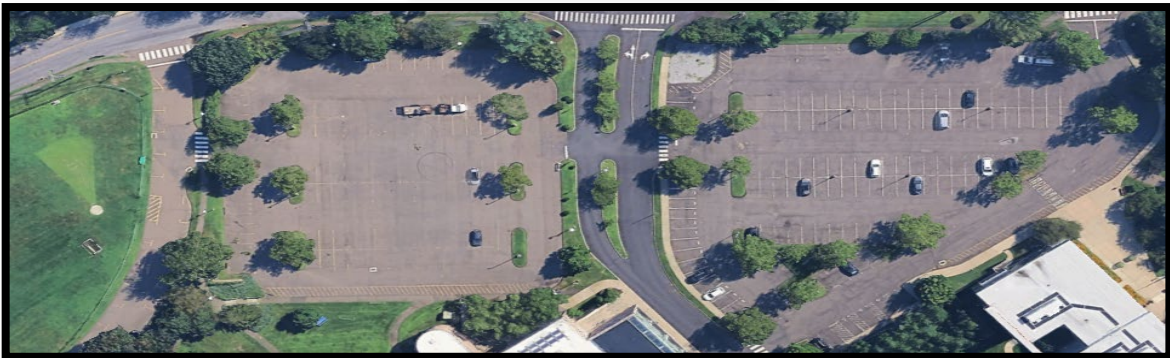


Fairfield Board of Education

Proposed Capital & Non-Recurring Projects

2026-2027



Updated: September 25, 2025

Amended and Approved by BOE September 24, 2025

September 22, 2025

Dear Board of Education Members:

This booklet provides an overview of the following 2026-2027 Proposed Capital and Non-Recurring Project Requests:

Non-Recurring Projects:

1. Burr Elementary School Security Entrance Vestibule Project
2. McKinley Elementary School Security Entrance Vestibule Project
3. Roger Sherman Elementary School Security Entrance Vestibule Project
4. Stratfield Elementary School Security Entrance Vestibule Project
5. Early Childhood Center Warde Security Entrance Vestibule Project
6. Roger Ludlowe Middle School Front Parking Lot Paving and Improvements Project
7. Fairfield Ludlowe High School Front Parking Lot Paving and Improvements Project

Capital Projects:

1. Dwight Elementary School New Building with Early Childhood Center Project
2. Fairfield Woods Middle School Student Bathroom Renovation Project
3. Fairfield Warde High School New Artificial Turf Project

Information for each project is provided using the 14-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
2026-2027
Capital & Non-Recurring Projects**

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Total		\$ 82,945,540	

Non-Recurring Projects

Burr Elementary School

Security Entrance Vestibule Project

\$773,948

Background: Burr Elementary School was constructed in 2004 with a designed building capacity of 504 students and an operational capacity of 462. The facility encompasses 70,794 square feet and is situated on 17.44 acres of land in the northern section of Fairfield. Since its opening, the building has received routine maintenance and upkeep and continues to operate in good condition.

Purpose and Justification: The purpose of this project is to align the main entrance of Burr Elementary with established district standards for entry points at school facilities. The improvement will allow visitors to be screened in a safer and more controlled manner.

Project Description: The proposed project consists of constructing a secure double-door vestibule at the school's main entrance. This configuration will provide a controlled environment where all visitors can be screened prior to gaining access to the building. Specific details of safety and security projects are not disclosed in public documents.

Estimated Cost: The estimated cost of the Burr Elementary security vestibule project is \$773,948. This estimate was developed in consultation with vendors experienced in similar work, as well as through analysis of comparable projects previously completed within the district.

Long-Range Cost: Long-range costs associated with this improvement include routine maintenance of the vestibule systems as well as cleaning and general upkeep of the area. Based on existing conditions at similar district facilities, no significant increase in operating expenses is anticipated.

Security, Safety, and Loss Control: This project will provide a direct improvement to the safety and security of the school facility. It will also strengthen building access control measures and support district efforts in safety management and loss prevention.

Environmental Considerations: There are no direct environmental concerns or impacts associated with this project.

Funding, Financing, and OSC: The Burr Elementary security vestibule qualifies for state reimbursement under the Connecticut Office of School Construction (OSC) program for school security improvements. Based on the Town's current eligibility allotment, the anticipated reimbursement rate is 27.5 percent.

Scheduling, Phasing, and Timing: If approved, the project will proceed promptly into design and planning phases. Substantial completion is anticipated during the summer recess of 2026, with additional work completed in the fall of 2026. In order to meet this timeline, the funding process must advance without delay, as lead times for certain equipment and materials remain extended.

Project Procurement and Oversight: The Town of Fairfield Purchasing Department will administer the bidding process, and the project will be awarded to a licensed professional contractor. All contracts will be reviewed by the Town Attorney, who will advise the Board of Selectmen prior to execution. To qualify for OSC reimbursement, the district will request the formation of a Safety and Security Building Committee to enable application for state reimbursement.

Alternatives to the Request: An alternative to this request would be to continue operating security procedures in their current form. For safety reasons, specific details regarding existing security practices are not disclosed in public documents.

Educational Impact: The completion of this project will enhance the safety and security of students, staff, and visitors at Burr Elementary School. It will also provide consistency with district standards for secure school entryways.

Community Impact: This project will support community confidence in student safety and align with district and town priorities related to improved public facility security.

Fairfield Public Schools Long Term Facilities Plan
Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	BUR-003
Project Name:	Entrance Vestibule Project
Non-Reoccurring Status	Yes
Project Description:	1/20/21 added to waterfall 9/25 updated \$ with 15% contingency

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2026
Miscellaneous Fees and Expense	
- 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	\$672,998
Project Contingency 10%	\$100,950
Total Budget	\$773,948
OSCGR Eligible?	Yes
OSCGR Reimbursement	\$187,644

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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**Burr Elementary School
Security Entrance Vestibule Project**

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McKinley Elementary School

Security Entrance Vestibule Project

\$637,889

Background: McKinley Elementary School was constructed in 2003 with a designed building capacity of 504 students and an operational capacity of 504. The facility encompasses 73,425 square feet and is situated on 13.54 acres of land in the northern section of Fairfield. Since its opening, the building has received routine maintenance and upkeep and continues to operate in good condition.

Purpose and Justification: The purpose of this project is to align the main entrance of McKinley Elementary with established district standards for entry points at school facilities. The improvement will allow visitors to be screened in a safer and more controlled manner.

Project Description: The proposed project consists of constructing a secure double-door vestibule at the school's main entrance. This configuration will provide a controlled environment where all visitors can be screened prior to gaining access to the building. Specific details of safety and security projects are not disclosed in public documents.

Estimated Cost: The estimated cost of the McKinley Elementary security vestibule project is \$637,889. This estimate was developed in consultation with vendors experienced in similar work, as well as through analysis of comparable projects previously completed within the district.

Long-Range Cost: Long-range costs associated with this improvement include routine maintenance of the vestibule systems as well as cleaning and general upkeep of the area. Based on existing conditions at similar district facilities, no significant increase in operating expenses is anticipated.

Security, Safety, and Loss Control: This project will provide a direct improvement to the safety and security of the school facility. It will also strengthen building access control measures and support district efforts in safety management and loss prevention.

Environmental Considerations: There are no direct environmental concerns or impacts associated with this project.

Funding, Financing, and OSC: The McKinley Elementary security vestibule qualifies for state reimbursement under the Connecticut Office of School Construction (OSC) program anticipated reimbursement rate is 27.5 percent.

Scheduling, Phasing, and Timing: If approved, the project will proceed promptly into design and planning phases. Substantial completion is anticipated during the summer recess of 2026, with additional work completed in the fall of 2026. In order to meet this timeline, the funding process must advance without delay, as lead times for certain equipment and materials remain extended.

Project Procurement and Oversight: The Town of Fairfield Purchasing Department will administer the bidding process, and the project will be awarded to a licensed professional contractor. All contracts will be reviewed by the Town Attorney, who will advise the Board of Selectmen prior to execution. To qualify for OSC reimbursement, the district will request the formation of a Safety and Security Building Committee to enable application for state reimbursement.

Alternatives to the Request: An alternative to this request would be to continue operating security procedures in their current form. For safety reasons, specific details regarding existing security practices are not disclosed in public documents.

Educational Impact: The completion of this project will enhance the safety and security of students, staff, and visitors at McKinley Elementary School. It will also provide consistency with district standards for secure school entryways.

Community Impact: This project will support community confidence in student safety and align with district and town priorities related to improved public facility security.

