

Fairfield Board of Education Proposed Capital Improvement Projects 2012 -2013



January 10, 2012

Dear Board of Education Members:

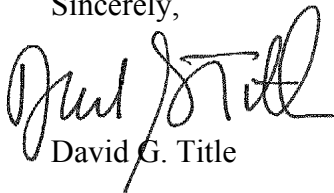
For our 2012-2013 Capital Improvement Projects we provide an overview of all the proposed projects in this new booklet format. We hope that this information and format will provide sufficient backup material for every request. The format is based on the "14 points" document used in Fairfield and from many public meetings where this information has been requested.

Each project request includes:

1. Justification and background information.
2. Cost proposal estimate that brings together information from previous projects, verbal quotations, and/or written proposals.
3. Photographs of projects in existing conditions and, in most cases, photographs showing new conditions from previous projects to provide a side-by-side comparison.
4. Energy background information for window project request.

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,

A handwritten signature in black ink, appearing to read "David G. Title". The signature is stylized with a large, looped "D" and a cursive "Title".

David G. Title

Fairfield Public Schools
Capital Improvement Project Overview 2012-2013

<u>Location</u>	<u>Project</u>	<u>Estimated Cost</u>	<u>Page</u>
Dwight Elementary	Replace two 1962 boilers	\$ 294,000	1
Jennings Elementary	Replace student bathrooms – phase II	131,250	7
Osborn Hill Elementary	Window replacement	791,400	16
Tomlinson Middle	Front facade cornice work	250,000	25
Tomlinson Middle	Replace flooring systems in eight classrooms	133,350	35
Tomlinson Middle	Traffic Project	150,000	41
System wide	Remove the existing underground tank and install a 250-330 above ground tank at Dwight, Jennings, N. Stratfield, Osborn Hill, Riverfield & Sherman. Remove the existing underground tank at FLHS and FWHS and install a 2,000 gallon above ground tank.	<u>250,000</u>	48
Total		\$ 2,000,000	

Background: The boilers to be replaced are original from 1962 and are well into their useful life. This request is for funding the replacement of both existing boilers with new, higher efficiency Viessman Boilers. This project was requested in the 2011-2012 capital projects budget and was approved by the Town Facilities Commission, the Board of Selectmen and Board of Finance. The RTM did not fund this project.

Purpose & Justification: The condition of the boilers is poor and new boilers would provide a much higher efficiency rating for the school building and prevent emergency boiler failure.

Detailed Description: The expenditure would cover the total costs for demolition and removal of old boilers, asbestos abatement, new burners, associated piping and peripheral components and purchase and installation of two new boilers.

Estimated Cost: The cost of this funding request is \$294,000. This number is based on similar boiler replacement projects undertaken in the system and estimates provided by contractors. This includes abatement and air sampling consultant/monitoring.

Long Range Costs: Boiler replacements will reduce maintenance costs on the old as well as produce energy savings through the use of higher efficiency units. Replacement is part of the Fairfield Public Schools Facilities Plan 2011-2015 and the anticipated life of this upgrade is 30+ years.

Demand on Existing Facilities: This project would reduce the maintenance costs of older boiler repairs and increase energy efficiency in the building.

Security, Safety and Loss Control: This project would enhance safety and loss control by drastically reducing the risk of boiler failure during a peak cold weather period.

Environmental Considerations: This project would greatly reduce the hazardous materials (asbestos) in the boiler room area. Cleaner burning boilers would improve emissions from the boilers into the air.

Funding, Financing & SDE Reimbursement: This project would not proceed without funding approval. There are no State or Federal regulations that require this project to be undertaken. This project is not eligible for reimbursement through the State Department of Education, Bureau of School Facilities.

Schedule, Phasing & Timing: Approval of this funding in the month of May will allow completion of the work before the next heating season.

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

Alternates to the Request: The alternate to this request is to do nothing. This alternative will delay this needed replacement and further delay other similar projects scheduled in the BOE future planning.

