

Presentation to
City of Stamford
and
Stamford Public Schools

for
CONCEPT DESIGN, ESTIMATING & GRANT APPLICATION
FOR
SOUTH K-8 SCHOOL



The S/L/A/M Collaborative

May 31, 2023

South K-8 School – Working Group

City of Stamford:

Anita Carpenter - Grants

Lou Casolo – City Engineer

Katherine LoBalbo – Director of School Construction

Domenick Tramontozzi – Senior Construction Manager

Stamford Public Schools:

Cindy Grafstein – City/BoE Joint Facilities Officer

Kevin McCarthy – Director of Facility Operations

Dr. Lori Rhodes – Deputy Superintendent

Dr. Tamu Lucero – Stamford Public Schools Superintendent

Michael Smith – BoE Director of Capital Projects

The SLAM Collaborative:

Craig DeJong – Project Manager

Patrick Gallagher – Planner

Kemp Morhardt, Principal in Charge, Project Architect

Rick Herzer – Architect

Jim Hoagland – Architect

Henry Withers – Landscape Architect

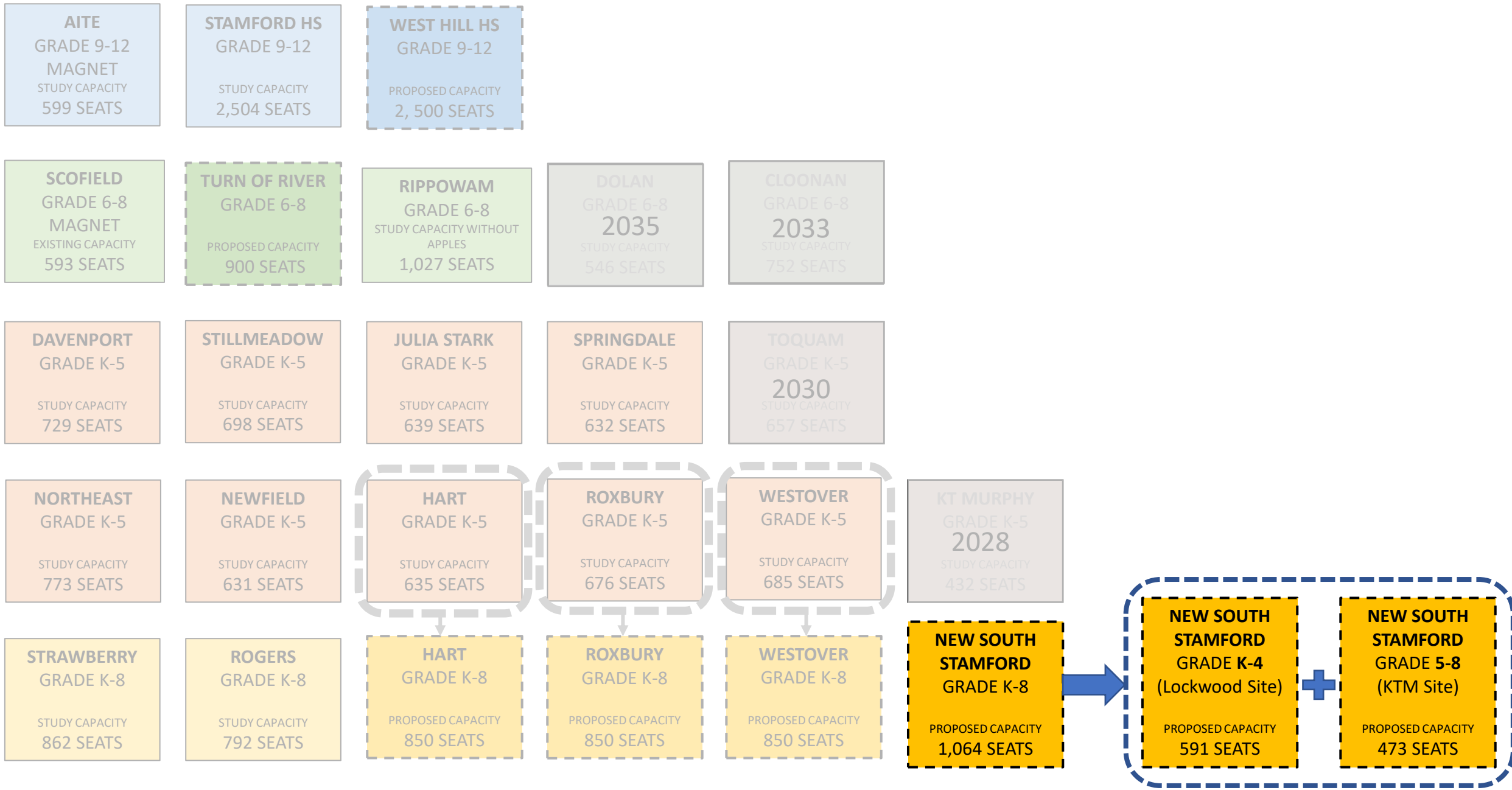
Mike Zuba - Planner



South K-8 School



Scenario 4 – OPTION 4 – 18 School Final Alignment: Close 4, Build 1 split on two sites



South K-8 School – Split Site



- 0.9 miles between sites
- Approximately 4 min drive

83 Lockwood Ave.
Lower School (K-4)
(CLC/ Domus)

19 Horton St.
Upper School (5-8)
(KT Murphy)

South K-8 School - Summary

- Submit two independent grant applications:
 - Lower School (K-4): Lockwood Ave.
 - Upper School (5-8): Horton St.
- New building construction for both sites with demolition of existing buildings
- OSCGR Allowable Areas (inside face of exterior wall):
 - Lower School (K-4): 71,629 NGSF
 - Upper School (5-8): 79,303 NGSF
- Design Enrollment K-8: 1,064 students
 - Lower School (K-4): 591
 - Upper School (5-8): 473

Stamford South K-8 School - Site Program:

