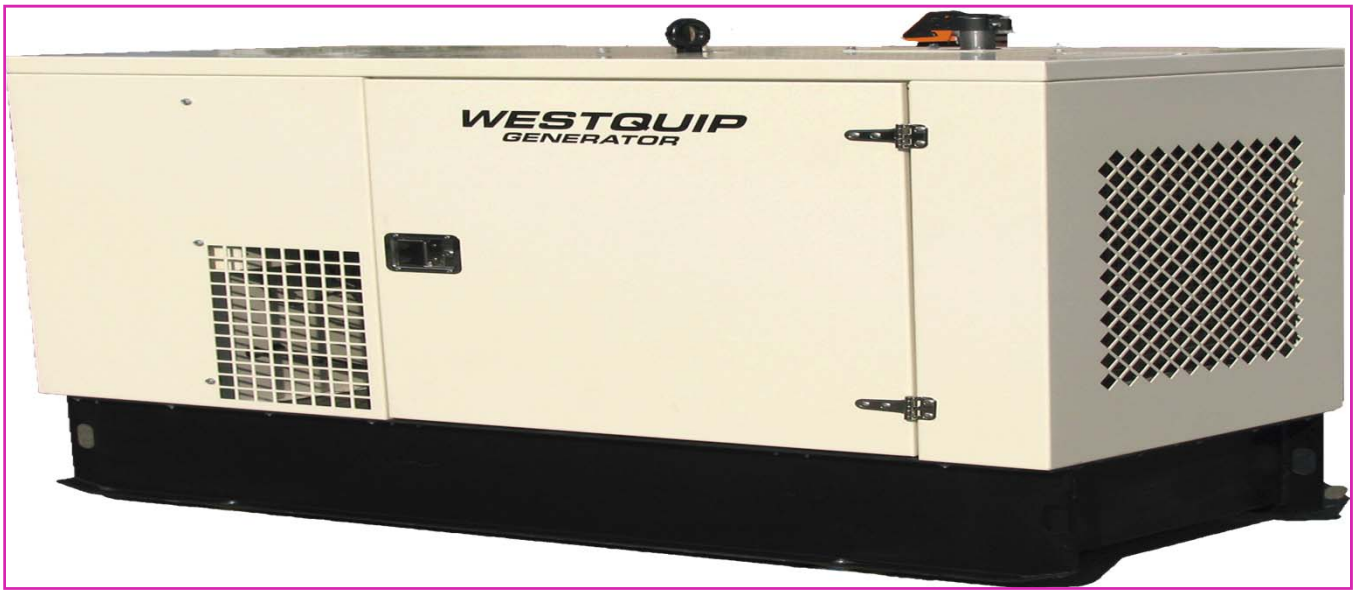
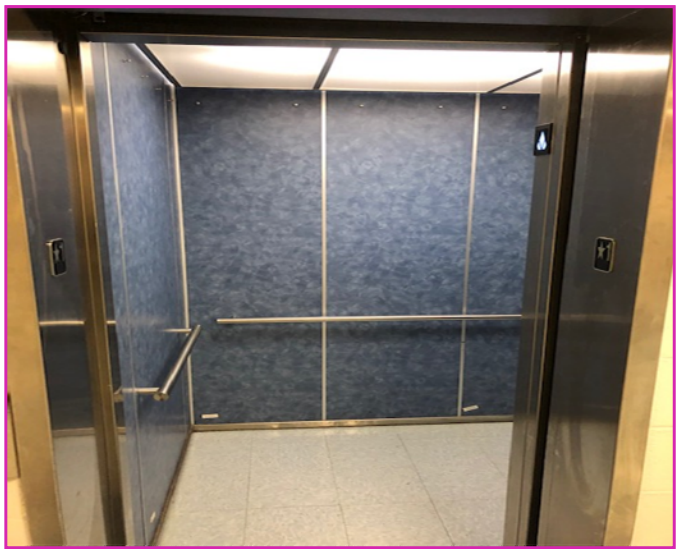
Fairfield Board of Education
Proposed
Capital Non-Recurring Projects
2020 – 2021



Fairfield Ludlowe High School
Generator



Fairfield Woods Middle School
Elevator

Roger Ludlowe Middle School
Cooling Tower

January 2, 2020

Dear Board of Education Members:

This booklet provides an overview of the following 2020-2021 Proposed Capital Non-Recurring Project Requests:

1. Fairfield Woods Middle School Elevator Replacement Project
2. Roger Ludlowe Middle School Cooling Tower Replacement Project
3. Fairfield Ludlowe High School Emergency Generator Replacement Project

I have included all of the above projects in the Fairfield Public Schools' Facilities Plan. Information for each project is provided using the 14-point format devised by the Town of Fairfield and includes:

- Justification and background information;
- A cost estimate that includes previous project information, verbal quotations, and/or written proposals;
- Photographs of projects in existing conditions; and
- Photos of expected new conditions.

