

Capital Project Request FY 2027-2033

10/1/2025 2:40:26 PM

133 CP3343 SITE & INFRASTRUCTURE IMPROVEMENTS

Agency: 0680 Non City Agencies: Stamford Museum
Contact: Melissa H. Mulrooney - (203) 977-6565 - mmulrooney@stamfordmuseum.org
Location: 39 Scofieldtown Rd, Stamford, CT 06903
Neighborhood: North Stamford **Voting District:** 20

		Dept Priority	1	Tier	0
Oracle Date	2025-10-01	YTD Balance	255,306.04		
Encumbered	108,757.84	Amount Available	203,759.29		
Advanced		Unfunded	51,546.75		

Project Description - 1. Meadow Pavilion- Additional funding request of \$600k to cover lowest bid received for the Meadow pavilion project. In 2024 2. Bendel Mansion - Slate Roof, Stucco and masonry repairs to the Bendel Mansion \$68k

Detailed Project Cost	Justification for Inclusion in Capital Plan
Design Development	\$0
Construction Related	\$668,000
Equipment Acquisition	\$0
Miscellaneous Costs	\$0
Professional Services	\$0
Land Acquisition	\$0
Art Work	\$0
FY 26/27 Total	\$668,000

- Cost Savings
- Life Safety
- Continues On-Going Project
- Leverages Other Funds
- Infrastructure
- Quality of Life
- Plan Related
- Public Safety Health
- Mandated Legal
- Positive Revenue Impact
- Positive Operational Impact/Efficiency
- Sustainability/ Other

Expenditures by Year			
Fiscal Year	Authorization	Encumbered	Expenditure
2026	0.00	0.00	30,950.00
2025	100,000.00	108,757.84	61,311.32
2024	150,000.00	0.00	20,500.00
2023	0.00	0.00	1,176.89
2022	100,000.00	0.00	594.04
< 2022	300,000.00	0.00	256,076.71

Method Used in Estimating Cost:	Estimated change in annual operating cost:
	\$0

Request		FY 26/27					Capital Forecasts						
Funding Source	Term	Dept	Planning	Mayor	BOF	Adopted	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	FY 32/33	Total
Bond (City)	20	668,000	0	0	0	0	0	0	0	0	0	0	668,000
		668,000	0	0	0	0	0	0	0	0	0	0	668,000

History		FY 25/26					Capital Forecasts						
Funding Source	Term	Dept	Planning	Mayor	BOF	Adopted	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	FY 31/32	Total
Bond (City)	20	175,000	0	0	0	0	0	0	0	0	0	0	175,000
		175,000	0	0	0	0	0	0	0	0	0	0	175,000

Capital Project Request FY 2027 -2033 133 CP3343 Site & Infrastructure Improvements

Agency: 0680 Non-City Agencies: Stamford Museum & Nature Center

Contact: Melissa H. Mulrooney – (203) 977 -6565 – mmulrooney@stamfordmuseum.org

Location: 39 Scofieldtown Road, Stamford, CT 06903 Neighborhood: North Stamford District: 20

On behalf of our Board of Directors we respectfully request an investment of \$668,000 from the City of Stamford, to move forward with the construction of a new Meadow Pavilion.

City of Stamford Capital Support Criteria

- ✓ Major construction projects will only be funded when proper preliminary and/or feasibility studies have been completed.
- ✓ Projects that will be completed in one year.
- ✓ Projects with a useful life equal to or exceeding the bond repayment period.
- ✓ Projects that provide the greatest value to City taxpayers.



From our 2010 Master Plan, eliminating seasonal tents and erecting a permanent 30'x90' pavilion on a 40'x100' slab foundation will improve safety and efficiency of our camp, school, and public programs.

This Pavilion Project is “shovel-ready.” A 30'x90' pavilion will be large enough for multiple picnic tables and will provide ample space for events and education programs as well as safe shelter from all weather. Electricity will allow us to utilize this space year- round. The SM&NC continues to look for every opportunity to present outdoor programs considering all that we have seen since the COVID-19 pandemic.





Stamford Museum & Nature Center
2027-2033 Capital Request
133 – CP3343 Site & Infrastructure Improvements
Stamford 2035 Plan Alignment

Melissa H. Mulrooney, Chief Executive Officer

Stamford 2035
Priority Area

SM&NC Meadow Pavilion

Stamford 2035 identifies SM&NC as part of the **priority open space network**.

Strategy 12:
Parks, Open Space
& Connectivity

The Pavilion improves our outdoor infrastructure and aligns with the Plan goal to ensure **“quality parks within a 10-minute walk”** of residents. Although we are not a public park, our 118-acre campus sees over 200,000 visitors each year. Many of our members are also our neighbors and live within walking distance.

The Plan emphasizes investment in **nature-based community amenities** that promote resident wellbeing and outdoor education.