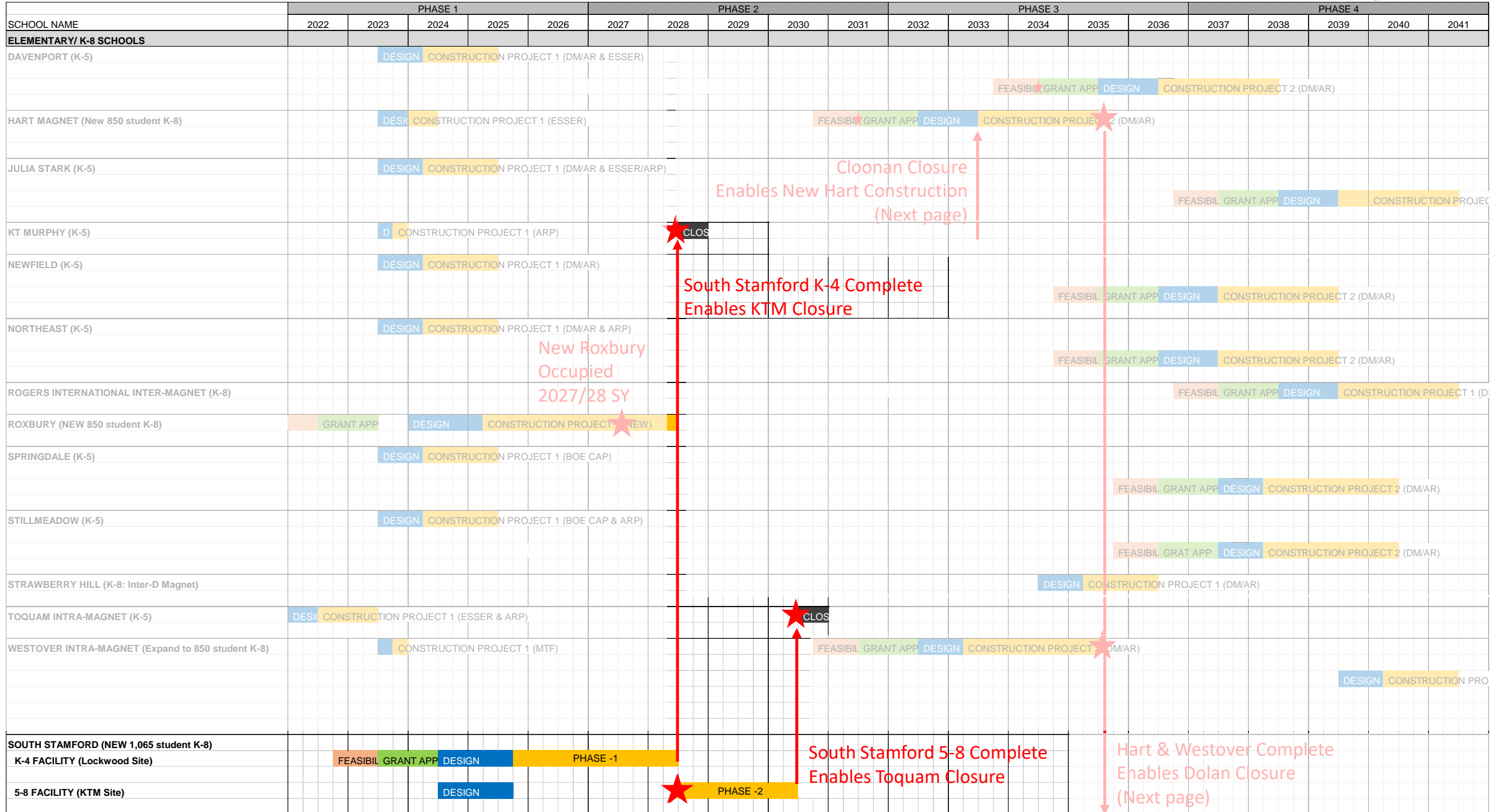
Lockwood Ave. - Lower School (K-4) :

- Parking total of 85 - 95, inclusive of:
 - 75-80 faculty & staff
 - 10-15 visitor
 - 6 handicapped included in above counts
- On-site parent drop
- On-site bus drop if possible (street side bus drop/ pickup may be an option, but less desirable)
- K-1 Playground
- 2-4 Playground
- Hardscape play area
- Outdoor PE space (small field)
- Service area with loading, trash & recycling

Horton St. - Upper School (5-8) :

- Parking total of 65-75, inclusive of:
 - 60-65 faculty & staff
 - 5-10 visitor
 - 5 handicapped included in above counts
- On-site parent drop
- On-site bus drop if possible (street side bus drop/ pickup may be an option, but less desirable)
- Hardscape play area
- Outdoor PE space (small field)
- Service area with loading, trash & recycling

Scenario 4, OPTION 4 – Implementation Schedule - Elementary



Scenario 4 – OPTION 4 – Capital Funding Forecast vs Feasibility – South K-8

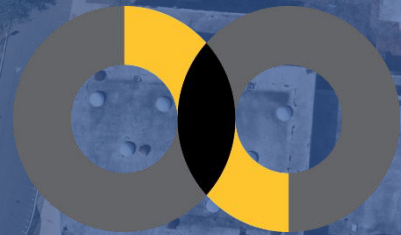
November, 2022

May, 2023

	Master Plan				Ed. Spec./ Feasibility Study/ Grant App.		
Description	Lower School (K-4)	Upper School (5-8)	Toquam Demolition		Lower School (K-4)	Upper School (5-8)	Toquam Demolition
ESTIMATED BUILDING AREA	85,000	90,000	90,500 (Existing)		75,500	82,500	90,500 (Existing)
ESTIMATED CONSTRUCTION START YEAR	2025	2028	N/A		2025	2028	2030
ESTIMATED TOTAL PROJECT COST (Q4/2025)	\$76.1 MILLION	\$85.9 MILLION	\$0		\$72.5 MILLION	\$80.0 MILLION	\$5.9 MILLION
ESTIMATED TOTAL PROJECT COST PER SQUARE FOOT:	\$895/SF	\$954/SF	N/A		\$960/SF	\$969/SF	\$65/SF
STAMFORD REIMBURSEMENT RATE:	60.0%	60.0%	N/A		60.0%	60.0%	60.0%
PROJECT EFFECTIVE REIMBURSEMENT:	58.0%	58.0%	N/A		58.5%	58.5%	58.5%
ESTIMATED STATE SHARE:	\$44.1 MILLION	\$49.9 MILLION	\$0		\$42.4 MILLION	\$44.1 MILLION	\$3.4 MILLION
ESTIMATED STAMFORD SHARE:	\$32.0 MILLION	\$36.0 MILLION	\$0		\$30.1 MILLION	\$33.2 MILLION	\$2.5 MILLION
TOTAL ESTIMATED STAMFORD SHARE:	\$68.0 MILLION				\$65.8 MILLION		