Dwight Elementary School

Boiler replacement

\$ 294,000.00

Details

Licensed contractor to provide labor and materials

Controlled Air, Inc.

Breakdown:

Mechanical demolition

Furnish and install two new 80 horsepower boilers

Furnish and install new boiler pumps and boiler blend pumps

Furnish and install new piping throughout

New insulation

New electrical connections

New controls

Certified balancing

One year warranty

Permits \$ 249,642.00

Consultant for hazardous material testing requirements and administration

AAIS

Breakdown:

HEPA vacuuming

Asbestos piping removal

Asbestos fittings removal

Asbestos equipment removal

Glove bagging

Floor tile and mastic removal

Asbestos spray on fireproofing removal

Asbestos acoustic materials removal

Transite material removal

Mobilization and setup

Protection

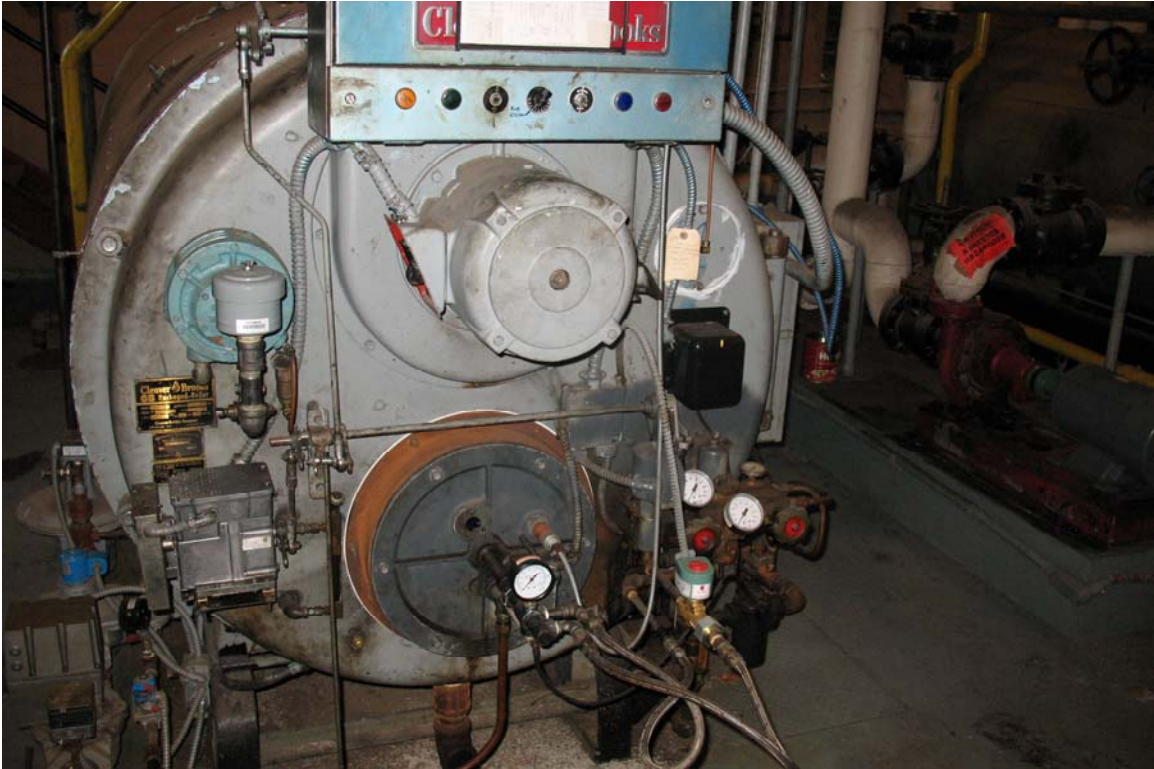
Barriers

Disposal fees 24,358.00

Contingency 20,000.00

Total

\$ 294,000.00



1962 dual fuel boiler showing age, rust and leaking





Note kitty litter on floor to catch leaking



New boilers installed at Osborn Hill Elementary School

Jennings Elementary School Student Bathroom Renovations

\$ 131,250

Background: The bathrooms to be renovated are original from 1967 and show their age. The Town approved \$125,000 request in May of 2011. The BOE operating budget contributed \$13,761 so that one half of the renovations to the toilet areas could be completed. This work dramatically highlights the difference between the new and old toilet areas. This request is for funding to complete renovations to upgrade all remaining toilet areas at Jennings.

