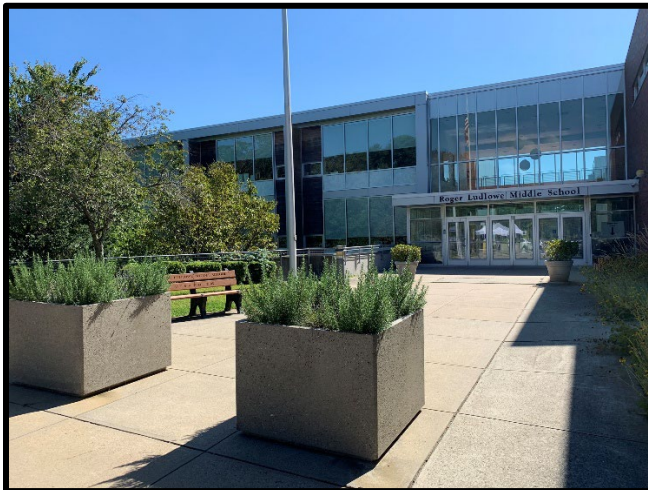


Fairfield Board of Education

Proposed Non-Recurring Projects

2025-2026



February 10, 2025

Approved by BOE on February 25, 2025

Michael J. Testani
Superintendent of Schools



501 Kings Hwy East, Suite 210
Fairfield, CT 06825
203-255-8309

February 10, 2025

Dear Board of Education Members:

This booklet provides an overview of three proposed building projects included in the Board of Education's 2025-2026 budget. These projects are now proposed for bonding with the Town of Fairfield.

Proposed Projects:

1. Roger Ludlowe Middle School - Fire Alarm Upgrade
2. Tomlinson Middle School – Safety and Security Upgrade
3. Fairfield Ludlowe High School – Elevator #2 Modernization

Each project is presented using the standardized 12-point format established by the Town of Fairfield, which 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. We are confident it will answer many of your questions as we begin the budget discussions. Thank you for your continued support.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Testani", written over a light blue horizontal line.

Michael J. Testani
Superintendent of Schools

**Fairfield Public Schools
2025-2026
Proposed Projects**

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Total		\$1,021,839	

Roger Ludlowe Middle School

Fire Alarm System Upgrade _____ **\$425,408**

Background:

Roger Ludlowe Middle School was built in 2003, and its fire alarm system has exceeded its expected lifespan. The current system is proprietary and is no longer supported by the manufacturer for equipment components or software.

Purpose & Justification:

This project is essential to ensure the safety of students, staff, and the facility. Upgrading the fire alarm system will provide a reliable, modern, and non-proprietary solution that allows for future enhancements and maintenance without reliance on a single vendor.

Detailed Description:

The project will replace the existing fire alarm system with an up-to-date, non-proprietary system. This will improve reliability, ensure compliance with current fire safety codes, and allow for future upgrades as needed.

Estimated Cost:

The total estimated cost for this project is \$425,408.

Long-Range Costs:

Upgrading to a non-proprietary system will lower long-term maintenance costs and reduce dependency on a single manufacturer. This will provide greater flexibility for future expansions and system improvements.

Demand on Existing Facilities:

The new fire alarm system will integrate seamlessly into the existing infrastructure while enhancing overall building safety and emergency response capabilities.

Security, Safety, and Loss Control:

A modern fire alarm system is critical to life safety, providing faster and more reliable detection and response to emergencies. This upgrade ensures compliance with safety regulations and reduces the risk of system failures.

Environmental Considerations:

The project will incorporate energy-efficient and sustainable components where feasible, ensuring compliance with modern environmental standards.

Funding, Financing & OSCG&R:

Currently, there are no alternative funding sources available. This project is budgeted within the Board of Education's operating budget. However, bonding this project would reduce the operating budget and allow for more flexibility in funding other needs.

Schedule, Phasing & Timing:

The project is scheduled as part of ongoing infrastructure upgrades and will be implemented with minimal disruption to school operations.