We hope you find this information helpful, and we are confident it will answer many of your questions as we begin the budget discussions. Thank you for your continued support.

Sincerely,

Michael Cummings
Superintendent of Schools

Fairfield Public Schools
2020-2021
Capital Non-Recurring Projects

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Fairfield Woods Middle School

Elevator Replacement Project $ 175,000.00

Background: Fairfield Woods Middle school is a multi-level building. This building has two elevators, one that services students and staff going from the main floor to the second floor and one that services the main floor to the lower level. If either elevator is down, the building is not ADA compliant, and staff and students with special needs cannot gain access to the upper or lower floors.

Purpose & Justification: The Bradley wing elevator was installed in 1995 and has been problematic for over a year now. The manufacturer no longer supports the elevator, and parts are no longer available. Each time this elevator goes down, it takes approximately two weeks to get it working again.

Detailed Description: This expenditure would cover the total cost to remove and replace the Bradley Wing elevator. It would include but not be limited to (1) Removal of the car, call buttons, control cabinet, knife switch (2) The installation of all new equipment. This cost also includes bringing the existing elevator shaft up to the latest code requirements.

Estimated Cost: The cost of this funding request is $175,000.00. Transactions exceeding $15,000.00 shall be awarded on the results of a formal bidding process through the Town of Fairfield. This price carries a contingency because of potential unknown issues in the piping between the elevator shaft and the control closet.

Long Range Costs: All new equipment has a life expectancy of approximately 25-30 years; the only long range cost would be routine maintenance.

Demand on Existing Facilities: This project would reduce the maintenance cost due to the new equipment working better than the existing. This new elevator will also carry a preventative maintenance contract.

Security, Safety, and Loss Control: This project would increase safety by allowing for staff and students with special needs to access the lower level of the building without traveling outside of the building.

Environmental Considerations: All new equipment will meet all regulatory standards.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. There are no State or Federal regulations that require this project to be undertaken. This Project is not eligible for reimbursement through OSCG&R.

Schedule, Phasing & Timing: The schedule for this project would be to have work started during the summer recess of 2020 and should be completed shortly after the start of the 2020-2021 school year.

Other Considerations: This work will be bid out by the Town Purchasing Department and is to be performed by outside professional licensed contractors.

Alternates to the Request: The alternate to this request would be to do nothing. This alternative would continue to add cost to maintain the existing elevator. This alternative could jeopardize the ability to move staff and students to the lower level of the building as parts are becoming obsolete.

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Fairfield Woods Middle School

Elevator Replacement **$ 175,000.00**

Details

Engineer of Record:
Phil Cerrone Architect
Fairfield, CT

Licensed contractor to provide labor and materials
Prepared by:
THP (Tomlinson Hawley Paterson)
Per-Town Bid results (This project was bid 2019-2020 but not funded. THP has agreed to hold pricing)

Breakdown:

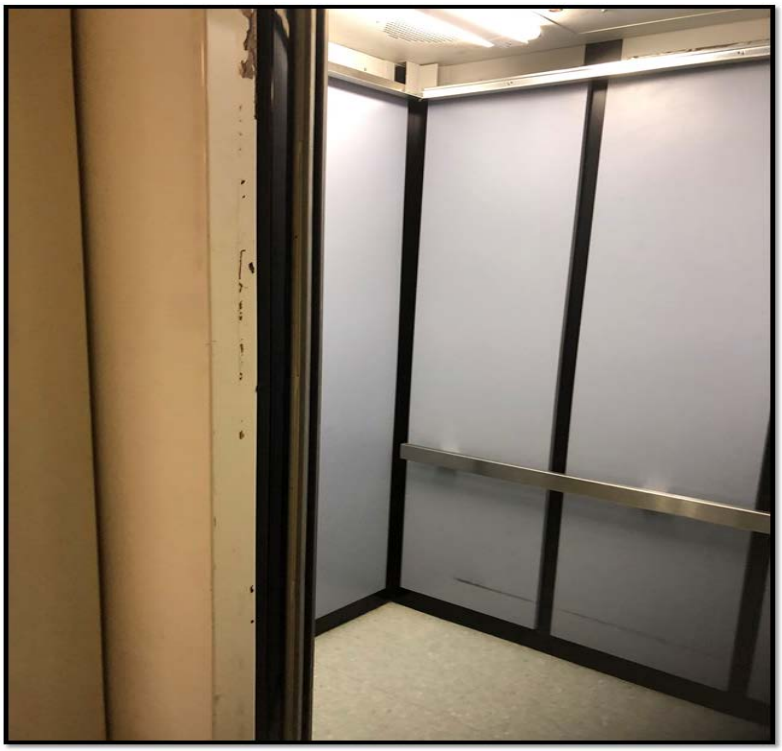
Architectural Design
Data Collection and Field Investigation
Provide Drawings and Specification
Pre-biding Walkthrough
Construction Administrations Services $ 2,200.00
Encumbered in BOE Operating Budget FY 2018-2019

