

Fairfield Board of Education

Proposed Capital & Non-Recurring Projects

2025-2026



September 18, 2024
BOE Approved: October 8, 2024



FAIRFIELD PUBLIC SCHOOLS

September 18, 2024

Dear Board of Education Members:

This booklet provides an overview of the following 2025-2026 Proposed Capital and Non-Recurring Project Requests:

Non-Recurring Project:

1. Fairfield Warde High School Knapps Highway Tennis Courts & Basketball Court
(Additional Funding)

Capital Projects:

1. Districtwide AC Upgrade Phase II (Tomlinson Middle School)
2. Timothy Dwight Elementary School Renovation or New/ New – ECC Addition (Seed Money Only)
3. McKinley Elementary School Partial Roof Replacement Project
4. Stratfield Elementary School Partial Roof Replacement Project
5. Tomlinson Middle School Partial Roof Replacement Project
6. Fairfield Warde High School New Artificial Turf Field

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 based on collaboration with industry leaders to provide conceptual design budgets and, when possible, actual design documents to ensure the most accurate and up-to-date budgets for each project.
- 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
2025-2026
Capital & Non-Recurring Projects**

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Total		\$ 15,063,107	

Non-Recurring Projects

Fairfield Warde High School

Knapp's Hwy Tennis/Basketball Courts Replacement (Approved 2023) **\$418,362**

Amount of funding requested at this time **\$409,956**

This Funding request will increase the total project cost to **\$828,318**

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.

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 complete cost of installing post tension concrete tennis courts and a basketball court, along with all associated equipment and surrounding site work associated with the area including making the site ADA accessible.

Estimated Cost: The cost of this funding request is **\$409,956**. This number is to increase the original approved project cost of \$418,362. To a total project cost of \$828,318 as bids for this project came in higher than anticipated. The original project place holder was done using a conceptual design. This project had three bidders with the lowest being \$796,677, and the highest bidder coming in at \$1,029,660.

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 this Project over the Summer 2025 school break.

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-012
Project Name:	Knapps Hwy Tennis Courts & Basketball Courts - Additional Funding
Non-Reoccurring Status	
Project Description:	8/24 added to waterfall for additional funding

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2025
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	\$409,956

OSCGR Eligible? No

OSCGR Reimbursement

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 Warde High School Tennis Court Project (Additional Funding)

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**Fairfield Warde High School
Basketball Court Project (Additional Funding)**

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Capital Projects

Tomlinson Middle School

Districtwide Air-Conditioning Upgrade Project – Phase 2 (Tomlinson)

\$ 5,531,690

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 Elementary School, Tomlinson Middle School, Fairfield Warde, Fairfield Ludlowe, and Walter Fitzgerald High Schools have had portions of the buildings air-conditioned using integrated systems or split units. Osborn Hill, North Stratfield Elementary School, along with Fairfield Woods Middle School were all part of the first phase of this project and are anticipated to be on-line by Fall of 2025. The second phase is to complete the air conditioning at Tomlinson Middle School.

Purpose & Justification: The purpose of this project would be to add air conditioning to Tomlinson Middle School. Currently, this building does 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 pandemic. This project would assist in improving the indoor air quality in the non-air-conditioned parts of the Tomlinson Middle School 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 12 to 18 months. This funding request would cover all aspects of this project, from bidding to equipment installation that would include commissioning and balancing the new AC system and updating the automated building controls systems where required. 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.

Estimated Cost: The cost of this funding request is \$5,531,690. This number was calculated by town boards approving the seed money to bring this and other projects from conceptual design to design development providing a comfortable evaluation of cost for this project.

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. While the state has announced no round three for in-door-air-quality grants, we anticipate that indoor air quality projects will become eligible for reimbursement through OSCG&R. Therefore, we plan to apply for OSCG&R reimbursement for this project.

Other Considerations: The Town Purchasing Department will bid out this work that will be performed by professionally licensed contractors. We will request that this project be assigned to the standing in-door-air-quality building committee to oversee and meet the state reimbursement requirements.

Alternates to The Request: The alternative to this request would be to postpone this project and continue to carry it on the Board of Education's Waterfall.

