

Fairfield Public Schools Facilities Plan 2016 – 2028



Fairfield Ludlowe High School Tennis Courts



**Roger Ludlowe Middle School
Cooling Tower**



Mill Hill Elementary School

**Approved by the Board of Education
on**

June 23, 2015

Updated on August 21, 2017

Updated on August 21, 2018

Updated on June 11, 2019

Updated on August 14, 2019

Updated on September 24, 2019

Fairfield Public Schools Facilities Plan 2016-2028

Introduction

We are pleased to present this update to the Fairfield Public Schools Facilities Plan. This document serves as guidance for the Board of Education as it prepares its list of capital requests from the Town of Fairfield. It also dovetails with the Town's "Waterfall" schedule, the blueprint from which the Town calculates and tracks its annual and long-term debt. Our overarching goal of this Plan is to meet the capital needs of the school district – its 17 school buildings comprising approximately 2 million square feet – and the financial capability of the Town.

We believe this Plan accurately represents the needs and estimated costs for the Fairfield Public Schools for the next ten years. Obviously, as we have learned from experience, emergency or unforeseen situations can develop that will necessitate the inclusion of other projects as yet unknown to us. Pricing can also change based on the market for labor and materials. We intend for this to be a "living document," updated on an annual basis, as part of the Board's and Town's long-range planning.

Angelus Papageorge
Executive Director of Operations
August 21, 2018
Updated August 14, 2019

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Fairfield Board of Education - Facilities Planning Principles

Adopted
on
June 22, 2010

1. Core Facilities - *Additional classrooms shall not be added without addressing the core facilities that they will impact.* With any new classroom additions at our schools, we must equally incorporate relative additional space to expand core facilities when necessary. More children may bring more space needs in the cafeteria, library, gymnasium, bathrooms, and hallways.

2. Class Size - *Facilities planning, whenever possible, shall have a goal of providing adequate space to enable educational guidelines to be met.* Class size should not be viewed as a variable designed to simplify facilities and budgetary problems. Class size should not be used as a means to fit students into the limited space we have, wherever it may be. Instead we should endeavor to provide appropriate facilities that meet educational specifications throughout the district.

3. Specialized Curriculum - *We must provide, whenever possible, appropriate and dedicated spaces for specialized curriculum needs such as special education, art, music, and technology.* We should endeavor to provide appropriate and dedicated spaces for specialized curriculum needs, as specified in the Educational Specifications that are generated for our elementary schools. In particular, space must be provided for art, music, technology and special education. These critical components of our curriculum cannot be effectively delivered “on a cart,” in a closet, or in similar inappropriate spaces.

4. Enrollment Projections - *A long-term plan should account for and accommodate peak enrollment projections.* When realistic and feasible we should not ignore the new dynamics that play a role in school population like in-migration, zoning density, regional economy, or being named “The Best Town in Connecticut” by CT Magazine. We should endeavor, whenever possible, to use projected enrollment figures that account for these factors, and that compensate for the fact that recent projections have at times underestimated actual enrollment, when determining space needs.

5. Stability - *We should strive to create district plans that provide stability for the district’s students.* We should endeavor to plan for stability in our educational system. Whenever possible, redistricting should not be revisited every 3-5 years, especially without a major event such as a school opening or closing.

6. Headroom – *To ensure stability we should leave headroom in each school - the maximum number we should PLAN to is 90%/85% of capacity.* We should ensure that headroom is built into our calculations for school planning. Because enrollment projections are not an exact science, district planning must account for the statistical variance between projected and actual enrollments. As such, whenever possible, schools should be operated at a utilization level that accommodates year-to-year fluctuations in enrollment without resorting to inappropriate measures such as redistricting or buying and installing portable classrooms. For elementary schools, this utilization level is 90%. For middle and high schools, this utilization level is 85%.

7. Commitment to Adding Space Where Students Are Located – *At the elementary school level we must have a commitment of maintaining the concept of “neighborhood schools” and/or allowing students to attend the elementary school which is reasonably close to the students’ homes whenever educationally feasible and possible.* We should not be busing students past or away from their neighborhood school or a school which is reasonably close to their home because there is an open seat in another school located in different part of town. Therefore, the planning process must evaluate where the population centers are and build or expand in those areas.

8. Phase out Temporary Solutions (Portables) - *Eliminate the Town's reliance on portable classrooms as a permanent substitute for brick and mortar classrooms.* Whenever possible phase out the temporary solutions by eliminating the Town’s reliance on temporary portable classrooms – wood, steel, or otherwise – as a permanent substitute for brick and mortar classrooms.

This document is organized into several sections. The first section updates the enrollment to include projections provided by Milone & MacBroom in their November 28, 2017 Ten-Year Enrollment Projections report. The second section is a Statement of Needs for each school, whether or not any project is proposed for the school in this Plan. There are no costs associated with the Statement of Needs.

The third section gives an overview of the projects recommended for 2016-2028 with an estimated cost. These are based in a priority sequence based on the condition of the building (for example, Mill Hill) and/or pressing enrollment issues. The fourth section gives the details behind each of these projects. We have included a description of our cost methodology for estimating these projects.