Purpose & Justification: The condition of the remaining 1967 toilet areas needs to be upgraded to equivalency with the newly renovated areas. They are showing their age and the work would bring them up to a much higher standard.

Detailed Description: The expenditure will cover the total renovation of the toilet areas remaining as well as architectural drawings and specifications, abatement of hazardous materials necessary, administration and contingency.

Estimated Cost: The cost of these renovations was included in our bid from last year and was reduced during the budget process. The cost has been adjusted for the one year delay as well as the smaller scale of the work. This cost is estimated at \$131,250.

Details:

Work completed summer of 2011

- One boys “gang” toilet room
- One girls “gang” toilet room
- One small boys toilet room
- One small girls toilet room

Total Cost \$ 138,761

Work proposed for 2012

- One handicap toilet room
- One boys toilet room
- One men’s toilet room
- One women’s toilet room

Total Cost \$ 131,250

Long Range Costs: Upgrading will reduce maintenance costs in these toilet areas. This project is part of the Fairfield Public Schools Facilities Plan 2011-2015 and the anticipated life of this renovation is 30+ years.

Demand on Existing Facilities: This project would reduce maintenance costs in repairs to older fixtures and equipment. Newer fixtures’ repair parts are much more readily available than the older types and deteriorated wall hangers would be replaced.

Security, Safety and Loss Control: This project would enhance safety as new wall brackets and other hardware would replace deteriorated ones, which can pull out or break from wall supports.

Environmental Considerations: This project would improve air quality through better ventilation and cleaner environment with new wall and floor coverings.

Funding, Financing & SDE Reimbursement: This project would not proceed without funding approval. There are no State or Federal regulations that require this project to be undertaken. The project is not eligible for reimbursement from the State Department of Education, Bureau of School Facilities.

Schedule, Phasing & Timing: Approval of this funding in the month of May will allow completion of the work over the summer vacation.

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

Alternates to the Request: The alternate to this request is to do nothing. This alternative will only highlight the differences between the newly renovated toilet areas and the remaining old areas. The older toilet areas will continue to deteriorate and cause maintenance issues.

Jennings Elementary School

New bathroom renovations

\$ 131,250.00

Details

Professional

Consultant for design drawings and specifications for bidding

Philip H. Cerrone III

\$ 2,960.00

Licensed contractor to provide labor and materials

John L. Simpson Company

Breakdown:

Demolition

Construct new bathrooms

Provide new piping and drains

Provide new fixtures

Provide new millwork

Provide new ceramic floor and wall tile

Provide new electrical

Provide new acoustical ceiling system and lighting

Provide new toilet partitions

Clean, check, and test all working components and fixtures

All permits and inspections

Warranties

123,290.00

Contingency

5,000.00

Total

\$ 131,250.00



Holes in old floor tile



Old fixtures and equipment



Old fixtures and equipment, holes not repairable





New bathroom conditions with ADA standards





New clean bathroom conditions



New clean bathroom conditions

Background: All exterior windows at Osborn Hill Elementary School, with the exception of four bays of windows at the media center and adjacent classrooms, are to be replaced with energy efficient double pane windows. This request is for funding to replace these window units with energy efficient double pane windows. Also, non-insulated doors that are constructed integral with the window frames will be replaced with vandal resistant Fiber Reinforced Plastic insulated doors.

Purpose & Justification: The existing single pane windows are original to the construction of the school in 1958 and an addition constructed in 1969. These windows have reached the end of their useful lives. Replacement parts are difficult to come by and the single pane design is not energy efficient.

