

From: null@town.fairfield.ct.us
To: bos@fairfieldct.org
Subject: New submission for form: Boards and Commissions Interest Form (ID #86)
Date: Thursday, November 26, 2020 7:01:52 AM

Boards and Commissions Interest Form

Record #86 submitted from IP address 24.146.191.8 on 11/26/2020 7:02 AM

[View form](#)

ID	86
First Name	Michael
Last Name	Pacewicz
Street Address	355 Sigwin Drive
Zip Code	06824
Email Address	mikepacewicz13@gmail.com
Cell Phone	203-339-1995
Home Phone	
Work Phone	
Voter Registration Status	Yes
Political Party Affiliation	Unaffiliated (No party affiliation)
Board or Commission	Solid Waste & Recycling Commission
Read the Boards Role	Yes
How You Learned About the Position	RTC email notification
Who You Have Spoken To	
Explanation of Interest and Contribution	I now have the time to commit and wish to give back to the community where I reside and raised my 3 children.
Resume or Bio	Resume M.Pacewicz.pdf

355 SIGWIN DRIVE • FAIRFIELD, CT 06824
PHONE 203-256-8428(H) 203-339-1995(C) •
E-MAIL MIKEPACEWICZ13@GMAIL.COM

MICHAEL A. PACEWICZ

SUMMARY OF QUALIFICATIONS

More than 39 years Law Enforcement / Security – Loss Prevention / Operations Risk Management experience; a graduate of the FBI National Academy in Quantico, VA. Management experience in Law Enforcement, Labor Organization, Loss Prevention and Safety Risk Management. Wide range of vocational training and practical experience.

Core competencies / areas of experience include:

- **Investigation:** Operations and management experience: criminal investigations; disciplinary internal investigations; customer complaint resolution; court preparation and testimony; loss prevention & Inventory control.
- **Command / Management Experience:** Police Supervisor 1992; Command Officer 2003. Director of Loss Prevention for privately owned turned publicly traded company that grew from 4 to 18 retail facilities and Production & Distribution Center.
- **Security / Safety:** Experience in maintaining and establishing facilities security; entry and burglar alarm systems; fire alarm and sprinkler systems; CCTV; security and safety audits. Experience working with alarm companies and service contracts.
- **Operations Risk Management:** Experience formulating, and coordinating safety and loss control functions. Maintain compliance with governmental regulatory agencies. Responsible for claims review, hazard identification and prevention planning & implementation.
- **Critical Incidents:** command and operations; crisis planning; creation of response plans; large event planning; and creation & maintenance of operations policies & procedures.
- **Budgeting:** Preparation and execution; drafting of RFP and capital expenditure reports.
- **Labor Relations:** Both union and management perspective; contract negotiations; grievance arbitration; Human Resources experience in areas of discipline, workers' compensation, hiring & recruitment.
- **Staff Administration & Career Development:** Staff allocation analysis/planning; scheduling (24x7); training and placement of personnel. Security Guard licensing.

PROFESSIONAL EXPERIENCE

August 26, 2019 to Present

Brunswick School – 100 Maher Ave Greenwich, CT 06830

School Safety & Security

Provide security presence to protect students and staff. Oversee facility security, assist with training and operational response to potential emergencies. Assist with the maintenance and oversight of security systems.

March 2019 to August 2019

OTG Management LLC – 352 Park Ave South 10th Floor, New York, NY 10010

OTG Management is an airport hospitality retailer operating in 11 airports in 9 cities.

VP Loss Prevention

Create processes for a newly formed Loss Prevention department. Enhance physical security, as well as evaluate need for camera systems and point of sale technology.

January 05, 2009 to March 01, 2019

FAIRWAY MARKET – FAIRWAY GROUP HOLDINGS CORP – 2284 12th Avenue New York, NY 10027

DIRECTOR OF RISK MANAGEMENT & LOSS PREVENTION

Oversight of facilities security, loss prevention, and loss control function for a growing grocery business. Manage company-wide Ethics Hotline confidential reporting system and CEAS program. Perform HR Loss Prevention Team

function: hiring; separation; training; discipline; and internal complaint investigations companywide. Create and maintain security and loss control audit procedures. Responsible for 16 grocery retail facilities, 4 Wine & Liquor stores, Production & Distribution Center and satellite buildings. Manage full & part time internal & outsourced security guards; maintain licensing and training records for NY, NJ & CT. Liaison with outsourced vendors - security companies; burglar alarm; CCTV; fire and safety equipment. Maintain files: personnel; incident & accident reports; loss control policies; security/safety vendor contracts.

June 10, 1983 to January 04, 2009

GREENWICH POLICE DEPARTMENT – Town of Greenwich – 101 Field Pont Road Greenwich, CT 06830

POLICE CAPTAIN – June 16, 2003 to January 04, 2009 - Retired

- Department Commands: Criminal Investigations; Patrol; Professional Standards and Strategic Planning.

POLICE LIEUTENANT – September 07, 2001 to June 16, 2003

- Criminal Investigations Division: oversee and manage detective function and juvenile/youth section (30 employees).

POLICE SERGEANT – September 21, 1992 to September 07, 2001

PATROL OFFICER – June 10, 1983 to September 21, 1992

SILVER SHIELD ASSOCIATION, INC. - Greenwich Police Labor Bargaining Unit –

15 Havermyer Place Greenwich, CT 06830

- Association President 2001 & 2002: Chief executive of the Association. The sole labor organization for the 152 members of the Greenwich Police Department.

MILITARY EXPERIENCE

- May 1984 to July 1986 United States Army National Guard, 2nd 192nd Headquarters Battalion –Norwalk, CT. Sergeant (E-5); **Honorable Discharge** – commitment fulfilled.
- August 1980 to May 1984 United States Air Force National Guard, 105th Combat Support Squadron Westchester / Newburgh, NY. Law Enforcement Specialist; Sergeant (E-4). **Honorable Discharge**

EDUCATION

04/2006 – 06/2006 <i>General Course of Instruction – Law Enforcement Management & Leadership</i>	FBI National Academy	Quantico, VA
04/2006 – 06/2006 Criminal Justice	University of Virginia	Charlottesville, VA
09/2005 – 10/2005	Sacred Heart University	Fairfield, CT
01/2005 – 05/2005	Fairfield University	Fairfield, CT
1978 – 1980 <i>Associate of Science / Criminal Justice</i>	S.U.N.Y Farmingdale	Farmingdale, NY

Additional Recent Certifications:

- 2016 – OSHA 7505: *Introduction to Incident/ Accident Investigation*
- 2016 – OSHA 511: 30 Hour – *Standards for General Industry*
- 2020 – Department of Homeland Security (DHS) FEMA: *Introduction to Incident Command System IC-100*
- 2020 – DHS / FEMA: *Risk Management for After School Activities and Interscholastic Athletics*
- 2020 – DHS / FEMA: *Introduction to Continuity to Operations Planning for Pandemic Influenzas*
- 2020 – DHS / FEMA: *Active Shooter: What You Can Do IS-00907*
- 2020 – The Texas A&M University System (TFEX): *Civilian Response to Active Shooter Events Instructor*
- CT State Permit to Carry Firearms with Title 18 U.S. Code 926C qualification

References, additional training certificates, and diplomas available upon request.

Solid Waste and Recycling Commission: 7 Regular Members, 4-year terms with a two-term limit. Appointed by Board of Selectmen, subject to RTM approval. The Department Director serves as an Ex-Officio without vote.

The Solid Waste and Recycling Commission shall direct and supervise the activities of the Solid Waste and Recycling Department implementing state and local mandated programs for the collection, disposal and recycling of garbage and other refuse. Policymaking responsibilities or general management supervision is also suggested.

The purpose of the Solid Waste and Recycling Commission is to prepare a Solid Waste and Recycling Plan and it shall amend said plan from time to time as required by provision of the Connecticut General Statutes. It shall review and recommend to the Representative Town Meeting proposals for local and regional solid waste and recycling. It may propose ordinances for adoption by the RTM and may adopt regulations for the disposal of solid waste and recycling of recyclable materials. Such regulations shall be adopted in accordance with the requirements of the Charter of the Town of Fairfield and, if applicable, the General Statutes of the State of Connecticut. It shall review and recommend to the Board of Selectmen, Board of Finance and to the RTM an annual budget for operations of the Solid Waste and Recycling Department.

Seat	Name	Party	Term Start	Term End
1	Andrew C. Becker	R	11/20	11/24
2	VACANT		11/20	11/24
3	Hugh F. Dolan	R	11/20	11/24
4	Mary S. Beyer	D	11/18	11/22
5	Timothy W. Bezler	D	11/18	11/22
6	Guy Gleysteen	U	11/18	11/22
7	Joseph R. Pagnozzi	R	11/19	11/23

Full	
Party	Count
Democrats	2
Republicans	3
Unaffiliated	1
Vacancies	1
Total Full	7

A RESOLUTION APPROPRIATING \$5,123,928 FOR THE COSTS OF PURCHASING LAND AND EXISTING BUILDINGS TO OPERATE THE WALTER FITZGERALD HIGH SCHOOL CAMPUS, MOVING COSTS AND IMPROVEMENTS RELATED THERETO AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION.

Resolved:

1. As recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield hereby appropriates the sum of Five Million One Hundred Twenty-Three Thousand Nine Hundred Twenty-Eight and 00/100 Dollars (\$5,123,928.00) to fund costs associated with: i) purchasing approximately 11.74 acres of land and existing buildings located at 309 Barberry Road, Southport, Connecticut from the American Institute of Neurodevelopment, Inc. a.k.a. Giant Steps (the "Property") to operate the Walter Fitzgerald High School Campus; ii) acquiring and moving certain items to the Property including, but not limited to, fiber optics; and iii) making improvements to the Property including, but not limited to, security upgrades, new fencing and landscaping, and including administrative, financing, legal, contingency and other related costs (the "Project").
2. To finance such appropriation, and as recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield shall borrow a sum not to exceed Five Million One Hundred Twenty-Three Thousand Nine Hundred Twenty-Eight and 00/100 Dollars (\$5,123,928.00) and issue bonds/bond anticipation notes for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town in an amount not to exceed said sum for the purpose of financing the appropriation for the Project.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the "Committee") with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provision for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one interest rate mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut General Statutes, including Chapter 748 (Registered Public Obligations Act), Chapter 173 (School Building Projects) and Chapter 109 (Municipal Bond Issues)

to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form and to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the bonds in order that the interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage earnings, expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds and notes.

4. The First Selectman and Treasurer or Fiscal Officer, on behalf of the Town, shall execute and deliver such bond purchase agreements, reimbursement agreements, line of credit agreement, credit facilities, remarketing agreement, standby marketing agreements, bond purchase agreement, standby bond purchase agreements, and any other commercially necessary or appropriate agreements which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the sale and issuance of bonds, and if the Committee determines that it is necessary, appropriate, or desirable, the obligations under such agreements shall be secured by the Town's full faith and credit.
5. The bonds may be designated "Public Improvement Bonds," series of the year of their issuance and may be issued in one or more series, and may be consolidated as part of the same issue with other bonds of the Town; shall be in serial form maturing in not more than twenty (20) annual installments of principal, the first installment to mature not later than three (3) years from the date of issue and the last installment to mature not later than twenty (20) years from the date of issue. The bonds may be sold at an aggregate sales price of not less than par and accrued interest at public sale upon invitation for bids to the responsible bidder submitting the bid resulting in the lowest true interest cost to the Town, provided that nothing herein shall prevent the Town from rejecting all bids submitted in response to any one invitation for bids and the right to so reject all bids is hereby reserved, and further provided that the Committee may sell the bonds on a negotiated basis, as provided by statute. Interest on the bonds shall be payable semi-annually or annually. The bonds shall be signed on behalf of the Town by at least a majority of the Board of Selectmen and the Treasurer, and shall bear the seal of the Town. The signing, sealing and certification of the bonds may be by facsimile as provided by statute.
6. The Committee is further authorized to make temporary borrowings as authorized by the General Statutes and to issue temporary notes of the Town in anticipation of the receipt of proceeds from the sale of the bonds to be issued pursuant to this resolution. Such notes shall be issued and renewed at such time and with such maturities, requirements and limitations as provided by the Connecticut General Statutes. Notes evidencing such borrowings shall be signed by the First Selectman and Treasurer or Fiscal Officer, have

the seal of the Town affixed, which signing and sealing may be by facsimile as provided by statute, be certified by and payable at a bank or trust company incorporated under the laws of this or any other state, or of the United States, be approved as to their legality by bond counsel, and may be consolidated with the issuance of other Town bond anticipation notes. The Committee shall determine the date, maturity, interest rates, form and manner of sale, including negotiated sale, and other details of said notes consistent with the provisions of this resolution and the General Statutes and shall have all powers and authority as set forth above in connection with the issuance of bonds and especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.

7. Pursuant to Section 1.150-2, as amended, of the Federal Income Tax Regulations the Town hereby declares its official intent to reimburse expenditures (if any) paid for the Project from its General or Capital Funds, such reimbursement to be made from the proceeds of the sale of bonds and notes authorized herein and in accordance with the time limitations and other requirements of said regulations.
8. The First Selectman, Fiscal Officer and Town Treasurer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution.
9. The Committee is hereby authorized to take all action necessary and proper for the sale, issuance and delivery of the bonds and notes in accordance with the provisions of the Connecticut General Statutes and the laws of the United States.
10. The First Selectman or other proper Town official is hereby authorized to apply for and accept any available State or Federal grant in aid of the financing of any Project, and to take all action necessary and proper in connection therewith.

Purchase of 309 Barberry Road

Purchase of 309 Barberry Rd

\$ 4,900,000

Background: The Town of Fairfield and the Board of Education has been actively looking for a relocation site for the Alternative High School "Walter Fitzgerald Campus" currently located in a leased building at 108 Biro Street Fairfield. The current lease is a one-year extension due to expire on June 30, 2021. The current lease is paid out of the Board of Education's operating budget at the cost of \$110,250.00 annually. The lease requires the Board of Education to cover all repair costs to keep the school operational. We would like to purchase 309 Barberry Road, Southport 06890 and relocate the Alternate High School to this site. The 309 Barberry Road property is 11.74 acres with two buildings on site: one building was last occupied in the spring of 2020 as the Giant Steps School, the second building has not been occupied in approximately 30 years (based on all records reviewed).

Purpose & Justification: The purchase of 309 Barberry Road will allow the Board of Education to move the Alternative High School into a Town-owned and maintained building, allowing for future growth for Town activities in the unoccupied building. Purchasing this property would allow the Board of Education to remove the costs of this leased space from its operating budget. Currently, 108 Biro Street is in poor or failing condition and would require extensive maintenance/construction to bring it up to code compliance, allowing it to be a safer building and usable as a school.

Detailed Description: This expenditure would cover the total cost of acquiring the property located at 309 Barberry Road. The due diligence necessary for this purchase has been performed and funded by the respective groups from their operating budgets.

Estimated Cost: The cost of this funding request is \$4,900,000. This number was derived by performing an independent appraisal of the property and working with the owner's representative to arrive at the value of the property.

Long Range Costs: The long-range cost of the purchase would be incorporated into the board of education's operating budget for maintaining a school building. The long-range cost of maintaining the second building would be expensed from the Town's operating budget.

Demand on Existing Facilities: This project would not increase the demand on the Board of Education Facilities Department because 108 Biro Street would no longer be leased, and the new site is in better condition. This would add a new building added to the Town's portfolio and increase the availability of the Town's facilities.

Security, Safety, and Loss Control: The first building on the property will be covered under the security controls of the Board of Education, replacing the Walter Fitzgerald site's systems. The second building will be added to the Town's security control systems. Both buildings and property will be covered under the Town's insurance policy.

Environmental Considerations: A preliminary environmental assessment will be conducted and will be a required contingency before closing on the property.

Funding, Financing: This project would not proceed without funding approval.

Schedule, Phasing & Timing: The schedule for this project would have all the work completed during or before the summer recess of 2021, allowing for occupancy for the 21-22 school year.

Other Considerations: This work will be performed once the Town has completed the acquisition of 309 Barberry Road and allows for the relocation to the newly acquired building.

Alternates to The Request: The alternative would be an increase to the Board of Education's operating budget if a move were required prior to the one-year lease extension that expires on June 30, 2021.

Giant Steps Closing/Additional Costs

Description	One Time Amount	On-Going Costs	Bonded Costs
Tax Settlement	\$ 46,613		
Estimated Legal Fees	\$ 3,280		
Fuss O'Neil hazardous Building Materials Inspection:			
Town	\$ 4,130		
School	\$ 4,300		
Estimated Title Fees	\$ 15,000		
Phase I Environmental Site Assessment	\$ 2,250		
Estimated Annual Insurance Costs		\$ 2,500	
Estimated Bonding Costs			\$ 30,000
Total	\$ 75,573	\$ 2,500	\$ 30,000

Bonding Costs:

Acquisition of Property	\$	4,900,000
Renovation Costs	\$	193,928
Bond Issuance Costs	\$	30,000
Total	\$	5,123,928



S u p e r i n t e n d e n t M e m o r a n d u m

To: Brenda Kupchick, First Selectwoman
From: Michael Cummings, Superintendent of Schools
Angelus Papageorge, Executive Director of Maintenance and Facilities
Date: December 11, 2020
Re: Response to BoS Questions re Giant Steps Property

Please find attached comparison spreadsheets between 108 Biro Street and 309 Barberry Road, with utility information provided by the current owner and common operating expenses for both sites.

We are unable to provide bonding and insurance information, as those are costs carried by the town. The current lease agreement at 108 Biro Street is a one-year extension for \$110,250.

It is important to note that even prior to the Giant Steps property opportunity, we intended to request operating budget funds to provide FF&E for Walter Fitzgerald Campus (WFC).

The current owners have provided additional important facts:

1. The roof was replaced by M. Gottfried as follows with a twenty year warranty.
 - 2013 2 upper roofs
 - 2017 2 lower roofs
2. Boiler and HVAC work done by Coastal
 - 2011 duct work
 - 2012 boiler replacement
 - 2012 condensing unit servicing gym
 - 2013 replaced split air-conditioning system
 - 2013 replaced heat exchanger
3. Other
 - 2006 central alarm system replaced
 - 2011 OT room
 - 2012 complete re wiring of building

- 2012 data network wiring
- 2012 window / screen replacement
- 2012 window treatments
- 2012 Soundsafe security camera system
- 2013 intercom replacement
- 2014 security lock system installed
- 2018 parking lot re pavement by Burns

As previously noted in the 21/22 Capital and Non-Recurring Projects Plan, the cost breakdown for the move from Biro Street to Barberry Road is as follows:

- Included in the breakdown of moving expenses is the cost to prepare the building for WFC. A large portion of this cost is focused on safety and security as follows:
 - Fencing to secure the abandoned building \$7,553
 - Landscaping to clean up around the abandoned building \$16,875
 - Security camera system and card reader access system \$114,500
- We also carried \$35,000 to interconnect the building to the other school buildings in town with Fiber Optics.
- Lastly, we carried a contingency of \$10,000 to cover any request by building administrators to remove or add partition walls and a \$10,000 Unforeseen because at this time we have not completed the Hazardous Building Materials Assessment.