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Elementary School Projections

K-5 Enrollment Projections, by School

School	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Burr	378	367	364	364	355	357	358	359	369	369
Dwight	333	337	326	311	309	321	311	312	328	351
Holland Hill	375	385	388	384	397	403	407	402	400	404
Jennings	297	297	288	289	291	300	303	297	299	304
McKinley	432	424	415	420	395	408	408	410	416	418
Mill Hill	341	347	361	367	366	368	374	384	382	382
North Stratfield	379	374	373	386	389	384	391	390	390	392
Osborn Hill	401	381	370	376	378	372	379	384	396	399
Riverfield	417	420	426	441	455	455	461	461	469	462
Roger Sherman	469	471	486	473	453	465	469	465	471	482
Stratfield	397	382	378	379	375	376	388	399	404	415
Total	4,219	4,185	4,175	4,190	4,163	4,209	4,249	4,263	4,324	4,378

Medium (Best Fit) Projections Model

* Opt-in program influences the accuracy of the individual school projections at participating schools



Middle School Projections

Middle School Projected Enrollment

School	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Fairfield Woods	941	921	908	835	806	738	727	729	786	784	803
Roger Ludlowe	861	846	883	826	850	852	848	840	850	867	866
Tomlinson	656	657	648	622	601	596	577	578	549	557	562
District Total	2,458	2,424	2,439	2,283	2,257	2,186	2,154	2,147	2,185	2,208	2,231

Medium (Best Fit) projections model

11/29/2017

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High School Projections

High School Projected Enrollment

School	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Fairfield Warde	1,507	1,455	1,425	1,456	1,420	1,433	1,386	1,304	1,285	1,233	1,212
Fairfield Ludlowe	1,523	1,485	1,442	1,498	1,470	1,466	1,474	1,408	1,396	1,367	1,377
Alternative Ed.	31	31	31	31	31	31	31	31	31	31	31
District Total	3,061	2,971	2,898	2,985	2,921	2,930	2,891	2,743	2,712	2,631	2,620

Medium (Best Fit) projections model

* Assumes that Alternative High School enrollment remains the same as 2017-18 levels over the next ten years

11/29/2017

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FACILITY EVALUATION

Statement of Needs

The district conducted an assessment that considered the current use and condition of the facilities throughout the Fairfield Public Schools (including regular and special area classrooms, technology centers, grounds, parking, libraries/media centers, athletic fields, gymnasiums, etc.). Principals participated in the review of the facilities to provide perspective and insight with regard to programs and the use of assigned spaces. The assessment was then updated to reflect information in the Milone & MacBroom Report of February 13, 2018 (Appendix A & B).

Elementary Schools:

Burr Elementary School

***Built:** 2004*
***Renovated:** N/A*
***Status:** N/A*
***Portables:** None*

Parking issues

- Expand parking lots for staff and visitors
- Extend sidewalk along front parking lot for improved safety

Kitchen storage issues

- Expand kitchen for extra storage, refrigerators and freezers
- Relocate custodial slop sink in kitchen manager's office

Building storage issues

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school materials

Building HVAC control system upgrades

- Design and install new HVAC BMS controls for better operating functions and new technology equipment

Security systems and safety issues

- Provide increased security and safety measures

Dwight Elementary School

***Built:** 1962*
***Renovated:** 1960's & 2000*
***Status:** N/A*
***Portables:** None*

Full renovation and upgrades, including ADA

- Upgrade the building and the site for ADA compliance
- Include space for a new elevator
- Connect the two building wings with a closed-in connector corridor
- Design and install new fire sprinkler system
- Design and install new HVAC fresh air and air-conditioning system
- Expand the library media center
- Renovate and upgrade bathrooms

Program/Capacity Deficiencies

- Provide 1.0 Computer Lab Classroom
- Provide 1.0 Band Classroom
- Provide .5 Gifted Classroom
- Provide .5 SPED Areas
- Provide .25 Early Literacy Classroom
- Provide .5 Conference Room

Security systems and safety issues

- Provide increased security and safety measures

Parking issues

- Extend sidewalk along front entrance loop for improved safety
- Relocate high electrical wires and telephone poles for bus and truck traffic

Kitchen storage issues

- Expand kitchen for extra storage, refrigerators and freezers
- Investigate the need for a second serving line

Building storage issues

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school materials

Septic system upgrade/replacement

- Design and install new septic system for replacement of existing system

Playground Issues

- Accessibility issues with stairs and ramp

Holland Hill Elementary School

Built: 1956

Renovated: 1978, 2001 and 2019

Status: N/A

Portables: None

At the completion of the large renovation/addition project in 2020 there may be some additional site/building needs.

Jennings Elementary School

Built: 1967

Renovated: 2000 & 2002

Status: N/A

Portables: 1 (purchased in 2002)

Renovation and Addition

- Design and install an addition to eliminate the portable classroom
- Implement all building code, life safety code and fire code requirements
- Upgrade core facilities (expand APR/Cafeteria for increased enrollment)
- Design and install new fire sprinkler system
- Design and install new HVAC fresh air and air-conditioning system

Program/Capacity Deficiencies

- Provide 1.0 Music Classroom
- Provide 1.0 Instrumental Music Classroom
- Provide 1.0 Computer Lab Classroom
- Provide .5 LAC, MRT, IIT, Instructional Support, and Conference
- Provide .5 Gifted Room

Provide .25 ELT Room
Provide .25 ELL Room
Provide .25 Spanish Teacher Office
Provide .25 OT/PT Room

Kitchen storage issues

Expand kitchen for extra storage, refrigerators and freezers
Investigate the need for a second serving line

Building storage issues

Provide storage rooms for custodial and maintenance needs
Provide storage rooms for staff and school materials

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Parking issues

Expand parking lots for staff and visitors
Extend sidewalk along front entrance loop for improved safety

