

**APPROVED**

MAY 10 2011

ENCLOSURE NO. 3

MAY 10 2011

**Fairfield Public Schools  
Facilities Plan  
2011 - 2015**

**May 10, 2011**

Fairfield Public Schools  
Facilities Plan 2011-2015

Introduction

This Facilities Plan is an update to one originally approved by the Fairfield Board of Education on July 10, 2008. Since the adoption of that Plan, several developments have occurred that require that the Board approve a revised Plan:

- 1) Several of the projects in the original Plan have been funded, scheduled or completed
- 2) Several of the projects in the original Plan have not been funded, scheduled or completed in the timeline in the original Plan
- 3) A new feeder pattern for the middle schools will go into effect for the 2011-2012 school year
- 4) A new enrollment projection has been completed for the school district
- 5) A study of the capacity issues of the elementary schools has been completed that documents deficiencies in a systematic format across all eleven schools
- 6) On March 20<sup>th</sup> the First Selectman offered a long-range financial plan for the Town that includes capital funding for the Board of Education through 2014-2015 as follows: School upgrade needs \$19,000,000; Fairfield Ludlowe High School windows/Sherman renovation \$3,700,000; School/Capital Maintenance \$1,700,000 per year.

The primary purpose of this updated Facilities Plan is to produce a blueprint for meeting the facilities needs of the school district over the next four years. This time frame was chosen to coincide with the time frame in the First Selectman's long-term financial plan for the Town. Additional projected needs beyond 2015 are included in this document but are not assigned a year.

After examining the MGT Capacity Report and updated enrollment projections, the Board of Education's Facilities, Technology and Long-Term Planning Committee asked the central office staff to bring forward a plan that would address the most pressing issues in the MGT Capacity Report (for the elementary schools) and address the enrollment issues at the middle school and high school levels. After several rounds of revision at the Committee level, the entire updated Plan was presented to the Board of Education for approval.

The following factors were used to determine which projects were recommended for inclusion in this Plan and which projects were postponed until subsequent years:

- 1) The severity of the capacity deficiencies as identified in the December 14, 2010 MGT Report (elementary schools only)
- 2) Enrollment-related facilities issues (all levels)
- 3) Immediacy of safety and security issues
- 4) Length of time since last major renovation of the school
- 5) State or federally mandated improvements
- 6) Estimated costs

In addition, the Board considered the following "Facilities Planning Principles" as adopted by the Board on June 22, 2010:

## Fairfield Board of Education -Facilities Planning Principles

June 22, 2010

*1. Core Facilities - Additional classrooms shall not be added without addressing the core facilities that they will impact.* With any new classroom additions at our schools, we must equally incorporate relative additional space to expand core facilities when necessary. More children may bring more space needs in the cafeteria, library, gymnasium, bathrooms, and hallways.

*2. Class Size - Facilities planning, whenever possible, shall have a goal of providing adequate space to enable educational guidelines to be met.* Class size should not be viewed as a variable designed to simplify facilities and budgetary problems. Class size should not be used as a means to fit students into the limited space we have, wherever it may be. Instead we should endeavor to provide appropriate facilities that meet educational specifications throughout the district.

*3. Specialized Curriculum - We must provide, whenever possible, appropriate and dedicated spaces for specialized curriculum needs such as special education, art, music, and technology -* We should endeavor to provide appropriate and dedicated spaces for specialized curriculum needs, as specified in the Educational Specifications that are generated for our elementary schools. In particular, space must be provided for art, music, technology and special education. These critical components of our curriculum cannot be effectively delivered "on a cart," in a closet, or in similar inappropriate spaces.

*4. Enrollment Projections - A long term plan should account for and accommodate peak enrollment projections -*When realistic and feasible we should not ignore the new dynamics that play a role in school population like in-migration, zoning density, regional economy, or being named "The Best Town in Connecticut" by CT Magazine. We should endeavor, whenever possible, to use projected enrollment figures that account for these factors, and that compensate for the fact that recent projections have at times underestimated actual enrollment, when determining space needs.

*5. Stability - We should strive to create district plans that provide stability for the district's students.* We should endeavor to plan for stability in our educational system. Whenever possible, redistricting should not be revisited every 3-5 years, especially without a major event such as a school opening or closing.

*6. Headroom - To ensure stability we should leave headroom in each school- the maximum number we should PLAN to is 90%/85% of capacity.* We should ensure that headroom is built into our calculations for school planning. Because enrollment projections are not an exact science district planning must account for the statistical variance between projected and actual enrollments. As such, whenever possible, schools should be operated at a utilization level that accommodates year-to-year fluctuations in enrollment without resorting to inappropriate measures, such as redistricting, or buying and installing portable classrooms. For elementary schools, this utilization level is 90%. For middle and high schools, this utilization level is 85%.

*7. Commitment to Adding Space Where Students Are Located- At the elementary school level we must have a commitment of maintaining the concept of "neighborhood schools" and/or allowing students to attend the elementary school which is reasonably close to the students' homes whenever educationally feasible and possible.* We should not be busing students past or away from their neighborhood school or a school which is reasonably close to their home because there is an open seat in another school located in different part of town. Therefore, the planning process must evaluate where the population centers are and build or expand in those areas.

*8. Phase out Temporary Solutions (Portables) - Eliminate the Town's reliance on portable classrooms as a permanent substitute for brick and mortar classrooms.* Whenever possible phase out the temporary solutions by eliminating the town's reliance on temporary portable classrooms – wood, steel, or otherwise – as a permanent substitute for brick and mortar classrooms.

This document is organized into several sections. The first section updates the enrollment to include the latest projections provided by MGT of America in December 2010 (pp. 4-5). The second section is a Statement of Needs for each school, whether or not any project is proposed in this Plan (pp. 6-15). On page 16 we have included a description of our cost methodology for estimating these projects.

The third section gives an overview of the projects recommended for 2011-2015 with an estimated cost (pp. 17-21). The fourth section gives the detail behind each of these projects (pp 22-25). Projects beyond 2015 are included on page 26. Two appendices are also attached.

Appendix A (pp. 27-39) – MGT Functional and Operational Capacities (source MGT Report dated December 14, 2010)

Appendix B (pp. 40-41) – Portable Classrooms

**FAIRFIELD PUBLIC SCHOOLS**  
**SUMMARY OF ENROLLMENT PROJECTION**  
**BY SCHOOL AND YEAR**  
**December 14, 2010 – MGT of America, Inc.**

SCHOOL	YEAR				
	11-12	12-13	13-14	14-15	15-16
BURR	395	396	386	376	379
DWIGHT	301	290	286	283	287
HOLLAND	328	325	319	313	322
JENNINGS	327	308	318	327	333
McKINLEY	487	482	507	531	536
MILL HILL	465	461	469	477	482
N.STRATFIELD	490	478	475	473	493
OSBORN HILL	543	545	552	559	565
RIVERFIELD	430	423	428	433	439
SHERMAN	448	441	451	460	459
STRATFIELD	514	528	545	562	600
FWMS	755	836	915	915	860
RLMS	999	944	905	860	860
TMS	765	757	673	718	679
FLHS	1541	1603	1633	1663	1705
FWHS	1340	1408	1469	1530	1573
<b>TOTAL K-12</b>	<b>10,128</b>	<b>10,225</b>	<b>10,331</b>	<b>10,480</b>	<b>10,572</b>
ECC					
ALTERNATIVE HS	Included in High School Count				
<b>TOTAL</b>	<b>10,128</b>	<b>10,225</b>	<b>10,331</b>	<b>10,480</b>	<b>10,572</b>