Fairfield Public Schools Long Term Facilities Plan
Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	MCK-002
Project Name:	Entrance Vestibule Project
Non-Reoccurring Status	Yes
Project Description:	1/20/21 added to waterfall 8/24 combined design and construction budgets 9/25 updated \$ with 15% contingency

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2026
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	\$554,686
Project Contingency 10%	\$83,203
Total Budget	\$637,889
OSCGR Eligible?	Yes
OSCGR Reimbursement	\$154,657

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
Security Entrance Vestibule Project**

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Roger Sherman Elementary School

Security Entrance Vestibule Project

\$637,889

Background: Roger Sherman Elementary School was constructed in 1963 and last updated in 2012. The building has a capacity of 462 students, which is also its operational capacity. The facility encompasses 49,396 square feet and sits on 9.70 acres of land. Since its last update, the building has received routine maintenance and continues to operate in good condition.

Purpose and Justification: The purpose of this project is to align the main entrance of Roger Sherman Elementary School with established district standards for entry points at school facilities. The improvement will allow visitors to be screened in a safer and more controlled manner.

Project Description: The proposed project consists of constructing a secure double-door vestibule at the school's main entrance. This configuration will provide a controlled environment where all visitors can be screened prior to gaining access to the building. Specific details of safety and security projects are not disclosed in public documents.

Estimated Cost: The estimated cost of the Roger Sherman Elementary security vestibule project is \$637,889. This estimate was developed in consultation with vendors experienced in similar work, as well as through analysis of comparable projects previously completed within the district.

Long-Range Cost: Long-range costs associated with this improvement include routine maintenance of the vestibule systems as well as cleaning and general upkeep of the area. Based on existing conditions at similar district facilities, no significant increase in operating expenses is anticipated.

Security, Safety, and Loss Control: This project will provide a direct improvement to the safety and security of the school facility. It will also strengthen building access control measures and support district efforts in safety management and loss prevention.

Environmental Considerations: There are no direct environmental concerns or impacts associated with this project.

Funding, Financing, and OSC: The Roger Sherman Elementary security vestibule qualifies for state reimbursement under the Connecticut Office of School Construction (OSC) program for school security improvements. Based on the Town's current eligibility allotment, the anticipated reimbursement rate is 27.5 percent.

Scheduling, Phasing, and Timing: If approved, the project will proceed promptly into design and planning phases. Substantial completion is anticipated during the summer recess of 2026, with additional work completed in the fall of 2026. In order to meet this timeline, the funding process must advance without delay, as lead times for certain equipment and materials remain extended.

Project Procurement and Oversight: The Town of Fairfield Purchasing Department will administer the bidding process, and the project will be awarded to a licensed professional contractor. All contracts will be reviewed by the Town Attorney, who will advise the Board of Selectmen prior to execution. To qualify for OSC reimbursement, the district will request the formation of a Safety and Security Building Committee to enable application for state reimbursement.

Alternatives to the Request: An alternative to this request would be to continue operating security procedures in their current form. For safety reasons, specific details regarding existing security practices are not disclosed in public documents.

Educational Impact: The completion of this project will enhance the safety and security of students, staff, and visitors at Roger Sherman Elementary School. It will also provide consistency with district standards for secure school entryways.

Community Impact: This project will support community confidence in student safety and align with district and town priorities related to improved public facility security.

Fairfield Public Schools Long Term Facilities Plan
Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	SHERM-003
Project Name:	Entrance Vestibule Upgrades
Non-Reoccurring Status	Yes
Project Description:	1/20/21 added to waterfall 8/24 combined design and construction budgets 9/25 updated \$ with 15% contingency

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2026
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	\$554,686
Project Contingency 10%	\$83,203
Total Budget	\$637,889
OSCGR Eligible?	Yes
OSCGR Reimbursement	\$154,657

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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**Roger Sherman Elementary School
Security Entrance Vestibule Project**

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Stratfield Elementary School

Security Entrance Vestibule Project

\$690,560

Background: Stratfield Elementary School was constructed in 1929 and last updated in 2011. The building has a capacity of 504 students, with an operational capacity of 399. The facility encompasses 64,725 square feet and sits on 6.76 acres of land. Since its last updates, the building has received routine maintenance and continues to operate in good condition.

Purpose & Justification: The purpose of this project is to align the main entrance of Stratfield Elementary with established district standards for entry points at school facilities. The improvement will allow visitors to be screened in a safer and more controlled manner.

Project Description: The proposed project consists of constructing a secure double-door vestibule at the school's main entrance. This configuration will provide a controlled environment where all visitors can be screened prior to gaining access to the building. Specific details of safety and security projects are not disclosed in public documents.

Estimated Cost: The estimated cost of the Stratfield Elementary security vestibule project is \$690,560. This estimate was developed in consultation with vendors experienced in similar work, as well as through analysis of comparable projects previously completed within the district.

Long-Range Cost: Long-range costs associated with this improvement include routine maintenance of the vestibule systems as well as cleaning and general upkeep of the area. Based on existing conditions at similar district facilities, no significant increase in operating expenses is anticipated.

Security, Safety, and Loss Control: This project will provide a direct improvement to the safety and security of the school facility. It will also strengthen building access control measures and support district efforts in safety management and loss prevention.

Environmental Considerations: There are no direct environmental concerns or impacts associated with this project.

Funding, Financing, and OSC: The Stratfield Elementary security vestibule qualifies for state reimbursement under the Connecticut Office of School Construction (OSC) program for school security improvements. Based on the Town's current eligibility allotment, the anticipated reimbursement rate is 27.5 percent.

Scheduling, Phasing, and Timing: If approved, the project will proceed promptly into design and planning phases. Substantial completion is anticipated during the summer recess of 2026, with additional work completed in the fall of 2026. In order to meet this timeline, the funding process must advance without delay, as lead times for certain equipment and materials remain extended.

Project Procurement and Oversight: The Town of Fairfield Purchasing Department will administer the bidding process, and the project will be awarded to a licensed professional contractor. All contracts will be reviewed by the Town Attorney, who will advise the Board of Selectmen prior to execution. To qualify for OSC reimbursement, the district will request the formation of a Safety and Security Building Committee to enable application for state reimbursement.

Alternatives to the Request: An alternative to this request would be to continue operating security procedures in their current form. For safety reasons, specific details regarding existing security practices are not disclosed in public documents.

Educational Impact: The completion of this project will enhance the safety and security of students, staff, and visitors at Stratfield Elementary School. It will also provide consistency with district standards for secure school entryways.

Community Impact: This project will support community confidence in student safety and align with district and town priorities related to improved public facility security.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	STRAT-005
Project Name:	Entrance Vestibule Project
Non-Reoccurring Status	Yes
Project Description:	1/20/21 added to waterfall 8/24 combined design and construction budgets 9/25 updated \$ with 15% contingency

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2026
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	\$600,487
Project Contingency 10%	\$90,073
Total Budget	\$690,560
OSCGR Eligible?	Yes
OSCGR Reimbursement	\$167,427

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
Security Entrance Vestibule Project**

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Early Childhood Center Warde

Security Entrance Vestibule Project

\$973,418

Background: ECC Warde was established in 2003 and has an operational capacity of 80 students. The facility encompasses 12,573 square feet. This entrance also serves as an access point to Fairfield Warde High School, which has a capacity of 1,400 students, encompasses 317,827 square feet, and sits on 39.70 acres of land. Since its opening, ECC Warde has received routine maintenance and continues to operate in good condition.

Purpose & Justification: The purpose of this project is to align the main entrance of ECC Warde with established district standards for entry points at school facilities. The improvement will allow visitors to be screened in a safer and more controlled manner.

Project Description: The proposed project consists of constructing a secure double-door vestibule at ECC Warde's main entrance. This configuration will provide a controlled environment where all visitors can be screened prior to gaining access to the building. Specific details of safety and security projects are not disclosed in public documents.

Estimated Cost: The estimated cost of the ECC Warde security vestibule project is \$973,418. This estimate was developed in consultation with vendors experienced in similar work, as well as through analysis of comparable projects previously completed within the district.

Long-Range Cost: Long-range costs associated with this improvement include routine maintenance of the vestibule systems as well as cleaning and general upkeep of the area. Based on existing conditions at similar district facilities, no significant increase in operating expenses is anticipated.

Security, Safety, and Loss Control: This project will provide a direct improvement to the safety and security of the ECC Warde facility. It will also strengthen building access control measures and support district efforts in safety management and loss prevention.

Environmental Considerations: There are no direct environmental concerns or impacts associated with this project.

Funding, Financing, and OSC: The ECC Warde security vestibule qualifies for state reimbursement under the Connecticut Office of School Construction (OSC) program for school security improvements. Based on the Town’s current eligibility allotment, the anticipated reimbursement rate is 27.5 percent.

Scheduling, Phasing, and Timing: If approved, the project will proceed promptly into design and planning phases. Substantial completion is anticipated during the summer recess of 2026, with additional work completed in the fall of 2026. In order to meet this timeline, the funding process must advance without delay, as lead times for certain equipment and materials remain extended.