Security systems and safety issues

Provide increased security and safety measures

McKinley Elementary School

Built: 2003

Renovated: N/A

Status: N/A

Portables: None

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Parking issues

Expand parking lots for staff and visitors

Security systems and safety issues

Provide increased security and safety measures

Mill Hill Elementary School

Built: 1955

Renovated: 1978, 1991, 2000 and 2020

Status: Mill Hill Building Committee formed In 2018 to work on a renovation and addition project

Portables: 5 (3 purchased in 2008, 1 purchased in 2001 & 1 purchased in 2000)

Renovation and Addition

Design and install an addition to eliminate portable classrooms
Implement all building code, life safety code and fire code requirements
Upgrade core facilities (expand APR/Cafeteria for increased enrollment)
Design and install new HVAC fresh air and air-conditioning system

Program/Capacity Deficiencies

Provide 5.0 General Classrooms
Provide 1.0 Music Classroom
Provide 1.0 Computer Lab Classroom

Provide .5 Instrumental Music Classroom
Provide .5 Gifted Room
Provide .5 SPED Room
Provide .5 OT/PT Room
Provide .25 ELT Room
Provide .25 ELL Room
Provide .25 MRT Room
Provide .25 IIT Room
Provide .25 Spanish Teacher Office
Provide .25 Social Worker Office

Kitchen storage issues

Expand kitchen for extra storage, refrigerators and freezers
Investigate the need for a second serving line

Building storage issues

Provide storage rooms for custodial and maintenance needs
Provide storage rooms for staff and school materials

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Parking issues

Expand parking lots for staff and visitors
Extend sidewalk along front entrance loop for improved safety

Security systems and safety issues

Provide increased security and safety measures

North Stratfield Elementary School

Built: 1961
Renovated: 1996 & 2000
Status: N/A
Portables: None

Renovation and Addition

Implement all building code, life safety code and fire code requirements
Upgrade core facilities
Design and install new HVAC fresh air and air-conditioning system

Program/Capacity Deficiencies

Provide 1.5 Gym Space
Provide .5 Instrumental music classroom
Provide .5 Gifted Room
Provide .5 SPED Room
Provide .5 OT/PT Room
Provide .25 ELL Room

Kitchen storage issues

Expand kitchen for extra storage, refrigerators and freezers
Investigate the need for a second serving line

Parking issues

Expand parking lots for staff and visitors

Building storage issues

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Security systems and safety issues

Provide increased security and safety measures

Osborn Hill Elementary School

Built: 1958

Renovated: 1969, 1981, 1997, 2000, 2009 Annex Building (five classroom addition) and 2015 gymnasium renovation

Status: N/A

Portables: None

Renovation and Addition

Implement all building code, life safety code and fire code requirements

Upgrade core facilities

Design and install new fire sprinkler system

Design and install new HVAC fresh air and air-conditioning system

Install additional lockers due to increased enrollment

Program/Capacity Deficiencies

Provide 1.0 Instrumental Music Classroom

Provide .5 Teachers Work Room

Provide .5 Conference Room

Provide .5 Art Room

Provide .5 Music Room

Provide .5 Gifted Room

Provide .5 SPED Room

Provide .25 LAC Room

Provide .25 ELL Room

Provide .25 MRT Room

Provide .25 IIT Room

Provide .25 Spanish Teacher Office

Provide .25 Literary Tutor Office

Provide .25 Social Worker Office

Parking issues

Expand parking lots for staff and visitors

Building storage issues

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Security systems and safety issues

Provide increased security and safety measures

Riverfield Elementary School

Built: 1959
Renovated: 1971, 2000 & 2015
Status: N/A
Portables: None

Building storage issues

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school materials

Building HVAC control system upgrades

- Design and install new HVAC BMS controls for better operating functions and new technology equipment

Security systems and safety issues

- Provide increased security and safety measures

Sherman Elementary School

Built: 1963
Renovated: 1977, 2001, 2009 and 2019
Status: Phase one – 2009 Annex Building (six classroom addition) completed
Phase two – 2012 Partial Addition and Renovation completed by SPSBC
Phase three – 2018-2019 Roger Sherman Building committee formed in 2018 to work on phase three renovation project
Portables: 1 (Purchased in 2001 and moved from FHS in 2003)

Renovation and Addition

- Implement all building code, life safety code and fire code requirements
- Upgrade core facilities
- Design and install new fire sprinkler system
- Design and install new HVAC fresh air and air-conditioning system
- Install new and additional lockers due to increased enrollment

Program/Capacity Deficiencies

- Provide .5 OT/PT Classroom
- Provide 1.0 Instrumental Music Classroom
- Provide 1.0 Computer Lab Classroom
- Provide .5 Teachers Work Room
- Provide .25 Spanish Teacher Office
- Provide .25 Social Worker Office
- Provide .25 Server Room

Parking issues

- Expand parking lots for staff and visitors
- Extend sidewalk along front entrance loop for improved safety

Building storage issues

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school material

Building HVAC control system upgrades

- Design and install new HVAC BMS controls for better operating functions and new technology equipment

Security systems and safety issues

- Provide increased security and safety measures
- Close in canopy walkway from Annex Building to School Building

Stratfield Elementary School

Built: 1929
Renovated: 1948, 1972 & 2010
Status: N/A
Portables: None

Kitchen storage issues

Expand kitchen for extra storage, refrigerators and freezers
Investigate the need for a second serving line

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Security systems and safety issues

Provide increased security and safety measures

Middle Schools:

Fairfield Woods Middle School

Built: 1954
Renovated: 1961, 1972, 1995 & 2011
Status: N/A
Portables: None

Renovation and Addition

Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school

Windows

Replace old windows with new windows

Building storage issues

Provide storage rooms for custodial and maintenance needs
Provide storage rooms for staff and school materials