Note: Numbers are rounded from the original report

**FAIRFIELD PUBLIC SCHOOLS**  
**SUMMARY OF ENROLLMENT PROJECTION**  
**BY SCHOOL AND YEAR (3-YEAR SURVIVAL RATIO)**  
**December 14, 2010 – MGT of America, Inc.**

SCHOOL	YEAR				
	16-17	17-18	18-19	19-20	20-21
BURR	375	379	376	372	368
DWIGHT	293	308	310	312	315
HOLLAND	325	325	322	319	316
JENNINGS	341	346	342	340	341
McKINLEY	550	562	583	604	625
MILL HILL	489	489	466	456	449
N.STRATFIELD	513	523	525	528	532
OSBORN HILL	577	586	578	579	583
RIVERFIELD	453	472	490	501	509
SHERMAN	469	477	485	493	500
STRATFIELD	632	652	672	699	720
FWMS	848	836	821	794	745
RLMS	838	854	846	849	799
TMS	755	724	763	788	810
FLHS	1734	1757	1792	1815	1839
FWHS	1567	1589	1576	1588	1629
<b>TOTAL K-12</b>	<b>10,759</b>	<b>10,879</b>	<b>10,947</b>	<b>11,037</b>	<b>11,080</b>
ECC					
ALTERNATIVE HS	Included in High School Count				
<b>TOTAL</b>	<b>10,759</b>	<b>10,879</b>	<b>10,947</b>	<b>11,037</b>	<b>11,080</b>

Note: Numbers are rounded from the original report

## FACILITY EVALUATION

### Statement of Needs

The district conducted an assessment that considered the current use and condition of the facilities throughout the Fairfield Public Schools (including regular and special area classrooms, technology centers, grounds, parking, libraries/media centers, athletic fields, gymnasiums, etc.). Principals participated in the review of the facilities to provide perspective and insight with regard to programs and the use of assigned spaces. The assessment was then updated to reflect information in the MGT Capacity Report of December 14, 2010 (Appendix A).

#### Elementary Schools

##### Burr Elementary School

*Built:* 2004

*Renovated:* N/A

*Status:* N/A

*Portables:* None

##### **Program/Capacity Deficiencies**

Provide a dedicated Pre-K Classroom

##### **Parking issues**

Expand parking lots for staff and visitors

Extend sidewalk along front parking lot for improved safety

##### **Kitchen storage issues**

Expand kitchen for extra storage, refrigerators and freezers

Relocate custodial slop sink in kitchen manager's office

##### **Building storage issues**

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

##### **Building HVAC control system upgrades**

Design and install added controls for HVAC for better operating functions

Design and install separate HVAC (split units) for 5 rooms and the lobby

##### **Security systems and safety issues**

Provide increased security and safety measures

##### Dwight Elementary School

*Built:* 1962

*Renovated:* 1960's & 2000

*Status:* N/A

*Portables:* None

##### **Full renovation and upgrades, including ADA**

Upgrade the building and the site for ADA compliance

Include space for a new elevator  
Connect the two building wings with a closed-in connector corridor  
Design and install new fire sprinkler system  
Design and install new HVAC fresh air and air-conditioning system  
Expand the library media center.

**Program/Capacity Deficiencies**

Provide 1.0 Computer Lab Classroom  
Provide 1.0 Science Classroom  
Provide 1.0 Band Classroom  
Provide .5 Gifted Classroom  
Provide .5 SPED Areas  
Provide .25 Early Literacy Classroom  
Provide .5 Conference Room

**Security systems and safety issues**

Provide increased security and safety measures

**Parking issues**

Extend sidewalk along front entrance loop for improved safety  
Relocate high electrical wires and telephone poles for bus and truck traffic

**Kitchen storage issues**

Expand kitchen for extra storage, refrigerators and freezers  
Improve cafeteria serving line

**Building storage issues**

Provide storage rooms for custodial and maintenance needs  
Provide storage rooms for staff and school materials

**Septic system upgrade/replacement**

Design and install new septic system for replacement of existing system

**Holland Hill Elementary School**

*Built: 1956*  
*Renovated: 1978 & 2001*  
*Status: N/A*  
*Portables: 3 (2 purchased in 2007 & 1 purchased in 2000)*

**Renovation and Addition**

Design and install an addition to eliminate portable classrooms  
Implement all building code, life safety code and fire code requirements  
Upgrade core facilities  
Design and install new fire sprinkler system  
Design and install new HVAC fresh air and air-conditioning system

**Program/Capacity Deficiencies**

Provide 1.0 Science Classroom  
Provide 1.0 Music Classroom  
Provide 1.0 Instrumental Music Classroom  
Provide 2.0 General Classrooms  
Provide 1.0 Computer Lab Classroom  
Provide 1.0 Gifted, Social Worker, MRT  
Provide .5 SPED Area  
Provide .5 Conference Room  
Provide .5 Copy Room



Provide .25 Server Room  
Provide .25 Spanish teacher office

**Kitchen storage issues**

Expand kitchen for extra storage, refrigerators and freezers  
Investigate the need for a second serving line

**Building storage issues**

Provide storage rooms for custodial and maintenance needs  
Provide storage rooms for staff and school materials

**Parking issues**

Expand parking lots for staff and visitors  
Extend sidewalk along front entrance loop for improved safety

**Security systems and safety issues**

Provide increased security and safety measures

**Jennings Elementary School**

*Built:* 1967  
*Renovated:* 2000 & 2002  
*Status:* N/A  
*Portables:* 1 (purchased in 2002)

**Renovation and Addition**

Design and install an addition to eliminate portable classroom  
Implement all building code, life safety code and fire code requirements  
Upgrade core facilities  
Design and install new fire sprinkler system  
Design and install new HVAC fresh air and air-conditioning system

**Program/Capacity Deficiencies**

Provide 1.0 Science Classroom  
Provide 1.0 Music Classroom  
Provide 1.0 Instrumental Music Classroom  
Provide 1.0 Computer Lab Classroom  
Provide .5 LAC, MRT, IIT, Instructional Support, and Conference  
Provide .5 Gifted Room  
Provide .25 ELT Room  
Provide .25 ELL Room  
Provide .25 Spanish Teacher Office  
Provide .25 OT/PT Room

**Kitchen storage issues**

Expand kitchen for extra storage, refrigerators and freezers  
Improve cafeteria serving line

**Building storage issues**

Provide storage rooms for custodial and maintenance needs  
Provide storage rooms for staff and school materials

**Parking issues**

Expand parking lots for staff and visitors  
Extend sidewalk along front entrance loop for improved safety