For a total ask of \$193,928.

Attachment

AIND/ Giant Steps - Account Quick Report Electric Utilities 2nd Building - July 2018 through June 2019				AIND/ Giant Steps - Account Quick Report Electric Utilities Main Building - July 2018 through June 2019				WFC - Utilities Report Electric Utilities - June 2018 through May 2019			
Billing Period	UI Unit Name	Amount	Payment Date	Billing Period	UI Unit Name	Amount	Payment Date	Billing Period	UI Unit Name	Amount	Payment Date
06/22-07/23	UI 010-0000486-0606	\$ 70.47	7/26/2018	06/22-07/23	UI 010-0000138-3909	\$ 3,067.62	7/25/2018	5/23-06/21	-	\$ 940.04	-
07/24-08/22	UI 010-0000486-0606	\$ 66.01	8/27/2018	07/24-08/22	UI 010-0000138-3909	\$ 3,232.02	8/24/2018	6/22-07/23	-	\$ 699.55	-
08/23-09/23	UI 010-0000486-0606	\$ 54.58	9/26/2018	08/23-09/23	UI 010-0000138-3909	\$ 3,230.69	9/25/2018	7/24-08/22	-	\$ 917.37	-
09/24-10/23	UI 010-0000486-0606	\$ 62.82	10/26/2018	09/24-10/23	UI 010-0000138-3909	\$ 2,492.46	10/25/2018	8/23-09/23	-	\$ 1,219.35	-
10/24-11/25	UI 010-0000486-0606	\$ 67.21	11/28/2018	10/24-11/25	UI 010-0000138-3909	\$ 2,002.13	11/27/2018	9/24-10/23	-	\$ 1,098.65	-
11/26-12/23	UI 010-0000486-0606	\$ 56.39	12/27/2018	11/26-12/22	UI 010-0000138-3909	\$ 1,892.53	12/26/2018	10/24-11/25	-	\$ 1,126.42	-
12/24-01/22	UI 010-0000486-0606	\$ 54.34	1/25/2019	12/23-01/22	UI 010-0000138-3909	\$ 1,785.97	1/24/2019	11/26-12/23	-	\$ 1,046.29	-
01/23-02/21	UI 010-0000486-0606	\$ 85.76	2/26/2019	01/23-02/21	UI 010-0000138-3909	\$ 1,947.89	2/25/2019	12/24-01/22	-	\$ 1,048.16	-
02/22-03/24	UI 010-0000486-0606	\$ 67.83	3/27/2019	02/22-03/24	UI 010-0000138-3909	\$ 1,878.68	3/26/2019	1/23-02/21	-	\$ 1,214.38	-
03/25-04/23	UI 010-0000486-0606	\$ 65.67	4/26/2019	03/24-04/23	UI 010-0000138-3909	\$ 1,664.59	4/25/2019	2/22-03/24	-	\$ 1,174.19	-
04/24-05/22	UI 010-0000486-0606	\$ 78.11	5/28/2019	04/24-05/22	UI 010-0000138-3909	\$ 2,090.81	5/24/2019	3/25-04/23	-	\$ 1,069.15	-
05/23-06/23	UI 010-0000486-0606	\$ 66.91	6/26/2019	05/23-06/23	UI 010-0000138-3909	\$ 2,760.78	6/25/2019	4/24-05/22	-	\$ 1,035.92	-
Total:		\$ 796.10		Total:		\$ 28,046.17		Total:		\$ 12,589.47	
AIND/ Giant Steps - Account Quick Report Electric Utilities 2nd Building - July 2019 through June 2020				AIND/ Giant Steps - Account Quick Report Electric Utilities Main Building - July 2019 through June 2020				WFC - Utilities Report Electric Utilities - June 2019 through May 2020			
Billing Period	UI Unit Name	Amount	Payment Date	Billing Period	UI Unit Name	Amount	Payment Date	Billing Period	UI Unit Name	Amount	Payment Date
06/24-07/23	UI 010-0000486-0606	\$ 64.51	7/25/2019	06/24-07/23	UI 010-0000486-0606	\$ 3,461.93	7/25/2019	5/23-06/23	-	\$ 1,055.65	-
07/24-08/22	UI 010-0000486-0606	\$ 70.27	8/27/2019	07/24-08/22	UI 010-0000486-0606	\$ 2,734.26	8/26/2019	6/24-07/23	-	\$ 893.05	-
08/23-09/23	UI 010-0000486-0606	\$ 123.42	9/25/2019	08/23-09/23	UI 010-0000486-0606	\$ 5,346.98	9/25/2019	7/24-08/22	-	\$ 1,015.11	-
09/24-11/21*	UI 010-0000486-0606	\$ 63.59	11/26/2019	09/24-11/21*	UI 010-0000486-0606	\$ 1,195.97	11/27/2019	8/23-09/23	-	\$ 1,125.72	-
11/22-12/22	UI 010-0000486-0606	\$ 73.29	12/26/2019	11/22-12/22	UI 010-0000486-0606	\$ 1,218.01	12/24/2019	9/24-10/23	-	\$ 1,018.09	-
12/23-01/22	UI 010-0000486-0606	\$ 64.90	1/27/2020	12/23-01/22	UI 010-0000486-0606	\$ 1,214.52	1/28/2020	10/24-11/21	-	\$ 945.77	-
01/23-02/23	UI 010-0000486-0606	\$ 56.03	2/26/2020	01/23-02/23	UI 010-0000486-0606	\$ 1,327.61	2/25/2020	11/22-12/22	-	\$ 1,110.54	-
02/24-03/23	UI 010-0000486-0606	\$ 59.77	3/25/2020	02/24-03/23	UI 010-0000486-0606	\$ 1,170.51	3/25/2020	12/23-01/22	-	\$ 1,136.49	-
03/24-04/22	UI 010-0000486-0606	\$ 81.21	4/28/2020	03/24-04/22	UI 010-0000486-0606	\$ 551.44	4/29/2020	1/23-02/23	-	\$ 1,280.52	-
04/23-05/21	UI 010-0000486-0606	\$ 83.78	5/27/2020	04/23-05/21	UI 010-0000486-0606	\$ 738.06	5/27/2020	2/24-03/23	-	\$ 1,061.59	-
05/22-06/22	UI 010-0000486-0606	\$ 81.03	6/25/2020	05/22-06/22	UI 010-0000486-0606	\$ 964.68	6/25/2020	3/25-04/22	-	\$ 494.42	-
Total:		\$ 821.80		Total:		\$ 19,923.97		4/23-05/21	-	\$ 496.36	-
								Total:		\$ 11,633.31	

*with credits

AIND/ Giant Steps - Account Quick Report (SCG) Gas Utilities Main Building - July 2018 through June 2019					AIND/ Giant Steps - Account Quick Report (SCG) Gas Utilities Main Building - July 2019 through June 2020					WFC - Utilities Report Gas Utilities - June 2018 through May 2019					WFC - Utilities Report Gas Utilities - June 2019 through May 2020				
Billing Period	Gas Unit Name	Amount	Payment Date		Billing Period	Gas Unit Name	Amount	Payment Date		Billing Period	Gas Unit Name	Amount	Payment Date		Billing Period	Gas Unit Name	Amount	Payment Date	
06/15-07/13	050-0010881-9553	\$ 219.10	7/17/2018		06/14-07/15	050-0010881-9553	241.6	7/7/2019		5/23-06/21	WFC Campus	\$ 456.54	-		5/23-06/23	WFC Campus	\$ 353.89	-	
06/15-07/13	050-0010881-9470	\$ 45.95	7/18/2018		06/14-07/15	050-0010881-9470	48.43	7/19/2019		6/22-07/23	WFC Campus	\$ 350.57	-		6/24-07/23	WFC Campus	\$ 329.99	-	
07/14-08/14	050-0010881-9553	\$ 205.46	8/16/2018		07/16-08/14	050-0010881-9553	219.01	8/16/2019		7/24-08/22	WFC Campus	\$ 339.20	-		7/24-08/22	WFC Campus	\$ 332.86	-	
07/14-08/14	050-0010881-9470	\$ 45.95	8/17/2018		07/16-08/14	050-0010881-9470	48.43	8/19/2019		8/23-09/23	WFC Campus	\$ 381.69	-		8/23-09/23	WFC Campus	\$ 352.02	-	
08/15-09/14	050-0010881-9553	\$ 224.04	9/19/2018		08/15-09/13	050-0010881-9553	253.28	9/17/2019		9/24-10/23	WFC Campus	\$ 641.17	-		9/24-10/23	WFC Campus	\$ 646.93	-	
08/15-09/14	050-0010881-9470	\$ 45.95	9/19/2018		08/15-09/13	050-0010881-9470	48.43	9/18/2019		10/24-11/25	WFC Campus	\$ 1,406.61	-		10/24-11/21	WFC Campus	\$ 1,297.15	-	
09/15-10/12	050-0010881-9553	\$ 45.95	10/17/2018		09/14-10/14	050-0010881-9553	377.66	10/16/2019		11/26-12/23	WFC Campus	\$ 1,977.50	-		11/22-12/22	WFC Campus	\$ 1,824.46	-	
09/15-10/12	050-0010881-9470	\$ 281.16	10/17/2018		09/14-10/14	050-0010881-9470	48.43	10/21/2019		12/24-01/22	WFC Campus	\$ 2,321.66	-		12/23-01/22	WFC Campus	\$ 1,903.86	-	
10/13-11/14	050-0010881-9553	\$ 113.46	11/16/2018		10/15-11/14	050-0010881-9553	717.5	11/18/2019		1/23-02/21	WFC Campus	\$ 2,133.44	-		1/23-02/23	WFC Campus	\$ 1,816.92	-	
10/13-11/14	050-0010881-9470	\$ 783.93	11/16/2018		10/15-11/14	050-0010881-9470	130.62	11/19/2019		2/22-03/24	WFC Campus	\$ 1,985.67	-		2/24-03/23	WFC Campus	\$ 1,186.27	-	
11/15-12/13	050-0010881-9553	\$ 288.39	12/18/2018		11/15-12/13	050-0010881-9553	177.04	12/17/2019		3/25-04/23	WFC Campus	\$ 1,225.29	-		3/25-04/22	WFC Campus	\$ 472.94	-	
11/15-12/13	050-0010881-9470	\$ 1,348.17	12/18/2018		11/15-12/13	050-0010881-9470	1190.45	12/17/2019		4/24-05/22	WFC Campus	\$ 744.64	-		4/23-05/21	WFC Campus	\$ 317.55	-	
12/14-01/14	050-0010881-9553	\$ 1,445.23	1/16/2019		12/14-01/14	050-0010881-9553	1334.32	1/16/2020		-	-	-	-		-	-	-	-	
12/14-01/14	050-0010881-9470	\$ 390.49	1/17/2019		12/14-01/14	050-0010881-9470	259.85	1/30/2020		-	-	-	-		-	-	-	-	
01/15-02/13	050-0010881-9553	\$ 1,702.60	2/15/2019		01/15-02/13	050-0010881-9553	1235.16	2/18/2020		-	-	-	-		-	-	-	-	
01/15-02/13	050-0010881-9470	\$ 229.23	2/19/2019		01/15-02/13	050-0010881-9470	223.82	2/19/2020		-	-	-	-		-	-	-	-	
02/14-03/15	050-0010881-9553	\$ 1,556.01	9/19/2019		02/14-03/13	050-0010881-9553	1018.18	3/17/2020		-	-	-	-		-	-	-	-	
02/14-03/15	050-0010881-9470	\$ 131.76	3/21/2019		02/14-03/13	050-0010881-9470	202.65	3/20/2020		-	-	-	-		-	-	-	-	
03/16-04/15	050-0010881-9553	\$ 934.51	4/17/2019		03/14-04/14	050-0010881-9553	703.04	4/16/2020		-	-	-	-		-	-	-	-	
03/16-04/15	050-0010881-9470	\$ 134.30	4/19/2019		03/14-04/14	050-0010881-9470	159.98	4/17/2020		-	-	-	-		-	-	-	-	
04/16-05/14	050-0010881-9553	\$ 554.28	5/16/2019		04/15-05/13	050-0010881-9553	102.92	5/15/2020		-	-	-	-		-	-	-	-	
04/16-05/14	050-0010881-9470	\$ 49.60	5/20/2019		04/15-05/13	050-0010881-9470	665.82	5/15/2020		-	-	-	-		-	-	-	-	
05/15-06/13	050-0010881-9553	\$ 345.21	6/17/2019		05/14-06/12	050-0010881-9553	50.71	6/19/2020		-	-	-	-		-	-	-	-	
05/15-06/13	050-0010881-9470	\$ 48.43	6/18/2019		05/14-06/12	050-0010881-9470	304.49	6/19/2020		-	-	-	-		-	-	-	-	
Total:		\$ 11,169.16			Total:		\$ 9,761.82			Total:		\$ 13,963.98			Total:		\$ 10,834.84		

Water

AIND/ Giant Steps - Account Quick Report Water Utilities Main Building - July 2018 through June 2019				AIND/ Giant Steps - Account Quick Report Water Utilities Main Building - July 2019 through June 2020				WFC - Utilities Report Water Utilities - June 2018 through May 2019			
Billing Period	Unit Name	Amount	Payment Date	Billing Period	Unit Name	Amount	Payment Date	Billing Period	Unit Name	Amount	Payment Date
06/08-07/09	Aquarion 200103728	\$ 188.78	7/9/2018	06/06-07/09	Aquarion 200103728	\$ 184.69	7/9/2019	5/23-06/21	WFC Campus	\$ 103.52	-
07/10-08/07	Aquarion 200103728	\$ 244.83	8/7/2018	07/10-08/08	Aquarion 200103728	\$ 258.40	8/8/2019	6/22-07/23	WFC Campus	\$ 182.29	-
08/08-09/06	Aquarion 200103728	\$ 143.87	9/6/2018	08/09-09/06	Aquarion 200103728	\$ 103.97	9/6/2019	7/24-08/22	WFC Campus	\$ 29.79	-
09/07-10/05	Aquarion 200103728	\$ 205.07	10/5/2018	09/07-10/07	Aquarion 200103728	\$ 239.23	10/7/2019	8/23-09/23	WFC Campus	\$ 86.87	-
10/06-11/05	Aquarion 200103728	\$ 205.09	11/5/2018	10/08-11/05	Aquarion 200103728	\$ 202.10	11/5/2019	9/24-10/23	WFC Campus	\$ 91.37	-
11/06-12/07	Aquarion 200103728	\$ 202.87	12/7/2018	11/06-12/04	Aquarion 200103728	\$ 169.62	12/6/2019	10/24-11/25	WFC Campus	\$ 110.55	-
12/08-01/07	Aquarion 200103728	\$ 155.59	1/7/2019	12/05-01/08	Aquarion 200103728	\$ 178.92	1/8/2020	11/26-12/23	WFC Campus	\$ 97.02	-
01/08-02/06	Aquarion 200103728	\$ 207.33	2/6/2019	01/09-02/06	Aquarion 200103728	\$ 202.05	1/28/2020	12/24-01/22	WFC Campus	\$ 93.64	-
02/07-03/12	Aquarion 200103728	\$ 189.36	3/12/2019	02/07-03/09	Aquarion 200103728	\$ 197.71	3/9/2020	1/23-02/21	WFC Campus	\$ 95.88	-
03/13-04/09	Aquarion 200103728	\$ 189.25	4/9/2019	03/10-04/07	Aquarion 200103728	\$ 92.94	4/7/2020	2/22-03/24	WFC Campus	\$ 108.49	-
CrossConnDev	Aquarion Water Co.	\$ 55.00	4/23/2019	04/08-05/07	Aquarion 200103728	\$ 71.55	5/8/2020	3/25-04/23	WFC Campus	\$ 107.42	-
04/10-05/09	Aquarion 200103728	\$ 184.66	5/9/2019	05/08-06/08	Aquarion 200103728	\$ 81.08	6/8/2020	4/24-05/22	WFC Campus	-	-
05/10-06/09	Aquarion 200103728	\$ 196.15	6/7/2019	-	-	-	-	-	-	-	-
Total:		\$ 2,367.85		Total:		\$ 1,982.26		Total:		\$ 1,106.84	

AIND/ Giant Steps - Account Quick Report Water-Fire Utilities Main Building - July 2018 through June 2019				AIND/ Giant Steps - Account Quick Report Water-Fire Utilities Main Building - July 2019 through June 2020				WFC - Utilities Report Water Utilities - June 2019 through May 2020			
Billing Period	Unit Name	Amount	Payment Date	Billing Period	Unit Name	Amount	Payment Date	Billing Period	Unit Name	Amount	Payment Date
06/28-07/27	Aquarion-200103746-FIRE	\$ 231.93	7/27/2018	06/28-07/29	Aquarion-200103746-FIRE	\$ 254.13	7/29/2019	5/23-06/23	WFC Campus	\$ 103.93	-
07/28-08/27	Aquarion-200103746-FIRE	\$ 239.67	8/27/2018	07/30-08/27	Aquarion-200103746-FIRE	\$ 230.29	8/27/2019	6/24-07/23	WFC Campus	\$ 70.52	-
08/28-09/26	Aquarion-200103746-FIRE	\$ 231.93	9/26/2018	08/28-09/26	Aquarion-200103746-FIRE	\$ 238.24	9/26/2019	7/24-08/22	WFC Campus	\$ 74.44	-
09/27-10/25	Aquarion-200103746-FIRE	\$ 224.90	10/25/2018	09/27-10/25	Aquarion-200103746-FIRE	\$ 231.82	10/25/2019	8/23-09/23	WFC Campus	\$ 76.29	-
10/26-11/27	Aquarion-200103746-FIRE	\$ 255.92	11/27/2018	10/26-11/25	Aquarion-200103746-FIRE	\$ 247.81	11/25/2019	9/24-10/23	WFC Campus	\$ 94.19	-
11/28-12/28	Aquarion-200103746-FIRE	\$ 240.41	12/28/2018	11/26-12/30	Aquarion-200103746-FIRE	\$ 279.78	1/1/2020	10/24-11/21	WFC Campus	\$ 93.02	-
12/29-01/28	Aquarion-200103746-FIRE	\$ 240.41	1/28/2019	12/31-01/28	Aquarion-200103746-FIRE	\$ 231.82	1/28/2020	11/22-12/22	WFC Campus	\$ 94.22	-
01/29-02/27	Aquarion-200103746-FIRE	\$ 232.66	2/27/2019	01/29-02/27	Aquarion-200103746-FIRE	\$ 239.82	2/27/2020	12/23-01/22	WFC Campus	\$ 106.90	-
02/28-03/28	Aquarion-200103746-FIRE	\$ 224.90	3/28/2019	02/28-03/27	Aquarion-200103746-FIRE	\$ 231.82	3/27/2020	1/23-02/23	WFC Campus	\$ 105.74	-
03/29-04/29	Aquarion-200103746-FIRE	\$ 254.13	5/1/2019	03/28-04/28	Aquarion-200103746-FIRE	\$ 262.18	4/28/2020	2/24-03/23	WFC Campus	\$ 66.74	-
04/30-05/29	Aquarion-200103746-FIRE	\$ 238.24	5/29/2019	04/29-05/28	Aquarion-200103746-FIRE	\$ 245.80	5/28/2020	3/25-04/22	WFC Campus	\$ 156.75	-
05/30-06/27	Aquarion-200103746-FIRE	\$ 230.29	6/27/2019	05/29-06/26	Aquarion-200103746-FIRE	\$ 237.59	6/26/2020	4/23-05/21	WFC Campus	-	-
Total:		\$ 2,845.39		Total:		\$ 2,931.10		Total:		\$ 1,042.74	