Schedule Look-ahead, key dates

- 5/9: Planning Board presentation
- 5/16: Board of Education operations comm. presentation (Ed. Spec's and Planning)
- 5/22: Board of Reps, fiscal comm. presentation
- 5/23: Board of Education regular meeting presentation (Ed. Spec. approval)
- 5/31: Board of Finance presentation
- 6/12: Full Board of Representatives meeting
- 6/28: Grant Applications complete on CT CORE System



**83 Lockwood Ave.
K-4 Building**



83 Lockwood Ave

10 YEAR FORECAST BY PRIORITY

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 21,678,000	68.4%
Medium (3 - 5 Years)	\$ 5,391,000	17.0%
Low (6 - 10 Years)	\$ 4,615,000	14.6%
Q1/2021 Dollars	\$ 31,684,000	100%

Lockwood Ave. Site Grades K-4

K-4 Site Program:

- 4.63 acres
- Parking target of 85-95, inclusive of:
 - 75-80 faculty & staff
 - 10-15 visitor
 - 6 handicapped included in above counts
- On-site parent drop
- On-site bus drop if possible (street side bus drop/ pickup is an option)
- K-1 Playground
- 2-4 Playground
- Outdoor PE space (small field)
- Service area with loading, trash & recycling

PARKING

STANDARD: 101 SPACES

ADA: 5 SPACES

TOTAL: 106 SPACES



Lockwood Ave. Site Grades K-4

- OSCGR allowable Area: 71,629 NGSF



Lockwood Ave. Site Grades K-4



Existing

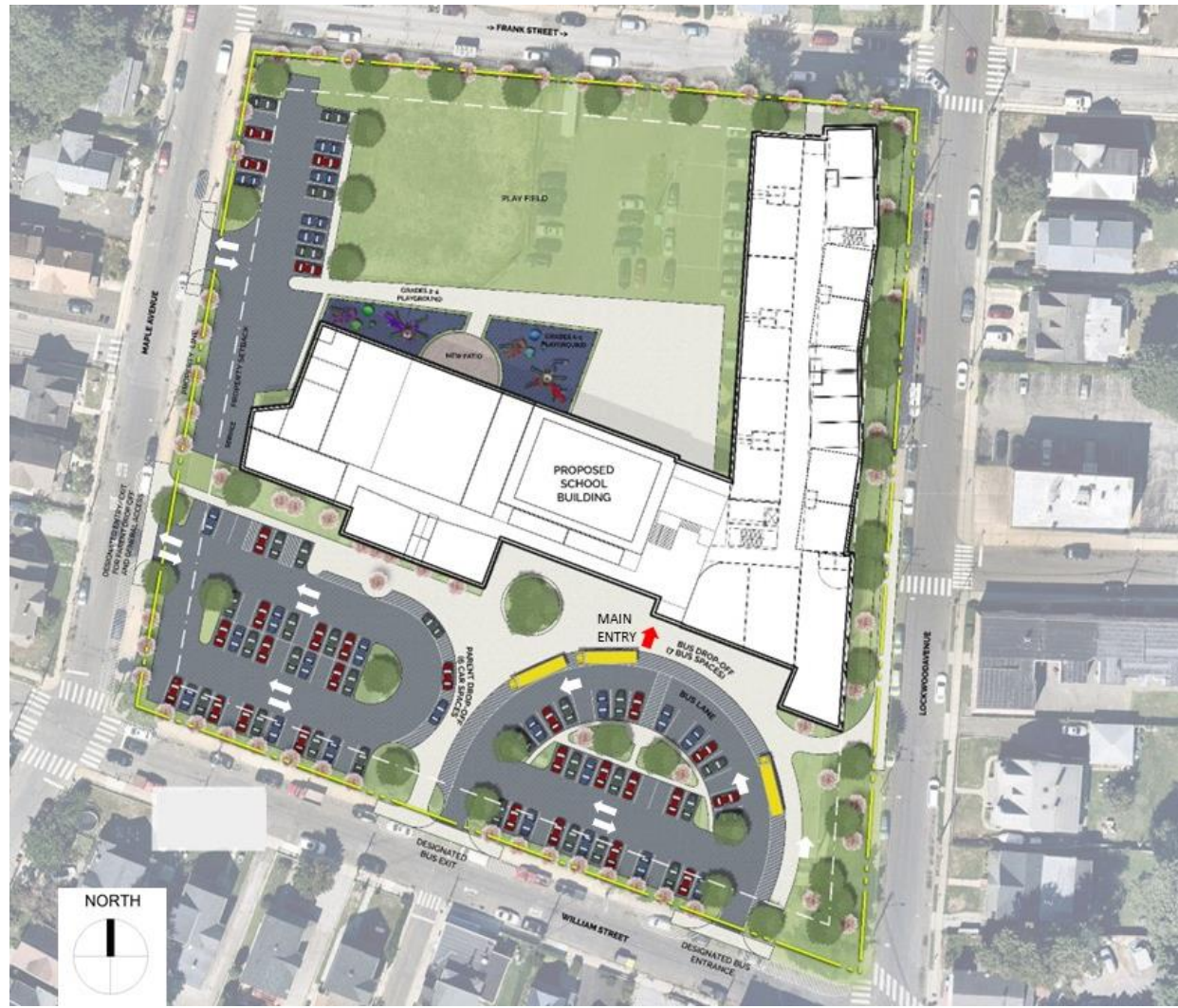


Proposed

Lockwood Ave. Site Grades K-4



Existing



Proposed

Lockwood Ave. Site Lower School (K-4)

New Lower School (K-4)	591 Students
BUILDING OPTION (GSF)	75,500
ALLOWABLE AREA FOR GRANT (NGSF)	71,629
BUILDING OPTION (NSGF)	71,629
ESTIMATED TOTAL PROJECT COST (Q4/2025)	\$72.5 MILLION
ESTIMATED TOTAL PROJECT COST PER SF	\$960/SF
ELIGIBILITY FACTOR: (71,629 / 71,629)	1.00
STAMFORD REIMBURSEMENT RATE:	60.0%
PROJECT EFFECTIVE REIMBURSEMENT ⁵	58.5%
ESTIMATED COST TO CITY	\$30.1 MILLION

Notes:

1. Includes 7.5% design contingency, 5% estimating contingency and 3% CM contingency
2. Includes escalation at 8% per year through 2024, 4% per year through bid day in Q4/2025
3. Includes 18% Owner soft costs, inclusive of 4.5% Owner's contingency and owner's representative budget
4. Includes allowances: \$1.5M for geothermal and \$1.2M for PV (70% of PV cost, balance by Grant)
5. Total project cost multiplied by the eligibility factor. Also assumes 1.5% of costs are ineligible for other reasons.