Strategy 17:
Recreation, Health
& Nature-Based
Benefits

The Pavilion enables expansion of SM&NC’s current **environmental education** programming for children and adults by providing additional teaching space as well as protection from weather. Visiting school groups and camps will also have a safe, covered space to enjoy lunch. The Pavilion will serve as a place for respite and shade for all visitors encouraging a more leisurely experience and more time spent outside.

Strategy 31:
Arts, Culture &
Activation

Stamford 2035 encourages cultural activation projects and partnerships, including **“expanded cultural programming”** and **“partnership with institutions like the Stamford Museum & Nature Center”** to deliver community benefit.

As noted above, the Pavillion allows us to expand upon our current offerings and will serve as a **destination for educational programming, events, arts and culture**.

Public Benefit of the Pavilion Project

- Increases **Publicly Accessible Active Space (PAAS)** in North Stamford
- Creates a **year-round outdoor classroom** and gathering space for programs and events
- Expands **partnerships with Stamford Public Schools** and youth-serving organizations
- Supports **economic vitality through increased visitation** and local spending
- Aligns with **Plan 2035 equity goals** by serving residents citywide

SM&NC Pavillion

Bid Summary

Compiled by Domenic Tramontozzi, December 19, 2024

- Domenic advised that the additional \$600,000 requested funds to address the Maggiore Construction low bid, would cover escalation, contingency and other miscellaneous costs.

Reference Number	Description	Maggiore Construction Inc.	A.P. Construction	Titan Enterprises Inc
Total Extended		\$655,781.00	\$894,358.00	\$950,000.00
Base Bid		\$367,781.00	\$535,577.00	\$555,000.00
Base Bid	Picnic Pavilion including Concrete Slab, Fieldstone Slab Walkway, Paver Terrace and Boulders	\$367,781.00	\$535,577.00	\$555,000.00
Alternates		\$288,000.00	\$358,781.00	\$395,000.00
Add Alternate 1	Electrical Work	\$156,000.00	\$169,657.00	\$195,000.00
Add Alternate 2	AV Work	\$24,000.00	\$27,777.00	\$35,000.00
Add Alternate 3	Landscape Plantings, Planting Beds and Benches	\$108,000.00	\$161,347.00	\$165,000.00



Ronks PA 17572

717-288-3094

Estimate

thebackyardshowcase.com	Date	Estimate #
info@thebackyardshowcase.com	12/22/2021	6753

Name / Address
Liz Labrosciano Sarah 203-417-3996

Ship To
Liz Labrosciano Stamford Museum & Nature Center CT 16903 cell 203-918-1329 office 203-977-6545

P.O. No.	Terms	Rep	Shop
6753	50 % Down Payment required	MZ	

Quantity	Description	Price Each	Total
240	30' x 90' Pressure Treated Pine Pavilion Roof Style = Open Gable Appearance Grade Pressure Treated Wood Base Price Will include 14 = Pressure Treated Laminated Post 7 x 7 x 8' << 3x8 Rafters >> T-G Roof Decking (Unfinished) 2x8 half Moon Braces 6/12 Pitch Roof 16" Post base Metal powder Coated L Post brackets Cement anchor bolts Hardware w/ assembly Instructions No Cupola Shingle color=TBD	98,582.00	98,582.00
	stain sealer on building color =TBD	8,748.00	8,748.00
	Glulam Headers Pressure Treated	30.55	7,332.00T
	Stamped Engineered Drawings/ Price is subjected to change per final drawing requirements	2,460.00	2,460.00
	Include footers and cement detail		
	Delivery Options:	350.00	350.00
	On site built by BYC on customer prepared pad or footers.	23,580.00	23,580.00
	Payment Plan (1st) \$2460.00 Drawing Payment is due now 7/26/23 (2nd) 50% is due when drawings are complete / Approx 6 weeks (3rd) 40% is due when Timbers get onsite (4th) 10% payment is due within 30 days of completion of pavilion		

