

Fairfield Board of Education

Proposed Capital & Non-Recurring Projects

2023-2024



BOE Approved: October 11, 2022
BOE Approved Riverfield & Sherman Partial Roof Replacement: September 29, 2022



FAIRFIELD PUBLIC SCHOOLS

September 27, 2022

Dear Board of Education Members:

This booklet provides an overview of the following 2023-2024 Proposed Capital Non-Recurring and Capital Project Requests:

Capital Non-Recurring Projects:

1. North Stratfield Elementary School Vestibule Project
2. Osborn Hill Elementary School Vestibule Project
3. Fairfield Woods Middle School Vestibule Project
4. Fairfield Warde High School Boiler Burner Replacement Project (Design Only)
5. Fairfield Warde High School Knapps Highway Tennis Courts & Basketball Court (Design only)

Capital Projects:

1. Holland Hill Elementary School Partial Roof Replacement (Design Only)
2. Riverfield Elementary School Partial Roof Replacement
3. Roger Sherman Elementary School Partial Roof Replacement

I have included all of the above projects in the Fairfield Public Schools' Facilities Plan. Information for each project is provided using the 12-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; and
- Photographs of projects in existing 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,



Stephen Tracy
Interim Superintendent of Schools

**Fairfield Public Schools
2023-2024
Capital & Non-Recurring Projects**

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Non-Recurring Projects

North Stratfield Elementary School

North Stratfield Elementary School Security Vestibule Project

\$652,500

Background: North Stratfield Elementary School was built in 1961, with renovations in 1996 and 2000. Beginning with the Riverfield addition/alteration project, the district has improved the building's main entrance security through the construction of a security vestibule. Consistent with the last three addition/alteration projects (Riverfield, Holland Hill, and Mill Hill), the district seeks to upgrade the main entrance security at North Stratfield concurrent with the Districtwide Air Conditioning Project – Phase I work at that facility.

Purpose & Justification: This project is intended to improve the main security of the building through the construction of a security vestibule.

Detailed Description: This expenditure would cover the cost of an architect and design plans along with permits and construction - further details of the project would require a private executive session meeting.

Estimated Cost: The cost of this funding request is \$652,500. This number was calculated by reviewing the cost of similar projects recently completed in the district to establish an industry standard.

Long Range Costs: No significant long-range cost is associated with this project. Minor repairs and routine upkeep will be performed as needed.

Demand on Existing Facilities: This project would create a minimum impact on the district's current infrastructure.

Security, Safety, and Loss Control: The project would increase the safety of North Stratfield Elementary School to the same level as other comparable district buildings.

Environmental Considerations: This project would have no environmental impact.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. This project does qualify for reimbursement through the OSCG&R program.

Schedule, Phasing & Timing: The schedule for this project would coincide with Districtwide Air Conditioning Project – Phase I work at that facility.

Other Considerations: The Town Purchasing Department will bid out this work, which will be awarded to a licensed professional contractor. The Town's attorney will review all contracts and advise the Board of Selectmen on executing contracts with the winning bidder. This project

does require the formation of a Town of Fairfield Building Committee to qualify for CT OSCG&R reimbursement.

Alternates to The Request: If this request is not approved, we will continue to operate a building that does not meet the standard of other district buildings.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: NS-003
 Project Name: Entrance Vestibule Project

Non-Reoccurring Status Yes

Project Description: 1/20/21 added to waterfall
 9/22 moved from 25/26
 9/8/22 combined design and construction monies into one year
 9/22 plugged SPA estimate into worksheet.

Status:

Project Budget

Design Budget:	\$35,000
Construction Budget:	\$550,000
Construction Escalation:	\$0
Total Construction Budget:	\$550,000
Escalation Date:	9/20/2022
Estimated Construction Start:	7/1/2023
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$0
- Testing & Inspections	\$0
- Advertising	\$500
Construction Admin	\$7,500
Commissioning	\$0
Hazardous Materials	\$4,500
Other	\$0
Subtotal Fees & Expenses:	\$12,500
Project Subtotal	\$597,500
Project Contingency 10%	\$55,000
Total Budget	\$652,500

OSCGR Eligible? Yes

OSCGR Reimbursement \$153,284

Action Items

1.00

Project Priority Ranking

- Security	
- Severity of Condition	0
- Code/Statutory	0
- Programmatic Need	0
- Constructability/Sequencing	0

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North Stratfield Elementary School Vestibule Project

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Osborn Hill Elementary School

Osborn Hill Elementary School Security Vestibule Project

\$597,500

Background: Osborn Hill Elementary School was built in 1958, with renovations in 1969, 1981, 1997, 2000, and 2009. Beginning with the Riverfield addition/alteration project, the district has improved the building's main entrance security through the construction of a security vestibule. Consistent with the last three addition/alteration projects (Riverfield, Holland Hill, and Mill Hill), the district seeks to upgrade the main entrance security at Osborn Hill concurrent with the Districtwide Air Conditioning Project – Phase I work at that facility.