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Security systems and safety issues

Provide increased security and safety measures

Roger Ludlowe Middle School

Built: 2003
Renovated: N/A
Status: N/A
Portables: None

Building storage issues

Provide storage rooms for custodial and maintenance needs
Provide storage rooms for staff and school materials

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Security systems and safety issues

Provide increased security and safety measures

Tomlinson Middle School

Built: 1917

Renovated: 1942, 1958, 1976 and 2006

Status: N/A

Portables None

Renovation and Addition

Evaluate cafeteria size and options to accommodate enrollment

Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school

Kitchen storage issues

Expand kitchen for extra storage, refrigerators and freezers

Building storage issues

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Parking issues

Expand parking lots for staff and visitors

Security systems and safety issues

Provide increased security and safety measures

High Schools:**Fairfield Ludlowe High School**

Built: 1950

Renovated: 1963, 1972, 1995, 2005 & 2015

Status: N/A

Portables: None

Renovation and Addition

Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school

Renovate all boys and girls gang bathrooms

Parking issues

Expand parking lots for staff, visitors and growing student enrollment that drives and investigate all the parent drop-off areas for handling increased enrollment

Building storage issues

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Security systems and safety issues

Provide increased security and safety measures

Fairfield Warde High School

Built: 1955

Renovated: 2003 and 2006

Status: N/A

Portables: None

Renovation and Addition

Design and install classrooms to accommodate increased enrollment

Install additional lockers to accommodate increased enrollment

Design and install an addition onto the existing cafeteria to accommodate increased enrollment

Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school

Renovate all boys and girls gang bathrooms

Windows

Replace old windows with new windows

Building storage issues

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

Building HVAC control system upgrades

Design and install new HVAC BMS controls for better operating functions and new technology equipment

Kitchen storage issues

Expand kitchen for extra storage, refrigerators and freezers and make arrangements to open and operate the fourth serving line

Security systems and safety issues

Provide increased security and safety measures

Fairfield High School's Walter Fitzgerald Campus (formerly the Alternative High School)

In fiscal year 2008-2009 the CO-OP and PAL programs were combined and the Alternative High School was created. This program is housed in a leased facility located at 108 Biro Street formerly known as St. Emery's School now known as Walter Fitzgerald Campus. This lease is negotiated and facilitated by the Town of Fairfield.

Methodology for Determining Project Cost Estimates

1. Review and define scope of work with the principal, staff and users.
2. Review and define scope of work with the Central Office internal renovation and construction professionals.
3. Perform a history “checks and balances” of past similar projects, similar scope of work, bid documents and cost estimates.
4. Solicit opinions at no cost from consultants, vendors, and contractors for similar projects to provide cost estimates.
5. Discuss scope of projects with the Town Department of Public Works and Purchasing for assistance with similar projects for cost estimating purposes.
6. Review project scope for the Division of Construction Services (DCS) reimbursement, capability, and filing.
7. Review project for possible grants and funding sources from the State and/or other local organizations.
8. Calculate project scope square footage and provide draft costs per square foot from the following sources:
 - a. DCS cost per square foot for educational facilities
 - b. Contractor’s cost per square foot for similar projects
 - c. Previous bid projects/documentation for similar scope of work
9. Investigate hazardous material issues with old building materials to identify if testing data needs to be figured into the cost estimates. Estimates are based on past similar projects.
10. Review architectural, engineering, and other consultants required for projects and provide cost estimates based on verbal discussions and past similar projects.
11. Investigate and define the project scheduling to identify if all work will be straight time versus premium time.
12. Determine project contingencies according to the size of the project, the scope of work and the possibility of unknowns for the building and/or the project site.
13. Incorporate project safety procedures and interim life safety measures for work to be performed in an educational facility, as well as work performed during occupied hours.
14. For projects that are scheduled over multiple years and/or are part of a long term plan, cost escalation factors are figured into the cost estimate.
15. Determine project cost estimate.

Fairfield Public Schools
Long Range Facilities Plan
2016-2028 Summary by Project Start Date

