

Fairfield Board of Education

Proposed Capital & Non-Recurring Projects

2027-2028



Amended and Approved by BOE September 8, 2026

Page intentionally left blank

September 8, 2026

Dear Members of the Board of Education:

Enclosed is the 2027–2028 Proposed Capital and Non-Recurring Projects booklet, which provides an overview of the projects being recommended for consideration.

This year's proposals include one non-recurring project and three capital projects:

Non-Recurring Projects

- Jennings Elementary School Security Entrance Vestibule Project
- Stratfield Elementary School – HVAC Building Management System (BMS) Controls Upgrades

Capital Projects

- Jennings Elementary School - Alterations and Addition (Seed Money Only)
- Fairfield Ludlowe High School - Artificial Turf Field Replacement/Improvement Project
- Fairfield Warde High School - Indoor Air Quality Improvement Project

For each project, the booklet includes:

- Background information explaining the need for the project and its overall justification.
- Cost estimates developed in collaboration with industry professionals and, when available, based on conceptual designs or completed design documents to provide the most accurate and up-to-date budget information.
- Photographs of the existing conditions to help illustrate the need for each project.

We hope this booklet provides a clear understanding of the proposed projects and serves as a helpful resource as we begin the budget discussions. Thank you for your continued support.

Sincerely,



Michael J. Testani
Superintendent of Schools

Page intentionally left blank

Fairfield Public Schools
2027-2028
Capital & Non-Recurring Projects
Table of Contents

<u>Location</u>	<u>Project</u>	<u>Estimated Cost</u>	<u>Page</u>
<u>Non-Recurring Projects</u>			
Jennings Elementary School	Security Entrance Vestibule Project	\$ 739,878	1
Stratfield Elementary School	HVAC BMS Controls Upgrades	\$ 783,593	7
<u>Capital Projects</u>			
Jennings Elementary School	Alterations and Addition (Seed Money - Design Budget Only)	\$ 4,904,488	15
Fairfield Ludlowe High School	Artificial Turf Field Replacement/Improvement Project	\$ 2,945,346	25
Fairfield Warde High School	Indoor Air Quality Improvement Project	\$ 54,071,154	35
Total		\$ 63,444,459	

Page intentionally left blank

Non-Recurring Projects

Page intentionally left blank

Jennings Elementary School

Jennings Elementary School Security Entrance Vestibule Project

\$739,878

Background: Jennings Elementary School was built in 1967, with renovations in 2000 and 2002. The building has a capacity of 378 students, with an operational capacity of 336. The facility encompasses 46,100 square feet and sits on 7.03 acres of land. Since its last update, 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 Jennings 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.

Detailed Description: The proposed project consists of constructing a secure double-door vestibule at the school's main entrance. This expenditure would cover the total cost of an architect and design plans along with permits and construction. Specific details of safety and security projects are not disclosed in public documents.

Estimated Cost: The cost of this funding request is \$739,878. This number was calculated by reviewing the cost of similar projects recently completed in the district to establish an industry standard.

Long Range Costs: 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.

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

Security, Safety, and Loss Control: The project would increase the safety and security of Jennings Elementary School to the same level as other comparable district buildings. It will also strengthen building access control measures and support district efforts in safety management and loss prevention.

Environmental Considerations: This project would have no environmental impact.

Funding, Financing & OSC: This project would not proceed without funding approval. This project does qualify for reimbursement through the OSC program. The Jennings Elementary School 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.

Schedule, Phasing & Timing: If approved, the project will proceed promptly into design and planning phases. The schedule for this project would be to be completed during the summer 2028 school recess, with additional work completed in the fall of 2028. 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 Purchasing Department will bid out this work, and the work will be awarded to a licensed professional contractor. The Town's attorney will review all contracts and advise the Board of Selectpersons on executing contracts with the winning bidder.

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

Educational Impact: The completion of this project will enhance the safety and security of students, staff, and visitors at Jennings 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:	1/1/20
Project No:	JEN-003
Project Name:	Entrance Vestibule Project
Non-Reoccurring Status	
Project Description:	09/25 added to waterfall 7/26 rmoved 9/26 added back in per BOE at 9/8 meeting

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2025
Estimated Construction Start:	7/1/2027
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$0
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$0
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$0
Project Subtotal	\$0
Project Contingency 10%	\$0
Total Budget	\$739,878
OSCGR Eligible?	Yes
OSCGR Reimbursement	\$179,346

Action Items

1.00

Project Priority Ranking

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

Page intentionally left blank



Jennings Elementary School Security Vestibule Project

Page intentionally left blank

Stratfield Elementary School

Stratfield Elementary School - HVAC BMS Controls Upgrades

\$783,593

Background: Stratfield Elementary School was originally constructed in 1929. The facility underwent a major renovation and expansion that was completed in 2014, modernizing much of the building and its infrastructure. The proposed HVAC Building Management System (BMS) Controls Upgrade will modernize the building's control platform, allowing Facilities staff to more effectively monitor and manage HVAC operations. The project will improve system reliability, energy efficiency, occupant comfort, and indoor air quality while providing enhanced diagnostics and operational control.