Purpose & Justification: This project is intended to improve the main security of the building through the construction of a security vestibule.

Detailed Description: This expenditure would cover the cost of an architect and design plans along with permits and construction - further details of the project would require a private executive session meeting.

Estimated Cost: The cost of this funding request is \$597,500. This number was calculated by reviewing the cost of similar projects recently completed in the district to establish an industry standard.

Long Range Costs: No significant long-range cost is associated with this project. Minor repairs and routine upkeep will be performed as needed.

Demand on Existing Facilities: This project would create a minimum impact on the district's current infrastructure.

Security, Safety, and Loss Control: The project would increase the safety of Osborn Hill Elementary School to the same level as other comparable district buildings.

Environmental Considerations: This project would have no environmental impact.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. This project does qualify for reimbursement through the OSCG&R program.

Schedule, Phasing & Timing: The schedule for this project would coincide with Districtwide Air Conditioning Project – Phase I work at that facility.

Other Considerations: The Town Purchasing Department will bid out this work, which will be awarded to a licensed professional contractor. The Town's attorney will review all contracts and advise the Board of Selectmen on executing contracts with the winning bidder.

This project does require the formation of a Town of Fairfield Building Committee to qualify for CT OSCG&R reimbursement.

Alternates to The Request: If this request is not approved, we will continue to operate a building that does not meet the standard of other district buildings.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: OH-005
 Project Name: Entrance Vestibule Project

Non-Reoccurring Status Yes

Project Description: 1/20/21 added to waterfall
 9/8/22 combined design and construction monies into one year
 9/22 plugged spa estimate in

Status:

Project Budget

Design Budget:	\$35,000
Construction Budget:	\$500,000
Construction Escalation:	\$0
Total Construction Budget:	\$500,000
Escalation Date:	9/20/2022
Estimated Construction Start:	7/1/2023
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$0
- Testing & Inspections	\$7,500
- Advertising	\$500
Construction Admin	\$0
Commissioning	\$0
Hazardous Materials	\$4,500
Other	\$0
Subtotal Fees & Expenses:	\$12,500
Project Subtotal	\$547,500
Project Contingency 10%	\$55,000
Total Budget	\$597,500

OSGR Eligible?	Yes
OSGR Reimbursement	\$140,364

Action Items

1.00

Project Priority Ranking

- Security	
- Severity of Condition	0
- Code/Statutory	0
- Programmatic Need	0
- Constructability/Sequencing	0
	0

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Osborn Hill Elementary School Vestibule Project

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Fairfield Woods Middle School

Fairfield Woods Middle School Security Vestibule Project

\$769,500

Background: Fairfield Woods Middle School was built in 1954, with renovations in 1961, 1972, 1995, and 2011. Beginning with the Riverfield addition/alteration project, the district has improved the building's main entrance security through the construction of a security vestibule. Consistent with the last three addition/alteration projects (Riverfield, Holland Hill, and Mill Hill), the district seeks to upgrade the main entrance security at Fairfield Woods concurrent with the Districtwide Air Conditioning Project – Phase I work at that facility.

Purpose & Justification: This project is intended to improve the main security of the building through the construction of a security vestibule.

Detailed Description: This expenditure would cover the cost of an architect and design plans along with permits and construction - further details of the project would require a private executive session meeting.

Estimated Cost: The cost of this funding request is \$769,500. This number was calculated by reviewing the cost of similar projects recently completed in the district to establish an industry standard.

Long Range Costs: No significant long-range cost is associated with this project. Minor repairs and routine upkeep will be performed as needed.

Demand on Existing Facilities: This project would create a minimum impact on the district's current infrastructure.

Security, Safety, and Loss Control: The project would increase the safety of Fairfield Woods Middle School to the same level as other comparable district buildings.

