

Fairfield Board of Education

Proposed Capital & Non-Recurring Projects

2024-2025



September 22, 2023
Updated: October 4, 2023
BOE Approved: October 10, 2023



FAIRFIELD PUBLIC SCHOOLS

October 4, 2023

Dear Board of Education Members:

This booklet provides an overview of the 2024-2025 Proposed Capital Project Requests and projects being reassigned to the Building Committee, pending BOS approval.

Capital Projects:

1. Districtwide Air Conditioning Upgrade Pre-Construction Project – Phase II-V
2. Holland Hill Elementary School Partial Roof Replacement
3. No. Stratfield Elementary School Roof Replacement Project
4. Roger Sherman Elementary School Boiler Burner Replacement (2) Project
5. Fairfield Ludlowe High School Bathroom Renovations (Cost Adjustment)

Projects being reassigned to the Building Committee pending BOS approval:

1. North Stratfield Elementary School Vestibule Project (Cost Adjustment)
2. Osborn Hill Elementary School Vestibule Project (Cost Adjustment)
3. Fairfield Woods Middle School Vestibule Project (Cost Adjustment)
4. Districtwide Air Conditioning Upgrade Project – Phase I (Cost Adjustment)

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,



Michael J. Testani
Superintendent of Schools

Fairfield Public Schools 2024-2025 Capital & Non-Recurring Projects

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Total		\$ 25,489,276	

Capital Projects

Districtwide

Districtwide Air Conditioning Upgrade Pre-construction Project - Phase II -V \$973,090

Background: The Fairfield Board of Education has been working towards adding air-conditioning to all seventeen school buildings in the district. Burr, Holland Hill, McKinley, Mill Hill, Riverfield, Roger Sherman, Stratfield Elementary schools, and Roger Ludlowe Middle school have complete air-conditioning systems. Jennings, Dwight, North Stratfield, Osborn Hill, Elementary schools, Fairfield Woods and Tomlinson Middle schools, Fairfield Warde, Fairfield Ludlowe, and Walter Fitzgerald High schools have had portions of the buildings air-conditioned using integrated systems or split units. This funding request would allow the district to bring the remaining phases of the districtwide air conditioning from conceptual design to bid documents. This would help to ensure that further shortfalls in funding the remaining projects would not happen.

Purpose & Justification: The purpose of this project would be to bring the districtwide air conditioning projects phase II – V to bid documents aligning the district for eligibility for any additional funding that may become available from the state or federal level. This project is justified as it would begin to create equality among all district buildings in air-conditioned spaces. In addition, the lack of air-conditioning and the ability to bring fresh air into the building was found to be a significant deficiency during the current pandemic. This project would assist in improving the indoor air quality at non-air-conditioned buildings by reducing areas that can become conducive for mold growth during hot and humid days. Additionally, increasing air-conditioning and air movement in the buildings would increase the air that moves through our air filtration system.

Detailed Description: This expenditure would cover the cost to bring phase II – V from the current conceptual design to bid documents. Having bid documents would help us identify unforeseen details missed in phase I of this project and allow for a more detailed estimation to take place—making each of the remaining phases ready to bid for build-out.

Estimated Cost: The cost of this funding request is \$973,090. This number is based on the response from the town-issued RFP for architectural/engineering services for the project.

Long Range Costs: This design project would not carry any long range cost.

Security, Safety, and Loss Control: This design project would not carry Security, Safety, and Loss Control.

Environmental Considerations: The project would work to ensure that all new equipment will meet all regulatory standards.

Funding, Financing & OSCG&R: This project would not proceed without funding approval. No State or Federal regulations are required for this project at this time. However, by

moving forward with this project would allow the district to align with any further funding opportunities that may become available.

Other Considerations: The Town Purchasing Department has bid out this work, which will be performed by an outside professionally licensed contractor. This project will be assigned to a building committee to oversee to ensure any future state reimbursement requirements are met.