Project Procurement and Oversight: The Town of Fairfield Purchasing Department will administer the bidding process, and the project will be awarded to a licensed professional contractor. All contracts will be reviewed by the Town Attorney, who will advise the Board of Selectmen prior to execution. To qualify for OSC reimbursement, the district will request the formation of a Safety and Security Building Committee to enable application for state reimbursement.

Alternatives to the Request: An alternative to this request would be to continue operating security procedures in their current form. For safety reasons, specific details regarding existing security practices are not disclosed in public documents.

Educational Impact: The completion of this project will enhance the safety and security of students, staff, and visitors at ECC Warde. It will also provide consistency with district standards for secure school entryways and safe access to Warde High School.

Community Impact: This project will support community confidence in student safety and align with district and town priorities related to improved public facility security.

Fairfield Public Schools Long Term Facilities Plan
Project Summary Sheet

General Information	
Origination Date:	1/1/20
Project No:	ECC-004
Project Name:	ECC Warde Security Vestibule
Non-Reoccurring Status	
Project Description:	9/25 based on woods no escalation 15% contingency

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	1/1/2020
Estimated Construction Start:	7/1/2026
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	\$846,450
Project Contingency 10%	\$126,968
Total Budget	\$973,418
OSCGR Eligible?	Yes
OSCGR Reimbursement	\$236,006

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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**Early Childhood Center Warde
Security Entrance Vestibule Project**

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Security Entrance Vestibule Projects – Summary

The Town of Fairfield Board of Education is proposing security entrance vestibule improvements at five school facilities to enhance the safety and security of students, staff, and visitors. These projects will bring each school’s main entrance in alignment with district security standards and provide a controlled environment for visitor screening. Each project has been developed based on consultations with experienced vendors and comparable district projects.

Project Breakdown by School

School	Project Cost
Burr Elementary	\$773,948
McKinley Elementary	\$637,889
Roger Sherman Elementary	\$637,889
Stratfield Elementary	\$690,560
ECC Warde	\$973,418

Total Project Investment: \$3,713,704

Summary of Benefits

- **Enhanced Security:** Each project provides a secure double-door vestibule to control access to the building and screen visitors safely.
- **Consistency Across District:** All improvements bring entrances in line with district-wide security standards.
- **State Reimbursement:** Each project qualifies for reimbursement through the Connecticut Office of School Construction (OSC) program, with an anticipated rate of 27.5%.

- **Operational Impact:** Routine maintenance and cleaning are the only anticipated long-term costs. Based on similar district projects, no significant increase in operating expenses is expected.
- **Community and Educational Benefits:** These improvements strengthen community confidence in student safety, provide consistent safe access to school facilities, and support overall loss prevention and safety management.

These five projects are being planned concurrently to streamline the procurement process, reduce costs through combined bidding, and ensure timely completion. Substantial construction is anticipated during the 2026 summer recess, with additional work completed in fall 2026.

Roger Ludlowe Middle School

Front Parking Lot Paving Project

\$500,500

Background: Roger Ludlowe Middle School (RLMS) was constructed in 2003. The building has a capacity of 875 students and encompasses 200,450 square feet, sitting on 19 acres. Over time, the front parking lot has deteriorated due to weather conditions and heavy use, making patching no longer cost-effective.

Purpose and Justification: The purpose of this project is to improve the failing front parking lot at RLMS. Patching and temporary repairs have proven insufficient, particularly given the freeze-thaw cycles during the winter months. A comprehensive resurfacing is necessary to ensure safety, durability, and cost-effectiveness over the long term.

Project Description: This project includes milling the existing pavement, regrading, replacing curbing, making improvements to drainage and the snow shelf, and updating painted parking lines and crosswalks. These improvements will provide a safer, more functional parking area for students, staff, and visitors.

Estimated Cost: The estimated cost of this project is \$500,500. This estimate was obtained in consultation with on-call contractors who currently hold the Town's bid for milling and paving work.

Long-Range Costs: While parking lots have ongoing costs associated with routine maintenance and line repainting, a newly paved lot reduces the need for continuous patching. Given that this is a parking lot and not a heavily traveled road, the expected life expectancy of the new pavement is 20+ years.

Security, Safety, and Loss Control: This project will improve safety by eliminating tripping hazards, enhancing visibility for parking and designated crosswalk areas, and providing a more organized and accessible space for vehicles and pedestrians.

Environmental Considerations: The project will evaluate and improve the snow shelf to ensure efficient melting and drainage. Additionally, provisions will be considered to allow for future installation of EV charging stations should the district pursue that direction.

Funding, Financing, and OSC: This project does not currently qualify for state reimbursement or grants. The district will continue to explore other external funding opportunities that could help offset project costs.

Scheduling, Phasing, and Timing: The project is anticipated to be performed during the summer 2026 school recess, with completion expected before the start of the 2027 school year.

Project Procurement and Oversight: The project will utilize contractors who hold current Town bids for milling and paving work and will be overseen by the school district's Operations Office to ensure proper execution.

Alternatives to the Request: The alternative would be to continue maintaining the parking lot through patching, section by section. This approach is not ideal for long-term performance and would negatively impact the district's operating budget due to recurring repairs.

Educational Impact: A newly paved lot will create a safer arrival and dismissal area for students, staff, and parents, reducing the risk of accidents and vehicle congestion, which can cause delays and impact attendance.

Community Impact: The front parking lot is regularly used by the community for after-school activities, sporting events, and town events requiring overflow parking. Resurfacing will ensure safe and reliable access for both school and community use.

Fairfield Public Schools Long Term Facilities Plan
Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	RLMS-004
Project Name:	Front Parking Lot Paving & Improvements
Non-Reoccurring Status	Yes
Project Description:	9/25 added project

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	\$455,000
Construction Escalation:	\$98,637
Total Construction Budget:	\$553,637
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2026
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$1,439
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$5,536
Commissioning	\$5,536
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$12,512
Project Subtotal	\$455,000
Project Contingency 10%	\$45,500
Total Budget	\$500,500

OSCGR Eligible?

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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**Roger Ludlow Middle School
Front Parking Lot Paving and Improvements
Project**

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Fairfield Ludlowe High School

Front Parking Lot Paving Project

\$412,940

Background: Fairfield Ludlowe High School was constructed in 1950, with its most recent renovation completed in 2024. The building has a capacity of 1,525 students, encompasses 307,071 square feet, and sits on 23 acres. Over time, the front parking lot has deteriorated due to weather conditions and heavy use, making patching no longer cost-effective.

Purpose and Justification: The purpose of this project is to improve the failing front parking lot at Fairfield Ludlowe High School. Patching and temporary repairs have proven insufficient, particularly given the freeze-thaw cycles during the winter months. A comprehensive resurfacing is necessary to ensure safety, durability, and cost-effectiveness over the long term.

Project Description: This project includes milling the existing pavement, regrading, replacing curbing, making improvements to drainage and the snow shelf, and updating painted parking lines and crosswalks. These improvements will provide a safer, more functional parking area for students, staff, and visitors.

Estimated Cost: The estimated cost of this project is \$412,940. This estimate was obtained in consultation with on-call contractors who currently hold the Town's bid for milling and paving work.

Long-Range Costs: While parking lots have ongoing costs associated with routine maintenance and line repainting, a newly paved lot reduces the need for continuous patching. Given that this is a parking lot and not a heavily traveled road, the expected life expectancy of the new pavement is 20+ years.

Security, Safety, and Loss Control: This project will improve safety by eliminating tripping hazards, enhancing visibility for parking and designated crosswalk areas, and providing a more organized and accessible space for vehicles and pedestrians.

Environmental Considerations: The project will evaluate and improve the snow shelf to ensure efficient melting and drainage. Additionally, provisions will be considered to allow for future installation of EV charging stations should the district pursue that direction.

Funding, Financing, and OSC: This project does not currently qualify for state reimbursement or grants. The district will continue to explore other external funding opportunities that could help offset project costs.

Scheduling, Phasing, and Timing: The project is anticipated to be performed during the summer 2026 school recess, with completion expected before the start of the 2027 school year.

Project Procurement and Oversight: The project will utilize contractors who hold current Town bids for milling and paving work and will be overseen by the school district's Operations Office to ensure proper execution.

Alternatives to the Request: The alternative would be to continue maintaining the parking lot through patching, section by section. This approach is not ideal for long-term performance and would negatively impact the district's operating budget due to recurring repairs.

Educational Impact: A newly paved lot will create a safer arrival and dismissal area for students, staff, and parents, reducing the risk of accidents and vehicle congestion, which can cause delays and impact attendance.