Environmental Considerations: This project would have no environmental impact.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. This project does qualify for reimbursement through the OSCG&R program.

Schedule, Phasing & Timing: The schedule for this project would coincide with Districtwide Air Conditioning Project – Phase I work at that facility.

Other Considerations: The Town Purchasing Department will bid out this work, which will be awarded to a licensed professional contractor. The Town's attorney will review all contracts and advise the Board of Selectmen on executing contracts with the winning bidder. This project

does require the formation of a Town of Fairfield Building Committee to qualify for CT OSCG&R reimbursement.

Alternates to The Request: If this request is not approved, we will continue to operate a building that does not meet the standard of other district buildings.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	FWMS-006
Project Name:	Entrance Vestibule Project
Non-Reoccurring Status	Yes
Project Description:	1/20/21 added to waterfall 9/22 moved from 29/30 9/22 plugged SPA estimate in
Status:	

Project Budget	
Design Budget:	\$40,000
Construction Budget:	\$650,000
Construction Escalation:	\$0
Total Construction Budget:	\$650,000
Escalation Date:	9/20/2022
Estimated Construction Start:	7/1/2023
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$0
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$500
Commissioning	\$8,500
Hazardous Materials	\$5,500
Other	\$0
Subtotal Fees & Expenses:	\$14,500
Project Subtotal	\$704,500
Project Contingency 10%	\$65,000
Total Budget	\$769,500
OSCGR Eligible?	Yes
OSCGR Reimbursement	\$180,769

Action Items

1.00

Project Priority Ranking

- Security		0
- Severity of Condition		0
- Code/Statutory		0
- Programmatic Need		0
- Constructability/Sequencing		0
		0

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Fairfield Woods Middle School Vestibule Project

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Fairfield Warde High School

Fairfield Warde High School Boiler Burner Replacement Project	\$343,862
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Amount of funding request at this time	\$25,000
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Background: Fairfield Warde was built in 1955 and has three boilers. The boilers were replaced in 2006, 2012, and 2015. The burners were in good condition at the time and were not included as part of the boiler project. The burners are now starting to fail and are showing signs of their age as they were originally installed in 2000. This funding request is for architectural design services to produce bid documents to replace the burners. A funding request for the full replacements will be made at a future date with the anticipation of a summer 2024 installation.

Purpose & Justification: This project would be to update the boilers to a newer burner system that would meet today's standards for energy efficiency.

Detailed Description: This expenditure would cover the cost of a design architect to design plans and prepare the bid to replace the burners.

Estimated Cost: The cost of this funding request is \$25,000. This number was calculated by working with multiple engineering firms to establish an industry standard for pricing on similar projects.

Long Range Costs: The only long-range cost would be routine maintenance of the newer system.

Demand on Existing Facilities: This project would ease the strain on the current infrastructure by providing newer equipment with less than current maintenance requirements. Additionally, there would be the potential for energy savings with newer, more efficient equipment.

Security, Safety, and Loss Control: The project would provide a safe and optimum learning environment by allowing us to maintain building temperatures through the cold months.

Environmental Considerations: This project would have a positive environmental impact as the new boilers would meet new standards on environmental impact.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. This project does not qualify for reimbursement through the OSCG&R program.

Schedule, Phasing & Timing: This project would work through the 2023/2024 fiscal year with an engineering company on the Town's on-call services list to prepare for an early 2024/2025 bid to optimize the best pricing available.

Other Considerations: This project is being approved in 2023/2024 as a non-recurring request for design services; we plan to reapply for funding for this project to move forward in the 2024/2025 fiscal year.

Alternates to The Request: If this request is not approved, we will continue to maintain aging and failing systems to the best of our ability.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: FWHS-006
 Project Name: Replace Boiler/ Burner NR

Non-Reoccurring Status Yes

Project Description:

Status:

Project Budget

Design Budget:	\$25,000
Construction Budget:	\$250,000
Construction Escalation:	\$31,246
Total Construction Budget:	\$281,246
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2024
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$731
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$2,813
Commissioning	\$2,813
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$6,356
Project Subtotal	\$312,602
Project Contingency 10%	\$31,260
Total Budget	\$343,862

OSCGR Eligible? No

OSCGR Reimbursement

Action Items

1.00

Project Priority Ranking

- Security	
- Severity of Condition	0
- Code/Statutory	0
- Programmatic Need	0
- Constructability/Sequencing	0
	0