**Security systems and safety issues**

Provide increased security and safety measures

### McKinley Elementary School

*Built:* 2003  
*Renovated:* N/A  
*Status:* N/A  
*Portables:* None

#### **Program/Capacity Deficiencies**

Provide a dedicated Pre-K Classroom

#### **Parking issues**

Expand parking lots for staff and visitors

Extend sidewalk along front entrance loop for improved safety

#### **Security systems and safety issues**

Provide increased security and safety measures

### Mill Hill Elementary School

*Built:* 1955  
*Renovated:* 1978, 1991 & 2000  
*Status:* N/A  
*Portables:* 5 (3 purchased in 2008, 1 purchased in 2001 & 1 purchased in 2000)

#### **Renovation and Addition**

Design and install an addition to eliminate portable classrooms

Implement all building code, life safety code and fire code requirements

Upgrade core facilities

Design and install new HVAC fresh air and air-conditioning system

Expand cafeteria capacity

Upgrade dual fuel capability for boilers

#### **Program/Capacity Deficiencies**

Provide 5.0 General Classrooms

Provide 1.0 Science Classroom

Provide 1.0 Music Classroom

Provide 1.0 Computer Lab Classroom

Provide .5 Instrumental Music Classroom

Provide .5 Gifted Room

Provide .5 SPED Room

Provide .5 OT/PT Room

Provide .25 ELT Room

Provide .25 ELL Room

Provide .25 MRT Room

Provide .25 IIT Room

Provide .25 Spanish Teacher Office

Provide .25 Social Worker Office

#### **Kitchen storage issues**

Expand kitchen for extra storage, refrigerators and freezers

Improve cafeteria serving line

#### **Building storage issues**

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

**Parking issues**

Expand parking lots for staff and visitors

Extend sidewalk along front entrance loop for improved safety

**Security systems and safety issues**

Provide new increased security and safety measures

**North Stratfield Elementary School**

***Built:*** 1961

***Renovated:*** 1996 & 2000

***Status:*** N/A

***Portables:*** None

**Renovation and Addition**

Implement all building code, life safety code and fire code requirements

Upgrade core facilities

Design and install new HVAC fresh air and air-conditioning system

**Program/Capacity Deficiencies**

Provide 1.5 Gym Space

Provide 1.0 Science Classroom

Provide .5 Instrumental music classroom

Provide .5 Gifted Room

Provide .5 SPED Room

Provide .5 OT/PT Room

Provide .25 ELL Room

**Kitchen storage issues**

Expand kitchen for extra storage, refrigerators and freezers

Improve cafeteria serving line

**Parking issues**

Expand parking lots for staff and visitors

Extend sidewalk along front entrance loop for improved safety

**Building storage issues**

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

**Security systems and safety issues**

Provide increased security and safety measures

**Osborn Hill Elementary School**

***Built:*** 1958

***Renovated:*** 1969, 1981, 1997, 2000 & 2009

***Status:*** N/A

***Portables:*** None

**Renovation and Addition**

Design and install an addition to attach steel fabricated modular building to existing facility

Implement all building code, life safety code and fire code requirements

Upgrade core facilities

Design and install new fire sprinkler system  
Design and install new HVAC fresh air and air-conditioning system  
Install additional lockers due to increased enrollment

**Program/Capacity Deficiencies**

Provide 1.5 Gym Space  
Provide 1.0 Instrumental Music Classroom  
Provide .5 Teachers Work Room  
Provide .5 Conference Room  
Provide .5 Art Room  
Provide .5 Music Room  
Provide .5 Gifted Room  
Provide .5 SPED Room  
Provide .25 LAC Room  
Provide .25 ELL Room  
Provide .25 MRT Room  
Provide .25 IIT Room  
Provide .25 Spanish Teacher Office  
Provide .25 Literary Tutor Office  
Provide .25 Social Worker Office

**Parking issues**

Expand parking lots for staff and visitors  
Extend sidewalk along front entrance loop for improved safety

**Building storage issues**

Provide storage rooms for custodial and maintenance needs  
Provide storage rooms for staff and school materials

**Security systems and safety issues**

Provide increased security and safety measures

**Riverfield Elementary School**

**Built:** 1959

**Renovated:** 1971 & 2000

**Status:** N/A

**Portables:** 5 (2 Purchased in 2000 – moved from Osborn Hill 2009 & 3 purchased in 2001  
– moved from FHS 2004)

**Renovation and addition**

Design and install an addition to eliminate portable classrooms  
Implement all building code, life safety code and fire code requirements  
Upgrade core facilities  
Design and install new fire sprinkler system  
Design and install new HVAC fresh air and air-conditioning system  
Install additional lockers

**Program/Capacity Deficiencies**

Provide 1.5 Gym Space  
Provide 3.0 General Classrooms  
Provide 1.0 Instrumental Music Classroom  
Provide 1.0 Music Classroom  
Provide 1.0 Staff Lunch and Work Room  
Provide .5 SPED Room

Provide .75 OT/PT Room and Spanish Classroom  
Provide .25 LAC Room  
Provide .25 ELT Room  
Provide .25 Social Worker Room  
Provide .25 Gifted Room  
Provide .25 Spanish Teacher Office

**Parking Issues**

Expand parking lots for staff and visitors  
Extend sidewalk along front entrance loop for improved safety

**Kitchen storage issues**

Expand kitchen for extra storage, refrigerators and freezers  
Improve cafeteria serving line

**Building storage issues**

Provide storage rooms for custodial and maintenance needs  
Provide storage rooms for staff and school materials

**Security systems and safety issues**

Provide increased security and safety measures

**Sherman Elementary School\***

*Built: 1963*  
*Renovated: 1977, 2001 & 2009*  
*Status: 2011 Special Projects Standing Building Committee*  
*In design development phase*  
*Portables: 1 (Purchased in 2001 and moved from FHS in 2003)*

**Renovation and Addition**

Implement all building code, life safety code and fire code requirements  
Upgrade core facilities  
Design and install new fire sprinkler system  
Design and install new HVAC fresh air and air-conditioning system  
Install additional lockers due to increased enrollment

**Program/Capacity Deficiencies**

Provide 1.0 Science Classroom  
Provide .5 OT/PT Classroom  
Provide 1.0 Instrumental Music Classroom  
Provide 1.0 Computer Lab Classroom  
Provide .5 Teachers Work Room  
Provide .5 Conference Room  
Provide .5 Gifted Room  
Provide .5 SPED Room  
Provide .25 ELT Room  
Provide .25 ELL Room  
Provide .25 MRT Room  
Provide .25 IIT Room  
Provide .25 Spanish Teacher Office  
Provide .25 Social Worker Office  
Provide .25 Server Room

**Parking issues**

Expand parking lots for staff and visitors

Extend sidewalk along front entrance loop for improved safety

**Building storage issues**

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

**Kitchen storage issues**

Expand kitchen for extra storage, refrigerators and freezers

**Security systems and safety issues**

Provide new, increased security and safety measures

\*Some items listed above will be addressed in the building project scheduled for completion in 2011.

**Stratfield Elementary School\***

*Built: 1929*

*Renovated: 1948, 1972 & 2010*

*Status: 2010 Stratfield Building Committee*

*September 2011 completion date for project*

*Portables: None*

**Kitchen storage issues**

Expand kitchen for extra storage, refrigerators and freezers

**Security systems and safety issues**

Provide increased security and safety measures

\*Items listed above are not included in building project scheduled for completion in 2011.