Sales Tax (0.0%) \$0.00

Total \$141,052.00

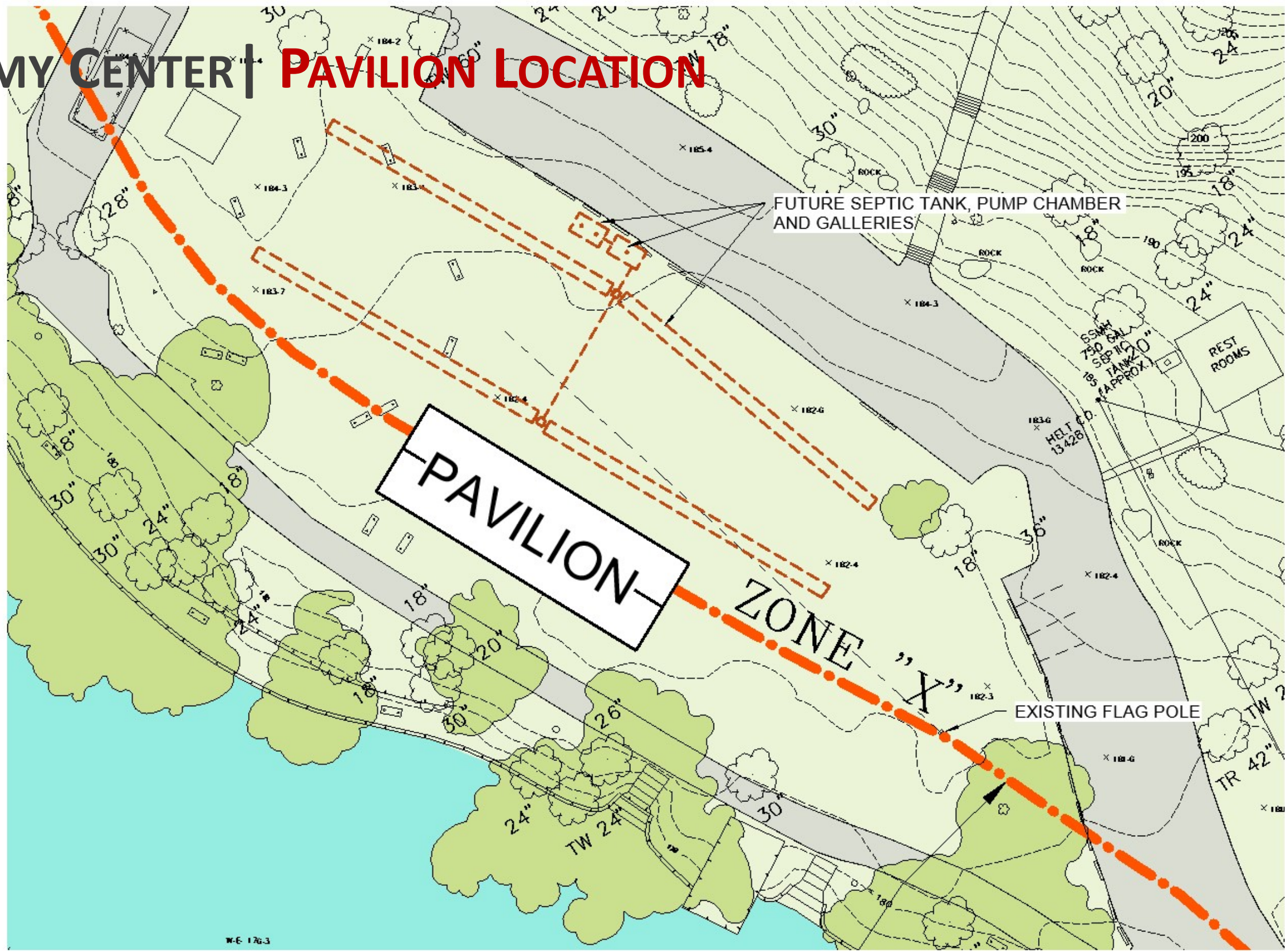
Please confirm your order by paying 50% down to begin the order process. Full payment is to be made the day of delivery. If payment is not made, Backyard has the rights to remove buildings, and down payment may be used for any restocking fees that may apply. Guarantor agrees to be responsible for all costs, fees and charges on unpaid balances including, but not limited to, 1.5% interest per month (18% annually), collection fees (up to 50%), court costs and reasonable attorney fees. Guarantor, including Attorney or Power of Attorney, agrees to personally guarantee, jointly and severally, prompt payment of all sums due. Our goal is to make this a smooth process, and any info or pictures that you can provide will help our team achieve that goal. PLEASE verify that all sizes are correct! Backyard is not responsible for property damage or building permits unless stated otherwise, and customer must have yard ready access. Thank you for your business, and we look forward to working with you!

Customer Signature (seal)