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**Fairfield Warde High School
Boiler Burner Replacement Project
(Design Only)**

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Fairfield Warde High School

<u>Knapp's Hwy Tennis/Basketball Courts Replacement</u>	<u>\$418,362</u>
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<u>Amount of funding requested at this time</u>	<u>\$ 30,416</u>
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Background: Fairfield Warde High School Knapp's Hwy Tennis/Basketball Courts consist of four tennis-playing courts and one basketball court located near Knapp's Hwy beside the high school. They are original from the 60s and are at the end of their useful life. The tennis courts are well over 60 years old and had a resurface completed in 2007. They have substantial cracks that require ongoing repair. This funding request is for architectural design services to produce bid documents to replace the four tennis courts and one basketball court with a new post-tension system concrete playing surface, new fencing, and gates around the tennis court area, along with new nets and posts. Additionally, the basketball post and rims will be replaced. A funding request for the full replacements will be made at a future date with the anticipation of a summer 2024 installation.

Purpose & Justification: The condition of the existing tennis courts is considered poor and continues to deteriorate. The cracks and deterioration are beyond repair and are not cost-effective in the long term. This project would allow the school and community to use the tennis courts for many years

Detailed Description: This expenditure would cover the cost of a design architect to design plans and prepare the bid to replace the tennis/basketball courts.

Estimated Cost: The cost of this funding request is \$30,416. This number was calculated by working with established contractors to provide budget numbers based on industry standards.

Long Range Costs: Tennis courts, when installed new, should last at least 20+ years with proper preventative maintenance and power washing.

Demand on Existing Facilities: This project would reduce the maintenance costs of older tennis courts.

Security, Safety and Loss Control: This project would enhance safety and loss control by drastically reducing the risk of students, staff, and the public getting hurt on the deteriorating surface material.

Environmental Considerations: This project will include proper grading and drainage, which will help the environment in the immediate surrounding area.

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 the OSCG&R Program.

Schedule, Phasing & Timing: Approval of this funding will allow completion of the design work over the 2023/2024 fiscal year and preparation for a whole project approval and bid over the 2024/2025 fiscal year.

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 alternative to this request is to do nothing. This alternative will delay this much-needed replacement and could increase the risk of closing the tennis courts for play and/or athletic events.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: FWHS-007
 Project Name: Knapps Hwy Tennis Courts & Basketball Courts

Non-Reoccurring Status

Project Description:

Status:

Project Budget

Design Budget:	\$30,416
Construction Budget:	\$304,163
Construction Escalation:	\$38,016
Total Construction Budget:	\$342,179
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2024
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$890
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$3,422
Commissioning	\$3,422
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$7,734
Project Subtotal	\$380,329
Project Contingency 10%	\$38,033
Total Budget	\$418,362

OSCGR Eligible? No

OSCGR Reimbursement

Action Items

1.00

Project Priority Ranking

- Security	
- Severity of Condition	0
- Code/Statutory	0
- Programmatic Need	0
- Constructability/Sequencing	0
	0

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**Fairfield Warde High School
Tennis Court Project (Design Only)**

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**Fairfield Warde High School
Basketball Court Project (Design Only)**

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Capital Projects

Holland Hill Elementary School

Holland Hill Elementary School Partial Roof Replacement	\$1,370,014
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Amount of funding request at this time	\$8,000
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Background: Holland Hill Elementary School was built in 1956, with additions and alterations in 1978, 2001 & 2018. The six built-up roof areas originally installed in 1991 and 1996 are now out of warranty and are approaching the end of life. This funding request is for architectural design services to produce bid documents to replace these six roof areas. Funding for the roof replacements will be made at a future date in anticipation of a summer of 2024 installation.

Purpose & Justification: This project is intended to replace the parts of the roof at Holland Hill Elementary School, showing multiple areas of fatigue. The district has identified the roof as needing replacement on the roofing waterfall chart. The areas to be replaced were not part of the latest building alteration and addition project.

Detailed Description: Today's funding request would be to perform design services that allow us to prepare for a full funding request in anticipation of a summer 2024 installation.

Estimated Cost: The cost of this funding request is \$8,000. This number was based on the results of Bid #2021-40

Long Range Costs: There are no long-range costs associated with this request.

Demand on Existing Facilities: This request causes no demand on this facility.

