



VOLUME 2 OF 2

APPENDICES

CONTENTS

SECTION A1: DEMOGRAPHICS AND ENROLLMENT PROJECTION REPORT

SECTION A2: FACILITY CONDITION ASSESSMENT & ANALYSIS REPORTS;
DEFERRED MAINTENANCE & ASSET RENEWAL REPORTS;
AND MDF/IDF ROOM LOCATION PLANS

A2.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A2.2: MIDDLE SCHOOLS

A2.3: HIGH SCHOOLS

A2.4: OTHER FACILITIES

A2.5: STANDARDS & DEFINITIONS DOCUMENT

SECTION A3: SITE AERIAL IMAGES - SCALED

A3.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A3.2: MIDDLE SCHOOLS

A3.3: HIGH SCHOOLS

A3.4: OTHER FACILITIES

SECTION A4: COMMUNITY SURVEY RESULTS

SECTION A5: BUILDING ASSESSMENT REPORT FOR WESTHILL HIGH SCHOOL
(PREPARED BY ANOTHER CONSULTANT IN MARCH 2021)





APPENDIX 3: SITE AERIAL IMAGES

Scaled aerial images for each school site are included in this Appendix 2, organized by school type as follows:

- Appendix 3.1: Elementary Schools (K-5 and K-8)
- Appendix 3.2: Middle Schools
- Appendix 3.3: High Schools
- Appendix 3.4: Other Facilities

The aerial images are in alphabetical order within each sub-section.





VOLUME 2 OF 2

APPENDICES

CONTENTS

SECTION A1: DEMOGRAPHICS AND ENROLLMENT PROJECTION REPORT

SECTION A2: FACILITY CONDITION ASSESSMENT & ANALYSIS REPORTS;
DEFERRED MAINTENANCE & ASSET RENEWAL REPORTS;
AND MDF/IDF ROOM LOCATION PLANS

A2.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A2.2: MIDDLE SCHOOLS

A2.3: HIGH SCHOOLS

A2.4: OTHER FACILITIES

A2.5: STANDARDS & DEFINITIONS DOCUMENT

SECTION A3: SITE AERIAL IMAGES - SCALED

**A3.1: ELEMENTARY SCHOOLS (K-5
AND K-8)**

A3.2: MIDDLE SCHOOLS

A3.3: HIGH SCHOOLS

A3.4: OTHER FACILITIES

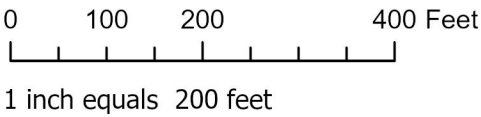
SECTION A4: COMMUNITY SURVEY RESULTS

SECTION A5: BUILDING ASSESSMENT REPORT FOR WESTHILL HIGH SCHOOL
(PREPARED BY ANOTHER CONSULTANT IN MARCH 2021)





DAVENPORT RIDGE SCHOOL



PAGE INTENTIONALLY LEFT BLANK



CLOONAN
SCHOOL

HART SCHOOL

State of Connecticut Westchester County GIS, Maxar, Microsoft

HART SCHOOL

0 50 100 200 Feet
1 inch equals 100 feet

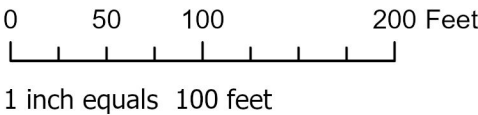


PAGE INTENTIONALLY LEFT BLANK



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

JULIA A. STARK SCHOOL



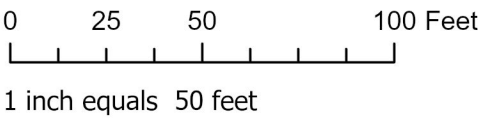
PAGE INTENTIONALLY LEFT BLANK



K. T.
MURPHY
SCHOOL

CRCOG/State of CT, New York State, State of Connecticut Westchester County GIS, Maxar, Microsoft

K. T. MURPHY SCHOOL

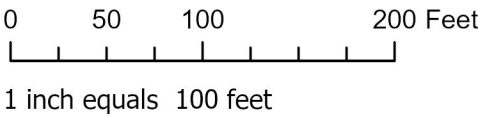


PAGE INTENTIONALLY LEFT BLANK



CRCOG/State of CT, New York State, State of Connecticut, Westchester County GIS, Maxar, Microsoft

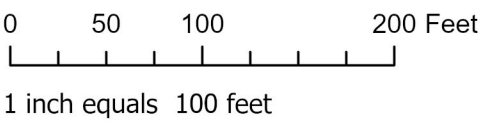
NEWFIELD SCHOOL



PAGE INTENTIONALLY LEFT BLANK



NORTHEAST SCHOOL

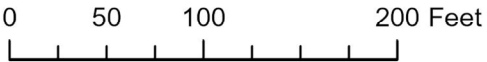


State of Connecticut Westchester County GIS, Maxar, Microsoft

PAGE INTENTIONALLY LEFT BLANK



Rogers International School



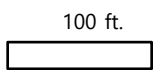
PAGE INTENTIONALLY LEFT BLANK



Roxbury Elementary School

Grades K-5 Acres: 13.7

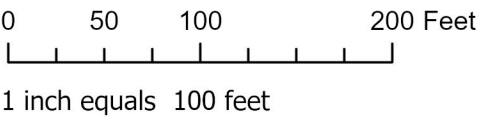
Source:
City of Stamford



PAGE INTENTIONALLY LEFT BLANK



SPRINGDALE SCHOOL



PAGE INTENTIONALLY LEFT BLANK



STILLMEADOW SCHOOL

0 50 100 200 Feet
1 inch equals 100 feet

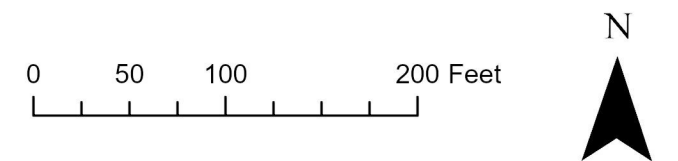


PAGE INTENTIONALLY LEFT BLANK



State of Connecticut, Westchester County GIS, Maxar, Microsoft

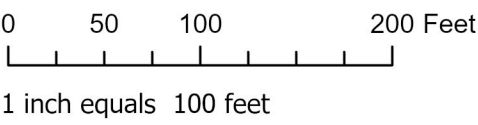
Strawberry Hill School



PAGE INTENTIONALLY LEFT BLANK



TOQUAM MAGNET SCHOOL



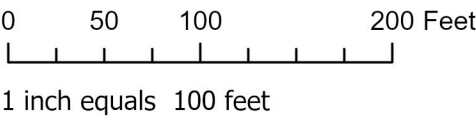
PAGE INTENTIONALLY LEFT BLANK



WESTOVER
SCHOOL

State of Connecticut Westchester County GIS, Maxar, Microsoft

WESTOVER SCHOOL



PAGE INTENTIONALLY LEFT BLANK



VOLUME 2 OF 2

APPENDICES

CONTENTS

SECTION A1: DEMOGRAPHICS AND ENROLLMENT PROJECTION REPORT

SECTION A2: FACILITY CONDITION ASSESSMENT & ANALYSIS REPORTS;
DEFERRED MAINTENANCE & ASSET RENEWAL REPORTS;
AND MDF/IDF ROOM LOCATION PLANS

A2.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A2.2: MIDDLE SCHOOLS

A2.3: HIGH SCHOOLS

A2.4: OTHER FACILITIES

A2.5: STANDARDS & DEFINITIONS DOCUMENT

SECTION A3: SITE AERIAL IMAGES - SCALED

A3.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A3.2: MIDDLE SCHOOLS

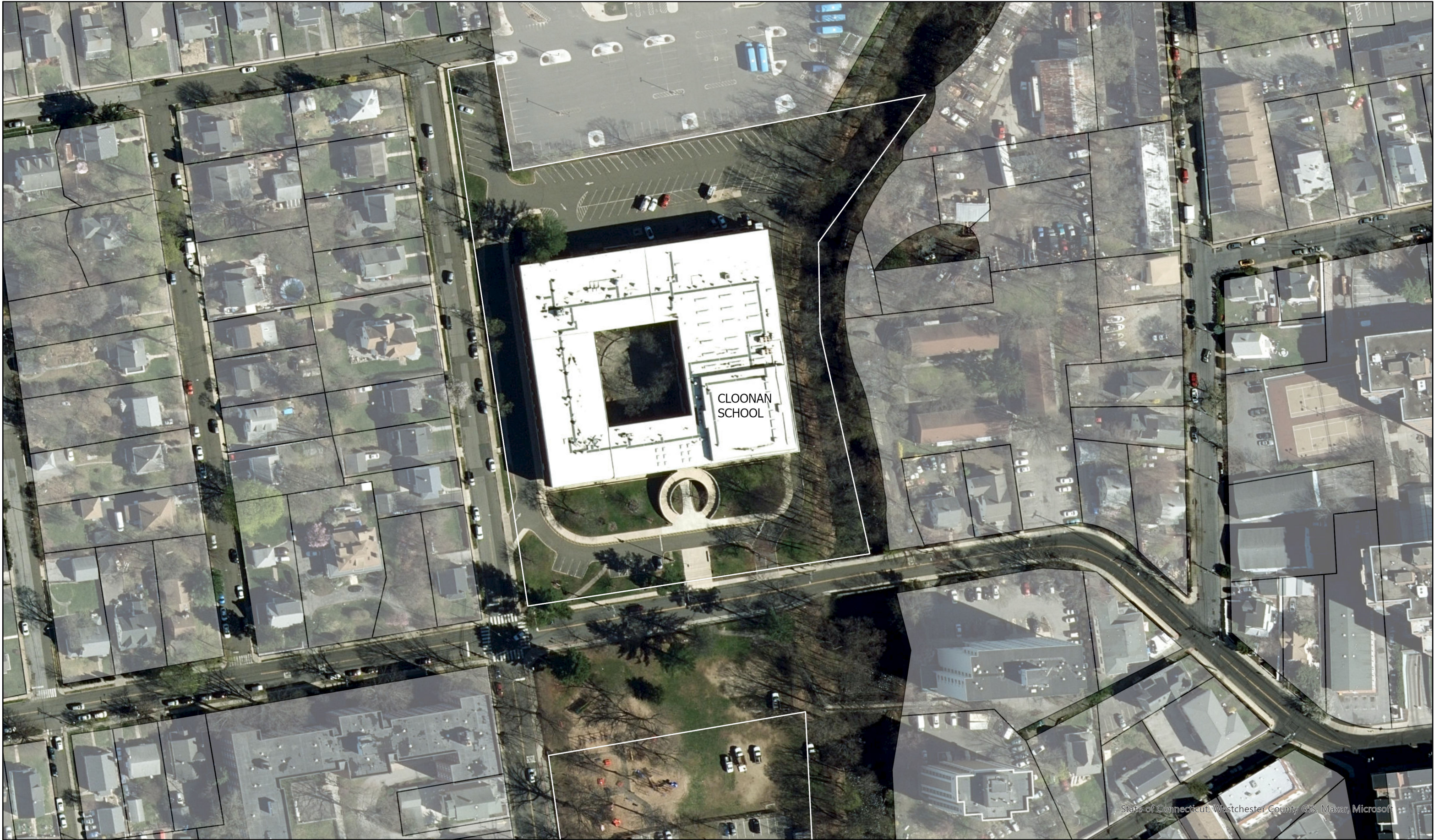
A3.3: HIGH SCHOOLS

A3.4: OTHER FACILITIES

SECTION A4: COMMUNITY SURVEY RESULTS

SECTION A5: BUILDING ASSESSMENT REPORT FOR WESTHILL HIGH SCHOOL
(PREPARED BY ANOTHER CONSULTANT IN MARCH 2021)





CLOONAN SCHOOL

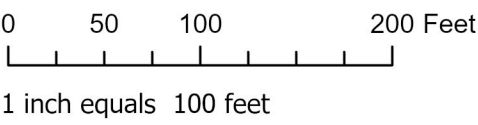
0 50 100 200 Feet
1 inch equals 100 feet



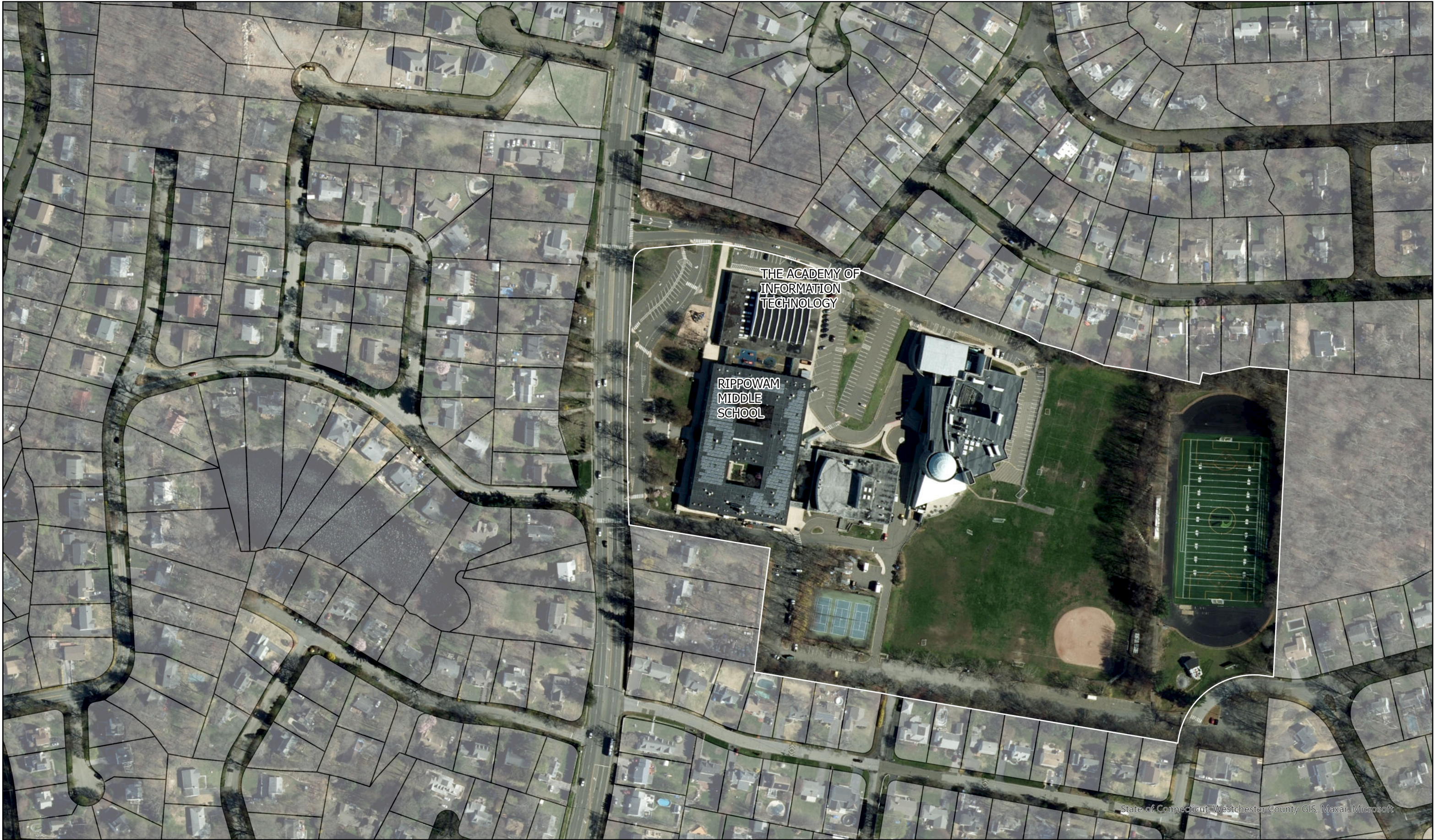
PAGE INTENTIONALLY LEFT BLANK



DOLAN SCHOOL

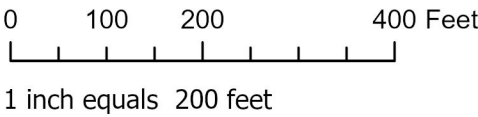


PAGE INTENTIONALLY LEFT BLANK



State of Connecticut, Westchester County GIS, Maxar, Microsoft

RIPPOWAM MIDDLE SCHOOL



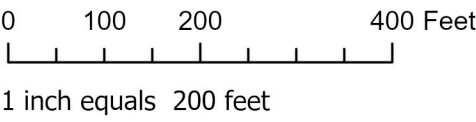
PAGE INTENTIONALLY LEFT BLANK



SCOFIELD
MIDDLE
SCHOOL

State of Connecticut Westchester County GIS, Maxar, Microsoft

SCOFIELD MIDDLE SCHOOL



PAGE INTENTIONALLY LEFT BLANK



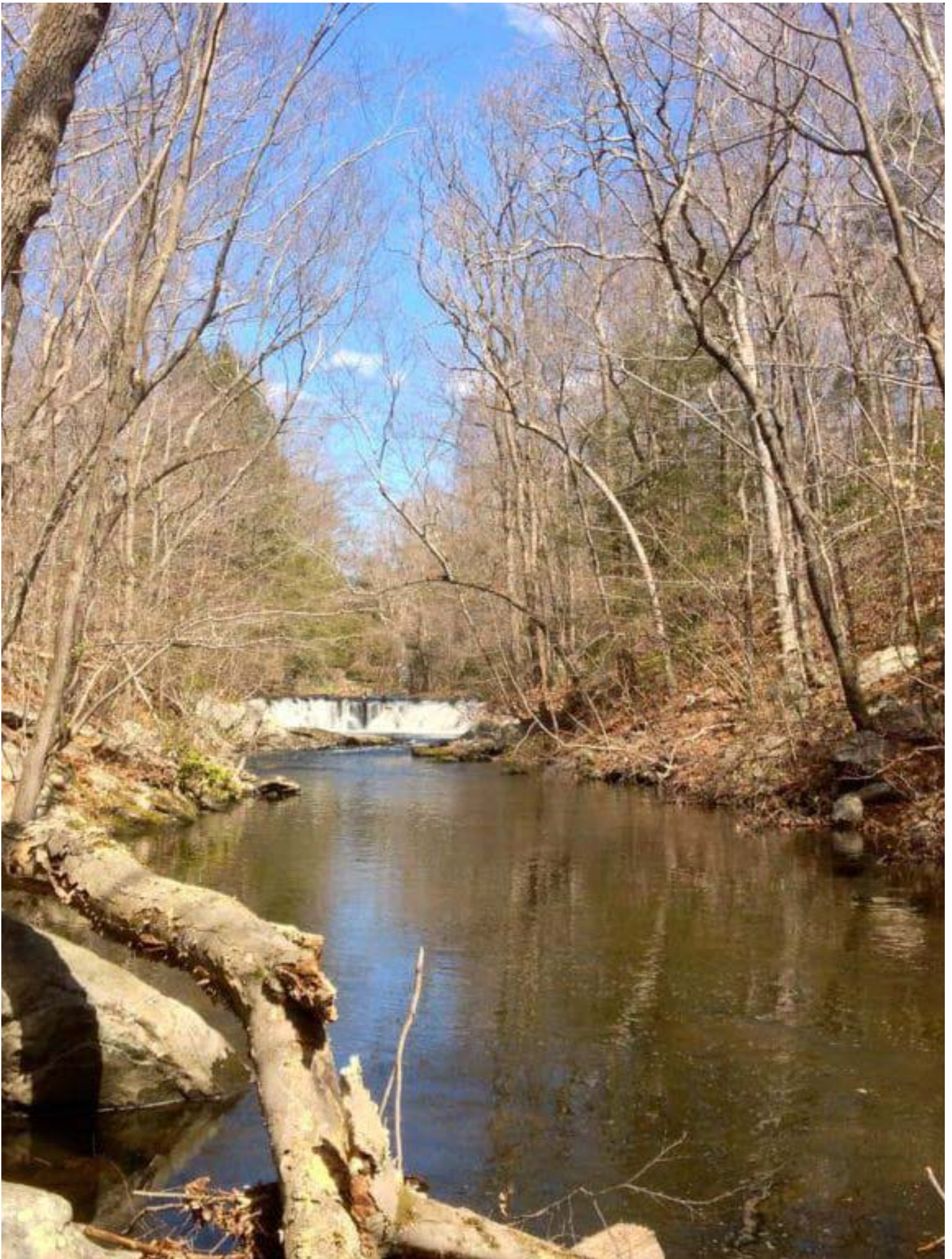
State of Connecticut, Westchester County GIS, Maxar, Microsoft