Purpose and Justification: The purpose of this project is to upgrade the HVAC Building Management System (BMS) controls at Stratfield Elementary School to improve the reliability, efficiency, and overall performance of the building's mechanical systems. The proposed controls upgrade will provide Facilities staff with enhanced monitoring, scheduling, and diagnostic capabilities, allowing for more efficient operation of heating, ventilation, and air conditioning systems. The project will improve indoor air quality, occupant comfort, system reliability, and energy efficiency while reducing maintenance challenges associated with aging control infrastructure.

Detailed Description: This project will replace the existing HVAC Building Management System (BMS) controls infrastructure at Stratfield Elementary School with a modern, District-standard controls platform. The current controls system has experienced reliability and performance issues and is reaching the end of its useful life, making it increasingly difficult to effectively monitor, troubleshoot, and operate the building's HVAC equipment.

The project will include the replacement and integration of HVAC control components, software, and communication devices necessary to support centralized building automation and monitoring. Upon completion, the upgraded system will provide Facilities staff with improved visibility into building operations, enhanced diagnostic capabilities, more effective scheduling and control of equipment, and greater reliability in maintaining temperature, ventilation, and indoor air quality standards.

In addition to replacing aging infrastructure, the project will align Stratfield Elementary School with the District's standardized BMS platform.

The upgrade will help ensure continued reliable operation of the school's HVAC systems while supporting energy efficiency, occupant comfort, indoor air quality, and the long-term sustainability of the facility.

Estimated Cost: The total funding request for this project is \$783,593. The estimated cost for the Stratfield Elementary School HVAC Building Management System (BMS) Controls Upgrade was developed through collaboration with the District's industry partners and controls specialists. Budget projections were based on current market pricing, recent project experience, and quotations obtained from qualified vendors.

Long-Range Costs: While the upgraded HVAC Building Management System (BMS) will require ongoing preventive maintenance, software support, periodic licensing, the overall long-term impact is expected to reduce operational costs.

By providing Facilities staff with improved control, monitoring, and scheduling capabilities, the upgraded system will allow for more efficient operation of HVAC equipment, reducing unnecessary runtime, improving energy management, and minimizing wear and tear on mechanical systems. Overall, the project is expected to generate operational efficiencies, improve system performance, and help control future energy and maintenance costs while supporting a reliable and comfortable learning environment for students and staff.

Security, Safety, and Loss Control: This project will improve the District's ability to safely monitor and control HVAC systems at Stratfield Elementary School. The upgraded Building Management System (BMS) will provide improved oversight of heating, ventilation, and air conditioning equipment, allowing Facilities staff to quickly identify and respond to system issues.

The new controls will help maintain proper indoor air quality, temperature, and ventilation while reducing the risk of equipment failures and unplanned downtime. Improved monitoring and diagnostics will also support proactive maintenance, helping to protect district assets, reduce emergency repairs, and extend the life of HVAC equipment.

Environmental Considerations: This project will improve the energy efficiency and performance of Stratfield Elementary School's HVAC systems by replacing aging controls with a modern Building Management System (BMS). The upgraded controls will provide better scheduling, monitoring, and regulation of heating and cooling equipment, reducing unnecessary energy consumption and improving overall system efficiency.

The project will also support the District's efforts to maintain healthy indoor air quality by ensuring HVAC systems operate as designed while optimizing ventilation and occupant comfort. By improving equipment performance and extending the useful life of existing HVAC assets, the project will reduce waste, minimize emergency replacements, and support the long-term sustainability goals of Fairfield Public Schools.

Funding, Financing & OSC: This project is not currently eligible for reimbursement through the Office of School Construction (OSC) program. As a result, the project is proposed to be funded through local capital funding sources.

While state reimbursement is not anticipated at this time, the District will continue to explore and evaluate any available grant opportunities, utility incentives, rebates, or other funding sources that may help offset project costs. Should additional reimbursement opportunities become available, the District will pursue them where practical and financially beneficial.

Scheduling, Phasing, and Timing: The Stratfield Elementary School HVAC Building Management System (BMS) Controls Upgrade is anticipated to be completed during the summer recess of 2027. Performing the work while school is not in session will minimize disruptions to students, staff, and daily building operations.

The project is expected to be completed as a single phase, including the removal of existing controls, installation of new hardware and software, system integration, programming, testing, and commissioning. Scheduling the work during the summer months will provide contractors with greater access to building systems and allow sufficient time to complete the project before the start of the 2027-2028 school year.

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.

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

Alternatives to the Request: The primary alternative to this project would be to continue operating and maintaining the existing HVAC Building Management System (BMS) controls. However, this approach would increase the risk of system failures, reduced reliability, and higher maintenance costs as the controls infrastructure continues to age.

Educational Impact: The HVAC Building Management System (BMS) Controls Upgrade will support a healthier, safer, and more comfortable learning environment for students and staff at Stratfield Elementary School. By improving the reliability and performance of the school's heating, ventilation, and air conditioning systems, the project will help maintain consistent classroom temperatures and proper indoor air quality throughout the building.