Detailed Description: This expenditure will cover the removal and replacement of single pane window units. Also included are funds for architectural design, hazardous material abatement, construction administration and contingency.

Estimated cost: The window removal and replacement cost were determined by contractor, Cherry Hill Glass Company, and are based on the specifications and details of a similar window replacement project at Riverfield Elementary School. Abatement costs are included in the Cherry Hill Glass Company's budget quotation. Architectural design and construction administration costs are based on the cost experience on previous window replacement projects in the district. A contingency was added to the above costs to account for possible unknown conditions.

Long Range Costs: Replacement of the existing single pane windows with energy efficient double pane windows will produce savings by lowering energy consumption. This project is part of the Fairfield Public Schools Facilities Plan 2011-2015. The anticipated life of these windows is 50+ years.

Demand on the Existing Facilities: This project would reduce maintenance costs by reducing time spent on the repair of old window units. Replacement parts would be readily available thus reducing maintenance time spent on any repair. Energy costs would be reduced. Please see attached example of energy cost savings produced by the Jennings Window Replacement Project in the summer of 2007.

Security, Safety and Loss Control: This project would enhance safety. The glass in the existing single pane window units is not safety glass. Replacement double pane window units are glazed with safety glass which means if broken the glass will not shatter into large pieces which could harm the students and staff.

Environmental considerations: This project would remediate any hazardous material associated with the window units. The removal of hazardous material would be handled in accordance with the appropriate regulations.

Funding, Financing & SDE Reimbursement: This project would not proceed without funding approval. There are no State or Federal regulations that require this project to be undertaken. This project is eligible for partial reimbursement through the State Department of Education, Bureau of School Facilities. Based on previous window replacement projects in the district the net reimbursement would be approximately 20% of the total project costs, less ineligible items as determined by the State.

Schedule, Phasing & Timing: BOF approval of this funding in the month of May, 2012 will allow adequate time for design drawings to be developed. Bidding ideally would occur at the end of the calendar year with the award of the contract in early January, 2013. Shop drawings approval would occur in early February, 2013. Fabrication of window units typically takes 16 to 20 weeks. Removal and replacement of the windows would occur as soon as school lets out for summer vacation, 2013. Completion of the installation would take approximately 5 to 7 weeks.

Other considerations: None.

Alternates to the Request: The alternate to this request is to do nothing. This alternate would continue the deterioration of the window units and the loss of energy.

Osborn Hill Elementary School

Window replacement	\$ 791,400.00
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Details

Professional Consultant for design drawings and specifications for bidding To be bid	\$ 27,960.00
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Professional Consultant Hazardous material testing requirements and administration To be bid	9,480.00
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Professional licensed contractor to provide labor and materials Cherry Hill Glass Company	
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Breakdown:

Window demolition	
Asbestos, Lead and PCB abatement	
Clean and prepare existing window openings	
New windows per specifications	
Caulk and sealant	
Test and turn over	
Warranty	678,960.00

Contingency	75,000.00
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Total	\$ 791,400.00
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Old school windows showing age and deterioration





Old window unit from 1958



Old single pane aluminum frame broken windows





Osborn Hill School old windows





Riverfield School - New windows



School: Jennings Elementary School
 Project Type: Window Replacements
 Building Size: 46,100 SF

****Weather
 Normalized
 Site Energy
 Use Index
 EUI
 (kBTU/SF)**

**Site Energy
 Costs per
 kBTU**

12 Month Period Ending	6/30/2007	71.2	\$ 0.02020
	8/31/2008	64.2	\$ 0.02315

Projected 12 month energy costs if project was not done

$$46,100 * 71.2 * \$ 0.02315 = \$ 75,986$$

Projected 12 month energy costs after project if energy cost remained constant

$$46,100 * 64.2 * \$ 0.02020 = \$ 59,784$$

12 month energy cost savings = \$ 16,201

Project Cost = \$ 310,804 / \$ 16,201 = **Project Payback 19.18 Years**

Project Cost if BSF Reimbursements* were considered = \$ 247,400 / \$ 16,201 = **Project Payback 15.27 Years**

* 20.4% net reimbursement based on the average of the reimbursement received for the Riverfield and Dwight Window Replacement Projects.

