

Fairfield Board of Education Proposed Capital Project Requests 2020 - 2021



Osborn Hill Roof Replacement Project



Walter Fitzgerald Purchase



Fairfield Warde High School
Air Conditioning Project

January 16, 2020

Dear Board of Education Members:

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

1. Fairfield Warde High School Air Conditioning Project
2. Osborn Hill Roof Replacement Project
3. Walter Fitzgerald Purchase

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.

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,

A handwritten signature in black ink that reads "Mike".

Michael Cummings
Superintendent of Schools

Fairfield Public Schools
2020-2021
Capital Projects

Table of Contents

<u>Location</u>	<u>Project</u>	<u>Estimated Cost</u>	<u>Page</u>
Fairfield Warde High School	Air Conditioning Project	\$ 1,500,000	1
Osborn Hill Elementary School	Partial Roof Replacement Project	\$ 1,409,046	5
Walter Fitzgerald Campus	Purchase	\$ 5,000,000	11
Total		\$ 7,909,046	

Fairfield Warde High School

Cafeteria Air Conditioning Project

\$ 1,500,000

Background: This project represents a step in the long-term goal of adding air conditioning to all the school buildings in the district. Fairfield Warde High School has a cafeteria with a seating capacity of 532.

Purpose & Justification: Adding air conditioning in this large gathering area will allow the school to house larger meetings in warmer climates. 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. 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 minimum life expectancy of 30 years.

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.

Fairfield Warde High School

Cafeteria Air Conditioning Project

\$ 1,500,000

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

- Review Available Design Documentation
- Conduct Site Investigation
- Provide Schematic Designs
- Construction Administration Services

12,900

Licensed Contractor

- Provided All Equipment Necessary Roof Top Equipment
- Provide All Equipment to Set Roof Top Equipment
- Provide All Necessary Internal Equipment
- Pipe and Wire All Equipment Per Manufactured Specification
- Provide All equipment and Tools to Install Equipment
- Tie New Equipment in to Building BMS Control System

1,200,000

Contingency

287,100

TOTAL

\$ 1,500,000

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Osborn Hill Elementary School

Partial Roof Replacement Project

\$ 1,409,046

Background: Osborn Hill received a new roof in 1991 and a roof extension in 2012. The roof has been failing for approximately one year. We have had several roofing contractors out to look at and make repairs to the roof. A roofing architect company determined in late spring-early summer of 2019 that no more repairs could be performed to prevent the water infiltration into the building. At this time, we decided on a temporary solution to place a rubber membrane over the leaking parts of the roof to keep the Indoor Air Quality (IAQ) suitable for school use for the 2020 school year.

Purpose & Justification: The temporary membrane placed on the building will only keep the building dry for a short amount of time. Failure to replace this roof may result in water infiltration to the building. If the water gets into the building, it will likely result in an IAQ issue, creating a potential health issue in the building.

Detailed Description: This expenditure would cover the total cost of the project. This includes all labor and material to remove roofing down to the metal decking. Once removed, a new decking system will be installed to bring the roof insulation value up to the new code requirements.

Estimated Cost: The cost of this funding request is \$1,409,046. This number was provided by a roofing contractor who was awarded several town bids for similar projects along with a professional licensed engineering firm in CT.

Long Range Costs: Once completed, the new roof will carry a warranty for 20 years. There will be minor upkeep and cleaning requirements.

Demand on Existing Facilities: This project would reduce the cost of maintaining the roof as it would reduce service calls caused by water intrusion.

Security, Safety and Loss Control: This project would enhance safety and loss control by drastically reducing the risk of water intrusion into the building. Loss can occur when equipment and furniture get wet from roof leaks. There are safety concerns with IAQ when water is constantly present in a building.

Environmental Considerations: The IAQ is compromised when a roof has a continued leaking failure.

Funding, Financing & SDE Reimbursement: This project would not proceed without funding approval. This project will be assigned to the Town's special standing building committee and will apply for funding reimbursement from the state's OSCG&R program. We have also been in contact with solar companies who have shown interest in helping with the cost of replacing the roof, provided a solar program can be approved.

Schedule, Phasing & Timing: The schedule is to have all this work done in the summer of 2020 and completed for school to open in September of 2020.

Other Considerations: The 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 is to do nothing. This alternative will delay the needed repairs to the roofing system and could affect the ability of the school to operate safely.

Osborn Hill Elementary School

Partial Roof Replacement Project

\$ 1,409,046

Details

Licensed contractor to provide labor and materials

Prepared by:

Silktown Roofing

Breakdown:

- Set-up safety for associates to perform their scope of work, and to protect the occupants of the property.
- Remove the existing roofing system down to the existing metal deck.
- Install new pressure treated wood blocking to the height of the new perimeter edges.
- Install new Polyisocyanurate insulation including ¼" per foot tapered system with an average R-25 value to be in compliance with 2014 ASHRAE guidelines.
- Install new two-ply SBS Modified Bitumen roofing membrane system in cold applied adhesive with a granulated cap sheet.
- Install all flashings per manufacturer's specification.
- Remove and replace existing drain bowl assemblies.
- Install new extruded metal edges with Kynar coated color cover plate that has been pretested and approved per ANSI -SPRI ES-1 specifications. (Color will be selected from standard color selections)
- Install new expansion joints to replace existing.
- Fabricate and install new counter flashings as needed for proper termination.
- Clean up and dispose of all debris from the above scope of work.
- Provide a 20-year No Dollar Limit (NDL) warranty that includes the cost of both labor and material to repair any leaks or material failures during the warranty period.