**Middle Schools:**

**Fairfield Woods Middle School\***

*Built: 1954*

*Renovated: 1961, 1972 & 1995*

*Status: 2011 Fairfield Woods Building Committee*

*September 2013 completion date for project*

*Portables: None*

**Renovation and Addition**

Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school

Install new lockers to replace old lockers for a portion of the school (Bradley/Jackson Wing) and for increasing enrollment

**Windows**

Replace old windows with new windows

**Building storage issues**

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

**Security systems and safety issues**

Provide increased security and safety measures

\*Items listed above are not included in building project scheduled for completion in 2013.

**Roger Ludlowe Middle School**

*Built:* 2003

*Renovated:* N/A

*Status:* N/A

*Portables:* None

**Building storage issues**

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

**Security systems and safety issues**

Provide increased security and safety measures

**Tomlinson Middle School**

*Built:* 1917

*Renovated:* 1942, 1958, 1976, 2006

*Status:* N/A

*Portables* None

**Renovation and Addition**

Evaluate cafeteria size and options to accommodate enrollment

**Parking issues**

Expand parking lots for staff and visitors; the parent entrance drop off interferes with buses

**Kitchen storage issues**

Expand kitchen for extra storage, refrigerators and freezers

**Building storage issues**

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

**Security systems and safety issues**

Provide increased security and safety measures

**High Schools:**

**Fairfield Ludlowe**

*Built:* 1950

*Renovated:* 1963, 1972, 1995 & 2005

*Status:* Window replacement project at Town Facilities Commission (TFC)

*Portables:* None

**Renovation and Addition**

Design and install six additional classrooms to accommodate increased enrollment

- Install additional lockers to accommodate increased enrollment
- Design and install an addition onto the existing cafeteria to accommodate increased enrollment
- Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school
- Renovate all boys and girls gang bathrooms

**Windows**

- Replace old windows with new windows (at TFC)

**Parking issues**

- Expand parking lots for staff, visitors and growing enrollment and investigate all the parent drop off areas for handling increased enrollment

**Building storage issues**

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school materials

**Kitchen storage issues**

- Expand kitchen for extra storage, refrigerators and freezers and make arrangements to open and operate the fourth serving line

**Security systems and safety issues**

- Provide increased security and safety measures

**Fairfield Warde**

***Built:*** 1955

***Renovated:*** 2003, 2006

***Status:*** Roof replacement project at Town Facilities Commission (TFC)

***Portables:*** None

**Renovation and Addition**

- Design and install two additional classrooms to accommodate increased enrollment
- Install additional lockers to accommodate increased enrollment
- Design and install an addition onto the existing cafeteria to accommodate increased enrollment
- Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school
- Renovate all boys and girls gang bathrooms

**Windows**

- Replace old windows with new windows

**Building storage issues**

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school materials

**Kitchen storage issues**

- Expand kitchen for extra storage, refrigerators and freezers and make arrangements to open and operate the fourth serving line

**Security systems and safety issues**

- Provide increased security and safety measures

**Alternative High School**

In fiscal year 2008-2009 the CO-OP and PAL program were combined and the Alternative High School was created. This program is housed in a leased facility located at 108 Biro Street formerly known as St. Emery's School. This lease is a three-year lease and was negotiated and facilitated by the Town of Fairfield. We are proposing that the Town of Fairfield purchase this property.



# Methodology for Determining Project Cost Estimates

1. Review and define scope of work with the principal, staff and users.
2. Review and define scope of work with the central office internal renovation and construction professionals.
3. Perform a history "checks and balances" of past similar projects, similar scope of work, bid documents and cost estimates.
4. Solicit opinions at no cost from consultants, vendors, and contractors for similar projects to provide cost estimates.
5. Discuss scope of projects with the Town Department of Public Works and purchasing for assistance with similar projects for cost estimating purposes.
6. Review project scope for State Department of Education, Bureau of School Facilities reimbursement, capability, and filing.
7. Review project for possible grants and funding sources from the State and/or other local organizations.
8. Calculate project scope square footage and provide draft costs per square foot from the following sources:
  - a. SDE BSF cost per square foot for educational facilities
  - b. Contractors cost per square foot for similar projects
  - c. Previous bid projects/documentation for similar scope of work
9. Investigate hazardous material issues with old building materials to identify if testing data needs to be figured into the cost estimates. Estimates are based on past similar projects.
10. Review architectural, engineering, and other consultants required for projects and provide cost estimates based on verbal discussions and past similar projects.
11. Investigate and define the project scheduling to identify if all work will be straight time versus premium time.
12. Determine project contingencies according to the size of the project, the scope of work and the possibility of unknowns for the building and/or the project site.
13. Incorporate project safety procedures and interim life safety measures for work to be performed in an educational facility, as well as work performed during occupied hours.
14. For projects that are scheduled over multiple years and/or are part of a long term plan, cost escalation factors are figured into the cost estimate.
15. Determine project cost estimate.

Fairfield Public Schools  
Long Range Facilities Plan  
2011-2015 Summary

School	2011-2012	2012-2013*	2013-2014*	2014-2015*	Estimated Total
Burr Elementary School	\$ -	\$ -	\$ -	\$ -	\$ -
Dwight Elementary School	-	294,000	1,232,342	303,877	1,830,219
Holland Hill Elementary School	203,642	-	-	9,960,851	10,164,493
Jennings Elementary School	125,000	131,250	-	-	256,250
McKinley Elementary School	30,000	100,000	-	-	130,000
Mill Hill Elementary School	-	262,500	289,406	461,614	1,013,520
North Stratfield Elementary School	196,429	-	-	364,652	561,081
Osborn Hill Elementary School	252,646	-	-	915,902	1,168,548
Riverfield Elementary School	9,092,164	-	-	-	9,092,164
Sherman Elementary School	188,581	-	-	-	188,581
Stratfield Elementary School	-	-	-	-	-
Fairfield Woods Middle School	-	-	-	-	-
Roger Ludlowe Middle School	35,000	-	-	-	35,000
Tomlinson Middle School	250,000	-	-	668,528	918,528
Early Childhood Center	105,000	-	-	-	105,000
Fairfield Ludlowe High School	-	5,788,125	-	461,614	6,249,739
Fairfield Warde High School	1,576,814	1,576,814	5,987,995	1,575,000	10,716,623
Total - Gross Estimate	12,055,276	8,152,689	7,509,744	14,712,037	42,429,746
SDE Reimbursement	(2,701,815)	(1,539,210)	(1,484,317)	(2,940,023)	(8,665,365)
Total - Net Estimate	\$ 9,353,461	\$ 6,613,479	\$ 6,025,427	\$ 11,772,014	\$ 33,764,381