Community Impact: The Stratfield Elementary School HVAC Building Management System (BMS) Controls Upgrade will benefit the broader Fairfield community by supporting the long-term reliability, efficiency, and sustainability of a key public facility. Improved HVAC controls will help ensure a comfortable and healthy environment for students, staff, families, and community members who utilize the building for educational and community activities.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	STRAT-003
Project Name:	HVAC BMS Controls Upgrade
Non-Reoccurring Status	Yes
Project Description:	8/24 combined design and construcion budgets

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	\$683,183
Construction Escalation:	\$27,327
Total Construction Budget:	\$710,510
Escalation Date:	7/1/2026
Estimated Construction Start:	7/1/2027
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$1,847
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$0
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$1,847
Project Subtotal	\$712,357
Project Contingency 10%	\$71,236
Total Budget	\$783,593

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

Page intentionally left blank



Stratfield Elementary School HVAC BMS Controls Upgrades

Page intentionally left blank

Capital Projects

Page intentionally left blank

Jennings Elementary School

Jennings Elementary School Alterations and Addition Seed Money **\$4,904,488**

Background: Jennings Elementary School, originally constructed in 1967, has served the Fairfield community for nearly six decades and continues to play an important role in the District's elementary education program. The school serves students in grades K–5 and is expected to remain an important neighborhood school. As Fairfield Public Schools continues to evaluate enrollment trends, educational programming needs, and facility utilization across the District, Jennings Elementary School presents an opportunity to support both current and future educational priorities.

This request is for seed funding to initiate the planning and evaluation process for an addition and renovation project at Jennings Elementary School. The study would include the formation of a building committee and the engagement of professional consultants to evaluate all options and scenarios for the site. Particular focus would be placed on assessing the feasibility of incorporating Early Childhood Center (ECC) programming and expanded special education spaces as part of the District's ongoing commitment to enhancing early childhood education and specialized student services. This planning approach is consistent with the District's practice on previous major capital projects and will provide an additional year for evaluation, public discussion, design development, and cost analysis in advance of a projected project start in 2029. The goal of this request is to establish a comprehensive understanding of the school's future needs and ensure that any recommended improvements align with the District's long-range educational and facilities planning objectives.

Purpose and Justification: The purpose of this request is to provide seed funding to support the planning, evaluation, and design of an addition and renovation project at Jennings Elementary School. This funding will allow the District to establish a building committee, engage professional consultants, develop educational specifications, evaluate multiple project scenarios, and advance the project through the design process to a level that will provide a comprehensive understanding of scope, schedule, and cost.

Given evolving educational programming needs, enrollment trends, and the continued growth of Early Childhood Center (ECC) and special education services, it is important that the District fully evaluate all available options before requesting full construction funding. Advancing the project through design will provide the most current and accurate cost estimates based on market conditions, construction pricing, and project requirements.

This approach will reduce uncertainty, allow for informed decision-making by the Board of Education and Town leadership, and position the District to pursue available State of Connecticut reimbursement opportunities. Completing the planning and design phases in advance of a projected 2029 construction start will ensure adequate time for public review, regulatory approvals, and state grant applications while supporting the District's long-term educational and facilities planning goals.

Detailed Description: This request is for seed funding to support the planning, evaluation, design, and development of an addition and renovation project at Jennings Elementary School. The funding will be used to establish a building committee and engage architectural, engineering, educational planning, and cost-estimating professionals to evaluate the existing facility, identify future educational needs, and develop project options. Jennings Elementary School, originally constructed in 1967, is approaching sixty years of service and requires a comprehensive review to determine how best to support future District programming needs.

The planning process will include a detailed assessment of the existing building, evaluation of projected enrollment, review of building systems and infrastructure, and analysis of opportunities to incorporate Early Childhood Center (ECC) programming and expanded special education spaces. Multiple development scenarios will be considered to ensure the District identifies the most educationally and financially responsible solution. The project team will also evaluate site constraints, building code requirements, accessibility improvements, sustainability opportunities, and long-term operational impacts.

The requested funding will allow the project to advance through the design phase and the preparation of detailed construction documents, resulting in accurate project cost estimates, scheduling information, and phasing recommendations. Advancing the project to this level of development will provide the Board of Education and Town with the information necessary to make informed decisions regarding future construction funding while also positioning the District to pursue available State of Connecticut reimbursement opportunities for eligible project costs.

Estimated Cost: The total funding request for this phase is \$4,904,448. The estimated cost of this seed funding request is based on the District's experience with similar capital projects and planning efforts undertaken throughout Fairfield Public Schools. The estimate reflects the anticipated costs associated with engaging architectural and engineering consultants, conducting facility evaluations, preparing preliminary design documents, developing cost estimates, and advancing the project through the design process.

This investment will provide the District with the information necessary to fully evaluate project alternatives and develop reliable construction cost estimates based on current market conditions. Advancing the project through the planning and design phases will allow for a more accurate understanding of the total project cost, schedule, and scope before requesting full construction funding. It will also provide sufficient time to pursue available State of Connecticut reimbursement opportunities and position the District to maximize reimbursement for eligible project costs.