PROJECT BUDGET



Project Leaders

Town of Fairfield Tomlinson Middle School

Total Project Budget

Date: August 7, 2024

\$ ACTUAL except \$/GSF		Project Budget 7/16/2024
New Construction GSF		
Renovation GSF		16,642
Total GSF		16,642
New Construction \$/GSF - Current		-
Renovation \$/GSF - Current		-
New Construction \$/GSF - Escalated		-
Renovation \$/GSF - Escalated		-
Total Construction w/ site \$/GSF		283
Total Project \$/GSF		332
I. Building Construction		
A. New Building Construction		
B. Existing Building Renovations		
C. Other Construction		-
Total Building Construction		-
II. Related Construction		
A. Sitework		
1 Earthwork / Site Prep		-
2 Exterior Improvements		
a. Paving - Asphalt / Concrete / Other		-
b. Sidewalks / Paths		-
c. Wetlands Mitigation		-
d. Landscape & Planting		-
e. Athletic / Recreational Surfaces		-
f. Fencing / Gates		-
g. Retaining Walls		-
h. Misc Site Improvements		-
B. Site Utility Systems		
1 Water & Wells		-
a. Fire Protection		-
2 Sanitary Sewage		-
3 Storm Drainage		-
4 Gas		-
5 Steam		-
6 Chilled Water		-
7 Electric		-
8 Data & Communications		-
9 Site Lighting		-
Total Site Construction		-
C. Building Demolition		-
D. Hazardous Materials Removal		-
E. Sustainable Elements		
1 Solar Panels / PV Array		-
2 Wind Power Generation		-
3 Geothermal Wells		-
4 Rain Garden		-
5 Waste Water Treatment Plants		-
F. GC / CM Mark-ups		w/ construction
Total Related Construction		-
Subtotal Construction - Current \$		-
III. Escalation (2022 Construction)		
Total Construction - Escalated		4,704,415
IV. Furniture, Fixtures & Equipment (FF&E)		
A. Loose Furnishings		-
B. Program Related Equipment		-
C. Data / Telecomm Equipment		10,000
1. Cabling / Wall Jack / Devices		w/ construction
D. Audio/Visual Equipment		10,000
E. Security Equipment		-
1. Cabling / Wall Jack / Devices		w/ construction
F. Specialty Signage		-
Total FF & E		20,000

PROJECT BUDGET



Project Leaders

Town of Fairfield Tomlinson Middle School

Total Project Budget

Date: August 7, 2024

\$ ACTUAL except \$/GSF		Project Budget 7/16/2024
V. Fees and Expenses		
A. Fees		
1 Existing Conditions & Space Program		-
2 Architect		25,000
a Civil Engineering		w/ architect
b Landscape Architect		w/ architect
c Structural Engineering		w/ architect
d MEP/FP Engineering		w/ architect
e Interior / Furniture Designer		w/ architect
f Lighting Consultant		w/ architect
g Acoustical Consultant		w/ architect
h Signage Consultant		w/ architect
i LEED Designer		w/ architect
j Referendum Services		w/ architect
k Code Consultant		w/ architect
l Designer's Cost Estimator		w/ architect
3 Special Consultants		
a Haz. Mat. Consultant		100,000
b Audio / Visual		w/ architect
c Technology / Security Systems Design		w/ architect
d Geo-Tech Engineering		-
e Traffic Engineer		-
f Ecologist / Soil Sample		-
g Peer Reviews		-
h Green Building Consultant		w/ architect
i Storm Water Monitoring		-
4 Project Management		tbd
5 Building Commissioning		29,124
6 Owner's Cost Estimator		-
7 CM Preconstruction Fee		47,025
8 Owner's Legal Fees		5,000
9 Site Survey		20,000
10 Utility Assessment		25,000
Sub-total Fees		251,149
B. Expenses		
1 Owner's Insurance		7,057
2 Permits - State Ed fees		1,223
a. Building		w/ Construction
b. Town / Site		-
3 Printing		2,000
4 Construction Utilities Use		w/ Construction
5 Site Borings		-
6 Materials Testing		15,000
7 Special Inspections		5,000
8 Consultant Reimbursables		5,000
9 Moving / Relocation		50,000
10 Temporary Space / Operations		-
11 Advertising		2,000
12 Physical Plant Expenses		20,000
13 Misc. Expenses		25,000
14 Financing Costs / Bond Origination		26,021
15 Site Acquisition		-
a. Real Estate Fees		-
b. Closing Costs		-
Sub-total Expenses		158,301
Total Fees and Expenses		409,449
V. Contingency		
A. Construction		141,133
B. Owner's Project		256,693
Total Contingency		397,826
Total Project		5,531,690



Districtwide AC Upgrade Phase II (Tomlinson Middle School)

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Timothy Dwight Elementary School

Renovation or New/ New – ECC Addition (Seed Money Only)

\$3,444,885

Background: Timothy Dwight Elementary School (Dwight) requires significant upgrades to address deficiencies and meet current needs. Built in 1962, the school's current capacity is 378 students. This project also aims to address overcrowding and the increasing enrollment at the Early Childhood Center (ECC) while planning for future growth.