\*Includes annual 5 percent construction inflation adjustment

Fairfield Public Schools  
Long Range Facilities Plan  
2011-2012 Summary

School	Description	Cost Estimate
Holland Hill Elementary School	Major roof warranty extension	103,642
	Replace 1978, 10,000 gallon, oil tank*	100,000
	Subtotal Holland Hill Elementary School	203,642
Jennings Elementary School	Renovate bathrooms (phase one) *	125,000
McKinley Elementary School	Roof/Coping repair study	30,000
North Stratfield Elementary School	Major roof warranty extension	196,429
Osborn Hill Elementary School	Major roof warranty extension	252,646
Riverfield Elementary School	New classroom addition and renovations with core upgrades	8,981,995
	Major roof warranty extension	160,169
	Subtotal Riverfield Elementary School	9,092,164
Sherman Elementary School	Major roof warranty extension	188,581
Roger Ludlowe Middle School	Partial roof repair*	35,000
Tomlinson Middle School	Front façade cornice work and painting*	250,000
Early Childhood Center	New motor skills playground (fully enclosed)*	60,000
	New rubber surfacing on existing playground*	45,000
	Subtotal Early Childhood Center	105,000
Fairfield Warde High School	Major roof replacement (Phase 2 of a 4 phase program)	1,576,814
	Gross Total	12,055,276
	Estimated SDE Reimbursement	(2,701,815)
	Net Total	\$ 9,353,461

\*potential short-term capital improvement projects

Fairfield Public Schools  
Long Range Facilities Plan  
2012-2013 Summary

School	Description	Cost Estimate
Dwight Elementary School	Replace two 1962 boilers*	\$ 294,000
Jennings Elementary School	Renovate bathrooms (phase two)*	131,250
McKinley Elementary School	Roof/Coping repair	100,000
Will Hill Elementary School	New ceiling and lights*	262,500
Fairfield Ludlowe High School	Renovate bathrooms Enrollment driven renovations and upgrades	1,378,125 4,410,000
	Subtotal Fairfield Ludlowe High School	5,788,125
Fairfield Warde High School	Major roof replacement (Phase 3 of a 4 phase program)	1,576,814
	Gross Total	8,152,689
	Estimated SDE Reimbursement	(1,539,210)
	Net Total	\$ 6,613,479

\*potential short-term capital improvement projects

Fairfield Public Schools  
Long Range Facilities Plan  
2013-2014 Summary

School	Description	Cost Estimate
Dwight Elementary School	Major roof replacement*	1,232,342
Mill Hill Elementary School	New bathrooms*	289,406
Fairfield Warde High School	Enrollment driven renovations and upgrades	1,389,150
	New windows	1,575,000
	Renovate bathrooms	1,447,031
	Major roof replacement	1,576,814
	(Phase 4 of a 4 phase program)	
	Subtotal Fairfield Warde High School	5,987,995
	Gross Total	7,509,744
	Estimated SDE Reimbursement	(1,484,317)
	Net Total	\$ 6,025,427

\*potential short-term capital improvement projects

Fairfield Public Schools  
Long Range Facilities Plan  
2014-2015 Summary

School	Description	Cost Estimate
Dwight Elementary School	Renovate bathrooms*	\$ 303,877
Holland Hill Elementary School	New classroom addition and renovation with core upgrades	9,960,851
Mill Hill Elementary School	Minor roof replacement*	\$ 461,614
North Stratfield Elementary School	Replace two 1964 boilers*	364,652
Osborn Hill Elementary School	New windows* Renovate Bathrooms*	551,250 364,652
	Subtotal Osborn Hill Elementary School	915,902
Tomlinson Middle School	Ceiling and lights*	668,528
Fairfield Ludlowe High School	Minor roof replacement*	461,614
Fairfield Warde High School	New windows	1,575,000
	Gross Total	14,712,037
	Estimated SDE Reimbursement	(2,940,023)
	Net Total	\$ 11,772,014

\*potential short-term capital improvement projects

## School building upgrades and renovations with cost estimates

22

# Fairfield Ludlowe High School

School building upgrades and renovations with cost estimates

Space Deficiencies  
\$ 3,200,000

## New Classrooms and Addition(s)

Includes:

ADA compliance  
Fresh Air Ventilation/Air Conditioning  
ACT Ceilings and Lights  
Fire protection  
Expand Kitchen with Freezer/Refrigerator Storage  
Expand Serving Line by Opening Fourth Serving Line  
Controls  
Lockers  
Grounds and Site Work  
Protection Phase  
Cutout and/or Connection Corridor  
Technology  
Security/Safety  
Classroom relocation allowance  
Electrical (panel upgrade)  
Phone System  
Carpeting - Media Center  
Life safety code updates (hardware replacements)  
Alarms

Maintenance Projects  
\$ 1,000,000

## Girls and Boys Gang Bathroom Renovations

## Construction Contingency

\$ 420,000

Soft Cost/Miscellaneous items  
Architectural/Engineering  
Asbestos abatement allowance  
IAQ Monitoring (Air Clearance Consultants)  
Start up and training  
Cleaning of existing building systems  
Demolition  
Unforeseen conditions  
Other

\$ 630,000

Total Budget Estimate (2011 Dollars) \$ 5,250,000  
Total Budget Estimate (2013 Dollars) \$ 5,788,125



# Fairfield Warde High School

School building upgrades and renovations with cost estimates

## Space Deficiencies

\$ 960,000

### New Classrooms and Addition(s)

Includes:

- Fresh Air Ventilation/Air Conditioning
- ACT Ceilings and Lights
- Fire protection
- Expand Kitchen with Freezer and Refrigerator Storage
- Fire protection
- Controls
- Lockers
- Grounds and Site Work
- Protection Phase
- Cutout and/or Connection Corridor
- Technology
- Security/Safety
- Expand Serving line by Opening Fourth Serving Line
- Classroom relocation allowance
- Electrical (panel upgrade)
- Phone System
- Carpeting - Media Center
- Life safety code updates (hardware replacements)
- Alarms

## Maintenance Projects

\$ 1,000,000  
1,575,000  
1,576,814

- Girls and Boys Gang Bathroom Renovations
- Window Replacements - One of Two Phases
- Roof Replacement - One of Four Phases

\$ 196,000

### Construction Contingency

\$ 294,000

### Soft Cost/Miscellaneous Items

- Architectural/Engineering
- Asbestos abatement allowance
- IAQ Monitoring (Air Clearance Consultants)
- Start up and training
- Cleaning of existing building systems
- Demolition
- Unforeseen conditions
- Other

Total Budget Estimate (2011 Dollars) \$ 5,601,814

Total Budget Estimate (2014 Dollars) \$ 5,987,995

# Holland Hill Elementary School

School building upgrades and renovations with cost estimates

Space Deficiencies				
\$	3,958,438			
Core Upgrades				
\$	990,500	New Classrooms and Addition(s)		
503,568		ADA compliance		
153,213		Fresh Air Ventilation/Air Conditioning		
293,748		ACT Ceilings and Lights		
230,000		Fire protection (add sprinklers)		
100,000		Expand Kitchen		
100,000		Fire protection (add service)		
46,800		Controls		
30,000		Lockers		
25,000		Grounds (staff parking expansion)		
25,000		Protection Phase		
25,000		Cutout & Connection Corridor		
20,000		Technology		
20,000		Security/Safety		
15,000		Expand Serving line		
15,000		Classroom relocation allowance		
12,000		Electrical (panel upgrade)		
10,000		Phone System		
5,000		Carpeting - Media Center		
5,000		Life safety code updates (hardware replacements)		
641,193		Alarms		
		Construction Contingency		
\$	970,357	Soft Cost/Miscellaneous items		
		Architectural/Engineering		
		Asbestos abatement allowance		
		IAQ Monitoring (Air Clearance Consultants)		
		Start up and training		
		Cleaning of existing building systems		
		Demolition		
		Unforeseen conditions		
		Other		
			Total Budget Estimate (2011 Dollars)	\$ 8,194,817
			Total Budget Estimate (2015 Dollars)	\$ 9,960,851