Alternates to The Request: The alternative to this request would be to continue moving forward with the additional air conditioning phases independently. However, this may mean missing additional funding that becomes available and continuing to work with conceptual design project costs on the waterfall for the subsequent four project phases.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: DIST-015
 Project Name: AC Upgrade Preconstruction Phase 2-5

Non-Reoccurring Status

Project Description: 9/23 added preconstruction fees for BL & Gilbane

Status:

Project Budget

Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2024
Miscellaneous Fees and Expense	
- State Permits (.0026%)	\$0
- Testing & Inspections	
- Advertising	
Construction Admin	\$0
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$0
Project Subtotal	\$0
Project Contingency 10%	\$0
Total Budget	\$973,090

OSCGR Eligible?

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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Holland Hill Elementary School

Holland Hill Elementary School Partial Roof Replacement

\$1,863,680

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. 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: 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: 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 \$1,863,680. This cost represents current industry standards based on design documents.

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 bid in early 2024. This early bidding will facilitate the best pricing for the 2024 & 2025 summer recess project. All work would be performed and completed during the 2024 and 2025 summer recesses.

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: HH-001
 Project Name: Partial Roof Replacement

Non-Reoccurring Status

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

Project Budget

Design Budget:	\$0
Construction Budget:	\$1,863,680
Construction Escalation:	\$0
Total Construction Budget:	\$1,863,680
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2024
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	\$1,863,680
Project Contingency 10%	\$0
Total Budget	\$1,863,680

OSCGR Eligible? Yes
 OSCGR Reimbursement \$437,812

Action Items

1.00

Project Priority Ranking

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

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Holland Hill Elementary School Partial Roof Replacement Project

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North Stratfield Elementary School

North Stratfield Elementary School Roof Replacement

\$4,422,800

Background: Fourteen roof areas are at the end of their useful lives and are in need of replacement. Ten roofs were installed in 1991, three roofs were installed in 1996, and one other was 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 fourteen 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 fourteen 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 \$ 4,422,800. This number was based on the estimate provided by Gilbane Construction Company, the construction management firm hired for 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 bid in early 2024. This early bidding will facilitate the best pricing for the 2024 & 2025 summer recess project. All work would be performed and completed during the 2024 and 2025 summer recesses.

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: NS-002
 Project Name: Roof Replacement Project

Non-Reoccurring Status

Project Description: 1/20/21 increase amount 49,290
 9/23 revised per AC project budget

Status:

Project Budget

Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2024
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$0
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$3,900
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$3,900
Project Subtotal	\$3,900
Project Contingency 10%	\$390
Total Budget	\$4,422,800

OSCGR Eligible? Yes

OSCGR Reimbursement \$1,038,995

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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No. Stratfield Elementary School Roof Replacement Project

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Roger Sherman Elementary School

Boiler Burner Replacement (2) Project

\$1,048,706

Background: Roger Sherman Elementary School was constructed in 1963. In 2001, two nine-section Smith boilers were installed. At the time of installation, the dual-fuel sectional boilers were considered the standard for school buildings.

Purpose & Justification: The Roger Sherman Elementary School sectional boilers (2) show signs of failing. During the spring of 2023, our post-heating season inspection and cleaning were performed. The boilers were evaluated, and it was determined that they were failing and leaking in the boiler room.

Detailed Description: This expenditure would cover the total architectural design, permits, and construction cost. This expenditure includes removing the old equipment and moving the new equipment into place.

Estimated Cost: The cost of this funding request is \$972,461. This number was arrived at by using industry standards for construction pricing and working with some local boiler companies to find the best approach to handle this project, taking into account pricing from last year's Burr boiler project.

Long Range Costs: The only long-range cost would be routine maintenance of the boiler equipment handled in-house and by our town-bid PM contractor.

Demand on Existing Facilities: This project would consider two options. The first would be an in-kind equipment replacement while meeting newer efficiency codes. The second option would be to look at replacing the equipment with new high-efficiency equipment. The best option will be chosen when the project is bid out and space requirements are evaluated.

