BRIDGEPORT BOARD OF EDUCATION
AGENDA OF SPECIAL MEETING OF THE FACILITIES MASTER PLAN AND BASSICK DECOMMISSIONING AD HOC COMMITTEE

THURSDAY, NOVEMBER 12, 2026 - 5:30 PM
CITY HALL ROOM 305
45 LYON TERRACE
BRIDGEPORT, CT 06604

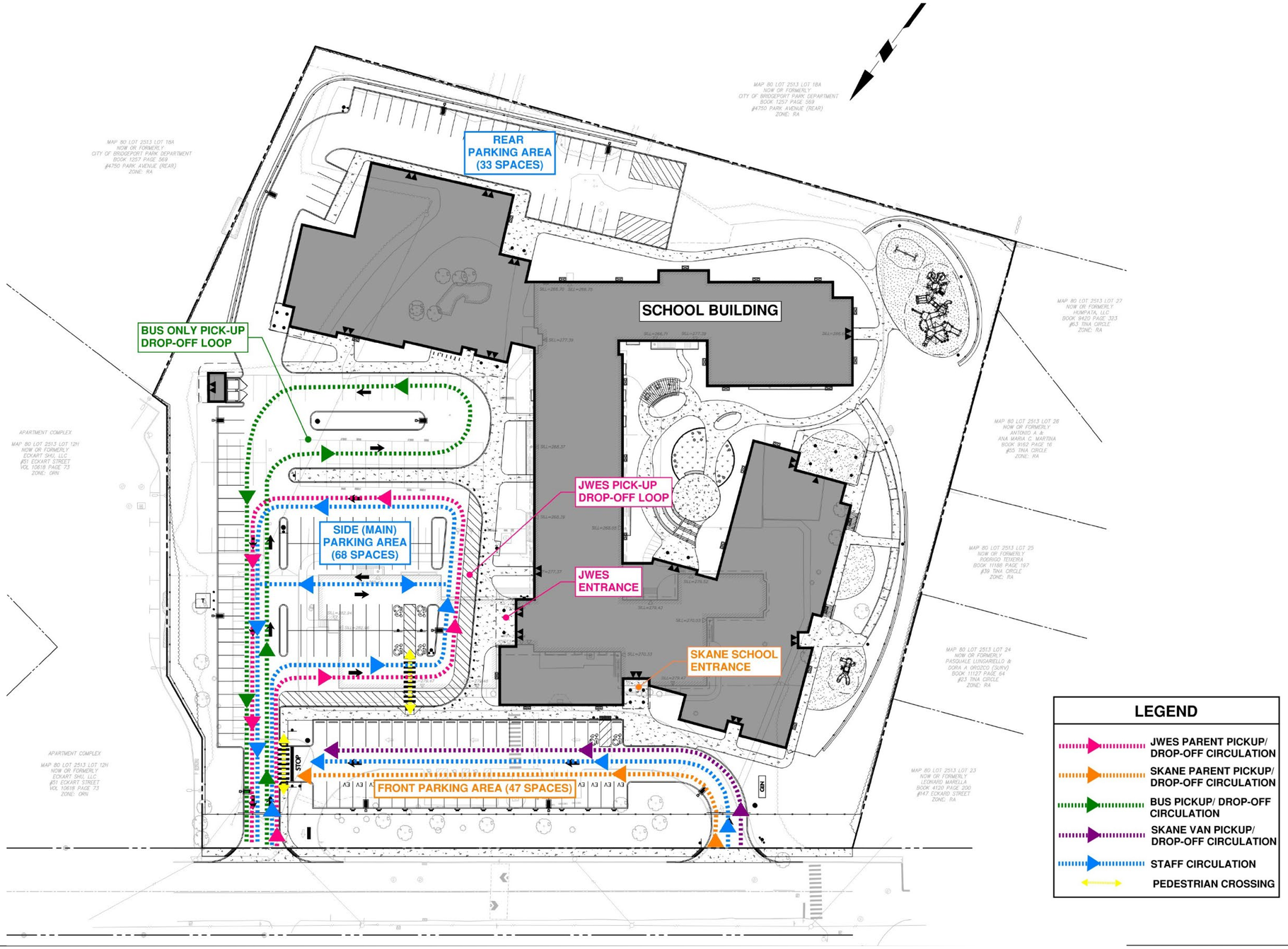
1. **Public Speaking**
2. **Approval of the Minutes - April 30, 2026**
3. **The Winthrop Project Overview**
4. **Facilities Condition Assessment Overview**
5. **Enrollment vs. Capacity**
6. **Adjourn**



John Winthrop Elementary School

Bridgeport, CT
January 15, 2026

FCA Architecture Interior Design Planning
PATRIQUIN ARCHITECTS
LANGAN
Bismark Construction Managers General Contractors