Community Impact: The front parking lot is regularly used by the community for after-school activities, sporting events, and town events requiring overflow parking. In addition, this lot serves as the main parking area for shows in the auditorium, which is used regularly for both school-based and town-run performing arts programs. Resurfacing will ensure safe and reliable access for both school and community use.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	FLHS-010
Project Name:	Front Parking Lot Paving & Improvements
Non-Reoccurring Status	Yes
Project Description:	9/25 added project

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	\$1
Construction Escalation:	\$0
Total Construction Budget:	\$1
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2026
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	\$375,400
Project Contingency 10%	\$37,540
Total Budget	\$412,940

OSCGR Eligible?

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 Ludlowe High School
Front Parking Lot Paving and Improvements
Project**

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Fairfield Public Schools – Parking Lot Paving Projects Summary

Overview

The district is proposing paving and resurfacing of the front parking lots at **Roger Ludlowe Middle School (RLMS)** and **Fairfield Ludlowe High School (FLHS)**. By combining these projects into a single bonded initiative, the district can maximize efficiency, streamline procurement, and achieve cost savings while improving safety, accessibility, and functionality for students, staff, and the community.

Project Details

School	Estimated Cost	Key Improvements
Roger Ludlowe Middle School	\$500,500	Milling, regrading, curbing, drainage and snow shelf improvements, parking lines & crosswalks
Fairfield Ludlowe High School	\$412,940	Milling, regrading, curbing, drainage and snow shelf improvements, parking lines & crosswalks

Total Estimated Cost: \$913,440

Purpose and Justification

Both parking lots have deteriorated due to age and weather exposure. Patch repairs are no longer cost-effective, particularly in winter months. Comprehensive resurfacing will improve safety by eliminating tripping hazards, enhancing visibility, and providing better vehicle flow. Additionally, the FLHS lot serves as the main parking area for auditorium events, which host school and town-run performing arts programs.

Benefits of Bonding and Consolidating Projects

1. Cost Savings:

- Bundling the projects allows the district to leverage contractor economies of scale, reducing labor, material, and administrative costs.

2. Financial Planning & Stability:

- Bonding spreads the cost over time, reducing immediate impact on the operating budget while ensuring both projects are completed.

3. Safety & Functionality:

- Newly paved lots reduce hazards for students, staff, and visitors.
- Enhanced drainage, snow management, and crosswalks improve accessibility and overall safety.

4. Community Impact:

- RLMS and FLHS parking lots are used for school events, athletics, and community activities.
- Resurfaced lots ensure safe and reliable access for both daily operations and special events, including auditorium performances at FLHS.

5. Long-Term Cost Savings:

- Newly paved lots reduce ongoing patching and maintenance, with an expected lifespan of 20+ years.

Summary

By combining the Roger Ludlowe and Fairfield Ludlowe parking lot projects into a single bonded initiative, the district will improve safety, accessibility, and functionality while achieving financial efficiencies. The total investment of \$913,440 will provide long-term benefits to students, staff, and the community while responsibly managing district resources.

Capital Projects

Timothy Dwight Elementary School

Timothy Dwight Elementary School Building Project

\$74,567,303*

Background: Dwight Elementary School sits on a 29.13-acre site and contains a single-story school building with 41,384 gross square feet. The original portions of the building were constructed in 1962, with the gymnasium and part of the eastern classroom wing added in later years, and a storage room addition completed in the early 2000s. The school serves approximately 230 students in grades K–5.

Purpose and Justification: The purpose of this project is to provide a new building that will serve the current and future Dwight Elementary School community while also supporting the expansion of Early Childhood (ECC) programming and the creation of additional special education spaces. This proposal was highlighted in the Svigals + Partners report presented to the Board of Selectmen (BOS) and the Board of Education (BOE) on September 3rd as Option 1F. The report evaluated seven additional town-owned properties in order to identify the most appropriate and fiscally responsible long-term solution for Fairfield residents. Option 1F demonstrates the ability to construct a new facility on the Dwight site that addresses all current and future needs of the school community, while maintaining an active elementary school on-site throughout the process. This approach ensures continuity of educational services, supports programmatic growth, and provides the community with a modern, efficient, and accessible facility designed to meet evolving educational standards.

Project Description: The proposed design envisions a new building carefully aligned with the contours of the hillside. At its center is a double-height lobby featuring a seating stair and an elevator providing access to the second floor. On one side of the lobby, the main administration suite, food service area, and a double-height cafeteria are located, while the gymnasium anchors the opposite side. Custodial support areas, mechanical spaces, restrooms, the teacher's lounge, and the gymnasium stage are situated along the portion of the building cut into the hillside, making efficient use of the site's topography.

Estimated Cost: The estimated cost of Concept 1F, as detailed in the Svigals + Partners report, is \$74,567,303. This figure was developed using a conceptual design based on industry standards and prepared in consultation with professional construction estimators to ensure the most accurate pricing available at this stage. The estimate also incorporates contingencies for unknown conditions; however, many potential uncertainties have already been reduced or eliminated through the field work completed by Svigals + Partners.

Long-Range Cost: While this plan does carry long-range costs associated with constructing a new facility, it also provides significant long-term savings. The building will incorporate modern, energy-efficient equipment and updated mechanical, electrical, plumbing, and systems (MEPS), which will substantially reduce ongoing maintenance and operating expenses compared to the current building that relies on aging, end-of-life systems. The new systems are designed to meet current energy codes and sustainability standards, resulting in lower utility consumption, reduced greenhouse gas emissions, and predictable energy costs over time

Security, Safety, and Loss Control: The proposed new building will be designed to meet all current district safety and security standards, providing a safer environment for students, staff, and the community. Modern loss control measures will be incorporated throughout the facility, including updated fire protection systems, controlled access points, and surveillance infrastructure, reducing risk and improving overall safety. In addition, the building will fully comply with current ADA requirements, ensuring accessibility for all occupants.

Environmental Considerations: The proposed new building will incorporate modern building technologies and materials, resulting in a stronger, more sustainable facility. Environmentally responsible design strategies will be employed to reduce energy consumption, minimize waste, and improve indoor air quality. The use of durable, low-maintenance materials will extend the building's lifespan and reduce long-term environmental impact. Additionally, energy-efficient systems, including lighting, HVAC, and plumbing, will support sustainable operations and help lower utility costs. Overall, the project aims to provide a safe, healthy, and environmentally conscious learning environment that aligns with contemporary sustainability standards.

Funding, Financing, and OSC: As outlined in the Svigals + Partners report, this project qualifies for Office of School Construction (OSC) reimbursement, providing partial funding support for the construction of the new facility. In addition, the project is eligible for current reimbursement incentives related to Early Childhood (ECC) programming and special education spaces. Throughout the design and construction process, the district will continue to explore additional avenues for potential grants or reimbursement opportunities to further offset project costs. This proactive approach ensures the project remains fiscally responsible while maximizing available state and federal support.

Scheduling, Phasing, and Timing: If approved, the project will follow an aggressive timeline to obtain all necessary town board approvals, enabling submission to the State of Connecticut for project approval in a timely manner. Concurrently, the district plans to initiate an aggressive bid process to select a qualified architectural and engineering firm, with the goal of starting design work in late winter or early fall. It is important to note that, as a standalone building, this project will not face the same construction constraints typically associated with traditional school construction projects, allowing for a more flexible and efficient development schedule. This approach is intended to ensure the project progresses smoothly while meeting the district's educational and operational needs.

Alternatives to the Request: The Svigals + Partners report evaluated several additional proposals as potential alternatives to the new building project. After careful review, Option 1F was selected based on its ability to fully meet the district's current and future requirements, including space for Early Childhood (ECC) programming, special education, and general instructional needs. Other options analyzed in the report were found to have significant limitations, including shortfalls in available space or inability to accommodate programmatic needs over the long term. While another look at these alternatives could be considered, this project represents a high priority for the district and leaving the existing building to operate in its current condition for a prolonged and unforeseen period is not a viable option. A full breakdown of all alternatives, including their respective advantages and constraints, is detailed in the Svigals + Partners report. This analysis demonstrates that Option 1F provides the most comprehensive and sustainable solution for the Dwight community while remaining fiscally responsible.

Educational Impact: This project will have a significant positive impact on the educational experience for students at Dwight Elementary School. A new, bright, and modern facility will provide flexible, well-lit learning environments that support a variety of teaching methods and student learning styles. The design will accommodate current and future programmatic needs, including expanded Early Childhood (ECC) programming and additional special education spaces, ensuring that all students have access to the resources and support they require. Upgraded classrooms, common areas, and specialized instructional spaces will foster collaboration, engagement, and innovation, while creating an environment that is safe, accessible, and conducive to academic success. By investing in a modern educational facility, the district can better support student achievement, teacher effectiveness, and overall community engagement.

Community Impact: The proposed new school will provide expanded opportunities for the community to engage with and utilize the facility. In addition to serving students, the building will support Parks and Recreation programs, community organizations, and other local initiatives through the district's existing building rental program. Modern, accessible, and versatile spaces will allow for a broader range of recreational, cultural, and educational activities, enhancing the school's role as a hub for the community. By creating a facility that is safe, welcoming, and adaptable, this project will strengthen community connections, foster greater public engagement, and provide long-term value to residents beyond its educational mission.