Estimated Facility Operating Expenses as of December 11, 2020

	Facility Operating Expenses 309 Barberry Rd.	Facility Operating Expenses 108 Biro Street		Notes
Security Monitoring	\$ 360.00	\$ 360.00	annual	No increase anticipated due to similar building size
HVAC PM	\$ 1,445.00	\$ -	annual	
Asbestos Management	\$ 1,045.00	\$ 1,045.00	annual	No increase anticipated due to similar building size
Transportation	N/A	N/A	N/A	No increase anticipated due to same enrollment
Roof PM	\$ 3,000.00	\$ 3,000.00	annual	Inspections and reporting/basied on simiar building size
Landscaping	\$ 6,050.00	\$ 2,293.00	annual	
Snow removal	\$ 1,200.00	\$ 2,382.50	per occurrence	Larger area allows for bigger equipment allowing for a quicker clean up
Elevator Phone	\$ 120.00	N/A	annual	
Elevator PM	\$ 5,218.08	N/A	annual	Cannot get a quote without access to propert
Voice over internet Phones	\$ 129.00	\$ 129.00	annual	No increase anticipated due to similar building size
Alarm and Fax Phone Lines	\$ 360.00	\$ 360.00	annual	No increase anticipated due to similar building size
Total	\$ 18,927.08	\$9,569.50		



APPRAISAL OF:

**FORMER GIANT STEPS SCHOOL
309 BARBERRY ROAD
SOUTHPORT, CONNECTICUT 06890**



FOR:

**MR, ANGELES PAPAGEORGE
FAIRFIELD PUBLIC SCHOOLS
FAIRFIELD, CONNECTICUT
APAPAGEORGE@FAIRFIELDSCHOOLS.ORG**

BY:

**VON ANCKEN & ASSOCIATES
55 RANDALL AVENUE
BRIDGEPORT, CONNECTICUT 06606**

VA ID# D-3814



Real Estate Valuation and Consulting

August 10, 2020

Mr. Angeles Papageorge
Fairfield Public Schools
APapageorge@FairfieldSchools.org

Re: Appraisal of former Giant Steps School
309 Barberry Road
Southport (Fairfield), Connecticut 06890

Dear Mr. Papageorge:

Per your request we have prepared an appraisal of the above referenced real property for the purpose of providing an opinion of the market value of its fee simple interest as of our August 3, 2020 inspection. Our analysis and value conclusion are presented in an Appraisal Report format, prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The subject is an 11.74 acre tax lot located at the northern terminus of Barberry Road in the Southport section of Fairfield. Primary site improvements consist of two buildings – the former Giant Steps school for children with learning and developmental disorders, and a long-vacant, deteriorated former school building. Other site improvements include parking lots and outdoor recreation spaces. Our review of the owner's budget for restoration of the vacant building and comparison with costs from a widely-used cost manual indicates the cost to restore is similar to the cost for a new building, suggesting the vacant building makes a minimal contribution to the property's overall value.

Based on our research and analysis we conclude that the market value of the subject's fee simple interest, as of our August 3, 2020, inspection is:

FOUR MILLION NINE HUNDRED THOUSAND DOLLARS (\$4,900,000)

Respectfully submitted,
Von Ancken & Associates

Robert E. Von Ancken, MAI, CCIM
Principal
CT Gen. Cert. #RCG.0000607

Lee Grubman, MAI
Senior Appraiser
CT Gen Cert. #RCG.0000841



TABLE OF CONTENTS

Summary of Salient Facts and Conclusions	1
Identification and History of the Subject	2
Scope of the Appraisal and Approaches to Value	2
Purpose, Use, and Date of the Appraisal	3
Definition of Market Value	3
Market Analysis.....	4
Site and Improvements Description	13
Zoning	14
Assessed Value and Real Estate Taxes	14
Highest and Best Us and Exposure and Marketing Times	15
Sales Comparison Approach	16
General Assumptions.....	24
General Limiting Conditions	25
Certificate of Appraisal.....	26

Addendum



SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Address: 309 Barberry Road, Southport CT 06890

Assessor's Office Parcel #: Map 228, Lot 77A

Ownership: American Institute of Neurodevelopment, Inc.

History: Owner-occupied since 2004, operated as Giant Steps school

Land Area: 11.74 acres

Building Area: 17,901 SF (school building, excluding the 23,717 SF long-vacant deteriorated former school building)

Interest Valued: Fee simple

Zoning: AA, with primary permitted use single family dwellings on one acre minimum lots. Other uses permitted with a Special Exception include government buildings; public utilities; hospitals, rest homes, nursing homes, and assisted living facilities; not for profit schools, religious facilities, and recreational facilities.

Highest and Best Use: Continued school use

Date of Value: August 3, 2020

Valuation

Sales Comparison Approach: \$4,900,000



IDENTIFICATION AND HISTORY OF THE SUBJECT

The subject is an 11.74 acre site at the northern terminus of Barberry Road in the Southport section of Fairfield, with a street address of 309 Barberry Road and identified by the Fairfield Assessor's Office as Map 228, Lot 77A. The property has been owned by the American Institute of Neurodevelopment Inc. since 2004, with the owner operating the Giant Steps school since then. Major site improvements include the 17,901 SF school and a deteriorated, long-vacant 23,717 SF former school. Giant Steps closed in June 2020, with the property offered for sale via a RFP which we have reviewed, with no asking price indicated. The Visional Appraisal field card showing Assessor's Office information and a legal description are included in the addendum.

SCOPE OF THE APPRAISAL AND APPROACHES TO VALUE

Our valuation is based on our research and analysis of market data obtained from sources including: public records; published surveys and reports; real estate professionals knowledgeable in the market; review of proprietary and public databases including the Commercial Record, Co-Star, Conn-Comp, and review of data on the town of Fairfield's website. Due to Covid-19 concerns, a physical review of files in town hall was not performed. Our research included an inspection of the subject property; a review of applicable zoning regulations; research of the subject's area and neighborhood; a determination of the subject's highest and best use; and valuation using appropriate appraisal methodology. The subject was inspected on August 3, 2020 under the direction of Giant Step's executive director.

We have considered the three traditional approaches to value; the Sales Comparison, Income Capitalization, and Cost Approaches. In analyzing the applicability of each approach, we have considered the nature of the appraisal, the pertinent characteristics of the subject, and the sufficiency of available data for use in connection with each approach.

In the Sales Comparison Approach the subject is compared to sales of comparable buildings. Our market research indicates that potential buyers for a property such as the subject would primarily consist of owner-occupants, with the Sales Comparison Approach considered the most relevant valuation method used by market participants for this property type. The Income Approach is based on the assumption that there is a direct relationship between the income a property is expected to earn in future years and its current value, with the underlying assumption that the typical purchaser will pay no more for a property than the present worth of the anticipated future benefits. For an owner-occupied school such as the subject, concluding to a value via the Income Capitalization Approach requires highly subjective projections of market rent, stabilized vacancy, and investor return requirements, with this approach therefore not performed. In the Cost Approach, the value of the land is added to the depreciated value of the



improvements, with reproduction cost new of the improvements estimated and depreciation then deducted. As an older property in a market with limited relevant land sales, the Cost Approach is not considered to provide a credible value conclusion and therefore is not performed.

PURPOSE, DATE, AND USE OF THE APPRAISAL

The purpose of this report is to provide an opinion of the market value of the subject's fee simple interest as of our August 3, 2020 inspection. The intended use of the report is provide an opinion of the property's value for the town of Fairfield to use in making an offer to purchase the property, with the town of Fairfield the intended user.

DEFINITION OF FEE SIMPLE INTEREST

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

DEFINITION OF MARKET VALUE

"The most probable price which a property should bring in competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."²

¹ Source: The Dictionary of Real Estate Appraisal, 4th Edition, page 113. Copyright 2002 by the Appraisal Institute.

² Source: Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), 12 CFR Part 323, Final Rule, effective September 19, 1990, by the Federal Deposit Insurance Corporation (FDIC)

MARKET ANALYSIS

Fairfield is located along Long Island Sound in southeastern Fairfield County, 20± miles east of Stamford and 50± miles northeast of New York City. Fairfield is bordered to the north by Easton and Weston, to the east by Bridgeport, to the west by Westport, and to the south by Long Island Sound. Fairfield benefits from its very good access to the region's transportation network, with I-95 and the Merritt Parkway traversing the town from east to west, with I-95 paralleling the Long Island Sound shoreline and the Merritt Parkway crossing through the northern part of the town. The Connecticut Economic Resource Council (CERC) reports Fairfield County's population at 944,692 and Fairfield's population at 58,542. Fairfield is a fairly affluent community, with CERC showing a median household income of \$127,746, well above the Fairfield County level of \$89,773 and State level of \$73,781. CERC shows the median sale price of a single family house in Fairfield at \$597,900, well above the \$417,800 for Fairfield County and \$270,100 for the State.

The subject is located in the Southport section of Fairfield, an area in the western part of the town abutting Westport to the west, and including both the waterfront neighborhoods along Sasco Hill Road as well as the subject's neighborhood in northern Southport. The subject's immediate neighborhood is mainly residential, characterized by relatively large, well-maintained single family houses. Income levels and residential real estate values in Southport are generally higher than those for Fairfield overall.

Other neighborhood development includes a 45,600 SF older nursing home on the north side of Mill Hill Terrace just west of the subject, formerly Southport Manor, purchased in 2018 for \$10,500,000 and now operated at Regalcare. Another eldercare facility, Maplewood Senior Living, is in the final stages of construction on 26 acre site on the south side of Mill Hill Terrace and abutting I-95 to the south of the subject. This site was purchased in 2017 after being in contract since approximately 2010, with approximately half the site wetlands and the remainder requiring extensive site work, purchased for approximately \$70,000/acre. At the other end of the land value spectrum, a 5.2 acre site on Stratfield Road/Route 59 in the northeastern section of Fairfield, improved with a synagogue which was demolished for construction of a nursing home, was purchased for approximately \$685,000/acre in 2017.

The subject is on Barberry Road, which is a circle with a cul-de-sac off its northern end, with four houses on the cul-de-sac with the subject at the northern terminus. Post Road, a two- and four-lane commercial arterial road, runs through Southport east to west, approximately one mile south of the subject, and Interchange 19 of I-95 is approximately three-quarters of the mile to the south. The subject is zoned AA residential, with permitted uses including houses on one acre minimum lots, and other permitted uses with a Special Exception government buildings, nursing homes, and assisted living facilities, not for profit schools, religious facilities, and recreational facilities.



In looking at potential uses of the subject, we note that the town's subdivision regulations limit the number of dwellings on a cul-de-sac to ten for fire/safety reasons., and with four houses already on the cul-de-sac six lots would be the maximum number of residential lots that could be subdivided from the subject. With lots in the AA zone selling for approximately \$500,000 to \$650,000, the combined retail sale price would max out at \$3,900,000, and be significantly less after road construction costs, a required entrepreneurial incentive, etc. were deducted.

We also note that while nursing homes, assisted living facilities and religious facilities are permitted by special exception, traffic/safety concerns due to the subject's cul-de-sac location would potentially prohibit redevelopment of the site for these uses. In addition the town's Planning Director reported that such uses would require a certificate of need from the state. Due to the uncertainty of the subject obtaining approvals, the subject's value for a nursing home or similar use, our appraisal does not consider the potential market value for these types of use as it is considered overly speculative.

Fairfield has 16 public schools, including 11 elementary schools, 3 middle schools, and 2 high schools. The town also has secular and religious private schools, as well as private day cares and two schools for special needs children (the Southport School/formerly Eagle Hill, and the subject, Giant Steps). The greater Bridgeport area includes a number of vocational and institutions of higher education, including Sacred Heart University, Fairfield University, and Housatonic Community College. There are also a number of charter and magnet schools in surrounding communities.

While the short-term impact of the Covid-19 virus is unknown, many schools are likely to include both remote and in-person classes for at least the Fall 2020 term. Until either a vaccine or effective treatment is available, Covid will adversely impact schools whose populations are not suited to remote learning, including the subject. In the mid-to long term, demand for school space is likely to at least remain stable, both due to relocation of New Yorkers to suburban communities as well as the need for classes to operate in less dense configurations.

Area Map



Fairfield GIS Maps

Aerial Photo



Wetlands and Wetlands Setback Map



April 2020 Aerial Photo



Photos of school building





Photos of derelict building





SITE AND IMPROVEMENTS DESCRIPTION

The site has an area of 11.74 acres and is located at the northern terminus of Barberry Road in a residential neighborhood of the Southport section of Fairfield. The topography ranges from level to wetlands and woods, with the central section of the site containing the buildings, parking lots, recreation areas, and open lawns, with the northern and southern section's heavily wooded and either wetlands, or within wetlands protection setback zones. A full suite of public utilities is available to the site. The site is not in a flood zone, with the flood map included in the addendum. The site is improved with two buildings, the former Giant Steps school in overall average to good condition, and a derelict former school building in poor condition which has been vacant and boarded up for years.

Giant Steps School

This is a masonry one- and two-story building with a gross building area of 17,901 SF. The building was constructed in 1950 and is slab-on-grade construction, with fixed and awning windows in aluminum frames, with a flat membrane roof approximately seven years old. The building has an elevator and central heat and air-conditioning, with newer boilers providing radiator heat and roof-mounted air-conditioning units. Interior walls are a mix of painted concrete block and painted drywall, with suspended acoustic tile ceilings with recessed fluorescent lights. There is a high-ceilinged (18'±) gymnasium, otherwise, ceiling height is approximately 9'. The building has a mix of administrative offices, classrooms, various smaller therapy rooms, computer room, miscellaneous storage rooms, as well as a small kitchen and individual and multi-stall bathrooms. Flooring includes terrazzo in the hallways, ceramic tile in the bathrooms, and vinyl tile in the other spaces.

Site improvements associated with this building include a playground and basketball court as well as paved parking striped for 84 cars, with the pavement in overall good condition.

Vacant Building

This is a masonry one-story building with a gross building area of 23,717 SF. The building was constructed in 1964 and is slab-on-grade construction. Windows and doors have been boarded up. The building has a flat roof, with puddles on the floor observed and the roof in poor condition based on review of the aerial photo. The condition of the building's mechanical systems is assumed to be either poor or totally inoperable, with exposed ceiling piping/ductwork and a strong odor of mold or mildew. The building has not been used for at least the 16 years the current owner has owned the property, with the building reportedly vacant prior to that. We consider this building a shell at best. There is a paved area for parking in front of the building, with the pavement in poor condition and not striped for cars.

The school's management provided us with a dated (5-6 year old) estimate for restoration of the vacant building to school use. The budget's hard cost totals \$4,695,000, equating to



\$198/SF. Adding in soft costs as well as considering inflation, the current total cost would likely be higher. Marshall & Swift shows a base replacement cost new for an average quality Class C elementary school at \$138/SF, and with current cost and \$169/SF. With soft costs estimated at 5% to 10%, the replacement cost would be approximately \$177/SF to \$186/SF, or \$4,200,000 to \$4,400,000, plus demolition of the existing building.

We conclude that the existing vacant building adds little or no contribution value to the property, although the footprint of the vacant building would potentially facilitate obtaining zoning approval for construction of a replacement building.

Based on the building area for the Giant Steps building the site's land to building ratio is 28.6.

We did not observe any potential environmental hazards, although note that we are not experts in that field, with our appraisal assuming a "clean" site and improvements.

ZONING DATA

The subject zoned AA, with primary permitted use single family dwellings on one acre minimum lots. Other uses permitted with a Special Exception include government buildings; public utilities; hospitals, rest homes, nursing homes, and assisted living facilities; not for profit schools, religious facilities, and recreational facilities. The subject is a legal conforming use. Zoning issues concerning alternative uses are discussed in the highest and best use analysis on the following page.

ASSESSED VALUE AND REAL ESTATE TAXES

Connecticut communities assess properties at 70% of market value, with values set on a five year cycle, with Fairfield's most recent revaluation as of October 2015. The subject is valued by the town at \$5,808,900, with \$3,447,100 allocated to the land. Real estate taxes are based on the Town's market value, the 70% state-wide equitation rate, and the town's mill rate, currently \$26.79/\$1,000 of A.V. A revaluation as of October 2020 is underway, with the new value not available as of our inspection date. As a not-for-profit institution, the subject has historically been tax exempt.



HIGHEST AND BEST USE

The highest and best use of a property is defined as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."³ The highest and best use is typically thought of as the most profitable use to which a property can be put.

As vacant, the subject's highest and best use would be residential development in conformance with existing neighborhood development and current zoning regulations.

In considering the subject's highest and best use as improved, as discussed in the market analysis six lots would be the maximum number of residential lots that could be subdivided from the subject, with a combined retail value significantly less than \$4,000,000. As detailed later in this report, our Sales Comparison Approach of school properties indicates a value for the subject of \$275/SF of GBA, or \$4,900,000.

While nursing homes, assisted living facilities and religious facilities are permitted by special exception, traffic/safety concerns due to the subject's location at the end of a cul-de-sac would potentially prohibit redevelopment of the site for these uses, with approvals for such development considered overly speculative.

