

Fairfield Public Schools

Fairfield, CT 06825

TO: Members of the Board of Selectmen
Members of the Board of Finance

FROM: Thomas P. Cullen

DATE: February 27, 2012

RE: Board of Education's Proposed Capital Improvement Projects 2012-2013
Questions from the February 16, 2012 Board of Selectmen/Board of Finance Meeting

Members of the Board of Selectmen and the Board of Finance have requested that we provide the answers to the questions listed below:

Dwight Elementary School Boiler Replacement

Please provide the cost of the new boilers separate from the cost of the whole project?
Cost for the two boilers is \$ 142,000.

Please provide the up-charge for dual fuel burners?
Upcharge cost for two boilers is \$ 18,000.

Please provide the manufacturer's comparison of boiler efficiencies between the new boilers and the old boilers?

The existing boilers at Dwight have an efficiency of between 80% and 82%.

The replacement boilers will have efficiencies of 88% to 90% for the dual fuel boiler and 92% to 95% for the condensing boiler.

The higher efficiency condensing boiler will be used the majority of the time when we are running with natural gas.

Expected fuel savings will be approximately 15%.

The average annual fuel (natural gas) usage at Dwight (based on an average of the last three years is 31,823 ccf.

Our average fuel (natural gas) cost for the past twelve months has been \$1.12/ccf.

A 15% saving at the fuel cost would equate to \$ 5,345 per year.

Jennings Elementary School Student Bathroom Renovation

Please provide the cost breakdown showing percentage of work to be performed?

Below is a breakdown of the work performed by John L. Simpson Company last summer on the Jennings Toilet Rooms.

Item	Cost	Percentage
General Conditions	\$ 10,000.00	7.44%
Demo	18,031.79	13.41%
Masonry	16,168.00	12.03%
Door/Frames/Hardware	7,697.38	5.73%
Millwork	6,534.00	4.86%
Toilet Accessories/Partitions	11,022.76	8.20%
Painting	2,200.00	1.64%
Ceiling	2,200.00	1.64%
Plumbing	33,342.78	24.80%
Electrical	7,348.00	5.47%
HVAC	1,485.00	1.10%
Tile	18,392.00	13.68%
Total	\$ 134,421.71	100.00%

Osborn Hill Elementary School Window Replacement

Please provide the total number of windows and doors and how many will be replaced?

1. There are 183 window units of which 173 would be replaced.
2. There are 36 doors (individual door leaves) of which 18 would be replaced with the window units. These 18 door leaves are part of the window construction and need to be replaced with the window units. The other 18 door leaves are metal doors in masonry openings and in generally good repair and do not need replacement at this time.
3. Of the 18 doors to be replaced, above there are 15 with window transoms that would also be replaced.

Please provide the cost of the asbestos abatement and the cost per window?

1. The specific line item cost of \$ 678,690 contained in our capital improvement projects booklet (pg. 18) can be further broken down to:
 - a. Windows and Door (remove and replace) \$ 436,600
 - b. Asbestos abatement (if needed – windows/doors only) \$ 110,400
 - c. Premium if PCB Abatement (windows/doors only) \$ 33,120
 - d. Other PCB Abatement (if needed – masonry/soil/etc.) \$ 98,840(The contingency of \$ 75,000 would be approximately 10% of the above cost plus consultant costs).
2. The cost per window (remove and replace – no abatement) would be:
 - a. \$ 2,285 per window/door
 - b. Broken down that is \$ 436,600 / 173 windows, 18 doors and transoms

Tomlinson Middle School Façade and Cornice Repairs

Please provide the cost for the lead paint abatement work separately?

1. The lead paint abatement costs for the consultant are \$ 9,480.00.
2. The lead paint abatement costs for the contractor are \$ 48,000.00

Note:

There is a cost exclusion on the contractor's estimate. The high reaching cornice trim that was not tested by the consultant (due to the need for a lift machine) was not included. The consultant assumed that because all other wood work around the entire building came back with lead paint that the high reaching cornice trim was also lead paint.

System wide Removal of Underground Fuel Oil tanks

Please provide the cost of the fuel oil day tank installations (material and labor)?

1. A 275 or 330 gallon day tank installed inside the existing elementary school building boiler room.
\$ 3,000 to \$ 5,000 for a single wall steel tank with containment.
2. A 275 or 330 gallon day tank installed outside the existing elementary school building boiler room.
\$ 5,000 to \$ 7,000 for a double wall steel tank.
3. A 2000 gallon day tank installed outside the existing high school building boiler room.
\$ 18,000 to \$ 20,000 for a double wall steel tank.
\$ 25,000 to \$ 27,000 for a concrete tank.

Please provide the 'premium' cost for a 330 gallon day tank over a 275 gallon day tank?

\$ 200 to \$ 300.