****The project total referenced above is from the Svigals report presented to the Board of Education on September 3, 2025, and approved in the Capital Waterfall by the BOE on September 17, 2025. Supporting details on pages 51–62 (TROPHY POINT) reflect updated pricing, which was presented to the BOE on September 24, 2025, after the BOE vote on the Capital Waterfall.***



RENOVATIONS AND ADDITIONS
 DWIGHT ELEMENTARY SCHOOL
 FAIRFIELD, CT
 SVIGALS + PARTNERS

PROJECT NO: TR-20250249
 FEASIBILITY ESTIMATE
 PUBLISHED: 07/11/2025
 REVISION 4: 09/11/2025

1F SUMMARY

SUMMARY	TOTAL MATERIAL	TOTAL LABOR	TOTAL COST	% OF TOTAL	BLDG \$/ GSF
DIVISION 1 - PROJECT REQUIREMENTS			\$1,130,488	2.50%	\$13.97
DIVISION 2 - HAZARDOUS MATERIALS	\$71,112	\$223,670	\$294,782	0.39%	\$3.64
DIVISION 2 - DEMOLITION	\$266,778	\$229,385	\$496,163	0.65%	\$6.13
DIVISION 3 - CONCRETE	\$1,132,994	\$1,292,290	\$2,425,284	3.17%	\$29.98
DIVISION 4 - MASONRY	\$2,127,868	\$4,133,580	\$6,261,449	8.20%	\$77.40
DIVISION 5 - METALS	\$2,969,220	\$1,747,202	\$4,716,423	6.17%	\$58.30
DIVISION 6 - WOOD AND PLASTICS	\$267,500	\$68,750	\$336,250	0.44%	\$4.16
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$1,372,448	\$1,362,540	\$2,734,987	3.58%	\$33.81
DIVISION 8 - OPENINGS	\$1,695,750	\$1,089,141	\$2,784,891	3.65%	\$34.42
DIVISION 9 - FINISHES	\$1,297,853	\$1,599,842	\$2,897,695	3.79%	\$35.82
DIVISION 10 - SPECIALTIES	\$65,200	\$47,256	\$112,456	0.15%	\$1.39
DIVISION 14 - CONVEYING	\$110,000	\$71,500	\$181,500	0.24%	\$2.24
DIVISION 21 - FIRE PROTECTION	\$334,200	\$463,210	\$797,410	1.04%	\$9.86
DIVISION 22 - PLUMBING	\$728,100	\$1,156,870	\$1,884,970	2.47%	\$23.30
DIVISION 23 - HVAC	\$4,603,450	\$3,904,155	\$8,507,605	11.14%	\$105.16
DIVISION 26 - ELECTRICAL	\$2,917,320	\$2,527,406	\$5,444,726	7.13%	\$67.30
DIVISION 31 - EARTHWORK	\$231,845	\$304,566	\$536,411	0.70%	\$6.63
DIVISION 32 - SITE IMPROVEMENTS	\$2,269,955	\$1,638,845	\$3,908,800	5.12%	\$48.32
DIVISION 33 - SITE UTILITIES	\$533,478	\$364,243	\$897,721	1.18%	\$11.10
TOTAL DIRECT COSTS			\$46,350,009		\$572.93
DESIGN / ESTIMATING CONTINGENCY	12.5%		\$5,793,751	7.58%	\$71.62
GENERAL CONDITIONS	2.5%		\$1,303,594	1.71%	\$16.11
BONDS & INSURANCES	1.5%		\$801,710	1.05%	\$9.91
CONSTRUCTION CONTINGENCY	2.0%		\$1,084,981	1.42%	\$13.41
ESCALATION (TO MID-POINT MAR-2028)	12.8%		\$7,082,758	9.27%	\$87.55
CM FEE	2.0%		\$1,248,336	1.63%	\$15.43
SOFT COSTS	20.0%		\$12,733,028	16.67%	\$157.39
TOTAL CONSTRUCTION COST		80,900 GSF	\$76,398,168	100.00%	\$944.35



1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
DIVISION 2 - HAZARDOUS MATERIALS						
Miscellaneous abatement of flooring with asbestos containing material	31,806 SF	\$2.00	\$63,612	\$6.60	\$209,920	\$273,532
Mob / demob / containment	1 ALLOW	\$7,500.00	\$7,500	\$13,750.00	\$13,750	\$21,250
Air monitoring	1 LS					BY OWNER
TOTAL DIVISION 2 - HAZARDOUS MATERIALS			\$71,112		\$223,670	\$294,782
DIVISION 2 - DEMOLITION						
<u>STRUCTURAL</u>						
Demolish and dispose of existing school building	44,463 SF	\$6.00	\$266,778	\$5.16	\$229,385	\$496,163
TOTAL DIVISION 2 - DEMOLITION			\$266,778		\$229,385	\$496,163
DIVISION 3 - CONCRETE						
Form, reinforce and pour concrete footings and foundation walls including excavation and backfill - 16" wall, 4'-0" deep	2,209 LF	\$200.00	\$441,800	\$242.00	\$534,578	\$976,378
Form, reinforce and pour concrete column footings and piers including excavation and backfill	55 EA	\$2,400.00	\$132,000	\$2,310.00	\$127,050	\$259,050
Elevator pit including excavation, forming, reinforcing, pouring concrete and backfill	1 EA	\$8,750.00	\$8,750	\$11,385.00	\$11,385	\$20,135
Reinforced slab on grade including vapor barrier and stone base	50,437 SF	\$7.35	\$370,712	\$7.60	\$383,372	\$754,084
Reinforced slab on deck	30,463 SF	\$5.90	\$179,732	\$7.74	\$235,905	\$415,637
TOTAL DIVISION 3 - CONCRETE			\$1,132,994		\$1,292,290	\$2,425,284



1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
DIVISION 4 - MASONRY						
8" CMU horizontally reinforced with vertical reinforcing and bond beams	55,510 SF	\$12.73	\$706,642	\$31.06	\$1,724,363	\$2,431,005
Facebrick	55,510 SF	\$21.60	\$1,199,016	\$39.37	\$2,185,373	\$3,384,389
Exterior stone water table	4,938 SF	\$45.00	\$222,210	\$45.33	\$223,844	\$446,054
TOTAL DIVISION 4 - MASONRY			\$2,127,868		\$4,133,580	\$6,261,449
DIVISION 5 - METALS						
<u>STRUCTURAL STEEL</u>						
Structural steel framing for floors and roof (based on 12 lbs / sf)	513 TONS	\$4,500.00	\$2,308,500	\$3,037.10	\$1,558,032	\$3,866,532
<u>DECKING</u>						
Metal floor deck	30,463 SF	\$6.75	\$205,625	\$1.84	\$55,961	\$261,586
Metal roof deck	54,985 SF	\$7.00	\$384,895	\$1.93	\$105,846	\$490,741
<u>METAL FABRICATIONS</u>						
Steel channel stringers with concrete filled metal pan treads and risers with post mounted railing and wall mounted handrail	78 EA	\$900.00	\$70,200	\$350.81	\$27,363	\$97,563
TOTAL DIVISION 5 - METALS			\$2,969,220		\$1,747,202	\$4,716,423
DIVISION 6 - WOOD AND PLASTICS						
<u>ROUGH CARPENTRY</u>						
Wood blocking	1 ALLOW	\$5,000.00	\$5,000	\$11,000.00	\$11,000	\$16,000
<u>FINISH CARPENTRY</u>						
Casework (allowance per classroom)	35 EA	\$7,500.00	\$262,500	\$1,650.00	\$57,750	\$320,250
TOTAL DIVISION 6 - WOOD AND PLASTICS			\$267,500		\$68,750	\$336,250



