

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

**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  
900 SEATS

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

**DOLAN**  
GRADE 6-8  
2035  
STUDY CAPACITY  
546 SEATS

**CLOONAN**  
GRADE 6-8  
2033  
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  
2030  
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  
2028  
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

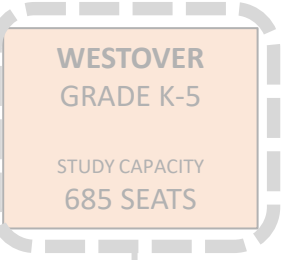
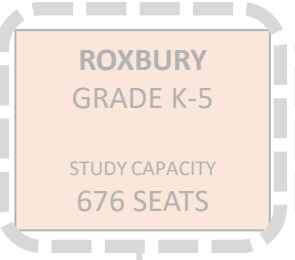
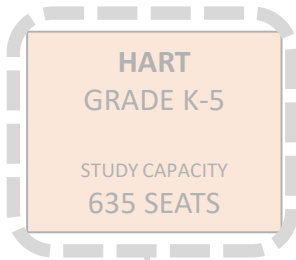
**WESTOVER**  
GRADE K-8  
PROPOSED CAPACITY  
850 SEATS

**NEW SOUTH  
STAMFORD**  
GRADE K-8  
PROPOSED CAPACITY  
1,064 SEATS

**NEW SOUTH  
STAMFORD**  
GRADE K-4  
(Lockwood Site)  
PROPOSED CAPACITY  
591 SEATS

+

**NEW SOUTH  
STAMFORD**  
GRADE 5-8  
(KTM Site)  
PROPOSED CAPACITY  
473 SEATS





# 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) :**

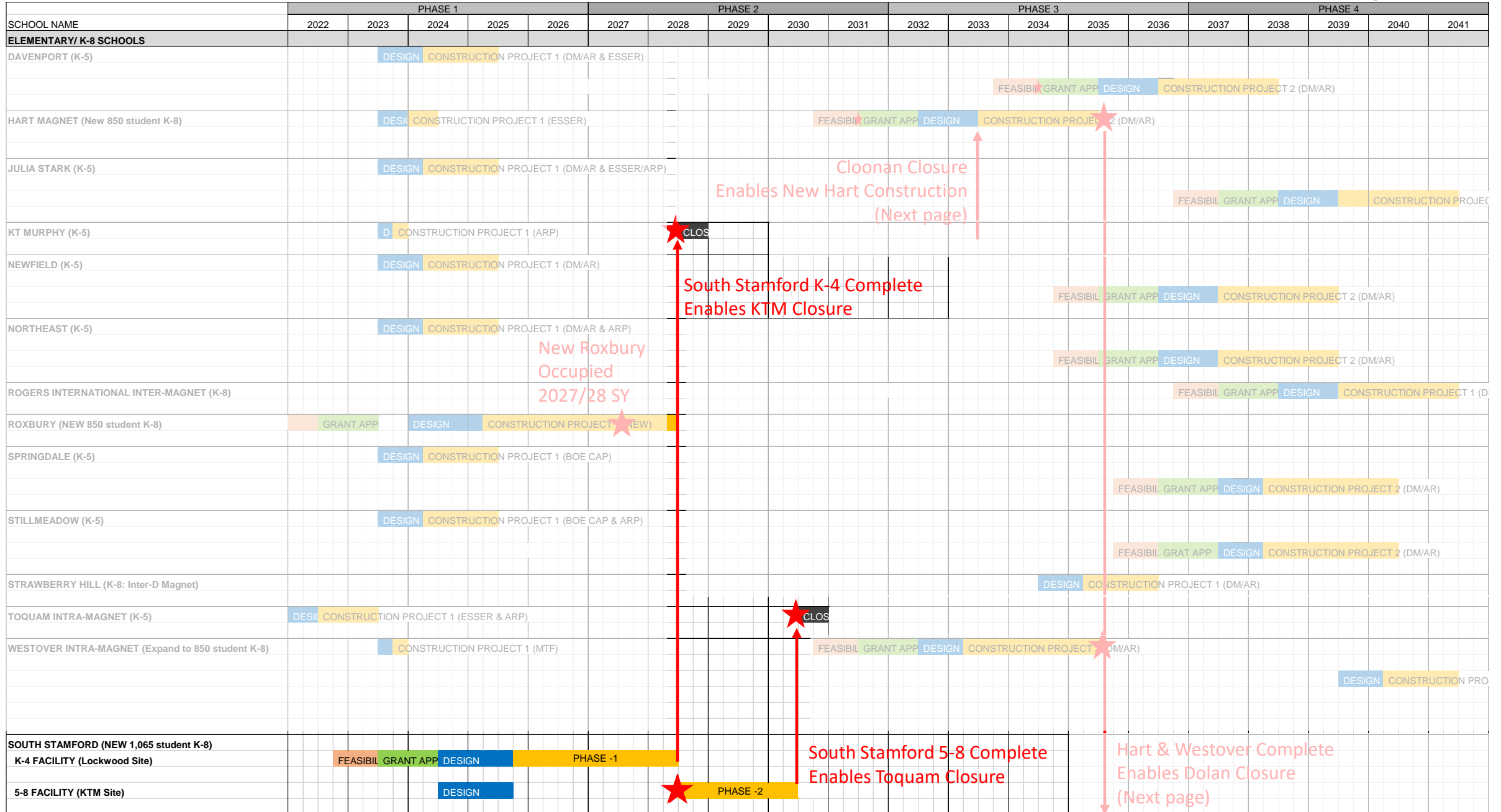
- Parking total of 85 - 95, inclusive of:
  - 75-80 faculty & staff
  - 10-15 visitor
  - 6 handicapped included in above counts
- On-site parent drop
- On-site bus drop if possible (street side bus drop/ pickup may be an option, but less desirable)
- K-1 Playground
- 2-4 Playground
- Hardscape play 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
<b>ESTIMATED TOTAL PROJECT COST (Q4/2025)</b>	<b>\$76.1 MILLION</b>	<b>\$85.9 MILLION</b>	<b>\$0</b>		<b>\$72.5 MILLION</b>	<b>\$80.0 MILLION</b>	<b>\$5.9 MILLION</b>
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
<b>ESTIMATED STAMFORD SHARE:</b>	<b>\$32.0 MILLION</b>	<b>\$36.0 MILLION</b>	<b>\$0</b>		<b>\$30.1 MILLION</b>	<b>\$33.2 MILLION</b>	<b>\$2.5 MILLION</b>
<b>TOTAL ESTIMATED STAMFORD SHARE:</b>	<b>\$68.0 MILLION</b>				<b>\$65.8 MILLION</b>		