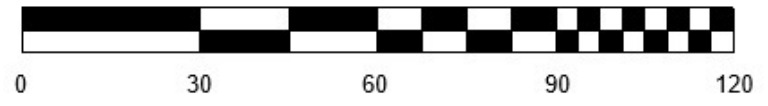
ASTRONOMY CENTER | PAVILION LOCATION



ASTRONOMY CENTER | PAVILION LOCATION

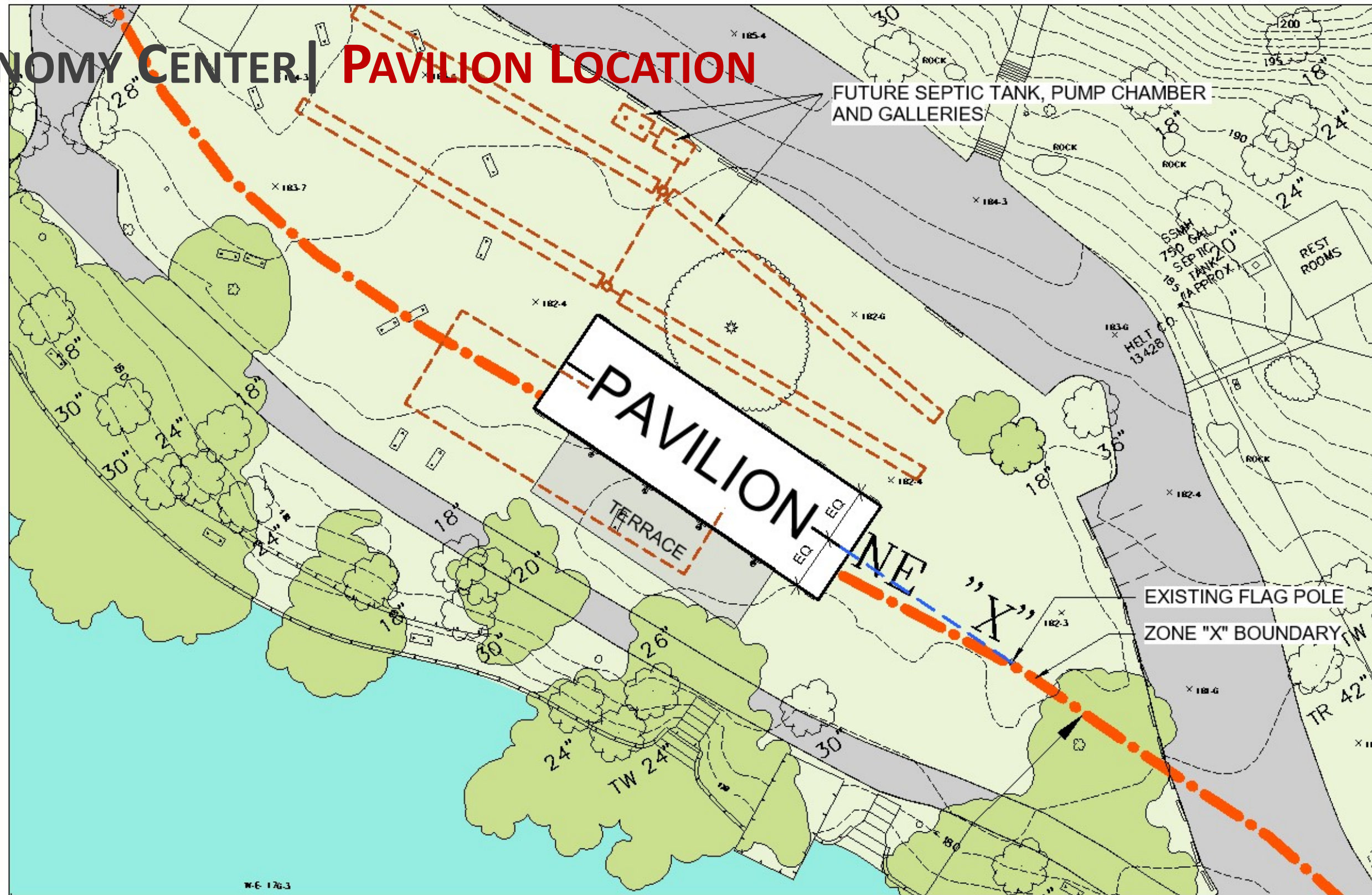


GRAPHIC SCALE



EXISTING PAVILION LOCATION

ASTRONOMY CENTER | PAVILION LOCATION

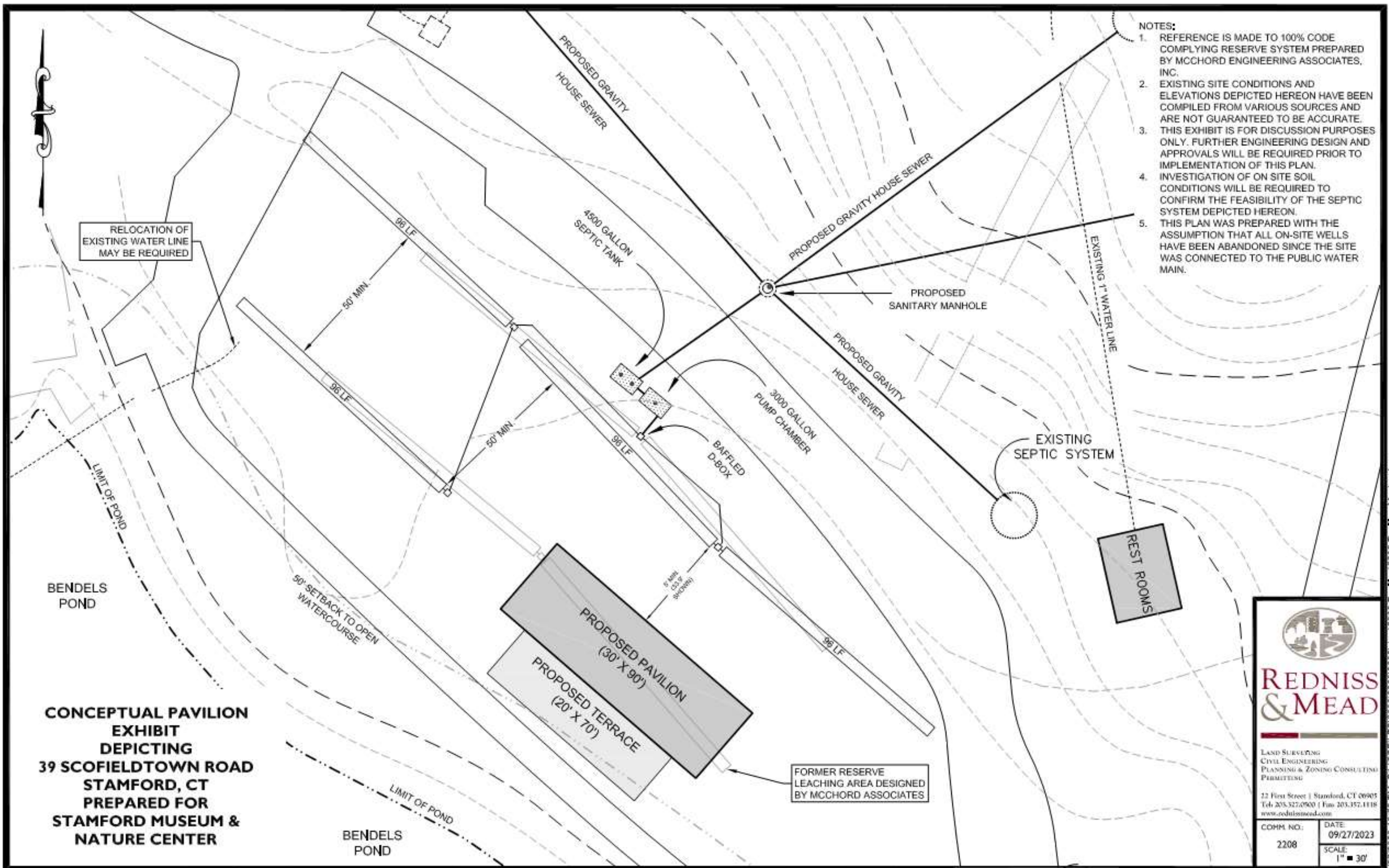


GRAPHIC SCALE



SITE PLAN: PAVILION

- NOTES:**
1. REFERENCE IS MADE TO 100% CODE COMPLYING RESERVE SYSTEM PREPARED BY MCCHORD ENGINEERING ASSOCIATES, INC.
 2. EXISTING SITE CONDITIONS AND ELEVATIONS DEPICTED HEREON HAVE BEEN COMPILED FROM VARIOUS SOURCES AND ARE NOT GUARANTEED TO BE ACCURATE.
 3. THIS EXHIBIT IS FOR DISCUSSION PURPOSES ONLY. FURTHER ENGINEERING DESIGN AND APPROVALS WILL BE REQUIRED PRIOR TO IMPLEMENTATION OF THIS PLAN.
 4. INVESTIGATION OF ON SITE SOIL CONDITIONS WILL BE REQUIRED TO CONFIRM THE FEASIBILITY OF THE SEPTIC SYSTEM DEPICTED HEREON.