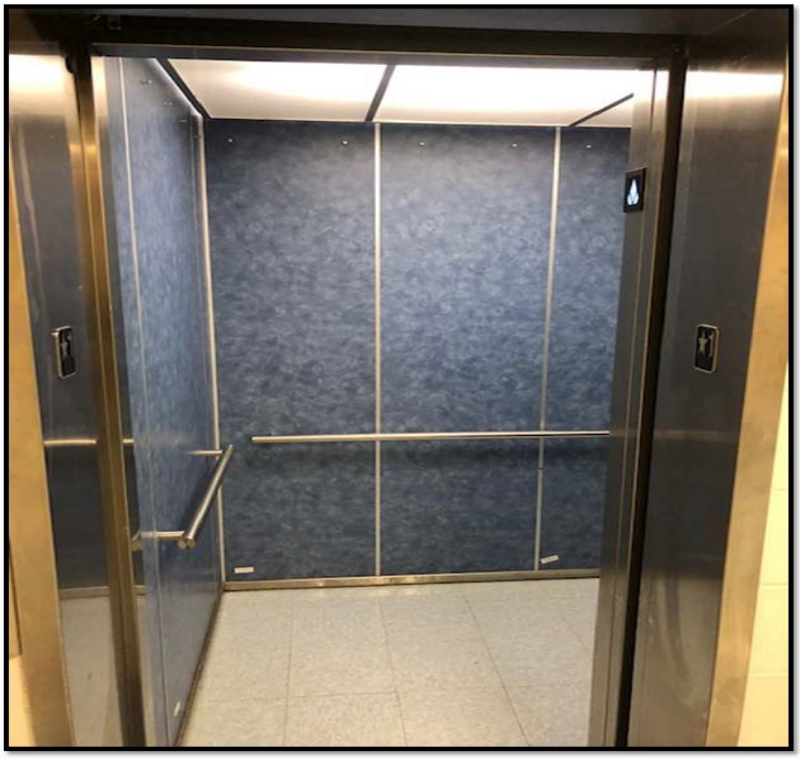
Licensed Contractor
Disconnection and Removal of All Old Elevator Components
Installation of New Kone Elevator
Install New Code Compliant Equipment in Pit and Shaft
All State and Local Inspections
$ 134,110.00

Contingency $ 40,890.00

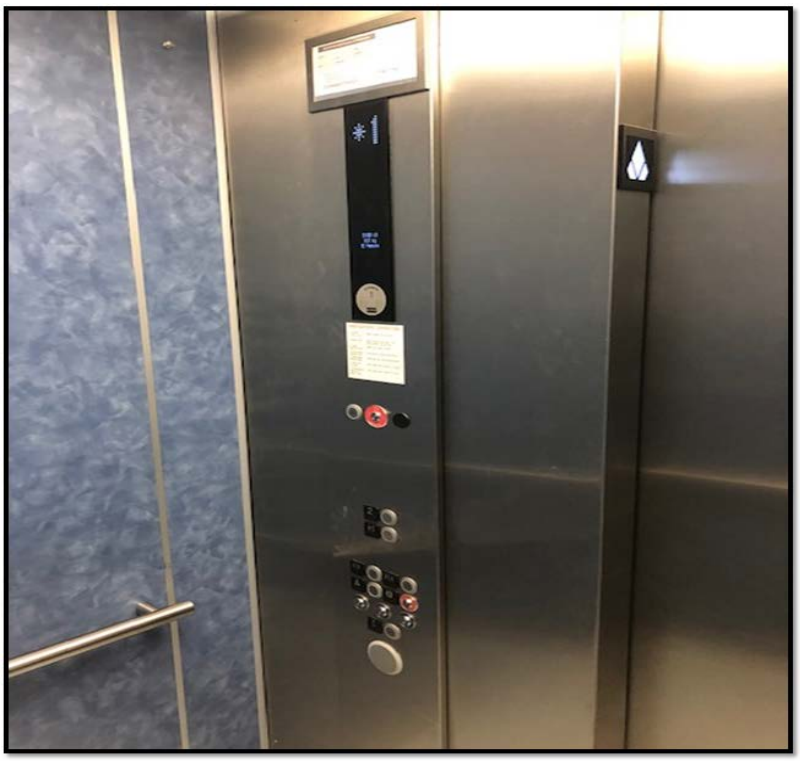
TOTAL **$ 175,000.00**

Fairfield Woods Middle School
Old – Elevator Inside





Fairfield Woods Middle School
New - Elevator Inside



Roger Ludlowe Middle School

Cooling Tower Replacement Project $ 400,000.00

Background: Roger Ludlowe Middle School was built in 2003 as a fully air conditioned building that relies on a cooling tower to keep the air conditioning in the building functioning correctly.