Fairfield Public Schools  
Long Range Facilities Plan  
Future Projects (beyond 2014-2015)

School	Description	Projected Cost Estimate
Dwight Elementary School	ADA and core upgrades	4,356,012
Jennings Elementary School	Core upgrades Replace two 1966 boilers*	1,167,798 382,884
Mill Hill Elementary School	New addition and renovations with core upgrades	12,713,893
North Stratfield Elementary School	New acoustical ceiling and lights*	335,024
Osborn Hill Elementary School	Classroom addition and renovations with core upgrades	3,988,542
Stratfield Elementary School	Front façade and cornice wall painting*	351,775
Sherman Elementary School	Major roof replacement	1,181,242
Fairfield Woods Middle School	Renovate bathrooms* Replace windows*	984,970 825,000
Tomlinson Middle School	Replace windows* Minor roof replacement*	825,000 837,791
Fairfield Ludlowe High School	Major roof replacement (phase I) Replace two 1971 boilers* Major roof replacement (phase II)	1,815,101 773,905 1,815,101
Fairfield Warde High School	Replace two 1971 boilers*	469,033
Central Office (501 Kings Highway East) Maintenance Office (418 Meadow Street) St. Emery (108 Biro Street)	Leased property** Leased property** Leased property**	- - -
System-wide	Oil tank replacements (ten schools) Total	1,000,000 \$ 33,829,011

\*potential short-term capital improvement projects

\*\*Leased property costs have not been determined or included in this long term plan

## Appendix A

### BUILDING USE AND CAPACITY REPORT (MGT Report – December 14, 2010)

#### UTILIZATION RATES

The effective management of school facilities requires a school's capacity and enrollment to be aligned. When capacity exceeds enrollment (underutilization), operational costs are higher than necessary and facilities may need to be repurposed or the facilities may need to be removed from inventory. When enrollment exceeds capacity (overutilization), the school may be overcrowded and may require capital expenditures or redistricting to alleviate the crowding.

Exhibit 2-7 shows the functional capacities as calculated using the MGT and FPS approaches, and the operational capacity for each elementary school. The detailed calculations for each school are included in

Exhibit 2-7  
Fairfield Public Schools  
Functional and Operational Capacities

School	FPS Functional Capacity	MGT Functional Capacity	Operational Capacity
Burr	504	547	525
Holland Hill	336	363	159
Jennings	398	429	293
McKinley	504	547	525
Mill Hill	378	405	137
North Stratified	504	547	434
Osborn Hill	535	577	464
Riverfield	399	430	204
Roger Sherman	462	502	343
Stratfield	504	547	547
Timothy Dwight	388	420	307
Elementary School Total	4912	5314	3938

Source MGT of America, Inc. 2010.

As would be expected, the relationship between the FPS functional capacity and the MGT functional capacity is consistent, with MGT's capacity being eight percent higher on the average. However, the relationship of the operational capacity varies and this is due to the differing conditions at each school.



## Appendix A – Capacity Calculations by School

## Burr ES

Base line ~4 sections

Space Type	Functional Qty.	Operational Qty.	Comment
<b>Capacity Rooms</b>			
K-2 Classroom	12	11	
3-5 Classroom	12	12	
SPED (self-contained)	0	0	
PK Classroom	0	0	Located in Room 110
<b>Non-Capacity Rooms</b>			
Science	1	1	
Gifted Language Arts/Math	1	1	
Art	1	1	
Music	1	1	
Music Instrumental	1	1	
Resource (3 areas/rooms)	3	3	
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	1	1	In LMC
Portable	0	0	

Space Type	MGT - Functional	MGT - Operational	District
K-2 Classroom	276	253	252
3-5 Classroom	300	300	252
SPED (self-contained)	0	0	0
PK Classroom	0	0	0
2010 Cap.	547	525	504
2010 Enroll	420	420	420
2010 Util.	77%	80%	83%

Program/Capacity/Deficiencies	
Deficiency	Factor
No dedicated PK room	1
<b>Total</b>	<b>1</b>

## Timothy Dwight ES

Base line - 3 sections

Space Type	Functional Qty	Operational Qty	Comment
<b>Capacity Rooms</b>			
K-2 Classroom	9	6	
3-5 Classroom	9	7	
SPED (self-contained)	1	1	Rm 14
PK Classroom	0	0	
<b>Non-Capacity Rooms</b>			
Science	0	0	
Gifted Language Arts/Math	0	0	Rm 3
Art	1	1	
Music	1	1	Rm 30
Music Instrumental	1	1	Rm 21
Resource (3 areas/rooms)	2	2	Rms 19
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	0	0	In LMC - too small
Portable	0	0	
<b>Summary</b>			
2010 Cap	420	307	388
2010 Enroll	315	315	915
2010 Util	75%	103%	81%

Program/Capacity Deficiencies	Deficiency Factor
Band in classroom	1
No Gifted room	0.5
Only 2 SPED areas	0.5
Early Literacy in closet	0.25
No conference room	0.5
No computer lab	1
No science room	1
<b>Total</b>	<b>4.75</b>

# Holland Hill ES

Base line - 3 sections

Space Type	Functional Qty	Operational Qty	Comment
K-2 Classroom	9	4	
3-5 Classroom	7	3	
SPED (self-contained)	0	0	
PK Classroom	0	0	

Capacity Rooms			
Non-Capacity Rooms			
Science	0	0	
Gifted Language Arts/Math	0	0	
Art	1	1	
Music	0	0	Portable
Music Instrumental	0	0	Stage
Resource (3 areas/rooms)	2	2	Rm 13
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	1	1	In LMC
Portable	3	3	2 - Gr 5, 1- Music

Program/Capacity Deficiencies	Deficiency Factor
Room 18 - houses Gifted, Social Worker, MRT	1
No Science room	1
Lacking 1 SPED space	0.5
No conference room	0.5
No dedicated copy room (teacher workroom)	0.5
No Spanish teacher office	0.25
Two classes and music in portables	3
Instrumental music on stage	1
No Computer Room	1
No server room	0.25
<b>Total</b>	<b>9</b>

Space Type	MGT-Functional	MGT-Operational	District
K-2 Classroom	207	92	189
3-5 Classroom	175	75	147
SPED (self-contained)	0	0	0
PK Classroom	0	0	0
<b>2010 Cap.</b>	<b>382</b>	<b>159</b>	<b>336</b>
<b>2010 Enroll</b>	<b>333</b>	<b>363</b>	<b>333</b>
<b>2010 Util</b>	<b>92%</b>	<b>229%</b>	<b>99%</b>