We conclude that the subject's highest and best use as improved is continued school use.

ESTIMATED EXPOSURE/MARKETING TIME

Exposure time refers to the period prior to the presumed sale during which the property would have been exposed to the market, while marketing time refers to the period following the date of value required to consummate a sale. Therefore exposure time is based on historical market conditions, while marketing time is concerned with anticipated market conditions. Our estimates of exposure and marketing periods are based on our analysis of the subject's market, the type of property, number of recent comparable transactions, and opinions of active market participants. The subject's exposure/marketing periods are estimated at nine to eighteen months.

³ The Appraisal of Real Estate, 11th edition, page 275. Copyright 1996 by the Appraisal Institute



SALES COMPARISON APPROACH

In this analysis, we analyze the most comparable school sales in the Fairfield and New Haven County market, concentrating on larger facilities. Particulars of the respective transactions were verified through deeds, Assessor's cards, and/or conversations with parties familiar with the sales. Adjustments have been made for dissimilar characteristics compared to the subject. Each sale is analyzed on the basis of the price per square foot of GBA inclusive of land, the comparison unit typically used in the subject's market.

The comparable sales are detailed on the following pages.

SALE ONE

Location: 111 Merritt Boulevard, Trumbull CT
Identification: Map K09, Lot 44

Grantor: Phoebe Realty LLC
Grantee: SCF Funding LLC

Date of Sale: 8/12/19

Gross Building Area: 16,478 SF
Site Size: 3.0 acres
Land-to-building ratio: 7.9

Sale Price: \$3,567,686
Price Per SF: \$216.51

Comments: This is a two-story steel frame/Dri-Vit building constructed in 2018 as a build-to-suit for Educational Playcare, a daycare/pre-school chain with 20 locations in Connecticut. The building is elevated and sprinklered, with two playgrounds and good parking. The property is located in a business park in northeastern Trumbull near the Stratford town line and just off the interchange of the Merritt Parkway and Route 8. The building is in very good condition, with a mix of administrative offices, classroom/day care space, and bathrooms, designed specifically for the tenant.

Verification: Public records, seller, partial interior inspection.



SALE TWO

Location: 1 Sylvan Road North, Westport CT
Identification: Map B08, Lot 43

Grantor: 1 Sylvan Road Associates
Grantee: One Syrno LLC

Date of Sale: 6/24/15

Gross Building Area: 13,262 SF
Site Size: 1.71 acres
Land-to-building ratio: 5.6

Sale Price: \$4,000,000
Price Per SF: \$301.62

Comments:

This is a sale-leaseback of a private school. The building was constructed as an Italianate dwelling in 1914, later converted to office use, and converted to a school by the seller in 2002. The building has a mix of classrooms, offices, and meeting/recreation space. The buyer is a local developer, with the rent \$27,000/month, NNN equating to \$24.43/SF. Fifteen year lease with annual increases. The seller/school operator is a principal in a hedge fund who lives nearby, with the financial strength of the school backed by the seller.

Verification: Public records, prior appraisal, seller's representative.



SALE THREE

Location: 200 Strawberry Hill Avenue, Stamford
Identification: 002/6611

Grantor: Sisters of Saint Joseph
Grantee: City of Stamford

Date of Sale: 9/4/14

Gross Building Area: 61,627 SF
Site Size: 10.8 acres
Land-to-building ratio: 11.2

Sale Price: \$9,750,000 cash sale
Price Per SF: \$158.21

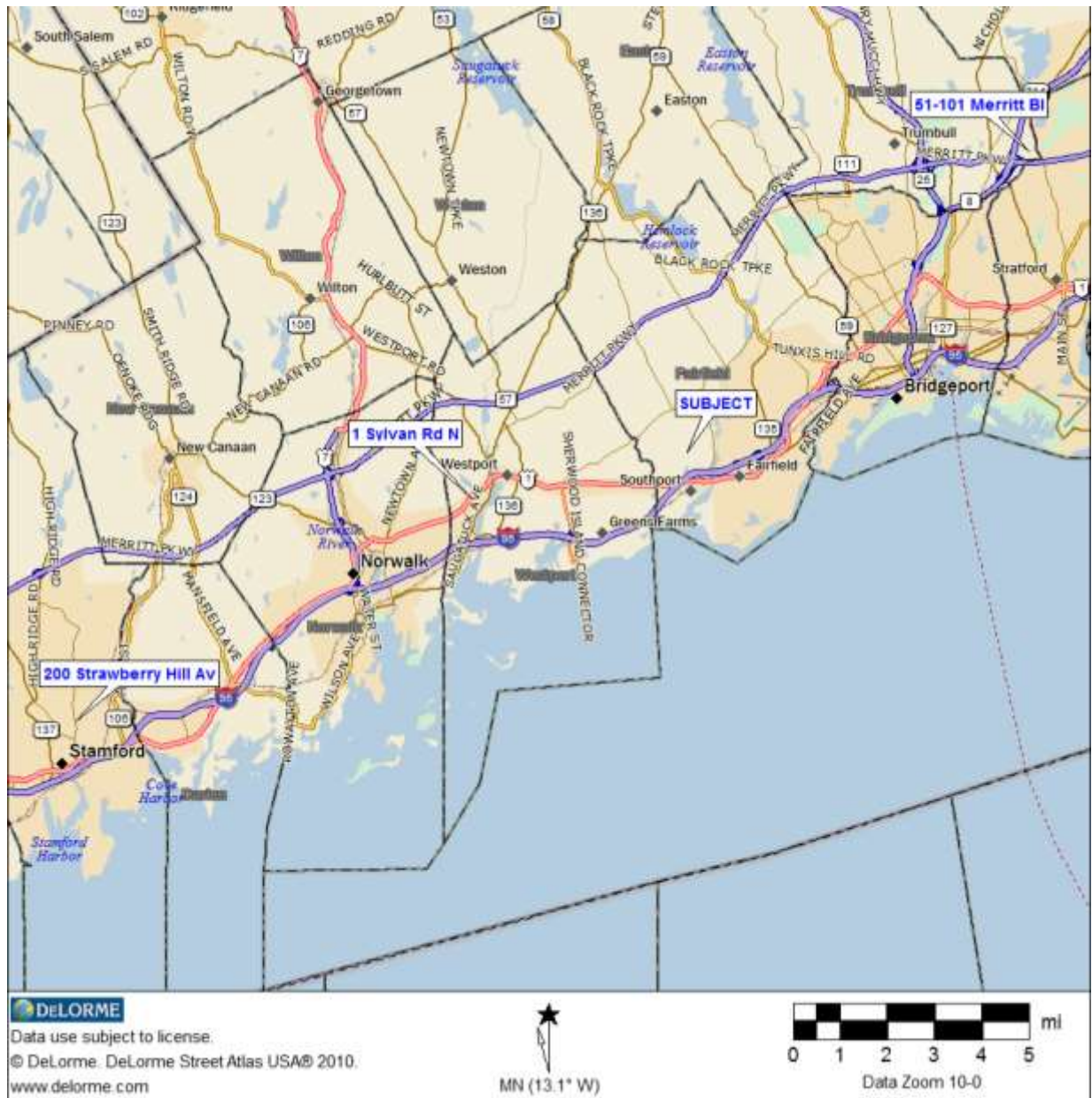
Comments:

This sale consists of two main buildings plus several outbuildings. The main building is a 45,817 SF three-story brick structure constructed in 1922 as a school containing classrooms, cafeteria, and gymnasium. The other main building is a 15,810 SF two-story building constructed in 1964 as a convent and then converted to contain a dining hall with residential rooms above. Other smaller buildings on the site include a circa-1900 barn converted to performance theater and two small houses, with the houses not considered to contribute to property value. The property was rented to a Stamford private school for a four-year term 2010-2014 while the tenant built a new facility. The property was in sound but tired condition with the buyer (City of Stamford) to perform a gut-renovation for use as a magnet school. The property has large grounds including playing fields and good parking, and is located in a residential neighborhood of Stamford.

Verification: Public records, broker, offering memorandum.



Comparable Sales Location Map





SUMMARY OF COMPARABLE SALES

<u>Sale</u>	<u>Date</u>	<u>GBA (SF)</u>	<u>Sale Price</u>	<u>Price/SF</u>
1 111 Merritt Blvd	8/19	16,478	\$3,567,686	\$216.51
2 1 Sylvan Road N.	6/15	13,262	\$4,000,000	\$301.61
3 200 Strawberry Hill	9/14	61,627	\$9,750,000	\$158.21

Analysis of Comparable Sales

Adjustments must be made to account for differences between the comparable sales and the subject for such factors as property rights conveyed, financing terms, conditions of sale, changes in economic conditions, and physical characteristics.

Property Rights Conveyed

The subject's fee simple interest is being valued. All buyers received their desired form of ownership, with no adjustments indicated.

Financing

All sales were either cash deals or purchased with public financing, with no adjustments made.

Conditions of Sale

All sales were private deals without significant market exposure, although considered by the participants to be at market value, with no adjustments made.

Time (Market Conditions)

Overall, market conditions have gradually improved over the past six years, with interest rates at historically low levels. We note that while the impact of the Covid-19 virus has adversely impacted both municipal budgets as well as the overall economy, mid- and long term conditions for schools remains good. We make upward adjustments to Sale 2 and 3.

Location

The value of a location to a school is strongly impacted factors including the population density in a community, the overall community's income level, and convenience of access.

The subject benefits from its location in the Southport section of Fairfield. Sale 1, on the Trumbull/Stratford border and in an office park, is an inferior location with an upward adjustment made. Sale 2, on Post Road W/US 1 in Westport, is a superior location, with a downward adjustment made. Sale 3, on Strawberry Hill Avenue in Stamford is considered to have comparable overall locational appeal as the subject with no adjustment made.

Quality/Condition

The subject's Giant Steps building is average construction quality and in overall average to good condition, with average utility for school use. Sale 1 is a modern day care/preschool, built



in 2018, with a downward adjustment made. Sale 2 was originally built as a dwelling, later converted to office use, and most recently converted to school use, with its condition average to good and with average utility for school use, with no adjustment made. Sale 3 consists of two older buildings with one building a former convent, in overall tired condition, with a significant upward adjustment made.

Property Size

It is typical for smaller properties to command a higher price per unit than similar but larger properties, and visa versa. This reflects the larger pool of potential buyers for smaller properties and resultant greater competition. Sales 1 and 2 are in the subject's size range, with no adjustments indicated. Sale 3, with a significantly larger building area, is adjusted upward.

Site Utility

This adjustment reflects differences in parking, landscaping, and outdoor amenities for school use. The subject has good parking and good outdoor recreational space, as well as significant potential for expansion. We make upward adjustments to Sale 1 and 2, with no adjustment made to Sale 3.

The adjustments are shown in the grid below:



Sales Adjustment Grid

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>
	111 Merritt Blvd	1 Sylvan Road N.	200 Strawberry Hill
Sale Price/SF GBA	\$216.51	\$301.61	\$158.21
Property Rights Adj.	<u>0%</u>	<u>0%</u>	<u>0%</u>
Adjusted Sale Price	\$216.51	\$301.61	\$158.21
Financing Adj.	<u>0%</u>	<u>0%</u>	<u>0%</u>
Adjusted Sale Price	\$216.51	\$301.61	\$158.21
Market Cond. Adj.	<u>0%</u>	<u>0%</u>	<u>0%</u>
Adjusted Sale Price	\$216.51	\$301.61	\$158.21
Property Adjustments			
Location	30%	-30%	0%
Quality/Condition	-30%	0%	30%
Building Size	0%	0%	30%
Site/Parking	<u>30%</u>	<u>30%</u>	<u>0%</u>
Net Adjustments	30%	0%	60%
Adjusted Unit Price	\$281.47	\$301.61	\$253.14

Conclusion of Value

After adjustments, the sales range from \$253.14/SF to \$301.61/SF, with a mean of \$278.74/SF. We give approximately equal weight to all sales and conclude to a unit value of \$275/SF. Based on the subject's GBA of 17,901 SF for the Giant Steps building, this yields a value of \$4,922,775, or **\$4,900,000** rounded.



GENERAL ASSUMPTIONS:

1. No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical or engineering nature. No opinion is rendered as to the title of the subject property, which is presumed to be good and marketable. The legal description is assumed to be correct as used in this report.
2. The property is appraised free and clear of any liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management assumed.
4. The assumptions which have been made concerning information provided for the appraisal include the above and other specific assumptions more fully described in the appraisal. The appraiser has not independently verified all of the information furnished or assumptions made with respect to the appraisal unless otherwise indicated and therefore is not responsible for their content or their effect on the market value of the property.
5. All engineering is assumed to be correct. The maps or other illustrative materials included in this report are intended only to depict spatial relationships. They are not measured surveys, nor measured maps, and the appraiser is not responsible for the cartographic or surveying errors. Dimensions and areas of the subject property and of the comparables were obtained by various means and are not guaranteed to be exact.
6. The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil, or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulation and restrictions unless a nonconformity has been identified, described and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous materials was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicted on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.



12. The appraisers acknowledge that the Americans with Disability ACT ("ADA") became effective on January 26, 1992. In our judgment it is not within the scope of the appraisal to determine which specific requirements of the "ADA" apply to the subject property or whether the subject is in compliance with those requirements. Therefore, we did not reflect possible non-compliance with the requirements of "ADA" in estimating the market value of the property.

GENERAL LIMITING CONDITIONS

1. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. Separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or any copy thereof, does not carry with it the right of publication, nor may it be used for other than its intended use. The bylaws and regulations of the Appraisal Institute require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. This appraisal report shall not be given to third parties without the prior written consent of the signatory of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the general public by use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of the appraiser.
3. The appraiser is not obligated to provide any other services, including but not limited to, testimony in court or before any other body charged with interpretation of enforcement of the appraisal.
4. No portion of the appraisal may be reproduced in whole or in part without the prior written consent of the appraiser. The validity of the appraisal is expressly conditioned upon consideration of its entirety.
5. Due to the nature of real estate valuation and the complexities of external and internal factors which dictate the market value of any real estate, and the rapid changes and fluctuations with respect to the valuation of real estate, the opinion of the appraiser set forth in the appraisal concerning the market value of the property is reliable only as of the effective date.
6. The appraiser makes no guarantee or warranty, whether implied or expressed, concerning the market value set forth in the appraisal. The appraisal merely sets forth the appraiser's opinion of such market value based upon information obtained by the appraiser and assumptions made by the appraiser with respect to the property.
7. The appraiser has not been supplied with a termite inspection, survey or occupancy permit, this, no responsibility is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained.
8. The appraiser assumes no responsibility for any costs or consequences arising due to the need, or the lack of need for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contracted to determine the actual need for flood hazard insurance.
9. Subsurface Rights (minerals and oil) were not considered in this appraisal unless otherwise stated.
10. The appraiser necessarily confirmed all sales and rental comparables with brokers, property managers, mortgage brokers, grantors, grantees and other parties familiar with the transaction. The appraiser's data is limited by the accuracy of the information supplied by the aforementioned individuals. Whenever possible, the information was verified by public records.



CERTIFICATE OF APPRAISAL

We, **Robert E. Von Ancken, MAI, and Lee Grubman, MAI**, certify to the best of our knowledge and belief:

THAT the statements of fact contained in this report are true and correct;

THAT the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions;

THAT we have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved;

THAT our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

THAT our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Appraisal Practice.

THAT we have made an inspection of the property that is the subject of this report.

THAT the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

THAT the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

THAT this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

THAT as of the date of the report, we have completed the requirements of the continuing education program of the Appraisal Institute.

THAT we have not appraised or provided any other services for the subject during the past three years.

Respectfully submitted,
Von Ancken & Associates

Robert E. Von Ancken, MAI, CCIM
Principal
CT Gen. Cert. #RCG.0000607

Lee Grubman, MAI
Senior Appraiser
CT Gen Cert. #RCG.0000841

ADDENDUM

<p>APPRAISERS' QUALIFICATIONS</p>
--



QUALIFICATIONS OF ROBERT E. VON ANCKEN, MAI, CCIM

Principal, Von Ancken & Associates

EDUCATION

New York University School of Business, B.S. Finance

Successfully Completed A. I. Courses:

- ◆ Principles of Real Estate Appraisal
- ◆ Basic Valuation
- ◆ 1-B1 Capitalization I
- ◆ 1-B2 Capitalization II
- ◆ Case Studies
- ◆ Report Writing
- ◆ Standards of Professional Practice

Successfully Completed CCIM Courses:

- ◆ CI - Financial Analysis for Commercial Investment
- ◆ CI 201 - Market Analysis for Commercial Investment Real Estate
- ◆ CI 301 - Decision Analysis for Commercial Real Estate

New York University Continuing Education

- ◆ Real Estate Research and Market Analysis
- ◆ How to inspect and evaluate the physical condition of a building.
- ◆ Building construction materials costs and methods.
- ◆ Lotus with applications to Real Estate.
- ◆ Attended Various Real Estate Related Conferences, Courses and Seminars

PROFESSIONAL AFFILIATIONS

- ◆ Member Appraisal Institute (MAI)
- ◆ Certified Commercial Investment Member (CCIM)
- ◆ State General Certified in CT
- ◆ Qualified as Expert Witness in various Connecticut Courts
- ◆ State General Certified in New York
- ◆ Bridgeport Regional Business Council



QUALIFICATIONS OF ROBERT E. VON ANCKEN, MAI, CCIM (continued)

EXPERIENCE

VON ANCKEN & ASSOCIATES (1992-Present)
Principal

GRUBB & ELLIS COMPANY (1983-1992)
Senior Vice President
Director of Appraisal, Stamford, CT (1991-1992)

- ◆ Appraiser, consultant, licensed real estate salesperson.
- ◆ I have been working as an Appraiser/Consultant since June of 1983. I have prepared full narrative appraisals in the Tri-State area for a broad spectrum of the market including:
- ◆ Valuation of numerous hi-rise luxury apartment buildings indicating "As Is" value, cooperative or condominium sellout value and developer profit analysis.
- ◆ Valuation of numerous parcels of vacant land, including comprehensive highest and best use analysis.
- ◆ Valuation of existing and proposed office buildings utilizing discounted cash flow analysis prepared on various software programs.
- ◆ Valuation of numerous industrial properties including warehouses, garages and loft buildings.
- ◆ Valuation of hotels including market feasibility analysis and restructuring analysis.
- ◆ Valuation of individual coops and condominiums, 1-2 and three family homes, loft buildings and numerous walkup apartment buildings.
- ◆ Valuation of operating and proposed restaurants
- ◆ Valuation of unsold shares within cooperative apartment buildings.
- ◆ Valuation of various retail and professional condominiums.
- ◆ Engaged as Outside Reviewer for Financial Institutions and Government Agencies.
- ◆ Owner/Manager of multi-family and office property.