School	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Estimated Total
Burr Elementary School	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000
Dwight Elementary School	55,500	-	-	200,000	-	-	-	5,681,640	-	-	-	-	\$ 5,937,140
Holland Hill Elementary School	1,240,000	17,300,500	-	-		-	-	-	-	-	-	-	\$ 18,540,500
Jennings Elementary School	-	-	-	-		3,053,320	-	-	-	-	-	-	\$ 3,053,320
McKinley Elementary School	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Mill Hill Elementary School	-	-	1,500,000	20,500,600		-	-	-	-	-	-	-	\$ 22,000,600
North Stratfield Elementary School		-	-	-	-	-	200,000	-	335,024	1,815,510	-	-	\$ 2,350,534
Osborn Hill Elementary School	-	-	-	-	1,409,046	200,000	-	-	364,652	-	-	-	\$ 1,973,698
Riverfield Elementary School	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Sherman Elementary School	-		3,200,000	-	-	-	3,000,000	-	-	-	-	-	\$ 6,200,000
Stratfield Elementary School	-	-	-			125,000	601,775	-	-	-	250,000	-	\$ 976,775
Fairfield Woods Middle School	2,287,000	-	-	-	175,000	-	-	984,970	-	825,000	-	873,515	\$ 5,145,485
Roger Ludlowe Middle School	-	-	-	-	\$ 400,000	-	-	-	-		265,000	-	\$ 665,000
Tomlinson Middle School	-	856,250	-	440,000	-		-	825,000	-	1,018,528	-	-	\$ 3,139,778
Early Childhood Center	-	-	-	-	-	500,000	-	-	-	-	-	-	\$ 500,000
Fairfield Ludlowe High School	4,502,624		275,000	550,000	200,000	-	1,125,000	-	-	-	-	-	\$ 6,652,624
Fairfield Warde High School	-	1,325,000		300,000	1,500,000	1,697,031	3,150,000	250,000	250,000	-	250,000	-	\$ 8,722,031
Secondary Schools	-	-	200,000	-	-	-	-	-	-	-	-	-	\$ 200,000
District Wide	2,020,692	335,000	1,318,245	1,206,755	-	-	-	-	500,000	-	-	-	\$ 5,380,692
Walter Fitzgerald Campus	-	-	-	-	5,000,000		-	-	-	-	-	-	\$ 5,000,000
Total - Gross Estimate	10,105,816	19,816,750	6,493,245	23,197,355	8,684,046	5,575,351	8,726,775	7,741,610	1,449,676	3,659,038	765,000	873,515	\$ 97,088,177
DCS Reimbursement	(1,964,984)	(4,798,829)	(1,242,210)	(5,198,952)	(357,334)	(774,322)	(1,724,480)	(1,713,484)	(63,400)	(669,633)	-	-	\$ (18,507,629)
Total - Net Estimate	\$ 8,140,832	\$ 15,017,921	\$ 5,251,035	\$ 17,998,403	\$ 8,326,712	\$ 4,801,029	\$ 7,002,295	\$ 6,028,126	\$ 1,386,276	\$ 2,989,405	\$ 765,000	\$ 873,515	\$ 78,580,549

*Some projects may Include an annual 5 percent construction inflation adjustment

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2016-2017**

School	Description	Cost Estimate
District wide	Security Infrastructure Project*	\$ 2,020,692
Dwight Elementary School	Playground retaining wall and stairs*	55,500
Fairfield Ludlowe High School	Replace two 1971 boilers*	594,950
	New windows	3,907,674
	Subtotal Fairfield Ludlowe High School	4,502,624
Fairfield Woods Middle School	Roof project	2,287,000
Holland Hill Elementary School	Project team initial funding and temporary (portable) classrooms	1,240,000
	Gross Total	10,105,816
	Estimated DCS Reimbursement	(1,964,984)
	Net Total	\$ 8,140,832

*Potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2017-2018**

School	Description	Cost Estimate
District wide	Security Infrastructure Project*	\$ 335,000
Holland Hill Elementary School	New addition and renovation	17,300,500
Fairfield Warde High School	Artificial turf field*	750,000
	LMC HVAC replacement*	250,000
	Blake tennis courts replacement*	325,000
	Subtotal Fairfield Warde High School	1,325,000
Tomlinson Middle School	Minor roof replacement*	856,250
	Gross Total	19,816,750
	Estimated DCS Reimbursement	(4,798,829)
	Net Total	\$ 15,017,921

*Potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2018-2019**

School	Description	Cost Estimate
District wide		
	Security Infrastructure Project*	\$ 345,250
	IT switch replacement Project -phase I*	972,995
	Subtotal District wide	1,318,245
Fairfield Ludlowe High School		
	Student parking lot paving*	275,000
Mill Hill Elementary School		
	Project team initial funding	1,500,000
Secondary Schools		
	I.T. CAT 6-Electrical Project*	200,000
Sherman Elementary School		
	Renovate and upgrade - phase III	3,200,000
	Gross Total	6,493,245
	Estimated DCS Reimbursement	(1,242,210)
	Net Total	\$ 5,251,035

*Potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2019-2020**

School	Description	Cost Estimate
District wide		
	IT switch replacement Project -phase II*	\$ 581,755
	IT server network isolated communication HVAC controls*	275,000
	Security and safety infrastructure - Phase 5*	350,000
	Subtotal District wide	1,206,755
Dwight Elementary School		
	HVAC BMS control upgrades*	200,000
Mill Hill Elementary School		
	New addition and renovations with core upgrades	20,500,600
Fairfield Ludlowe High School		
	Tennis courts replacement*	550,000
Fairfield Warde High School		
	Fitts House HVAC RTU Replacement 40 Ton #1*	300,000
Tomlinson Middle School		
	Flooring replacment project*	440,000
	Gross Total	23,197,355
	Estimated DCS Reimbursement	(5,198,952)
	Net Total	\$ 17,998,403

*Potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2020-2021**

School	Description	Cost Estimate
Fairfield Warde High School	New A/C for cafeteria*	\$ 1,500,000
Roger Ludlowe Middle School	Cooling towers replacement*	400,000
Osborn Hill Elementary School	Roof replacement project	1,409,046
Fairfield Woods Middle School	Elevator replacement project*	175,000
Fairfield Ludlowe High School	Emergency generator replacement*	200,000
Walter Fitzgerald Campus	Purchase of Walter Fitzgerald Campus Building - 108 Biro Street	5,000,000
	Gross Total	8,684,046
	Estimated DCS Reimbursement	(357,334)
	Net Total	\$ 8,326,712

*Potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2021-2022**

School	Description	Cost Estimate
Location 1 to be determined	ECC program project*	\$ 250,000
Location 2 to be determined	ECC program project*	250,000
	Subtotal ECC program project	500,000
Fairfield Warde High School		
	Fitts House HVAC RTU Replacement 40 Ton #2*	250,000
	Renovate student bathrooms*	1,447,031
	Subtotal Fairfield Warde High School	1,697,031
Jennings Elementary School		
	Addition and renovation project	3,053,320
Osborn Hill Elementary School		
	HVAC BMS control upgrades*	200,000
Stratfield Elementary School		
	Roof replacement project*	125,000
	Gross Total	5,575,351
	Estimated DCS Reimbursement	(774,322)
	Net Total	\$ 4,801,029