REAR
PARKING AREA
(33 SPACES)
SCHOOL BUILDING
BUS ONLY PICK-UP
DROP-OFF LOOP
JWES PICK-UP
DROP-OFF LOOP
SIDE (MAIN)
PARKING AREA
(68 SPACES)
JWES
ENTRANCE
SKANE SCHOOL
ENTRANCE
FRONT PARKING AREA (47 SPACES)
STOP
LEGEND
JWES PARENT PICKUP/
DROP-OFF CIRCULATION
SKANE PARENT PICKUP/
DROP-OFF CIRCULATION
BUS PICKUP/ DROP-OFF
CIRCULATION
SKANE VAN PICKUP/
DROP-OFF CIRCULATION
STAFF CIRCULATION
PEDESTRIAN CROSSING


Eckart Street

Floor Plans



Lower Level

- Educational
- Office
- Assembly (Gym, Media center, etc.,)
- Mechanical & Storage
- Restroom
- Circulation

Floor Plans



Main Level

- Educational
- Office
- Assembly (Gym, Media center, etc.,)
- Mechanical & Storage
- Restroom
- Circulation

Floor Plans



Upper Level

- Educational
- Office
- Assembly (Gym, Media center, etc.,)
- Mechanical & Storage
- Restroom
- Circulation

Design Charter



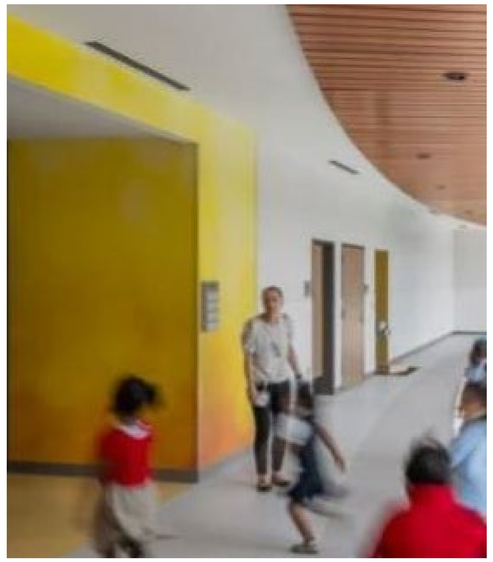
Celebration of Unity

The newly renovated Winthrop Elementary School is a **vibrant** and **welcoming** place where every child feels **seen, valued and inspired**.

Neutral materials like warm woods and concrete are paired with bold, joyful colors rooted in global cultural reference. Large scale murals and curated places for student-created art are placed throughout the school. Shared common spaces with transparent boundaries promote visibility, accessibility and belonging.

More than a school, this building is a symbol of unity in diversity—a joyful, inclusive space where children with unique perspectives, stories, and experiences come together to learn, grow, and shape a more compassionate future