Security, Safety, and Loss Control: Once designed and installed, the new roofing system will provide a dry and safe environment for optimum working and learning.

Environmental Considerations: Once designed and installed, the new roofing system will meet all new current codes and be consistent with industry standards.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. The anticipated roof replacement project (that results from this architectural design) does qualify for reimbursement through the OSCG&R program.

Schedule, Phasing & Timing: The anticipated roof replacement project schedule would be a late fall bid in 2023; this early bid will facilitate the best pricing for a 2024 summer recess project. All work would be performed over the 2024 summer recess, and we do not anticipate issues or concerns with the start of the 2024 school year.

Other Considerations: The Town Purchasing Department will bid out this anticipated roof replacement work, and the work will be awarded to a licensed professional contractor. The

Town's attorney will review all contracts and advise the Board of Selectmen on executing contracts with the winning bidder. This project does require the formation of a Town of Fairfield Roof Building Committee to qualify for CT OSCG&R reimbursement.

Alternates to The Request: The alternate would be to keep performing regular maintenance and repairs to a failing infrastructure at a higher cost. Additionally, by not performing this work, we risk the ability to provide a dry and secure building. Not performing this work can potentially compromise the indoor air quality of the building.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: HH-001
 Project Name: Partial Roof Replacement

Non-Reoccurring Status

Project Description: 1/20/21added to waterfall
 Status:

Project Budget

Design Budget:	\$8,000
Construction Budget:	\$1,093,675
Construction Escalation:	\$136,693
Total Construction Budget:	\$1,230,368
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2024
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$3,199
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$3,900
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$7,099
Project Subtotal	\$1,245,467
Project Contingency 10%	\$124,547
Total Budget	\$1,370,014

OSCGR Eligible? Yes
 OSCGR Reimbursement \$321,841

Action Items

1.00

Project Priority Ranking

- Security	0
- Severity of Condition	0
- Code/Statutory	0
- Programmatic Need	0
- Constructability/Sequencing	0
	0

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**Holland Hill Elementary School
Partial Roof Replacement
(Design Only)**

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Riverfield Elementary School

Riverfield Elementary School Partial Roof Replacement

\$1,565,110

Background: Riverfield had a new roof installed in 1991. In 2012 a roof warranty extension project was done to extend the useful life of the roof area. This past year the roof system began to exhibit signs of rapid failure and increased leaks in quantity and severity. Our roof preventative maintenance contractor (Tecta America) performed several larger area repairs that will be sufficient to maintain a dry building for this school year. Tecta America has reported that it is time to replace these roofs before these 'temporary' larger area repairs fail and further damage increases rapidly. This request is for the funding of the replacement of these roofs.

Purpose & Justification: The conditions of these four roofs are declining, and leaks are increasing in frequency and severity. Replacing these roofs now will prevent the need to replace them as an emergency, thus preventing disruption to the school's learning environment.

Detailed Description: This expenditure would cover the total costs for removing the five roof areas down to the existing roof deck and installing a new roofing system. These funds would also cover the bidding and construction administration costs and a contingency for unforeseen conditions that might be uncovered during construction activities. The replacement of a new roofing system will carry a minimum twenty-year warranty.

Estimated Cost: The cost of this funding request is \$ 1,565,110. This number was based on the probable cost estimate provided a Silver/Petrucelli Architects, the architectural design firm hired to design this roof replacement project.

Long Range Costs: Roof replacements will reduce the maintenance costs on old roofs and produce energy savings through a better insulated roof system. This roof replacement project is part of the Fairfield Public Schools waterfall schedule, and the anticipated life of this upgrade is 20+ years with our current roof preventative maintenance program.

Demand on Existing Facilities: This project would reduce the maintenance costs for roof repairs and increase energy efficiency in the building.

Security, Safety, and Loss Control: The new roofing system will provide a dry and safe environment for optimum working and learning.

Environmental Considerations: The new roofing system would meet all new current codes and be consistent with the industry standard. It would also reduce greenhouse gases through increased energy efficiency.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. This project does qualify for reimbursement through the OSCG&R program.

Schedule, Phasing & Timing: The schedule for this project would be a late fall bid in 2022. This early bidding will facilitate the best pricing for a 2023 summer recess project. All work would be performed and completed during the 2023 summer recess.

