- HVAC: Mechanical components installed met the 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 install mechanical components were 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

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- Outdoor Athletic Facilities: N/A
- Landscaping: N/A
- Site Improvements: N/A

**7. CONSTRUCTION BONUS REQUESTS**

Not Applicable.

**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.