# 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%
<b>Q1/2021 Dollars</b>	<b>\$ 31,684,000</b>	<b>100%</b>



# Lockwood Ave. Site Grades K-4

## K-4 Site Program:

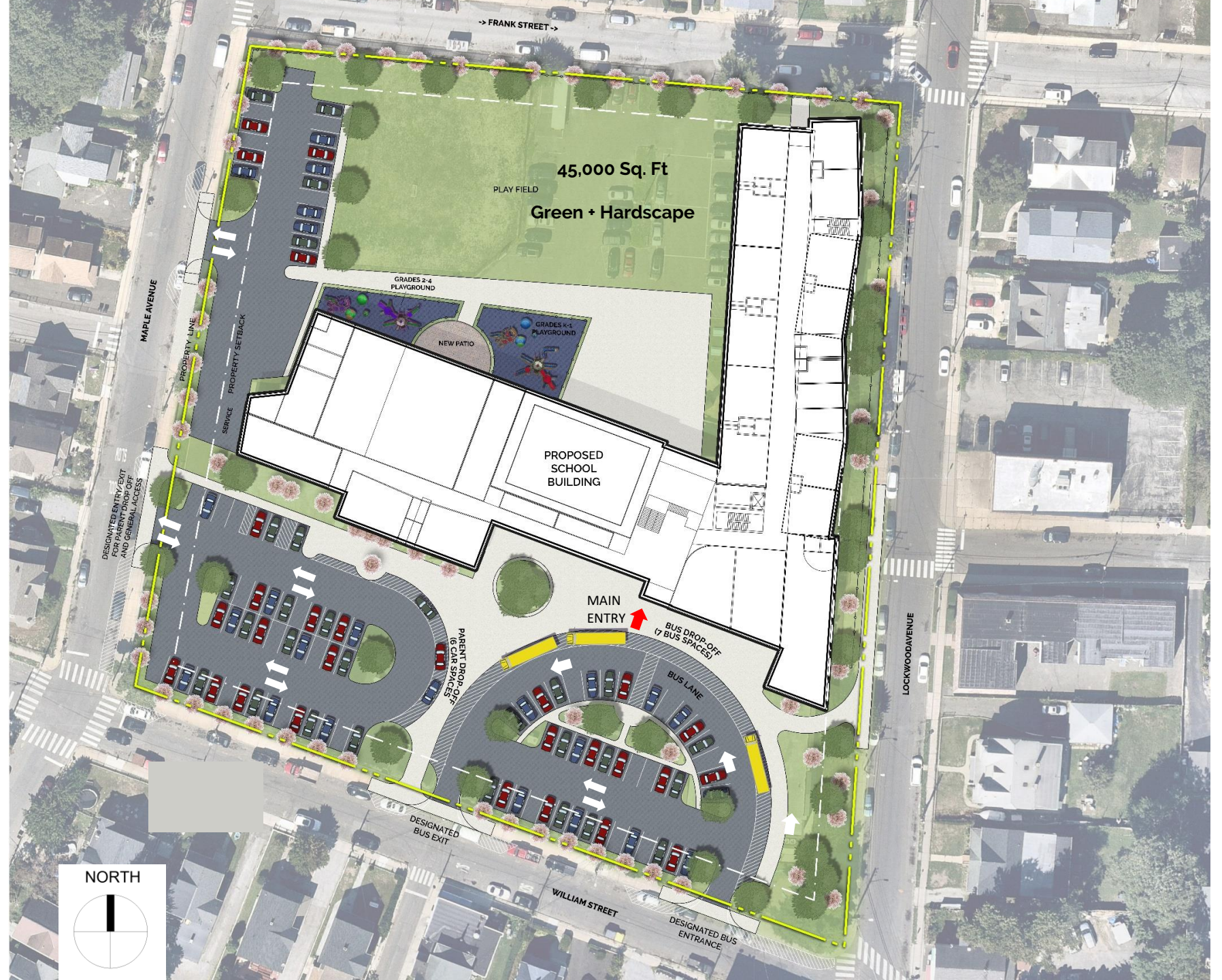
- 4.63 acres
- Parking target of 85-95, inclusive of:
  - 75-80 faculty & staff
  - 10-15 visitor
  - 6 handicapped included in above counts
- On-site parent drop
- On-site bus drop if possible (street side bus drop/ pickup is an option)
- K-1 Playground
- 2-4 Playground
- Outdoor PE space (small field)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