## Jennings ES

Base line - 3 sections

Space Type	Functional Qty.	Operational Qty.	Comment
<b>Capacity Rooms</b>			
K-2 Classroom	9	6	
3-5 Classroom	9	6	
SPED (self-contained)	2	2	
PK Classroom	0	0	
<b>Non-Capacity Rooms</b>			
Science	0	0	
Gifted Language Arts/Math	0	0	
Art	1	1	Rm 25
Music	Portable	Portable	
Music Instrumental	Stage	Stage	
Resource (3 areas/rooms)	3	3	Rms 20, 21
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	0	0	In LMC - too small
Portable	1	1	Music

Space Type	MGT-Functional	MGT-Operational	District
K-2 Classroom	207	138	189
3-5 Classroom	225	150	189
SPED (self-contained)	20	20	20
PK Classroom	0	0	0
<b>2010 Cap.</b>	<b>429</b>	<b>293</b>	<b>398</b>
<b>2010 Enroll.</b>	<b>347</b>	<b>347</b>	<b>347</b>
<b>2010 Util.</b>	<b>81%</b>	<b>119%</b>	<b>87%</b>

Program/Capacity Deficiencies	Deficiency Factor
Rm 26 houses LAC, MRT, IIT, Instructional support, and conference	0.5
Some OT/PT in hall	0.25
ELT in closet	0.25
No ELL room	0.25
No Spanish office	0.25
No science room	1
No gifted room	0.5
Music in portable	1
Music Instrumental on stage	1
No computer lab	1
<b>Total</b>	<b>6</b>

## McKinley ES

Base line - 4 sections

Space Type	Functional Qty.	Operational Qty.	Comment
<b>Capacity Rooms</b>			
K-2 Classroom	12	11	
3-5 Classroom	12	12	
SPED (self-contained)	0		
PK Classroom	0	0	In faculty lunchroom
<b>Non-Capacity Rooms</b>			
Science	1	1	Being used as regular classroom.
Gifted Language Arts/Math	0	0	
Art	1	1	
Music	1	1	
Music Instrumental	1	1	
Resource (3 areas/rooms)	3	3	
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	1	1	
Portable			

Space Type	MGT - Functional	MGT - Operational	District
K-2 Classroom	276	253	252
3-5 Classroom	300	300	252
SPED (self-contained)	0	0	0
PK Classroom	0	0	0
<b>2010 Cap.</b>	<b>547</b>	<b>525</b>	<b>504</b>
<b>2010 Enroll</b>	<b>491</b>	<b>491</b>	<b>491</b>
<b>2010 Util.</b>	<b>90%</b>	<b>93%</b>	<b>97%</b>

Program/Capacity/Deficiencies	
Deficiency Factor	1
No PK room	1
<b>Total</b>	<b>1</b>

## MULHILLES

Base line - 3 sections

Space Type	Functional Qty	Operational Qty	Comment
K-2 Classroom	12	3	
3-5 Classroom	6	3	
SPED (self-contained)	0	0	
PK Classroom	0	0	
<b>Non-Capacity Rooms</b>			
Science	0	0	
Gifted Language Arts/Math	0	0	
Art	1	1	
Music	0	0	Rm 7
Music Instrumental	1	1	
Resource (3 areas/rooms)	3	3	
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	0	0	
Portable	5	5	4-5th, 1-4th
<b>2010 Cap.</b>			
	405	137	378
<b>2010 Enroll</b>			
	474	474	474
<b>2010 Util.</b>			
	117%	346%	125%

Program/Capacity Deficiencies	Factor
No Science room	1
No Spanish office	0.25
No Gifted room	0.5
Music on cart or in APR for some classes	0.5
OT/PT on stage	0.5
IT in conference room	0.25
1 SPED in office	0.5
No MRT room	0.25
ELL in closet	0.25
ELL in closet	0.25
Social Worker in Book Storage	0.25
5 regular classrooms in portables	.5
Music in regular classroom, Rm 7	1
Computer lab in LMC	1
<b>Total</b>	<b>11.5</b>

## North Stratfield ES

Base line - 4 sections

Space Type	Functional Qty	Operational Qty	Comment
<b>Capacity Rooms</b>			
K-2 Classroom	12	9	
3-5 Classroom	12	10	
SPED (self-contained)	0	0	
PK Classroom	0	0	
<b>Non-Capacity Rooms</b>			
Science	0	0	
Gifted Language Arts/Math	0	0	
Art	1	1	
Music	1	1	
Music Instrumental	1	1	
Resource (3 areas/rooms)	3	3	
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	1	1	
Portable	0	0	

Space Type	MGT-Functional	MGT-Operational	District
K-2 Classroom	276	207	252
3-5 Classroom	300	250	252
SPED (self-contained)	0	0	0
PK Classroom	0	0	0
<b>2010 Cap.</b>	<b>576</b>	<b>454</b>	<b>504</b>
<b>2010 Enroll.</b>	<b>483</b>	<b>483</b>	<b>483</b>
<b>2010 Util.</b>	<b>83%</b>	<b>111%</b>	<b>96%</b>

Program/Capacity Deficiencies	Deficiency Factor
2 gym classes at same time	1.5
No science room	1
Some music classes in APR	0.5
OT/PT on stage	0.5
No dedicated gifted room	0.5
LMC lacking storage due to location of 2	0.5
SPED classes	
No ELL space	0.25
<b>Total</b>	<b>4.75</b>

## Osborn Hill ES

Base line - 4 sections

Space Type	Functional Qty.	Operational Qty.	Comment
K-2 Classroom	14	11	
3-5 Classroom	11	9	
SPED (self-contained)	1	1	
PK Classroom	0	0	
<b>Non-Capacity Rooms</b>			
Science	1	1	being used as 5th gr/science
Gifted Language Arts/Math	0	0	In LMC
Art	1	1	Some classes on a cart
Music	1	1	Some classes on a cart
Music Instrumental	Stage	Stage	
Resource (3 areas/rooms)	2	2	Rm 122
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	1	1	
Portable	0	0	
<b>Program/Capacity Deficiencies</b>			
Room 144 - Teacher's Workroom also houses SPED and Math Resource	0.75		
Room 128 - LMC closet houses LAC	0.25		
Room 1 - Admin. Closet houses IT	0.25		
Room 106a - Storage houses social worker	0.25		
No conference room	0.5		
No office for Spanish teacher	0.25		
2 gym classes at same time	1.5		
ELL in hall	0.25		
Literary tutor in LMC closet	0.25		
Art on a cart for some classes	0.30		
Music on a cart for some classes	0.5		
Gifted Language Arts/Math in LMC	0.50		
Music Instrumental on stage	1.00		
Only 2 SPED areas	0.50		
Subtotal	7.25		
2 extra classrooms over 4 section	-2.00		
<b>Total</b>	<b>5.25</b>		

Space Type	MGT-Functional	MGT-Operational	District
K-2 Classroom	322	253	294
3-5 Classroom	275	225	231
SPED (self-contained)	10	10	10
PK Classroom	0	0	0
<b>2010 Cap.</b>	<b>577</b>	<b>464</b>	<b>585</b>
<b>2010 Enroll</b>	<b>538</b>	<b>538</b>	<b>538</b>
<b>2010 Util.</b>	<b>93%</b>	<b>116%</b>	<b>101%</b>