Purpose & Justification: The air conditioning in this building has been failing and has cost the district approximately $35,000.00 in repairs over the last few years. The system is almost to the point of not being repairable, in which case, the buildings' air conditioning systems will not be able to run.

Detailed Description: This expenditure would cover the total cost to remove and replace the building tower along with all piping to and from the tower and the building. Included in this cost are the necessary repairs to the heat exchanger and piping in the boiler room.

Estimated Cost: The cost of this funding request is $400,000.00. The number for this project was calculated by the engineer of record for this project by using best practices and experience for this type of project. A known cooling tower manufacturing company performed the research.

Long Range Costs: Being all new equipment with a life expectancy of approximately 30-40 years, the only long rang cost would be routine maintenance.

Demand on Existing Facilities: This project would reduce the maintenance cost due to the new equipment working better than the existing. This new cooling tower will carry a water treatment contract to help extend the life of the new unit.

Security, Safety, and Loss Control: This project would allow for the maintaining of safety in the building by allowing the buildings HVAC systems to function correctly.

Environmental Considerations: All new equipment will meet all regulatory standards.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. There are no State or Federal regulations that require this project to be undertaken. This Project is not eligible for reimbursement through OSCG&R.

Schedule, Phasing & Timing: The schedule for this project is for work to start during the summer recess of 2020 and completed before the return of staff and students.

Other Considerations: This work will be bid out by the Town Purchasing Department and performed by outside professional licensed contractors.

Alternates to The Request: The alternate to this request would be to do nothing. This alternative would continue to add cost to maintain the tower.

Roger Ludlowe Middle School

Cooling Tower Replacement **$ 400,000.00**

Details

Engineer of Record:
VanZelm Engineers
Farmington, CT

Licensed contractor to provide labor and materials
Prepared by:
Per-Town Bid Results

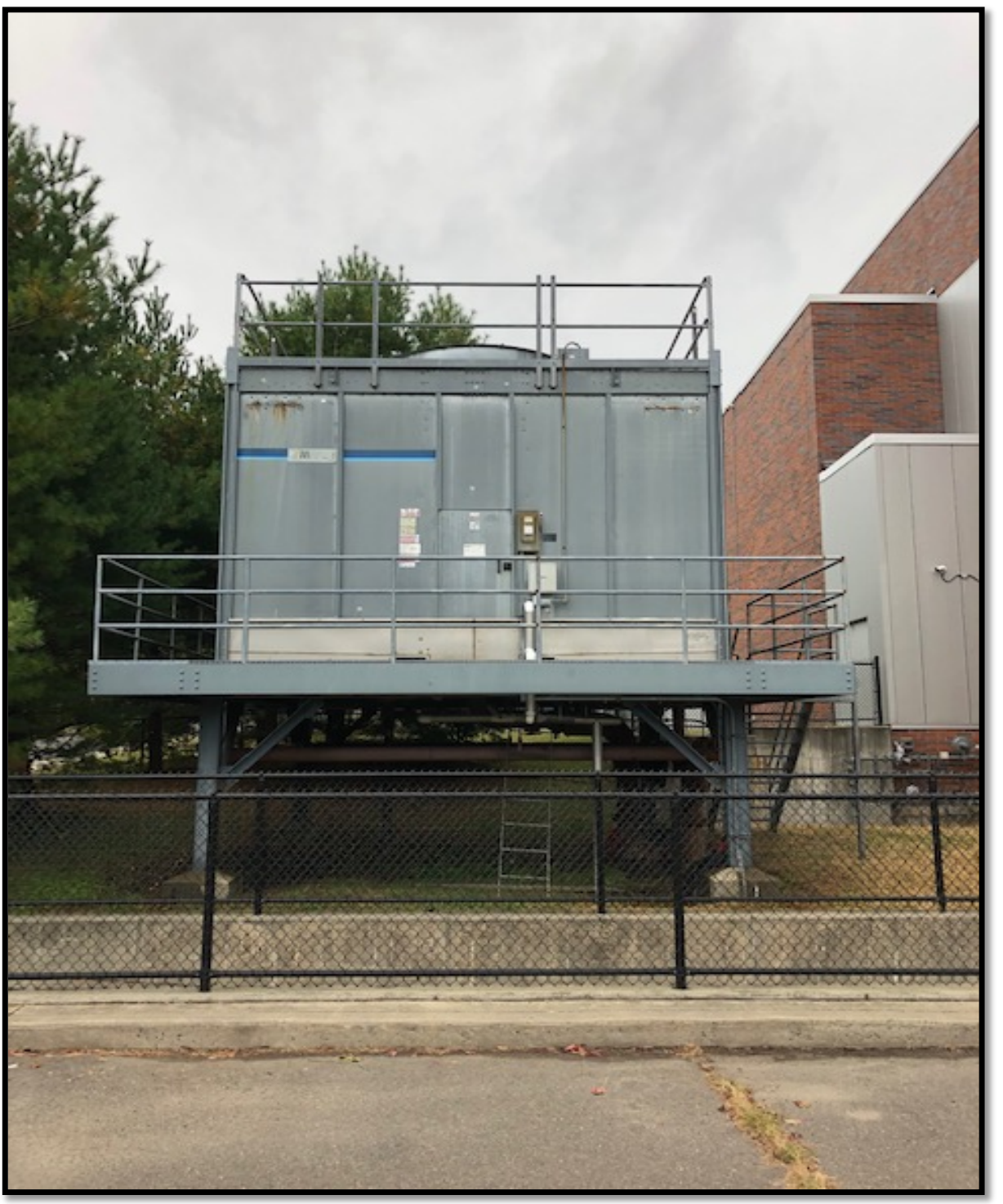
Breakdown:

Engineering Firm	
Scope of Services	
Data Collection and Field Investigation	
Provide Drawings and Specification	
Pre-biding Walkthrough	
Construction Administrations Services	$ 13,525.00

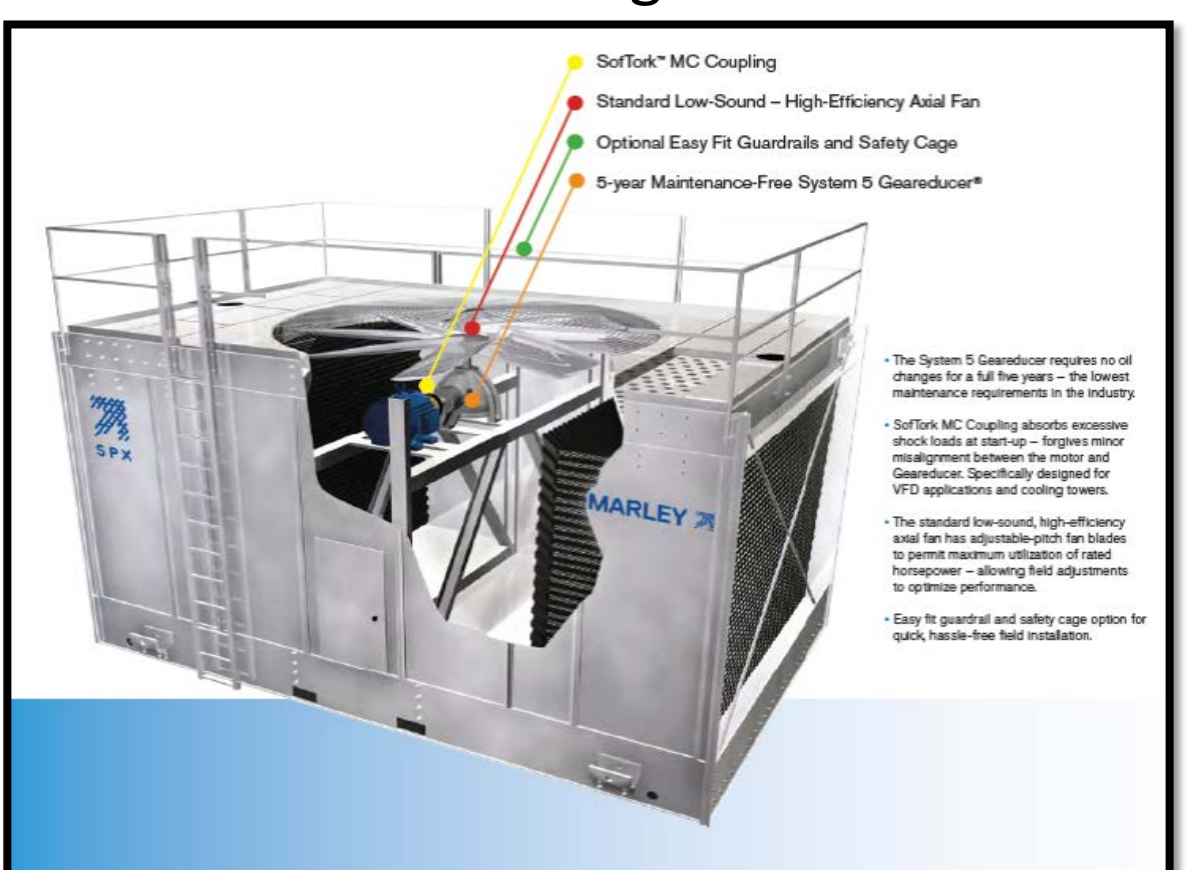
Licensed Contractor	
Disconnection of All Piping and Wiring of Old Unit	
Removal of Old 300 Ton 2 Cell Cooling Tower	
Installation of New 300 Ton 2 Cell Cooling Tower	
Reconnection of All Piping and Wiring per Manufacturer's Specification	
Installation of New Heat Exchanger Unit	
Crane and Tools to Perform All Work	$ 352,500.00
Contingency	$ 33,975.00