Interior Visioning









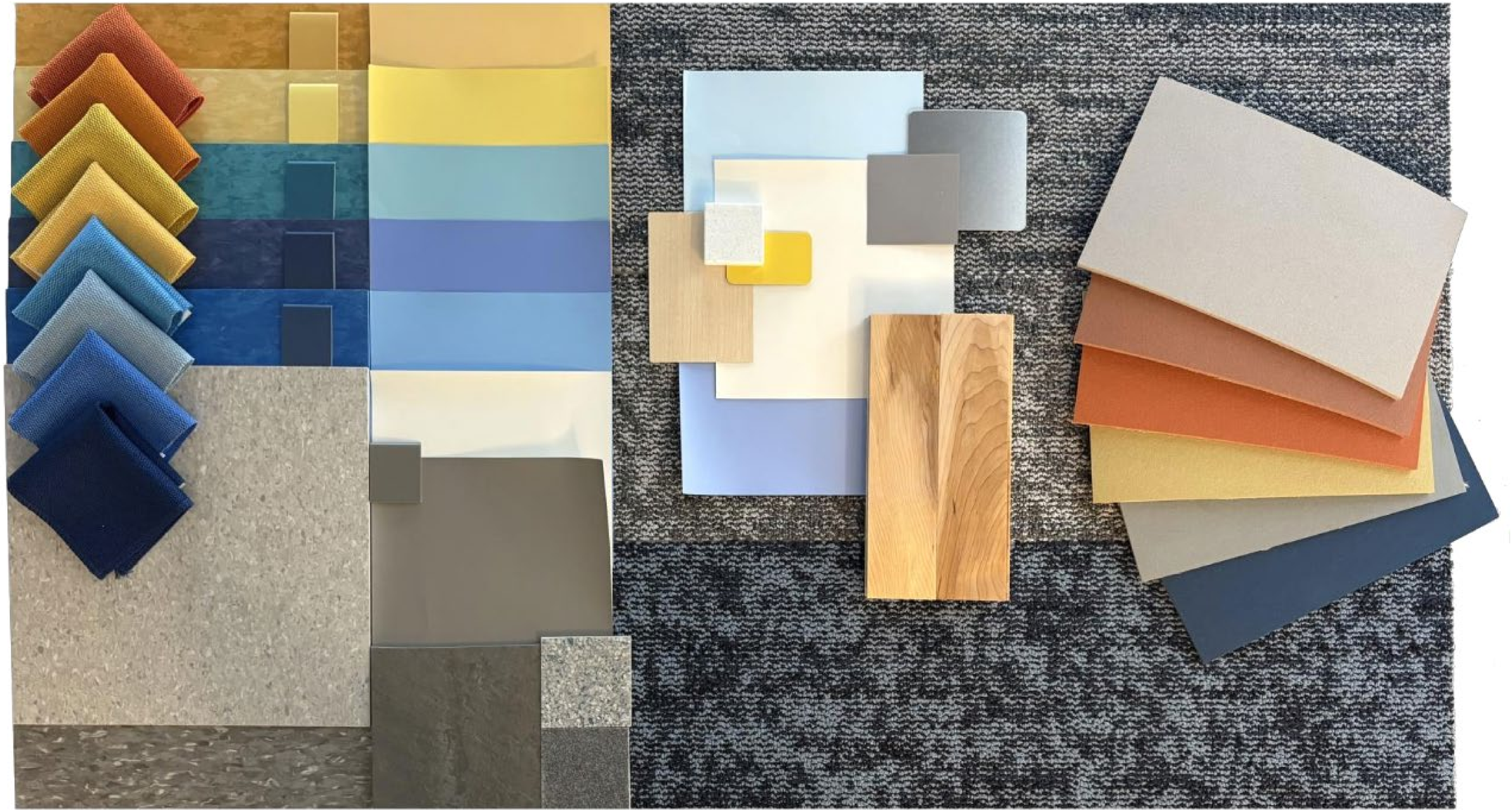








Interior Visioning



North Entry



WOOD-LOOK CEILING GRILLE





PLAM ACCENT WALL

WALLCOVERING MURAL





STAIR RAILING AND STRINGER ACCENT

North Entry



SEATING NOOK UNDER STAIR







ACCENT PAINT

Corridors – Color Distribution







Corridors

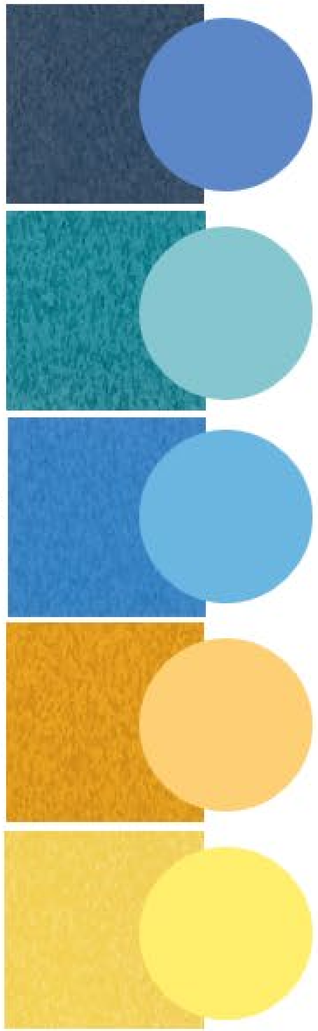


VCT FLOORING AND ACCENT PAINT





COLOR BLOCKING AT ENTRANCES





WOOD FRAMED BULLETIN BOARDS

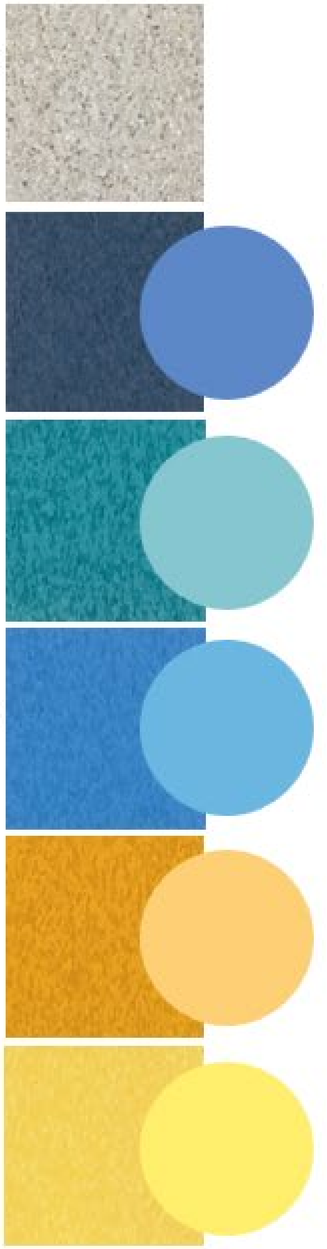
Classrooms



VCT FLOORING AND ACCENT PAINT



COLOR BLOCKING AT ENTRANCES





John Winthrop Elementary School

Bridgeport, CT
January 15, 2026

Thank you.