Other Considerations: The Town Purchasing Department will bid out this work, which will be awarded to a licensed professional contractor. The Town's attorney will review all contracts and advise the Board of Selectmen on executing contracts with the winning bidder. This project does require the formation of a Town of Fairfield Roof Building Committee to qualify for CT OSCG&R reimbursement.

Alternates to The Request: The alternate would be to keep performing regular maintenance and repairs to a failing infrastructure at a higher cost. Additionally, by not performing this work, we risk the ability to provide a dry and secure building. Not performing this work can potentially compromise the indoor air quality of the building.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: RIV-001
 Project Name: Partial Roof Replacement

Non-Reoccurring Status

Project Description: 1/20/21 added to waterfall
 9/8/22 combined design and construction monies into one year

Status:

Project Budget

Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2023
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$0
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$0
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$0
Project Subtotal	\$0
Project Contingency 10%	\$0
Total Budget	\$1,565,110

OSCGR Eligible?	Yes
OSCGR Reimbursement	\$367,673

Action Items

1.00

Project Priority Ranking

- Security	
- Severity of Condition	0
- Code/Statutory	0
- Programmatic Need	0
- Constructability/Sequencing	0
	0

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Riverfield Elementary School Partial Roof Replacement Project

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Roger Sherman Elementary School

Roger Sherman Elementary School Partial Roof Replacement

\$1,916,647

Background: Five roof areas are at the end of their useful lives and are in need of replacement. Two roofs were installed in 1991, and the other three were installed in 2000. These roofs are out of warranty as of 2016 and 2020, respectively. The roof systems are showing signs of failure, and our roof preventative maintenance contractor has reported that it is time to replace these roofs before further damage increases rapidly. This request is for the funding of the replacement of these roofs.

Purpose & Justification: The conditions of these five roofs are declining, and leaks are increasing in frequency and severity. Replacing these roofs now will prevent the need to replace them in an emergency, thus preventing disruption to the school's learning environment.

Detailed Description: This expenditure would cover the total costs for removing the five roof areas down to the existing roof deck and installing a new roofing system. These funds would also cover the bidding and construction administration costs and a contingency for unforeseen conditions that might be uncovered during construction activities. The replacement of a new roofing system will carry a minimum twenty-year warranty.

Estimated Cost: The cost of this funding request is \$ 1,916,647. This number was based on the probable cost estimate provided a Silver/Petrucelli Architects, the architectural design firm hired to design this roof replacement project.

Long Range Costs: Roof replacements will reduce the maintenance costs on old roofs and produce energy savings through a better insulated roof system. This roof replacement project is part of the Fairfield Public Schools waterfall schedule, and the anticipated life of this upgrade is 20+ years with our current roof preventative maintenance program.

Demand on Existing Facilities: This project would reduce the maintenance costs for roof repairs and increase energy efficiency in the building.

Security, Safety, and Loss Control: The new roofing system will provide a dry and safe environment for optimum working and learning.

Environmental Considerations: The new roofing system would meet all new current codes and be consistent with the industry standard. It would also reduce greenhouse gases through increased energy efficiency.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. This project does qualify for reimbursement through the OSCG&R program.

Schedule, Phasing & Timing: The schedule for this project would be a late fall bid in 2022. This early bidding will facilitate the best pricing for a 2023 summer recess project. All work would be performed and completed during the 2023 summer recess.

Other Considerations: The Town Purchasing Department will bid out this work, which will be awarded to a licensed professional contractor. The Town's attorney will review all contracts and advise the Board of Selectmen on executing contracts with the winning bidder. This project does require the formation of a Town of Fairfield Roof Building Committee to qualify for CT OSCG&R reimbursement.

Alternates to The Request: The alternate would be to keep performing regular maintenance and repairs to a failing infrastructure at a higher cost. Additionally, by not performing this work, we risk the ability to provide a dry and secure building. Not performing this work can potentially compromise the indoor air quality of the building.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: SHERM-001
 Project Name: Roof Replacement

Non-Reoccurring Status

Project Description:

Status:

Project Budget

Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2023
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$0
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$0
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$0
Project Subtotal	\$0
Project Contingency 10%	\$0
Total Budget	\$1,916,647

OSCGR Eligible?	Yes
OSCGR Reimbursement	\$450,255

Action Items

1.00

Project Priority Ranking

- Security	
- Severity of Condition	0
- Code/Statutory	0
- Programmatic Need	0
- Constructability/Sequencing	0
	0

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Roger Sherman Elementary School Partial Roof Replacement Project