QUALIFICATIONS OF LEE GRUBMAN, MAI

EMPLOYMENT HISTORY

Current	Senior Appraiser Von Ancken & Associates
August 1997 to August 1999	Senior Appraiser Joseph J. Blake & Associates 10 East 40th Street, New York, NY 10016
August 1996 to August 1997	Associate Appraiser Todd Marr & Associates 18860 US 19, Clearwater, FL

EDUCATION

Sacred Heart University, Bridgeport, CT, MBA 1990
Northeastern University, Boston, MA, BS in Geology 1978

Appraisal Institute Courses

Standards of Professional Practice - Parts A and B
110 Appraisal Principles
120 Appraisal Procedures
310 Basic Income Capitalization
320 General Applications
510 Advanced Income Capitalization
520 Highest & Best Use and Market Analysis
530 Advanced Sales Comparison and Cost Approaches
540 Report Writing and Valuation Analysis
550 Advanced Applications

PROFESSIONAL AFFILIATIONS

Member of the Appraisal Institute (MAI)
Certified General Appraiser: State of Connecticut, #841

EXPERIENCE

Valuation of a wide range of income-producing properties, concentrated in the Connecticut-New York-New Jersey tri-state metropolitan area and in Tampa, Florida, as well as national portfolios. Assignments have included office, retail, industrial, apartment, mixed-use and special-use properties, consisting of institutional investment grade properties as well as smaller properties. Previously held licenses in Connecticut as Real Estate Salesperson and Building Contractor. Experienced in using most common cash flow modeling software, including Excel and Argus.



ASSESSOR'S OFFICE FIELD CARD AND LEGAL DESCRIPTION



309 BARBERRY ROAD

Location 309 BARBERRY ROAD Mblu 228/ 77/A / /
 Acct# 02943 Owner AMERICAN INSTITUTE OF
 Assessment \$4,066,230 Appraisal \$5,808,900
 PID 17722 Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$2,361,800	\$3,447,100	\$5,808,900
Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,653,260	\$2,412,970	\$4,066,230

Owner of Record

Owner AMERICAN INSTITUTE OF
 Co-Owner NEURODEVELOPMENT, INC
 Address 309 BARBERRY ROAD
 SOUTHPORT, CT 06890-3034

Sale Price \$0
 Certificate
 Book & Page 3188/0297
 Sale Date 02/27/2004
 Instrument 04

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
AMERICAN INSTITUTE OF	\$0		3188/0297	04	02/27/2004
BRIDGEPORT ROMAN CATHOLIC	\$0		0643/1021		05/25/1978

Building Information

Building 1 : Section 1

Year Built: 1950
 Living Area: 17,901
 Replacement Cost: \$3,327,654
 Building Percent Good: 60
 Replacement Cost
 Less Depreciation: \$1,995,600

Building Photo

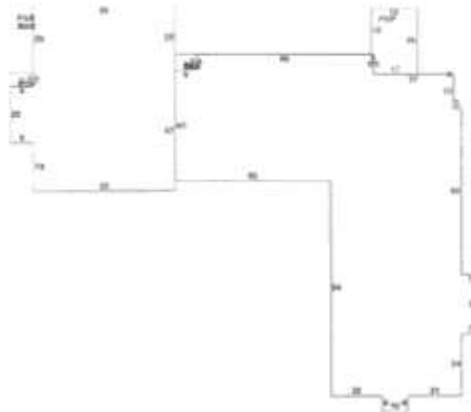
Building Attributes	
Field	Description

STYLE	Elementary School
MODEL	Comm/Ind
Stories	2
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Glass/Thermo
Roof Structure	Flat
Roof Cover	Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	Non Profit C
Total Rooms	
Total Bedrms	00
Total Baths	0
Liv Area	
Effect Area	
1st Floor Use	920C
Heat/AC	Heat/AC Pkgs
Frame Type	Masonry
Baths/Plumbing	Average



(http://images.vgsi.com/photos2/FairfieldCTPhotos/1027049882.jpg)

Building Layout



(ParcelSketch.aspx?pid=17722&bid=15774)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	13,743	13,743
FUS	Upper Story, Finished	4,158	4,158
FCP	Porch, Open, Finished	553	0
		18,454	17,901

Building 2 : Section 1

Year Built: 1954
 Living Area: 23,717
 Replacement Cost: \$3,755,587
 Building Percent Good: 5
 Replacement Cost
 Less Depreciation: \$149,900

Building Attributes : Bldg 2 of 2	
Field	Description
STYLE	Elementary School
MODEL	Comm/Ind
Stories	2
Occupancy	1.00

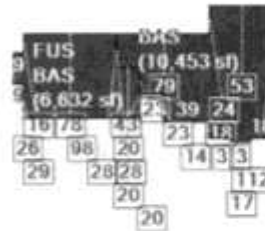
Building Photo

Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rubber
Interior Wall 1	Mixed/Masonry
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duct
AC Type	None
Struct Class	
Bldg Use	Non Profit C
Total Rooms	
Total Bedrms	00
Total Baths	0
Liv Area	
Effect Area	
1st Floor Use	920C
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average



(<http://images.vgsi.com/photos2/FairfieldCTPhotos/default.jpg>)

Building Layout



(ParcelSketch.aspx?pid=17722&bid=22329)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	17,085	17,085
FUS	Upper Story, Finished	6,632	6,632
		23,717	23,717

Extra Features

Extra Features				
Code	Description	Size	Value	Bldg #
ELV1	PASS ELEV	2.00 STOPS	\$42,000	1
SPR1	SPRINKLERS-WET	17901.00 S.F.	\$24,700	1

Land

Land Use

Use Code 920C
Description Non Profit C

Land Line Valuation

Size (Acres) 11.74
Depth 0



Zone AA
 Neighborhood C5
 Alt Land Appr No
 Category

Assessed Value \$2,412,970
 Appraised Value \$3,447,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN1	FENCE-4' CHAIN			200.00 L.F.	\$700	2
PAV1	PAVING-ASPHALT			60000.00 S.F.	\$105,000	1
LT1	LIGHTS-IN WIPL			1.00 UNITS	\$400	2
LT1	LIGHTS-IN WIPL			4.00 UNITS	\$2,900	1
PAV1	PAVING-ASPHALT			20000.00 S.F.	\$35,000	2
SHD1	SHED FRAME			96.00 S.F.	\$1,400	1
SHD1	SHED FRAME			96.00 S.F.	\$1,400	1
FN1	FENCE-4' CHAIN			280.00 L.F.	\$1,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$2,361,800	\$3,447,100	\$5,808,900
2018	\$2,361,800	\$3,447,100	\$5,808,900
2017	\$2,211,900	\$2,764,000	\$4,975,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,653,260	\$2,412,970	\$4,066,230
2018	\$1,653,260	\$2,412,970	\$4,066,230
2017	\$1,548,330	\$1,934,800	\$3,483,130

VOL 3188 PAGE 297

To All People to Whom these Presents shall Come, Greeting:

Know Ye, That The Bridgeport Roman Catholic Diocesan Corporation, a Connecticut corporation with offices at 238 Jewett Avenue, Bridgeport, CT 06606 herein designated as the Grantor, for the consideration of ONE (\$1.00) DOLLAR and other valuable consideration received to the full satisfaction of the Grantor from American Institute of Neurodevelopment, Inc., a Connecticut corporation with offices in Fairfield, Connecticut, herein referred to as the Grantee, does hereby give, grant, bargain, sell and convey to the Grantee:

All that piece and parcel of land situated in the Town of Fairfield, County of Fairfield and State of Connecticut shown and described as Parcel A on Map 6800 recorded in the office of the Town Clerk of Fairfield on December 12, 2001.

SUBJECT TO:

- 1 Any and all provisions of any municipal ordinance or regulation, and any Federal, state or local public or private laws, with special reference to the provisions of any zoning and Inland Wetlands and Watercourses rules and regulations governing the subject premises.
- 2 Rights of others in and to the rights of way recorded in Volume 45 at Page 97 and Volume 124 at Page 596 and Volume 671 at Page 556 of the Fairfield Land Records.
- 3 Riparian rights of others in and to any brook, stream or pond abutting or passing through the premises.
- 4 Facts as shown on Map Nos. 1431, 1446, 1672, 2174, 2342, 3506, 3906, 4942, 5174, 5980 and 6800.
- 5 Effect, if any, of Special Exception dated September 17, 1977 and recorded in Volume 640 at Page 1149 of the Fairfield Land Records.
- 6 Effect, if any, of a Zoning Compliance dated May 1, 1999 and recorded in Volume 1984 at Page 176 of the Fairfield Land Records.

To Have and to Hold the above described lands and premises with the privileges and appurtenances thereof, unto the said Grantee and unto the Grantee's heirs, successors and assigns forever, and to the Grantee's and their own proper use and behoof; and the Grantor does for itself, its successors and assigns covenant with the Grantee, their heirs, successors and assigns that the Grantor is well seized of the premises as a good indefeasible estate in FEE SIMPLE; and has good right to grant and convey the same in manner and form as herein written; and the same are free from all incumbrances whatsoever, except as above stated.

And Furthermore, the Grantor by these presents binds itself, its successors and assigns forever to **WARRANT AND DEFEND** the above granted and conveyed premises to the Grantee and their heirs, successors and assigns against all claims and demands whatsoever, except as above stated.

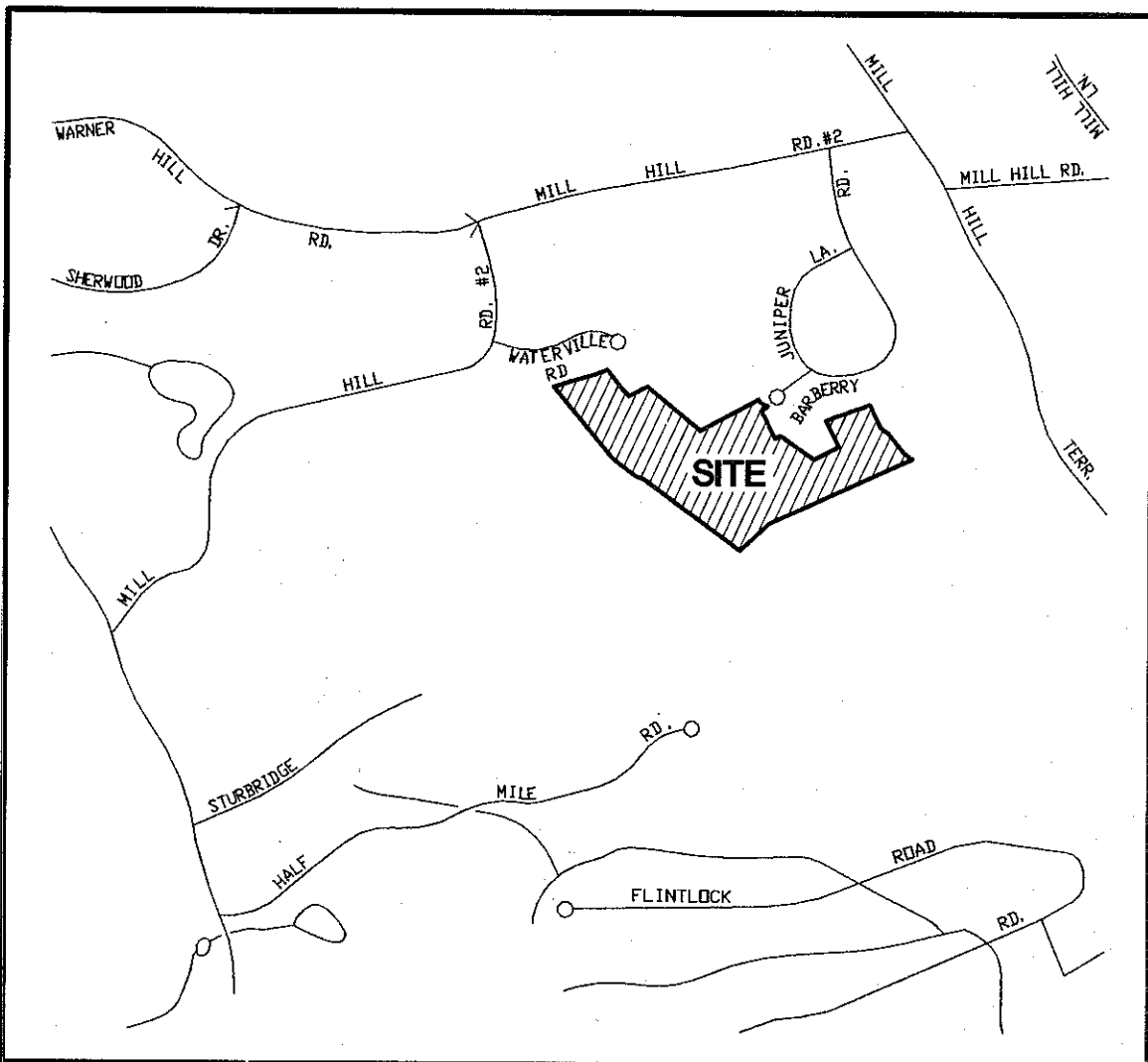
In all references herein to any parties, persons, entities or corporations the use of any particular gender in the plural or singular number is intended to include the appropriate gender or number as the use of the words themselves may require.

No Conveyance Tax collected
Margaret A. Litch
 Town Clerk of Fairfield

002483

FLOOD MAP





SCALE: 1"=1000'

• S.	SIGN
• BOLLARD	
★	LIGHT POLE
—○—	UTILITY POLE
• G.V.	GAS VALVE
• W.V.	WATER VALVE
□ HYD.	HYDRANT
⊞	CATCH BASIN
• MH	MAN HOLE
E.O.P.	EDGE OF PAVEMENT
N/V	NOW OR FORMERLY
— G —	UNDERGROUND GAS LINE
— E —	UNDERGROUND ELECTRIC LINE
— T —	UNDERGROUND TELEPHONE LINE
— W —	EXIST. WATER LINE
— S —	EXIST. SAN. SEWER LINE
— ST —	EXIST. STORM SEWER LINE
W.F. 25	WETLANDS FLAG

1. "LOT LINE ADJUSTMENT MAP OF PROPERTY LOCATED ON MILL HILL ROAD & BARBERY ROAD, FAIRFIELD, CONNECTICUT, PREPARED FOR THE BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORPORATION." SCALE 1"=100', LAST REVISED 01-10-2001, BY ROSE-TISSO & CO. LLC, FAIRFIELD, CT. TOWN CLERK MAP #680.

2. RESUBDIVISION PLAN OF LAND OF THE BRIDGEPORT ROMAN CATHOLIC DIOCESAN CORPORATION, BARBERY ROAD, FAIRFIELD, CT. SCALE 1"=40', LAST REVISED TO APR. 4, 1980 BY J. D. KASPER & ASSOC.

3. GRADING AND CONTOUR PLAN, OF PROPERTY LOCATED ON MILL HILL ROAD & BARBERY ROAD, FAIRFIELD, CT. SCALE 1"=100', NOV. 26, 2001, LAST REVISED 08-16-02, BY KASPER GROUP, INC.

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY, IT IS A RESURVEY CONFORMING TO CLASS A-2 & T-2 ACCURACY STANDARDS.
2. WETLAND BOUNDARIES (FLAGS 1-14 AND 20-32) WERE SET IN THE FIELD BY WILLIAM KENNY ASSOCIATES IN DECEMBER 2014, AND FIELD LOCATED BY ROSE-TISO & Co. LLC.
3. OFF SITE WETLAND BOUNDARIES WERE TAKEN FROM MAP REFERENCE No. 3.
4. PROPERTY SUBJECT TO A SPECIAL EXCEPTION PER VOL. 640 PAGE 1149.
5. PROPERTY SUBJECT TO A NOTICE OF ZONING COMPLIANCE PER VOL. 1984 PAGE 176.
6. UTILITIES DEPICTED HEREON REPRESENT ACTUAL FIELD LOCATIONS OF ALL APPARENT FEATURES (I.E. MANHOLES, CATCH BASINS, GAS VALVES, WATER VALVES, ETC.). THE LOCATIONS OF UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM FIELD OBSERVATIONS WHENEVER POSSIBLE AND BY THE USE OF AVAILABLE SURVEYS AND RECORDS, AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

PHILIP L. TISO, L.S. CONN. LIC. No. 12324
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE
SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING
MINIMUM LOT AREA	43,360 S.F. (1 ACRE)	17,7385 AC.
MINIMUM SQUARE ON LOT	135'	300' ±
MINIMUM LOT FRONTAGE	20'	50.60'
DENSITY—MINIMUM LOT AREA PER DWELLING UNIT		
ONE FAMILY DWELLING UNIT	43,360 S.F.	NO DWELLING
TWO FAMILY DWELLING UNIT		NO DWELLING
THREE FAMILY DWELLING UNIT		NO DWELLING
FOUR FAMILY DWELLING UNIT		NO DWELLING
EACH ADDITIONAL DWELLING UNIT		
MINIMUM SET BACK		
SET BACK FROM STREET LINE	50'	197.4'
SET BACK FROM SIDE PROPERTY LINE	30'	73.2'
SET BACK FROM REAR PROPERTY LINES	40'	40.7'
SET BACK FROM ONE STREET LINE ON A CORNER LOT — ONE STORY	N/A	N/A
MORE THAN ONE STORY	N/A	N/A
MINIMUM FLOOR AREA		
FLOOR AREA — ONE STORY DWELLING	1,200 S.F.	N/A
FLOOR AREA — SPLIT LEVEL DWELLING	1,500 S.F.	N/A
FLOOR AREA — TWO OR MORE STORY DWELLING — TOTAL FLOOR AREA	1,500 S.F.	N/A
— GROUND FLOOR	1,000 S.F.	N/A
MAXIMUM NUMBER OF STORIES PER BUILDING	2	2
MAXIMUM HEIGHT FOR A BUILDING OR STRUCTURE	40'	30.2'
MAXIMUM BUILDING LOT COVERAGE AS A PERCENTAGE OF LOT AREA	10%	5.95%
MAXIMUM BUILDING FLOOR AREA AS A PERCENTAGE OF LOT AREA	20%	8.02%
MINIMUM FIRST FLOOR ELEVATION	N/A	N/A

[illegible]

OF PROPERTY LOCATED AT
309 BARBERRY ROAD
FAIRFIELD, CONNECTICUT

PREPARED FOR
AMERICAN INSTITUTE FOR
NEURO-INTEGRATIVE DEVELOPMENT, INC.