TOTAL **$ 400,000.00**

Roger Ludlowe Middle School
Old Cooling Tower



Roger Ludlowe Middle School
New Cooling Tower



Fairfield Ludlowe High School

Emergency Generator Replacement $ 200,000.00

Background: Fairfield Ludlowe High school is the building that houses our network equipment. This building also serves as an emergency shelter for the Town. Over the last few years, the generator for this building has become unreliable, causing the power to go out during significant weather activities. We have had 14 service calls over the last three years at the cost of approximately $16,000.00.

Purpose & Justification: The age of this generator (1997) and the gradual discontinuation of replacement parts will prevent repairs in the future. This will cause delays in service and delays in the availability of the building for use as an emergency shelter. Also, the fuel tank that the generator sits on top of is showing signs of wear and tear and is no longer in compliance with new standards for above-ground diesel fuel storage requirements.

Detailed Description: This expenditure would cover the total cost of this project. This would include but not be limited to (1) Professional services to write specifications to allow this project to undergo the bid process (2) Equipment and materials to install a new generator, fluke storage tank, and to remove and properly dispose of the old equipment.

Estimated Cost: The cost of this funding request is $ 200,000.00. The number was calculated using the best practices established by the industry, along with the guidance of an independent architectural engineering firm. We consulted an independent third party electrical contractor to get estimated pricing on this project.

Long Range Costs: The generator will be new equipment with a life expectancy of approximately 20 years. The only long-range cost would be routine maintenance.

Demand on Existing Facilities: This project would reduce the maintenance cost due to the new equipment working better than the existing.

Security, Safety, and Loss Control: This project would increase safety for the school district by allowing minimal downtime for power loss. This project would make the Town's emergency shelter more reliable and increase the reliability of the schools' and Town's IT equipment.

Environmental Considerations: All new equipment will meet all regulatory standards.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. There are no State or Federal regulations that require this project to be undertaken. This Project is not eligible for reimbursement through OSCG&R.

Schedule, Phasing & Timing: The schedule for this project would have all the work completed during the summer recess of 2020.

Other Considerations: This work will be bid out by the Town Purchasing Department and performed by an outside professional licensed contractor.

Alternates to The Request: The alternate to this request would be to do nothing. This alternative would continue to add cost to maintain the existing generator and jeopardize the Town's emergency shelter readiness.

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Fairfield Ludlowe High School