 5. THIS PLAN WAS PREPARED WITH THE ASSUMPTION THAT ALL ON-SITE WELLS HAVE BEEN ABANDONED SINCE THE SITE WAS CONNECTED TO THE PUBLIC WATER MAIN.



RELOCATION OF EXISTING WATER LINE MAY BE REQUIRED

LIMIT OF POND

BENDELS POND

CONCEPTUAL PAVILION EXHIBIT DEPICTING 39 SCOFIELDTOWN ROAD STAMFORD, CT PREPARED FOR STAMFORD MUSEUM & NATURE CENTER

50' SETBACK TO OPEN WATERCOURSE

BENDELS POND

LIMIT OF POND

PROPOSED PAVILION (30' X 90')
 PROPOSED TERRACE (20' X 70')

FORMER RESERVE LEACHING AREA DESIGNED BY MCCHORD ASSOCIATES

PROPOSED GRAVITY HOUSE SEWER

4500 GALLON SEPTIC TANK

PROPOSED GRAVITY HOUSE SEWER

PROPOSED SANITARY MANHOLE

PROPOSED GRAVITY HOUSE SEWER

3000 GALLON PUMP CHAMBER

BAFFLED D-BOX

EXISTING SEPTIC SYSTEM

REST ROOM

EXISTING 1" WATER LINE

REDNISS & MEAD

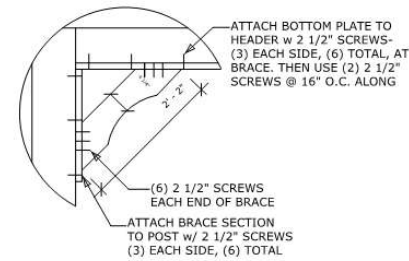
LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