Long-Range Costs: The purpose of this seed funding request is to minimize long-range project costs by investing in a thorough planning and design process before pursuing full construction funding. By evaluating multiple project scenarios, developing detailed design documents, and preparing accurate cost estimates, the District will be better positioned to identify the most cost-effective solution for Jennings Elementary School while avoiding costly changes during construction.

This approach will also allow the District to align the project scope with long-term enrollment projections, educational programming needs, and facility requirements, ensuring that future investments provide lasting value. In addition, advancing the project through design and planning will position the District to pursue available State of Connecticut reimbursement opportunities, reducing the local share of future construction costs. The result will be a well-planned project that balances educational needs, fiscal responsibility, and long-term operational efficiency.

Security, Safety, and Loss Control: This seed funding request will support a comprehensive evaluation of Jennings Elementary School to identify opportunities to enhance the safety, security, and functionality of the facility while addressing the long-term educational needs of the District. Through the planning and design process, the project team will assess existing building conditions, site circulation, accessibility, building systems, and security features to determine where improvements may be required as part of a future addition and renovation project.

By undertaking this work during the planning phase, the District will be able to proactively identify and address safety concerns, operational risks, and infrastructure deficiencies before they become larger and more costly issues. The evaluation process will help ensure that any future project incorporates modern safety, security, accessibility, and building code requirements while protecting the District's investment and providing a safe and supportive learning environment for students, staff, and visitors.

Environmental Considerations: This seed funding request will allow the District to fully evaluate environmental and sustainability considerations as part of the planning and

design process for an addition and renovation at Jennings Elementary School. The project team will assess opportunities to improve energy efficiency, modernize building systems, enhance indoor environmental quality, reduce operational costs, and incorporate sustainable design practices where practical and cost-effective.

The planning process will also include an evaluation of existing building conditions and infrastructure to identify opportunities for responsible facility improvements that support the District's long-term stewardship goals. By addressing these considerations during the early design phase, the District can ensure that any future project is developed in a manner that balances educational needs, environmental responsibility, operational efficiency, and long-term value for the Fairfield community.

Funding, Financing & OSC: This seed funding request will position the District to pursue available reimbursement opportunities through the Office of School Construction (OSC) while also allowing sufficient time to evaluate other potential state, federal, and grant funding opportunities. By advancing the project through the planning and design phases, the District will be able to develop a comprehensive understanding of the project's scope, schedule, and costs, which is essential when seeking outside funding and reimbursement.

The planning and design process will provide the detailed information required to support future grant applications, reimbursement submissions, and capital funding requests. In addition, completing this work in advance of a future construction project will allow the District to maximize reimbursement opportunities by ensuring that all eligible project components are properly identified and documented. This approach supports sound financial planning and helps position the District to leverage all available funding sources before requesting full construction funding for the project.

Scheduling, Phasing, and Timing: If approved, this seed funding request will allow the District to begin the planning and evaluation process for an addition and renovation project at Jennings Elementary School. Initial efforts will include the establishment of a building committee, engagement of architectural and engineering consultants, and evaluation of multiple project scenarios to determine the most effective long-term solution for the school.

This additional planning period is consistent with the District's approach on previous major capital projects and will provide adequate time for stakeholder engagement, feasibility studies, design development, cost estimating, and State reimbursement planning. Based on the current long-range facilities plan, the anticipated construction start for the project is 2029.

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.

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

Alternatives to the Request: The primary alternative to this request would be to defer the planning effort and continue operating Jennings Elementary School in its current configuration. While this option would avoid the immediate cost associated with planning and design services, it would also delay the District's ability to evaluate future educational programming needs, including an Early Childhood Center (ECC) and special education opportunities, and postpone the development of a long-term plan for the facility.

Delaying the planning process would also reduce the time available for stakeholder engagement, feasibility studies, design development, cost analysis, and the pursuit of State reimbursement opportunities. By moving forward with this seed funding request, the District will be able to thoroughly evaluate all available options, develop accurate project costs based on current market conditions, and position itself to make informed decisions regarding future capital investments at Jennings Elementary School. This proactive approach will better support the District's long-term educational, operational, and financial planning goals.

Educational Impact: This seed funding request will allow the District to evaluate how Jennings Elementary School can best support the educational needs of current and future students through a thoughtful and comprehensive planning process. The study will assess enrollment projections, instructional space requirements, Early Childhood Center (ECC) programming opportunities, special education needs, and the overall functionality of the school to ensure that future investments align with the District's educational goals.

By advancing the project through planning and design, the District will be able to identify solutions that enhance student learning, support evolving educational programs, and provide flexible spaces capable of meeting future instructional needs. The addition and renovation project represents an opportunity to strengthen educational services, expand early childhood and special education programming, and ensure that Jennings Elementary School continues to provide a high-quality learning environment for generations of Fairfield students.

Community Impact: Jennings Elementary School is an important community asset that serves not only students and families but also the broader Fairfield community. As the District evaluates the future of the facility, this planning process will provide an opportunity to consider how the school can continue to meet the changing educational and community needs of Fairfield while ensuring the responsible use of public resources.

The proposed planning and design effort will engage stakeholders and evaluate opportunities to enhance educational programming, including an Early Childhood Center (ECC) and special education services that benefit students and families throughout the District. By investing in a thoughtful and comprehensive review process, the District will be better positioned to develop a project that supports long-term community needs, strengthens neighborhood schools, and ensures that Jennings Elementary School remains a valuable resource for future generations of Fairfield residents.