TURN OF RIVER SCHOOL

0 100 200 400 Feet
1 inch equals 200 feet



PAGE INTENTIONALLY LEFT BLANK



VOLUME 2 OF 2

APPENDICES

CONTENTS

SECTION A1: DEMOGRAPHICS AND ENROLLMENT PROJECTION REPORT

SECTION A2: FACILITY CONDITION ASSESSMENT & ANALYSIS REPORTS;
DEFERRED MAINTENANCE & ASSET RENEWAL REPORTS;
AND MDF/IDF ROOM LOCATION PLANS

A2.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A2.2: MIDDLE SCHOOLS

A2.3: HIGH SCHOOLS

A2.4: OTHER FACILITIES

A2.5: STANDARDS & DEFINITIONS DOCUMENT

SECTION A3: SITE AERIAL IMAGES - SCALED

A3.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A3.2: MIDDLE SCHOOLS

A3.3: HIGH SCHOOLS

A3.4: OTHER FACILITIES

SECTION A4: COMMUNITY SURVEY RESULTS

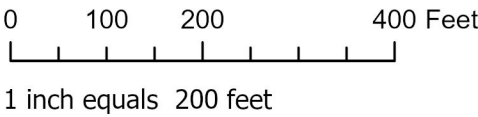
SECTION A5: BUILDING ASSESSMENT REPORT FOR WESTHILL HIGH SCHOOL
(PREPARED BY ANOTHER CONSULTANT IN MARCH 2021)





State of Connecticut, Westchester County GIS, Maxar, Microsoft

RIPPOWAM MIDDLE SCHOOL



PAGE INTENTIONALLY LEFT BLANK



Stamford High School
Grades 9-12 Acres: 13.6

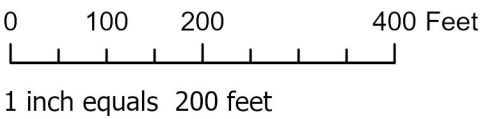
PAGE INTENTIONALLY LEFT BLANK



WESTHILL
HIGH SCHOOL

State of Connecticut, Westchester County GIS, Maxar, Microsoft

WESTHILL HIGH SCHOOL



PAGE INTENTIONALLY LEFT BLANK



VOLUME 2 OF 2

APPENDICES

CONTENTS

SECTION A1: DEMOGRAPHICS AND ENROLLMENT PROJECTION REPORT

SECTION A2: FACILITY CONDITION ASSESSMENT & ANALYSIS REPORTS;
DEFERRED MAINTENANCE & ASSET RENEWAL REPORTS;
AND MDF/IDF ROOM LOCATION PLANS

A2.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A2.2: MIDDLE SCHOOLS

A2.3: HIGH SCHOOLS

A2.4: OTHER FACILITIES

A2.5: STANDARDS & DEFINITIONS DOCUMENT

SECTION A3: SITE AERIAL IMAGES - SCALED

A3.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A3.2: MIDDLE SCHOOLS

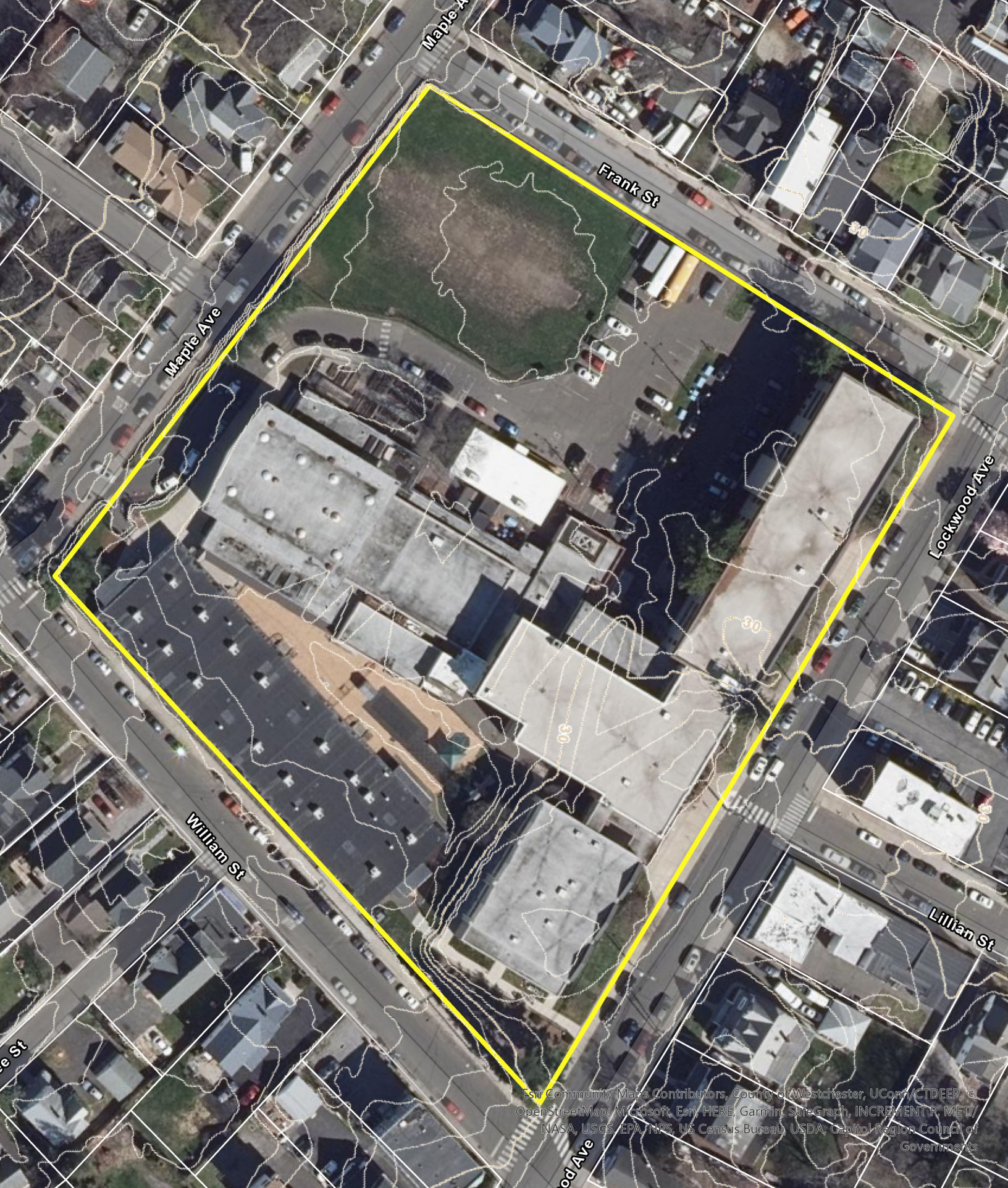
A3.3: HIGH SCHOOLS

A3.4: OTHER FACILITIES

SECTION A4: COMMUNITY SURVEY RESULTS

SECTION A5: BUILDING ASSESSMENT REPORT FOR WESTHILL HIGH SCHOOL
(PREPARED BY ANOTHER CONSULTANT IN MARCH 2021)



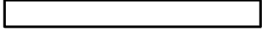


83 Lockwood Ave

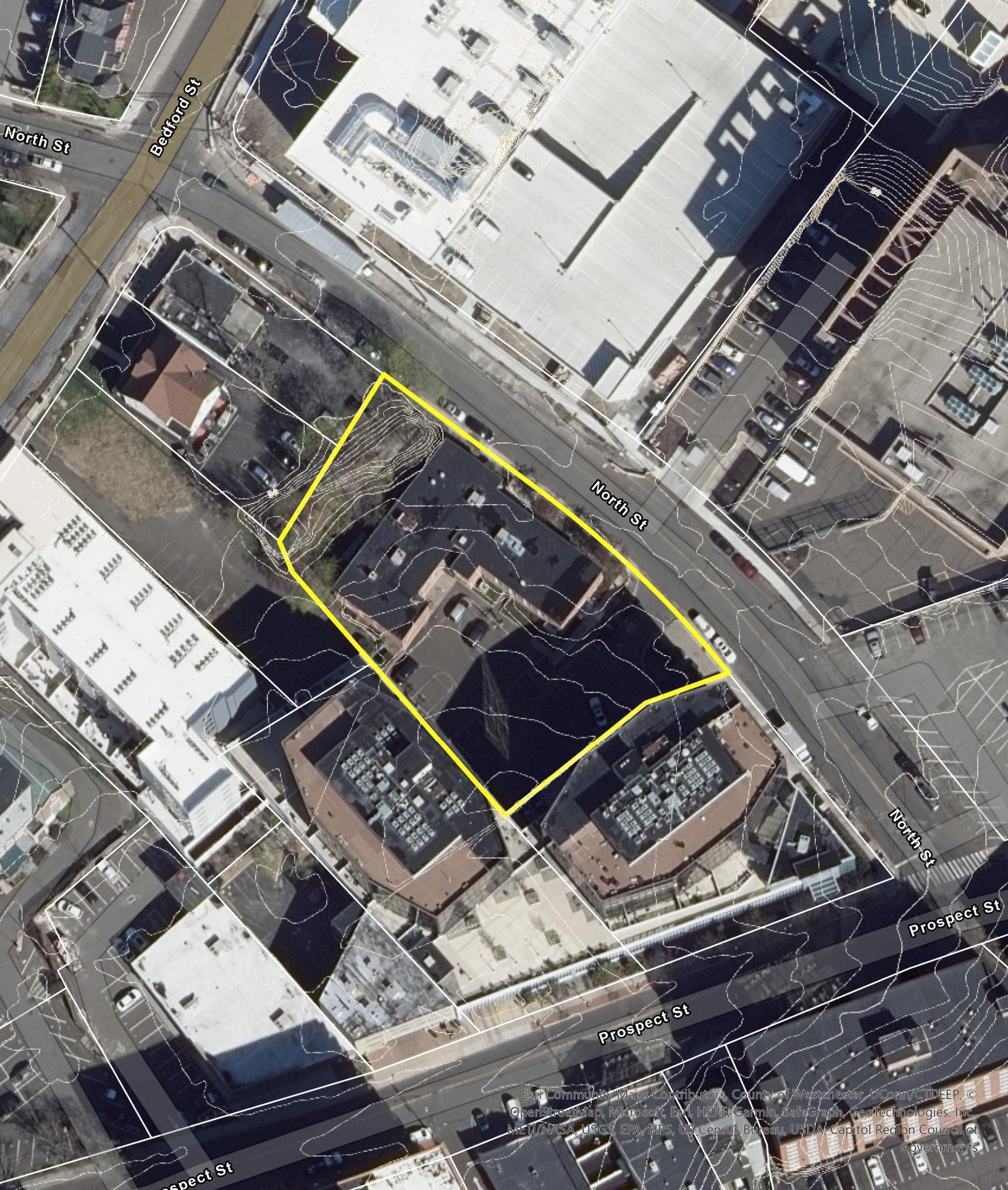
Acres: 4.3

Source:
City of Stamford

100 ft.



PAGE INTENTIONALLY LEFT BLANK



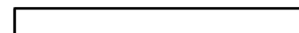
Esri Community Maps Contributors, County of Westchester, UConn/CTDEEP, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc.,
METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Capitol Region Council of
Governments

Former Stamford Academy

Grades N/A

Acres: 0.7

Source:
City of Stamford
100 ft.



PAGE INTENTIONALLY LEFT BLANK



VOLUME 2 OF 2

APPENDICES

CONTENTS

SECTION A1: DEMOGRAPHICS AND ENROLLMENT PROJECTION REPORT

SECTION A2: FACILITY CONDITION ASSESSMENT & ANALYSIS REPORTS;
DEFERRED MAINTENANCE & ASSET RENEWAL REPORTS;
AND MDF/IDF ROOM LOCATION PLANS

A2.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A2.2: MIDDLE SCHOOLS

A2.3: HIGH SCHOOLS

A2.4: OTHER FACILITIES

A2.5: STANDARDS & DEFINITIONS DOCUMENT

SECTION A3: SITE AERIAL IMAGES - SCALED

A3.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A3.2: MIDDLE SCHOOLS

A3.3: HIGH SCHOOLS

A3.4: OTHER FACILITIES

SECTION A4: COMMUNITY SURVEY RESULTS

SECTION A5: BUILDING ASSESSMENT REPORT FOR WESTHILL HIGH SCHOOL
(PREPARED BY ANOTHER CONSULTANT IN MARCH 2021)



COMMUNITY SURVEY

Stamford Public Schools - Master Plan Survey – Current Progress

(Responses as of 03/23/22)



Total RESPONSES: 593

60.7% Current Student Parents

4.0% Future Parents

8.3% Residents at Large

7.3% SPS Students

16.0% SPS Teacher or Staff

3.7 % Other (Grandparent, Caregiver, etc)

46.0% Have attended or watched LTFC Meetings

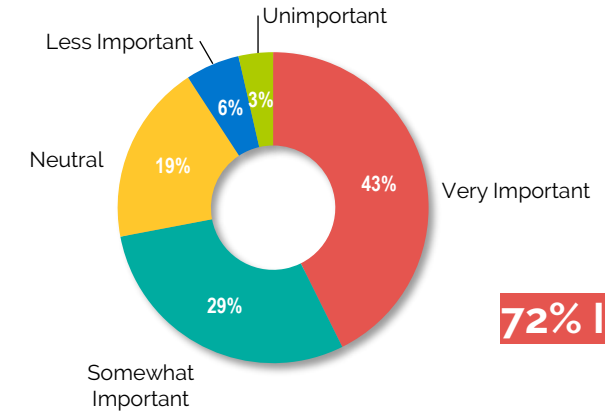
Q3. Most critical area that needs addressing...

- Curriculum and Instruction
- Location of buildings to serve the community as a whole
- Making sure we are spending our money wisely and efficient
- Facilities need to be rebuilt or upgraded.
- More Teachers, renewed Arts Programs

Q4. Improve one thing...

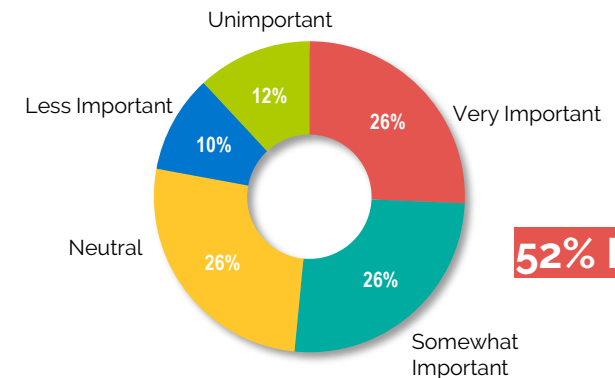
- Updated Technologies
- Better playground and separate age-appropriate equipment since we are thinking K-8 schools for the future.
- Better Climate Control
- Greatly improved maintenance of all school facilities and grounds.
- Pick up/drop off flow
- More appropriately sized classrooms

Q5. School in general proximity to student's home



72% Important

Q6. Provide more K-8 Options



52% Important

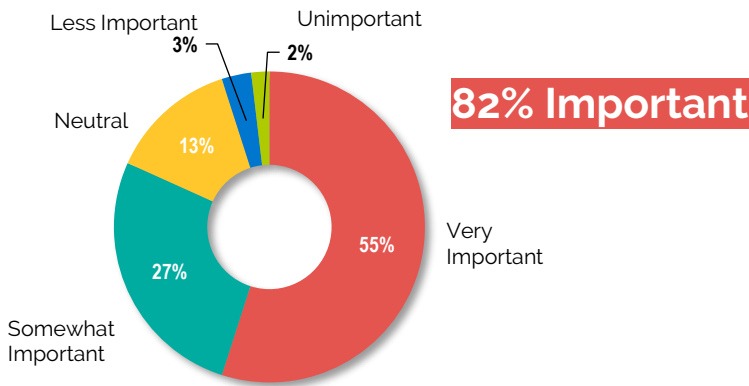


Stamford Public Schools - Master Plan Survey – Current Progress

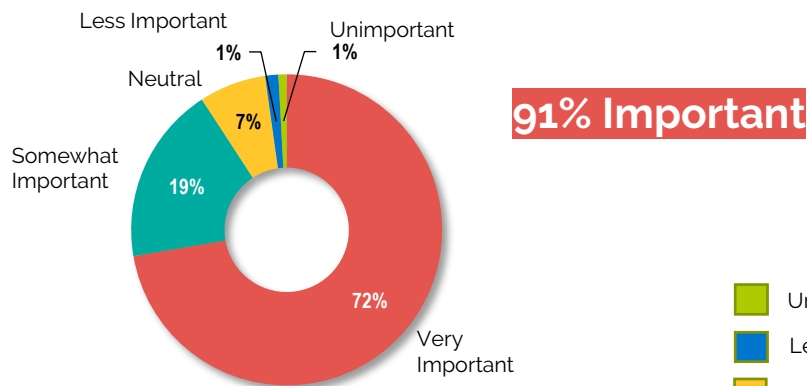
(Responses as of 03/23/22)