Security, Safety, and Loss Control: The new boilers would help reduce the possibility of lost school time and school equipment due to heat loss in the building during extremely cold winter days.

Environmental Considerations: New equipment would meet new energy efficiency requirements. This project also carries the potential for installing a single-fuel high-efficiency boiler system.

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

Schedule, Phasing & Timing: The schedule for this project would be to have all the work completed during the summer recess of 2024, allowing for occupancy for the 2024-2025 school year with fully functioning boilers.

Other Considerations: The town Purchasing Department will bid out this work, and a licensed professional contractor will perform the job.

Alternates to The Request: This request would keep us performing regular maintenance and repairs to a failing infrastructure at a higher cost. By not performing this work, we risk the ability to heat the building. The leaking boilers also cause wet conditions in the boiler room.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: SHERM-002
 Project Name: Boiler/Burner Replacement

Non-Reoccurring Status Yes

Project Description: 1/20/21 added to waterfall
 9/22 moved from 23/24
 9/23 moved to FY24/25

Status:

Project Budget

Design Budget:	\$0
Construction Budget:	\$762,445
Construction Escalation:	\$95,294
Total Construction Budget:	\$857,739
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2024
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$2,230
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$8,577
Commissioning	\$8,577
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$19,385
Project Subtotal	\$877,124
Project Contingency 10%	\$87,712
Total Budget	\$1,048,706

OSCGR Eligible?

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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Roger Sherman Elementary School Boiler Burner Replacement Project

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Fairfield Ludlowe High School

Fairfield Ludlowe High School Student Bathroom Renovations **\$2,111,000**

Fairfield Ludlowe High School Student Bathroom Renovations Cost Adjustment **\$1061,000**

Fairfield Ludlowe High School Student Bathroom Renovations Total Project Cost **\$3,172,000**

Background: Fairfield Ludlowe High School was initially constructed in 1950 and underwent renovations and additions in 1963, 1972, 1995, 2005, and 2015. Over the years, the bathrooms have received cosmetic makeovers but have not received complete renovations in over seventy years. The bathrooms are becoming more challenging and cost-prohibitive to keep up and running.

Purpose & Justification: The Fairfield Ludlowe High School bathrooms have a failing infrastructure. The piping in the bathrooms has become older and brittle, causing leaks and increasing the cost of keeping them open and running safely for students. Also, many of the bathrooms do not meet the newer code requirements for ADA compliance. Many of the fixtures show signs of age and chipping, making them dangerous for students (along with the chipping of the paint on the tiles) and the paint chipping off the tiles.

Detailed Description: This expenditure would cover the total cost of the architectural design, permits, construction and renovation, and Certificate of Occupancy.

Estimated Cost: The cost of this funding request is **\$1,061,000**. This number was arrived at by going out to bid for this project.

Long Range Costs: The only long-range cost would be routine maintenance of student bathrooms.

Demand on Existing Facilities: This project would decrease the demand on facilities by having all new lower maintenance equipment, including, but not limited to, fixtures and behind-the-wall piping.

Security, Safety, and Loss Control: The newly renovated bathrooms would increase safety by offering new piping and fixtures, decreasing water leaks and possible injuries from old, broken, cracked fixtures. Security would also be incorporated in the design safe for locks down and student activities, providing new piping and fixtures to decrease water leaks and possible injuries from broken and cracked fixtures. The new designs incorporate enhanced safety features during lockdowns and student activities.

Environmental Considerations: This project will include a look at all environmental impacts and the ability to make the bathrooms energy efficient while keeping them operational for the constant daily use they receive.

Funding, Financing & Office of School Construction Grants Review (OSCG&R): This project would not proceed without funding approval. No State or Federal regulations require this project to be undertaken. This project is not eligible for reimbursement through OSCG&R.

Schedule, Phasing & Timing: This project's schedule would be to have all the work completed during the summer recess of 2021, allowing for occupancy for the 21-22 school year with fully functioning bathrooms.