## PARKING

**STANDARD: 101 SPACES**

**ADA: 5 SPACES**

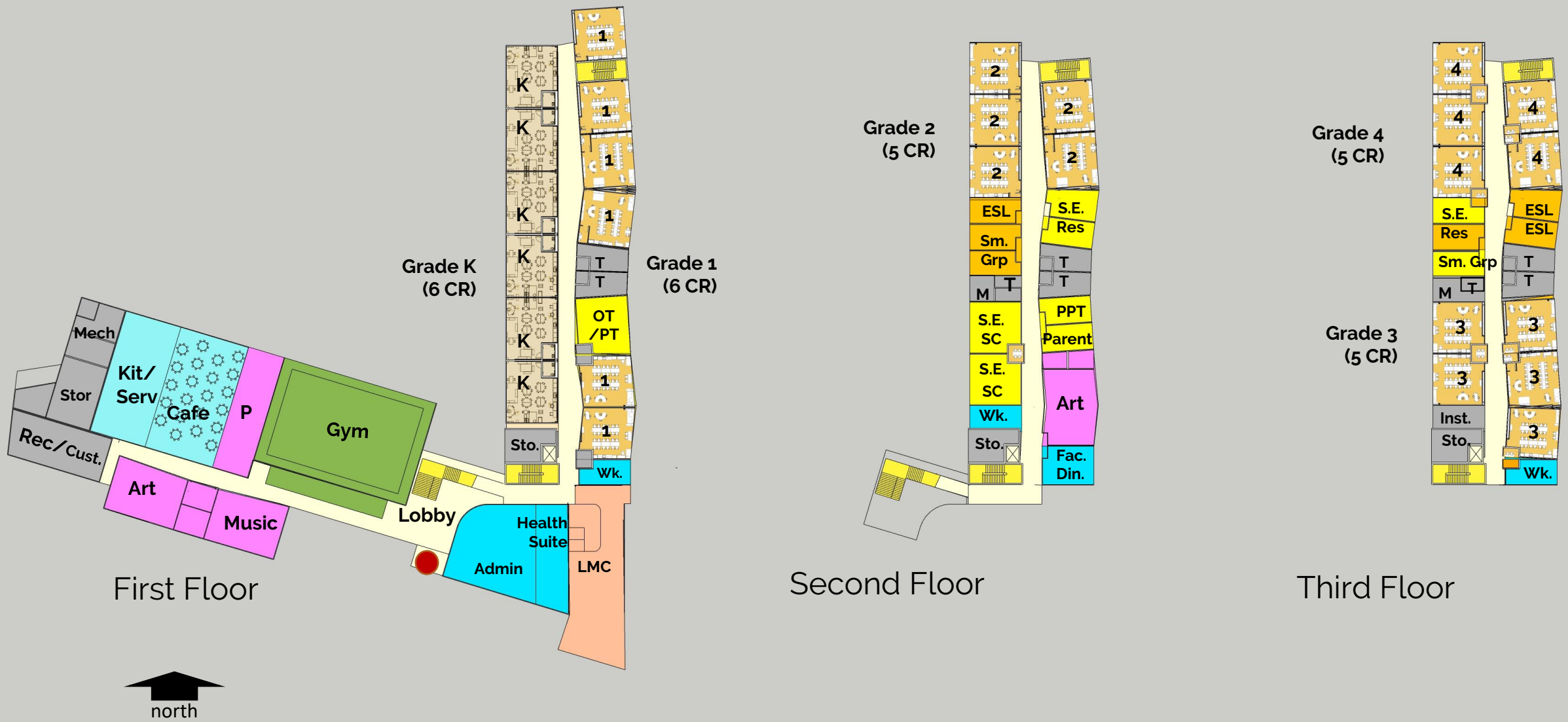
**TOTAL: 106 SPACES**





# Lockwood Ave. Site Grades K-4

- OSCGR allowable Area: 71,629 NGSF







Main Entrance Study