ROSE • TISO & CO. LLC.
ARCHITECTS • SURVEYORS • ENGINEERS

WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06425
TEL: (203) 810-2624 • FAX: (203) 810-2424

DATE: DEC. 22, 2014
SCALE: 1" = 60'
DRAWN BY: PLT/LJC
CHECKED BY: PLT

SHEET 1 OF 1
DWG: 1868-M1.dwg
PATH: S:\1868-Barberry-Rd-FR



PHASE I ENVIRONMENTAL
SITE ASSESSMENT
309 BARBERRY ROAD
SOUTHPORT, CT

TOWN OF FAIRFIELD, CT

DRAFT

PROJECT NO.: 31402776.000

DATE: OCTOBER 2020

WSP USA
4 RESEARCH DRIVE, SUITE 204
SHELTON, CT 06484

PHONE: +1 (203) 929-8555
FAX: +1 (203) 926-9140
wsp.com

SIGNATURES

PREPARED BY:

Patrick Staub
Assistant Project Hydrogeologist

REVIEWED BY:

Michael Manolakas, LEP
Vice President/Area Manager



TABLE OF CONTENTS

	<u>Page</u>
1.0 SUMMARY	1
2.0 INTRODUCTION	2
2.1 Purpose	2
2.2 Scope-of-Services	2
2.3 Significant Assumption	3
2.4 User Reliance	3
3.0 SITE DESCRIPTION	3
3.1 Location and Legal Description	3
3.2 Current Use of Property	3
3.3 Site Vicinity General Characteristics	3
3.4 Description of Structures, Roads & Other Improvements on the Site	3
3.5 Current Uses of the Adjoining Properties	4
4.0 USER PROVIDED INFORMATION	4
4.1 Title Records	4
4.2 Environmental Liens or Activity and Use Limitations	4
4.3 Specialized Knowledge	4
4.4 Commonly Known or Reasonably Ascertainable Information	4
4.5 Valuation Reduction for Environmental Issues	4
4.6 Reason for Phase I ESA	4
5.0 RECORDS REVIEW	5
5.1 Physical Setting Sources	5
5.1.1 Regional Physiography	5
5.1.2 Geologic Conditions	5
5.1.3 Hydrologic Characteristics and Known Groundwater Uses	5
5.2 Historical Use Information	5
5.2.1 Land Title Records	6
5.2.1 Aerial Photographs	6
5.2.2 City Directories	6
5.2.3 Historical Topographic Maps	6
5.2.5 Municipal Sources	7
5.3 Previous Environmental Investigations	7
5.4 Standard Environmental Record Sources	7
5.4.1 Federal Environmental Record Sources	7
5.4.2 State and Tribal Environmental Record Sources	8
5.4.3 Additional Environmental Record Sources	9
5.5 Regulatory Agency File Review	9
5.5.1 Town of Fairfield Assessor's Office	9
5.5.2 Town of Fairfield Fire Marshal	9
5.5.3 Town of Fairfield Health Department	10



TABLE OF CONTENTS (continued)

	<u>Page</u>
5.5.4 Connecticut Department of Energy and Environmental Protection	10
6.0 SITE RECONNAISSANCE	10
6.1 Methodology and Limiting Conditions	10
6.2 Exterior Observations	10
6.3 Interior Observations	11
6.4 Hazardous Substances or Petroleum Products	12
6.5 Aboveground Storage Tanks	12
6.6 Underground Storage Tanks	12
7.0 INTERVIEWS	12
8.0 FINDINGS	12
9.0 APPLICABILITY OF THE CONNECTICUT TRANSFER ACT	13
10.0 OPINIONS AND CONCLUSIONS	14
11.0 DEVIATIONS/DATA GAPS	14
12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	15
13.0 LIMITATIONS	15
14.0 CERTIFICATION OF ENVIRONMENTAL PROFESSIONALS	15
REFERENCES	16



FIGURES

FIGURE 1: Site Location Map

FIGURE 2: Site Plan

APPENDICES

- I Tax Card and Tax Map
- II User Questionnaire
- III Historical Resources
- IV Environmental Database Report
- V Site Photographs
- VI Qualifications of the Environmental Professionals

1.0 SUMMARY

WSP USA (WSP) completed a Phase I Environmental Site Assessment (ESA) for the property located at 309 Barberry Road in Southport, Connecticut (the "Site"). This Phase I ESA was conducted in general conformance with the American Society for Testing Materials (ASTM) Standard E 1527-13 and the Connecticut Department of Energy & Environmental Protection (CTDEEP) Site Characterization Guidance Document. The purpose of this Phase I ESA was to investigate and identify land uses that may have the potential to impact environmental conditions at the Site.

The Site consists of 11.74 acres of land located at the end of Barberry Road in Southport (Town of Fairfield), Connecticut. Two permanent masonry structures are located on the Site, both of which are former school buildings. Building 1 is a 17,901-square foot vacant building constructed in 1950 located in the northern portion of the Site and is currently unoccupied. Building 2 is a 23,717-square foot building constructed in 1964 located in the southern portion of the Site which is currently occupied by the Giant Steps School. The remainder of the Site includes a paved parking area adjacent to each building, a playground and basketball court adjacent to Building 2, and landscaped areas.

The Site is located in an area identified by the CTDEEP as Class "GA", indicating that the groundwater is presumed to be suitable for direct human consumption without pretreatment. The Site is served by public water and sewer.

Historical resources indicate the existing buildings represent the first development of the Site in 1964. Prior to 1964 the Site was undeveloped. Since its development, the Site has been used as a school.

The Site was not identified in any of the researched ASTM environmental databases. Several area properties were identified on the reviewed environmental database; however, evidence of a release was not identified at properties located in an area where a release would be expected to have a potentially significant impact on the environmental condition of the Site.

Both buildings at the Site are equipped for natural gas heat, though the gas service is disconnected from the unused Building 2. No indication of existing or former USTs or ASTs was observed during the Site inspection.

Except for small quantities of household cleaning and maintenance supplies, no chemical or petroleum use or storage was observed at the Site.

Section 22a-134 of the Connecticut General Statutes (CGS), known as the Connecticut Transfer Act, requires environmental investigation and potentially remediation of hazardous waste "Establishments" after a qualifying "Transfer of Establishment". Based on our findings, the Site does not appear to qualify as an "Establishment" under the Transfer Act.

This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the Site.

The paved parking area to the west of Building 1 is flat and elevated relative to the wooded area adjacent to the west and southwest. The elevated parking area may have been regraded or indicative of localized filling in this area.

2.0 INTRODUCTION

WSP USA (WSP) has completed a Phase I Environmental Site Assessment (ESA) for the property located at 309 Barberry Road in Southport, Connecticut. This Phase I ESA was conducted in general conformance with the American Society for Testing Materials (ASTM) Standard E 1527, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment".

2.1 Purpose

The Town of Fairfield requested that WSP conduct a Phase I ESA to evaluate the current environmental condition of the Site. The Phase I ESA was conducted in conducted in general conformance with ASTM E1527-13 and the CTDEEP Site Characterization Guidance Document, September 2007, revised December 2010 (SCGD).

The purpose of Phase I ESA was to investigate and identify current and past uses of the Site and the practices that may have led to situations referred to as recognized environmental conditions (REC), historical recognized environmental conditions (HREC), controlled recognized environmental conditions (CREC) or Areas of Concern (AOCs). REC, HREC and CREC are terms used by ASTM, whereas AOC is a term used by SCGD.

The term REC means the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions are not RECs. Historical recognized environmental conditions (HREC), a term defined as closed releases that have been cleaned up to the satisfaction of the applicable regulatory authority or an unrestricted use criteria and controlled recognized environmental conditions (CREC) defined as a closed release that has been cleaned up but not to unrestricted use criteria such as industrial or commercial standards. Finally, significant data gaps are identified and commented upon when they affect the ability of the environmental professional to identify RECs.

An AOC is defined as *Locations or areas at a site where hazardous waste and or hazardous substances (including petroleum products) have been or may have been used, stored, treated, handled, disposed, spilled, and/or released to the environment*. REC would always be considered an AOC, however the reverse is not always true. An AOC is a more conservative when identifying a potential release to the environmental than an REC. For example, and AOC only requires a location where hazardous waste or substances were stored, treated or handled, and there is no threshold identified relating to the potential of the waste or substance to be released to the environment,

2.2 Scope-of-Services

The scope of work included: a Site inspection, identification of the current land uses on the Site and adjacent properties, a search of federal and state regulatory databases, a review of aerial photographs, city directories, and Sanborn fire insurance maps; and inquiries of persons knowledgeable of the property and local agencies, including the Fire Marshal. Future land uses or situations on either the Site or adjacent properties are outside the scope of work.

2.3 Significant Assumption

Groundwater flow across the Site was inferred generally be to the east and southeast. Additionally, information provided by others is assumed to be fair and accurate.

2.4 User Reliance

This Phase I ESA was conducted for the use and reliance by the Town of Fairfield. No use of the information contained in this report by others is permissible without receiving prior written authorization to do so from WSP.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Site consists of 11.54 acres of land that is improved with two school buildings: Building 1 is currently in use by the Giant Steps School while Building 2 is currently unused. The remainder of the Site consists of paved driveways and parking areas adjacent to each building, as well as landscaped areas and an undeveloped section in the southern portion of the property. The Site is known to the Town of Fairfield Tax Assessor by Map 228, Block 77, Lot A. A copy of the property tax card and tax map obtained from the Town of Fairfield Tax Assessor is included in Appendix I. The Site location is identified on a USGS topographic map in Figure 1, and a Site plan depicting the Site layout and pertinent features is included as Figure 2.

3.2 Current Use of Property

The Site is currently occupied by the Giant Steps School, which uses Building 1 as a school building while Building 2 is largely unoccupied except for storage of primarily recreational items (e.g. bicycles, balls, etc.) on a small scale. The southernmost portion of the Site is undeveloped.

3.3 Site Vicinity General Characteristics

The Site is located in a primarily residential section of Fairfield, Connecticut. With the exception of a rehabilitation center to the south-southwest and a municipal park to the northwest, all adjacent land uses are residential.

3.4 Description of Structures, Roads & Other Improvements on the Site

Two multi-level masonry school buildings are located on the Site, both were constructed circa 1964. Building 1 is 17,901 square feet and is currently used as the Giant Steps School. Building 2 is 23,717 square feet and is currently unoccupied. Neither building has a basement or crawlspace, though Building 2 has a subgrade boiler room. A playground and basketball court are located to the southeast of Building 1, and the remainder of the developed portion includes paved parking areas and landscaped areas.

3.5 Current Uses of the Adjoining Properties

The adjacent property to the north and west is the Acorn Lane Upland Preserve, a park with hiking/walking paths operated by the Aspetuck Land Trust. Beyond the preserve to the southwest is RegalCare Southport, a rehabilitation center. All other adjoining properties are single family residences.

4.0 USER PROVIDED INFORMATION

WSP requested information from Ms. Kathy Roberts of the Giant Steps School (the User), including items identified within the User Questionnaire as specified in the ASTM Standard. A copy of the completed User questionnaire is included in Appendix II. Additionally, maintenance personnel familiar with the property were available for questions during the Site inspection.

4.1 Title Records

Chain of Title research documents were not provided.

4.2 Environmental Liens or Activity and Use Limitations

Ms. Roberts was not aware of any environmental liens or activity use limitations recorded against the property. The Site is not included in the online map of statewide environmental land use restrictions provided by CTDEEP. No indication of environmental liens or activity use limitations were identified in our search of any local or state records.

4.3 Specialized Knowledge

The interviewed do not have any specialized knowledge or experience related to the Site or nearby properties.

4.4 Commonly Known or Reasonably Ascertainable Information

Ms. Roberts indicated that prior to its use by the Giant Steps School, the property was also used as a school. She indicated that asbestos was present but has been abated on the property.

4.5 Valuation Reduction for Environmental Issues

The interviewed did not provide information that would indicate that the property value was reduced for environmental issues.

4.6 Reason for Phase I ESA

This Phase I ESA was completed to meet the due diligence needs of a *prospective buyer of the Site*.

5.0 RECORDS REVIEW

5.1 Physical Setting Sources

5.1.1 Regional Physiography

The Site is located on the U.S. Geological Survey (USGS), Westport, Connecticut topographical quadrangle. Topography in the developed portion of the Site slopes gently from a high point located in the landscaped area between the two buildings, ranging from an approximate elevation of 165 to 140 feet above mean sea level. The elevation of the wetland area in the southernmost portion of the Site ranges from 140 to 100 feet above mean sea level. Local topography in the vicinity of the Site slopes to the south/southwest.

5.1.2 Geologic Conditions

Bedrock at the Site is mapped as undifferentiated light-colored, foliated Ordovician granitic gneiss (Rodgers, 1985). Unconsolidated materials overlying bedrock are mapped as thin glacial till (Stone et al, 1992). Soils at the Site are mapped as Charlton-Chatfield complex, a moderately drained very rocky soil derived from till (USGS 1997).

5.1.3 Hydrologic Characteristics and Known Groundwater Uses

The Site is located in an area identified by the CTDEEP as Class “GA”, indicating that the groundwater is presumed to be suitable for direct human consumption without pretreatment. Buildings at the Site are connected to public water supply via Barberry Road.

The nearest permanent surface water body to the Site is an unnamed tributary to Sasco Brook, located approximately 1,400 feet west of the Site. The tributary meets Sasco Brook at Bulkey Pond, located approximately 4,000 feet to the southwest. Two small ephemeral ponds are located in the wetland areas to the northeast (~400 feet northeast) and southwest (~1,000 feet southwest) of the Site. Each of these surface water bodies is identified by the CTDEEP as Class “A”, with designated uses including fish and aquatic life habitat, potential drinking water supplies, recreation, navigation, and water supply for industry and agriculture.

The State of Connecticut Department of Public Health (DPH) GIS mapping does not identify any regulated public water supply sources, reservoirs or watershed areas within a one-half mile radius of the Site. The DPH mapping indicates that municipal water service is available to the Site and surrounding area.

The CTDEEP Aquifer Protection Program web-based mapping series does not identify aquifer protection areas in within a 2-mile radius of the Site. The nearest aquifer protection area is the Canal Street Level A protection area, located approximately 3 miles to the west in Westport.

5.2 Historical Use Information

Based on land records, aerial photographs, historical city directories, and historical topographic maps summarized in the following subsections, the Site was undeveloped prior to ca. 1964, when the existing buildings were constructed. Since development, the Site has been used as a school, ballet theater, or was vacant. Sanborn fire insurance maps do not provide coverage for the Site. Historical topographic maps do not depict any changes in landform that would be indicative of widespread cutting or filling.

5.2.1 Land Title Records

The Town of Fairfield Tax Assessor's field card indicates that the Site is currently owned by the American Institute of Neurodevelopment, Inc. and was last sold on February 27, 2004. The previous owner was the Roman Catholic Diocese of Bridgeport, which purchased the property on May 25, 1978. The Tax Assessor's field card is included in Appendix I.

5.2.1 Aerial Photographs

WSP reviewed aerial photographs of the Site provided by EDR for the years 1934, 1949, 1959, 1960, 1971, 1979, 1985, 1991, 1996, 2005, 2008, 2012, and 2016. The following is a summary of the aerial photographs. Aerial photographs are included in Appendix III.

The 1934 through 1960 aerial photographs show the Site is forested, with a cleared pathway visible along the western and northern property boundaries. The 1934 and 1949 aerial photographs show a small at the northeast of the Site is cleared and connected to a large currently existing residential property to the north; the cleared land does not appear to have been used for agriculture. The 1971 through 2016 aerial photographs show the Site is developed in its current configuration. Notably, the aerial photograph record conflicts with the tax assessor's field card, which indicates that Building 1 was constructed in 1950, though the 1959 and 1960 photographs do not depict either building.

5.2.2 City Directories

WSP reviewed historical city directories provided by EDR for the years 1943, 1950, 1957, 1962, 1966, 1972, 1979, 1992, 1995, 2000, 2005, 2010, 2014, and 2017. The EDR report indicates that Barberry Road was not listed in the directory in 1943 and 1950. Directory entries for the Site are summarized in the following table.

Date	Directory Entry
1966	Christ the King Preparatory School Rev. Hugh Gallagher
1972	Catholic Church/ Vacant Preparatory School
1979	[Not Listed]
1992	[Not Listed]
1995	Connecticut Ballet Theatre
2000	[Not Listed]
2005	[Not Listed]
2010	Giant Steps School Southport
2014	[Not Listed]
2017	Giant Steps CT Southport

5.2.3 Historical Topographic Maps

WSP reviewed historical topographic maps for the years 1892, 1893, 1951, 1960, 1971, 1975, and 2012 provided by EDR. Copies of the topographic maps are provided in Appendix III.

The 1892 through 1960 topographic maps do not depict any development at the Site. The 1971 and 1975 maps depict the existing buildings, while the 2012 map depicts the existing driveway (the 2012 map does not depict any buildings at all). No changes in landform indicative of widespread cutting or filling were noted in any of the historical topographic maps.

5.2.4 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps do not provide coverage for the Site. The EDR report is included in Appendix IV.

5.2.5 Municipal Sources

The Town of Fairfield Tax Assessor's field card indicates that Building 1 was constructed in 1950 and Building 2 was constructed in 1964. Based on historical use information reviewed above (particularly aerial photographs and city directories), the construction date for Building 1 appears to be an error. Additionally, the inscribed cornerstone of Building 1 indicates that it was constructed in 1964.

5.3 Previous Environmental Reports

WSP requested any hazardous building materials investigation and asbestos monitoring reports, though none have been provided to date. No previous soil or groundwater environmental investigations were identified for the Site.

5.4 Standard Environmental Record Sources

Federal, State and tribal environmental databases were reviewed for the Site in an effort to determine the regulatory status of the Site and to establish the location of surrounding properties with environmental records. A search of U.S. Environmental Protection Agency (U.S. EPA) and Connecticut Department of Energy and Environmental Protection (CTDEEP) databases was completed by an independent firm, Environmental Data Resources Inc. (EDR).

Based on the topography of the area and the inferred groundwater flow direction, releases within approximately 500 feet to the north and northeast of the Site were considered to have the potential to impact the environmental condition of the Site. The facilities identified by the EDR database search were evaluated to determine if they are within this potential area of concern. Search Radii, Geographic Information Systems (GIS) maps of the appropriate databases, and a copy of the database report are included in Appendix IV.

5.4.1 Federal Environmental Record Sources

Information from ASTM E 1527-13 specified Federal databases for the Site area as provided by EDR was reviewed by WSP. The databases reviewed, and the approximate search distances used are presented in the table below.