*Potential short-term capital non-recurring projects - Does not include hazardous material testing and cleanup

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2022-2023**

School	Description	Cost Estimate
Burr Elementary School	Roof replacement project*	\$ 650,000
Fairfield Ludlowe High School	Renovate student bathrooms*	1,125,000
Fairfield Warde High School	New windows**	3,150,000
North Stratfield Elementary School	HVAC BMS control upgrades*	200,000
Sherman Elementary School	Renovate and Upgrade - phase IV	3,000,000
Stratfield Elementary School	Front façade and cornice wall painting*	351,775
	Front retaining wall*	250,000
	Subtotal Stratfield Elementary School	601,775
	Gross Total	8,726,775
	Estimated DCS Reimbursement	(1,724,480)
	Net Total	\$ 7,002,295

*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

**FWHS Does not include hazardous material testing and cleanup.

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2023-2024**

School	Description	Cost Estimate
Dwight Elementary School	Renovation project	\$ 5,681,640
Fairfield Woods Middle School	Renovate student bathrooms*	984,970
Fairfield Warde High School	Replace Boiler Burners*	250,000
Tomlinson Middle School	New windows**	825,000
	Gross Total	7,741,610
	Estimated DCS Reimbursement	(1,713,484)
	Net Total	\$ 6,028,126

*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

**TMS - Does not include hazardous material testing and clean-up

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2024-2025**

School	Description	Cost Estimate
District wide	Underground oil tank replacements*	\$ 500,000
Fairfield Warde High School	Fitts House HVAC RTU Replacement 30 Ton #3*	250,000
North Stratfield Elementary School	New acoustical ceiling and lights*	335,024
Osborn Hill Elementary School	Renovate student bathrooms*	364,652
	Gross Total	1,449,676
	Estimated DCS Reimbursement	(63,400)
	Net Total	\$ 1,386,276

*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2025-2026**

School	Description	Cost Estimate
Fairfield Woods Middle School	New windows**	\$ 825,000
North Stratfield Elementary School	Roof replacement project	1,815,510
Tomlinson Middle School	HVAC BMS control upgrades*	350,000
	New acoustical ceiling and lights*	668,528
	Subtotal Tomlinson Middle School	1,018,528
	Gross Total	3,659,038
	Estimated DCS Reimbursement	(669,633)
	Net Total	\$ 2,989,405

*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

**FWMS - Does not include hazardous material testing and clean-up

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2026-2027**

School	Description	Cost Estimate
Fairfield Warde High School	Fitts House HVAC RTU Replacement 30 ton #4*	\$ 250,000
Roger Ludlowe Middle School	Fire Alarm Replacement*	265,000
Stratfield Elementary School	HVAC BMS Controls Upgrades*	250,000
	Gross Total	765,000
	Estimated DCS Reimbursement	-
	Net Total	\$ 765,000

*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2027-2028**

School	Description	Cost Estimate	
Fairfield Woods Middle School			
	HVAC BMS Controls Upgrades*	\$	350,000
	Renovate student bathrooms*		523,515
	Gross Total		873,515
	Estimated DCS Reimbursement		-
	Net Total	\$	873,515

*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

**Fairfield Public Schools
Long Range Facilities Plan
Future Projects (beyond 2028)**

School	Description	Projected Cost Estimate
District wide	Solar system replacements and/or upgrades at RLMS, FWMS, and TMS.	\$ 250,000
Osborn Hill Elementary School	Addition and Renovations.	3,988,542
FLHS & FWHS	Artificial turf field replacements.	2,000,000
Transportation Building	Portable classroom replacement.	300,000
District wide	HVAC BMS control upgrades.	4,600,000
District wide	Tunnel - asbestos abatement and re-insulation project.	1,150,000
District wide	Elementary schools - Playground replacements.	1,250,000
District wide	Aboveground Storage Tank (AST) replacements at Dwight, Holland Hill, Jennings, Mill Hill, North Stratfield, Osborn Hill, Riverfield, Sherman, FWMS, FLHS and FWHS.	200,000
Central Office (501 Kings Highway East)**	Leased property	-
Maintenance Office (418 Meadow Street)**	Leased property	-
Fairfield High School's Walter Fitzgerald Campus (108 Biro Street)**	Leased property	-
	Total	\$ 13,738,542

*Pending roof extension projects

**Leased property costs have not been determined or included in this long term plan

Sherman Elementary School

School building core upgrades and renovations with cost estimates phase III

Space Deficiencies & Core Upgrades

\$	1,000,000	New mechanical means of fresh air ventilation & air conditioning
	220,000	New fire sprinkler system
	17,000	Fire protection improvements
	35,000	Life safety code upgrades
	150,000	New ceiling and lights for portions of school not previously performed
	105,000	Bathroom upgrades (by Gym) that were not previously performed
	20,000	ADA (American with Disabilities Act) upgrades
	27,500	HVAC Equipment Controls
	25,000	Security and Safety upgrades
	180,000	APR expansion for increased enrollment
	15,500	Electrical panel upgrades
	45,000	Low voltage upgrades
	100,000	New lockers throughout the school
	255,000	Parking lot upgrades
	500,000	New stage addition off of gymnasium
	150,000	Construction Contingency