Lockwood Ave. Site  
Grades K-4



Main Entrance Study



# Lockwood Ave. Site Grades K-4



Existing



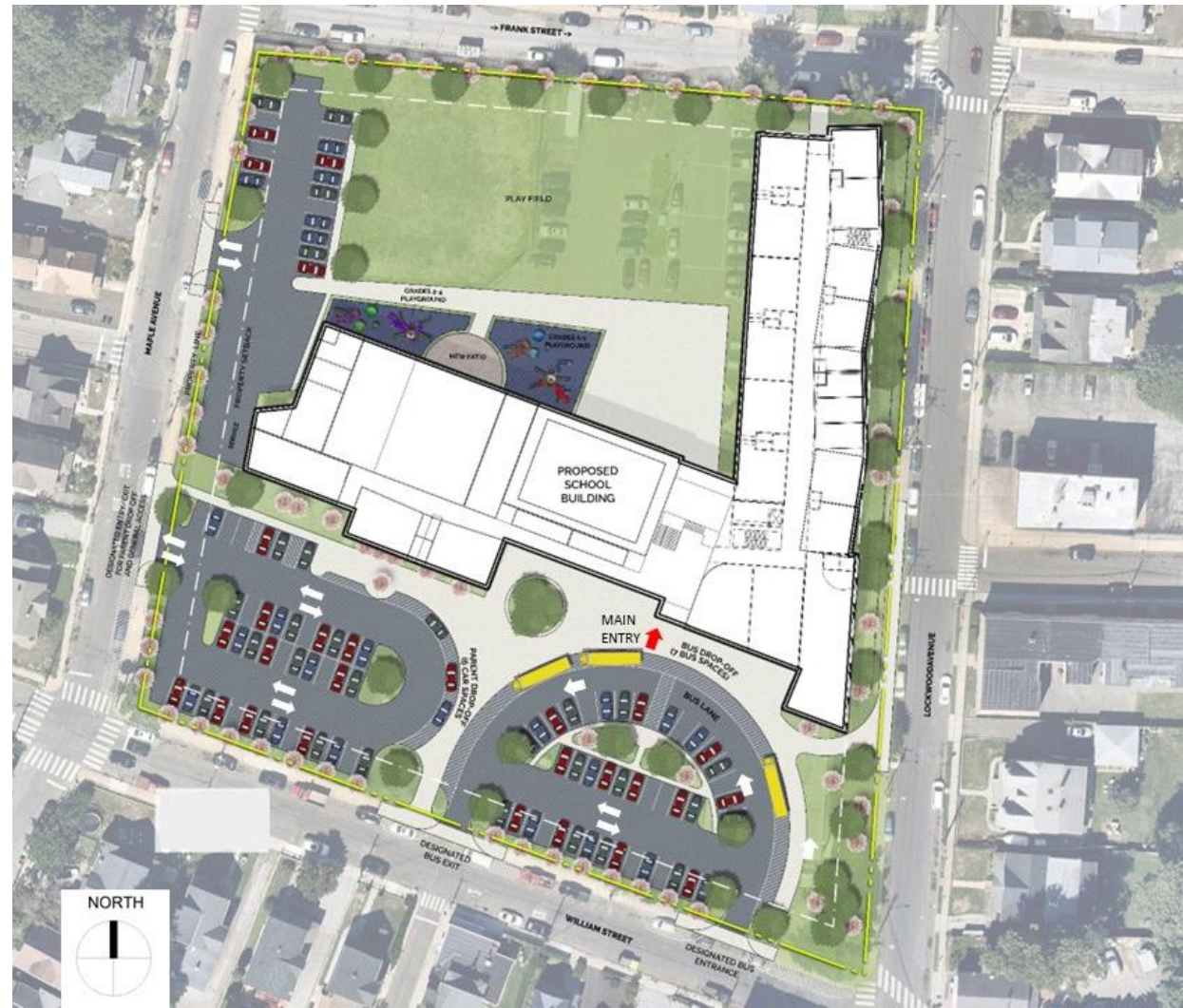
Proposed



# Lockwood Ave. Site Grades K-4



Existing



Proposed