1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
DIVISION 7 - THERMAL & MOISTURE PROTECTION						
<u>ROOFING</u>						
New membrane roofing including all insulations, vapor barriers, coverboards, flashings and copings	54,985 SF	\$17.00	\$934,745	\$18.70	\$1,028,220	\$1,962,965
<u>THERMAL INSULATION</u>						
Rigid insulation and furring	55,510 SF	\$4.00	\$222,040	\$1.82	\$100,751	\$322,791
<u>AIR / VAPOR BARRIER</u>						
Air / vapor barrier to existing concrete / masonry exterior walls and new walls	55,510 SF	\$3.75	\$208,163	\$3.96	\$219,820	\$427,982
<u>JOINT SEALANTS / CAULK</u>						
Joint sealants / caulk	1 ALLOW	\$7,500.00	\$7,500	\$13,750.00	\$13,750	\$21,250
TOTAL DIVISION 7 - THERMAL & MOISTURE PROTECTION			\$1,372,448		\$1,362,540	\$2,734,987
 DIVISION 8 - OPENINGS						
<u>EXTERIOR DOORS AND WINDOWS</u>						
Exterior doors, frames and hardware						
- Single	4 EA	\$3,000.00	\$12,000	\$836.00	\$3,344	\$15,344
- Pair	4 PR	\$5,900.00	\$23,600	\$1,254.00	\$5,016	\$28,616
New windows	13,878 SF	\$100.00	\$1,387,800	\$71.25	\$988,766	\$2,376,566
<u>INTERIOR DOORS AND WINDOWS</u>						
Interior doors, frames and hardware						
- Single	105 EA	\$2,150.00	\$225,750	\$627.00	\$65,835	\$291,585
- Pair	4 PR	\$4,150.00	\$16,600	\$1,045.00	\$4,180	\$20,780
Allowance for door labeling, vision lites, interior windows, etc...	1 ALLOW	\$30,000.00	\$30,000	\$22,000.00	\$22,000	\$52,000
TOTAL DIVISION 8 - OPENINGS			\$1,695,750		\$1,089,141	\$2,784,891



1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
DIVISION 9 - FINISHES						
<u>GYPSUM WALLBOARD ASSEMBLIES</u>						
Metal stud and gypsum wallboard partitions						
- 1 sided	13,334 SF	\$3.57	\$47,602	\$10.33	\$137,727	\$185,329
- 2 sided	40,001 SF	\$4.75	\$190,005	\$15.37	\$614,695	\$804,700
<u>FLOORS</u>						
Floor finish at classrooms, corridors, cafeteria, and storage rooms	60,416 SF	\$6.00	\$362,496	\$3.30	\$199,373	\$561,869
Floor finish at lounge / offices	6,037 SF	\$5.35	\$32,298	\$1.38	\$8,301	\$40,599
Gymnasium flooring	4,806 SF	\$15.00	\$72,090	\$12.10	\$58,153	\$130,243
Stage flooring	1,083 SF	\$10.00	\$10,830	\$7.90	\$8,554	\$19,384
Wall base	10,994 LF	\$1.15	\$12,643	\$2.67	\$29,387	\$42,030
Toilet room / janitor room / kitchen flooring	5,234 SF	\$12.00	\$62,808	\$13.37	\$69,952	\$132,760
Toilet room / janitor room / kitchen wall base	1,626 LF	\$8.00	\$13,008	\$10.45	\$16,992	\$30,000
<u>WALLS</u>						
Paint walls	126,200 SF	\$0.65	\$82,030	\$0.83	\$104,115	\$186,145
Allowance for wall specialties (acoustical treatments, decorative wall coverings, etc.)	1 ALLOW	\$30,000.00	\$30,000	\$22,000.00	\$22,000	\$52,000
<u>CEILINGS</u>						
New ceiling finishes (excluding gymnasium)	72,770 SF	\$5.25	\$382,043	\$4.54	\$330,594	\$712,637
TOTAL DIVISION 9 - FINISHES			\$1,297,853		\$1,599,842	\$2,897,695
DIVISION 10 - SPECIALTIES						
Toilet room accessories						
- Single	14 EA	\$600.00	\$8,400	\$550.00	\$7,700	\$16,100
- Group	14 EA	\$1,200.00	\$16,800	\$1,254.00	\$17,556	\$34,356
Miscellaneous specialties / signage	1 ALLOW	\$40,000.00	\$40,000	\$22,000.00	\$22,000	\$62,000
TOTAL DIVISION 10 - SPECIALTIES			\$65,200		\$47,256	\$112,456



1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
DIVISION 14 - CONVEYING						
Elevator, single entry, 3 stops	1 EA	\$110,000.00	\$110,000	\$71,500.00	\$71,500	\$181,500
TOTAL DIVISION 14 - CONVEYING			\$110,000	\$71,500	\$181,500	
DIVISION 21 - FIRE PROTECTION						
Sprinkler system to serve new building	80,900 SF	\$3.00	\$242,700	\$5.50	\$444,950	\$687,650
Dry-pipe valve with nitrogen generator	1 ALLOW	\$16,500.00	\$16,500	\$4,510.00	\$4,510	\$21,010
Electric fire pump, 500 gpm, 30 hp	1 ALLOW	\$75,000.00	\$75,000	\$13,750.00	\$13,750	\$88,750
TOTAL DIVISION 21 - FIRE PROTECTION			\$334,200	\$463,210	\$797,410	
DIVISION 22 - PLUMBING						
Plumbing equipment, fixtures and accessories	80,900 SF	\$9.00	\$728,100	\$14.30	\$1,156,870	\$1,884,970
TOTAL DIVISION 22 - PLUMBING			\$728,100	\$1,156,870	\$1,884,970	
DIVISION 23 - HVAC						
<u>EQUIPMENT</u>						
Boilers, gas fired condensing type, 750 mbh	4 EA	\$35,000.00	\$140,000	\$8,316.00	\$33,264	\$173,264
Boiler flue and combustion air intake	1 LS	\$27,000.00	\$27,000	\$19,800.00	\$19,800	\$46,800
Chiller, air cooled, 175 tons	1 EA	\$195,000.00	\$195,000	\$23,760.00	\$23,760	\$218,760
Pumps and accessories for chilled water loop	1 LS	\$50,000.00	\$50,000	\$22,000.00	\$22,000	\$72,000
Rooftop DOAS air handling units						
- 5400 cfm	1 EA	\$135,000.00	\$135,000	\$8,910.00	\$8,910	\$143,910



1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
- 6000 cfm	4 EA	\$150,000.00	\$600,000	\$8,910.00	\$35,640	\$635,640
DAOS heat pump air handling units with energy recovery wheel, 500 cfm to serve Admin area	1 EA	\$15,000.00	\$15,000	\$2,376.00	\$2,376	\$17,376
Heat exchangers, glycol feeders, air separators and expansion tanks	1 LS	\$60,000.00	\$60,000	\$27,500.00	\$27,500	\$87,500
Water to water geothermal heat pumps, 130 ton total capacity	1 LS	\$415,000.00	\$415,000	\$35,640.00	\$35,640	\$450,640
Rooftop heat pump air handling unit with hot water backup heating coil						
- Gymnasium	1 EA	\$80,000.00	\$80,000	\$7,128.00	\$7,128	\$87,128
- Cafeteria	1 EA	\$35,000.00	\$35,000	\$3,564.00	\$3,564	\$38,564
Additional HVAC equipment including VAV's, chilled beams and fan coil units	59,300 SF	\$12.50	\$741,250	\$4.95	\$293,535	\$1,034,785
Perimeter heating and unit heaters	80,900 SF	\$2.00	\$161,800	\$1.65	\$133,485	\$295,285
Radiant floor heating equipment including heat exchanger, pumps, glycol feeder, expansion tank etc.	1 LS	\$35,000.00	\$35,000	\$14,300.00	\$14,300	\$49,300
Radiant floor manifolds, temperature sensors and in slab PEX distribution	12,700 SF	\$3.00	\$38,100	\$3.85	\$48,895	\$86,995
Kitchen exhaust and makeup air system	1 LS	\$50,000.00	\$50,000	\$22,000.00	\$22,000	\$72,000
<u>PIPING SYSTEMS</u>						
Heating hot water piping, copper, type L including couplings & clevis hanger assemblies 10' OC	80,900 SF	\$3.50	\$283,150	\$3.58	\$289,218	\$572,368
Chilled water piping, copper, type L including couplings & clevis hanger assemblies 10' OC	80,900 SF	\$3.50	\$283,150	\$3.58	\$289,218	\$572,368
Condensate drain piping, copper, type L	1 LS	\$85,000.00	\$85,000	\$110,000.00	\$110,000	\$195,000
Equipment prefabricated valve assemblies including ball, balance valves, strainers, etc. for supply and return pipe	1 LS	\$145,000.00	\$145,000	\$96,250.00	\$96,250	\$241,250
<u>SHEET METAL WORKS</u>						
Galvanized steel ductwork including ductwork accessories, louvers, dampers, diffusers and grilles	80,900 SF	\$3.00	\$242,700	\$9.90	\$800,910	\$1,043,610
<u>INSULATION</u>						
Ductwork insulation including fire rated insulation for kitchen exhaust	1 LS	\$55,000.00	\$55,000	\$209,000.00	\$209,000	\$264,000