**Weather-Normalization

Weather-normalization is an automated process in Energy Star Portfolio Manager that mathematically adjusts actual energy data so that it represents energy typically used in an average year for the same location. This accounts for weather differences from year to year that may result in abnormally high or low energy consumption.

Tomlinson Middle School Façade and Cornice Repairs

\$ 250,000

Background: The façade, cornice and exterior doors are deteriorating to the point where paint is peeling off, wood is rotting, and doors will not close properly. This project was proposed in the 2011-2012 capital projects budget and was approved by the Board of Selectmen and Board of Finance. This project was not funded by the RTM. With the continued deterioration, this project is again proposed.

Purpose & Justification: This project would make repairs to the façade including lead abatement, oversight and testing, as well as replacing the deteriorated doors, frames and millwork associated with that work. This will eliminate the possibility of further deterioration and possible failure and ultimately falling of pieces from the cornice. Also, fire regulations require all doors to close tightly and the replacement of the existing with new doors will allow closure without the present issues.

Detailed Description: This project would include all work necessary to make repairs to the cornice including: lead abatement and protection, scaffolding and safety; demolition; scraping, painting of all painted surfaces of the cornice and façade; replacement of seven sets of doors and frames, and new door hardware.

Estimated Cost: The cost of this project is estimated at \$250,000, based on budget estimates provided by contractors and abatement consultants.

Long Range Costs: This project would reduce future costs for repairs which would be required if left undone.

Demand on Existing Facilities: None.

Security, Safety and Loss Control: This project would reduce the risk of lead paint exposure to students, injuries from falling cornice pieces, and improve the fire protection for occupants afforded by properly closing/sealing doors.

Environmental Considerations: The project would reduce the incidence of lead paint peeling off.

Funding, Financing & SDE Reimbursement: This work would not proceed without funding approval. There are no State or Federal regulations that require this project to be undertaken. The project is not eligible for reimbursement from the State Department of Education, Bureau of School Facilities.

Schedule, Phasing & Timing: Approval of this funding in the month of May will allow completion of the work over the summer vacation.

Other Considerations: The work will be bid by the Town Purchasing Department and will be performed by outside contractors.

Alternates to the Request: The alternate to this request is to provide labor and material for replacement of the seven sets of exterior doors with new high efficient rated doors that meet new building, fire, and life safety codes for a cost estimate of \$ 55,000.

Tomlinson Middle School

Exterior façade wood cornice repairs and painting	\$ 250,000.00
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Details

Professional Consultant for design drawings and specifications for bidding To be bid	\$ 17,960.00
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Estimate:
Professional licensed contractor to provide labor and materials
Nosal Industries, Inc.

Breakdown: Replace all door and hardware per walk through Replace all rotted wood on cornice/fascia trim Lead paint abatement Protection of ground and disposal of lead paint	202,500.00
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Consultant for lead testing requirements and monitoring
Fuss and O'Neill Enviroscience, LLC

Breakdown: State of Connecticut licensed lead inspector Management Lead analyses of dust wipe/soil/chip/air samples Report fee – estimate 1 report	9,480.00
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Contingency	20,060.00
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Total	\$ 250,000.00
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Exterior wood rotting and deterioration





Exterior wood rotting/deterioration and old wood doors cracking





Old exterior metal doors and exterior wood rotting and deterioration





Exterior metal doors and frames rusting and rotting





Exterior metal doors and frames rotting





Exterior wood cornice paint peeling and wood rotting





Exterior wood rot



Exterior wood rot

Tomlinson Middle School Floor Tile Replacement

\$ 133,350

Background: The latest renovation did not include asbestos abatement of eight classrooms which have a floor system built over the original school wood floor. New Vinyl Composite Tile was laid over the existing Vinyl Asbestos Tile and, due to the old wooden base, this floor system flexes and tiles have become loose and broken throughout. All of the tile and floor system requires removal and a new system would need to be installed with a new subfloor and new Vinyl Composite Tile.