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

Cove Road

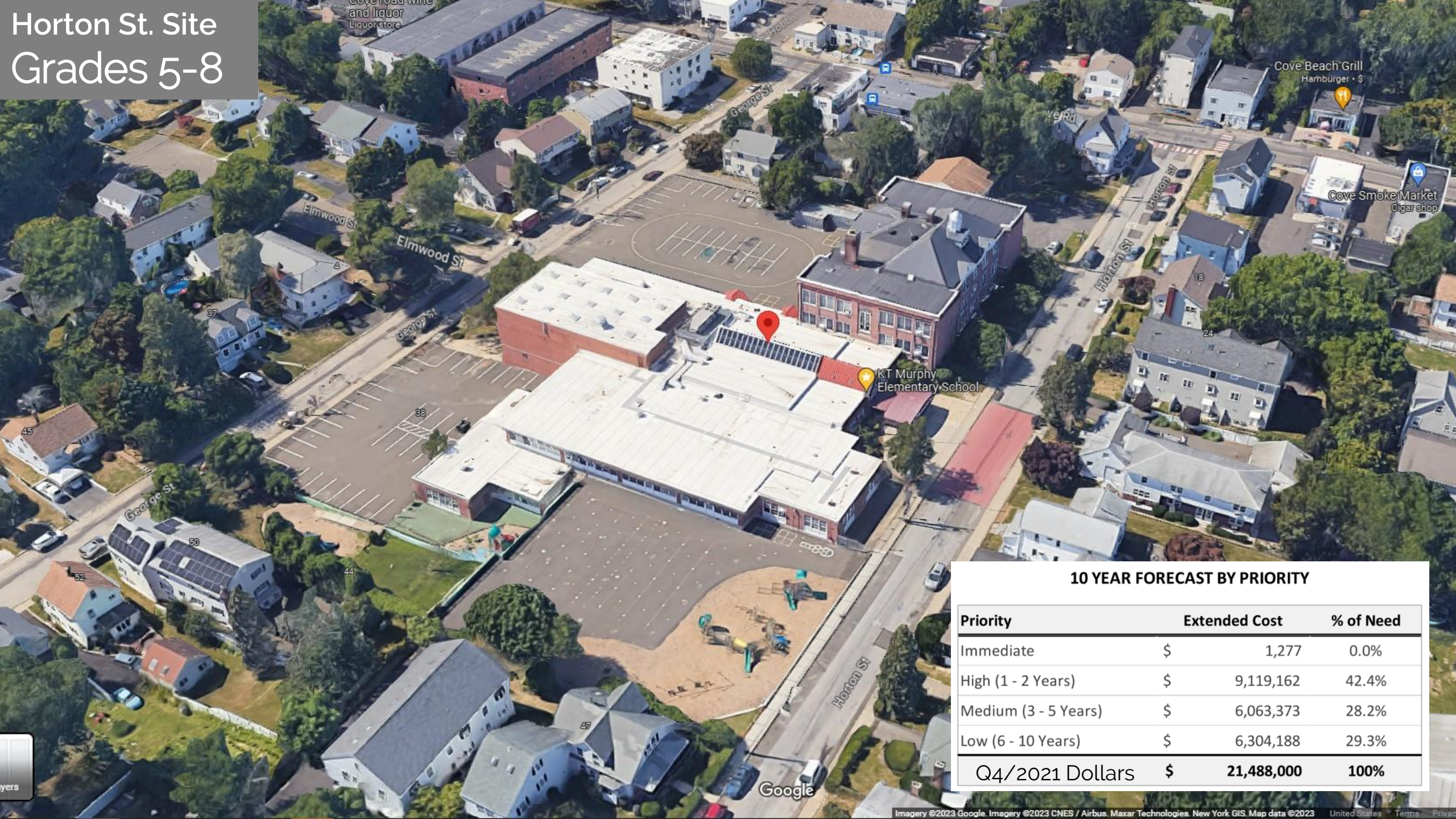
Borge Street

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%
<b>Q4/2021 Dollars</b>	<b>\$ 21,488,000</b>	<b>100%</b>