\$	355,000	Soft Cost/Miscellaneous items
		Architectural/Engineering
		Asbestos abatement
		PCB abatement allowance
		Air clearance consultants
		Start-up and training to take over new equipment
		Protection and cleaning of school
		Unforeseen conditions during demolition/new construction

Total Budget Estimate (2019 dollars) \$ 3,200,000

Mill Hill Elementary School

Project Team Initial Funding "441 Building Capacity Design"

\$ 595,500	Architect/Engineers/Consultants
	Structural Engineer
	MEP Engineer
	Civil Engineer
	Landscape Architect
	Interior/Furniture Designer
	Lighting Consultant
	Traffic & Signage Consultant
	Audio/Visual Consultant
	Information Technology Consultant
	Kitchen Consultant
	Commissioning Agent
	Cost Estimator
112,000	Environmental/Haz-Mat Consultant
15,000	Surveyor
25,000	Geotech Engineer
25,000	LEED/Green Building Consultant
225,000	Construction Management/Owner Representative
15,000	Legal
49,000	Expenses
250,000	Move and/or Relocate Existing (portable) Classrooms to make room for New Renovation/Addition
\$ 188,500	Contingency & Escalation

Total Budget Estimate (2019 Dollars) \$1,500,000

Mill Hill Elementary School

School building upgrades and renovations with cost estimates

"441 Building Capacity Design"

Space Deficiencies

\$ 9,830,747

Core Upgrades

\$ 421,334

2,038,709

373,763

434,924

530,064

251,440

475,699

135,914

387,355

33,979

169,892

61,161

210,667

203,871

339,784

183,484

23,105

54,365

788,301

183,484

74,752

1,832,730

\$ 1,461,075

New Classrooms and Addition(s)

ADA compliance

New mechanical means of fresh air ventilation & air conditioning

ACT Ceilings and Lights

Fire protection (add sprinklers)

Expand Kitchen

Fire protection (add service)

Controls

Lockers

Grounds (paving and striping)

Protection Phase

Cutout & Connection Corridor

Technology

Security/Safety

Expand Serving line

Classroom relocation allowance

Electrical (panel upgrade)

Phone System

Life safety code updates (hardware replacements)

Expand Cafeteria and add new stage addition off of gymnasium

FF + E

Alarms

Construction Contingency

Soft Cost/Miscellaneous items

Architectural/Engineering

Hazardous Material allowance

IAQ Monitoring (Air Clearance Consultants)

Start up and training

Cleaning of existing building systems

Demolition

Unforeseen conditions

Owner contingency

Other

Jennings Elementary School

School building core upgrades and renovations with cost estimates

Space Deficiencies & Core Upgrades

\$ 1,200,000	New mechanical means of fresh air ventilation & air conditioning
35,000	ADA compliance
271,320	Expand Media Center
185,000	Fire protection (add sprinklers)
140,000	ACT Ceilings and Lights
25,000	Fire protection (add service)
5,000	Controls
50,000	Bathroom upgrades
100,000	Lockers
15,000	Technology
155,000	Security/Safety
25,000	Classroom relocation allowance
25,000	Electrical (panel upgrade)
12,000	Phone System
5,000	Alarms
300,000	Replace portable temporary classroom
150,000	Construction Contingency
 \$ 355,000	 Soft Cost/Miscellaneous items
	Architectural/Engineering
	Asbestos abatement allowance
	PCB abatement allowance
	IAQ Monitoring (Air Clearance Consultants)
	Start up and training
	Cleaning of existing building systems
	Demolition
	Unforeseen conditions
	Other

Total Budget Estimate (2022 Dollars) \$ 3,053,320

Sherman Elementary School

School building core upgrades and renovations with cost estimates - phase IV

Space Deficiencies & Core Upgrades

\$	1,355,000	Roof replacement project
	105,000	Bathroom upgrades (by Gym) that were not previously performed
	250,000	HVAC Equipment Controls
	250,000	Site work
	535,000	New stage addition off of gymnasium
	150,000	Construction Contingency

\$	355,000	Soft Cost/Miscellaneous items
		Architectural/Engineering
		Asbestos abatement
		PCB abatement allowance
		Air clearance consultants
		Start-up and training to take over new equipment
		Protection and cleaning of school
		Unforeseen conditions during demolition/new construction

Total Budget Estimate (2023 dollars) \$ 3,000,000

Dwight Elementary School

School building core upgrades and renovations with cost estimates

Space Deficiencies & Core Upgrades

\$ 1,629,700	ADA compliance
1,350,000	New mechanical means of fresh air ventilation & air conditioning
434,700	Expand Media Center
300,000	Renovate/upgrade bathrooms
287,000	Fire protection (add sprinklers)
50,000	Fire protection (add service)
308,240	ACT Ceilings and Lights
100,000	Lockers
30,000	Life safety code updates (hardware replacements)
25,000	Protection Phase
25,000	Technology
155,000	Security/Safety
25,000	Classroom relocation allowance
35,000	Electrical (panel upgrade)
12,000	Phone System
10,000	Dedicated Server Room
5,000	Alarms
350,000	Construction Contingency
 \$ 550,000	 Soft Cost/Miscellaneous items
	Architectural/Engineering
	Asbestos abatement allowance
	PCB abatement allowance
	IAQ Monitoring (Air Clearance Consultants)
	Start up and training
	Cleaning of existing building systems
	Demolition
	Unforeseen conditions
	Other

Total Budget Estimate (2024 Dollars) \$ 5,681,640

Appendix A

BUILDING CAPACITY AND UTILIZATION REPORT (Milone and MacBroom - February 13, 2018)

The effective management of school facilities requires a school's capacity and enrollment to be aligned. When capacity exceeds enrollment (underutilization), operational costs are higher than necessary and facilities may need to be repurposed or the facilities may need to be removed from inventory. When enrollment exceeds capacity (overutilization), the school may be overcrowded and may require capital expenditures or redistricting to alleviate the crowding.