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information

Origination Date: 7/1/21
 Project No: JEN-001
 Project Name: Renovation & Addition

Non-Reoccurring Status

Project Description: 1/20/21 moved to FY27/28
 9/22 moved to 30/31
 8/24 moved to 29/30; based on SPA estimate dated 8/22/24
 9/25 Concept 2A of Svigals report
 7/26 moved 10% to design budget

Status:

Project Budget

Design Budget:	\$4,904,488
Construction Budget:	\$44,140,390
Construction Escalation:	
Total Construction Budget:	\$44,140,390
Escalation Date:	7/1/2025
Estimated Construction Start:	7/1/2029
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$0
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$0
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$0
Project Subtotal	\$0
Project Contingency 10%	\$0
Total Budget	\$49,044,878

OSCGR Eligible? Yes

OSCGR Reimbursement t

Action Items

1.00

Project Priority Ranking

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

Page intentionally left blank



Jennings Elementary School
Alterations and Addition
(Seed Money – Design Budget Only)

Page intentionally left blank

Fairfield Ludlowe High School

Artificial Turf Field Replacement/Improvement Project

\$2,945,346

Background: The Fairfield Public School District is committed to maintaining and improving athletic facilities to provide safe, high-quality opportunities for student-athletes and community users. The Fairfield Ludlowe High School athletic field is a heavily utilized facility that supports physical education classes, interscholastic athletics, youth programs, and various community activities throughout the year. Due to the age and continued use of the field, several components of the facility have reached the end of their useful life and require replacement and improvement to maintain safe and functional playing conditions.

This project is not the construction of a new field, but rather the replacement and enhancement of the existing athletic field and associated infrastructure. The proposed improvements will address wear and deterioration resulting from years of use, improve player safety, enhance field performance, and extend the long-term service life of the facility. These upgrades will allow Fairfield Ludlowe High School to continue providing a high-quality athletic environment that meets the needs of current and future students while supporting the District's commitment to properly maintaining its existing facilities and athletic assets.

Purpose and Justification: The purpose of this project is to replace and improve the existing athletic field facilities at Fairfield Ludlowe High School to ensure they continue to meet the needs of students, athletic programs, and community users. Years of heavy use have resulted in aging infrastructure that requires modernization to maintain safe, functional, and reliable playing conditions. The proposed improvements will enhance player safety, improve field performance, increase the usability of the facility, and reduce ongoing maintenance requirements.

In addition to field improvements, the project will address several long-standing site needs, including the addition of much-needed storage space for athletic equipment and facility operations, upgrades to the existing restroom facilities, and improvements to the visitor seating area to bring it into compliance with current accessibility and building code requirements. These enhancements will improve the overall experience for student-athletes, coaches, spectators, and community members while extending the useful life of this important athletic asset.

The project will also replace the existing crumb rubber synthetic turf system with a new environmentally responsible infill system that aligns with current industry standards and best practices. This replacement supports the Town's ongoing discussions regarding the future use of crumb rubber athletic fields and responds to concerns raised through the RTM and community review process. By transitioning to a modern, environmentally friendly field system, the District will improve field performance, enhance player safety, reduce environmental concerns, and ensure the facility remains a high-quality athletic venue for years to come.

Collectively, these improvements support the District's commitment to maintaining high-quality facilities while providing safe, accessible, and sustainable athletic and recreational opportunities for both Fairfield Ludlowe High School and the broader Fairfield community.

Detailed Description: This project consists of the replacement and improvement of the existing Fairfield Ludlowe High School athletic field complex and related site amenities. The work includes replacing the aging synthetic turf field and existing crumb rubber infill system with a new state-of-the-art synthetic turf system utilizing environmentally responsible materials designed to improve player safety, field performance, durability, and sustainability.

In addition to the field replacement, the project includes improvements to site infrastructure, including additional storage space for athletic equipment and field operations, upgrades to restroom facilities, and improvements to the visitor seating area to meet current accessibility and building code requirements. The project budget includes all costs associated with design, engineering, permitting, construction, testing, inspections, and contingencies for unforeseen conditions. Upon completion, the project will provide a modern, safe, accessible, and environmentally responsible athletic facility that will support Fairfield Ludlowe High School students and the broader Fairfield community for years to come.

Estimated Cost: The total funding request is \$2,945,346. The estimated cost of this project is based on current market conditions, recent competitive pricing, and collaboration with industry-leading designers, engineers, and athletic field specialists. The estimate has been developed using pricing and construction experience gained through the Fairfield Warde High School field project and reflects a reliable and realistic projection of the costs required to complete the Fairfield Ludlowe High School field improvements. The budget includes all anticipated design, construction, permitting, and associated project costs necessary to deliver a high-quality, durable, and long-lasting athletic facility.

Long-Range Costs: While the synthetic turf field will require ongoing maintenance, testing, and periodic replacement over its lifecycle, it will significantly reduce many of the maintenance activities associated with traditional natural grass fields. The new field system is designed to provide a durable, reliable playing surface that can withstand heavy use while reducing field downtime and maintenance demands.