Other Considerations:

This upgrade will align with modern fire safety standards and ensure that Roger Ludlowe Middle School has a reliable and maintainable alarm system for years to come.

Alternatives to the Request:

There are no viable alternatives at this time. Maintaining the existing system is not feasible due to the lack of manufacturer support for components and software. Failure in the current system could pose significant safety risks.

Roger Ludlowe Middle School Fire Alarm System Upgrade – Cost Breakdown

Total Project Cost: \$425,408

Category	Percentage of Total Cost	Estimated Cost
Contingency (Potential Unknowns)	5%	\$21,270
Equipment & Materials	72%	\$306,294
Programming & Testing	6%	\$25,525
Installation	17%	\$72,319
Permitting Fees	Waived	\$0
Total	100%	\$425,408

Notes:

- **Contingency (5%):** Reserved for unforeseen challenges, such as additional wiring needs or structural modifications.
- **Equipment & Materials (72%):** Includes the new fire alarm panels, smoke/heat detectors, strobes, pull stations, and wiring.
- **Programming & Testing (6%):** Covers system configuration, software integration, and compliance testing.
- **Installation (17%):** Labor costs for removing the old system, installing new components, and ensuring full functionality.
- **Permitting Fees: Waived,** reducing overall project expenses.



**Roger Ludlowe Middle School
Fire Alarm Upgrade**

Tomlinson Middle School

Tomlinson Middle School Security Upgrades _____ **\$206,481**

Background:

Tomlinson Middle School was built in 1917 and has undergone various technological improvements over the years. However, security upgrades are necessary to ensure the safety of students and staff.

Purpose & Justification:

This security project is designed to enhance the safety and protection of Tomlinson Middle School. The school is next in line for these critical upgrades as part of the district's ongoing security improvement plan.

Detailed Description:

The project includes upgrades to security infrastructure, incorporating modern technology to improve building access control, surveillance, and emergency response capabilities.

Estimated Cost:

The total estimated cost for this project is \$206,481.

Long-Range Costs:

This investment will enhance security and reduce future costs by proactively addressing potential vulnerabilities and minimizing the need for emergency repairs or reactive measures.

Demand on Existing Facilities:

The project will improve existing security infrastructure without significantly increasing operational costs or requiring additional space.

Security, Safety, and Loss Control:

Enhancing security at Tomlinson Middle School will help protect students, staff, and property by reducing potential security threats and ensuring compliance with modern safety standards.

Environmental Considerations:

The project will be implemented with minimal environmental impact, focusing on energy-efficient and sustainable security solutions where possible.

Funding, Financing & OSCG&R:

Currently, there are no alternative funding sources available. These security upgrades are budgeted within the Board of Education's operating budget. However, bonding this project would reduce the operating budget and allow for more flexibility in funding other needs.

Schedule, Phasing & Timing:

The project is scheduled to proceed as part of the district's planned security upgrades, and its implementation is aligned to minimize disruption to school operations.

Other Considerations:

The upgrades will align with security enhancements previously made at other schools in the district, ensuring consistency in safety measures.

Alternatives to the Request:

There are no viable alternatives at this time. Delaying the project could leave the school vulnerable to security risks, and there are no other funding sources currently available to support this initiative.

Confidentiality Note: As this is a security project, if there are additional questions or a need for more details, we can provide further information in a private executive session to maintain confidentiality and ensure the integrity of security measures.

Tomlinson Middle School Security Upgrades – Cost Breakdown

Total Project Cost: \$206,481

Category	Percentage of Total Cost	Estimated Cost
Contingency (Potential Unknowns)	5%	\$10,324
Programming	25%	\$51,620
Training	5%	\$10,324
Hardware & Installation	65%	\$134,213
Permitting Fees	Waived	\$0
Total	100%	\$206,481

Notes:

- **Contingency (5%):** Set aside for unforeseen issues or additional security enhancements.
- **Programming (25%):** Covers software configuration, system integration, and customization for security controls.
- **Training (5%):** Ensures staff is adequately trained on new security systems and protocols.
- **Hardware & Installation (65%):** Includes security cameras, access control systems, alarms, and professional installation.
- **Permitting Fees: Waived,** reducing overall project costs.