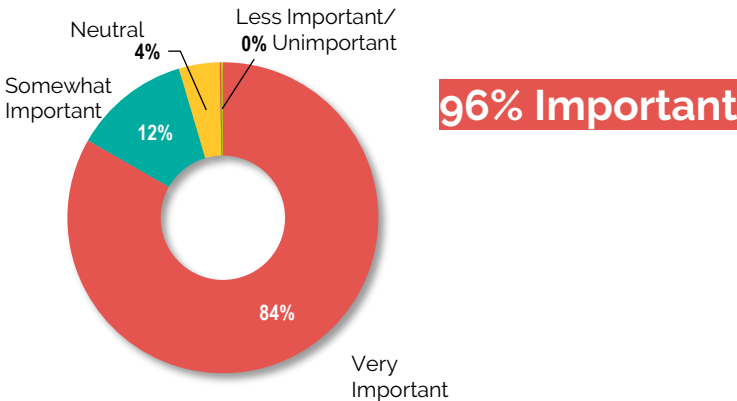
Q7. Replace Temporary Classrooms



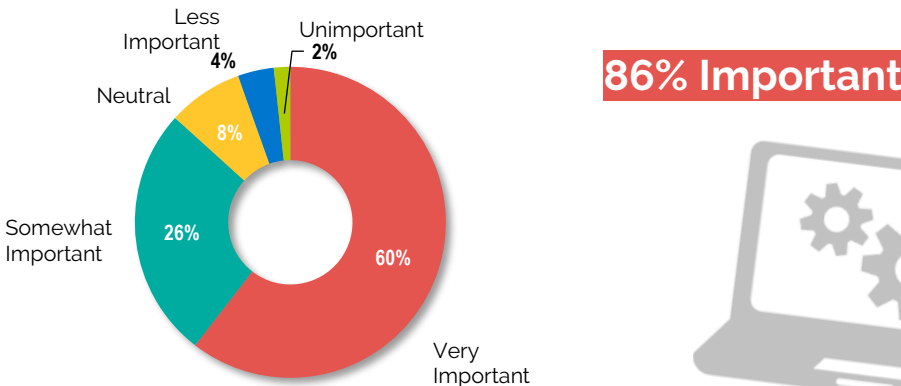
Q8. Update Learning Environments 21st Century Learning



Q9. Update HVAC at all schools



Q10. Update technologies

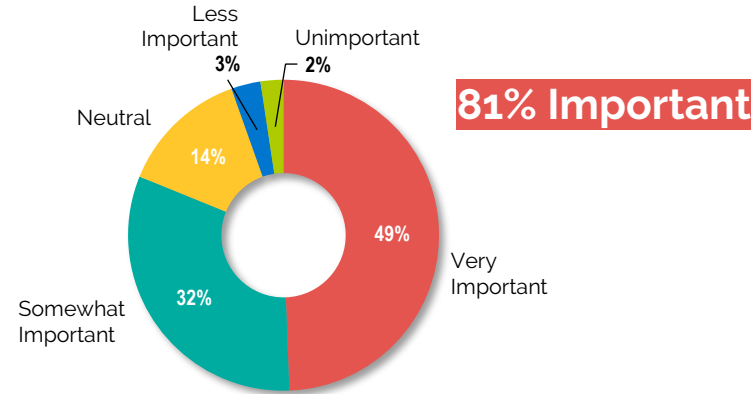


Stamford Public Schools - Master Plan Survey – Current Progress

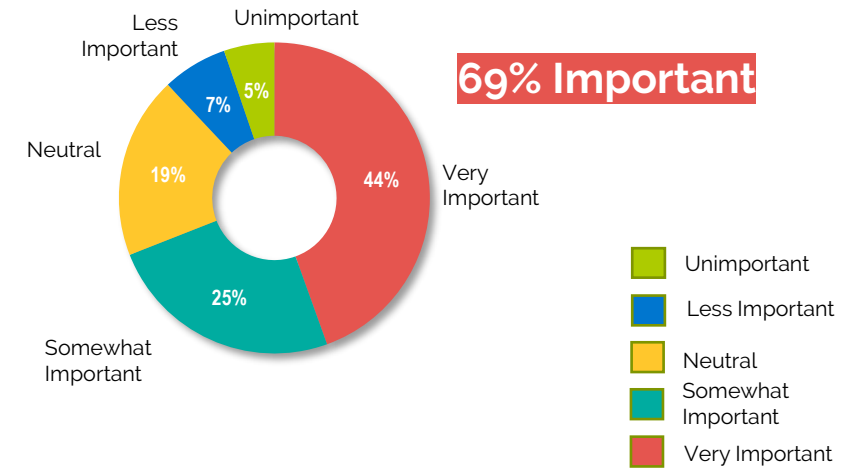
(Responses as of 03/23/22)



Q11. Provide parity of space across all schools

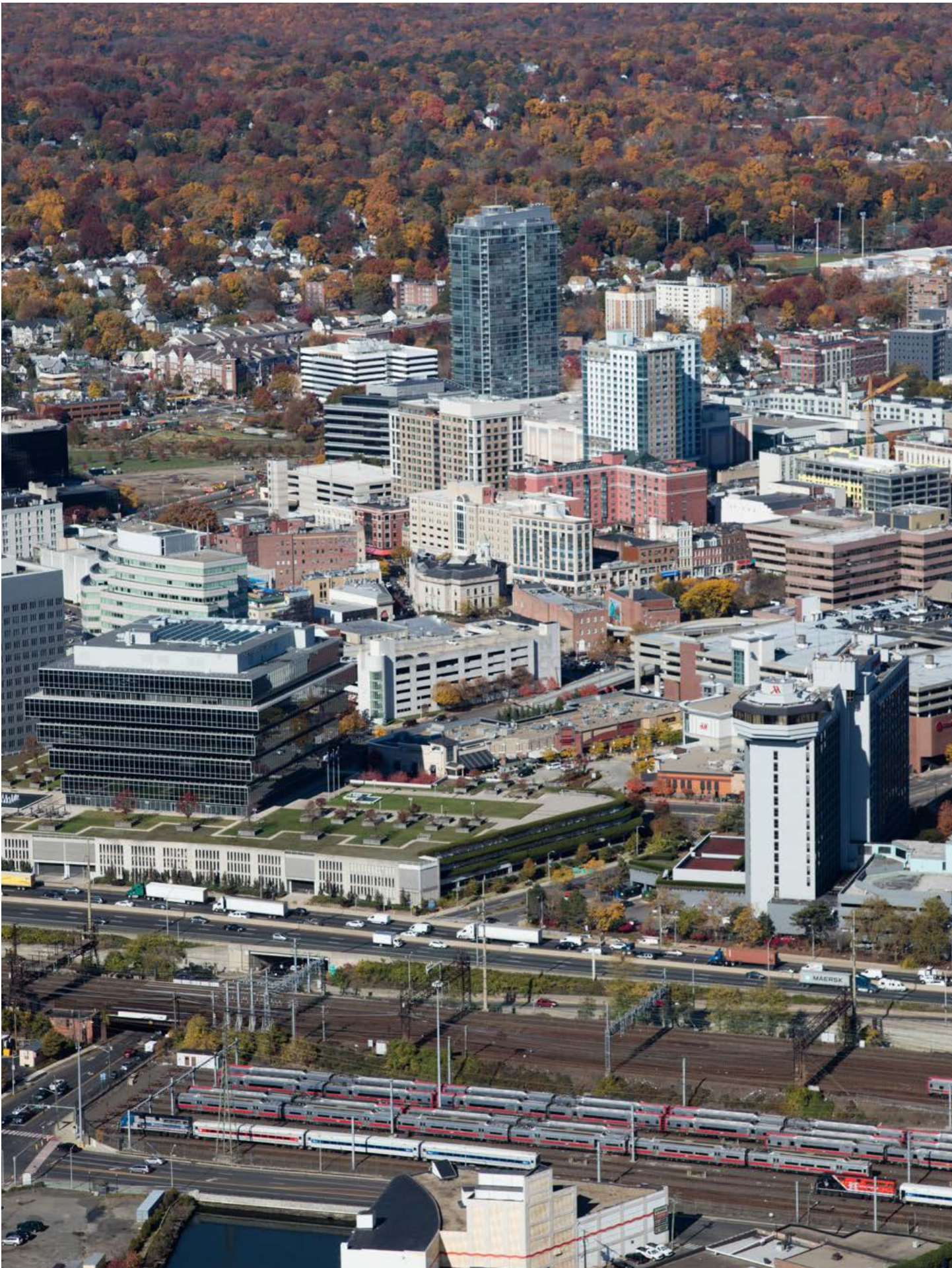


Q12. Keep students at SPS (PK-12)



Q13. The Master Plan will be successful if...

- The **Community** is involved.
- Diverse opinions are considered
- The need and **importance of childcare** is addressed
- These new buildings are **built and affordable** for Stamford taxpayers
- It is **inclusive** and **transparent**
- We foster **safe and orderly schools**, take care of school properly, and maximize instructional time
- Stamford schools become on **par with surrounding towns** like Darien and Greenwich.



APPENDIX 4: COMMUNITY SURVEY RESULTS

Part of our master planning process included a community survey to gather feedback on the recommended planning scenario. A Survey Monkey survey was activated on Friday February 11, 2022 and was closed on Tuesday March 22, 2022.

Survey links were posted on the Stamford Public Schools and City of Stamford websites for an English and Spanish version. Regular advertising was made through weekly superintendent messages as well as on the City of Stamford advertisements/ notices.

The results of the survey were compiled and are presented in this Appendix 4.





VOLUME 2 OF 2

APPENDICES

CONTENTS

SECTION A1: DEMOGRAPHICS AND ENROLLMENT PROJECTION REPORT

SECTION A2: FACILITY CONDITION ASSESSMENT & ANALYSIS REPORTS;
DEFERRED MAINTENANCE & ASSET RENEWAL REPORTS;
AND MDF/IDF ROOM LOCATION PLANS

A2.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A2.2: MIDDLE SCHOOLS

A2.3: HIGH SCHOOLS

A2.4: OTHER FACILITIES

A2.5: STANDARDS & DEFINITIONS DOCUMENT

SECTION A3: SITE AERIAL IMAGES - SCALED

A3.1: ELEMENTARY SCHOOLS (K-5 AND K-8)

A3.2: MIDDLE SCHOOLS

A3.3: HIGH SCHOOLS

A3.4: OTHER FACILITIES

SECTION A4: COMMUNITY SURVEY RESULTS

**SECTION A5: BUILDING ASSESSMENT
REPORT FOR WESTHILL HIGH SCHOOL
(PREPARED BY ANOTHER CONSULTANT IN
MARCH 2021)**





APPENDIX 5: WESTHILL HIGH SCHOOL FACILITY CONDITION ASSESSMENT

A detailed facility condition assessment and deferred maintenance/ asset renewal study was excluded from the scope of this master planning study, because a similar study was completed earlier in 2021.

JCJ Architecture (JCJ), located in Hartford, CT prepared a facility condition assessment report as part of a feasibility study conducted in the spring of 2021. The documents presented in Appendix 5 are the work product produced by JCJ, and are included herein in order to make this report as complete as possible.



March 23, 2021

Stamford Westhill High School
125 Roxbury Road
Stamford, Connecticut
JCJ Project number H21004.00
DAS project number Pending

EXISTING CONDITIONS REPORT

GENERAL SITE & COURTYARD

1. The original building and site were constructed in 1971.
2. The ramp entering the main entrance is does not meet ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 1).
3. Non-code compliant signage (Figure 2).
4. Inadequate drop off drive, parking & paving conditions.
5. Unprotected utilities (Figure 3).
6. Inadequate site lighting.
7. Improper drainage (Figure 4).
8. Pavers badly cracked and heaving in many locations (Figure 5).
9. Badly damaged and cracked brick pavers (Figure 6).
10. Steps in Courtyard does not meet ICC/A117.1 Accessible and Usable Building Facilities (ANSI) with no accessible route (Figure 7).
11. Inadequate lighting under canopies (Figure 8).

BUILDING 1

Classrooms, Science Labs, Computer Labs & Office Suite

1. The building addition was constructed in 2007 under State Project Number 135-0260E.
2. Building exterior skin is Brick Masonry (BR) with Concrete Masonry Units (CMU) as back up and are structurally in good condition.
 - The 2" rigid insulation with 2" air space does not meet the current energy code.
 - Areas of exterior brick need repointing.
 - Sealant around windows and at control joints need to be reinstalled.
3. Roofing system is fully adhered membrane over rigid insulation and metal roof deck.
 - There is some evidence of water ponding but roof appears to be acceptable.
 - It is not anticipated to have a life expectancy of another 20 years
4. Interior & finishes.
 - Acoustical tile ceiling system (ACT) has some minor staining in some areas due to water damage. The ACT has exceeded its life.
 - Existing flooring system Vinyl Composite Tile (VCT). It is not anticipated to have a life expectancy of another 20 years and should be replaced with new flooring material.
 - Existing flooring system Carpet Tile (CPT). It is not anticipated to have a life expectancy of another 20 years and should be replaced with new flooring material.

BUILDING 2

Gymnasium, Auxiliary Gymnasiums, Locker Rooms, Kitchen & Cafeterias, Classrooms and Shops.

1. The building was constructed in 1971.
2. Building exterior skin is Brick Masonry (BR) with Concrete Masonry Units (CMU) as back up and are structurally in good condition.
 - The 2" rigid insulation with 2" air space does not meet the current energy code.
 - Areas of exterior brick need repointing (Figure 9).
 - Several locations with efflorescence damaged brick (Figure 9).
 - Sealant around windows and at control joints need to be reinstalled.
3. Roofing system is fully adhered membrane over rigid insulation and metal roof deck.
 - There is evidence of water ponding and patched areas (Figure 11).
 - Some areas need repairs to the roof flashing at parapets (Figure 10).
 - It is not anticipated to have a life expectancy of another 20 years.
 - Exterior doors to mechanical spaces are severely rusted (Figure 12).
 - Membrane in some areas appear to have been badly damaged in winter storm and is torn up from rigid insulation (Figure 13).
4. Interior & finishes.
 - Acoustical tile ceiling system (ACT) in Lobby is stained in some areas due to water damage. The ACT has exceeded its life expectancy and are warping and cracking.
 - Existing flooring system Vinyl Composite Tile (VCT). It is not anticipated to have a life expectancy of another 20 years and should be replaced with new flooring material. There are many areas of the building where repair patches are evident and do not match the original materials (Figure 15).
 - Existing flooring system Carpet Tile (CPT). It is not anticipated to have a life expectancy of another 20 years and should be replaced with new flooring material. There are many areas of the building where CPT is worn and Stained.
 - Handrails at stairs do not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 22).
 - Signage throughout does not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 23).
 - Doors and door hardware in most locations does not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) and contains wire glass which is no longer allowable in school facilities (Figure 24).

- Doors and door hardware broken and/or damaged in many locations (Figure 34) (Figure 35).
- Wall base missing in several locations (Figure 36).
- Shop equipment outdated and doesn't meet OSHA compliant requirements.

Gymnasium

- The Gym has a wood athletic floor on a sleeper system. There is evidence of buckling to many of the planks and is beginning to cause some safety concerns for regular and competition use most noticeably on the perimeter (Figure 14).
- The movable partition in the Gymnasium appears to be damaged and non-operational.

Locker Rooms

- The Locker Rooms do not meet ICC/A117.1 Accessible and Usable Building Facilities (ANSI). There are no accessible routes (Figure 16), no accessible lockers (Figure 17) and no accessible toilets or showers (Figure 18).
- The Gypsum board ceiling has areas where portions of the ceiling system has been removed to access above ceiling equipment (Figure 19).
- The terrazzo shower bases and ceramic shower tiles are badly stained and damaged beyond repair and need to be replaced (Figure 20).
- Wood doors are delaminating and need to be replaced throughout (Figure 21).

Kitchen & Cafeterias

- Acoustical tile ceiling system (ACT) in Cafeterias are stained in some areas due to water damage. The ACT has exceeded its life expectancy and are warping and cracking.
- Acoustical tile ceiling system (ACT) in Kitchen has exceeded its life expectancy, has several missing and/or broken tiles, has been patched with improper tiles for this area and needs to be replaced with a new washable ceiling tile (Figure 27).
- Existing flooring system Vinyl Composite Tile (VCT) in Cafeterias. It is not anticipated to have a life expectancy of another 20 years and should be replaced with new flooring material.
- Radiant heating panels are badly damaged and missing covers (Figure 25).
- The serving areas snack bars were renovated in 2011 but most of the current kitchen equipment is outdated and/or not working.
- Kitchen equipment in most locations does not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI).
- Wood doors are delaminating and need to be replaced throughout (Figure 26).
- The quarry tile is badly worn, stained and cracked in several locations and needs to be replaced (Figure 26).

BUILDING 2A

Gymnasium, Locker Rooms & Pool

1. The building addition was constructed in 2007 under State Project Number 135-0260E.
2. Building exterior skin is Brick Masonry (BR) with Concrete Masonry Units (CMU) as back up and are structurally in good condition.
 - The 2" rigid insulation with 2" air space does not meet the current energy code.
 - Areas of exterior brick need repointing.
 - Sealant around windows and at control joints need to be reinstalled.
3. Roofing system over Locker Rooms is fully adhered membrane over rigid insulation and metal roof deck.
4. Roofing system over Gymnasium is a mechanically fastened metal roof over rigid insulation and metal roof deck.
 - There is some evidence of water ponding over the Locker Rooms but roof appears to be acceptable.
 - It is not anticipated to have a life expectancy of another 20 years.
5. Interior & finishes.
 - The Gym has a wood athletic floor on a sleeper system. There some evidence of buckling of the planks and is beginning to cause some safety concerns for regular and competition use. Floor may need to be refinished.
 - The Locker Rooms are code compliant and have handicap accessible lockers, toilets and a showers.
 - The Locker room flooring is showing signs of wearing in some areas.
 - Acoustical tile ceiling system (ACT) has some minor staining in some areas due to water damage. The ACT has exceeded its life.
 - Existing flooring system Vinyl Composite Tile (VCT). It is not anticipated to have a life expectancy of another 20 years and should be replaced with new flooring material.
 - Existing flooring system Carpet Tile (CPT). It is not anticipated to have a life expectancy of another 20 years and should be replaced with new flooring material.
 - Several doors do not have the proper pull/push side clearance required by ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 47).

BUILDING 3

Auditorium, Main Lobby, Main Office, Media Center, Classrooms & Labs

1. The building was constructed in 1971.
2. Building exterior skin is Brick Masonry (BR) with Concrete Masonry Units (CMU) as back up and are structurally in good condition.
 - The 2" rigid insulation with 2" air space does not meet the current energy code.
 - Areas of exterior brick need repointing (Figure 9).
 - Several locations with efflorescence damaged brick (Figure 9).
 - Sealant around windows and at control joints need to be reinstalled.
3. Roofing system is fully adhered membrane over rigid insulation and metal roof deck.
 - The roof was installed +/- 5 years.
 - There is some evidence of water ponding.
 - Smoke hatches working properly.
4. Interior & finishes
 - Acoustical tile ceiling system (ACT) in Lobby & Main Office is stained in some areas due to water damage. Piecemealed multiple materials. The ACT has exceeded its life expectancy and are warping and cracking.
 - Existing flooring system Carpet Tile (CPT). It is not anticipated to have a life expectancy of another 20 years and should be replaced with new flooring material. There are many areas of the building where CPT is worn and Stained (Figure 46).
 - Handrails at stairs do not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 28).
 - Signage throughout does not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 30).
 - Doors and door hardware in most locations does not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) and contains wire glass which is no longer allowable in school facilities (Figure 30).
 - Wall base missing in many locations (Figure 29).
 - Toilet Rooms do not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 31) (Figure 32) (Figure 33).

Auditorium

- There is no accessible seating which complies with ICC/A117.1 Accessible and Usable Building Facilities (ANSI).
- Aisles do not meet the 5 feet minimum required width or 1/20 slope per ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 37) (Figure 38).
- There is no accessible means of egress to the balcony.
- Orchestra pit is not code compliant and has no hardware for opening or closing.

Stage

- Doors rusted and does not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 40).
- Contains combustible material wood partitions (Figure 41).
- Wood flooring badly damaged and scratched (Figure 42).

Main Office

- Casework is extremely outdated and not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 43).
- Several doors are structural damaged (Figure 44).
- Front desk casework and furniture is piecemealed and not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 45).