FCA Architecture Interior Design Planning
PATRIQUIN ARCHITECTS
LANGAN
Bismark Construction Managers General Contractors

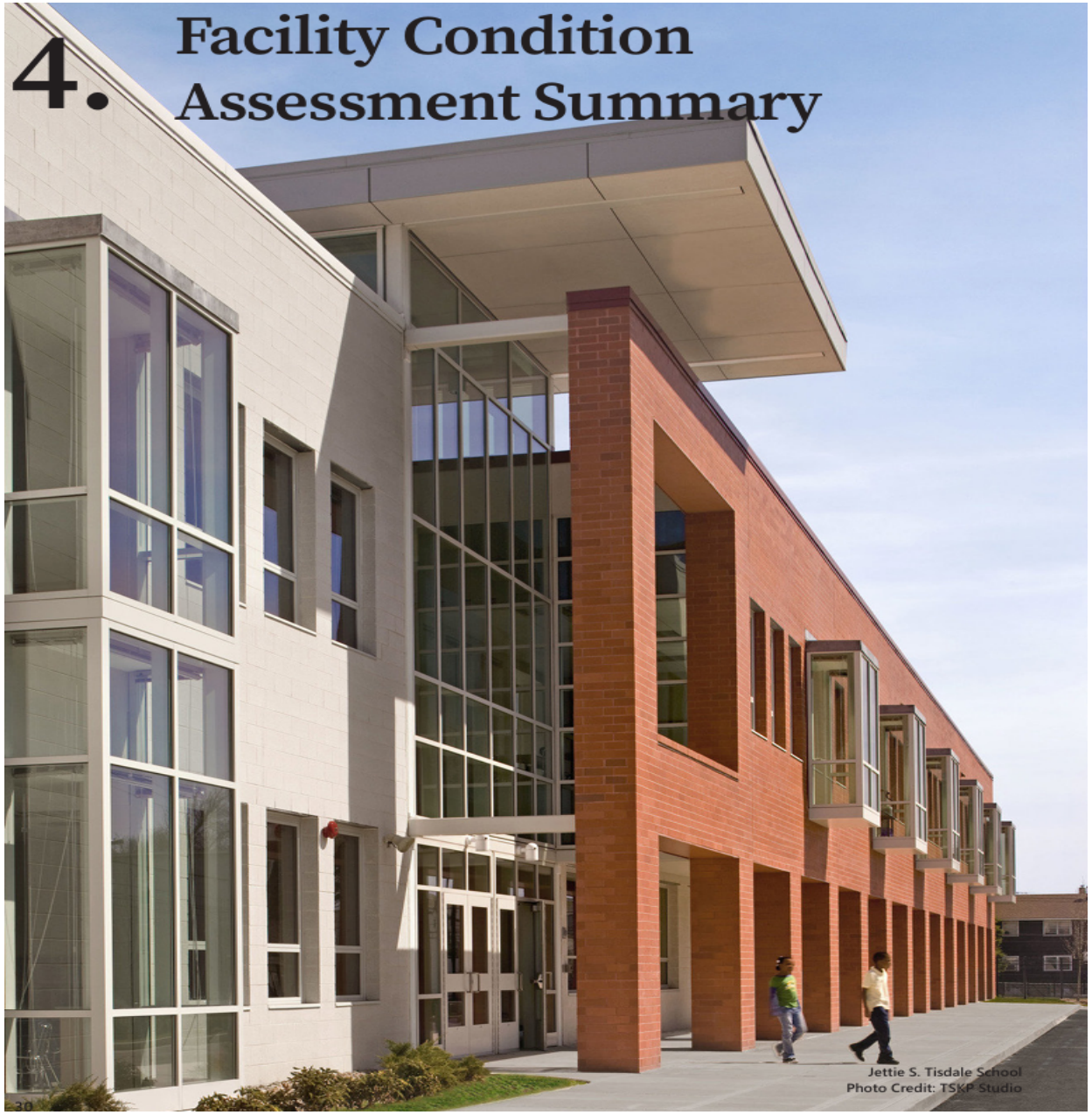
FY28-32 School Based / Principal Capital Requests