**Tomlinson Middle School
Safety and Security Upgrade**

Fairfield Ludlowe High School

Elevator Modernization Project _____ **\$389,950**

Background:

Fairfield Ludlowe High School is a multi-level building with three elevators. Two elevators service the main, first, second, and third floors, while the third elevator connects the main floor to the lower level. One of the main elevators is centrally located, and the second is in Webster House. The Webster House elevator is only accessible from the first floor by going outside near the cafeteria and re-entering through the Webster House hallway.

Purpose & Justification:

Elevator #2 was installed when the building was originally constructed and has become increasingly problematic over the years. The manufacturer no longer supports this elevator, and replacement parts are no longer available. Each time the elevator malfunctions, it remains out of service for an extended period while parts are sourced.

Detailed Description:

This project involves the full modernization of Elevator #2, including:

- Removal of the existing car, call buttons, control cabinet, and knife switch.
- Installation of all new equipment to meet modern safety and operational standards.
- Upgrading the existing elevator shaft to comply with the latest building code requirements.

Estimated Cost:

The total cost for this project is \$389,950. Transactions exceeding \$24,999 will be awarded through the Town of Fairfield's formal bidding process. This estimate includes a contingency to cover potential unknown issues within the piping between the elevator shaft and the control closet.

Long-Range Costs:

The new equipment is expected to have a life expectancy of approximately 25-30 years. Ongoing costs will be limited to routine maintenance, which will be managed under a preventative maintenance contract.

Demand on Existing Facilities:

This modernization will reduce maintenance costs by replacing outdated equipment with a more reliable system. The new elevator will also operate under a preventative maintenance agreement, ensuring continued efficiency and longevity.

Security, Safety, and Loss Control:

This project will improve safety by ensuring full accessibility for students and staff with special needs. The new elevator will allow safe and efficient movement throughout all floors of the building, eliminating the need for individuals to travel outside to access different areas.

Environmental Considerations:

All newly installed equipment will meet current regulatory and environmental standards.

Funding, Financing & OSCG&R:

This project requires funding approval before proceeding. There are no state or federal regulations mandating this upgrade, and it is not eligible for reimbursement through OSCG&R.

Schedule, Phasing & Timing:

The project is scheduled to begin during the summer recess of 2025 and is expected to be completed shortly after the start of the 2025-2026 school year.

Other Considerations:

The Town of Fairfield's Purchasing Department will oversee the bidding process, and the work will be performed by licensed professional contractors.

Alternatives to the Request:

The only alternative is to take no action, which would result in continued high maintenance costs and potential service disruptions. As replacement parts become increasingly obsolete, the elevator may become unusable, jeopardizing accessibility for staff and students who rely on it.

Fairfield Ludlowe High School Elevator Modernization Project – Cost Breakdown

Total Project Cost: \$389,950

Category	Percentage of Total Cost	Estimated Cost
Design & Project Oversight	10%	\$38,995
Contingency (Potential Unknowns)	5%	\$19,498
Equipment & Materials	73%	\$284,664
Labor & Installation	12%	\$46,793
Code Compliance Upgrades	Included in Equipment & Labor	N/A
Permitting Fees	Waived	\$0
Total	100%	\$389,950

Notes:

- **Design & Project Oversight (10%):** Covers architectural/engineering design and project management.
- **Contingency (5%):** Allocated for unforeseen issues such as structural modifications or unexpected repairs.
- **Equipment & Materials (73%):** Includes the new elevator system, control panel, wiring, and all required components.
- **Labor & Installation (12%):** Covers contractor fees, removal of the old system, and installation of the new elevator.
- **Code Compliance Upgrades:** Incorporated into equipment and labor costs to meet the latest safety standards.
- **Permitting Fees: Waived,** resulting in cost savings for the project.



**Fairfield Ludlowe High School
Elevator #2 Modernization**