Purpose & Justification: The school's building is considered to be in fair condition; however, all building systems were designed according to 1960s standards. To bring the facility up to 2025 design codes, updates are required to meet modern fire, ADA, and health regulations. The new building will provide adequate space to support the district's curriculum, ensuring that Timothy Dwight Elementary can continue to serve Fairfield into the future.

The addition of an ECC space will create a second permanent location for Pre-K programs, serving both special education and typical peers within the district. This expansion will provide necessary support services while maintaining the district's commitment to safety and security. The additional space is part of a long-term district plan to establish a three-site ECC program, servicing children from East, West, and Central Fairfield with attention to minimizing transportation times.

Detailed Description: The requested funds will cover the cost of hiring a project team to develop design drawings and specifications for cost estimates. These estimates will update the district's waterfall plan and enable the Town of Fairfield to consider an appropriation for the project. The funding also includes investigating the integration of a new septic system and exploring potential reuse of reclaimed property once the project is completed.

Estimated Cost: The funding request is for \$3,444,885, based on similar previous projects. A design engineering company will provide a conceptual design cost analysis, and we have applied the industry standard of 6% of construction costs to arrive at this funding request.

Long-Range Costs: The project team funding will provide reliable construction cost estimates for the full project request.

Demand on Existing Facilities: The new building will meet modern energy efficiency standards while providing a safe and comfortable learning environment.

Security, Safety, and Loss Control: Not Applicable

Environmental Considerations: This planning phase will take all environmental considerations into account when designing the new building.

Funding, Financing, & OSCG&R: This project will not proceed without funding approval. Although there are no state or federal regulations mandating this project, it is eligible for reimbursement through the State OSCG&R.

Schedule, Phasing, & Timing: The plan is to begin work with the project team as soon as possible.

Other Considerations: The project will be bid out by the Town Purchasing Department and completed by outside contractors.

Alternates to the Request: The alternative is to take no action, which would delay critical improvements to the current building and postpone the district's long-term plan to create additional capacity for the ECC program, a requirement mandated by the state.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date:	7/1/21
Project No:	DW-002
Project Name:	Renovation Project or New

Non-Reoccurring Status

Project Description:	1/20/21 moved to FY25/26 9/22 moved from 25/26 to 30/31 ; escalated to 30/31 at 3.5%/year 9/23 moved to FY27/28 updated to "new construction" reimbursement rate of 16.43 8/24 moved to FY26/27; based on SPA estimate dated 8/22/24 6% design money based on SPA estimate dated 8/22/24
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Status:

Project Budget

Design Budget:	\$2,734,871
Construction Budget:	\$45,581,176
Construction Escalation:	\$3,719,424
Total Construction Budget:	\$49,300,600
Escalation Date:	7/1/2024
Estimated Construction Start:	7/1/2026
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$128,182
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$493,006
Commissioning	\$493,006
Hazardous Material	\$0
Other	\$0
Subtotal Fees & Expenses:	\$1,114,194
Project Subtotal	\$53,149,665
Project Contingency 10%	\$5,314,967
Total Budget	\$52,192,889

OSGR Eligible?	Yes
OSGR Reimbursement	\$8,514,467

Action Items

1.00

Project Priority Ranking

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

Printed: 9/17/2024

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Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information	
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Origination Date:	7/1/21
Project No:	DW-003
Project Name:	Renovation Project or New - ECC Portion

Non-Reoccurring Status	
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Project Description:	9/23 add planning project 8/24 moved to FY25/26; 6% design money based on SPA estimate dated 8/22/24 8/24 moved to project
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Status:

Project Budget	
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Design Budget:	\$710,014
Construction Budget:	\$11,833,574
Construction Escalation:	\$2,565,325
Total Construction Budget:	\$14,398,899
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2026
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$37,437
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$0
Commissioning	\$0
Hazardous Material	\$0
Other	\$0
Subtotal Fees & Expenses:	\$37,437
Project Subtotal	\$15,146,350
Project Contingency 10%	\$1,514,635
Total Budget	\$13,550,077