Purpose & Justification: The purpose of this project would be to eliminate floor problems as well as asbestos in these areas.

Detailed Description: The expenditure would cover the total cost for removal/disposal of old Vinyl Asbestos Tile and Vinyl Composite Tile, repairs to the sub-floor, and installation of new Vinyl Composite Tile. Also included would be asbestos monitoring and air sampling.

Estimated Cost: The estimated cost for this project is \$133,350. This is based on the cost of asbestos abatement (including monitoring) at \$65,000, repairs to sub-floor at \$14,000, and new Vinyl Composite Tile installation at \$19,000. One floor system would need to be totally removed and a new concrete slab poured prior to any Vinyl Composite Tile flooring installation at \$29,000. A contingency of 5% is also included at \$6,350 for unforeseen conditions with the site.

Long Range Costs: Replacing these floor systems would eliminate constant issues with tiles “popping” up and leaving holes in the floor, which need to be filled.

Demand on Existing Facilities: There would be reduced maintenance on the floors as well as eliminating asbestos issues in these classrooms.

Security, Safety and Loss Control: This project would eliminate constant tripping safety hazards caused by the broken and raised floor tiles.

Environmental Considerations: The presence of asbestos in these classrooms would be eliminated. Better Indoor Air Quality also would result from eliminating moisture issues in the classroom which would receive the new concrete slab.

Funding, Financing & SDE Reimbursement: This project would not proceed without funding approval. There are no State or Federal regulations that require this project to be undertaken. The project is not eligible for reimbursement from the State Department of Education, Bureau of School Facilities.

Schedule, Phasing & Timing: Approval of this funding in the month of May will allow completion of the work over the summer vacation.

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

Alternates to the Request: The alternate to this request is to do nothing. This would allow further floor deterioration, safety hazards for occupants, and possible student exposure to asbestos.

Tomlinson Middle School

Eight classroom floor tile replacement

\$ 133,350.00

Details

Licensed contractor to provide labor and materials to existing conditions
Frank Capasso & Sons, Inc.

Breakdown:

Remove tiles and wood/wood blocks down to substrate	
Apply a liquid membrane sealer	
Pour new concrete slab	\$ 29,000.00

Asbestos removal remediation and documentation
AAIS Corporation

Breakdown:

HEPA vacuuming	
Asbestos piping removal	
Asbestos fittings removal	
Asbestos equipment removal	
Glove bagging	
Floor tile and mastic removal	
Asbestos spray on fireproofing removal	
Asbestos acoustic materials removal	
Transite material removal	
Mobilization and setup	
Protection	
Barriers	
Disposal fees	48,657.06

Asbestos air quality monitoring and administration	
Hygenix Inc.	7,500.00

New vinyl composite floor tile
BKM Inc.

Breakdown:

Prep subfloor conditions	
Provide new flooring adhesive and vinyl composite tile	
Provide rubber base trim molding	
Buff and clean floor surface	33,192.94

Contingency	15,000.00
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Total	\$ 133,350.00
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Old vinyl asbestos tile floor problem with old wood sub-floor under tile



Old vinyl asbestos tile floor problem with old wood sub-floor under tile



Old vinyl asbestos tile floor problem





New vinyl composite tile flooring in Tomlinson Middle School

Tomlinson Middle School Traffic Improvement Project

\$ 150,000

Background: The area involved is the whole Tomlinson Middle School site as it relates to the existing traffic patterns. The parent drop off and pickup areas around the school are merging with, and are in conflict with, the 19 buses. This coupled with the busy flow of traffic on Unquowa Road and the immediate location of the Train Station across the street is making this site extremely difficult to maneuver around. This in turn is making the site unsafe for students. This request for funding involves major work to be performed in the front of the school and minor improvements around the rest of the site. This project has been approved by the Police Commission.