Federal Database	Radius Searched
National Priorities List (NPL), Proposed NPL and Delisted NPL database.	1 mile
Federal Superfund Liens (NPL LIENS)	Target Property (TP)
Federal Facility Site Information Listing (FEDERAL FACILITY)	1 mile
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and CERCLIS - No Further Remedial Action Planned (CERCLIS-NFRAP) database of potentially hazardous waste sites.	0.5-mile
Resource Conservation and Recovery Act Hazardous Waste Treatment, Storage or Disposal Facility (RCRA-TSD).	0.5-mile
Corrective Action Reports (CORRACTS) for Hazardous Waste handlers.	1 mile
RCRA Large, Small and Conditionally Exempt Small Quantity Generators (RCRA-LQG, RCRA-SQG & RCRA-CESQG) of Hazardous Waste	0.25-mile
Federal Institutional Control/Engineering Control Registries (US ENG CONTROLS & US INST CONTROL)	0.5-mile
Federal Emergency Response Notification System list (ERNS)	TP
Facility Index System/Facility Registry System (FINDS)	TP

The Site was not listed in any of the ASTM E 1527-13 specified Federal databases.

Two properties were identified in federal databases in the EDR report within the ASTM recommended search distances. The properties are located at 354 Pequot Avenue and 2190 Post Road, both of which are located between ½ to 1 mile to the south or southeast and are not expected to impact the environmental conditions at the Site.

5.4.2 State and Tribal Environmental Record Sources

Information from ASTM E 1527-13 specified State and Tribal databases for the Site area as provided by EDR was reviewed by WSP. The databases reviewed, and the approximate search distances used are presented in the table below.

State Database	Radius Searched
State Hazardous Waste Sites (SHWS) database of hazardous waste disposal sites.	1 mile
Site Discovery and Assessment Database (SDADB) database of facilities suspected of hazardous waste disposal.	0.5-mile
State Solid Waste Facility/Landfills (SWF/LF) database of solid waste disposal facilities, landfills and transfer stations.	0.5-mile
State Leaking Underground Storage Tank (LUST) and Leaking Underground Storage Tanks on Indian Land (INDIAN LUST) databases.	0.5-mile

State Database	Radius Searched
Connecticut Leachate and Wastewater Discharge Sites (LWDS) includes discharges, waste disposal sites and spills historically mapped by the Connecticut Department of Environmental Protection.	1 mile
State Registered Underground Storage Tanks (USTs)	0.25-mile
State Registered Aboveground Storage Tank (AST) database of bulk petroleum facilities that receive petroleum by marine vessels. Underground Storage Tanks on Indian Land (INDIAN UST) and Underground Storage Tank Listing (FEMA UST).	0.25-mile
ELUR Sites (AUL) database of state and tribal institutional control and engineering control registries.	0.5-mile
State Voluntary Cleanup Program Sites (VCP) and voluntary cleanup sites on Indian land (INDIAN VCP).	0.5-mile
Brownfield Sites	0.5-mile

The Site was not identified in any of the State ASTM environmental databases.

Nine properties within ASTM recommended search distances were identified in state databases. Of these, seven are related to small quantity releases from single-family residential fuel oil storage tanks. None of these residences are adjacent to the Site and all were small quantity releases that would not be expected to mobilize and impact the environmental conditions at the Site. The remaining two properties are both located to the south of the Site: at 930 Mill Hill Terrace has a registered 6,000-gallon heating oil double walled plastic UST which was installed in 2006, and from 845-917 Mill Hill Terrace one manifest for 22 tons of lead waste was identified from 2017 that appears to be related to building materials abatement activities. None of the identified properties are expected to impact the environmental conditions at the Site.

5.4.3 Additional Environmental Record Sources

The Site was not listed in any of the researched additional environmental databases.

5.5 Regulatory Agency File Review

The following sections summarize relevant information obtained from State and Municipal Regulatory Agency files.

5.5.1 Town of Fairfield Assessor's Office

WSP reviewed the online property card records from the Town of Fairfield Tax Assessor's Office. Relevant information is included in the appropriate sections of the report. A copy of the Assessor's cards and a portion of an online map for the Site are included in Appendix I.

5.5.2 Town of Fairfield Fire Marshal

In light of the COVID-19 pandemic, the Town of Fairfield Fire Marshal has published online a list of all underground storage tank (UST) permits issued within the town. The most recent list dated

October 2, 2020 does not include an entry for a municipal UST permit at the Site. The complete list is included in Appendix III.

5.5.3 Town of Fairfield Health Department

WSP submitted a request to the Town of Fairfield Health Department for files pertaining to the Site. As of the date of this report, a response has not been received.

5.5.4 Connecticut Department of Energy and Environmental Protection (CTDEEP)

In addition to the EDR databases searched above, WSP reviewed select CTDEEP databases available online through the state data portal (data.ct.gov).

The CTDEEP maintains a database of Hazardous Waste Manifests that have been returned to the State following the shipment of a hazardous waste. The database spans from 1984 through 2008 and 2012 through 2014 and reportedly includes hazardous waste disposal from registered U.S. EPA generators and waste shipped under temporary one-time identification numbers. The CTDEEP indicates that manifest data prior to 1984, between 2008 and 2012 and after 2014 are currently unavailable. No manifests were identified for the Site.

The CTDEEP Oil & Chemical Spills (OCS) database includes releases which were reported to the CTDEEP between 1990 and the present. No spills were reported for the Site.

The CTDEEP maintains a database of state-registered underground storage tanks (USTs). The Site was not identified in the UST database.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

A Site inspection was completed by Patrick Staub of WSP on October 15, 2020 accompanied by several Giant Steps personnel knowledgeable of the Site who were available to answer questions. The inspection was completed to obtain information regarding potential RECs and to evaluate environmental conditions at the Site. Photographs from the interior and exterior portions of the Site observed during the inspection are included in Appendix V.

6.2 Exterior Observations

All exterior spaces in the developed portion of the Site were inspected during the Site inspection. Undeveloped portions of the Site (south of Building 1 and northeast of Building 2) were inspected briefly. A paved driveway leads from the Site entrance on Barberry Road to paved parking areas adjacent to each building. The pavement was observed to be in good condition and no significant oil staining was observed. The Site is surrounded by forested areas and wetlands to the north, west, and south, and adjoining properties to the east are all single-family residences.

The topography of the Site is relatively flat and slopes slightly away from the high point in the landscaped area between the two buildings. Small sections of bedrock were observed exposed at the surface in several locations throughout the Site including the landscaped area between Buildings 1 and 2, and to the southwest of Building 1. The undeveloped portions of the Site, as well as the area to the west of

the Building 1 parking area are at a lower elevation. No stressed or discolored vegetation was observed on the property. A concrete pad with an unmarked manhole is located in the landscaped area between the buildings. The manhole was marked with blue paint, suggesting it likely contains a water meter or shutoff. Storm sewer drains were observed along the driveway, in parking areas, and one in the wetland area east of the split in the driveway.

Building 1 is located in the southern part of the developed portion of the Site. A cornerstone on the northern corner of the building indicates it was constructed in 1964, suggesting that the construction date of 1950 listed on the tax card is an error. A basketball court and playground are located at the southeastern corner of Building 1. Two storage sheds at the southeastern corner of the building are used to store playground equipment (balls, bicycles, etc.) and maintenance supplies (including cans of paint). Two solid waste dumpsters were observed near the kitchen door on the southeastern side of the building; no staining or indication of disposal of petroleum products or hazardous materials was observed. A fenced yard area is located at the southwestern corner of the building. Natural gas meters are located adjacent to the dumpster area. No piping or hangers were observed at any point along the exterior of the building which could be indicative of an existing or former UST.

Building 2 is located in the northern part of the developed portion of the Site. An approximately 3-foot square concrete pad with an approximately 8-inch hole in the center was observed in the front of the building. The purpose of the pad is unclear, and Giant Steps personnel were unaware of its use. The northern side of Building 2 is heavily overgrown. Natural gas piping was observed along the northern wall of the building with gas meters removed. A stairway adjacent to the gas piping leads to a subgrade boiler room inside the building. No piping or hangers were observed at any point along the exterior of the building which could be indicative of an existing or former UST.

6.3 Interior Observations

Building 1 is currently occupied by the Giant Steps School. A grade-level boiler room is located near the center of the building and contains two natural gas fired boilers used for heating and a natural gas fired hot water heater. No chemical storage was noted in the boiler room. An elevator control room accessible via the boiler room contains a hydraulic elevator control unit. No staining or indication of a leak was observed in the vicinity of the control unit. The elevator shaft was not accessible, but the elevator was in working order. An art supply closet located in a room adjacent to the gymnasium was used to store water-based tempera paints among other art supplies. Paints were stored in their original one-gallon containers and no indication of leaking was observed. A maintenance closet in the main hallway was used to store cleaning supplies and other household chemicals in their original containers. A copper line was observed leading into the slop sink in the maintenance closet, which reportedly serves as a condensate drain for the air conditioner in the adjacent server room. Other interior spaces included classrooms, office spaces, a nurse's office, a cafeteria, a gymnasium, and a small kitchen. No storage of chemicals or petroleum products was noted in any of these spaces.

Building 2 is currently unoccupied and not in habitable condition. Polyethylene sheeting was observed in several locations attached to walls and ceilings which appears to be the remnants of asbestos abatement enclosures. A subgrade boiler room is located in the southeastern portion of the building, the stairway door is adjacent to the gymnasium. Approximately one inch of standing water was observed in the boiler room during the site inspection. The boiler is connected to natural gas lines and no indication of existing or former fuel oil service lines (e.g. patched exterior penetrations, derelict lines, etc.) were observed in the boiler room. Piles of broken fluorescent light bulbs were observed at several locations in the building and are likely the result of vandalism; graffiti was observed throughout the building as well.

6.4 Hazardous Substances or Petroleum Products

Petroleum product storage at the Site is limited to small quantities (1-2 gallons) of gasoline in appropriate containers used to fuel maintenance equipment. Paints stored in original commercial containers were observed in a maintenance shed at the southeast of Building 1 and in the art supply closet in Building 1. Other household chemicals and cleaning supplies were observed in the maintenance closet. Overall, no indication of a release from any of these sources was noted during the Site inspection.

6.5 Aboveground Storage Tanks

No aboveground storage tanks were observed at the Site.

6.6 Underground Storage Tanks

No indication of existing or historical underground storage tanks was observed at the Site.

7.0 INTERVIEWS

WSP interviewed several employees of the Giant Steps School who indicated they have been associated with the property for 10 or more years. Additionally, local municipal and state agencies were interviewed for institutional knowledge of the property. Our interviews were generally conducted to obtain knowledge of current and former Site operations, petroleum storage practices and usage, and usage and management of hazardous materials at the Site. Information gathered during interviews is incorporated throughout this report.

8.0 FINDINGS

The findings below are based on the work conducted as part of this assessment:

- The Site consists of 11.74 acres of land located at the end of Barberry Road in Southport, Connecticut. The Site is improved with two school buildings, paved parking areas, and landscaped areas. Building 1 is located in the southern part of the site and is occupied by the Giant Steps School while Building 2 is located in the northern part of the Site and is unoccupied. Building 1 is heated by natural gas; Building 2 was formerly heated by natural gas though is currently unheated. Both buildings are connected to municipal water and sewer.
- The parking area adjacent to Building 1 is elevated relative to the forested areas to the northwest and southwest and may be indicative of localized reworking of soils or filling in this area.
- The Site is located in an area identified by the CTDEEP as Class “GA”, indicating that the groundwater is presumed to be suitable for direct human consumption without pretreatment. Based on topography of the Site and surrounding area, groundwater is inferred to flow to the southwest.
- Historical resources indicate the Site was first developed ca. 1964 with the construction of the existing school buildings by the Catholic Diocese of Bridgeport which used the site as a boarding school. Since its development, with the exception of several periods of disuse, the property has always been used as a school by various entities.

- Ms. Roberts indicated in the user questionnaire that a Phase I ESA was completed for the Site in 2009, though the report was not provided.
- The Site was not identified in any of the researched ASTM environmental databases.
- Several area properties were identified on the reviewed environmental database. The majority of database entries were for leaks from residential fuel oil storage tanks which would not be reasonably expected to release sufficient quantity to impact the environmental condition of the Site. None of the identified properties were adjoining to the Site.
- No indication of existing or former USTs or ASTs was observed on the Site. Chemicals used and stored on the Site consisted of household maintenance and cleaning supplies and art instruction supplies. No indication of an existing or former release was observed at the Site.
- Neither building has a loading dock.

9.0 APPLICABILITY OF THE CONNECTICUT TRANSFER ACT

Section 22a-134 of the Connecticut General Statutes (CGS), known as the Connecticut Transfer Act, requires environmental investigation and potentially remediation of “Establishments” after a qualifying “Transfer of Establishment”. The recently enacted Public Act 19-75 included modifications to the definition of an “Establishment”, which became effective on October 1, 2019. Based on Public Act 19-75, an “Establishment” is defined as “any real property at which or any business operation from which (A) on or after November 19, 1980, there was generated more than one hundred kilograms of hazardous waste in any one month, (B) hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported or disposed of, (C) the process of dry cleaning was conducted on or after May 1, 1967, (D) furniture stripping was conducted on or after May 1, 1967, or (E) a vehicle body repair facility was located on or after May 1, 1967. “Establishment” does not include any real property or any business operation from which more than one hundred kilograms of hazardous waste was generated in any one month solely as a result of either (i) the one-time generation of hazardous waste in any one month, as a result of either the first time such waste was generated or such a one-time generation since the last time a Form I, Form II, Form III or Form IV was required to be submitted; or (ii) one or more of the following: (I) Remediation of polluted soil, groundwater or sediment; (II) The removal or abatement of building materials or removal of materials used for maintaining or operating a building; (III) The removal of unused chemicals or materials as a result of the emptying or clearing out of a building, provided such removal is supported by facts reasonably established at the time of such removal; or (IV) The complete cessation of a business operation, provided the waste is removed not later than 90 days after such cessation and such cessation is supported by facts reasonably established at the time of such cessation.

Based on our research, no historical land uses or business operations at the Site would qualify the property as an “Establishment” under the transfer act. Furthermore, no documented shipments of hazardous waste (either one-time or regular shipments) were identified in the EDR report or in our review of the CTDEEP manifest database. Based on these findings, the Site does not appear to qualify as an “Establishment” under the Transfer Act.

10.0 OPINIONS AND CONCLUSIONS

We have completed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-2013 for the property identified as 309 Barberry Road in Southport, Connecticut. This assessment identified no conditions that meet the definition of a REC in connection with the Site.

“REC means presence or likely presence of any *hazardous substances or petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions are not RECs.”

While small quantities of chemical cleaning and maintenance supplies and water-based paints were observed during the Site inspection, they were all stored in their original commercial containers and would not be reasonably expected to pose an environmental risk.

The purpose of the small concrete pad located in front of Building 2 is unknown. The possibility that this pad may be related to a UST or septic system was considered as a potential REC, though it most likely is a foundation for a former flagpole or sign of some sort. No historical information or observations at the property (e.g. vents, piping, etc.) indicate that a UST or septic system was used at the property historically, and all historical information indicates that both buildings always have been heated by natural gas and have been connected to the municipal sewer system. No other conditions or observations at the Site were identified as potential RECs.

Potential RECs were also considered as possible Areas of Concern (AOCs) in accordance with the CTDEEP Site Characterization Guidance Document, and no AOCs were identified at the Site. No chemical or petroleum use or storage was identified, no loading docks are present, and no existing or former septic systems were identified on the property. It was noted during the Site inspection that the parking area to the west of Building 1 is elevated relative to the surrounding woodlands, which may be indicative of localized filling or reworking of soils in this area. Considering the relatively small volume of material that would be required to meet current grades in the area the soils were likely sourced from elsewhere on the property during its development.

11.0 DEVIATIONS/DATA GAPS

Data gaps identified by the ASTM standard include:

- Chain of Title documentation for the Site was not provided. Limited ownership history is provided on the tax assessor's field card.
- WSP was unable to interview a prior owner of the Site.

It is our opinion that the identified data gaps are not significant. However, it is our understanding that portions of the Superfund protection offered by the All Appropriate Inquiry Phase I Environmental Site Assessment process may not be afforded the User in the event that resolution of these data gaps would have resulted in the identification of significant environmental issues at the Site.

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Resumes for WSP personnel involved in the ESA are presented in Appendix VI.

13.0 LIMITATIONS

The purpose of this Phase I Environmental Site Assessment is to identify potential impacts to the environment status of the physical conditions (i.e., soil, ground water, structure, etc.) at the Site, due to the use, storage or disposal of hazardous or toxic materials or wastes. As such, any other property conditions or characteristics are not addressed in the scope of work for this report. The scope of work does not include, nor should the report be considered as, an audit of compliance with environmental permits, management practices, or federal, state or local laws and regulations, even though in the course of work such information may be obtained and noted in the report.

The conclusions stated above have been developed from what is considered to be a reasonable investigation based on the present and past land use of the Site and the property's location with respect to adjacent land uses. The conclusions, to some degree, are based upon information provided by others as referenced or noted in the report. Reasonable efforts have been made to confirm the information with other sources; however, WSP is not responsible for missing or incomplete information if such information is not available at the source or provided at WSP's request, or if such information cannot be obtained within the time constraints of the work or within a level of effort reasonable for the work being completed.

The conclusions and/or recommends are applicable to areas of the Site that were accessible at the time of inspection and represent the conditions observed in those areas. Areas that were hidden, covered or otherwise inaccessible to inspection are not covered by the conclusions and recommendations. The conclusions and recommendations are based in part on conditions observed on the Site at the time of the inspection. The conclusions do not include subsequent changes to the Site, or use of the Site, which could alter the environmental status of the property from its present condition.

This report, and all work associated with it, has been completed solely for the use of Michael Berkowitz. Use of the report by others, or conclusions drawn from the information contained herein without confirmation by WSP, is done at the User's risk. WSP asserts that the data are complete and appropriate at the time and for the work conducted, but is not responsible for the use of the information for purposes for which it was not intended.

14.0 CERTIFICATION OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. We have developed and completed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

TERM SHEET

This term sheet sets forth the proposed terms and conditions for the sale of 309 Barberry Road, Southport, Connecticut.

This term sheet is only for discussion purposes and is not intended to impose any legal obligation on any party.

1. Purchase of Interests

The Town of Fairfield, hereinafter the "Buyer," would acquire from American Institute of Neurodevelopment, Inc., hereinafter the "Seller," 309 Barberry Road, Southport, Connecticut 06890, hereinafter the "Property."

2. Property

The Property contains 11.74 Acres and is designated on the Town of Fairfield Assessor's Map 228 as Parcel 77A, PID #17722.