In addition, the project includes improvements to supporting infrastructure, storage areas, and site amenities that will enhance operational efficiency and reduce long-term maintenance needs.

Security, Safety, and Loss Control: This project will enhance the safety of student-athletes, coaches, spectators, and community users by replacing an aging athletic field with a modern synthetic turf system designed to meet current performance and safety standards. The new field will provide a consistent playing surface, improved shock absorption, enhanced drainage, and reduced weather-related deterioration, helping to minimize the risk of injuries and unsafe playing conditions.

The project will also improve overall site safety through upgrades to visitor seating, accessibility features, storage facilities, and supporting infrastructure. Replacing the existing field system will reduce the risk of costly emergency repairs, unexpected field closures, and interruptions to athletic and community programs. These improvements protect the District's investment in its athletic facilities while ensuring the site remains a safe, functional, and reliable resource for students and the Fairfield community.

Environmental Considerations: This project will replace the existing crumb rubber field with a modern synthetic turf system that utilizes environmentally responsible materials and current industry-leading technology. The proposed system, including a Brock shock pad and alternative infill, will meet current environmental, performance, and player safety standards while supporting the Town's ongoing transition away from crumb rubber athletic fields.

The District will work with experienced design professionals and field specialists to ensure all materials and construction practices meet or exceed applicable environmental standards and industry best practices.

Funding, Financing & OSC: This project may be eligible for partial reimbursement through the Office of School Construction (OSC) program. While Connecticut has recently expanded eligibility to include certain synthetic turf field projects, reimbursement is generally considered when the field replacement is part of a larger school improvement project. The proposed Fairfield Ludlowe High School project includes facility

improvements such as ADA-related upgrades, restroom improvements, and other site enhancements that may support reimbursement eligibility.

The determination of what portions of the project qualify for state reimbursement rests solely with OSC. The State has the authority to review the project scope and determine which project elements are eligible for reimbursement and at what level. The District will continue to work closely with State officials, consultants, and design professionals throughout the review process and will actively advocate for the maximum reimbursement available. Funding approval is required for the project to proceed, and the District will continue to pursue all available reimbursement opportunities and funding sources to help offset project costs.

Scheduling, Phasing, and Timing: If approved, the Fairfield Ludlowe High School Field Improvement Project will proceed directly into final design, permitting, and bidding. Construction is anticipated to begin in June 2027, with substantial completion and project closeout expected in late summer or fall 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.

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

Alternatives to the Request: The primary alternative to this request would be to take no action and continue operating and maintaining the existing athletic field and supporting facilities. While this option would avoid the immediate capital investment, it would not address the aging condition of the existing synthetic turf system, the need for improved storage space, upgrades to restroom facilities, accessibility improvements, or the code-related improvements required for the visitor seating area.

Deferring the project would also delay the replacement of the existing crumb rubber field system and postpone improvements identified through the District's evaluation of the facility. As the field and supporting infrastructure continue to age, maintenance costs, operational challenges, and the risk of service interruptions are likely to increase. Moving forward with the project allows the District to address these needs in a comprehensive manner, enhance student and community use of the facility, and protect a valuable athletic asset for years to come.

Educational Impact: The Fairfield Ludlowe High School Field Improvement Project will enhance the educational experience by providing students with a safe, modern, and reliable athletic facility that supports physical education classes, interscholastic athletics, and extracurricular activities. The replacement field and associated site improvements will ensure that students have access to high-quality facilities that promote physical fitness, teamwork, sportsmanship, and overall student well-being.

In addition to the field replacement, upgrades to supporting infrastructure, including storage facilities, restroom improvements, and accessibility enhancements, will improve the functionality of the site and the overall experience for students, staff, and visitors. These improvements will allow Fairfield Ludlowe High School to continue providing high-quality educational and athletic opportunities while supporting the District's commitment to maintaining safe, accessible, and well-maintained facilities for current and future generations of students.

Community Impact: The Fairfield Ludlowe High School athletic field complex serves as an important community resource that supports a wide range of activities beyond the school day. The facility is utilized by Fairfield Parks and Recreation, youth sports organizations, community athletic programs, and other local groups for practices, games, clinics, and special events throughout the year.

The proposed field replacement and site improvements will provide a safe, modern, and accessible venue for both school and community use. Upgrades to the playing surface, restroom facilities, visitor seating, accessibility features, and storage areas will enhance the overall experience for athletes, spectators, and community members. These improvements will help ensure that Fairfield Ludlowe High School remains a valuable recreational and gathering space while supporting the Town's continued investment in high-quality facilities that benefit residents of all ages.