Media Center

- Casework does not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 48).
- Furniture outdated.
- Does not meet acoustical requirements.

Building 4

Classrooms & Labs

1. The building was constructed in 1971.
2. Building exterior skin is Brick Masonry (BR) with Concrete Masonry Units (CMU) as back up and are structurally in good condition.
 - The 2" rigid insulation with 2" air space does not meet the current energy code.
 - Areas of exterior brick need repointing (Figure 9).
 - Several locations with efflorescence damaged brick (Figure 9).
 - Sealant around windows and at control joints need to be reinstalled.
3. Roofing system is fully adhered membrane over rigid insulation and metal roof deck.
 - There is evidence of water ponding and patched areas (Figure 11).
 - Some areas need repairs to the roof flashing at parapets (Figure 10).
 - It is not anticipated to have a life expectancy of another 20 years.
4. Interior & finishes.
 - Acoustical tile ceiling system (ACT) is stained in some areas due to water damage. The ACT has exceeded its life expectancy and are warping and cracking.
 - Existing flooring system Vinyl Composite Tile (VCT). It is not anticipated to have a life expectancy of another 20 years and should be replaced with new flooring material. There are many areas of the building where repair patches are evident and do not match the original materials (Figure 15).
 - Existing flooring system Carpet Tile (CPT). It is not anticipated to have a life expectancy of another 20 years and should be replaced with new flooring material. There are many areas of the building where CPT is worn and Stained.
 - Handrails at stairs do not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 22).
 - Signage throughout does not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) (Figure 23).
 - Doors and door hardware in most locations does not comply with ICC/A117.1 Accessible and Usable Building Facilities (ANSI) and contains wire glass which is no longer allowable in school facilities (Figure 24).
 - Doors and door hardware broken and/or damaged in many locations (Figure 34) (Figure 35).
 - Wall base missing in several locations (Figure 36).



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 7



Figure 6



Figure 8

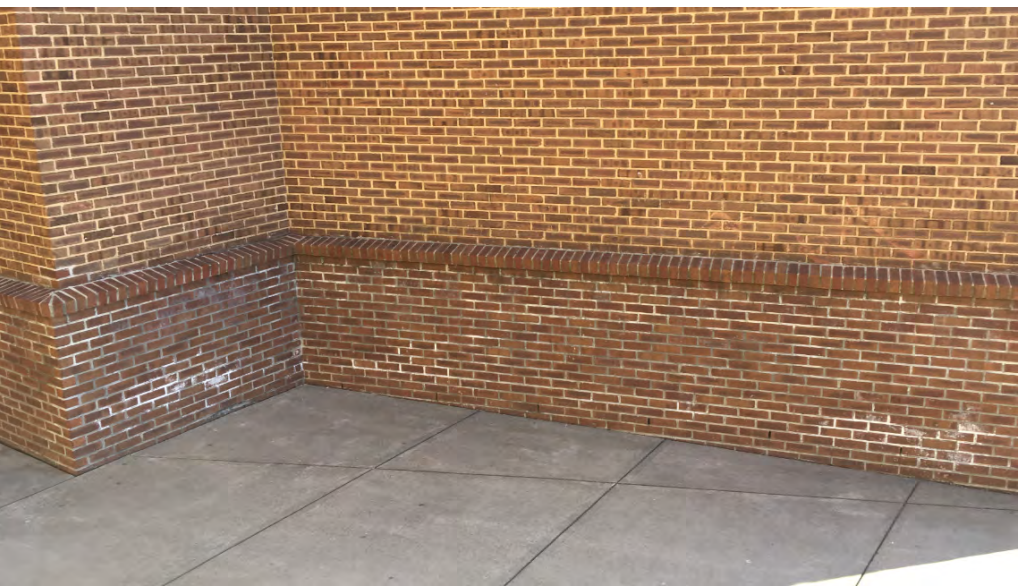


Figure 9



Figure 10



Figure 11



Figure 12



Figure 13



Figure 14

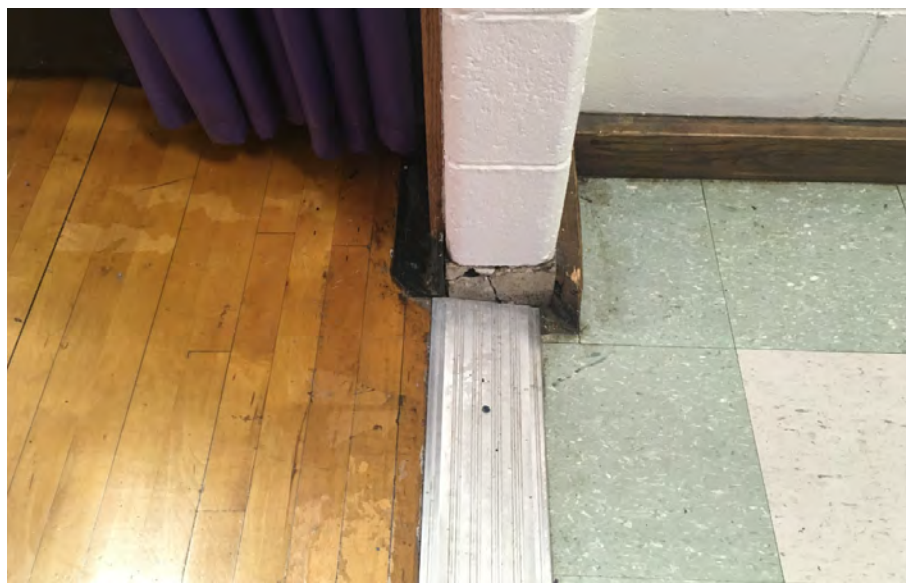


Figure 15



Figure 16



Figure 17

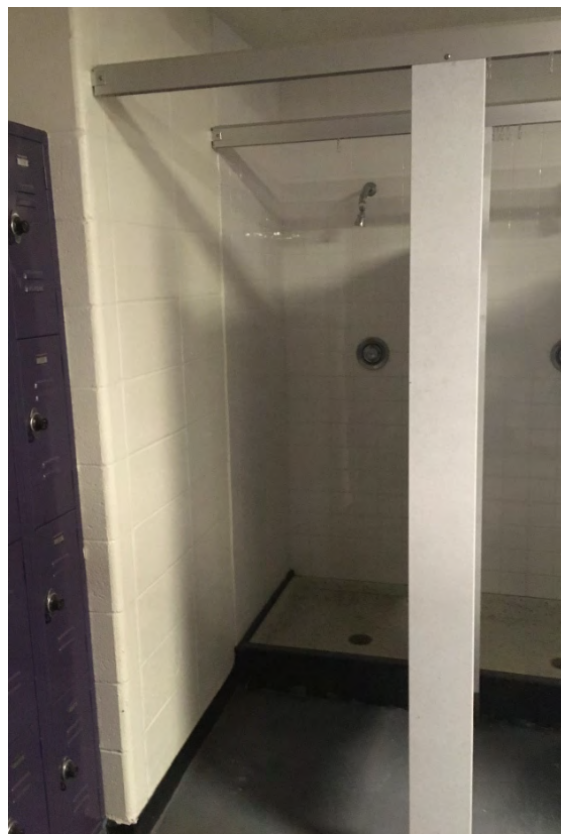


Figure 18



Figure 19



Figure 20



Figure 21

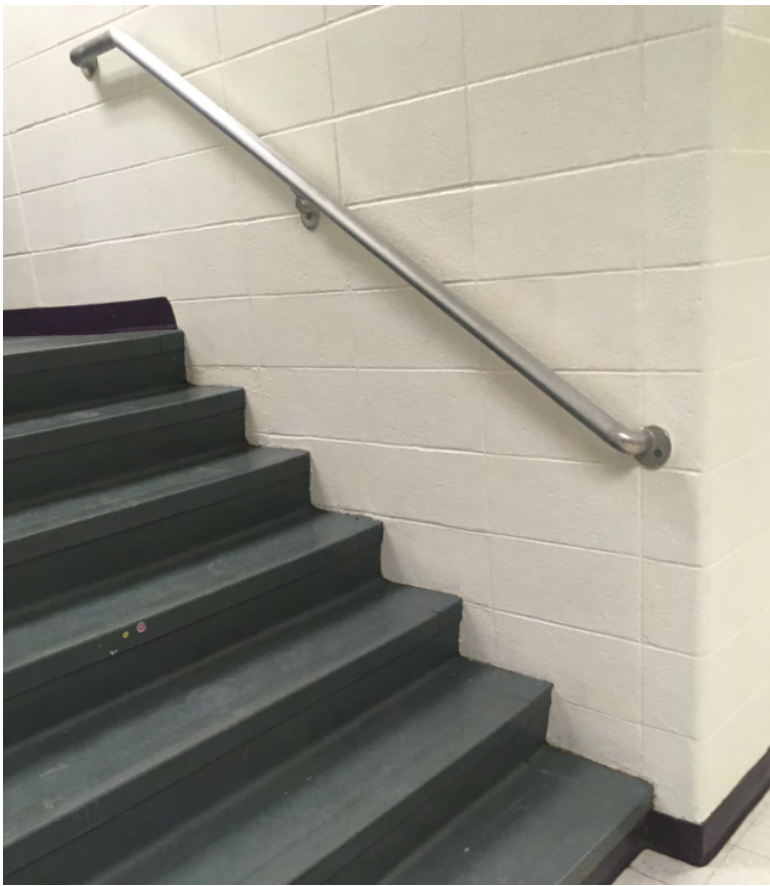


Figure 22



Figure 24



Figure 23



Figure 25



Figure 26



Figure 27

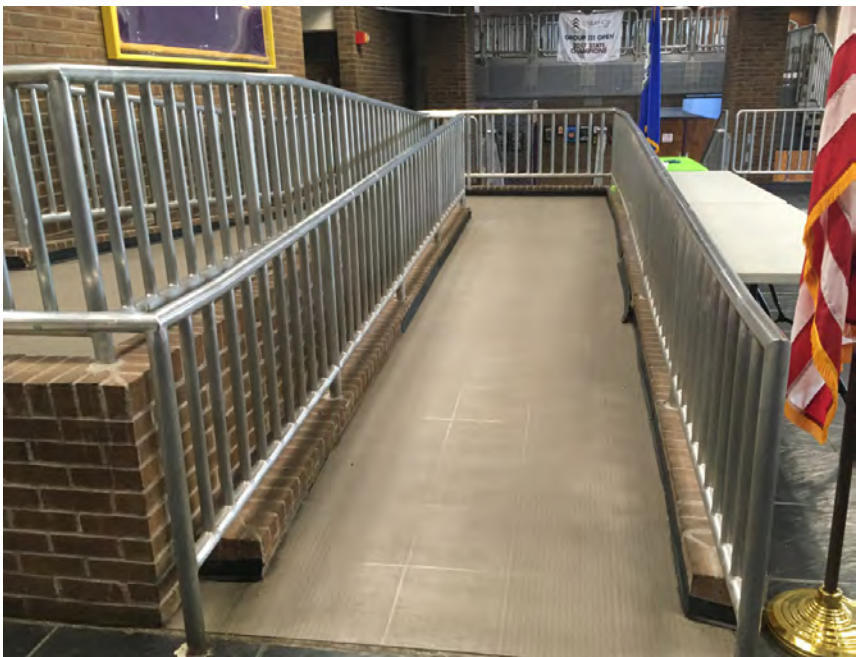


Figure 28



Figure 29



Figure 30



Figure 31



Figure 32



Figure 33



Figure 35



Figure 34



Figure 36



Figure 37



Figure 38



Figure 40



Figure 42



Figure 41



Figure 43



Figure 44



Figure 45

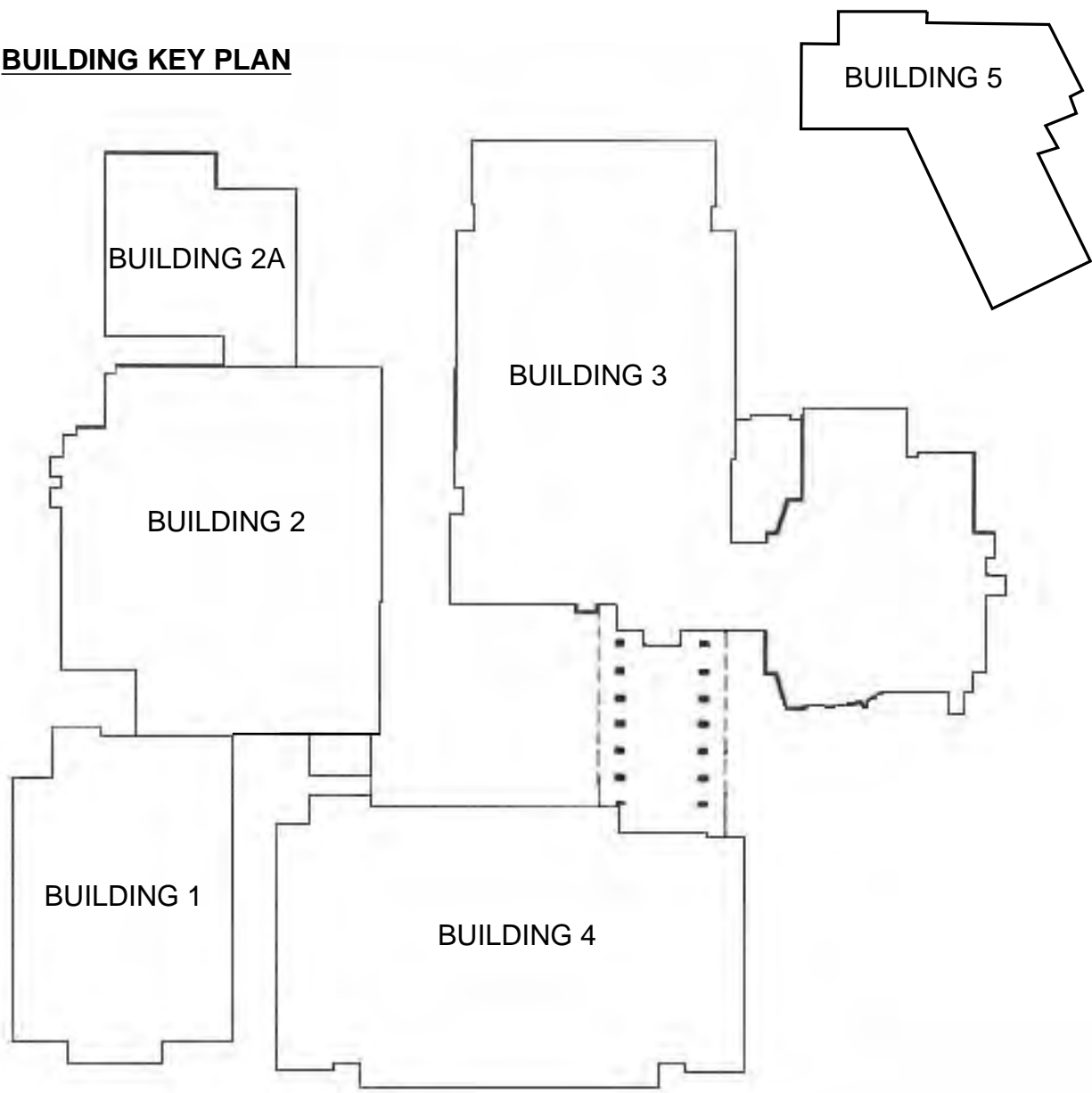


Figure 46



Figure 48

BUILDING KEY PLAN



April 8, 2021

Stamford Westhill High School
125 Roxbury Road
Stamford, Connecticut
JCJ Project number H21004.00
DAS project number Pending

EXISTING CONDITIONS REPORT - STRUCTURAL

BUILDING 1

Classrooms, Science Labs, Computer Labs & Office Suite

1. The building addition was constructed in 2007 under State Project Number 135-0260E.
2. The building is a two-story steel structure with attached canopy.
 - Second Floor consists of steel beams supported on steel girders. Girders are supported on tube columns extending from foundation to roof.
 - Roof consists of K-series joists supported on steel girders.
3. No information on the foundations is available. We assume the building is constructed on conventional shallow spread foundations similar to the adjacent buildings.

BUILDING 2

Gymnasium, Auxiliary Gymnasiums, Locker Rooms, Kitchen & Cafeterias, Classrooms and Shops.

1. The building was constructed in 1971.
2. Steel-framed structure.
 - Gymnasium roof structure consists of long span joists with 3-inch deep steel deck. Joists are supported on steel girders on steel columns.
 - Second floor of the gymnasium consists of a 4-inch thick composite slab-on-steel beams and girders. Composite slab consists of 2-1/2-inch concrete over 1-1/2-inch steel deck.
 - The first floor at the locker rooms, kitchen, etc., consists of a 4-inch thick composite slab-on-steel beams and girders. Composite slab consists of 2-1/2-inch concrete over 1-1/2-inch steel deck.
 - The first floor at the gymnasium floor consists of 8'-0" wide precast tees. Tees are 40 inches deep or 24 inches deep each with a 3-inch concrete topping slab.
 - Foundations consist of conventional spread footings bearing on either undisturbed soil or on rock. Per the existing drawings, foundations were designed with a bearing capacity of 2 tons per square foot where bearing on undisturbed soil.

BUILDING 2A

Gymnasium, Locker Rooms & Pool

1. The building addition was constructed in 2007 under State Project Number 135-0260E.
2. The building addition consists of a steel-framed structure with both a one-story and two-story space.
 - The first floor of the two-story space consists of steel beams supported on girders at the exterior and supported on a masonry wall at the interior. Exterior girders are supported on tube columns extending from foundation to roof.
 - The roof of the two-story space consists of K-series sloped joists supported on steel girders at both the exterior and interior.
3. No information on the foundations is available. We assume the building is constructed on conventional shallow spread foundations similar to the adjacent buildings.

BUILDING 3

Auditorium, Main Lobby, Main Office, Media Center, Classrooms & Labs

1. The building was constructed in 1971. Noted on the existing drawings as Area 'A'.
2. Three-story building consisting of both concrete and steel structure.
 - Roof framing consists of steel beams with 1-1/2-inch deep steel deck supported on steel girders with metal roof deck. Girders are supported on W-shaped steel columns, which are supported at the second floor off concrete columns.
 - Second floor and first floor framing consists of a reinforced cast-in-place waffle slab construction and concrete columns. Waffle slab is 14 inches deep with 4-inch thick dome slab and 6-inch wide ribs at 3'-0" on center.
 - Concrete columns extend from the foundation to the second floor and are supported on conventional spread footings. Per the existing drawings, foundations were designed with a bearing capacity of 3 tons per square foot.

Building 4

Classrooms & Labs

1. The building was constructed in 1971. Shown on existing drawings as Area 'B'.
2. Three-story building consisting of both concrete and steel structure.
 - Roof framing consists of steel beams with 1-1/2-inch deep steel deck supported on steel girders. Girders are supported on W-shaped steel columns, which are supported at the second floor off concrete columns.
 - Second floor and first floor framing consists of a reinforced cast-in-place waffle slab construction and concrete columns. Waffle slab is 14 inches deep with 4-inch thick dome slab and 6-inch wide ribs at 3'-0" on center.
 - Concrete columns extend from the foundation to the second floor and are supported on conventional spread footings. Per the existing drawings, foundations were designed with a bearing capacity of 3 tons per square foot.