Emergency Generator Replacement **$ 200,000.00**

Details

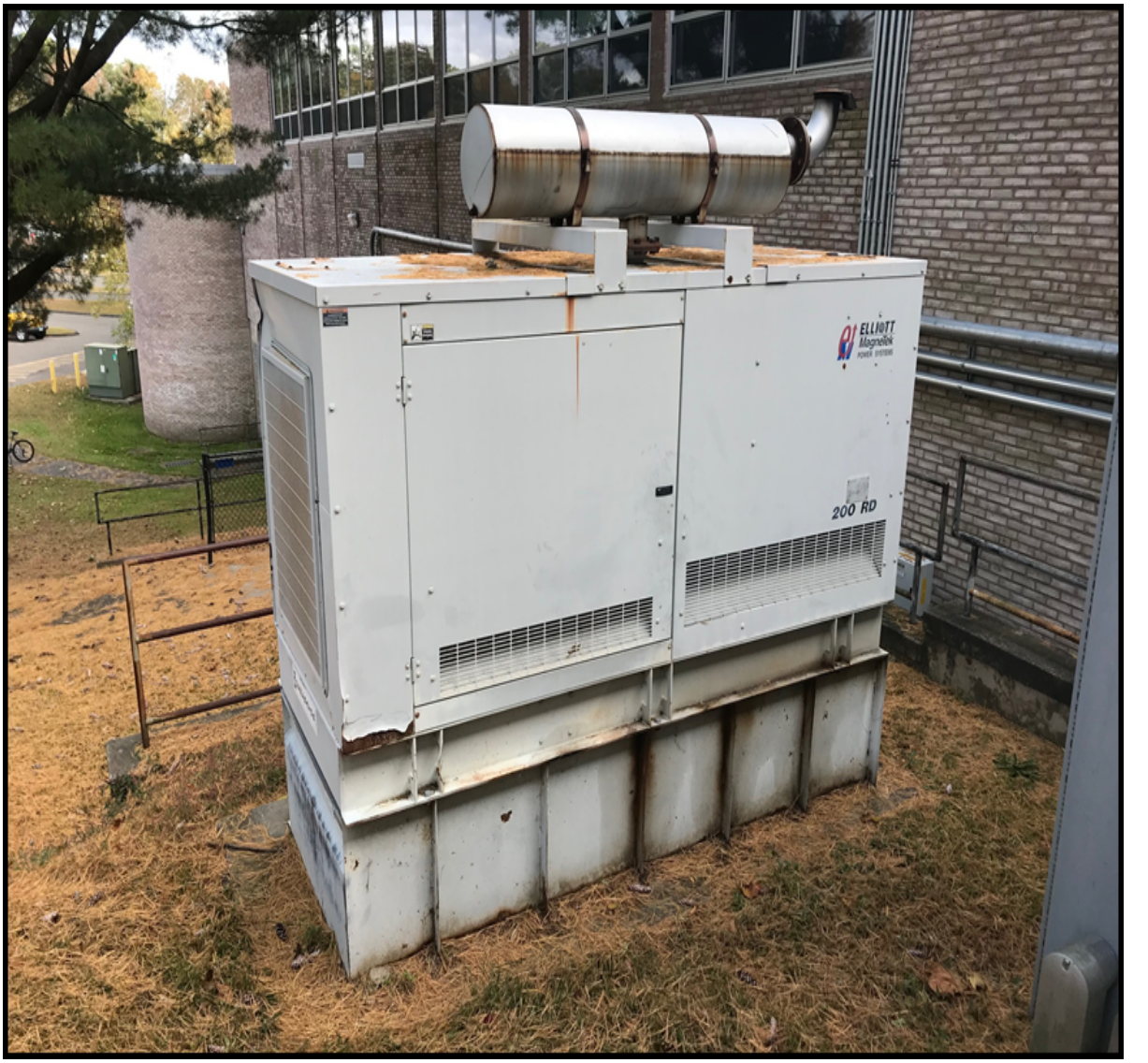
Engineer of Record:
N/A

Licensed Contractor to Provide Labor and Materials
Prepared by:
FM Generator
Canton, MA