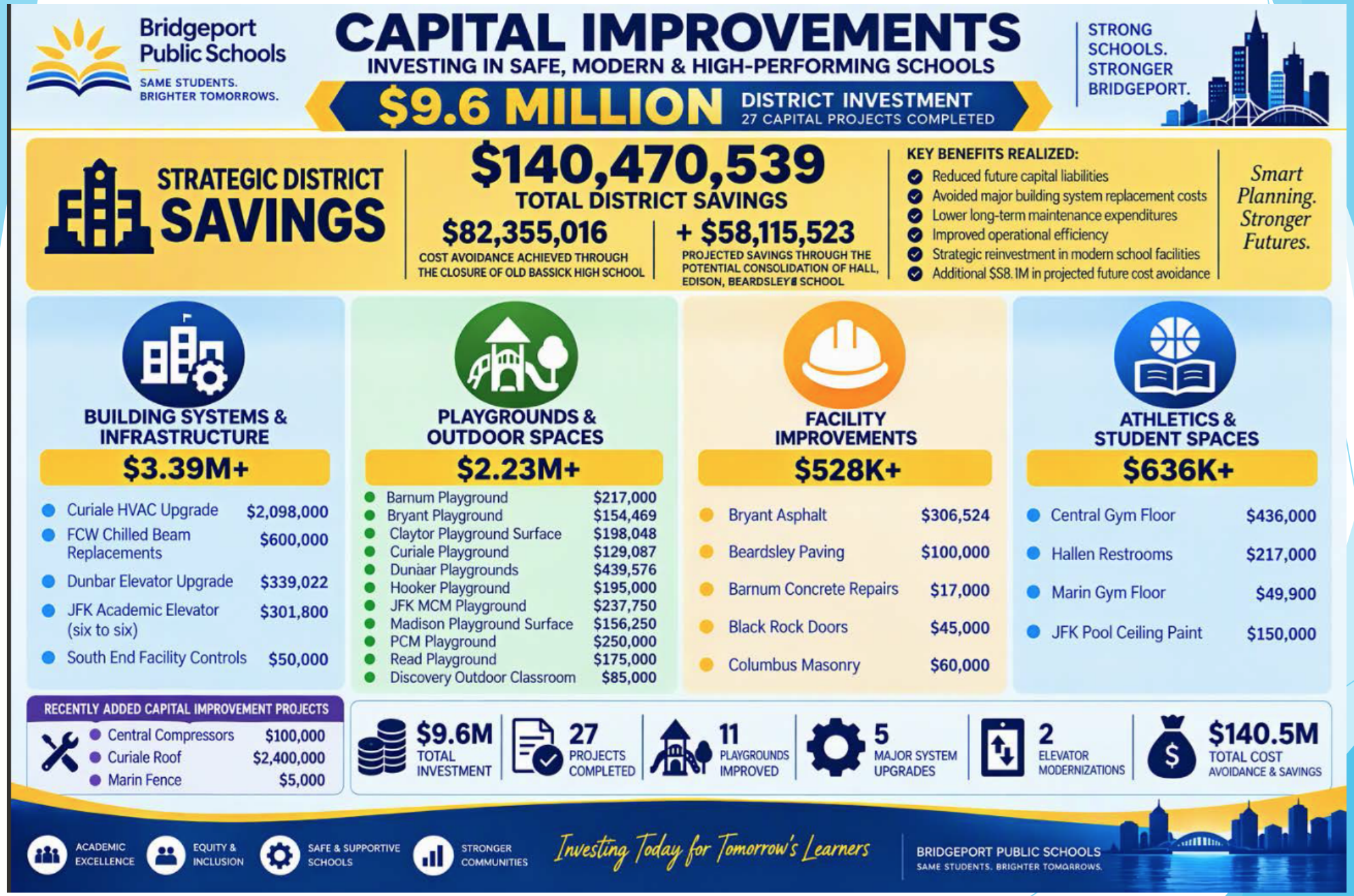
School	FY 27			FY 28		
AQUA	HVAC Controls	Window Replacement	Exterior Gates	HVAC Controls	Window Replacement	Exterior Gates
BARNUM	Adaptive Playground (front)	Camera & Security Upgrades (Exterior)	Stage Lighting, Sound & Projection	Adaptive Playground (front)	Camera & Security Upgrades (Exterior)	Stage Lighting, Sound & Projection
BEARDSLEY	Outdoor Play area	Gymnasium Storage	Dumb Waiter - Elevator	Outdoor Play area	Storage N/A	Dumb Waiter - Elevator
BLACK ROCK	Roof	Rodent Issue	HVAC New Wing	Window Replacement-Functioning classroom windows, espcially in new wing	Floor Tile Replacement	
BLACKHAM	Restroom Upgrade	Landscape & Exterior Improvements	Gymnasium & Stage Upgrade	Restroom Upgrade	Landscape & Exterior Improvements	Gymnasium & Stage Upgrade
BRYANT	Playscape/fencing	Roof	Exterior doors/windows	Roof	Windows/Air Flow	Restroom Upgrades
CLAYTOR	Roof	Gymnasium divider	Left blank			
COLUMBUS	Windows Top Level	Cafe Ventilation	Gym Ventilation	Windows Top Level	Cafe Ventilation	Gym Ventilation
Cross	HVAC Upgrade	ADA Compliant Accessibility & Safety Improvements	Technology upgrades			
CSA ANNEX - ST PETERS (Facility is Leased, BOE is not responsible for Capital Upgrades)	Playground paving	Carpet replacment	Painting	Pre K Playscape	Roof	Playground paving
CSA MAPLEWOOD	School Yard Renovation including Play area	Window Replacment	Gym/Stage Upgrade	Roof	Gym/Stage Upgrade	Window Replacment
CURIALE	Demo Portables, wall construction	Duct ventilation	Windows first floor	Demo Portables, wall construction		
Discovery				Landscape Improvements	Outdoor Speaker System for emergencies	BuilDing Masonry Repairs
DUNBAR	Playground	Restroom upgrades	Sound equipment upgrade	Painting Improvements	Playground	Exterior Doors
EDISON	No Request "School should be closed"			No Request "School should be closed"		
FCW (3 PROGRAMS)	Security Upgrades	HVAC Coil Replacement	Stairwell upgrades	Upgrade the HVAC in the server rooms across our campus so that the already purchased WIFI equipment can be installed and run at full capacity.	Stairwell upgrades	
Hall				Exerior Masonry Replacement steps ramp	playground upgrade	exterior access controls system
HALLEN	Roof	Restroom Renovations	New Flooring	Roof	Office Floors, classroom wood material removal	window replacement
HARDING	Football Field Press Box	Bleacher servicing updates	Outdoor Track Repairs	Football Field Press Box	Bleacher servicing updates	Outdoor Track Repairs
HOOKER	HVAC for K wing	Playground Fencing	Adult Restroom Upgrade			
JFK HIGH HORIZONS	Restroom Upgrades	2nd floor lockers	Window replacEment	Restroom Upgrades	2nd floor lockers	Window replacment
JFK MULTICULTURAL	Restroom Upgrades	Lockers 2nd fl	Science lab upgrade	Restroom Upgrades	Lockers 2nd fl	Science lab upgrade
JOHNSON	Technology Infrastructure Upgrade	Storage Expansion	Gym Refurbish	Flooring Upgrades	Locker Repairs	Restroom Upgrades
MADISON	Playground Upgrade	HVAC A/C	Classroom conversion, landscape upgrades, painting	replacement chairs	Flooding repairs	
MARIN	Gym Renovation	Exterior Improvements	Main Office Upgrade	New Bleachers	Restroom Upgrades	Main Office Upgrade