3. Purchase Price

In consideration for the transfer and sale by Seller of the Property to Buyer, Buyer would pay Four Million Nine Hundred Thousand and 0/100 (\$4,900,000.00) Dollars. The payment terms would be as follows:

Payable at Execution of Contract	\$245,000.00
Payable at Closing	\$4,655,000.00

4. Due Diligence Period

The Buyer shall have a Due Diligence period of 45 days after execution of the Purchase & Sale Agreement by both parties. During this Due Diligence Period, Buyer may conduct any and all building inspections, environmental review, wetlands review, and, at its option, may obtain zoning verification for proposed town uses and obtain any necessary town board approvals.

5. Closing Date

The closing shall take place 15 days after the completion of the Due Diligence Period. The Closing Date may be subject to extension by mutual agreement of the parties.

6. Representations

- a) A Tax Appeal for the Property on behalf of the Sellers is pending, and shall be resolved in Appellant's favor to the mutual satisfaction of the parties hereto prior to the closing of title.
- b) Aside from the pending tax appeal, there are no other pending legal proceedings regarding the Property.
- b) The Seller will transfer title to the Property via a Warranty Deed with the standard warranties as per Connecticut law.
- c) The Seller has possession of the Property and the Property is free of any tenants.

7. Equipment/Furniture/Fixtures

Furniture, fixtures, and equipment shall be included in this sale, with the exception of any vehicles.

Fairfield Public Schools
Fairfield, CT 06825

TO: Mike Cummings

FROM: Angelus Papageorge
Rob Mancusi

DATE: July 8, 2020

RE: Giant Steps Property and Building Information

In answer to some of the questions about the Giant Steps property and building information, please see below.

What is the status of the Biro Street lease?

We are currently waiting for a signed copy of the one-year extension for 108 Biro Street. The extension carries a one-year term at a cost of \$110,250.00

How quickly do we need to make a decision?

We would need to move this along as soon as possible.

What is the street address?

The street address is 309 Barberry Road [Click here to view map of property](#) (you will need to type in the address in the find property by address link)

What is the lot size?

The lot size is 11.74 acres

What are the building sizes?

The ready to use building is approximately 17,901 sq. ft.

The abandoned building is approximately 23,717

Does the ready to use building have central air conditioning?

The building has central air conditioning

What is the maximum size building that we can build on site, what is the purchase price and what are the potential uses?

We could build up to a 74,792 sq. ft. building in place of the existing building and stay within the 10% lot coverage allowed by zoning.

We are still working on locking in on an appropriate offer for the building. The approximate cost to take down the building would be \$237,170.00 without taking into account site work or hazards that are unknown at this time.

Current Enrollment Projection?

The current projected enrollment for the start of the 2020-21 school year is 31 students.

Maximum Program Enrollment for Walter Fitzgerald Campus?

The maximum student enrollment is 50 students.

Out of town tuition cost?

The base tuition for out of town students is \$35,000. If a student receives, any special education or section 504 services additional costs will be charged.

Do students utilize full sized buses?

Full size buses were not used in 19-20. Approximately 75% of students were transported to and from school by FPS transportation during the 2020-21 school year. If the school were to move to this location the percent of students using buses would increase. Staff in the transportation office determine the size of buses.

How many students drive themselves to school at Walter Fitzgerald Campus?

Approximately 4-5 students drive to school and park their cars each school year.

What is the total staffing at Walter Fitzgerald campus?

- 4.0 FTE General Education Teachers
- 2.0 FTE Special Education Teachers,
- 0.4 FTE Health/PE
- 1.0 FTE School psychologist
- 1.0 FTE Social Worker
- 1.0 FTE IMPACT Social Worker
- 1.0 FTE secretary
- 1.0 FTE Administrator (shared with Community Partnership Program)
- 1.0 para

What are some possible Board of Education uses for the buildable space?

- Future site for a larger or second Early Childhood Center
- Future site for Community Partnership Program
- High school vocational program site
- New Central office
 - Current lease is \$173,655.30 annually
- New Maintenance office
 - Current lease \$160,336.27 annually
- Transportation offices

- New field space for High School athletics

What concerns exist with the property?

The greatest concern with the property is access.

We will also need to make a determination on the abandoned building. Based on future use would it be fiscally more prudent to tear it down and build new or to rehabilitate the property.

Thank you.

c: Meg Brown



TERM SHEET

This term sheet sets forth the proposed terms and conditions for the sale of 309 Barberry Road, Southport, Connecticut.

This term sheet is only for discussion purposes and is not intended to impose any legal obligation on any party.

1. Purchase of Interests

The Town of Fairfield, hereinafter the "Buyer," would acquire from American Institute of Neurodevelopment, Inc., hereinafter the "Seller," 309 Barberry Road, Southport, Connecticut 06890, hereinafter the "Property."

2. Property

The Property contains 11.74 Acres and is designated on the Town of Fairfield Assessor's Map 228 as Parcel 77A, PID #17722.

3. Purchase Price

In consideration for the transfer and sale by Seller of the Property to Buyer, Buyer would pay Four Million Nine Hundred Thousand and 0/100 (\$4,900,000.00) Dollars. The payment terms would be as follows:

Payable at Execution of Contract	\$245,000.00
Payable at Closing	\$4,655,000.00

4. Due Diligence Period

The Buyer shall have a Due Diligence period of 45 days after execution of the Purchase & Sale Agreement by both parties. During this Due Diligence Period, Buyer may conduct any and all building inspections, environmental review, wetlands review, and, at its option, may obtain zoning verification for proposed town uses and obtain any necessary town board approvals.

5. Closing Date

The closing shall take place 15 days after the completion of the Due Diligence Period. The Closing Date may be subject to extension by mutual agreement of the parties.

6. Representations

a) A Tax Appeal for the Property on behalf of the Sellers is pending, and shall be resolved in Appellant's favor to the mutual satisfaction of the parties hereto prior to the closing of title.

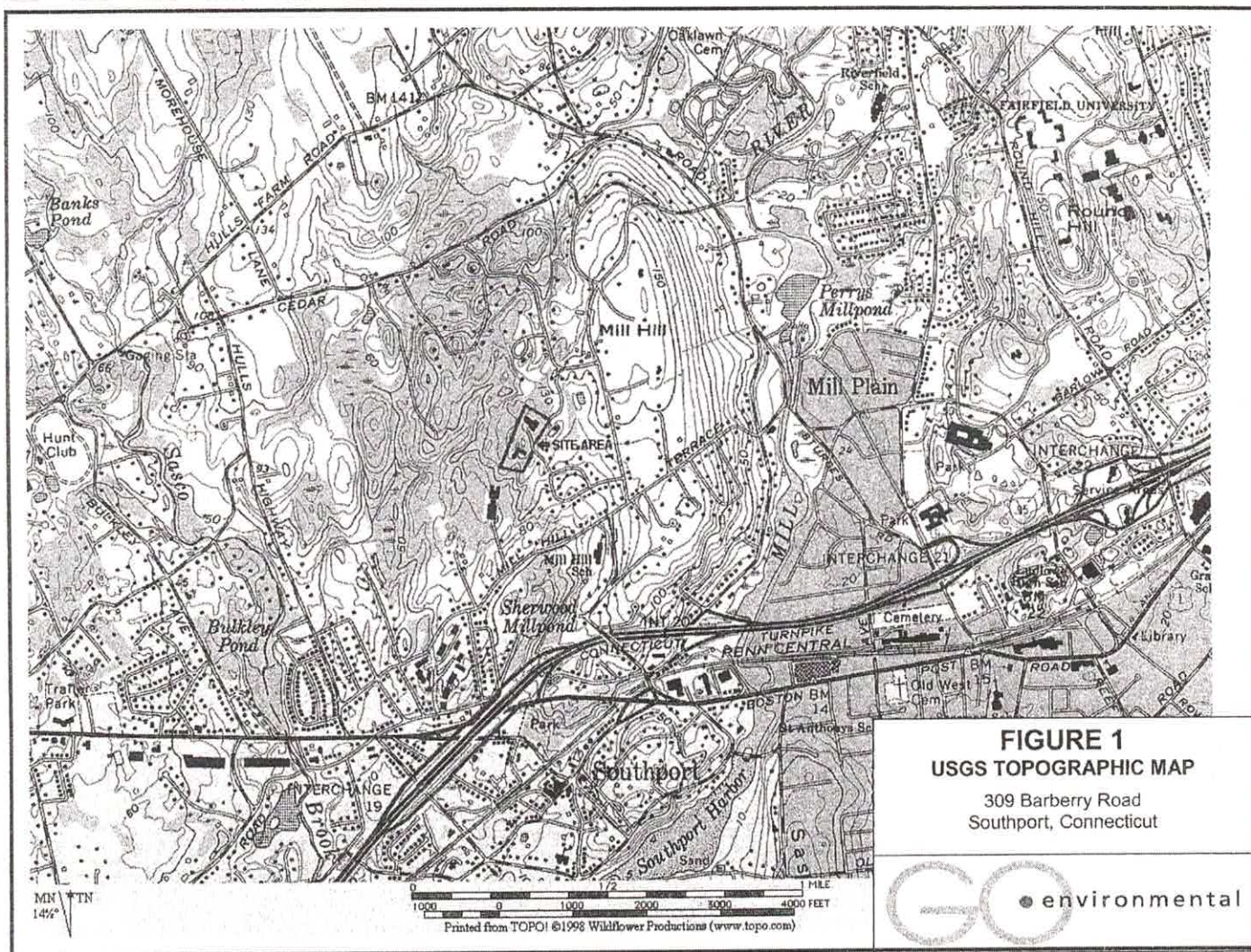
b) Aside from the pending tax appeal, there are no other pending legal proceedings regarding the Property.

b) The Seller will transfer title to the Property via a Warranty Deed with the standard warranties as per Connecticut law.

c) The Seller has possession of the Property and the Property is free of any tenants.

7. Equipment/Furniture/Fixtures

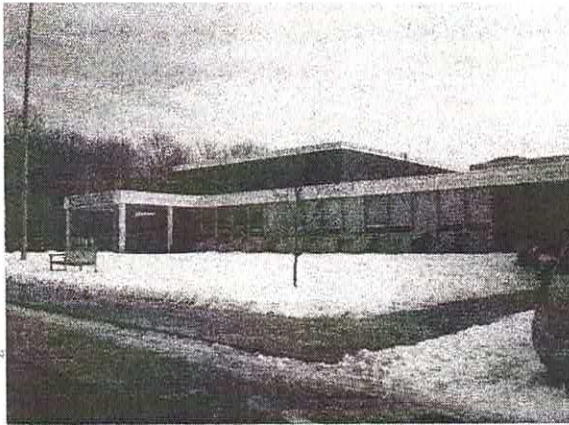
Furniture, fixtures, and equipment shall be included in this sale, with the exception of any vehicles.



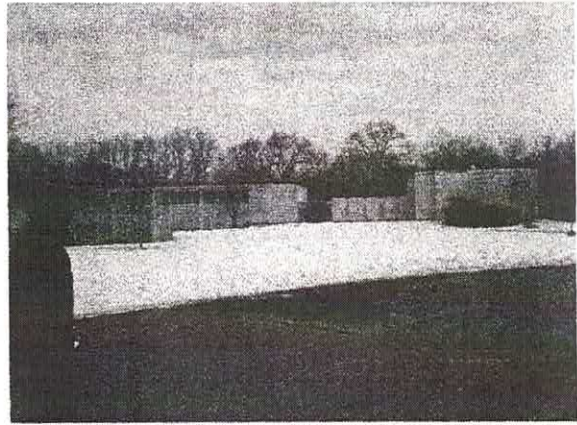
APPENDIX 2

SITE PHOTOGRAPHS

309 Barberry Road, Southport, CT



Building 1.



Building 2.

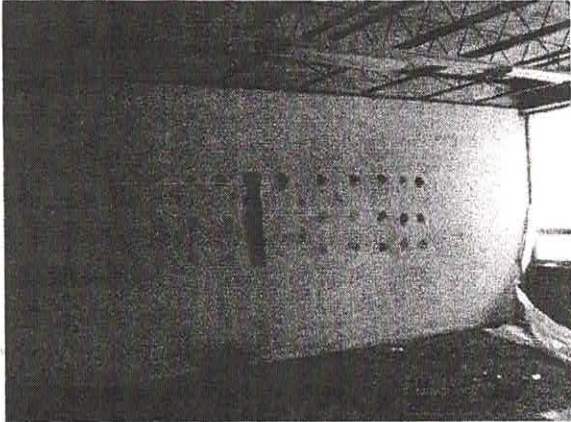


Floor drain in Building 1 furnace room.

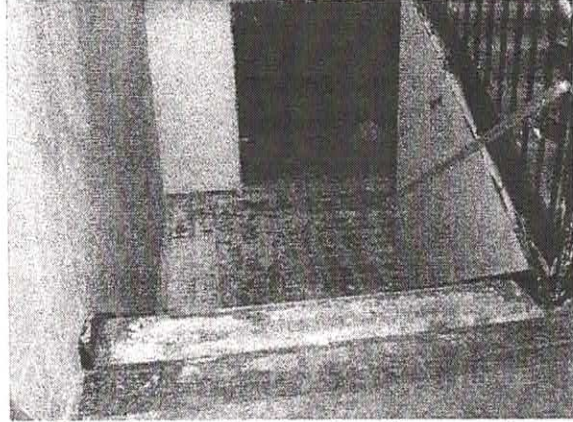


Building 1 elevator hydraulic tank.

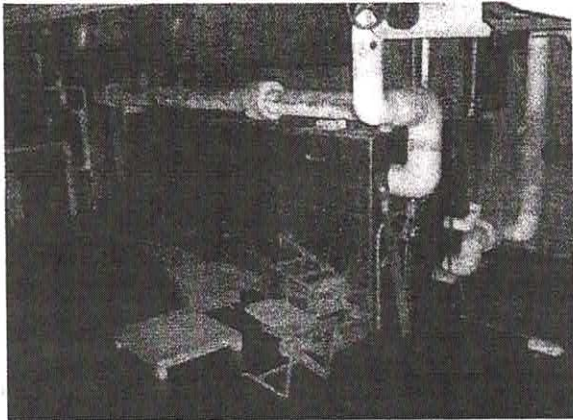
309 Barberry Road, Southport, CT



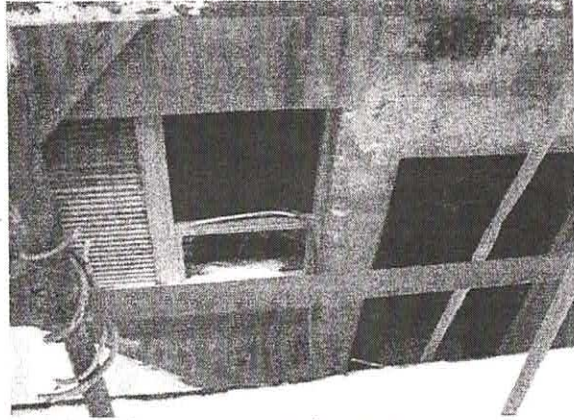
Building 2 classroom with flooring & ceiling tiles removed.



Building 2 hallway with 9-inch floor tiles removed.



Building 2 flooded furnace room.



Building 2 furnace room exterior entrance.

APPENDIX 3

DATA BASE SUMMARY



Town of Fairfield

Sullivan Independence Hall
725 Old Post Road

Fairfield, Connecticut 06824
Town Plan and Zoning Commission

(203) 256-3050

INTEROFFICE MEMO

DATE: DECEMBER 9, 2020
TO: BOARD OF SELECTMEN
FROM: JIM WENDT, PLANNING DIRECTOR
RE: 309 BARBERRY ROAD

On December 8, 2020, the Town Plan and Zoning Commission voted unanimously to recommend favorably the Town's acquisition of the above captioned property. The acquisition is an opportunity for the Town to relocate existing uses that are currently housed in leased facilities.

Annual Estimated Facility Expenses

	Facility Operating Expenses 309 Barberry Rd.	Facility Operating Expenses 108 Biro Street		Notes
Security Monitoring	\$ 360.00	\$ 360.00	Annual	No increase anticipated due to similar building size
HVAC PM	\$ 1,445.00	\$ -	Annual	
Asbestos Management	\$ 1,045.00	\$ 1,045.00	Annual	No increase anticipated due to similar building size
Transportation	N/A	N/A	N/A	No increase anticipated due to same enrollment
Roof PM	\$ 3,000.00	\$ 3,000.00	Annual	Inspections and reporting/based on similar building size
Landscaping	\$ 6,050.00	\$ 2,293.00	Annual	
Snow removal	\$ 1,200.00	\$ 2,382.50	Per Occurrence	Larger area allows for bigger equipment allowing for a quicker clean up
Elevator Phone	\$ 120.00	N/A	Annual	
Elevator PM	\$ 5,218.08	N/A	Annual	Cannot get a quote without access to property
Voice over internet Phones	\$ 129.00	\$ 129.00	Annual	No increase anticipated due to similar building size
Alarm and Fax Phone Lines	\$ 360.00	\$ 360.00	Annual	No increase anticipated due to similar building size
Electric - Main Building	\$ 19,923.97	\$ 11,633.31	Annual	
Electric - 2nd Building	\$ 821.80	\$ -	Annual	
Gas - Main Building	\$ 9,761.82	\$ 10,834.84	Annual	
Water - Main Building	\$ 1,982.26	\$ 1,042.74	Annual	
Water - Fire Main Building	\$ 2,931.10		Annual	
Lease	\$ -	\$ 110,250.00	Annual	Annual for 20-21. Lease increases each year.
Bond Cost- Annual Avg.	\$ 309,997.65	\$ -	Annual Avg.	
Insurance	\$ 2,500.00	\$ -	Annual	
Total	\$ 366,845.68	\$ 143,330.39		

One Time Cost

Tax Settlement	\$ 46,613.00			
Estimated Legal Fees	\$ 3,280.00			
Fuss & O'Neil Hazardous Building Materials Inspection	\$ 4,130.00			
	\$ 4,300.00			
Estimated Title Fees	\$ 15,000.00			
Phase I Environmental Site Assessment	\$ 2,250.00			
Estimated Bonding Cost	\$ 30,000.00			
Moving Cost	\$ 14,305.00			
Security Upgrades	\$ 114,500.00			
Fencing	\$ 7,553.00			
Landscaping	\$ 16,875.00			
Fiber Optics	\$ 35,000.00			
Contingency	\$ 10,000.00			
Other Unforeseen	\$ 10,000.00			

Total	\$	313,806.00
--------------	-----------	-------------------

December 14,2020
Angelus Papageorge