OSGR Eligible?	Yes
OSGR Reimbursement	\$5,156,324

Action Items

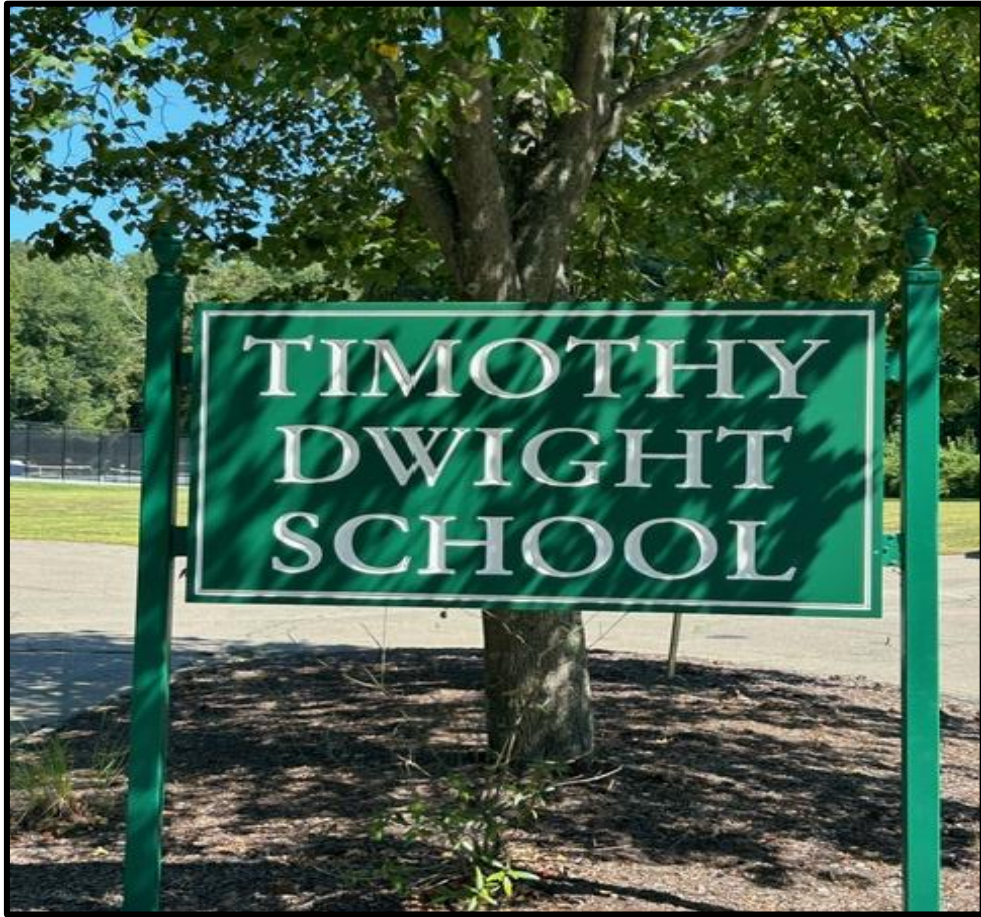
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Project Priority Ranking

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

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**Timothy Dwight Elementary School
Renovation or New/ New – ECC Addition (Seed
Money Only)**

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McKinley Elementary School

McKinley Elementary School Partial Roof Replacement

\$1,755,819

Background: Eight roof areas are at the end of their useful lives and need replacement. All eight roofs were installed in 2003. These roofs are out of warranty as of 2018. 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 eight 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 the removal of the eight roof areas down to the existing roof deck and the installation of a new roofing system. These funds would also cover the bidding and construction administration costs, as well as a contingency for unforeseen conditions that might be uncovered during construction activities. The replacement of a new roofing system that will carry a minimum twenty-year warranty.

Estimated Cost: The cost of this funding request is \$ 1,755,819. This number was based on the actual costs of recent similar roof replacement projects.

Long Range Costs: Roof replacements will reduce the maintenance costs on old roofs as well as produce energy savings using 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 the 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 2024. This early bidding will facilitate the best pricing for a 2025 summer recess project. All work would be performed and completed during the 2025 summer recess.