PARK CITY MAGNET	Whole Campus Renovation			Stage Area Upgrades	Furniture Upgrade	Painting
READ	Classroom Furniture	Gym and Café Sound System	Main Office Renovation	Roof	Flooring	Landscape Upgrades
ROOSEVELT	Lockers	Sidewalk	HVAC gym and rm 143	Locker Room Upgrade	Interior Painting	
SKANE (Will be moving to a new Facilty)						
WINTHROP (Renovate as in progress, Winthrop students are in the Swing Space)						
WALTERSVILLE	Main Office Renovations	Exterior and Landscape improvements	Building Repairs			
Schools did not submit a Request	Projects					
Basscik (New Facility)						
Batalla						
Central	HVAC chiller repairs					
Cross	Emergency Generator funded					
Claytor	Playground Resurfacing					
Hooker	New Playground					
Sheridan						
Tisdale						
Waltersville						
SOUTH END (This Facility is a Swing Space)	HVAC Controls					
Requests Completed	18					
Request in Progress	15					
Request does NOT meet Capital Criteria						
Schedule						
Draft email was sent to Dr. Avery & Nestor for Approval	10/2/2026					
Draft email was approved	10/2/2026					
Email was sent to All Principals and Dept Heads	10/5/2026					
Reminder Email was sent	10/16/2026					
Last Reminder Deadline Email was sent	10/20/2026					