22 First Street | Stamford, CT 06905
 Tel: 203.327.0900 | Fax: 203.357.1118
 www.rednissmead.com

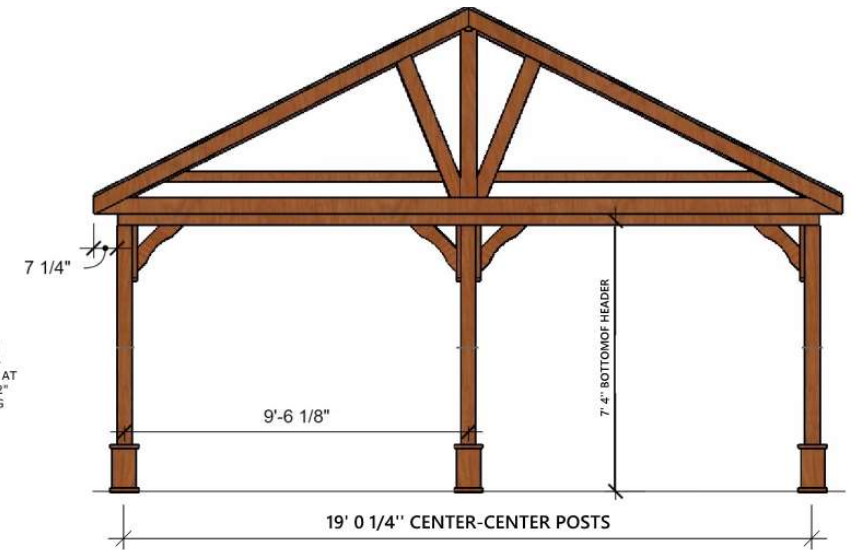
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2208	09/27/2023
SCALE:	
1" = 30'	

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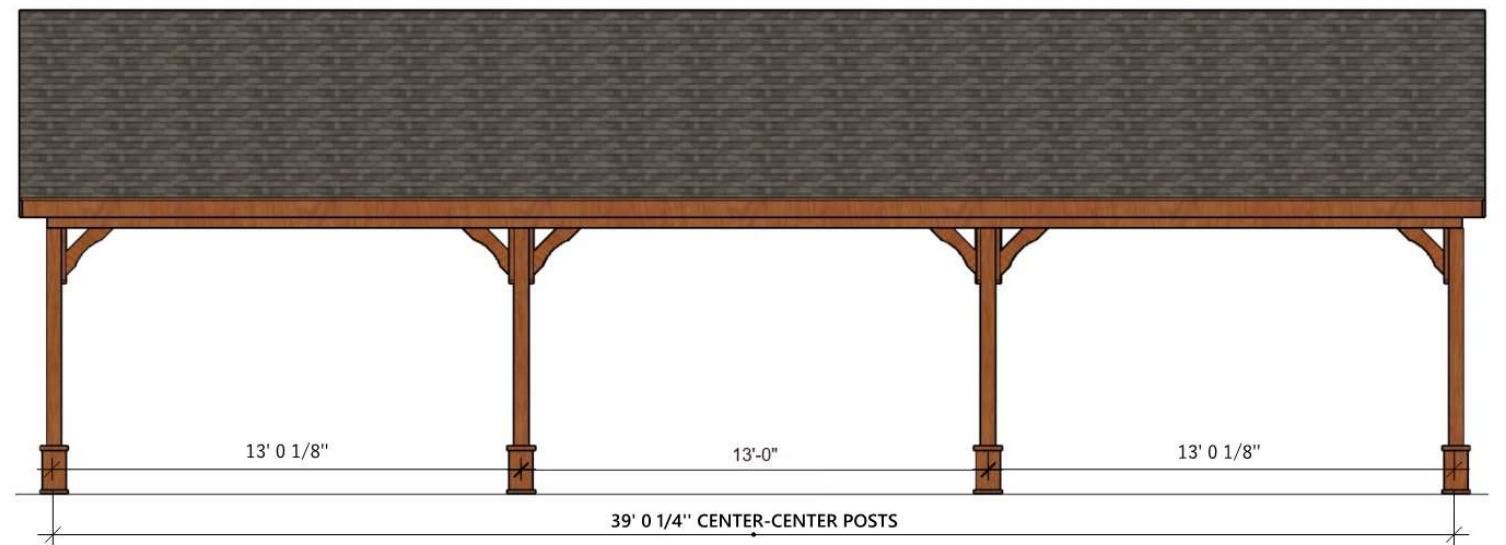
PAVILION | BACKYARD SHOWCASE – “TIMBER FRAME PAVILION”