Page intentionally left blank

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	FLHS-005
Project Name:	Artificial Turf Replacement/Field bathroom upgrade
Non-Reoccurring Status	
Project Description:	8/24 combined design and construction budgets; moved to 27/28 7/26 updated dollar amount

Status:

Project Budget	
Design Budget:	\$0
Construction Budget:	\$0
Construction Escalation:	\$0
Total Construction Budget:	\$0
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2027
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$0
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$0
Commissioning	\$0
Hazardous Materials	\$0
Other	\$0
Subtotal Fees & Expenses:	\$0
Project Subtotal	\$0
Project Contingency 10%	\$0
Total Budget	\$2,945,346

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

Page intentionally left blank



**Fairfield Ludlowe High School
Artificial Turf Field Replacement/Improvement
Project**

Page intentionally left blank

Fairfield Warde High School

Indoor Air Quality Improvement Project

\$54,071,154

Background: Fairfield Warde High School, originally constructed in 1956 as Andrew Warde High School, currently serves approximately 1,370 students and is one of Fairfield's two comprehensive public high schools. The Fairfield Public School District has made a long-term commitment to improving indoor air quality, ventilation, and occupant comfort throughout all school buildings. Through its facilities planning and capital improvement programs, the district has prioritized HVAC and air-quality upgrades to provide healthier learning environments for students and staff. The Fairfield Warde High School Indoor Air Quality Improvement Project continues this districtwide initiative by modernizing building systems, improving ventilation and air circulation, and supporting a safe, comfortable, and productive educational environment.

Purpose and Justification: The purpose of the Fairfield Warde High School Indoor Air Quality Improvement Project is to modernize the building's HVAC infrastructure and improve ventilation, air circulation, temperature control, and overall indoor environmental quality throughout the facility.

This project supports the Fairfield Public School District's long-term commitment to improving indoor air quality and upgrading HVAC systems across all school facilities. Enhanced air quality and ventilation contribute to healthier learning environments, increased occupant comfort, and improved building performance while extending the useful life of critical infrastructure. Given the school's approximately 1,370-student population and its role as a major educational and community facility, these improvements are necessary to maintain a safe, productive, and sustainable environment for current and future generations of Fairfield students and staff.

Detailed Description: The project includes, but is not limited to, upgrades to the existing Building Management and Control Systems (BMS), improvements to HVAC equipment and ventilation systems, enhancements to indoor air quality throughout the building, electrical and fire suppression modifications, testing and balancing, commissioning services, and all associated labor and materials required for implementation.

In addition, the project will improve occupant comfort by providing air conditioning and temperature control to areas of the building that are not currently served by cooling systems. Upon completion, the project will enhance indoor air quality, provide more

consistent temperature regulation throughout the facility, improve overall occupant comfort, increase system reliability and efficiency, and support the long-term operational needs of Fairfield Warde High School.

Estimated Cost: The total funding request is \$54,071,154. The requested funding represents the total estimated cost to complete the Fairfield Warde High School Indoor Air Quality Improvement Project based on the Design Development (DD) phase of the project. This estimate includes all costs necessary to bring the project from final design through construction, commissioning, and project closeout.

Project costs include, but are not limited to, professional architectural and engineering services; HVAC equipment and system upgrades; ventilation and air distribution improvements; controls and monitoring systems; electrical and associated infrastructure modifications; construction management; permitting and testing requirements; commissioning services; and all labor and materials required for installation. The estimate also includes project contingencies to address unforeseen conditions that may be encountered during construction within an occupied school facility.

Upon completion, the project will provide improved ventilation, indoor air quality, temperature control, and overall occupant comfort throughout the building while supporting the district's long-term commitment to maintaining healthy, safe, and high-performing learning environments for students and staff. The requested funding will allow the project to be completed in its entirety and fulfill the objectives identified during the design and planning process.

Long-Range Costs: While the expansion of air conditioning throughout Fairfield Warde High School may result in increased utility and operational costs, the project will modernize aging HVAC infrastructure and provide significantly improved control of the building's mechanical systems. Upgrades to the Building Management System (BMS) and HVAC equipment will allow facilities and staff to better monitor, schedule, and optimize building operations, resulting in more efficient system performance and improved temperature control throughout the facility.

The installation of modern equipment and controls is expected to reduce maintenance requirements associated with aging infrastructure, improve system reliability, and provide greater flexibility in managing energy consumption. These improvements will help offset a portion of the increased operating costs associated with expanded air conditioning coverage while supporting the District's long-term goal of maintaining a healthy, comfortable, and energy-efficient learning environment for students and staff.

Security, Safety, and Loss Control: This project will enhance the health, safety, and well-being of students, staff, and visitors by improving indoor air quality, ventilation, humidity control, and overall thermal comfort throughout Fairfield Warde High School. Modern HVAC systems and building controls will provide a healthier learning environment by helping to maintain appropriate indoor temperature and humidity levels, improving air circulation, and reducing conditions that can negatively impact occupant comfort and productivity.

From a loss control perspective, the project will help mitigate the risk of moisture-related issues that can occur during periods of high heat and humidity. Over the years, areas of the building have experienced conditions conducive to mold and mildew growth, resulting in remediation and cleanup costs. By improving humidity control, ventilation, and air conditioning coverage throughout the facility, the project will reduce the likelihood of future moisture-related damage, protect building assets, and help avoid costly corrective maintenance while extending the useful life of the school's infrastructure.

Environmental Considerations: The Fairfield Public School District is committed to utilizing industry-leading design professionals, engineers, and contractors to ensure that all equipment and systems incorporated into this project are reliable, energy efficient, and environmentally responsible. All new HVAC equipment, controls, and related infrastructure will be selected and designed to meet or exceed applicable federal, state, and local environmental standards, as well as current industry best practices.