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

Alternates to The Request: The alternative to this request would be to keep performing regular maintenance and repairs to failing infrastructure at a higher cost to the Board of Education's operating maintenance budget.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: FLHS-003
 Project Name: Renovate Student Bathrooms NR

Non-Reoccurring Status

Project Description: 9/22 prior to fy22/23
 9/23 Add'l funding due to bid fy21/22 \$2,111,000
 combined cost

Status:

Project Budget

Design Budget:	\$0
Construction Budget:	\$3,172,000
Construction Escalation:	\$0
Total Construction Budget:	\$3,172,000
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2022
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	\$3,172,000
Project Contingency 10%	\$0
Total Budget	\$3,172,000

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 Ludlowe High School
Student Bathroom Renovation Project**

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Projects being reassigned to
Building Committee

Pending BOS approval

North Stratfield Elementary School

North Stratfield Elementary School Security Vestibule Project **\$652,500**

North Stratfield Elementary School Security Vestibule Project Cost Adjustment **\$189,100**

North Stratfield Elementary School Security Vestibule Total Project Cost **\$841,600**

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 **\$189,100**. This number adjustment was calculated based on industry standards and new industry pricing.

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. 9/23 add'l funding per AC project budget
Status:	

Project Budget	
Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
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	\$12,500
Project Contingency 10%	\$55,000
Total Budget	\$841,600
OSCGR Eligible?	Yes
OSCGR Reimbursement	\$197,707

Action Items	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
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Project Priority Ranking	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
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- Security	0
- Severity of Condition	0
- Code/Statutory	0
- Programmatic Need	0
- Constructability/Sequencing	0

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No. Stratfield Elementary School Vestibule Project

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Osborn Hill Elementary School

<u>Osborn Hill Elementary School Security Vestibule Project</u>	<u>\$597,500</u>
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<u>Osborn Hill Elementary School Security Vestibule Project Cost Adjustment</u>	<u>\$201,400</u>
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<u>Osborn Hill Elementary School Security Vestibule Project Total Project Cost</u>	<u>\$798,900</u>
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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, design plans, permits, and construction. Further details of the project would require a private executive session meeting.

Estimated Cost: The cost of this funding request is **\$201,400**. This number adjustment was calculated based on industry standards and new industry pricing.

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 the 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
 9/23 budget per AC project budget

Status:

Project Budget

Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
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	\$12,500
Project Contingency 10%	\$55,000
Total Budget	\$798,900

OSCGR Eligible? Yes

OSCGR Reimbursement \$187,676

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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Osborn Hill Elementary School Vestibule Project

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Fairfield Woods Middle School

<u>Fairfield Woods Middle School Security Vestibule Project</u>	<u>\$769,500</u>
<u>Fairfield Woods Middle School Security Vestibule Project Cost Adjustment</u>	<u>\$240,000</u>
<u>Fairfield Woods Middle School Security Vestibule Total Project Cost</u>	<u>\$1,009,500</u>

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 **\$240,000**. This number adjustment was calculated based on industry standards and new industry pricing.

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 9/23 plugged add'l funds from AC project budget

Status:

Project Budget	
Design Budget:	\$0
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	\$664,500
Project Contingency 10%	\$65,000
Total Budget	\$1,009,500
OSGR Eligible?	Yes
OSGR Reimbursement	\$237,150

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 Woods Middle School Vestibule Project

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Districtwide Air-Conditioning Upgrade Project – Phase I

Districtwide Air Conditioning Upgrade Project - Phase I	\$ 22,701,443
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Districtwide Air Conditioning Upgrade Project - Phase I Cost Adjustment	\$ 15,489,500
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Districtwide Air Conditioning Upgrade Project- Phase I Cost	\$ 38,190,943
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Background: The Fairfield Board of Education has been working towards adding air-conditioning to all seventeen school buildings in the district. Burr, Holland Hill, McKinley, Mill Hill, Riverfield, Roger Sherman, Stratfield Elementary schools, and Roger Ludlowe Middle school have complete air-conditioning systems. Jennings, Dwight, North Stratfield, Osborn Hill, Elementary schools, Fairfield Woods and Tomlinson Middle schools, Fairfield Warde, Fairfield Ludlowe, and Walter Fitzgerald High schools have had portions of the buildings air-conditioned using integrated systems or split units. This phase I project would complete the air-conditioning at North Stratfield Elementary School, Osborn Hill Elementary School, and Fairfield Woods Middle School.