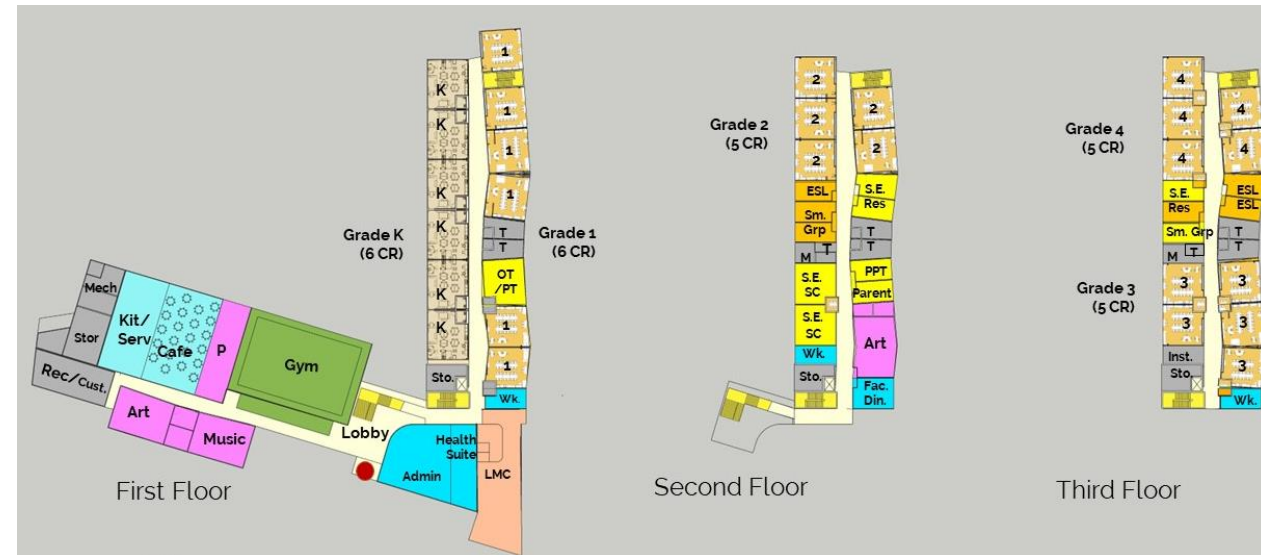
CONSIDERATIONS:

Site:

- Accommodates site program
- Separate bus and parent drop-off with common pedestrian walk to entry
- Presence on Lockwood Ave. for visitor arrival from street parking
- Media Center accessible for community use via separate entry

Building:

- Secure vestibule entry sequence
- Provides all specials on the main floor for K & 1st Gr. access
- All K & 1st Gr. classrooms in common wing
- Main stair provides immediate access to upper floors upon entry
- Common support spaces for upper grades located on 2nd floor





**19 Horton St.
5-8 Building**

Cove Road

Berge Street

Horton Street

Martin Street

Horton St. Site Grades 5-8



10 YEAR FORECAST BY PRIORITY

Priority	Extended Cost	% of Need
Immediate	\$ 1,277	0.0%
High (1 - 2 Years)	\$ 9,119,162	42.4%
Medium (3 - 5 Years)	\$ 6,063,373	28.2%
Low (6 - 10 Years)	\$ 6,304,188	29.3%
Q4/2021 Dollars	\$ 21,488,000	100%

ayers

Google

Horton St. Site Grades 5-8



Cove Beach Grill
Hamburger • S

COVE

KT Murphy
Elementary School

Family
Home

Google

26

Horton St. Site Grades 5-8

5-8 Site Program:

- 2.7 acres
- Parking target of 65-75, inclusive of:
 - 60-65 faculty & staff
 - 5-10 visitor
 - 5 handicapped included in above counts
- On-site parent drop
- On-site bus drop if possible (street side bus drop/ pickup is an option)
- Hardscape play area
- Outdoor PE space (small field)
- Service area with loading, trash & recycling