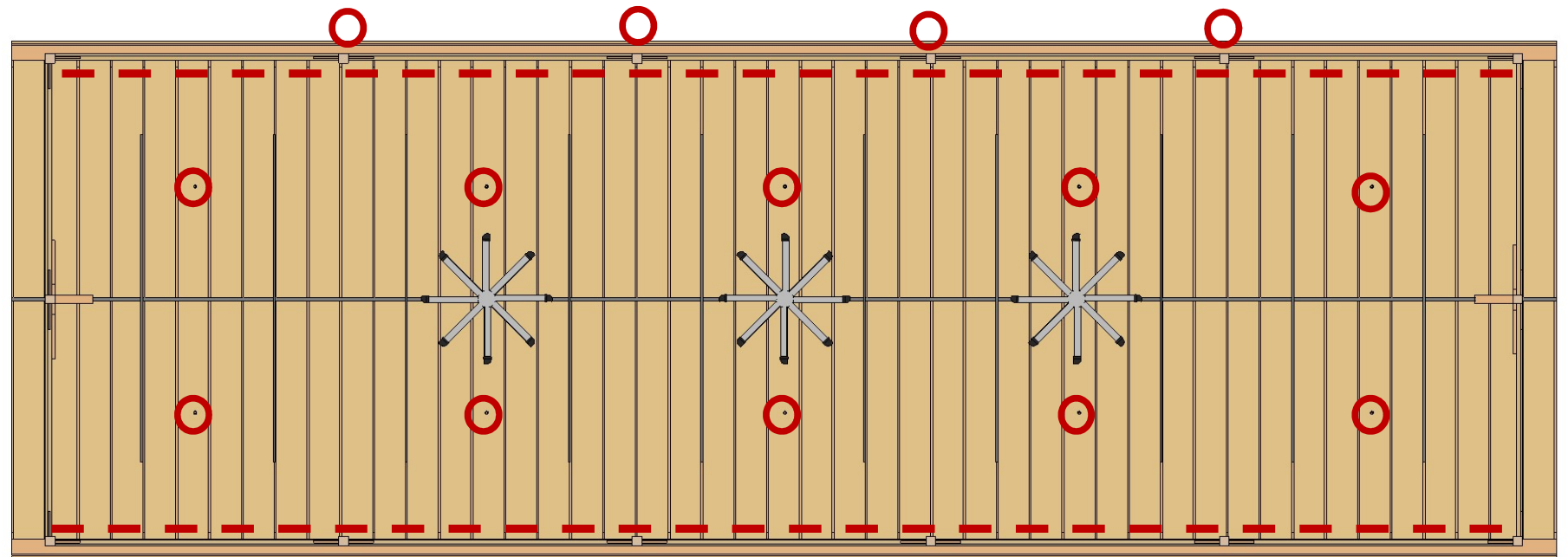
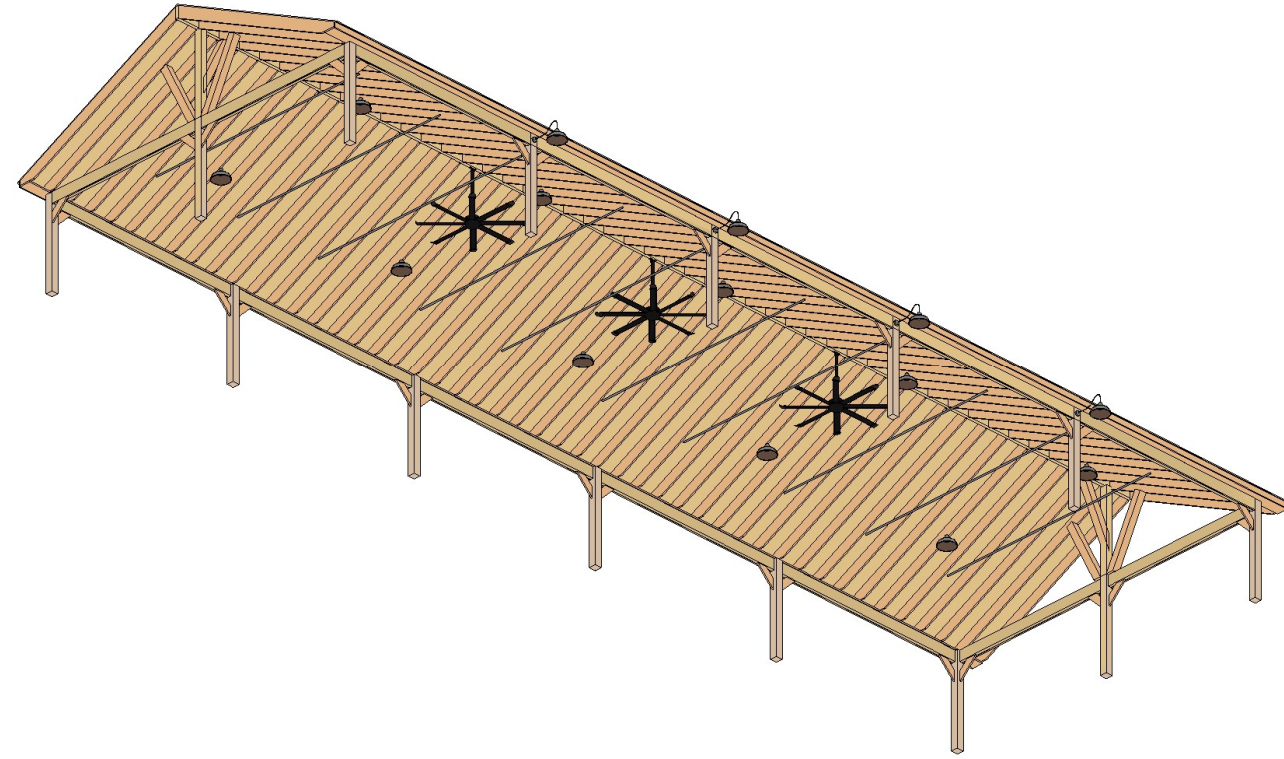
DOUBLE 2x8 BRACE DETAIL