1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
Heating hot water fiberglass pipe insulation with all service jacket, 1-1/2" thickness for copper piping	1 LS	\$50,000.00	\$50,000	\$93,500.00	\$93,500	\$143,500
Chilled water fiberglass pipe insulation with all service jacket, 1-1/2" thickness for copper piping	1 LS	\$50,000.00	\$50,000	\$93,500.00	\$93,500	\$143,500
<u>CONTROLS</u>						
Direct digital controls	80,900 SF	\$7.00	\$566,300	\$9.00	\$727,938	\$1,294,238
<u>TESTING, ADJUSTING AND BALANCING</u>						
Testing, adjusting and balancing	1 LS	\$0.00	\$0	\$181,500.00	\$181,500	\$181,500
<u>MISCELLANEOUS</u>						
Crane, material handling, rigging and hoisting	1 LS	\$23,500.00	\$23,500	\$90,475.00	\$90,475	\$113,975
Cleaning	1 LS	\$12,000.00	\$12,000	\$39,600.00	\$39,600	\$51,600
Paint and identification	1 LS	\$10,000.00	\$10,000	\$44,000.00	\$44,000	\$54,000
Cut, patch and firestop	1 LS	\$19,500.00	\$19,500	\$107,250.00	\$107,250	\$126,750
TOTAL DIVISION 23 - HVAC			\$4,603,450		\$3,904,155	\$8,507,605
 DIVISION 26 - ELECTRICAL						
<u>TEMPORARY POWER AND LIGHT</u>	80,900 SF	\$0.55	\$44,495	\$0.61	\$48,945	\$93,440
<u>DISTRIBUTION</u>						
3000 amp 480/277v main distribution switchboard with surge protection	1 EA	\$195,000.00	\$195,000	\$36,238.40	\$36,238	\$231,238
Electrical distribution system including main distribution panel, branch circuit panelboards, feeders, and grounding	80,900 SF	\$4.75	\$384,275	\$3.30	\$266,970	\$651,245
<u>EMERGENCY DISTRIBUTION</u>						
900 kW diesel generator with sound attenuated weatherproof enclosure, sub-base fuel tank, automatic transfer switches, feeders, freight and start-up	1 ALLOW	\$625,000.00	\$625,000	\$110,000.00	\$110,000	\$735,000
<u>LIGHTING</u>						
Energy efficient LED lighting throughout building including exit signage, automatic and manual controls, conduit, and circuiting	80,900 SF	\$8.75	\$707,875	\$7.43	\$600,683	\$1,308,558



1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
<u>WIRING DEVICES / BRANCH CIRCUITS</u>						
Power receptacles throughout building including junction boxes, EMT conduit pathways, and branch circuit wiring - provide GFI protection as required	80,900 SF	\$2.25	\$182,025	\$4.40	\$355,960	\$537,985
<u>EQUIPMENT CONNECTIONS</u>						
Mechanical, plumbing, and miscellaneous equipment connections including means of disconnect, conduit, and circuiting back to source power panels	80,900 SF	\$1.75	\$141,575	\$3.85	\$311,465	\$453,040
Fire pump system connections including 2-hr rated normal and emergency power feeders	1 ALLOW	\$10,000.00	\$10,000	\$8,250.00	\$8,250	\$18,250
<u>PHOTOVOLTAIC SYSTEM</u>						
Remove and store existing photovoltaic system to facilitate roofing replacement - provide / modify components as required and reinstall	1 ALLOW	\$37,500.00	\$37,500	\$41,250.00	\$41,250	\$78,750
<u>LIGHTNING PROTECTION</u>						
Complete rooftop lightning protection system to include rooftop equipment main copper conductor, air terminals, inspections and certifications	1 ALLOW	\$27,500.00	\$27,500	\$24,750.00	\$24,750	\$52,250
<u>COMMUNICATIONS</u>						
Data closet upgrades to support new data drops including patch panels and cable management	1 LS	\$3,500.00	\$3,500	\$6,124.80	\$6,125	\$9,625
Communications and WAP outlets throughout including jacks, cable supports, cabling, terminations, and testing	80,900 SF	\$2.00	\$161,800	\$3.58	\$289,218	\$451,018
<u>AUDIO/VIDEO (INFRASTRUCTURE ONLY)</u>						
Audio / video infrastructure at select building locations including conduit pathways, back boxes, and pull strings - equipment, displays, devices, and cabling by others	80,900 SF	\$0.75	\$60,675	\$0.83	\$66,743	\$127,418
<u>PUBLIC ADDRESS</u>						
Building wide public address system including head-end rack / software, speakers, control devices, infrastructure, and cabling	80,900 SF	\$0.85	\$68,765	\$0.83	\$66,743	\$135,508



1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
<u>CALL FOR AID</u>						
Call for aid system serving single occupancy restrooms including pull cords, dome lights, and cabling	1 ALLOW	\$12,500.00	\$12,500	\$13,750.00	\$13,750	\$26,250
<u>SECURITY (INFRASTRUCTURE ONLY)</u>						
Access control and video surveillance at select building locations including conduit pathways, back boxes, and pullstrings - head-end control equipment, cameras, devices, and cabling	80,900 SF	\$0.65	\$52,585	\$0.72	\$57,844	\$110,429
<u>FIRE ALARM</u>						
Building wide fire alarm system including control and annunciator panels, initiation and notification devices, conduit, circuiting, testing, and programming	80,900 SF	\$2.50	\$202,250	\$2.75	\$222,475	\$424,725
TOTAL DIVISION 26 - ELECTRICAL			\$2,917,320		\$2,527,406	\$5,444,726
 DIVISION 31 - EARTHWORK						
<u>SITE PREP</u>						
Clear and grub	200,000 SF	\$0.10	\$20,000	\$0.17	\$33,000	\$53,000
Strip and stockpile topsoil	3,700 CY	\$1.58	\$5,846	\$4.49	\$16,606	\$22,452
Remove asphalt paving and dispose	8,287 SY	\$3.90	\$32,319	\$9.41	\$77,939	\$110,259
Remove existing baseball field playgrounds and amenities	105,420 SF	\$0.25	\$26,355	\$0.72	\$75,375	\$101,730
Cut site as required (new addition built into hillside)	6,500 CY	\$2.30	\$14,950	\$4.96	\$32,247	\$47,197
Dispose of excavated material off site	6,500 CY	\$15.75	\$102,375	\$6.45	\$41,899	\$144,274
Temporary erosion and sediment control	1 ALLOW	\$15,000.00	\$15,000	\$16,500.00	\$16,500	\$31,500
Miscellaneous site preparation / grading	1 ALLOW	\$15,000.00	\$15,000	\$11,000.00	\$11,000	\$26,000
TOTAL DIVISION 31 - EARTHWORK			\$231,845		\$304,566	\$536,411



1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
DIVISION 32 - SITE IMPROVEMENTS						
Asphalt paving	16,228 SY	\$43.00	\$697,804	\$13.35	\$216,709	\$914,513
Concrete paving	16,622 SF	\$5.75	\$95,577	\$6.68	\$110,985	\$206,562
Concrete curb	800 LF	\$13.28	\$10,624	\$23.45	\$18,762	\$29,386
Form, reinforce and pour concrete spread footings and retaining walls including excavation and backfill - assuming 8' average height	1,142 LF	\$450.00	\$513,900	\$660.00	\$753,720	\$1,267,620
Playground area surfacing	17,000 SF	\$15.00	\$255,000	\$11.00	\$187,000	\$442,000
Playground amenities (allowance per playground)	2 EA	\$250,000.00	\$500,000	\$82,500.00	\$165,000	\$665,000
Outdoor courtyard / learning area	6,070 SF	\$15.00	\$91,050	\$11.00	\$66,770	\$157,820
Restore lawn	200,000 SF	\$0.28	\$56,000	\$0.46	\$92,400	\$148,400
Miscellaneous site furnishings and landscaping	1 ALLOW	\$50,000.00	\$50,000	\$27,500.00	\$27,500	\$77,500
TOTAL DIVISION 32 - SITE IMPROVEMENTS			\$2,269,955		\$1,638,845	\$3,908,800
DIVISION 33 - SITE UTILITIES						
<u>SITE DISTRIBUTION</u>						
Incoming electrical service including Utility Company fees / coordination, below grade conduit, circuiting, and earthwork	1 ALLOW	\$75,000.00	\$75,000	\$55,000.00	\$55,000	\$130,000
<u>SITE LIGHTING</u>						
LED site lighting at parking lots, drives, and walks including poles, concrete bases, below grade conduit, circuiting, and earthwork	1 ALLOW	\$100,000.00	\$100,000	\$82,500.00	\$82,500	\$182,500
<u>SITE COMMUNICATIONS</u>						
Incoming communications service conduits with pullstring including earthwork - cabling by others	1 ALLOW	\$25,000.00	\$25,000	\$27,500.00	\$27,500	\$52,500
<u>WATER</u>						
Allowance for water service to new construction	1 ALLOW	\$65,000.00	\$65,000	\$38,500.00	\$38,500	\$103,500