PARKING

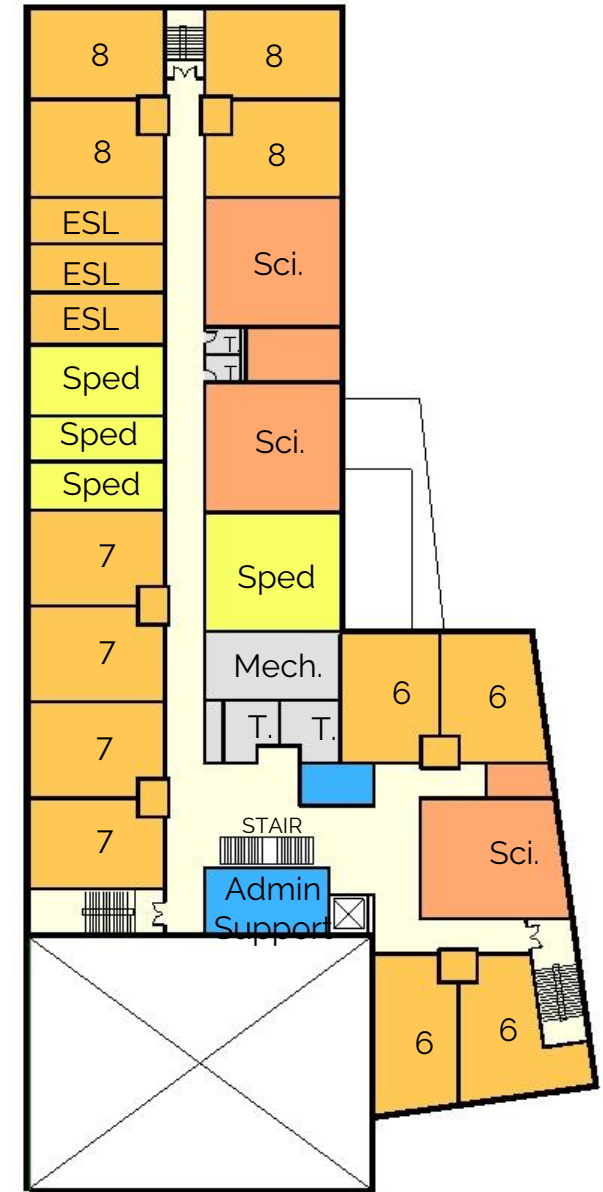
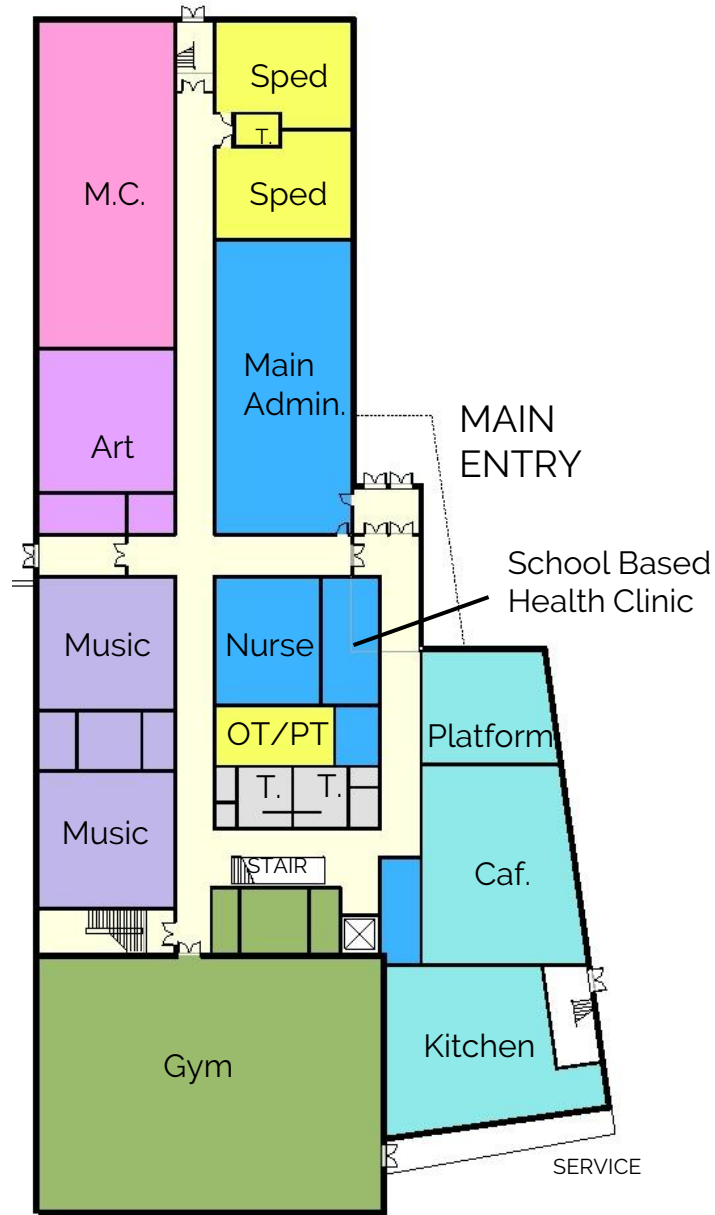
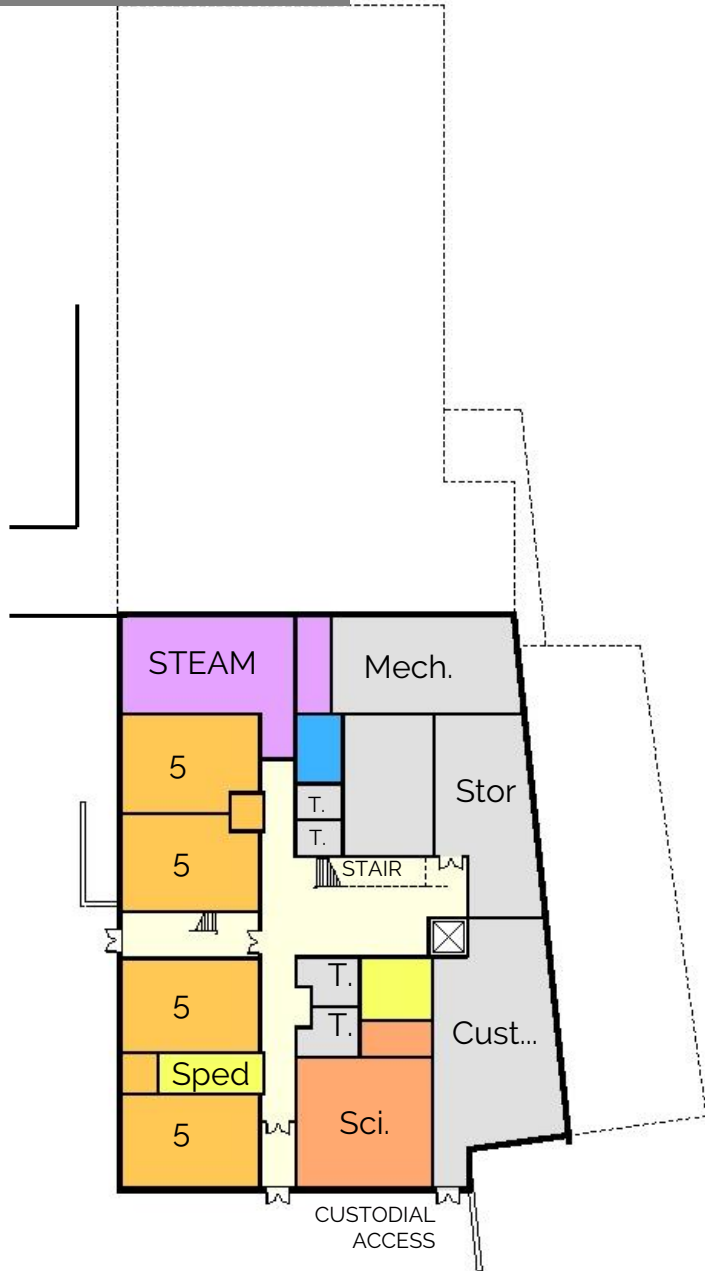
STANDARD: 75 SPACES
ADA: 4 SPACES