FRONT AND REAR ELEVATION



ASTRONOMY CENTER | PAVILION LIGHTING AND FANS



Stamford Museum & Nature Center
FY26-27 Capital Project Funding Request

Proj CP3343
Bendel Mansion Exterior Repairs

Roof Maintenance	6,100.00	Slate roof inspection & repair/replace
Slate Roof Cleaning	19,400.00	
Tudor/Gable Work	12,950.00	Waterproofing, seal, paint
Original Entrance Masonry	8,940.00	Waterproofing, seal, paint
Upper Conference Room/lower gallery windows	9,890.00	New primed and painted sills, tudor boards and masonry
Flat South Side Roof	6,990.00	New primed and painted fascia board, gutters, new trim, caulking
Second Floor Windows	3,730.00	Clean voids, seal
Total Project Estimate	<u>68,000.00</u>	

Stamford Museum and Nature Center
Museum exterior building maintenance
February 2025

Specification #1: Mansion Slate roof maintenance

- The entire roof should be inspected and all missing or cracked slate to be replaced with similar size and color slat.
- Check all flashing in contact with the building, chimneys and valleys for deficiencies. Repair with copper shims, extensions or caulking.
- Inspect hip and ridge flashings and seal any openings with roof cement.
- Clear all gutters of debris.

Specification #2: Slate roof cleaning

- Rinse all slate roof slopes with water and brush algae and debris from the slopes.
- Apply a roof cleaner approved for slate that is bleach and phosphate free to all slopes.
- Scrub and rinse the roof.
- Apply a second application of the cleaner, scrub and rinse.

Specification #3: Maker's space: Tudor / gable work

- Remove the existing Tudor board, gable fascia and bottom boards.
- Apply a waterproof membrane to exterior sheathing behind remover board voids.
- Install new primed and painted (all 4 sides) 5/4' premium grade wood boards cut to fit.
- Seal all masonry cracks with polyurethane caulking.
- Paint the masonry portions of Tudor gable with masonry waterproofing sealer paint. The color is to be approved by the museum.

Specification #4 Original entrance area: Three porous Masonry areas

- Grind 6 large cracks in the masonry on the 3 closed windows and seal with a concrete patching compound.
- Seal smaller cracks without grinding but feathering in patching compound.
- Apply a masonry bonding primer to all 3 areas.
- Apply 2 coats of masonry waterproofing paint. The color is to be approved by the museum.

Specification #5: Upper conference room and lower gallery windows

- Remove rotten sills from the large gallery window and the 2 conference room windows.
- Install new primed and painted wood sills in all 3 areas.
- Prepare and paint the Tudor boards and masonry sections between the boards with premium exterior wood and masonry paints.

Specification #6: Flat roof South side

- Remove the gutter and rotten fascia board.
- Install a new primed and painted (all 4 sides) fascia board with brown aluminum drip edge and replace the gutter.
- Remove damaged corner wood and window trim.
- Premium wood boards will be trimmed to fit primed and painted (all 4 sides) and install new corner and window trim.
- Touch up the paint on the remaining boards at corner, window and fascia.
- Caulk all the seams on all new and old boards

Specification #7: Second floor window above rear lobby entrance

- Clean voids between 3 new windows and original masonry frames.
- Seal the 3 windows and masonry framing with polyurethane sealants and caulks.

*****Please quote each specification individually*****