Purpose & Justification: The purpose of this project would be to add air-conditioning to North Stratfield Elementary School, Osborn Hill Elementary School, and Fairfield Woods Middle School. Currently, these buildings do not have a large project on the BOE waterfall chart. This project is justified as it would begin to create equality among all district buildings in air-conditioned spaces. In addition, the lack of air-conditioning and the ability to bring fresh air into the building was found to be a significant deficiency during the current pandemic. This project would assist in improving the indoor air quality at non-air-conditioned buildings by reducing areas that can become conducive for mold growth during hot and humid days. Additionally, increasing air-conditioning and air movement in the buildings would increase the air that moves through our air filtration system.

Detailed Description: This expenditure would cover the total cost of this project, and the cash flow distribution would occur over the next three years. (See attached Appendix 2) This funding request would cover all aspects of this project, from planning schematics to equipment installation. Additionally, this funding would cover necessary repairs/replacement/alterations required for the installation of AC - such as acoustic ceilings, LED lights, fire protection system alterations, and the addition of a fire suppression system where deficient. Lastly, this project funding would include commissioning and balancing the new AC system and updating the automated building controls systems where required.

Estimated Cost: The cost of this funding request is \$15,489,500. This number was adjusted based on the project being brought up to design document. The primary drivers for this increase were because of additional sq footage misses on the original scope, new electrical room addition at Fairfield Woods Middle School, Additional steel roof supported specified in the design along with additional Fire suppression system updates and modifications. This

number also considers a \$1,000,000 grant from the Town and a \$116,320 grant to the BOE. Along with an additional \$1,644,141 allocated to this project from the town.

Long Range Costs: This project would bring additional costs to the district operating budget to provide supplemental equipment needed to perform preventative maintenance. However, new equipment, and filter changes on existing equipment, will allow both to run more efficiently and will positively impact the electrical draw at each building.

Security, Safety, and Loss Control: This project will play a significant role in improving indoor air quality along with improvements in building conditions. This project will enable us to control building moisture and alleviate the safety hazards, unsafe buildings, and material loss created by mold.

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 required for this project at this time. We will continue to look at possible state or federal grants that may help offset the cost of this project. In addition, the project will apply for reimbursement from OSCG&R. Additionally, the Town has committed \$1,000,000 to this project through their ARPA grant application, and the Board of Education has committed \$116,320 to this project through their ESSER II grant.

Other Considerations: The Town Purchasing Department will bid out this work performed by outside professionally licensed contractors. This project will be assigned to a building committee to oversee and meet the state reimbursement requirements.

Alternates to The Request: The alternative to this request would be to divide this project by building and add them to the Board of Education's waterfall over a period of time.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: DIST-010
 Project Name: AC Upgrade Phase 1 (Woods/Osborn/North Stratfield)

Non-Reoccurring Status

Project Description: Woods 6,277,700
 Osborn 4,823,000 + 265,329 = 5,088,329
 North Stratfield 7,774,000 + 265,329 = 8,039,329

Status:

Project Budget

Design Budget:	\$0
Construction Budget:	\$19,405,358
Construction Escalation:	\$776,214
Total Construction Budget:	\$20,181,572
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2022
Miscellaneous Fees and Expense	
- State Permits (.0026%)	\$52,472
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$201,816
Commissioning	\$201,816
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$456,103
Project Subtotal	\$20,637,675
Project Contingency 10%	\$2,063,768
Total Budget	\$38,190,943

OSCGR Eligible? Yes

OSCGR Reimbursement \$8,971,740

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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Districtwide Air Conditioning Upgrade Project – Phase I

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