Building 5

Agriculture – Science Building

1. The building was constructed in 2001.
2. The building is a two-story steel-framed structure.
 - Foundations are conventional spread footings.
 - First floor framing consists of a composite concrete slab on steel beams and girders. Composite slab is 5-1/4 inches deep consisting of 3-1/4-inch lightweight concrete over 2-inch deep steel deck.
 - Second floor level consists of a floor level and low roof area. At the floor level, the framing consists of a composite concrete slab-on-steel beams and girders. Composite slab is 5-1/4 inches deep consisting of 3-1/4-inch lightweight concrete over 2-inch deep steel deck. The low roof consists of steel joists with 1-1/2-inch deep metal deck.
 - High roof framing consists of open web steel joists with 1-1/2-inch deep metal deck.
 - Lateral System - Moment frames.

EXISTING BUILDING CODE

1. Any modifications, alterations, or additions to the existing building structures need to comply with the 2018 Connecticut State Building Code, which adopted the 2015 International Existing Building Code (IEBC) as its standard. The following criteria has been established within the IEBC:
 - Gravity Loads
Existing structural elements supporting any additional gravity loads as a result of alterations or additions, including the effects of snowdrifts, shall comply with the current loading and design requirements of the current International Building Code (IBC), with the exception where the stress in existing structural elements is not increased by more than 5 percent.
Per IEBC 2015 section 402.3 of IEBC, any existing gravity load-carrying structural element for which an alteration causes an increase in design gravity load of more than 5 percent shall be strengthened, supplemented, replaced, or otherwise altered as needed to carry the increased gravity load required by the International Building Code.
 - Lateral Load (Wind or Seismic)
Where an alteration or addition increases design lateral loads on the lateral structural elements, results in a prohibited structural irregularity, or decreases the capacity of any load carrying structural element, the structure shall be

shown to meet the wind and seismic provisions of the current International Building Code (IBC).

Any existing lateral load-carrying element whose demand-capacity ratio with the alteration or addition considered is not more than 10 percent greater than its demand-capacity ratio with the alteration ignored shall be permitted to remain unaltered. For the purpose of this exception, comparisons of demand-capacity ratios, and calculations of design loads shall account for all the cumulative effects of additions and alterations since the original construction. Per IEBC 2015 section 402.4, any existing lateral load-carrying structural element for which an alteration causes an increase in design lateral load of more than 10 percent shall be shown to meet the wind and seismic requirements of the 2015 International Building Code for new construction.

- Most older structures will not meet the design requirements of newer Building Codes.

2. Common sources of additional gravity and lateral loads that need to be considered:

- Additional weight of mechanical equipment and support structures such as dunnage framings, grating, stairs, railings, etc.
- Weight of additional drifting snow along edges of mechanical equipment, roof screens, and parapets.
- Wind loads applied to mechanical equipment, roof top ductwork and piping, dunnage framing, and roof screens.
- Increased seismic forces from additional equipment weight and dunnage framing. Seismic engineering of building structures was not prevalent in this region prior to the 1990's when Building Codes began including requirements for analysis and design.
- New shafts and floor and roof penetrations.
- Weight of additional mechanical utilities and piping.

April 8, 2021

Stamford Westhill High School
125 Roxbury Road
Stamford, Connecticut
JCJ Project number H21004.00
DAS project number Pending

EXISTING CONDITIONS REPORT - HVAC

GENERAL SITE & COURTYARD

1. The theatre on the east side of Building 3 has a site located temporary outdoor air-cooled chiller mounted on a trailer (Figures H-1 and H-2).
2. Outdoor Chiller replaced indoor chiller that had a failure and is sitting abandoned in the chiller mechanical room in Building 3.

BUILDING 1

Classrooms, Science Labs, Computer Labs & Office Suite

1. The building addition was constructed in 2007 under State Project Number 135-0260E.
2. HVAC main systems include the following:
 - Three packaged York rooftop DX cooling, heating, and ventilating units to serve general classroom and corridor areas (Figure H-3). Units are showing wear and are near their end of expected useful life. Rust is visible on casing and condenser fan blades. Refrigerant piping insulation is mostly torn or completely removed.
 - One split rooftop Semco ERU with DX cooling condensing unit (Figure H-4). Unit Casing is faded and the only signs of rust are at piano hinges of access doors.
 - Roof-mounted Greenheck lab exhaust fans (Figure H-5) served Lab Crafters Air Sentry laboratory hoods (Figure H-6) located in science classrooms. Fans appear to be in good condition.
 - Roof-mounted Greenheck mushroom exhaust fans serve general and toilet exhaust. Units appear to be in good condition.

BUILDING 2

Gymnasium, Auxiliary Gymnasiums, Locker Rooms, Pool, Kitchen & Cafeterias, Classrooms and Shops.

1. The building was constructed in 1971.

General

- Rooftop Penthouse mechanical room houses many recently installed indoor heating and ventilation units serving Building 2 (Figures H-7, H-8, and H-10). Several duct access door are warped with poor fit and large air leaks (Figure H-11). AHU fans have newer Variable Frequency Controllers (VFC) for variable speed control (Figure H-12).

Pool

- Pool is served by Seresco WebSentry dehumidification modular heating, DX cooling and ventilation air-handling unit located in Penthouse mechanical room was recently installed and in good condition (Figure H-9).

Gymnasium

- Served by multiple indoor modular, heating and ventilation air-handling unit located in Penthouse mechanical room. Units are recently installed and in good condition but do not provide cooling (Figure H-10).

Locker Rooms

- The Locker Rooms are exhausted by rooftop-mounted mushroom exhaust fans. There are several mushroom exhaust fans with surface rust on the curbs and housings (Figure H-13).

Kitchen & Cafeterias

- Cafeteria and Kitchen supply are served by indoor modular, heating and ventilation air-handling unit located in Penthouse mechanical room. There are two hoods in the Kitchen area (Figures H-14 and H-15). Rooftop exhaust fan serves the kitchen hoods.

BUILDING 2A

Gymnasium & Locker Rooms

1. The building addition was constructed in 2007 under State Project Number 135-0260E.
2. The building is served by a York modular, rooftop unit with heating and ventilation located in low roof of Building 2A. Exterior rooftop ductwork is mounted on roof and penetrates wall of Gym (Figures H-17 and H-18).
 - Exterior duct insulation jacket is mostly in good shape but has a tear and is sagging (Figure H-16).
 - Rooftop mushroom exhaust fans serve the restrooms, locker rooms, and other miscellaneous spaces. One exhaust fan has a dent on the housing (Figure H-19).

BUILDING 3

Auditorium, Main Lobby, Main Office, Media Center, Classrooms & Labs

1. The building was constructed in 1971.

Auditorium and Stage

- Auditorium is cooled, heated, and ventilated and is served by an overhead ducted air system. The air-handler is an indoor built up unit with hot water heating coil, chilled water cooling coil, supply fan, return and outdoor ventilation (Figure H-25). Air-handler is located in mechanical rooms adjacent to the Auditorium stage. The unit components appear to be in fair condition but are all beyond their expected useful life.

Main Office and Media Center

- Main Office and Media Center are served by separate by similar units located in Penthouse A. The units are labeled AC-1, AC-2 (Figure H-27), and AC-3. The spaces are cooled, heated, and ventilated and are served by indoor air-handlers with hot water heating coils, chilled water cooling coils, supply fan, return and outdoor ventilation. There are separate ducted return fans associated with the air-handlers. The unit components appear to be in poor condition and are all beyond their expected useful life. Flexible duct connectors are torn and the casing has substantial air leaks (Figure H-26).

Classrooms

- Classrooms are served by a mixture of in room floor-mounted (Figure H-28) and ducted heating only unit ventilation units. Ventilation is ducted to louvers on the exterior walls. The unit components appear to be in fair condition and are all beyond their expected useful life.

Boiler Room

- Boiler room consists of four Smith cast-iron boilers with dual fuel Power Flame Burners (Figure H-29). Boilers appear to be original to the building. Boilers of this vintage are poorly insulated and large amounts of heat is lost to the space. Boilers are past their useful life.
 - Hydronic heating loop pumping is primary - secondary. There are several secondary heating loops serving the School. All pumps appear to be past their useful life (Figures H-30, H-31 and H-32).

Building 4

Classrooms & Labs

1. The building was constructed in 1971.

General

- Building 4 areas are served by units located in the Penthouse B mechanical room. Internal spaces are cooled, heated, and ventilated and are served by an overhead ducted, indoor built-up air-handler with hot water heating coil, chilled water cooling coil, supply fan, return and outdoor ventilation. The units are labeled AC-4, AC-5 and AC-6 (Figure H-33). There are separate ducted return fans associated with the air-handlers. The unit components appear to be in poor condition and are all beyond their expected useful life. Flexible duct connectors are torn and the casings have substantial air leaks (Figure H-34).

Classrooms

- Classrooms are served by ducted heating only unit ventilation units. Ventilation is ducted to louvers on the exterior walls. The unit components appear to be in fair condition and are all beyond their expected useful life.

Building 5

1. The building was constructed in 2001.

Mechanical Rooms

- There are two separate boiler rooms, Main Mechanical (Figure H-35) and Greenhouse Mechanical Room (Figure H-36). Both mechanical room have two Smith cast-iron boilers, each with dual fuel Power Flame burners. All boilers appear to be in good condition.
 - Pumps have prominent rusting around volutes and nearby pipe fittings (Figures H-37 and H-38).

Rooftop Equipment

- The high roof has one large Trane Intellipak packaged rooftop unit with DX cooling, heating and ventilation (Figure H-39). There are multiple mushroom down-blast and up-blast rooftop fans (Figure H-40). The rooftop unit and fans appear to be in fair condition. Surface rust is visible on the DX condenser fan components (Figure H-41).
- The lower roof has a BKM heat recovery unit (Figure H-42) and two small Trane rooftop units (Figure H-43) with heating, cooling, and ventilation. There are rooftop mushroom exhaust fans, up-blast and down-blast. All units appear to be in fair condition and approaching the end of their expected useful life.
- The greenhouse has several side wall propeller exhaust fans.

Figures:



Figure H-1 - Site



Figure H-2 - Site



Figure H-3 - Building 1



Figure H-4 - Building 1



Figure H-5 - Building 1



Figure H-6 - Building 1



Figure H-7 - Building 2



Figure H-8 - Building 2



Figure H-9 - Building 2



Figure H-10 - Building 2



Figure H-11 - Building 2



Figure H-12 - Building 2



Figure H-13 - Building 2



Figure H-14 - Building 2



Figure H-15 - Building 2



Figure H-16 - Building 2A



Figure H-17 - Building 2A



Figure H-18 - Building 2A



Figure H-19 - Building 2A



Figure H-20 - Building 3



Figure H-21 - Building 3



Figure H-22 - Building 3



Figure H-23 - Building 3



Figure H-24 - Building 3

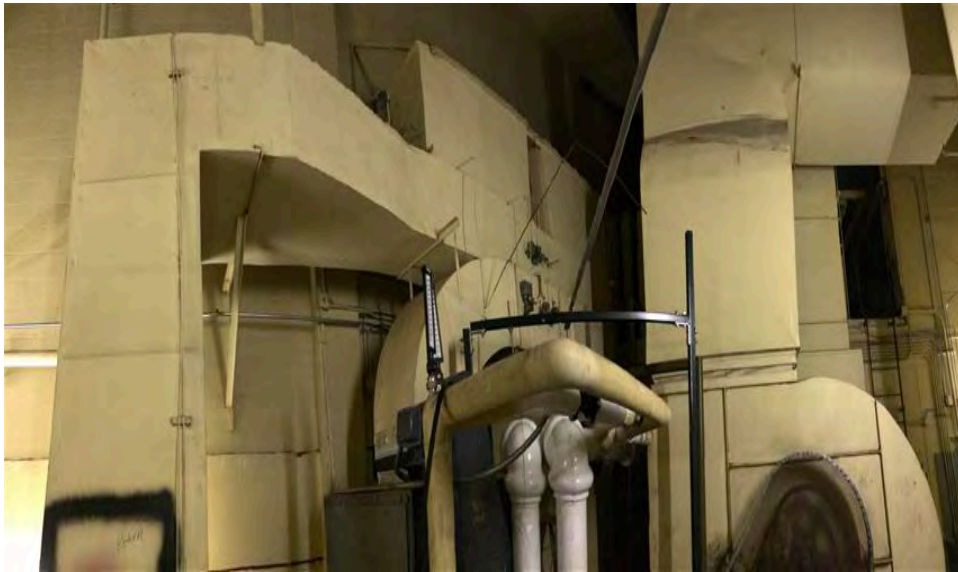


Figure H-25 - Building 3



Figure H-26 - Building 3



Figure H-27 - Building 3



Figure H-28 - Building 3



Figure H-29 - Building 3



Figure H-30 - Building 3



Figure H-31 - Building 3



Figure H-32 - Building 3



Figure H-33 - Building 4



Figure H-34 - Building 4



Figure H-35 - Building 5



Figure H-36 - Building 5



Figure H-37 - Building 5



Figure H-38 - Building 5



Figure H-39 - Building 5



Figure H-40 - Building 5



Figure H-41 - Building 5



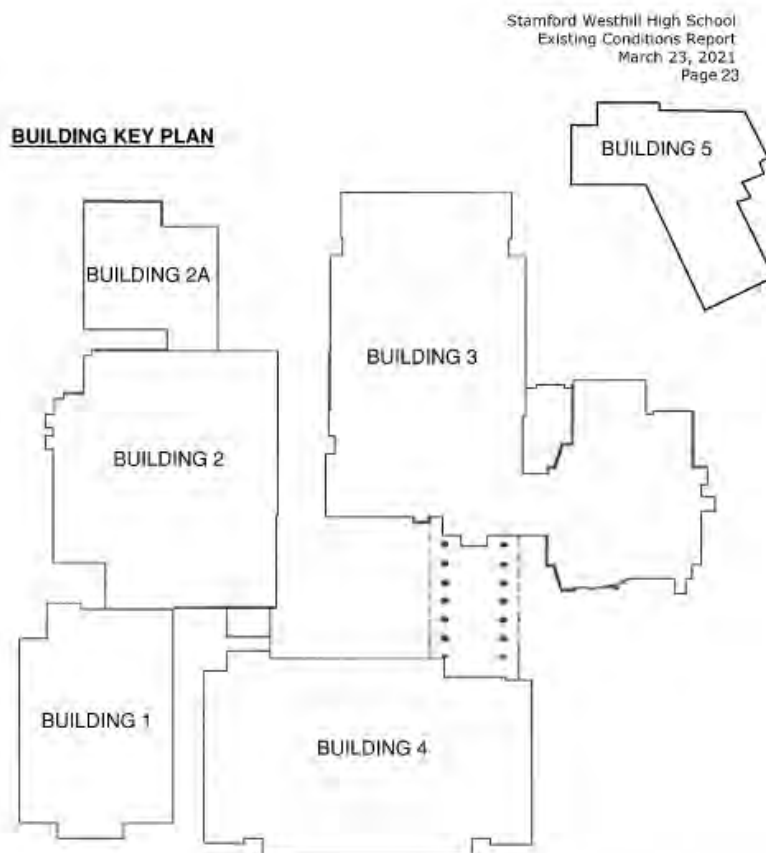
Figure H-42 - Building 5



Figure H-43 - Building 5

April 8, 2021

Stamford Westhill High School
125 Roxbury Road
Stamford, Connecticut
JCJ Project number H21004.00
DAS project number Pending



EXISTING CONDITIONS REPORT - ELECTRICAL

GENERAL SITE & COURTYARD

1. There is a site-mounted utility transformer serving the main switchboard (MDB2) located in the switchgear room on the lower level in Building 2 (Figure E-1).
2. There is a diesel-fired generator located adjacent to the utility transformer serving the fire pump located in the lower level mechanical room in Building 3. Exact size of the

- generator is unknown at this time. Generator is manufactured by Spectrum Detroit diesel. Generator is in fair to poor condition (Figure E-2).
3. On the exterior of the building, there are wall-mounted HID or LED lighting fixtures, which are not full cut-off type lighting fixtures. They are in fair to poor condition.
 4. There are site pole arm-mounted architectural style LED lighting fixtures in the parking lot and site. They are in fair condition.
 5. Exterior lightings are controlled by time clock, photocell and multi-pole contractors.

BUILDING 1

Classrooms, Science Labs, Computer Labs & Office Suite

1. The building addition was constructed in 2007 under State Project Number 135-0260E.
2. Electrical Systems in General:
 - The electrical service and distribution system equipment in Building 1 were installed under 2007 construction. They are in good condition.
 - Fire alarm system equipment and devices such as fire alarm voice evacuation panel, fire alarm strobe booster panel, pull station, A/V and visual devices, smoke detectors, heat detectors, etc., are in good condition. Fire alarm system equipment and devices were installed under 2007 construction.
3. Electrical Service and Distribution Systems:
 - The electrical distribution consist of 480Y/277V, 3-phase, 4-wire and 208Y/120V, 3-phase, 4-wire panelboards and stepdown transformers installed under the 2007 construction project in the electrical room on the main level. There are additional 480Y/277V, 3-phase, 4-wire and 208Y/120V 3-phase, 4-wire panelboards located on an upper level. They are in good condition. The 480Y/277V, 3-phase, 4-wire panelboards are fed from distribution panel DP-1 located in the switchgear room in Building 2 (Figures E-12 and E-13).
4. Emergency / Standby Power System:
 - There is a central emergency lighting inverter system located in the electrical room which is serving emergency lighting in Building 1 (Figure E-12).
 - Emergency lighting is served by the central emergency lighting inverter system.
5. Fire Alarm System:
 - There is a fire alarm strobe booster panel located in the electrical room.
 - The fire alarm strobe booster panel is connected with main Edward EST 3 series fire alarm addressable voice evacuation control panel located in the mechanical room on the lower level in Building 3.
 - Smoke detectors are located in the storage room, prep rooms, corridors, mechanical room, electrical closet, public bathrooms, elevator lobby, and machine room and corridor where magnetic hold open devices are located. Heat detector is located in the elevator machine room and elevator pit. Carbon dioxide detectors are located in rooms with gas-fired equipment.

- A/V and visual devices are located throughout the building.
- Fire alarm system coverage appeared to be adequate.

6. Area of Refuge System:

- There is area of refuge main panel located in the main level lobby in Building 3.
- There are area of refuge call stations located in stairwell.

7. Call-For-Aid System:

- There are call-for-aid devices located in single ADA compliant bathrooms.

8. Lighting:

- The lighting in general consists of 2'x4', 2'x2' and 1'x4' recessed ceiling-mounted prismatic lens fixtures with retrofitted LED lamps throughout Building 1.
- There are some 2'x4' recessed ceiling-mounted lighting fixtures with parabolic louvers and retrofitted LED lamps.
- There are some industrial strip lighting fixtures in the storage room and utility rooms.
- The lighting in most areas is in good condition.
- Lighting in most areas is controlled by occupancy sensors and local wall-mounted switches.
- Lighting in corridors or public areas is controlled by local wall-mounted keyed switches.

BUILDING 2

Gymnasium, Auxiliary Gymnasiums, Locker Rooms, Pool, Kitchen & Cafeterias, Classrooms and Shops.