## Riverfield ES

Base line - 3 sections

Space Type	Functional Qty.	Operational Qty.	Comment
<b>Capacity Rooms</b>			
K-2 Classroom	11	5	
3-5 Classroom	8	4	
SPED (self-contained)	0	0	
PK Classroom	0	0	
<b>Non-Capacity Rooms</b>			
Science	1	1	
Gifted Language Arts/Math	0	0	In LMC
Art	1	1	
Music	Portable	Portable	
Music Instrumental	Portable	Portable	
Resource (3 areas/rooms)	2	2	Rm 6
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	1	1	In LMC
Portable	5	5	2-3 <sup>rd</sup> , 1-4 <sup>th</sup> ; music, band & orchestra

Space Type	MGT - Functional	MGT - Operational	District
K-2 Classroom	253	115	231
3-5 Classroom	200	100	168
SPED (self-contained)	0	0	0
PK Classroom	0	0	0
<b>2010 Cap.</b>	<b>430</b>	<b>204</b>	<b>399</b>
<b>2010 Enroll.</b>	<b>451</b>	<b>451</b>	<b>451</b>
<b>2010 Util.</b>	<b>105%</b>	<b>221%</b>	<b>113%</b>

Room/Capacity Deficiencies	Factor
Music and Instrumental Music in portables	2.
Gifted, Spanish in LMC server room	0.5
Lang. Arts in staff lunch room	0.25
Only 2 SPED areas	0.5
ELT in closet #7	0.25
Social Worker in Book Room	0.25
No dedicated space for Spanish and OT/PT	0.75
2 gym classes at same time	1.5
Staff Lunch and work room in classroom	1
3 regular classrooms in portables	3
<b>Total</b>	<b>10</b>

## Roger Sherman

Base line - 3.65 sections

Space Type	Functional Qty.	Operational Qty.	Comment
<b>Capacity Rooms</b>			
K-2 Classroom	11	7	
3-5 Classroom	11	8	
SPED (self-contained)	0	0	
PK Classroom	0	0	
<b>Non-Capacity Rooms</b>			
Science	0	0	
Gifted Language Arts/Math	0	0	
Art	1	1	
Music	1	1	
Music Instrumental	0	0	Portable
Resource (3 areas/rooms)	2	2	
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	0	0	In LMC - too small
Portable	1	1	

Space Type	MGT - Functional	MGT - Operational	District
K-2 Classroom	253	161	231
3-5 Classroom	275	200	231
SPED (self-contained)	0	0	0
PK Classroom	0	0	0
<b>2010 Cap.</b>			
2010 Enroll.	502	343	462
<b>2010 Util.</b>			
	442	442	442
	88%	129%	96%

Program/Capacity Deficiencies	Factor
No Science room	1
OT/PT, SW, and MRT in classroom	1
Music instrumental in portable	1
1 SPED in LMC Office	0.5
ELL in storage room	0.25
Teacher's work room in LMC work room	0.5
Spanish teacher in storage room	0.25
Server in Faculty lunch room	0.25
Stage is used for storage	0.5
Gifted, IIT, ELL located in conference room	1
No computer lab	1
<b>Total</b>	<b>7.25</b>

## Stratfield ES

Base line - 4 sections

Space Type	Functional Qty.	Operational Qty.	Comment
<b>Capacity Rooms</b>			
K-2 Classroom	12	12	
3-5 Classroom	12	12	
SPED (self-contained)	0	0	
<b>Non-Capacity Rooms</b>			
Science	1	1	
Gifted Language Arts/Math	2	2	Rms 303, 302
Art	1	1	
Music	1	1	
Music Instrumental	1	1	
Resource (3 areas/rooms)	3	3	Rms 001, 002, 003
PE/Gym	1	1	
Cafeteria/Auditorium	1	1	
Media Center	1	1	
Computer Lab	1	1	
Portable	0	0	

Program/Capacity Deficiencies	
Deficiency	Factor
	0

Space Type	MGT-Functional	MGT-Operational	District
K-2 Classroom	276	276	252
3-5 Classroom	300	300	252
SPED (self-contained)	0	0	0
PK Classroom	0	0	0
	597	547	504
2010 Cap.	483	483	483
2010 Enroll	88%	88%	96%
2010 Util.			



PORTABLE CLASSROOM STUDY

T. Cullen  
August 16, 2010

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SHERMAN ELEMENTARY SCHOOL

- A. HAS 1 PORTABLE CLASSROOM.
- B. BY COMPANIES: G.E., VANGUARD, ARTHUR and CARPENTER.
- C. YEARS INSTALLED:  
2003 - (moved from FHS) – Purchase 2001.

MILL HILL ELEMENTARY SCHOOL

- A. HAS 5 PORTABLE CLASSROOMS.
- B. BY COMPANIES: CARPENTER and M-SPACE.
- C. YEARS INSTALLED:  
2000 - Purchase.  
2001 - Purchase.  
2008 - (3 classrooms) - Purchase.

HOLLAND HILL ELEMENTARY SCHOOL

- A. HAS 3 PORTABLE CLASSROOMS.
- B. BY COMPANIES: G.E., VANGUARD and CARPENTER.
- C. YEARS INSTALLED:  
2007 - (2 classrooms) - Purchase.  
2000 - Purchase.

RIVERFIELD ELEMENTARY SCHOOL

- A. HAS 5 PORTABLE CLASSROOMS.
- B. BY COMPANIES: G.E., CARPENTER and VANGUARD
- C. YEARS INSTALLED:  
2009 - (2 classrooms) - Moved from Osborn Hill – Purchase 2000.  
2004 - (3 classrooms) - Moved from FHS - Purchase 2001.

JENNINGS ELEMENTARY SCHOOL

- A. HAS 1 PORTABLE CLASSROOM.
- B. BY COMPANY: G.E.
- C. YEAR INSTALLED:  
2002 - Purchase.

The following Elementary Schools DO NOT have any portable classrooms:

- A. BURR ELEMENTARY SCHOOL
- B. DWIGHT ELEMENTARY SCHOOL
- C. MCKINLEY ELEMENTARY SCHOOL
- D. NORTH STRATFIELD ELEMENTARY SCHOOL
- E. OSBORN HILL ELEMENTARY SCHOOL
- F. STRATFIELD ELEMENTARY SCHOOL

The following Middle Schools DO NOT have any portable classrooms:

- A. FAIRFIELD WOODS MIDDLE SCHOOL
- B. ROGER LUDLOWE MIDDLE SCHOOL
- C. TOMLINSON MIDDLE SCHOOL

The following High Schools DO NOT have any portable classrooms:

- A. FAIRFIELD LUDLOWE HIGH SCHOOL
- B. FAIRFIELD WARDE HIGH SCHOOL
- C. ALTERNATIVE HIGH SCHOOL

TRANSPORTATION

- A. HAS 1 PORTABLE CLASSROOM.
- B. YEAR INSTALLED:  
2009 – (moved from Osborn Hill) – Purchase 2000.

<b>TOTAL:</b> 15   Portable Classrooms
14   Are at Elementary Schools