Present to Ad Hoc Committee	11/12/2026					

4. Facility Condition Assessment Summary

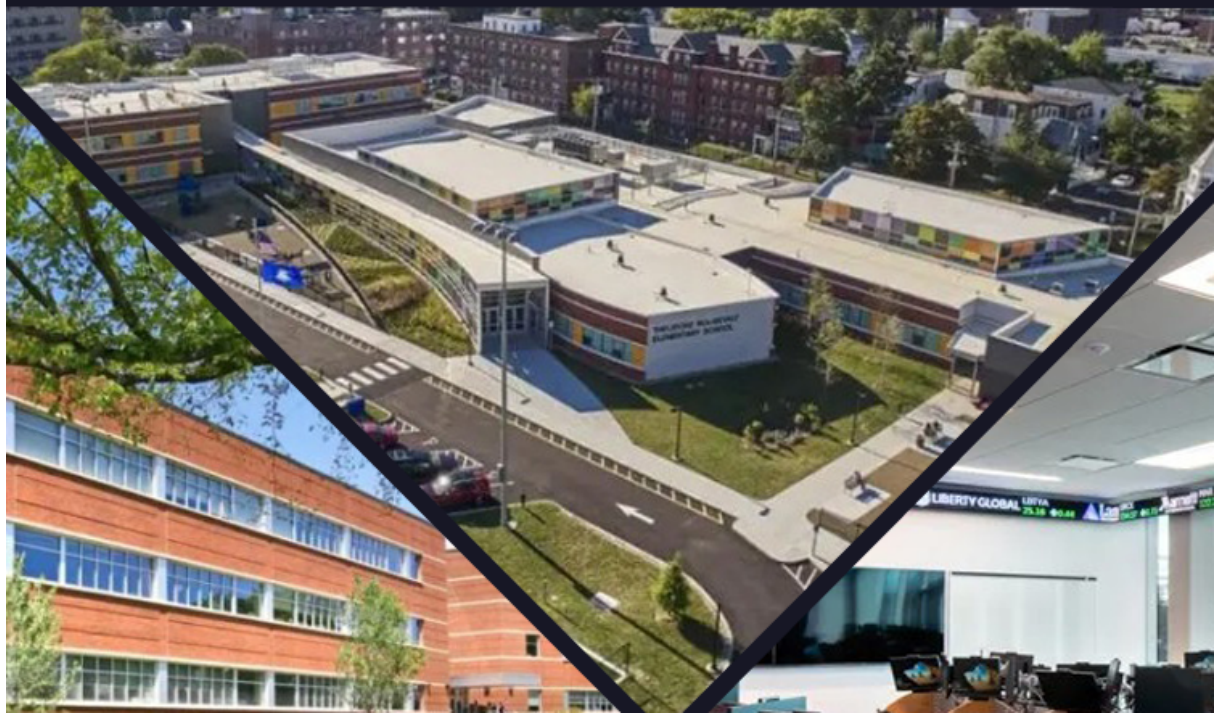



Bridgeport Public Schools
SAME STUDENTS. BRIGHTER TOMORROWS.
CAPITAL IMPROVEMENTS
INVESTING IN SAFE, MODERN & HIGH-PERFORMING SCHOOLS
$9.6 MILLION DISTRICT INVESTMENT
27 CAPITAL PROJECTS COMPLETED
STRONG SCHOOLS. STRONGER BRIDGEPORT.
STRATEGIC DISTRICT SAVINGS
$140,470,539
TOTAL DISTRICT SAVINGS
$82,355,016
COST AVOIDANCE ACHIEVED THROUGH THE CLOSURE OF OLD BASSICK HIGH SCHOOL
+ $58,115,523
PROJECTED SAVINGS THROUGH THE POTENTIAL CONSOLIDATION OF HALL, EDISON, BEARDSLEY & SCHOOL
KEY BENEFITS REALIZED:
Reduced future capital liabilities
Avoided major building system replacement costs
Lower long-term maintenance expenditures
Improved operational efficiency
Strategic reinvestment in modern school facilities
Additional $S8.1M in projected future cost avoidance
Smart Planning. Stronger Futures.
BUILDING SYSTEMS & INFRASTRUCTURE
$3.39M+
Curiale HVAC Upgrade $2,098,000
FCW Chilled Beam Replacements $600,000
Dunbar Elevator Upgrade $339,022
JFK Academic Elevator (six to six) $301,800
South End Facility Controls $50,000
PLAYGROUNDS & OUTDOOR SPACES
$2.23M+
Barnum Playground $217,000
Bryant Playground $154,469
Claytor Playground Surface $198,048
Curiale Playground $129,087
Dunbar Playgrounds $439,576
Hooker Playground $195,000
JFK MCM Playground $237,750
Madison Playground Surface $156,250
PCM Playground $250,000
Read Playground $175,000
Discovery Outdoor Classroom $85,000
FACILITY IMPROVEMENTS
$528K+
Bryant Asphalt $306,524
Beardsley Paving $100,000
Barnum Concrete Repairs $17,000
Black Rock Doors $45,000
Columbus Masonry $60,000
ATHLETICS & STUDENT SPACES
$636K+
Central Gym Floor $436,000
Hallen Restrooms $217,000
Marin Gym Floor $49,900
JFK Pool Ceiling Paint $150,000
RECENTLY ADDED CAPITAL IMPROVEMENT PROJECTS
Central Compressors $100,000
Curiale Roof $2,400,000
Marin Fence $5,000
$9.6M TOTAL INVESTMENT
27 PROJECTS COMPLETED
11 PLAYGROUNDS IMPROVED
5 MAJOR SYSTEM UPGRADES
2 ELEVATOR MODERNIZATIONS
$140.5M TOTAL COST AVOIDANCE & SAVINGS
ACADEMIC EXCELLENCE
EQUITY & INCLUSION
SAFE & SUPPORTIVE SCHOOLS
STRONGER COMMUNITIES
Investing Today for Tomorrow's Learners
BRIDGEPORT PUBLIC SCHOOLS
SAME STUDENTS. BRIGHTER TOMORROWS.