TOTAL: 79 SPACES



Horton St. Site Grades 5-8

- OSCGR allowable Area: 79,303 NGSF



Horton St. Site Grades 5-8



Existing

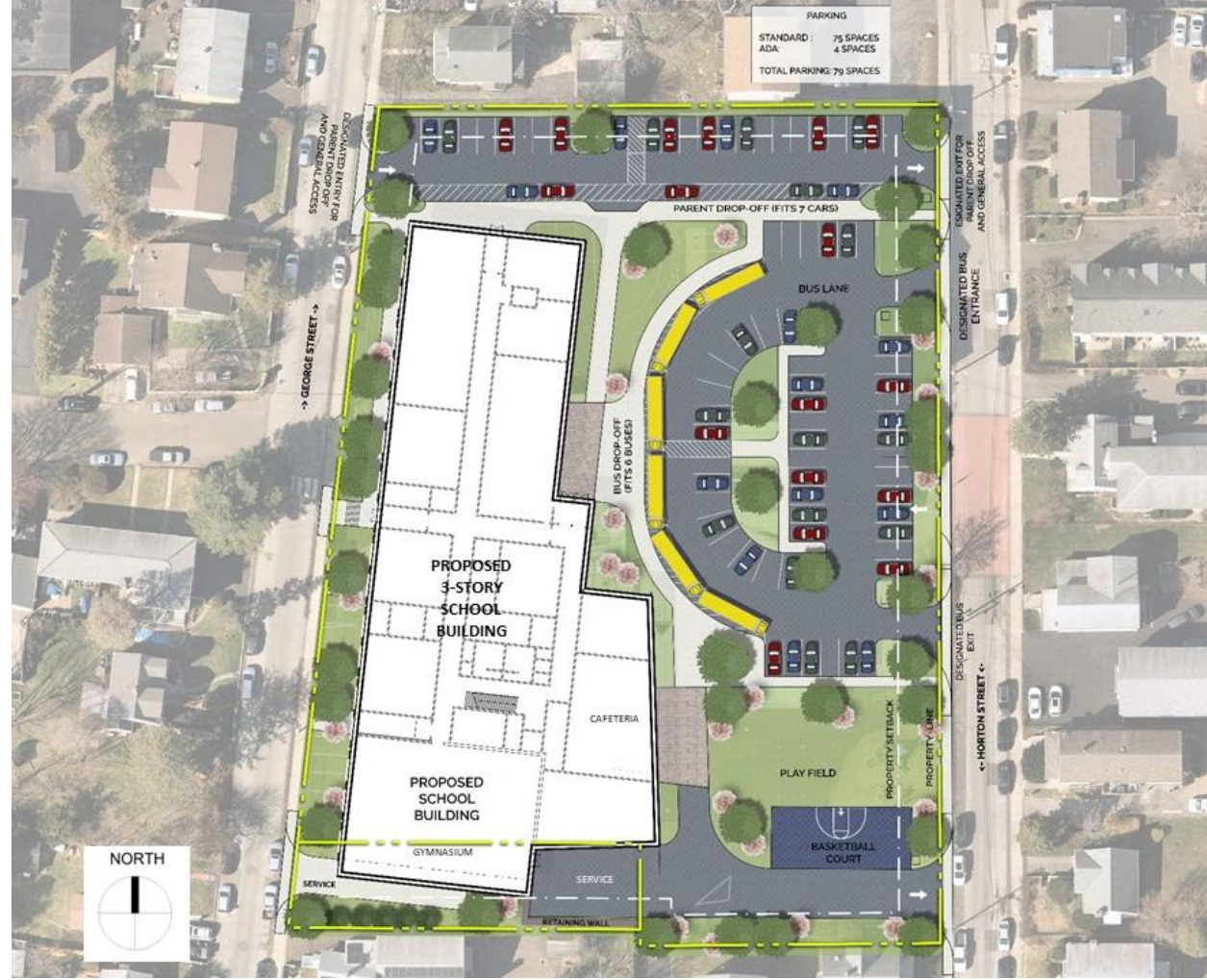


Proposed

Horton St. Site Grades 5-8



Existing



Proposed

Horton St. site Upper School (5-8)

New Upper School (5-8)	473 Students
BUILDING OPTION (GSF)	82,500
ALLOWABLE AREA FOR GRANT (NGSF)	79,303
BUILDING OPTION (NSGF)	79,000
ESTIMATED TOTAL PROJECT COST (Q3/2028)	\$80.0 MILLION
ESTIMATED TOTAL PROJECT COST PER SF	\$969/SF
ELIGIBILITY FACTOR: (79,303 / 79,000)	1.00
STAMFORD REIMBURSEMENT RATE:	60.0%
PROJECT EFFECTIVE REIMBURSEMENT ⁵	58.5%
ESTIMATED COST TO CITY	\$33.2 MILLION

Notes:

1. Includes 7.5% design contingency, 5% estimating contingency and 3% CM contingency
2. Includes escalation at 8% per year through 2024, 4% per year through bid day in Q2/2028
3. Includes 18% Owner soft costs, inclusive of 4.5% Owner contingency and owner's representative budget
4. Includes allowances: \$1.5M for geothermal and \$1.0M for PV (70% of PV cost, balance by Grant)
5. Total project cost multiplied by the eligibility factor. Also assumes 1.5% of costs are ineligible for other reasons