Other Considerations: The Town Purchasing Department will bid out this 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: MCK-001
 Project Name: Roofing Project - Partial

Non-Reoccurring Status

Project Description: 1/20/21 -decreased amount
 9/22 moved to 24/25
 9/23 moved to FY25/26

Status:

Project Budget

Design Budget:	\$0
Construction Budget:	\$1,250,563
Construction Escalation:	\$212,576
Total Construction Budget:	\$1,463,139
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2025
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$3,804
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$4,200
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$8,004
Project Subtotal	\$1,471,143
Project Contingency 10%	\$147,114
Total Budget	\$1,755,819

OSCGR Eligible?	Yes
OSCGR Reimbursement	\$425,700

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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McKinley Elementary School Partial Roof Replacement Project

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Stratfield Elementary School

Stratfield Elementary School Partial Roof Replacement

\$1,268,982

Background: Five roof areas are at the end of their useful lives and are in need of replacement. One of the roofs was installed in 1993 and the other four roofs were installed in 1998. These roofs are out of warranty as of 2013 and 2018 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 as an emergency thus preventing disruption to the school's learning environment.

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

Estimated Cost: The cost of this funding request is \$ 1,268,982. This number was based on the actual costs of recent similar roof replacement projects.

Long Range Costs: Roof replacements will reduce the maintenance costs on old roofs as well as produce energy savings through the use of 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 the 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 & OSG&R: This project would not proceed without funding approval. This project does qualify for reimbursement through the OSG&R program.

Schedule, Phasing & Timing: The schedule for this project would be a late fall bid in 2024. This early bidding will facilitate the best pricing for a 2025 summer recess project. All work would be performed and completed during the 2025 summer recess.

Other Considerations: The Town Purchasing Department will bid out this 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: STRAT-001
 Project Name: Roof Replacement Project - Partial

Non-Reoccurring Status

Project Description: 1/20/21 moved to FY26/27
 9/22 moved to 25/26
 9/23 moved to FY26/27
 8/24 removed design budget: moved to FY25/26

Status:

Project Budget

Design Budget:	\$0
Construction Budget:	\$943,250
Construction Escalation:	\$160,338
Total Construction Budget:	\$1,103,588
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2025
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$2,869
- Testing & Inspections	\$42,447
- Advertising	\$0
Construction Admin	\$4,716
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$50,032
Project Subtotal	\$1,153,620
Project Contingency 10%	\$115,362
Total Budget	\$1,268,982

OSCGR Eligible? Yes

OSCGR Reimbursement \$307,666

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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Stratfield Elementary School Partial Roof Replacement Project

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Tomlinson Middle School

Tomlinson Middle School Partial Roof Replacement

\$1,151,775

Background: Six roof areas are at the end of their useful lives and are in need of replacement. All six roofs were installed in 2002. These roofs are out of warranty as of 2022. 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 six 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 the removal of the six roof areas down to the existing roof deck and the installation of a new roofing system. These funds would also cover the bidding and construction administration costs as well as a contingency for unforeseen conditions that might be uncovered during construction activities. The replacement of a new roofing system that will carry a minimum twenty-year warranty.

Estimated Cost: The cost of this funding request is \$ 1,151,775. This number was based on the actual costs of recent similar roof replacement projects.

Long Range Costs: Roof replacements will reduce the maintenance costs on old roofs as well as produce energy savings through the use of 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 the 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 2024. This early bidding will facilitate the best pricing for a 2025 summer recess project. All work would be performed and completed during the 2025 summer recess.

Other Considerations: The Town Purchasing Department will bid out this 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:	TMS-005
Project Name:	Partial Roof Replacement

Non-Reoccurring Status	
Project Description:	1/20/21 added to waterfall 8/24 combined design and construction budgets

Status:

Project Budget	
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Design Budget:	\$0
Construction Budget:	\$888,995
Construction Escalation:	\$151,115
Total Construction Budget:	\$1,040,110
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2025
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$2,704
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$4,254
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$6,958
Project Subtotal	\$1,047,068
Project Contingency 10%	\$104,707
Total Budget	\$1,151,775

OSCGR Eligible?	Yes
OSCGR Reimbursement	\$279,249

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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Tomlinson Middle School Partial Roof Replacement Project

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Fairfield Warde High School

Fairfield Warde High School New Artificial Turf Field

\$1,500,000

Background: The Fairfield Board of Education is dedicated to enhancing district facilities to provide the best possible environment for our students. A significant aspect of this commitment involves improving the usability and safety of our outdoor athletic fields.