1,263,190

Consultant for Professional Services

Prepared by:

Fairfield Public Schools Central Office

Breakdown:

- Architect will provide the following professional services related to the scope of work described in this proposal:
- Review original Contract Documents and previous reports as such documents relate to conditions described in the Scope of Work and are supplied to architect by the Town of Fairfield Public Schools.
- Visit the site to verify existing conditions and construction details. Coordinate with a roofing contractor retained by The Town of Fairfield Public Schools to perform exploratory openings so as to examine concealed conditions.
- Based upon the results of field verification activities and the established scope of work, provide a proposed roof replacement system and scope of work for review and approval by the Fairfield Public Schools and Building Committee.
- Meet with the Office of School Construction Grants & Review for a pre-review evaluation meeting to review requirements for submission of the project.
- Based on the agreed upon scope of work, prepare Contract Documents consisting of drawings and specifications, setting forth in detail the requirements for construction of the project.
- Meet with the Office of School Construction Grants & Review staff for Design Development Review (DDR) and Pre-Bid Conformance Review (PCR) as required.
- Respond to Office of School Construction Grants & Review comments as required.
- Assist in the preparation of the necessary bidding information, bidding forms, conditions of the Contract and Form of Agreement between Owner and Contractor.
- Assist the Town of Fairfield Public Schools in obtaining bids.
- Prepare an agenda for a pre-bid conference at the site.
- Conduct a pre-bid conference at the site.
- Prepare minutes from the pre-bid conference.
- Respond to contractor questions and prepare addenda, as necessary.
- Assist the Town of Fairfield Public Schools in evaluating bids and in awarding construction contract.
- Conduct a meeting with a representative from the Fairfield Public Schools, Building Committee, and the Contractor prior to the commencement of the work, to review the Contractor's proposal for compliance with the requirements of the Contract Documents.
- Review and take appropriate action on Contractor's submittals such as shop drawings, product data and samples, to establish their conformance with the design concept expressed in the Contract Documents; forward to the Town of Fairfield Public Schools, for review and record, written warranties and related documents required by the Contract Documents and assembled by the Contractor.

- Visit the site weekly during construction to become familiar with the progress and quality of work and to determine if the work is being performed in general compliance with the Contract Documents.
- Conduct meetings in conjunction with site visits to assess the progress of the work.
- Prepare field observation reports following site visits to document progress and quality of the Contractor's work.
- Authorize minor changes in the work if they are necessary and do not involve adjustment to the contract sum or extension of the contract time.
- Review and certify amounts due the Contractor.
- Visit the site to develop a punch list and again to conduct a final inspection with the Manufacturer's representative.
- Determine the date of completion.
- Certify Contractor's requisition for Final Payment based upon the final inspection indicating the work is in general compliance with the requirements of the Contract Documents.

75,792

Contingency
Prepared by:

Fairfield Public Schools Central Office

Breakdown:

- Carry a contingency for unforeseen conditions during demolition of old roofing materials down to the existing roof deck.

70,064

Total

\$ 1,409,046

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Walter Fitzgerald Campus

Walter Fitzgerald Project

\$ 5,000,000

Background: Saint Emery's Parish school has been the leased location for Walter Fitzgerald Campus for the past 12 years. The BOE maintenance department has performed minor repairs to keep the school operational; however, repair issues have gone unresolved by the landlord. The landlord said they were not in a financial position to perform the necessary repairs. In recent negotiations, the landlord presented the option for the BOE to purchase the building.

Purpose & Justification: This project would allow us to take ownership of the building and eliminate the need for a lease for the Walter Fitzgerald High School site. Purchasing the building would allow us to perform needed improvements to the building.

Detailed Description: This expenditure would cover the total cost of purchasing the building along with the needed urgent updates to the building, which include: a new roof, windows, and removal of asbestos.

Estimated Cost: The cost of this funding request is \$ 5,000,000. The cost was established by working with several contractors, engineering companies, a building appraisal company, and a local commercial real estate broker.

Long Range Costs: Once the building is acquired and the urgent projects are complete, the building will require routine maintenance by our in-house maintenance staff. There will be long term projects for this building that will need to be added to the BOE long-range facility plan.

Demand on Existing Facilities: This project will slightly increase the demand of the district as a new facility to the town. Routine maintenance and waterfall projects will be required.

Security, Safety, and Loss Control: This project will allow us to update the building to meet the safety standards of the district. It will also allow the remediation of asbestos to improve the conditions of the building.

Environmental Considerations: N/A

Funding, Financing & SDE Reimbursement: This project will not proceed without funding approval. It will be assigned to the Town's special standing building committee and will apply for funding reimbursement from the State's OSCG&R program.

Schedule, Phasing & Timing: Upon funding approval, all work would begin in the summer of 2020 and be complete for the new school year starting in September of 2020.

Other Considerations: The 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 is to do nothing. If this project does not move forward, we will continue to lease the space. We will also be taking the chance that the building owner may sell the building to someone who would not like to continue leasing the space to the Town.

Walter Fitzgerald Campus

Acquisition/Projects		\$ 5,000,000
	Details	
Realtor of Record:		1,500,000
		2,000,000
John Angel (*Price of Building May Cost Between \$1.5-2M)		
Licensed Architect/Engineers:		
Fuss & O'Neill		20,216
Phil Cerrone		40,000
Hoffman Architect		30,000
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Licensed Contractor to Provide Labor and Materials		
Project Breakdown:		
Roofing		
Silktown		389,000
Window Replacement with School Guard		
Lockheed		706,400
Asbestos Abatement		
AAIS		169,420
Flooring Replacement		
BCI		77,265
Site Work		
Becker Landscaping		34,400
Contingency		1,533,299
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Total		\$ 5,000,000