ayers

Google



# Horton St. Site Grades 5-8



Cove Beach Grill  
Hamburger + S

COVE

KT Murphy  
Elementary School

Family  
e 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**

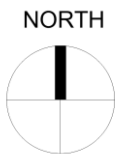
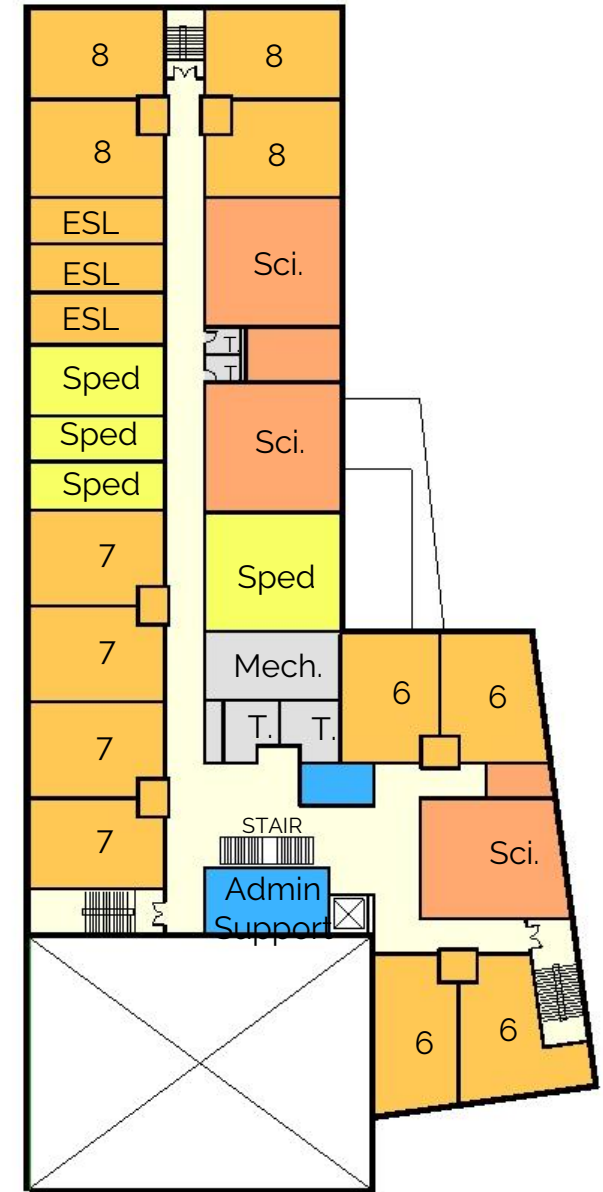
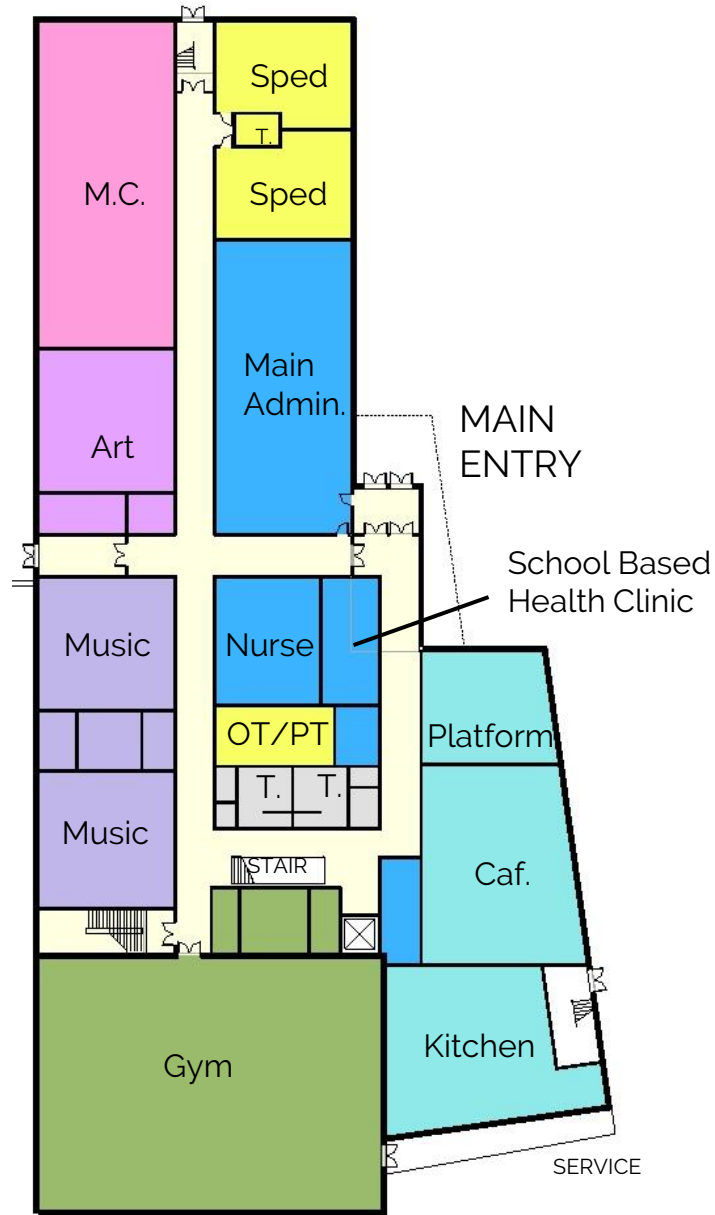
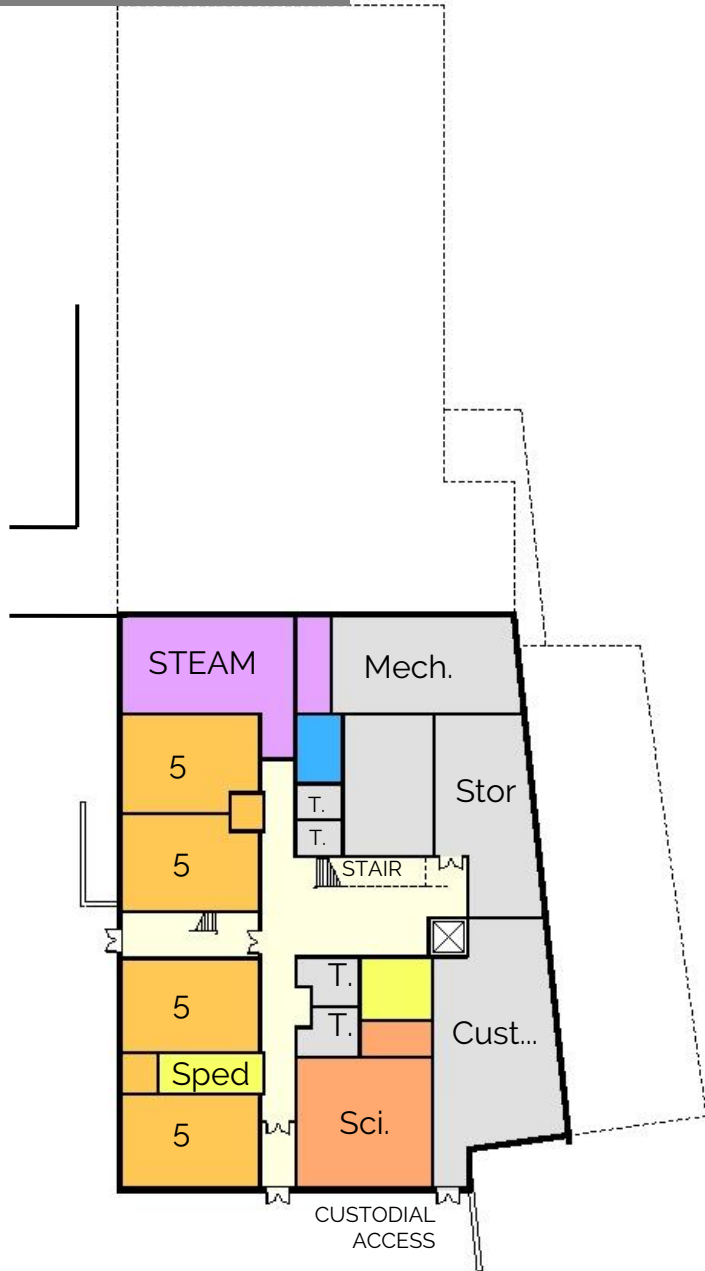
**TOTAL: 79 SPACES**