RENOVATIONS AND ADDITIONS
 DWIGHT ELEMENTARY SCHOOL
 FAIRFIELD, CT
 SVIGALS + PARTNERS

PROJECT NO: TR-20250249
 FEASIBILITY ESTIMATE
 PUBLISHED: 07/11/2025
 REVISION 4: 09/11/2025

1F DETAIL

DESCRIPTION	QUANTITY	MATERIAL		LABOR		TOTAL
		UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
<u>STORM</u>						
Allowance for storm service to new construction and site	1 ALLOW	\$75,000.00	\$75,000	\$55,000.00	\$55,000	\$130,000
<u>SEPTIC SYSTEM REPLACEMENT</u>						
Pump and remove existing septic tank and dispose	1 EA	\$2,000.00	\$2,000	\$6,050.00	\$6,050	\$8,050
Pump and remove existing grease trap and dispose	1 EA	\$2,000.00	\$2,000	\$6,050.00	\$6,050	\$8,050
Remove existing sanitary line / leech fields	1,000 LF	\$5.00	\$5,000	\$10.78	\$10,780	\$15,780
Allowance for soil improvements at previous septic system location	1 ALLOW	\$15,000.00	\$15,000	\$11,000.00	\$11,000	\$26,000
Septic tank - 5,000 gallons	1 EA	\$20,000.00	\$20,000	\$4,312.00	\$4,312	\$24,312
Grease trap - 2,500 galons	1 EA	\$15,000.00	\$15,000	\$3,234.00	\$3,234	\$18,234
Excavate for septic tank / grease trap	200 CY	\$13.00	\$2,600	\$9.08	\$1,815	\$4,415
Backfill with select fill	155 CY	\$60.00	\$9,300	\$29.93	\$4,639	\$13,939
Dispose of excavated material off site	200 CY	\$15.75	\$3,150	\$6.66	\$1,331	\$4,481
New sanitary piping from building to septic system (quantity estimated)	350 LF	\$15.00	\$5,250	\$14.30	\$5,005	\$10,255
Concrete leaching chambers	600 LF	\$75.00	\$45,000	\$17.96	\$10,778	\$55,778
Trench excavation / excavate for leach chambers	861 CY	\$17.00	\$14,637	\$16.93	\$14,576	\$29,213
Backfill with select fill	683 CY	\$60.00	\$40,980	\$29.93	\$20,443	\$61,423
Dispose of excavated material off site	861 CY	\$15.75	\$13,561	\$6.66	\$5,730	\$19,291
TOTAL DIVISION 33 - SITE UTILITIES			\$533,478		\$364,243	\$897,721



**Dwight Elementary School
New Building with Early Childhood Center
Project**

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Fairfield Woods Middle School

Bathroom Renovation Project

\$1,451,093

Background: Fairfield Woods Middle School was constructed in 1954, with its most recent building addition completed in 2011. The school has a capacity of 840 students and encompasses 176,573 square feet, sitting on 15.53 acres. Over the years, the building has received routine maintenance; however, several bathroom facilities remain in their original condition.

Purpose and Justification: Some of the existing bathrooms at Fairfield Woods Middle School are still operating in their original condition. This project is more than a cosmetic upgrade—it will improve drainage and water flow to areas of the building that have occasionally needed to be restricted due to inadequate plumbing. The renovation ensures safer, more reliable, and code-compliant facilities for students and staff.

Project Description: This project will remove all existing fixtures, inspect all drainage and water lines, and make necessary improvements. Existing tile will be replaced, and ADA compliance upgrades will be incorporated where required. The renovations will also modernize fixtures and enhance vandalism control measures, bringing all bathroom facilities in line with current district standards.

Estimated Cost: The estimated cost of this project is \$1,451,093. This estimate was developed in consultation with architects and building project professionals experienced with similar projects, including the recently completed bathroom renovation at Fairfield Ludlowe High School.

Long-Range Costs: While the renovated bathrooms will continue to have operating costs, the need for routine maintenance and repairs will be reduced due to the installation of new fixtures and infrastructure. Over time, this will result in cost savings and improved reliability.

Security, Safety, and Loss Control: The new bathrooms will include updated vandalism control measures, functional locks, and fixtures that meet district safety standards. These improvements will enhance security and reduce the risk of damage to facilities.

Environmental Considerations: The renovated bathrooms will meet current EPA requirements for water flow and consumption and will include improved ventilation systems to enhance air quality and energy efficiency.

Funding, Financing, and OSC: This project does not qualify for state funding. The district will continue to explore potential avenues for grants or other funding opportunities to offset the project cost.

Scheduling, Phasing, and Timing: Once approved, the project will enter the design phase and proceed through the town's bidding process. Construction is anticipated to begin during the summer recess of 2026 and be substantially completed by the beginning of the summer recess in 2027.

Project Procurement and Oversight: The project will follow the town's bidding process and be overseen by the school district's Operations Office to ensure proper execution and compliance with specifications.

Alternatives to the Request: If this project is not approved, the district will continue to incur increased costs beyond routine maintenance, as repairs will need to be made to keep bathrooms open and code-compliant. Continued reliance on aging infrastructure may also result in service interruptions and increased safety risks.

Educational Impact: Bathroom closures for repairs or waiting on parts directly impact student time in the classroom, disrupting the learning environment and overall school operations.

Community Impact: Wood Middle School is one of the most heavily used middle schools in the district, hosting building rentals and community activities. Renovated bathrooms will support safer and more functional facilities for both students and community members.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information	
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Origination Date:	7/1/21
Project No:	FWMS-004
Project Name:	Renovate Student Bathrooms

Non-Reoccurring Status	
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Project Description:	1/20/21 moved to FY23/24 increased dollar amount 9/22 moved from 24/25 8/24 combined design and construction budgets; moved to FY27/28 9/25 changed to 26/27
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Status:

Project Budget	
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Design Budget:	\$0
Construction Budget:	\$1,083,467
Construction Escalation:	\$234,878
Total Construction Budget:	\$1,318,345
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2026
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$3,428
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$13,184
Commissioning	\$13,184
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$29,795
Project Subtotal	\$1,348,140
Project Contingency 10%	\$134,814
Total Budget	\$1,451,093

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 Woods Middle School
Student Bathroom Renovation Project**

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Fairfield Warde High School

New Artificial Turf Project

\$2,300,000

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 and Justification: The goal of this project 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 increased playable time annually for soccer, football, field hockey, and lacrosse. Additionally, the new field will provide youth organizations in town, such as youth football, soccer, and lacrosse, access to field space currently in short supply.

Synthetic fields require fewer man-hours of maintenance than traditional grass fields, particularly during weeks with inclement weather. They do not require consistent watering, fertilizer, or seeding, making them environmentally more sustainable and cost-effective over time.

Project 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.

The total project cost of \$2,300,000 includes a contingency to account for unknown soil conditions. 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 the industry's best practices and standards.

Estimated Cost: The total funding request is \$2,300,000, which includes the contingency for unknown soil conditions. This estimate was developed through consultation with industry experts to establish a comprehensive project budget.

Long-Range Costs: While artificial turf fields require maintenance and testing, they eliminate the need for regular mowing and line painting, resulting in long-term cost savings compared to maintaining a grass field.

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. This project will also cut the need for consistent irrigation, especially during summer months, resulting in high water consumption.

Funding, Financing & OSC: This project qualifies for consideration under the Connecticut Office of School Construction (OSC) program. Funding approval is required to proceed, and the district will continue to explore state or federal grants that could help offset the cost.

Scheduling, Phasing, and Timing: If approved this project would move directly into design and bidding. With the anticipated start date to be June of 2026 with anticipation delivery date of late spring/summer of 2027.

Project Procurement and Oversight: The Town of Fairfield Purchasing Department will administer the bidding process, and the project will be awarded to a licensed professional contractor. All contracts will be reviewed by the Town Attorney, who will advise the Board of Selectmen prior to execution.

Alternatives to the Request: The alternative would be to take no action. This would result in a continued lack of artificial field space in town and require ongoing maintenance of the existing grass field. Choosing not to install a new 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 the turf installation, it presents several challenges and limitations that could negatively impact student-athletes.

Educational Impact: The new artificial turf field will provide significant educational benefits by expanding opportunities for physical education and student engagement. With a safe, durable, and weather-resistant surface, the field can be used throughout the school day to enhance PE classes, offering students a wider variety of fitness and recreational activities. Beyond the classroom, the field will support after-school programs and athletic events, giving student-athletes access to a high-quality, competitive facility that better prepares them for interscholastic competition while fostering school pride and community involvement.

Community Impact: The new turf field will also serve as a valuable resource for the entire community. Outside of school use, the field will be available for activities and sporting events sponsored by the Parks and Recreation Department as well as other local organizations. Its durability will create a safe and reliable space for youth leagues, adult recreation programs, and community events.

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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:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2026
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	\$2,090,909
Project Contingency 10%	\$209,091
Total Budget	\$2,300,000

OSCGR Eligible?

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
New Artificial Turf Project**