The project will improve overall building performance and provide greater control over energy consumption. Enhanced building controls and system optimization will allow the District to better manage heating, cooling, and ventilation operations, reducing energy waste while maintaining a healthy and comfortable indoor environment for students and staff. The project supports the District's ongoing commitment to sustainability, responsible facility management, and the long-term stewardship of its educational facilities.

Funding, Financing & OSC: This project qualifies for consideration under the 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: This project is being advanced earlier than originally proposed due to the successful progress of the District's ongoing Indoor Air Quality Improvement Program. As Phase II of the Tomlinson Middle School project nears completion, the project architects have been able to advance the Fairfield Warde High

School project through the Design Development (DD) phase sooner than anticipated. This accelerated schedule provides the District with an opportunity to maintain momentum on its long-term commitment to improving indoor air quality, ventilation, and occupant comfort throughout its facilities.

By advancing this request at this time, the District will be positioned to continue design development, project planning, and construction activities without a significant interruption between phases of the overall Indoor Air Quality Improvement Program. Proceeding with the project on this timeline will help ensure continuity in the District's facilities improvement efforts, support efficient project delivery, and maintain progress toward the District's goal of providing healthy, safe, and comfortable learning environments for all students and staff.

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.

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

Alternatives to the Request: The primary alternative to this request would be to take no action and defer the project. Choosing this option would delay the planned indoor air quality, ventilation, and HVAC improvements at Fairfield Warde High School and could interrupt the District's long-term commitment to enhancing indoor environmental quality throughout its schools.

Deferring the project would also postpone the modernization of aging mechanical infrastructure, limit the District's ability to improve occupant comfort in areas currently without air conditioning, and increase the likelihood of ongoing maintenance and operational challenges associated with older systems. In addition, delaying these improvements could prolong exposure to elevated temperature and humidity conditions that contribute to occupant discomfort and increase the potential for moisture-related issues within the building. Moving forward with the project allows the District to continue implementing its comprehensive Indoor Air Quality Improvement Program and maintain progress toward providing healthy, safe, and comfortable learning environments for all students and staff.

Educational Impact: The Fairfield Warde High School Indoor Air Quality Improvement Project will have a direct and positive impact on the educational environment by providing

students and staff with healthier, more comfortable, and more consistent learning conditions throughout the building. Improved ventilation, air quality, temperature control, and humidity management will help create an environment that is more conducive to teaching and learning, particularly during periods of extreme heat and humidity.

The project will also improve the functionality and usability of instructional spaces by ensuring that all areas of the building are served by modern HVAC systems capable of providing appropriate indoor environmental conditions year-round. By enhancing occupant comfort and reducing disruptions associated with temperature and air-quality concerns, the project will support student engagement, staff productivity, and the District's commitment to providing high-quality educational facilities that meet the needs of current and future generations of students.

Community Impact: Fairfield Warde High School serves as an important community asset that extends well beyond the traditional school day. The facility is regularly utilized by community organizations, Parks and Recreation programs, athletic groups, and other local organizations for meetings, events, and recreational activities. In addition, the school's highly regarded theater and performing arts programs host numerous public performances, productions, concerts, and community events throughout the year, attracting students, families, residents, and visitors from across Fairfield.

The Indoor Air Quality Improvement Project will enhance the comfort, health, and overall experience of all building users by providing improved ventilation, temperature control, and air quality throughout the facility. These improvements will benefit not only students and staff during the school day but also the many community members who utilize the building during evenings, weekends, and summer months. By modernizing the building's HVAC infrastructure, the District will continue to support Fairfield Warde High School's role as a valuable educational, cultural, and community resource for the Town of Fairfield.

Page intentionally left blank

Fairfield Public Schools Long Term Facilities Plan

Project Summary Sheet

General Information	
Origination Date:	7/1/21
Project No:	FWHS-015
Project Name:	HVAC-IAQ Upgrade
Non-Reoccurring Status	
Project Description:	9/25 moved from district projects; removed phase 7/26 added 8% hazmat contingency and 8% project contingency
Status:	
Project Budget	
Design Budget:	
Construction Budget:	\$46,357,299
Construction Escalation:	\$0
Total Construction Budget:	\$46,357,299
Escalation Date:	7/1/2021
Estimated Construction Start:	7/1/2027
Miscellaneous Fees and Expenses:	
- State Permits (.0026%)	\$0
- Testing & Inspections	\$0
- Advertising	\$0
Construction Admin	\$0
Commissioning	\$0
Hazardous Materials	\$3,708,584
Other	\$0
Subtotal Fees & Expenses:	\$3,708,584
Project Subtotal	\$50,065,883
Project Contingency 10%	\$4,005,271
Total Budget	\$54,071,154
OSCGR Eligible?	Yes
OSCGR Reimbursement	\$13,109,605

Action Items

1.00

Project Priority Ranking

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

Page intentionally left blank



**Fairfield Warde High School
Indoor Air Quality Improvement Project**

Page intentionally left blank