# 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



# 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
<b>ESTIMATED TOTAL PROJECT COST (Q3/2030)</b>	<b>\$5.9 MILLION</b>
ESTIMATED TOTAL PROJECT COST PER SF	\$65/SF
ELIGIBILITY FACTOR:	1.00
STAMFORD REIMBURSEMENT RATE:	60.0%
PROJECT EFFECTIVE REIMBURSEMENT <sup>5</sup>	58.5%
<b>ESTIMATED COST TO CITY</b>	<b>\$2.5 MILLION</b>

**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%
<b>Q4/2021 Dollars</b>	<b>\$ 28,438,000</b>	<b>100%</b>



# Lockwood Ave. Site

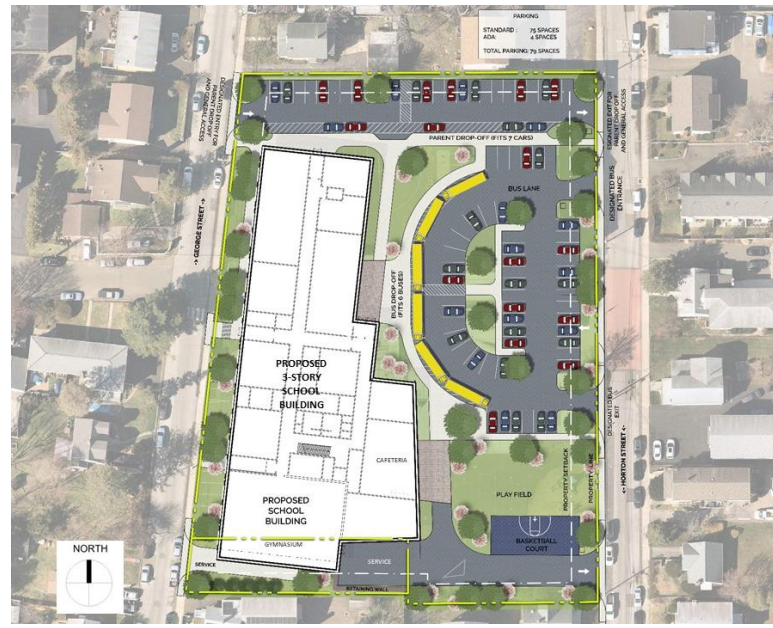
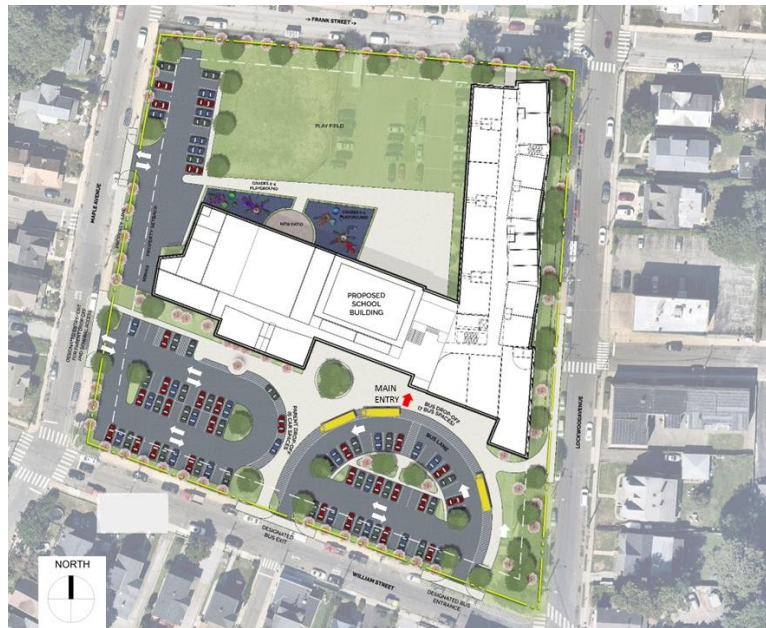
# Horton St. Site

# 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
<b>ESTIMATED TOTAL PROJECT COST (Q4/2025)</b>	<b>\$72.5 MILLION</b>
ESTIMATED TOTAL PROJECT COST PER SF	\$960/SF
ELIGIBILITY FACTOR: (71,629 / 71,629)	1.00
STAMFORD REIMBURSEMENT RATE:	60.0%
PROJECT EFFECTIVE REIMBURSEMENT <sup>5</sup>	58.5%
<b>ESTIMATED COST TO CITY</b>	<b>\$30.1 MILLION</b>

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

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







Thank You