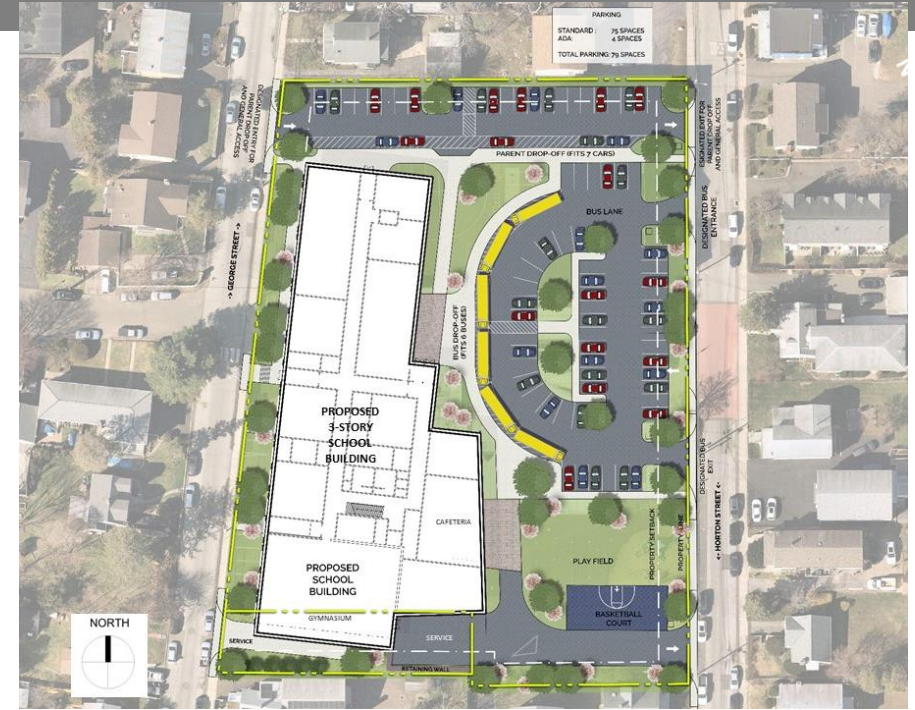
CONSIDERATIONS:

Site:

- Utilize site topography for building to maximize site area
- Accommodates site program
- Playgrounds sheltered by the building
- Separate bus and parent drop-off with common pedestrian walk to entry
- Presence on Horton St. for visitor arrival from street parking
- Entry point from George St. for students as well as staff (controlled)

Building:

- Secure vestibule entry sequence
- Provides all specials on the main floor
- 5th Gr. Academy separate from 6-8 grades

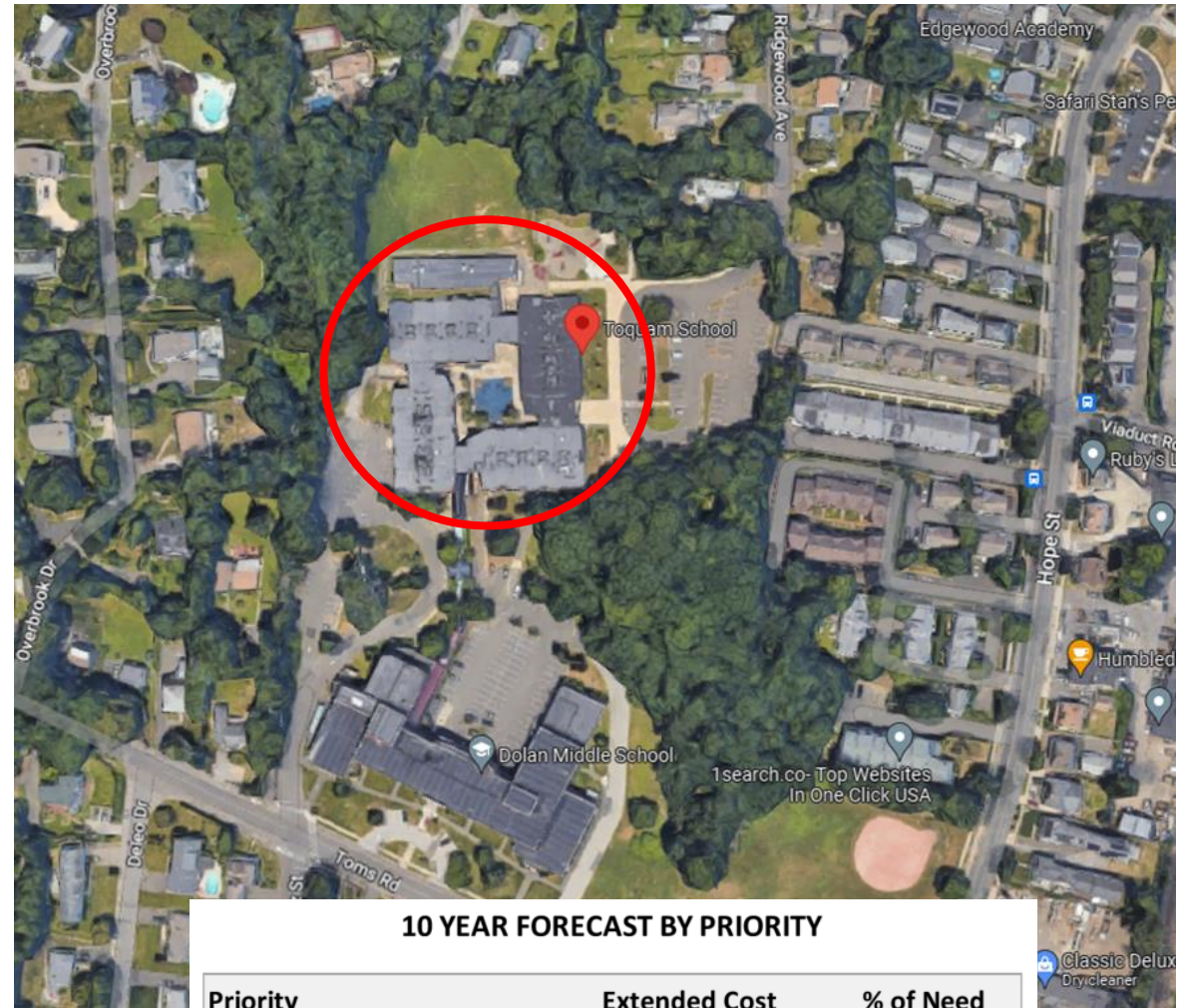


Toquam Elementary School - DEMOLITION

Existing Toquam ES (K-5)	
BUILDING (GSF)	90,500
ALLOWABLE AREA FOR GRANT (NGSF)	N/A
BUILDING OPTION (NSGF)	N/A
ESTIMATED TOTAL PROJECT COST (Q3/2030)	\$5.9 MILLION
ESTIMATED TOTAL PROJECT COST PER SF	\$65/SF
ELIGIBILITY FACTOR:	1.00
STAMFORD REIMBURSEMENT RATE:	60.0%
PROJECT EFFECTIVE REIMBURSEMENT ⁵	58.5%
ESTIMATED COST TO CITY	\$2.5 MILLION