Purpose & Justification: The existing condition will continue to cause and create unsafe conditions for commuting parents with students as well as buses filled with students coming and going to Tomlinson Middle School. Completion of this project will mitigate this problem.

Detailed Description: The expenditure will cover the total demolition and new construction of the various site conditions as identified by detailed drawings and specifications provided by a professional traffic engineer as well as the new construction of a front road for parent drop off and pick up in front of the school building. This road will also be able to be used for visitor parking, Fed-Ex, UPS, emergency vehicles, and other uses throughout the day when there is no parent drop off or pick up happening.

Estimated Cost: The cost of this project has been estimated at \$150,000 by a professional traffic engineer versed in this field.

Long Range Costs: This project will eliminate ongoing traffic issues on the site and future costs will involve keeping up with the pavement areas, signage/way finding, and road safety striping.

Demand on Existing Facilities: None.

Security, Safety and Loss Control: This project would greatly increase the safety for all students as well as staff and visitors coming to the school building for business.

Environmental Considerations: This project would eliminate up to five small trees and a portion of grass area in front of the school building out closest to the existing street and sidewalk. The new design work would include some new plantings to compensate for the loss of existing environmental conditions.

Funding, Financing & SDE Reimbursement: This project would not proceed without funding approval. There are no State or Federal regulations that require this project to be undertaken. The project is not eligible for reimbursement from the State Department of Education, Bureau of School Facilities.

Schedule, Phasing & Timing: Approval of this funding in the month of May will allow completion of the work over the summer vacation.

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

Alternates to the Request: The alternate to this request is to do nothing. This alternative will only continue the unsafe conditions which will increase as the enrollment increases and new families become Tomlinson Middle School families.

Tomlinson Middle School

Traffic Improvement Project

\$ 150,000.00

Details

Professional Engineer

Consultant for design drawings and specifications for bidding

To be bid

\$

5,000.00

Licensed contractor to provide labor and materials

To be bid

Breakdown:

Southern parking lot work

Widen “mouth” – 20’ x 10’

Clear grub and level area

Apply processed aggregate, bituminous concrete, miscellaneous

Cut a portion of the barrier island

Cut in and install 4 new parking spaces

Front lawn work

Cut in and install new supplemental parent drop off area

Approximately 200’ of cut

Install new road way with curbs and sidewalks

Install new traffic markings

Install new traffic signage

Relocate school sign and one PTA wood bench

Existing site parking lots work

Provide new traffic markings

Provide new traffic signage

125,000.00

Contingency

20,000.00

Total

\$ 150,000.00



Proposed new parent drop-off location



Proposed new parent pick-up and drop-off location



Existing bus drop-off and pick-up



**Existing traffic problems and conditions
(cars mixing with buses)**

System Wide Removal of Underground Fuel Oil Tanks**\$ 250,000**

Background: There are existing underground oil tanks at eight school sites that are over the age for replacement as regulated by the State and need to be removed.

School Name	Size of Tank	Existing Location	Proposed New Location
Dwight	8,000 gallon	in the ground	outside above ground
Jennings	8,000 gallon	in the ground	in the boiler room
North Stratfield	10,000 gallon	in the ground	outside above ground
Osborn Hill	10,000 gallon	in the ground	outside above ground
Riverfield	10,000 gallon	in the ground	in the boiler room
Sherman	8,000 gallon	in the ground	in the boiler room
FWHS	20,000 gallon	in the ground	outside above ground
FLHS	20,000 gallon	in the ground	outside above ground

The Town has highly recommended that these tanks not be replaced in kind, but rather, smaller, “Emergency Use Only” tanks be installed at the elementary schools. The preference is a 275-330 gallon tank inside the school boiler room, where possible. (Holland Hill’s new tank is inside the boiler room.) When not possible, the new tanks will be installed outside, above ground, near the boiler rooms.