Long Range Facilities Master Plan

BRIDGEPORT
PUBLIC SCHOOLS

October 2025



Summary of Findings: Project Wide

10 YEAR FORECAST BY PRIORITY

Priority	Est. Assmt Cost (Low Range)	Est. Assmt Cost (High Range)	% of Need
Immediate	$ 124,194,251	$ 130,403,964	18.6%
High (1 - 3 Years)	$ 251,543,068	$ 264,120,222	37.6%
Medium (4 - 5 Years)	$ 183,703,958	$ 192,889,156	27.5%
Low (6 - 10 Years)	$ 109,601,216	$ 115,081,277	16.4%
	$ 669,042,494	**$ 702,494,619**	**100%**

$702.5M

Capital Renewal & Improvement needed over the next 10 years with ***56%*** *in first 3 years and* ***84%*** *in 5 years*

Assessment Parameters:
37 Buildings
3,469,505 Square Feet

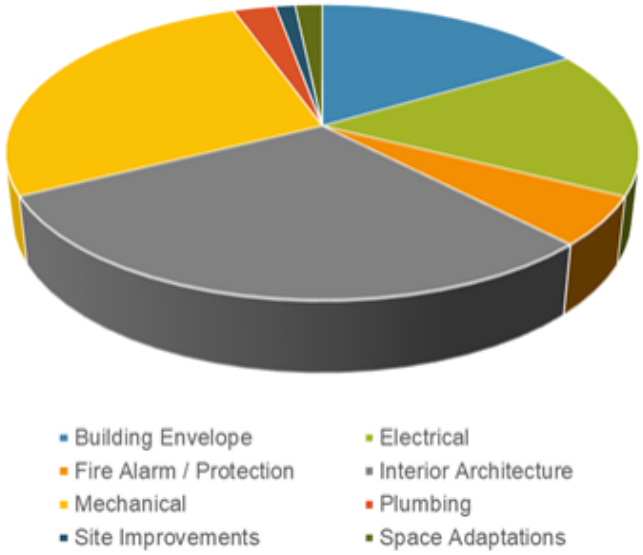
30%

Interior Architecture

Greatest total forecasted need with Mechanical systems at 27% and Building Envelope at 17%

56%

Primary justification of projects is "Useful Life" with "Environmental Improvements" at 18% and "Damaged /Inoperable" at 11%



10 YEAR FORECAST BY SYSTEM

System Category	Subtotal	% of Need
Building Envelope	$ 116,393,252	16.6%
Electrical	$ 112,286,112	16.0%
Fire Alarm / Protection	$ 37,041,971	5.3%
Interior Architecture	$ 208,480,567	29.7%
Mechanical	$ 190,112,090	27.1%
Plumbing	$ 18,158,887	2.6%
Site Improvements	$ 8,383,226	1.2%
Space Adaptations	$ 11,638,514	1.7%
	$ 702,494,619	**100%**

MP Planning Group STUDIO JAED

Bridgeport Public Schools

5. Recommendations



Gerladine Claytor Magnet Academy
Photo Credit: Homes.com

Figure 5-6: Elementary Construction Phasing Plan



The District Needs $702,494,619.00 - Based off the Facilities Master Plan

		Project Cost	Reimbursement Rate	Bridgeport Cost	
Winthrop Renovation		$ 80,000,000	78.57	$ 17,144,000	
	Skane Need			$ 9,701,998.00	
		$ 17,144,000	**Will Address**	**$ 9,701,998**	**of Need**
		Project Cost	**Reimbursement Rate**	**Bridgeport Cost**	
Special Ed Center		$ 75,000,000	90.00	$ 7,500,000	
	Sheridan Need			16,932,051	
		$ 7,500,000	**Will Address**	**$ 16,932,051**	**of Need**
		Project Cost	**Reimbursement Rate**	**Bridgeport Cost**	
East End School		125,000,000	68.57	$ 39,287,500	
	Hall Need			17,741,022	
	Edison Need			13,478,513	
	Beardsley Need			26,895,988	
				58,115,523	
		$ 39,287,500	**Will Address**	**$ 58,115,523**	**of Needs**
		Project Cost	**Reimbursement Rate**	**Bridgeport Cost**	
MAGNET CAMPUS @ PCM		200,000,000	68.57	$ 62,860,000	
	Park City Magnet Need			22,148,746	
	Maplewood Need			15,277,465	
	St Peters Est. Yrly Lease			75,000	
				37,501,211	
		$ 62,860,000	**Will Address**	**$ 37,501,211**	**of Need**

Potential for 15% reimbursement for PreK
Potential increased reimbursement for NetZero
Reimbursement Rates used are current State reimbursement rates.

Next Steps

- The Application for the Special Ed Center was submitted to the State in August and for the East End School in June. We anticipate a response from the State in January.

- Once we have the approval, the school Building Committee will advertise an RFQ for architectural services.

- We should start to create community meetings to discuss projects and potential closures associated with the projects.