1. The building was constructed in 1971.
2. Electrical Systems in General:
 - The electrical service and distribution system equipment in Building 2 were installed under the original building construction in 1971. They are in poor condition with breakers reaching the end of their expected life.
 - Fire alarm system equipment and devices such as fire alarm control panel, pull station, A/V and visual devices, smoke detectors, and heat detectors are in fair condition. Exact installation date is unknown.
3. Electrical Service and Distribution Systems:
 - There is an existing main switchboard (MDB2) in the switchgear room on the lower level in Building 2. The main switchboard is fed from an exterior site-mounted utility transformer located outside, adjacent to the switchgear room. The existing main switchboard is rated at 6000A-3P, 480Y/277V, 3-phase, 4-wire with a 3000A main fused switch, CT/PTs compartment per utility company requirements. It is manufactured by GE. There are branch C/Bs in a switchboard distribution section serving panelboards and transformers throughout Building 2 and Building 4 (Figures E-3 and E-4).
 - The main switchboard was installed under the original building construction. It is in poor condition.
 - There is a 400A disconnect switch side-mounted on the switchboard serving the Concession panel located in site Concession booth.
 - The existing main switchboard is serving various panelboards and transformers in Building 2 and Building 4. It is also serving kitchen panelboards.
 - There is a 1000A, 480Y/277V, 3-phase, 4-wire distribution panel (DP-1) located in the switchgear room on the lower level which is serving panelboards located throughout Building 1 and Building 2A. Distribution panel DP-1 was installed under a 2007 construction project. It is in good condition. It is fed from existing switchboard MDB2 (Figure E-5).
 - The electrical distribution consist of 480Y/277V panelboards and 208Y/120V, 3-phase, 4-wire panelboards and stepdown transformers throughout Building 2. They were installed under the original building construction. They are in poor condition.
 - Some electrical distribution consists of 480Y/277V, 3-phase, 4-wire and 208Y/120V 3-phase, 4-wire panelboards and stepdown transformers installed under a 2007 construction project in the electrical room adjacent to Aux. Gymnasium which serves Building 2A. They are in good condition.

4. Emergency / Standby Power System:

- There is an existing central emergency lighting inverter system located in the storage room adjacent to the old Gym. Exact installation date is unknown. It is in poor condition. There are emergency lighting panels located in this storage room serving emergency lighting and exit signs in the path of egress area and selected areas in Building 2 (Figure E-5).
- There are some wall-mounted emergency lighting units serving as emergency lighting in selected areas. They are in poor condition.
- Emergency lighting is served by a central emergency lighting inverter system and wall- and/or ceiling-mounted standalone emergency lighting units.

5. Fire Alarm System:

- There is an existing main Edward EST 3 series fire alarm addressable voice evacuation control panel located in a mechanical room on the lower level in Building 3.
- There is main graphic annunciator panel located in the main lobby in Building 3.
- There is a remote annunciator panel located in the administration office.
- Smoke detectors are located in selected areas such as some corridors, elevator lobby, elevator machine room, storage rooms, electrical closet, etc.
- Fire alarm system coverage appeared to be adequate in most areas but may need some additional A/V and/or visual devices for proper coverage where lacking.

6. Lighting:

- The lighting in general consist of 2'x4', 2'x2' and 1'x4' recessed ceiling-mounted prismatic lens fixtures with retrofitted LED lamps throughout Building 2 (Figure E-8).
- There are some industrial strip lighting fixtures in the storage room and utility rooms.
- There are pendant-mounted 2'x4 industrial type lighting fixtures with wire guard with retrofitted LED lamps in the Gymnasium (Figure E-7).
- The lighting in most areas is in fair to poor condition.
- Lighting in most areas is controlled by local wall-mounted switches.
- Lighting in corridors or public areas is controlled by local wall-mounted keyed switches.

BUILDING 2A

Gymnasium & Locker Rooms

1. The building addition was constructed in 2007 under State Project Number 135-0260E.
2. Electrical Systems in General:
 - The electrical service and distribution system equipment in Building 2A were installed under 2007 construction. They are in good condition.
 - Fire alarm system equipment and devices such as fire alarm voice evacuation panel, fire alarm strobe booster panel, pull station, A/V and visual devices, smoke detectors, heat detectors, etc., are in good condition. Fire alarm system equipment and devices were installed under 2007 construction.
3. Electrical Service and Distribution Systems:
 - Some electrical distribution consists of 480Y/277V, 3-phase, 4-wire and 208Y/120V 3-phase, 4-wire panelboards and stepdown transformers installed under the 2007 construction project in the electrical room adjacent to the Aux. Gymnasium in Building 2 which are serving Building 2A. They are in good condition (Figures E-9 and E-10).
 - There is a 208Y/120V 3-phase, 4-wire panelboard located in the mechanical room on the lower level of Building 2, which was also installed under 2007 construction. It is in good condition.
4. Emergency / Standby Power System:
 - There is an existing central emergency lighting inverter system located in the electrical room adjacent to the Aux. Gymnasium in Building 2 which is serving emergency lighting in Building 2A (Figure E-9).
 - Emergency lighting is served by the central emergency lighting inverter system.
5. Fire Alarm System:
 - There is fire alarm voice evacuation panel located in the Gymnasium in Building 2A.
 - There is a fire alarm strobe booster panel located in the electrical room adjacent to the Aux. Gymnasium in Building 2 which is serving Building 2A (Figure E-10).
 - Existing voice panel and fire alarm strobe booster panel is connected with existing main Edward EST 3 series fire alarm addressable voice evacuation control panel located in the mechanical room on the lower level in Building 3.

- There are beam detectors located in the Gym. Beam detector control panel is located in the storage room. Smoke detectors are located in the storage room, garage, mechanical room, electrical closet and corridor where magnetic hold open devices are located. Heat detector are located in public bathrooms. Carbon dioxide detectors are located in rooms with gas-fired equipment.
- A/V and visual devices located throughout the building.
- Fire alarm system coverage appeared to be adequate.

6. Lighting:

- The lighting in general consist of 2'x4', 2'x2' and 1'x4' recessed ceiling-mounted prismatic lens fixtures with retrofitted LED lamps throughout Building 2A (Figure E-11A).
- There are some industrial strip lighting fixtures in the storage room and utility rooms.
- There are pendant-mounted 2'x2' industrial type lighting fixtures with wire guard with retrofitted LED lamps and built-in occupancy sensor in the Gymnasium (Figure E-11).
- The lighting in most areas is in good condition.
- Lighting in most areas is controlled by occupancy sensors and local wall-mounted switches.
- Lighting in corridors or publics areas is controlled by local wall-mounted keyed switches.

BUILDING 3

Auditorium, Main Lobby, Main Office, Media Center, Classrooms & Labs

1. The building was constructed in 1971.
2. Electrical Systems in General:
 - The electrical service and distribution system equipment in Building 3 were installed under original building construction in 1971. They are in poor condition with breakers reaching the end of their expected life.
 - Fire alarm system equipment and devices such as fire alarm control panel, pull station, A/V and visual devices, smoke detectors, and heat detectors are in fair condition. Exact installation date is unknown.
3. Electrical Service and Distribution Systems:
 - There is an existing main switchboard (MDB1) in the switchgear room in the basement under the stage in Building 3. The main switchboard is fed from a utility transformer located inside the transformer room. The transformer room was locked during survey so exact information was not available. Existing main switchboard is rated at 4000A-3P, 480Y/277V, 3-phase, 4-wire with 4000A main fused switch, CT/PTs compartment per utility company requirements. It is manufactured by GE. There are branch C/Bs in the switchboard distribution section serving panelboards and transformers throughout Building 3 (Figures E-15 and E-15A).
 - There is a primary utility meter located in the switchgear room in the basement (Figure E-16).
 - There is a 4000A fused switch in switchboard serving existing V.O.A.G. Building.
 - The main switchboard was installed under original building construction. It is in poor condition.
 - The electrical distribution consist of 480Y/277V panelboards and 208Y/120V, 3-phase, 4-wire panelboards and stepdown transformers throughout Building 3. They were installed under original building construction. They are in poor condition.
 - The electrical distribution consist of 480Y/277V panelboards and 208Y/120V, 3-phase, 4-wire panelboards and stepdown transformers located in the storage room adjacent to the stage. It is in fair condition. Exact installation date is unknown (Figure E-19A).
4. Emergency / Standby Power System:
 - There is an existing diesel-fired generator located adjacent to Building 2, which is serving an existing fire pump located in the lower level mechanical room in

Building 3. Exact size of generator is unknown at this time. Generator is manufactured by Spectrum Detroit diesel (Figures E-2 and E-17).

- There is an existing 125 kVA / 100 kW diesel-fired generator located inside the generator room in the basement under the stage in Building 3. This generator has a remote site-mounted belly oil tank. Generator is manufactured by Hol-Gar Electric Plants. The generator is in poor condition. This generator is serving emergency lighting and selected mechanical equipment in Building 3 (Figure E-14).
- There is an automatic transfer switch rated at 225A and installed in 1994. It is in fair condition.
- There is an existing central emergency lighting inverter system located in the storage room adjacent to the stage. Exact installation date is unknown. It is in fair condition. There is an emergency lighting panel located in this storage room fed from the emergency lighting inverter system, which is serving emergency lighting and exit signs in the Auditorium, path of egress areas, and selected areas in Building 3 (Figure E-19).
- There are some wall-mounted emergency lighting units serving as emergency lighting in selected areas. They are in poor condition.
- Emergency lighting is served by generator emergency power panel, central emergency lighting inverter system, and wall- and/or ceiling-mounted standalone emergency lighting units.

5. Fire Alarm System:

- There is an Edward EST 3 series main fire alarm system addressable voice evacuation control panel located in the mechanical room on the lower level in Building 3 (Figures E-18 and E-18A).
- There are additional fire alarm system booster panels and battery cabinets located in a storage room on the lower level in Building 3 (Figure E-18B).
- There is a main graphic annunciator panel located in the main lobby in Building 3.
- There is a remote fire alarm system annunciator panel located in the administration office (Figure E-18C).
- Smoke detectors are located in selected areas such as some corridors, elevator lobby, elevator machine room, storage rooms, electrical closet, etc.
- Fire alarm system coverage appeared to be adequate in most areas but may need some additional A/V and/or visual devices for proper coverage where lacking.

6. Lighting:

- The lighting in general consists of 2'x4', 2'x2' and 1'x4' recessed ceiling-mounted prismatic lens fixtures with retrofitted LED lamps throughout the Building 3.
- There are some 2'x4' recessed ceiling-mounted lighting fixtures with parabolic louvers and retrofitted LED lamps.
- There are some recessed ceiling-mounted compact fluorescent lamps down lighting fixtures.
- There are some industrial strip lighting fixtures in the storage room and utility rooms.
- There are recessed downlight fixtures in the Auditorium, which are in fair condition (Figure E-20).
- There is a theatrical lighting system in the stage controlling with dimming rack. Theatrical lighting system was upgraded under a 2001 project based on dates indicated on existing drawings. Exact installation date is unknown.
- The lighting in most areas is in fair to poor condition.
- Lighting in most areas is controlled by local wall-mounted switches.
- There are occupancy sensors in selected areas for automatic controls.
- Lighting in corridors or public areas is controlled by local wall-mounted keyed switches.

Building 4

Classrooms & Labs

1. The building was constructed in 1971.
2. Electrical Systems in General:
 - The electrical service and distribution system equipment in Building 4 were installed under original building construction in 1971. They are in poor condition with breakers reaching the end of their expected life.
 - Fire alarm system equipment and devices such as pull station, A/V and visual devices, smoke detectors, and heat detectors are in fair condition. Exact installation date is unknown.
3. Electrical Service and Distribution Systems:
 - The electrical distribution consists of 480Y/277V panelboards and 208Y/120V, 3-phase, 4-wire panelboards and stepdown transformers throughout Building 4. They are fed from switchboard MDB2. They were installed under original building construction. They are in poor condition.
4. Emergency / Standby Power System:
 - Emergency lighting is served by generator emergency power panel. Emergency power panels are fed from an emergency panel located in Building 3.
5. Fire Alarm System:
 - Smoke detectors are located in selected area such corridors, storage rooms, electrical closet, etc.
 - Fire alarm system coverage appeared to be adequate in most area but may need some additional A/V and/or visual devices for proper coverage where lacking.
6. Lighting:
 - The lighting in general consists of 2'x4', 2'x2' and 1'x4' recessed ceiling-mounted prismatic lens fixtures with retrofitted LED lamps throughout Building 4 (Figures E21 and E21A).
 - There are some industrial strip lighting fixtures in the storage room and utility rooms.
 - The lighting in most areas is in fair to poor condition.
 - Lighting in most areas is controlled by local wall-mounted switches.

- There are occupancy sensors in typical classroom for automatic controls.
- Lighting in corridors or public areas is controlled by local wall-mounted keyed switches.

Building 5

1. The building was constructed in 2001.
2. Electrical Systems in General:
 - The electrical service and distribution system equipment in Building 5 were installed under 2001 construction. They are in good condition.
 - Fire alarm system equipment and devices such as fire alarm control panel, pull station, A/V and visual devices, smoke detectors, heat detectors, etc., are in good condition. Fire alarm system equipment and devices were installed under 2001 construction.
3. Electrical Service and Distribution Systems:
 - There is 800A-3P, 480Y/277V, 3-phase, 4-wire main distribution panelboard fed from switchboard MDB1 located in Building 3. It is in good condition (Figure E-23).
 - Some electrical distribution consists of 480Y/277V, 3-phase, 4-wire and 208Y/120V 3-phase, 4-wire panelboards and stepdown transformers installed under 2001 construction project. They are in good condition (Figure E-23).
4. Emergency / Standby Power System:
 - There is an exterior site-mounted diesel-fired generator located adjacent which is serving emergency lighting and selected mechanical equipment in Building 5. Exact size of generator is unknown at this time. Generator is manufactured by Cummins Power. The generator is in good condition. (Figure E-22).
 - There are two automatic transfer switches, one for emergency lighting power panel and one for standby power panel.
 - Emergency lighting is served by generator power emergency panel.
 - Selected mechanical equipment and selected power outlets are fed from a standby power panel.
5. Fire Alarm System:
 - There is Simplex 4010 fire alarm control panel and Fire Watch 411UDC fire alarm communicator (Figure E-24).
 - Smoke detectors are located in selected areas such utility rooms.
 - There are adequate fire alarm system A/V and visual devices in corridors, utility rooms and common areas.
 - Fire alarm system coverage appeared to be adequate for proper coverage.

6. Lighting:

- Lighting in general consists of 2'x4' recessed ceiling-mounted fixtures with parabolic louvers with retrofitted LED lamps in classrooms or labs, 4'-0" long vapor-tight fiber glass type housing in the Greenhouse, track lighting with LED heads in the lobby, 4'-0" and 8'-0" long surface wall-mounted linear fixtures with parabolic louver in corridors, etc. (Figures E-25 and E-25A).
- There are some industrial strip lighting fixtures in the storage room and utility rooms.
- The lighting in most areas is in good condition.
- Lighting in most areas is controlled by local wall-mounted switches.
- There are occupancy sensors in classrooms or labs, bathrooms, etc., for automatic controls.
- Lighting in corridors or public areas is controlled by local wall-mounted keyed switches.

Figures:



Figure E-1 Site-Mounted Utility Transformer Serving Main Switchboard MDB2



Figure E-2 Site-Mounted Generator Serving Fire Pump Located in Mechanical Room on Lower Level of Building 3



Figure E-3 Main Switchboard MDB-2 Located in Switchboard Room on Lower Level of Building 2



Figure E-4 Main Switchboard MDB-2, Distribution Section Located in Switchgear Room on Lower Level in Building 2

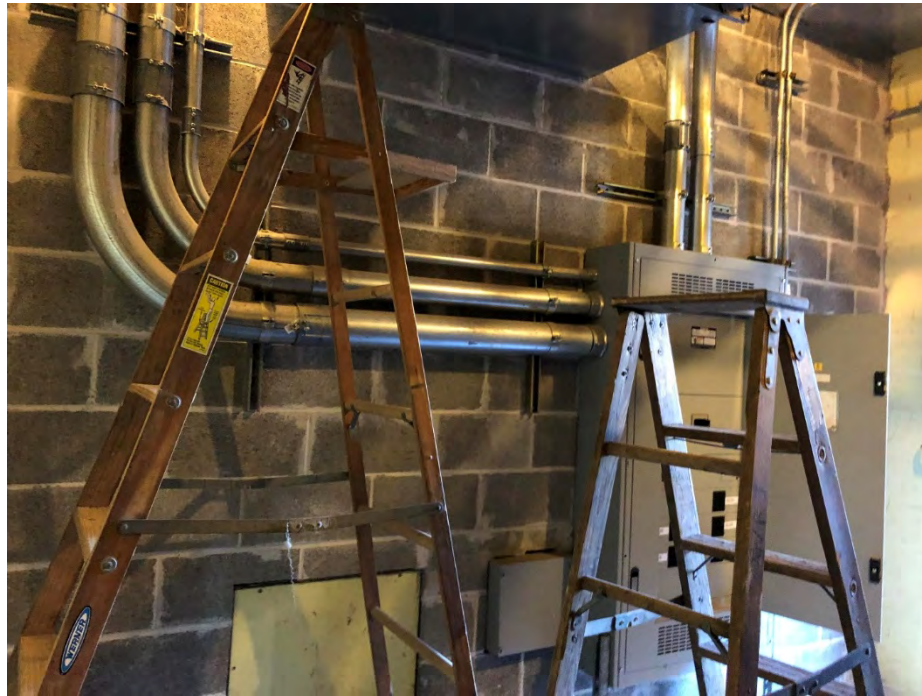


Figure E-5 1000A Distribution Panelboard DP-1 located in Switchgear Room on Lower Level in Building 2

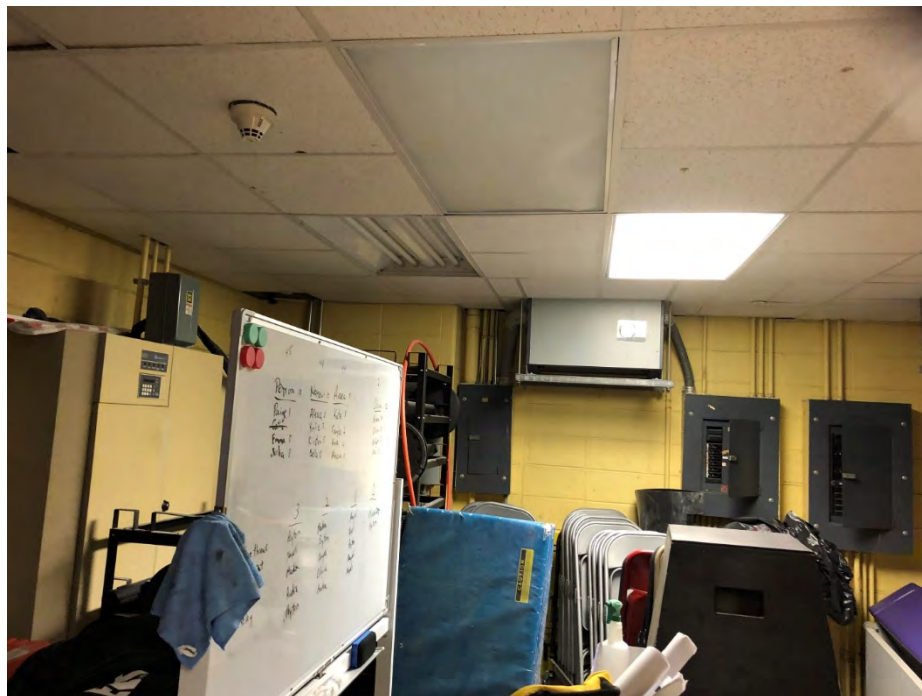


Figure E-6 Central Emergency Lighting Inverter System and Electrical Distribution System Located in Storage Room Adjacent to Gym in Building 2