The chart below shows the functional capacities and percent utilization with and without portable classrooms using the Milone and MacBroom approach.

K-5 Operational Capacity

School	Total Full-Size Classrooms ²	Total Full-Size Instructional Classrooms	K-5 Grade Level Instruction	CLC	Pre-K ³	K-5 Operational Capacity
Burr	28	24	22	1	1	470
Dwight	21	18	17	1	0	365
Holland Hill ¹	28	24	24	0	0	504
Jennings	23	18	17	1	0	365
McKinley	30	24	24	0	0	504
Mill Hill (without portables) ²	20	13	13	0	0	273
North Stratfield	28	24	24	0	0	504
Osborn Hill	30	24	22	2	0	478
Riverfield	27	24	24	0	0	504
Roger Sherman	24	22	22	0	0	462
Stratfield	27	24	22	0	2	462
Total PK-5	286	239	231	5	3	4,891

1. Based on the Planned Capacity from the new Holland Hill Ed Spec
2. The five portable classrooms were deducted from the capacity at Mill Hill
3. Pre-K classrooms are deducted from the K-5 operation capacity

Operational capacity = deployment of district-wide programs for the 2017-2018 school year 128 seats lower than the theoretical capacity not including district behavior program

Appendix B

BUILDING CAPACITY AND UTILIZATION REPORT

K-5 Operational Capacity

Updated for 2018-2019 Programs

School	K-5 Functional Capacity	Total Full-Size Classrooms ²	Total Full-Size Instructional Classrooms	K-5 Grade Level Instruction	CLC	Pre-K ³	October 1, 2017 Enrollment	K-5 Operational Capacity	K-5 Operational Utilized
Burr	504	28	24	22	1	1	380	470	80.9%
Dwight	378	21	18	17	1	0	315	365	86.3%
Holland Hill ¹	504	28	24	24	0	0	379	504	75.2%
Jennings	378	23	18	17	1	0	289	365	79.2%
McKinley	504	30	24	24	0	0	432	504	85.7%
Mill Hill (without portables) ²	273	20	13	13	0	0	347	273	127.1%
North Stratfield	504	28	24	24	0	0	380	504	75.4%
Osborn Hill	504	30	24	22	2	0	423	478	88.5%
Riverfield	504	27	24	23	1	0	414	491	84.3%
Roger Sherman	462	24	22	22	0	0	470	462	101.7%
Stratfield	504	27	24	22	0	2	406	462	87.9%
Total PK-5	5,019	286	239	230	6	3	4,235	4,878	87%

1. Based on the Planned Capacity from the new Holland Hill Ed Spec

2. The five portable classrooms were deducted from the capacity at Mill Hill

3. Pre-K classrooms are deducted from the K-5 operation capacity

Operational capacity = deployment of district-wide programs for the 2017-2018 school year 128 seats lower than the theoretical capacity not including district behavior program

Source: Milone and MacBroom- February 13, 2018

Riverfield CLC program updated by Fairfield Public Schools

Appendix C

PORTABLE CLASSROOM STUDY

August 14, 2019

JENNINGS ELEMENTARY SCHOOL

- A. HAS 1 PORTABLE CLASSROOM.
- B. BY COMPANY: G.E.
- C. YEAR INSTALLED:
2002- Purchase.

MILL HILL ELEMENTARY SCHOOL

- A. HAS 5 PORTABLE CLASSROOMS.
- B. BY COMPANIES: CARPENTER and M-SPACE.
- C. YEARS INSTALLED:
2000 - Purchase.
2001 - Purchase.
2008 - (3 classrooms) - Purchase.

SHERMAN ELEMENTARY SCHOOL

- A. HAS 1 PORTABLE CLASSROOM.
- B. BY COMPANY: CARPENTER
- C. YEAR INSTALLED:
2003- (moved from FHS) – Purchase 2001.

The following Elementary Schools DO NOT have any portable classrooms:

- A. BURR ELEMENTARY SCHOOL
- B. DWIGHT ELEMENTARY SCHOOL
- C. HOLLAND HILL ELEMENTARY SCHOOL
- D. MCKINLEY ELEMENTARY SCHOOL
- E. NORTH STRATFIELD ELEMENTARY SCHOOL
- F. OSBORN HILL ELEMENTARY SCHOOL
- G. RIVERFIELD ELEMENTARY SCHOOL
- H. STRATFIELD ELEMENTARY SCHOOL

The following Middle Schools DO NOT have any portable classrooms:

- A. FAIRFIELD WOODS MIDDLE SCHOOL
- B. ROGER LUDLOWE MIDDLE SCHOOL
- C. TOMLINSON MIDDLE SCHOOL

The following High Schools DO NOT have any portable classrooms:

- A. FAIRFIELD LUDLOWE HIGH SCHOOL
- B. FAIRFIELD WARDE HIGH SCHOOL
- C. WALTER FITZGERALD CAMPUS

TRANSPORTATION

- A. HAS 1 PORTABLE CLASSROOM.
- B. YEAR INSTALLED:
2009 – (moved from Osborn Hill) – Purchase 2000.

TOTAL:	8 Portable Classrooms
	7 Are at Elementary Schools