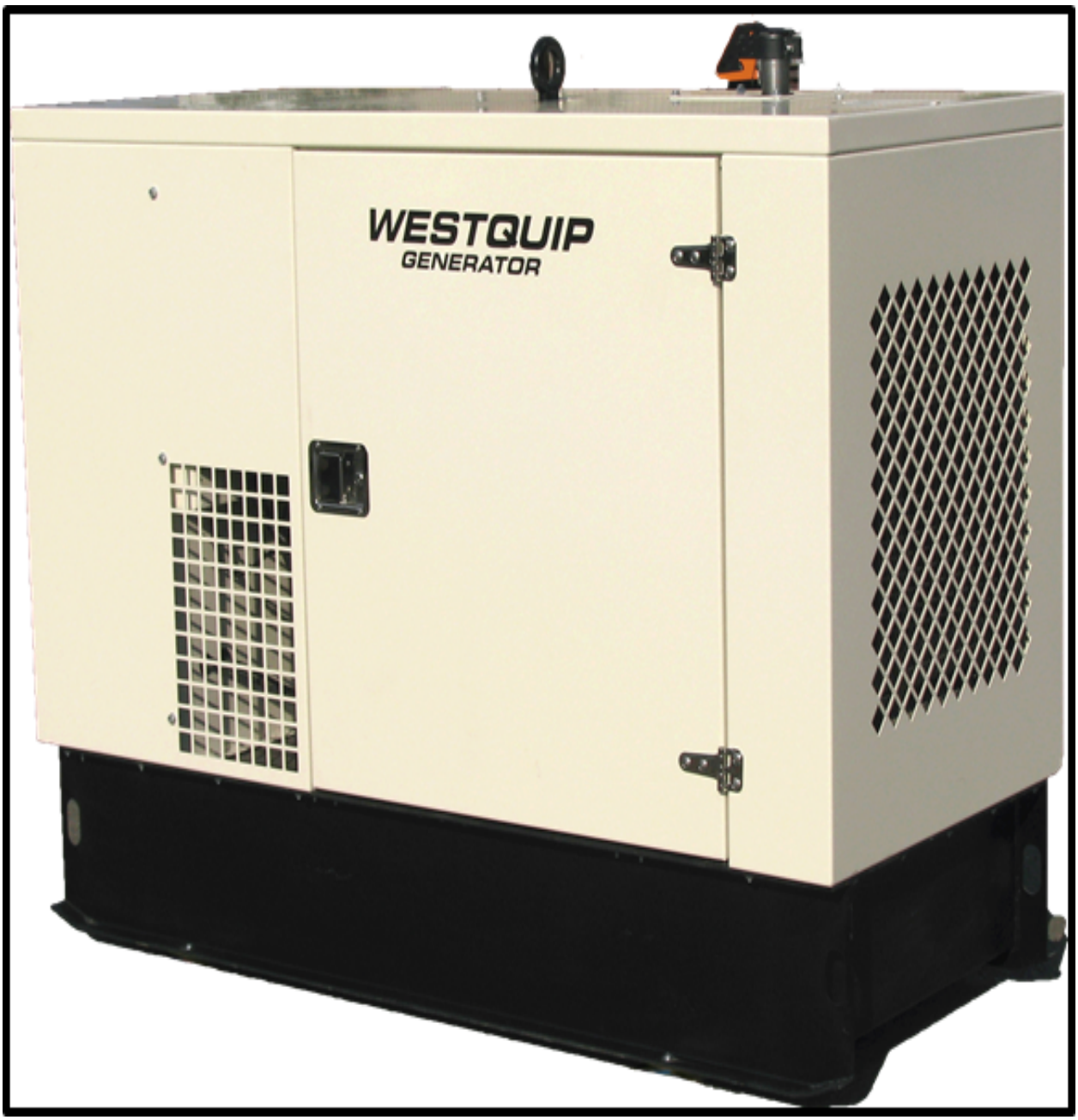
Breakdown:

Licensed Contractor Furnish and Install New 200 KW Generator With Sound Enclosure Furnish and Install New 48-hour Fuel Tank	$ 90,000.00
Removal of Existing Equipment	$ 40,000.00
Contingency Exhaust Stack, Pad Modifications, Environmental Remediation	$ 40,000.00
Other Unforeseen	$ 30,000.00
TOTAL	**$ 200,000.00**

Fairfield Ludlowe High School
Old Generator



Fairfield Ludlowe High School
New Generator



Fairfield Warde High School

Cafeteria Air Conditioning Project $ 1,500,000.00

Background: Fairfield Warde High School, one of two high schools in town, has a cafeteria with a seating capacity of 532. This project represents a step in the long-term goal of adding air conditioning to all the school buildings in the district. The seating capacity would provide the Town with a large area of gathering in the event of any emergency with a temperature-controlled environment capable of heating and cooling.

Purpose & Justification: Adding air conditioning in this large gathering area will allow the school to use this area in warmer climates to house larger meetings. Also, the seating capacity provides the Town with a large gathering area in the event of an emergency with a temperature-controlled environment capable of heating and cooling.

Detailed Description: This expenditure would cover the total cost of this project. It would include but not be limited to(1) Professional services for design and specification to allow this project to undergo the bidding process (2) Materials and labor to complete the project along with special construction tools to complete the project (e.g., crane, etc.). This project carries an industry-standard contingency to cover any unforeseen conditions that may potentially be found during construction.

Estimated Cost: The cost of this funding request is $1,500,000.00. The number was calculated using best practices established by the industry along with guidance by an independent architectural engineering firm.

Long Range Costs: The air conditioning unit, ducting, and piping will be all new equipment with a life expectancy of 30-years minimum.

Demand on Existing Facilities: This new equipment would add minimal additional work in the form of maintenance and replacement of wear and tear items.

Security, Safety, and Loss Control: This project would increase safety by allowing a temperature-controlled space for a large gathering.

Environmental Considerations: All new equipment will meet all regulatory standards.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. There are no State or Federal regulations that require this project to be undertaken. This Project is not eligible for reimbursement through OSCG&R.

Schedule, Phasing & Timing: The schedule for this project would have all the work completed during the summer recess of 2020.

Other Considerations: This work will be bid out by the Town Purchasing Department and will be performed by outside professional licensed contractors.

Alternates to The Request: The alternative to this request would be to do nothing. This alternative would delay the overall district plan to add air conditioning to all district buildings. It could also make this space unsuitable for town emergency gatherings in warmer months.