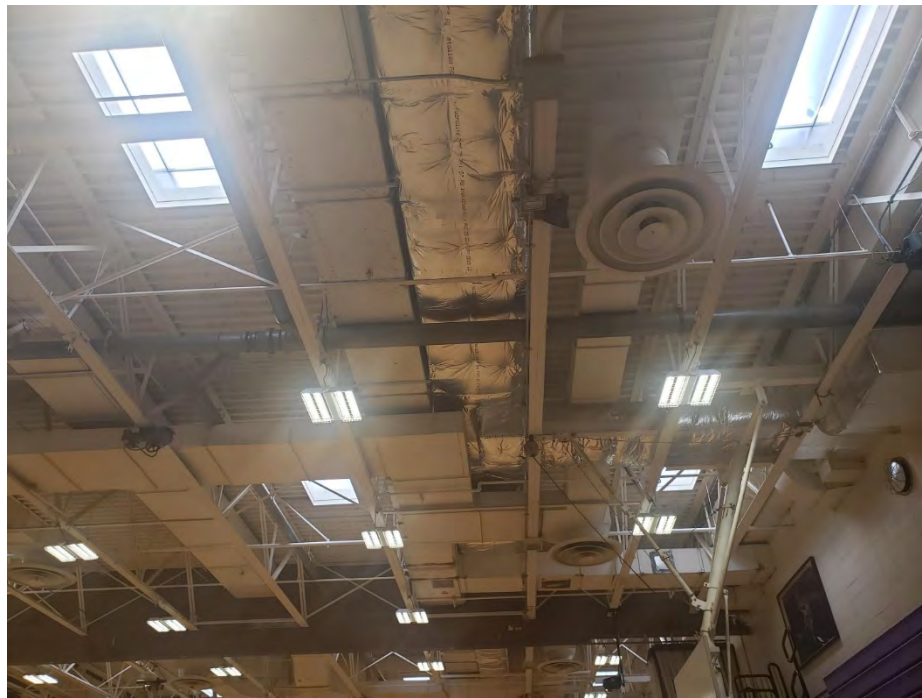


Figure E-7 Lighting in Old Gym in Building 2

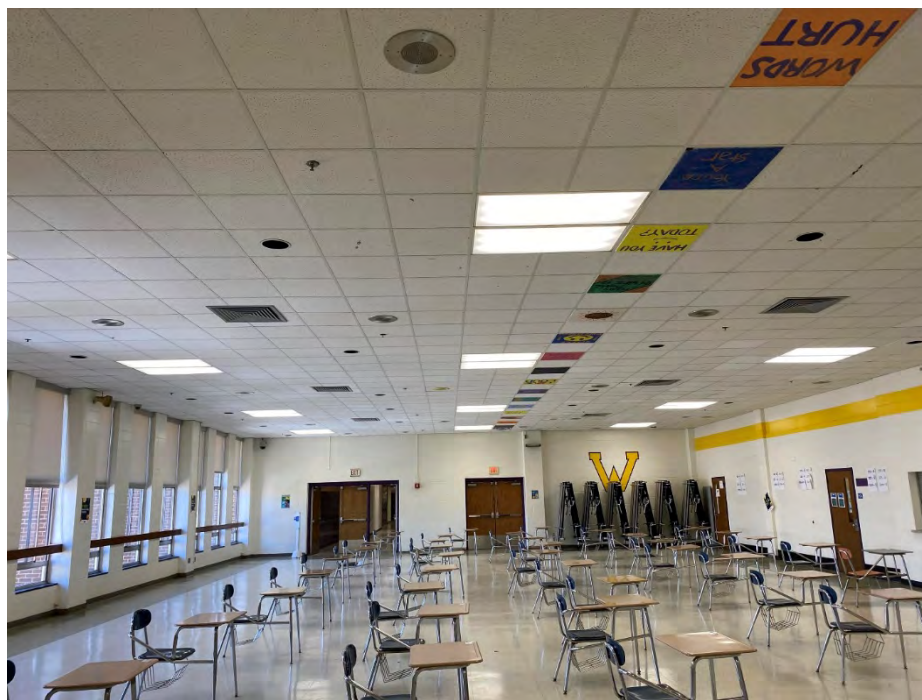


Figure E-8 Lighting in General in Building 2



Figure E-9 Central Emergency Lighting Inverter System and Electrical Distribution System for Building 2 Located in Building 2A

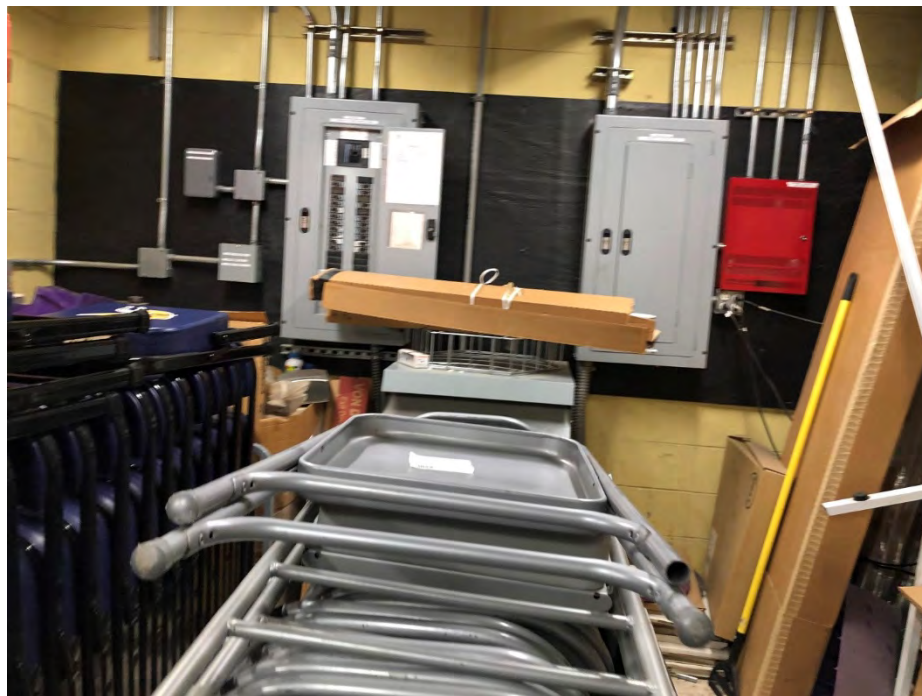


Figure E-10 Electrical Distribution System and Fire Alarm Booster Panel for Building 2 Located in Building 2A



Figure E-11 Lighting in New Gymnasium in Building 2A



Figure E-11A Lighting in General in Building 2A



Figure E-12 Central Emergency Lighting Inverter System and Electrical Distribution System in Building 1



Figure E-13 Electrical Distribution System in Building 1



Figure E-14 125 kVA / 100 kW Interior Building-Mounted Generator for Emergency Lighting in Building 3



Figure E-15 Main Switchboard MDB1 Located in Switchgear Room in Basement under Stage in Building 3



Figure E-15A Distribution Section of Main Switchboard MDB1 Located in Switchgear Room in Basement under Stage in Building 3



Figure E-16 Primary Electric Service Metering in Building 3



Figure E-17 Fire Pump and Fire Pump Controller in Building 3



Figure E-18 Main Fire Alarm Control Panel and Associated Equipment in Building 3



Figure E-18A Main Fire alarm Control Panel and Associated Equipment in Building 3



Figure E-18B Associated Booster Panels and Battery Cabinets for Fire Alarm System in Building 3



Figure E-18C Remote Fire Alarm System Annunciator Panel Located in Administration Office in Building 3



Figure E-19 Emergency Lighting Inverter in Storage Room Adjacent to Stage in Building 3



Figure E-19A Electrical Distribution System in Storage Room Adjacent to Stage in Building 3

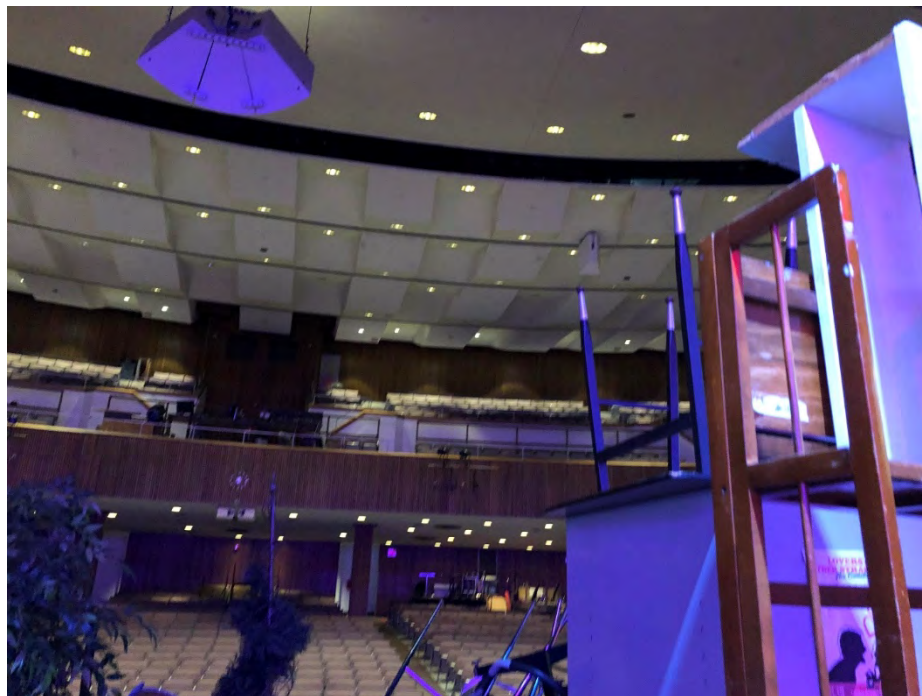


Figure E-20 Auditorium in Building 3



Figure E-21 Lighting in Classroom in Building 4



Figure E-21A Lighting in Classroom in Building 4



Figure E-22 Site-Mounted Generator in Building 5



Figure E-23 Electrical Distribution System in Building 5



Figure E-24 Fire Alarm System Control Panel with Fire Alarm Communicator in Building 5



Figure E-25 Track Lighting in Lobby in Building 5



Figure E-25A Lighting in Corridor in Building 5

April 8, 2021

Stamford Westhill High School
125 Roxbury Road
Stamford, Connecticut
JCJ Project number H21004.00
DAS project number Pending

EXISTING CONDITIONS REPORT - FIRE PROTECTION & PLUMBING

OVERALL BUILDINGS 1-4

1. Buildings 1-4's domestic water is provided by a 4-inch water main which enters the building in a pit room with access through an areaway in the southeast corner of Building 4 (Figure P-18).
2. Buildings 1-4's fire protection water is provided by an 8-inch water main which enters the building in a pit room with access through an areaway in the southeast corner of Building 4 (Figure FP-4). The building is equipped with a fire pump and jockey pump along with a surge tank assembly (Figures FP-5 and FP-6) and controllers for both pumps. Wet alarm check valves separately zone sections of the building (Figure FP-7) which are installed in the mechanical room in the southwest corner of Building 3.
3. Buildings 1-4's natural gas is provided by a gas service with a gas meter which is installed above grade in the northeast corner of Building 3 (Figure P-19).
4. Science lab acid waste is piped to exterior below grade acid waste neutralization tanks installed in pits.

BUILDING 1

Classrooms, Science Labs, Computer Labs & Office Suite

1. Plumbing Fixtures include the following:
 - Water closets are wall-mounted, vitreous china, elongated, top spud bowls installed with manual, diaphragm-type, exposed flush valves (Figure P-1).
 - Urinals are wall-mounted, vitreous china urinals installed with manual, diaphragm-type, exposed flush valves (Figure P-2).
 - Lavatories are wall-mounted, single elongated bowls installed with dual sensor operated faucets (Figure P-3).
 - Science Lab sinks are recessed counter top bowls with gooseneck, counter-mounted faucets (Figure P-5).
 - Science Lab stations installed with gas valve connections with emergency shutoff switch located at exit door (Figure P-7).
 - Science Labs combination emergency shower and eyewash units are floor-mounted, exposed, galvanized steel units installed with manual, exposed shower pull bar and eyewash push button (Figure P-6).
2. Hot water is provided by gas-fired storage water heater (Figure P-4).
3. Sprinkler heads in this building are mixed between concealed pendent heads (Figure FP-1) and semi-recessed pendent heads (Figure FP-2).
4. Single roof drains are installed in multiple locations to remove storm water from flat roof area (Figure P-25).

BUILDING 2

Gymnasium, Pool, Auxiliary Gymnasiums, Locker Rooms, Kitchen & Cafeterias, Classrooms and Shops

1. Plumbing Fixtures include the following:
 - Water closets are wall-mounted, vitreous china, elongated, top spud bowls installed with manual, diaphragm-type, exposed flush valves (Figure P-15).
 - Urinals are wall-mounted, vitreous china, urinals installed with manual, diaphragm-type, exposed flush valves.
 - Lavatories are wall-mounted and vitreous china installed with manual, quarter-turn faucet handles (Figure P-16).
 - Drinking fountains are manual type with no bottle filler and are currently not in use (Figure P-20).
2. Hot water is provided from dual indirect storage water heaters feed from an adjacent boiler in Building 3 (Figure P-17).
3. All pool equipment except boiler original to the building. Original heating system remains abandoned in place (Figure P-13).

Kitchen

- Various sinks types installed and all stainless steel.
 - Serving area sinks hard-piped to floor-mounted grease interceptor (Figure P-8).
 - Serving area equipment drained to floor drain with funnel (Figure P-9).
 - Sinks and other equipment waste piped floor sinks with air gap (Figures P-10 and P-11). Piping continues to lower level to floor-mounted grease interceptors installed in storage room (Figure P-12).
4. Sprinkler heads in this building are mixed between concealed pendent heads (Figure FP-1) and semi-recessed pendent heads (Figure FP-2).
 5. Single roof drains are installed in multiple locations to remove storm water from flat roof area (Figure P-25).

BUILDING 2A

Gymnasium & Locker Rooms

1. Plumbing Fixtures include the following:
 - Water closets are wall-mounted, vitreous china, elongated, top spud bowls installed with manual, diaphragm-type, exposed flush valves (Figure P-1).
 - Urinals are wall-mounted, vitreous china, urinals installed with manual, diaphragm-type, exposed flush valves (Figure P-2).
 - Lavatories are wall-mounted, single elongated bowls installed with dual-sensor operated faucets (Figure P-3).
2. Hot water is provided by gas-fired storage water heater (Figure P-14).
3. Concealed pendent sprinkler heads installed in drop ceiling locations (Figure FP-1). Upright sprinkler heads and exposed piping installed in gymnasium (Figure FP-3).
4. Dry wet alarm check valve and compressor installed for dry sprinkler system (Figure FP-8).
5. Single roof drains are installed in multiple locations to remove storm water from flat roof area (Figure P-25).

BUILDING 3

Auditorium, Main Lobby, Main Office, Media Center, Classrooms & Labs

1. Plumbing Fixtures include the following:
 - Water closets are wall-mounted, vitreous china, elongated, top spud bowls installed with manual, diaphragm-type, exposed flush valves (Figure P-15).
 - Urinals are wall-mounted, vitreous china, urinals installed with manual, diaphragm-type, exposed flush valves.
 - Lavatories are wall-mounted and vitreous china installed with manual, quarter-turn faucet handles (Figure P-16).
 - Drinking fountains are manual type with no bottle filler and are currently not in use (Figure P-20).
2. Hot water is provided by dual indirect storage water heaters feed from an adjacent boiler (Figure P-17).
3. Sprinkler heads in this building are mixed between concealed pendent heads (Figure FP-1) and semi-recessed pendent heads (Figure FP-2).
4. Single roof drains are installed in multiple locations to remove storm water from flat roof area (Figure P-25).

Building 4

Classrooms & Labs

1. Plumbing Fixtures include the following:
 - Water closets are wall-mounted, vitreous china, elongated, rear spud bowls installed with manual, push button, concealed flush valves (Figure P-21).
 - Urinals are wall-mounted, vitreous china, urinals installed with either manual, push button, concealed, or manual, diaphragm-type, exposed flush valves (Figure P-22).
 - Lavatories are wall-mounted and vitreous china installed with an assortment of manual faucets (Figure P-23).
 - Drinking fountains are manual type with no bottle filler and are currently not in use (Figure P-20).
2. Hot water is provided by an electric storage water heater (Figure P-24).
3. Sprinkler heads in this building are mixed between concealed pendent heads (Figure FP-1) and semi-recessed pendent heads (Figure FP-2).
4. Single roof drains are installed in multiple locations to remove storm water from flat roof area (Figure P-25).

BUILDING 5

1. The building's domestic water is provided by a water main which enters the building in a basement mechanical room (Figure P-33).
2. The building's fire protection water is provided by a 4-inch water main which enters the building in a basement mechanical room (Figure FP-8).
3. The building's natural gas is provided by a gas service with a gas meter which is installed above grade on the north side of the building (Figure P-27).
4. Plumbing Fixtures include the following:
 - Water closets are wall-mounted, vitreous china, elongated, top spud bowls installed with sensor-operated, automatic, exposed flush valves (Figure P-28).
 - Urinals are wall-mounted, vitreous china, urinals installed with sensor operated, automatic, exposed flush valves (Figure P-29).
 - Lavatories are wall-mounted and vitreous china installed with manual single lever faucets (Figure P-30).
 - Drinking fountains are dual level, manual type with no bottle filler and are currently not in use (Figure P-34).
 - Lab sinks are recessed counter top bowls with gooseneck, counter-mounted faucets (Figure P-35).
 - Lab stations are installed with gas valve connections (Figure P-35).
 - Labs combination emergency shower and eyewash units are stainless steel recessed wall units with exposed wall-mounted shower heads installed with manual, exposed pull lever (Figure P-31).
5. Hot water is provided by an indirect storage tank feed from an adjacent boiler (Figure P-26).
6. Concealed pendent sprinkler heads installed in drop ceiling locations (Figure FP-10). Upright sprinkler heads and exposed piping installed in areas with no ceiling (Figure FP-9).
7. Combination roof drains are installed in multiple locations to remove storm water from flat roof area (Figure P-32). Drain covers need to be reinstalled.