Notes:

1. Includes 3% CM contingency
2. Includes escalation at 8% per year through 2024, 4% per year through bid day in Q3/2030
3. Includes 12% Owner soft costs, inclusive of 4.5% Owner contingency
4. Total project cost multiplied by the eligibility factor. Also assumes 1.5% of costs are ineligible for other reasons



10 YEAR FORECAST BY PRIORITY

Priority	Extended Cost	% of Need
Immediate	\$ 899,999	3.2%
High (1 - 2 Years)	\$ 17,148,960	60.3%
Medium (3 - 5 Years)	\$ 5,527,884	19.4%
Low (6 - 10 Years)	\$ 4,861,157	17.1%
Q4/2021 Dollars	\$ 28,438,000	100%

Lockwood Ave. Site

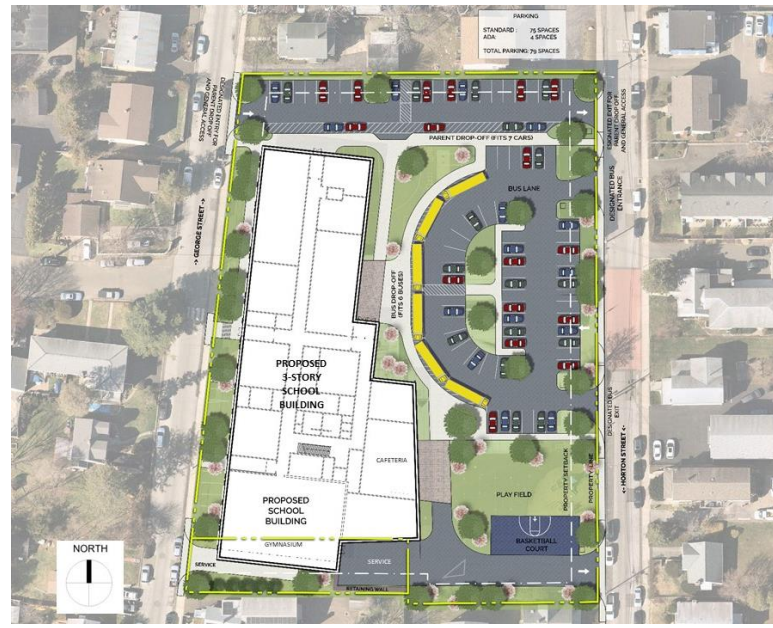
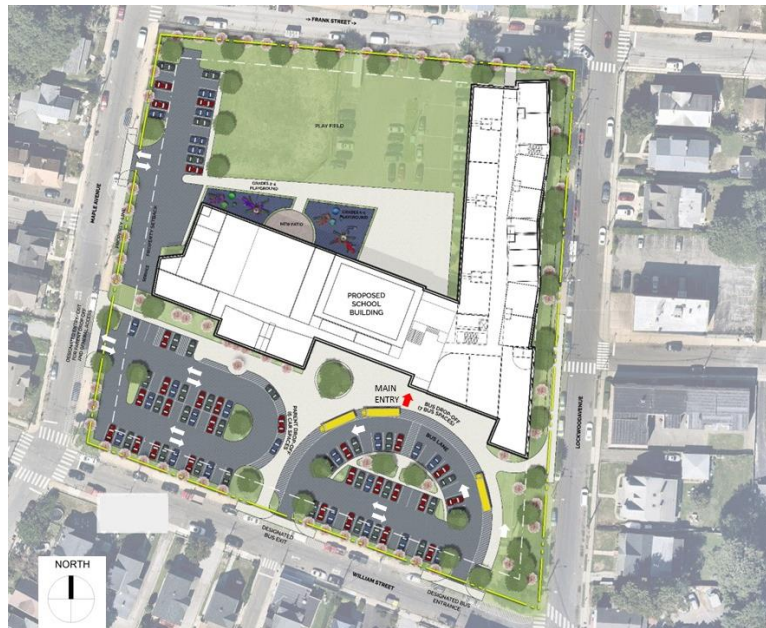
Horton St. Site

Toquam ES

New Lower School (K-4)	591 Students
BUILDING OPTION (GSF)	75,500
ALLOWABLE AREA FOR GRANT (NGSF)	71,629
BUILDING OPTION (NSGF)	71,629
ESTIMATED TOTAL PROJECT COST (Q4/2025)	\$72.5 MILLION
ESTIMATED TOTAL PROJECT COST PER SF	\$960/SF
ELIGIBILITY FACTOR: (71,629 / 71,629)	1.00
STAMFORD REIMBURSEMENT RATE:	60.0%
PROJECT EFFECTIVE REIMBURSEMENT ⁵	58.5%
ESTIMATED COST TO CITY	\$30.1 MILLION

New Upper School (5-8)	473 Students
BUILDING OPTION (GSF)	82,500
ALLOWABLE AREA FOR GRANT (NGSF)	79,303
BUILDING OPTION (NSGF)	79,000
ESTIMATED TOTAL PROJECT COST (Q3/2028)	\$80.0 MILLION
ESTIMATED TOTAL PROJECT COST PER SF	\$969/SF
ELIGIBILITY FACTOR: (79,303 / 79,000)	1.00
STAMFORD REIMBURSEMENT RATE:	60.0%
PROJECT EFFECTIVE REIMBURSEMENT ⁵	58.5%
ESTIMATED COST TO CITY	\$33.2 MILLION

Existing Toquam ES (K-5)	DEMO
BUILDING (GSF)	90,500
ALLOWABLE AREA FOR GRANT (NGSF)	N/A
BUILDING OPTION (NSGF)	N/A
ESTIMATED TOTAL PROJECT COST (Q3/2030)	\$5.9 MILLION
ESTIMATED TOTAL PROJECT COST PER SF	\$65/SF
ELIGIBILITY FACTOR:	1.00
STAMFORD REIMBURSEMENT RATE:	60.0%
PROJECT EFFECTIVE REIMBURSEMENT ⁵	58.5%
ESTIMATED COST TO CITY	\$2.5 MILLION





Thank You