Currently, Fairfield Warde High School student-athletes face a substantial disadvantage due to insufficient access to turf fields, especially when compared to other schools within the Fairfield County Interscholastic Athletic Conference (FCIAC). This lack of facilities not only hinders their ability to train and compete effectively, but also raises concerns about their safety and overall athletic experience.

Purpose & Justification: The goal is to enhance competitiveness while improving player safety; provide consistent playing conditions, extend the playing season, and reduce overall maintenance. A synthetic multipurpose field will allow for an increase of playable time annually for soccer, football, field hockey, and lacrosse. The new field will offer youth organizations in town such as youth football, soccer, lacrosse field space of which there is a shortage in town.

Synthetic fields typically require less maintenance than traditional grass fields. Maintenance of a grass field also increases during weeks with inclement weather. Synthetic fields do not require a consistent input of water, which can be a factor in increasingly warmer climates. Synthetic fields do not require fertilizer or seeding as well.

Detailed Description: The budget allocated for this project covers the comprehensive installation of an 80,000 square-foot turf playing surface, encompassing all phases from design through implementation. It also includes provisions for engaging a consultant to ensure the project aligns with industry standards and mirrors the success of similar installations. This project entails the installation of a state-of-the-art synthetic turf field using the latest technologies and materials to ensure safety, performance, and longevity. By incorporating the AstroTurf RootZone 3D³ Blend 52 system with the Brock SP17 shock pad and BrockFILL infill, the field will offer a premium playing experience akin to natural grass while minimizing maintenance requirements. This installation will result in a high-quality, durable, and safe playing surface that meets the needs of athletes and the community, while adhering to industry best practices and standard.

Estimated Cost: The total funding request is \$1,500,000. This estimate was developed through consultation with industry experts to establish a conceptual budget.

Long-Range Costs: While artificial turf fields require maintenance and testing, they eliminate the need for regular mowing, watering, and line painting. We currently pay approximately \$54,941 annually to maintain the Fairfield Warde High School soccer field, while we pay approximately \$1,683 annually to maintain the Fairfield Warde High School artificial turf field.

Demand on Existing Facilities: While artificial turf fields do require routine maintenance and testing, the weekly demand for an artificial turf field is significantly less than that of a grass field. We currently cut the Fairfield Warde High School soccer field up to forty-two times a season while performing weekly field lining. Our turf field receives a spring cleanup and is groomed and swept four times preseason. They are GMAX tested for safety once a year as well.

Security, Safety, and Loss Control: Replacing the grass field with an artificial turf field will provide a safer playing surface for students and athletes. Modern turf fields offer a uniform surface that reduces the risk of injuries caused by uneven terrain found on natural grass fields. Investing in a turf field demonstrates our commitment to the well-being of our student-athletes.

Environmental Considerations: This project includes safety features such as a Brock padding system and sand-based infill, which meet current environmental and safety standards.

Funding, Financing & OSCG&R: This project will not move forward without funding approval. There are no state or federal regulations required at this time. This project is not eligible for reimbursement through the OSCG&R Program. We will continue to explore state or federal grants that could help offset the cost.

Schedule, Phasing & Timing: This project will start in the spring of 2025 and is expected to be completed before the fall of 2025.

Other Considerations: The district will collaborate with the town's Purchasing Department and utilize a nationwide purchasing cooperative to ensure the best pricing, while ensuring all work is completed by licensed professional contractors.

Alternatives to the Request: The alternative would be to take no action. This would result in a continued lack of artificial field space in the town and require ongoing maintenance of a grass field at this location. Choosing not to install an additional turf field at Fairfield Warde High School would maintain the current state of the school's athletic facilities. While this option avoids the immediate financial outlay associated with installing a new turf field, it presents several challenges and limitations that could impact the student-athletes.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	FWHS-013
Project Name:	New Artificial turf field
Non-Reoccurring Status	
Project Description:	9/24 - Added at BOE 9/10 meeting
Status:	

Project Budget	
Design Budget:	\$0
Construction Budget:	
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2025
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	\$1,500,000

OSCGR Eligible?

OSCGR Reimbursement

Action Items

1.00	
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Project Priority Ranking

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

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Fairfield Warde High School
New Artificial Turf Field