Figures:



Figure FP-1

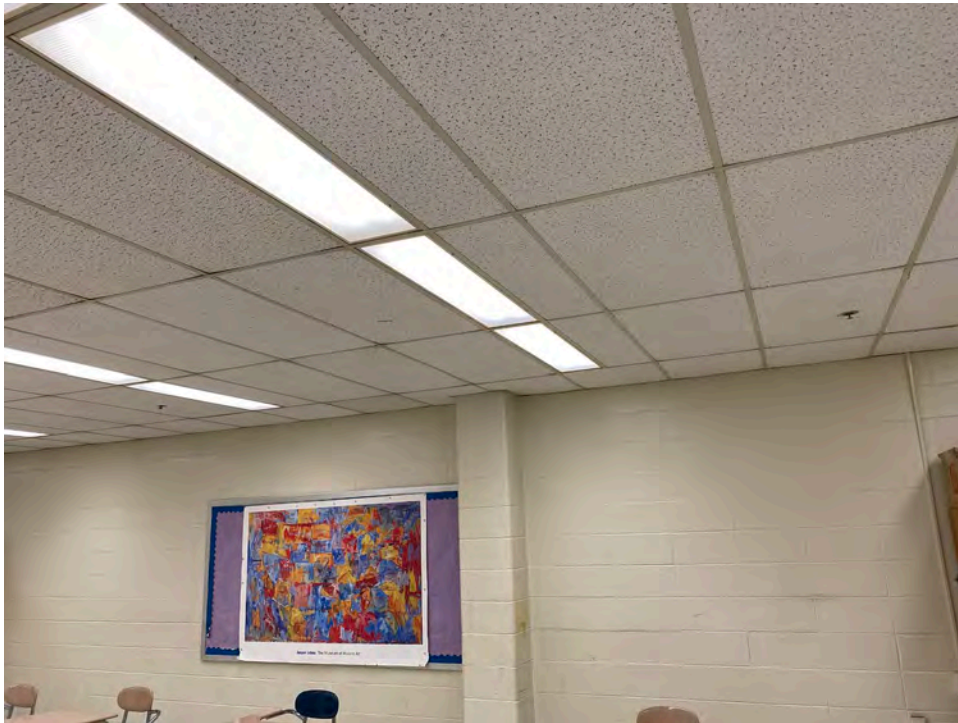


Figure FP-2



Figure FP-3



Figure FP-4

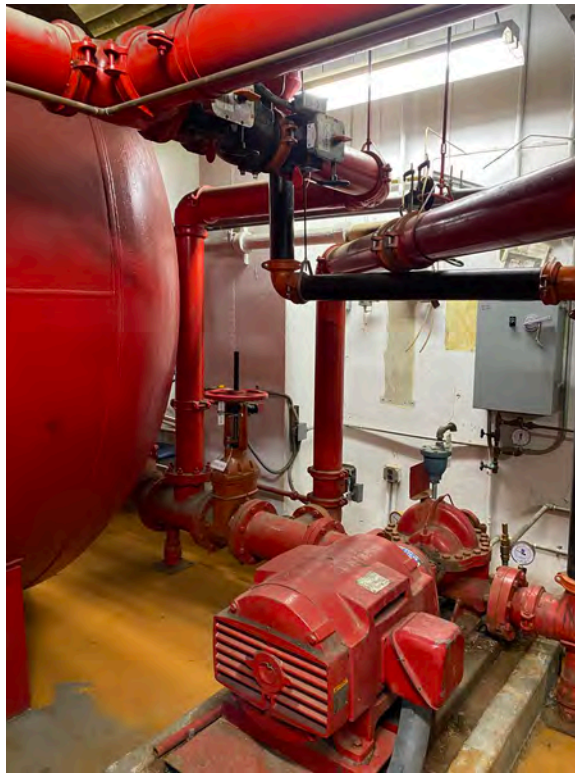


Figure FP-5



Figure FP-6



Figure FP-7



Figure FP-8



Figure FP-9



Figure FP-10



Figure FP-11



Figure P-1



Figure P-2



Figure P-3



Figure P-4



Figure P-5



Figure P-6



Figure P-7



Figure P-8



Figure P-9



Figure P-10



Figure P-11



Figure P-12



Figure P-13



Figure P-14



Figure P-15



Figure P-16



Figure P-17

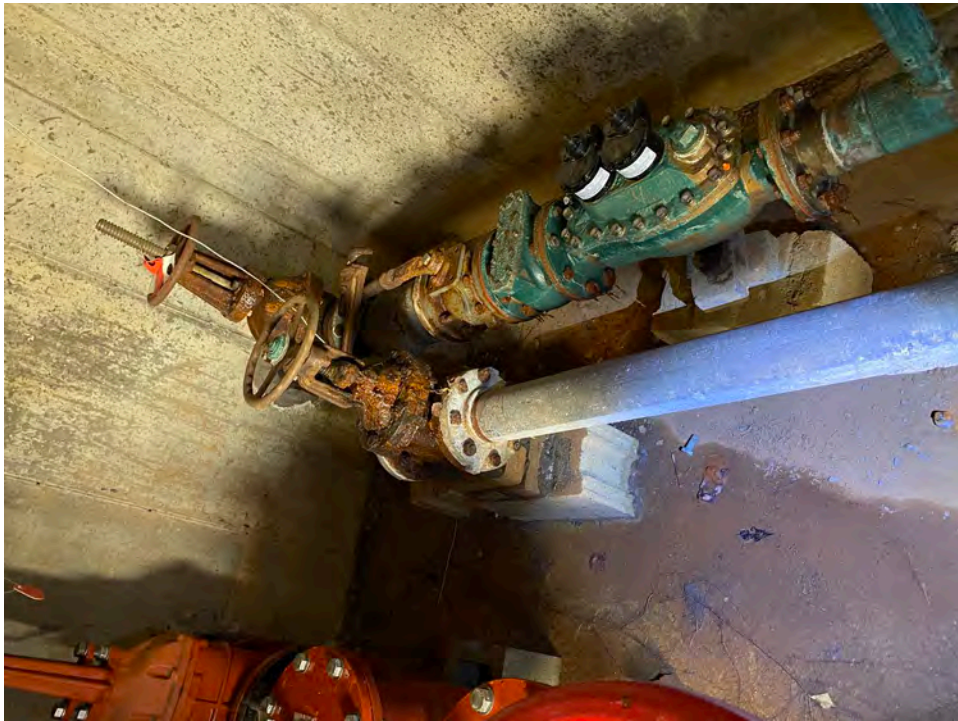


Figure P-18

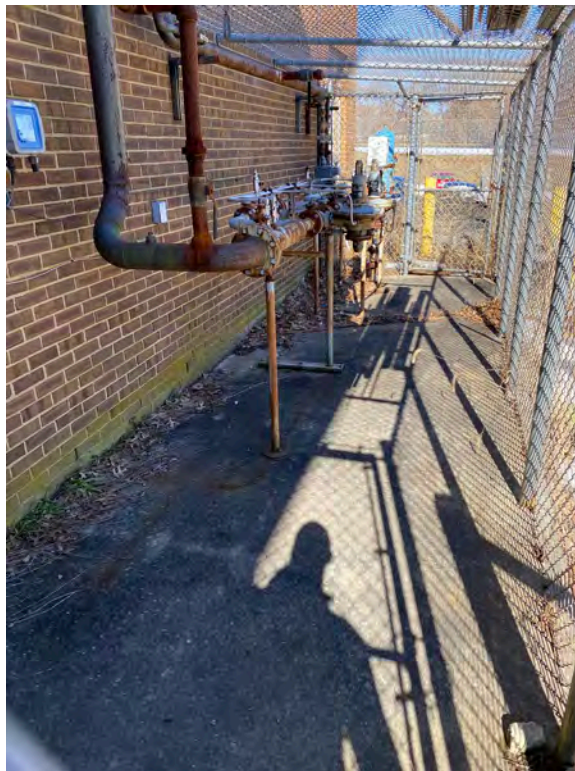


Figure P-19



Figure P-20



Figure P-21



Figure P-22



Figure P-23



Figure P-24

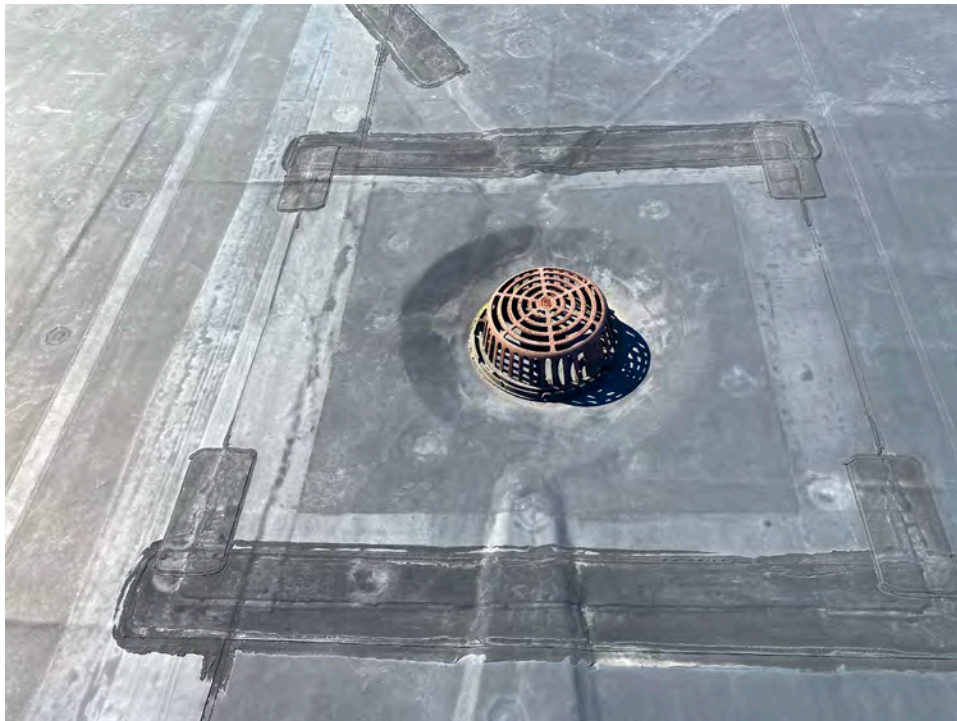


Figure P-25



Figure P-26



Figure P-27



Figure P-28



Figure P-29



Figure P-30

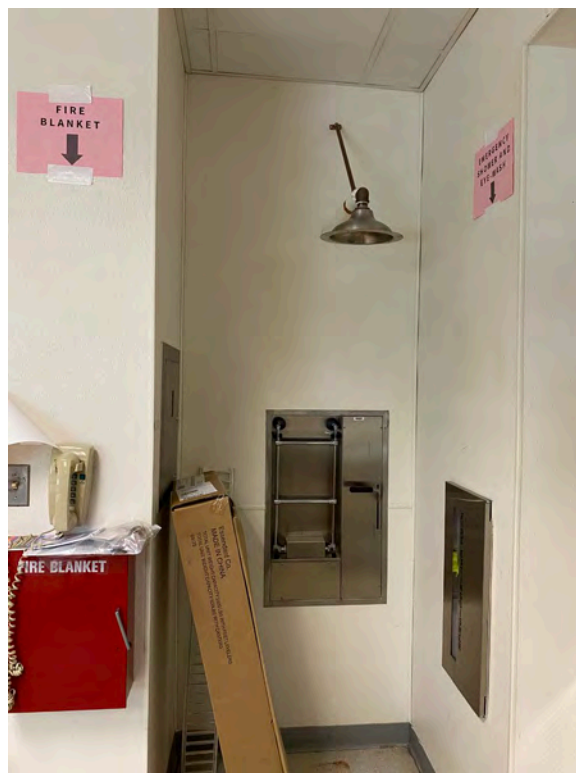


Figure P-31



Figure P-32



Figure P-33



Figure P-34



Figure P-35

April 28, 2021

Stamford Westhill High School
125 Roxbury Road
Stamford, Connecticut
SLR Project Number: 11874.00047
JCJ Project Number: H21004.00
DAS project Number: Pending

EXISTING CONDITIONS REPORT

SITE – PARKING AND CIRCULATION

1. The primary school building is located along Roxbury Rd. at the southern end of the property.
2. There are parking areas on north, east and south sides of the school building.
3. There is a gated access drive along the western side of the building. This drive appears to be one-way during pick-up and drop-off time.
4. Primary vehicular access is at the entrance across from West Hill Road.
5. Bus and parent drop-off/pick-up areas are located at the south east corner of the primary school building.
6. There is a gated access drive along the western side of the building.
7. The primary parking area appears to be the southeastern lot between the school and the lower synthetic turf athletic field.
8. There is a dead-end drive heading due east from the school's main entrance. There is 90-degree parking along the south side of this driveway. At this time of our site investigation this lot was not fully parked.
9. Bus queuing occurs at the main entrance drop-off area, and along the eastern driveway which leads to the rear of the school. The parking spaces in the area beyond the busses where mostly empty until you reach the northwest corner of the school building where the lots in this area are at capacity.
10. There is car parking along either side of Roxbury Rd. south of West Hill Road.
11. The sidewalk along the northside of Roxbury Rd. is in varying states of disrepair.
12. The parking areas are illuminated with LED area light fixtures approximately 20' tall. The light fixtures were operational during daytime.
13. All paved areas have multiple catch basins to collect stormwater, and in all paved areas there are numerous manholes. Most catch basins appear to be very deep.

SITE – ATHLETIC FACILITIES

Lower Synthetic Turf Field

1. The lower synthetic turf field is a multipurpose field with striping for football, soccer, boy's lacrosse, girl's lacrosse, and field hockey.
2. The field is surround by chain link fence of varying height.
3. The is ball netting along the northern and eastern side presumably to protect parked cars to the north and neighboring properties to the east.
4. A modular block retaining wall starts along the northern end of the west side of the field and wraps around to the south east side of the field. The walls tallest point is at the southwest corner of the field.
5. There is a spectator seating area at the middle of the field on the west side. This seating area is accessible from the school and parking lot. The capacity of this seating area is unknown.
6. This field is not illuminated.
7. There is an electronic scoreboard outside the northeast corner of the field.

Softball Field – “Allyson Rioux Field”

1. The softball field is located at the northeast corner of the school property.
2. The field is oriented in a southwest direction.
3. The outfield appears to have sufficient distance to a removable fence.
4. The dugouts are timber frame construction and appear to be in good condition.
5. The is a batting cage beyond the leftfield fence.
6. The spectator seating area is beyond center field and is elevated sitting on top of a modular block retaining wall. The seating consists of portable bleachers which are not accessible.
7. There is a memorial seating area and tree planting as you enter the site from the parking lot/school driveway.
8. There is an electronic scoreboard in deep center field significantly elevated above the ball field. This scoreboard shares support posts with the baseball field scoreboard.
9. It is unknown if this field is irrigated; however, a single irrigation valve box was located near the facility entrance.

Baseball Field – “Viking Field”

1. The baseball field is located at the north end of the school property.
2. The field has an east-northeast orientation.
3. The baseball field is elevated above the softball field to the east and is below the utility field to its west.
4. The outfield has an asymmetrical shape with a short right field fence and a significantly longer left field.

5. There is an electronic scoreboard outside the right field fence. This scoreboard shares support posts with the softball field scoreboard.
6. The dugouts appear to be new and in good condition. The first base dugout is larger and includes a storage room.
7. It is unknown if this field is irrigated.
8. Perimeter chain link fencing and back stop are in various states of disrepair.
9. There are two spectator seating areas. The first is along the third base line and is elevated above the field atop a modular block wall. The second area appears to be newer construction and is located along the first base line. Neither seating area is accessible.
10. There is a significant ledge outcropping behind the third base line dugout and spectator seating area.

Utility Field

1. This field is located at the northern limits of the school property in between the baseball field and tennis court complex.
2. This undersized field has football goal posts, a concrete throwing circle for shotput and a concrete throwing circle and cage for discuss.
3. There is a significant ledge outcropping along the south and east side of this field.

Tennis Courts

1. The tennis courts are approximately two-years old.
2. The tennis courts are in two separate batteries. The southern battery consists of four side-by-side courts. The northern battery consists of two side-by-side courts.
3. The two batteries are surround by 10' ht. black chain link fence with mesh windscreens.
4. The tennis courts have post-tensioned concrete bases and are benched into the hillside with low retaining walls.
5. The tennis courts are not on an accessible route.

Track & Field Stadium

1. The running track is comprised of a 6-lane oval and 6-lane sprint section along the east side.
2. The lane direction for the sprint section is unique in that they run in the opposite direction from the running events which utilize all or some of the oval.
3. The running track has a rubberized surfacing comprised of SBR and EPDM rubber bound by either a urethane or latex red pigmented binder.
4. The track surfacing is worn and needs either a structural spray coat or full replacement.
5. The long jump/triple jump runway and sand pit, as well as the pole vault event area are in the northern D-zone, while the southern D-zone is used for the high jump event.
6. There is a grated channel drain along the inside of the running track oval.
7. Inside the running track is a second synthetic turf field. The age of the synthetic turf is unknown, but the field shows signs of heavy use with matted turf fibers, and an abundance of crumb rubber infill at the surface.

8. The synthetic field is marked for field hockey, football, boy's lacrosse, girl's lacrosse, and soccer.
9. There is portable ball safety netting along all sides of the synthetic turf field.
10. There are elevated grandstand/bleacher structures on both the east and west side of the field.
11. The larger structure on the west side is accessible via a ramp system and has a press box. The press box was not inspected as part of this investigation. The seating capacity of the structure is unknown. The aluminum seating structure is supported by steel posts and I-beams embedded into concrete pier foundations.
12. The smaller structure on the east side is accessible at either end via a ramp system. The seating capacity of the structure is unknown. The aluminum seating structure is supported by aluminum angle frames attached to a concrete pad.
13. There is a concrete-unit masonry constructed building at the entrance to facility, which is used for ticket sales, concession, restrooms, and storage. An inspection of the inside of this building was not conducted as part of this investigation.



Photo 1: Lower Synthetic Turf Field



Photo 2: Dead End Parking Lot Drive



SITE PHOTOGRAPHS
Taken: April 20, 2021

Existing Conditions Site Assessment
Westhill High School
Stamford, Connecticut

Job No: 141.11874.00047



Photo 3: Allison Rioux Softball Field



Photo 4: Viking Field - Baseball



SITE PHOTOGRAPHS
Taken: April 20, 2021

Existing Conditions Site Assessment
Westhill High School
Stamford, Connecticut

Job No: 141.11874.00047



Photo 5: Utility Field – Football, Discuss, Shotput



Photo 6: Ledge



SITE PHOTOGRAPHS
Taken: April 20, 2021

Existing Conditions Site Assessment
Westhill High School
Stamford, Connecticut

Job No: 141.11874.00047



Photo 7: New Post-Tensioned Concrete Tennis Courts



Photo 8: Worn Running Track



SITE PHOTOGRAPHS
Taken: April 20, 2021

Existing Conditions Site Assessment
Westhill High School
Stamford, Connecticut

Job No: 141.11874.00047



Photo 9: Synthetic Turf Field Inside Running Track



Photo 10: Gated Entrance off Roxbury Road at Southwest Corner



SITE PHOTOGRAPHS
Taken: April 20, 2021

Existing Conditions Site Assessment
Westhill High School
Stamford, Connecticut

Job No: 141.11874.00047



Photo 11: Walk Along Roxbury Road



Photo 12: Standard LED Area Light in Parking Lots and Along Driveways



SITE PHOTOGRAPHS
Taken: April 20, 2021

Existing Conditions Site Assessment
Westhill High School
Stamford, Connecticut

Job No: 141.11874.00047



Photo 13: Typical Catch Basin and Storm Drainage Manholes



SITE PHOTOGRAPHS
Taken: April 20, 2021

Existing Conditions Site Assessment
Westhill High School
Stamford, Connecticut

Job No: 141.11874.00047