The High Schools will require a larger 2,000 gallon tank directly outside, above ground, near the boiler rooms.

Purpose & Justification: The Town/BOE is presently utilizing gas as the preferred fuel and expects to be doing so for the extended future (15-20 years). To replace tanks, fill them with oil, and have them sit for this length of time is not feasible. Even if fuel oil is utilized on a rotating basis with gas every few years, treatment of the fuel would be necessary and the tanks would be over their useful life’s end before any real use was economically justified (per advice of energy professionals).

Detailed Description: The expenditure would cover the total costs for excavation, the removal and backfill with clean soil of the old tanks, remediation, if necessary, pumping out of existing oil in tanks, purchase and installation of new 275-330 gallon and new 2,000 gallon inside/outside tanks, and all associated piping, as well as any repairs to pavement damage and/or associated site conditions.

Estimated Cost: The cost for removal of these tanks and replacement with smaller, interior units would be approximately \$20,000 – \$25,000 per school (without environmental cleanup, if required). Costs would vary dependent on site condition, such as location of the tanks, under drive areas, concrete slabs, etc. Where outdoor installation is required, a shed would be added to screen the view. This would add approximately \$3,000 - \$5,000 to the cost at that site.

Long Range Costs: This project would reduce costs of oil treatment, tank monitoring for leaks and periodic burning of oil and replacement to avoid sludge problems of stored fuel. This cost is approximately \$30,000 for monitoring and testing, plus the costs for approximately 50,000 gallons of fuel oil every third year. Also some savings would be expected in other maintenance of boilers due to the burning of gas instead of oil as gas is a cleaner fuel.

Demand on Existing Facilities: This project would reduce maintenance of boilers as gas is a cleaner burning fuel than oil.

Security, Safety and Loss Control: This project would reduce the risk of potential oil leaks from underground tanks as well as eliminate possible fines for being in violation of State regulations.

Environmental Considerations: This project would greatly reduce the District's exposure for an underground fuel leak and subsequent environmental cleanup.

Funding, Financing & SDE Reimbursement: This project would not proceed without funding approval. State regulations mandate removal of these tanks based on age and we exceed that age at eight locations. This project is not eligible for reimbursement from the State Department of Education, Bureau of School Facilities.

Schedule, Phasing & Timing: Approval of this funding in the month of May will allow completion of the work over the summer vacation.

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

Alternates to the Request: The alternate to this request is to do nothing. This alternative will put the District in further jeopardy for fines by State regulators and possible environmental issues due to oil leaks from old age.

Dwight, Jennings, North Stratfield, Osborn Hill, Riverfield, Sherman Elementary Schools

And

Fairfield Warde and Fairfield Ludlowe High Schools

System wide removal of underground fuel oil tanks \$ 250,000.00

Details

Professional
Consultant for design drawings and specifications for bidding
To be bid \$ 7,500.00

Professional licensed contractors
Provide labor and material to remove existing oil tanks and install new
To be bid

Breakdown:

Each existing underground oil tank requires:

- Excavation of existing tank
- Removal of tank and associated piping
- Prepare excavated hole for testing of hazardous material
- Infill excavated hole with clean approved fill material
- Level off and provide (grass seed, bituminous aggregate, or concrete)

Install new aboveground oil tanks at all sites

- Install new 250-330 gallon tank inside boiler room – 3 locations
- Install new 250-330 gallon tank outside boiler room – 3 locations
- Install new 2,000 gallon tank outside boiler room – 2 locations 220,000.00

Contingency 22,500.00

Total \$ 250,000.00



Sherman Elementary School boiler room showing space available for an interior oil tank





Jennings Elementary School boiler room showing space available for an interior oil tank





Osborn Hill Elementary School boiler room showing no space for an interior oil tank





Riverfield Elementary School boiler room showing space for an interior oil tank





Dwight Elementary School boiler room showing no space for an interior oil tank





North Stratfield Elementary School boiler room showing no space for an interior oil tank but showing space outside.

