

Fairfield Public Schools Facilities Plan 2013 - 2023



Draft
May 6, 2014

Fairfield Public Schools
Facilities Plan 2013-2023

Introduction

We are pleased to present this update to the Fairfield Public Schools Facilities Plan, 2011-2015. This document serves as guidance for the Board of Education as it prepares its list of capital requests from the Town of Fairfield. It also dovetails with the Town's "Waterfall" schedule, the blueprint from which the Town calculates and tracks its annual and long-term debt. Our overarching goal of this Plan is to meet the capital needs of the school district – its 17 school buildings comprising approximately 2 million square feet – and the fiscal capability of the Town.

There are a number of updates to this document from the previous version, and some items have remained the same. The items that have changed are as follows:

- We have included an updated enrollment projection from our demographic consultant, MGT of America. These projections cover the time period 2014-2023.
- This document lays out the capital needs for a 10-year time span, as opposed to the five-year timespan of the previous iteration. We have also included, with no timetable, items that will likely come up beyond the 10-year window.
- We have updated the costs of certain projects that were included in the previous version of this Plan, based on the pricing we are receiving for comparable projects.
- The replacement of both of the artificial turf fields at the high schools is included in this Plan.
- We have updated the conditions of our schools in relationship to the deficiency standards report issued by MGT in 2010. While not all schools have major projects identified in this Plan, we believe it is important to note where each school currently does not meet the operational needs of the school district.
- We have updated the list of portable classrooms in the school district, as reducing the number of such classroom structures has been a focus of this Plan for several years.

We believe this Plan accurately represents the needs and estimated costs for the Fairfield Public Schools for the next ten years. Obviously, as we have learned from experience, emergency or unforeseen situations can develop that will necessitate the inclusion of other projects as yet unknown to us. Pricing can also change based on the market for labor and materials. We intend for this to be a "living document," updated on an annual basis, as part of the Board's and Town's long-range planning.

David G. Title
Superintendent of Schools
May 1, 2014

Table of Contents

Fairfield Board of Education – Facilities Planning Principles	1
Fairfield Public Schools Summary of Enrollment Projections by School and Year.....	4
Statement of Needs.....	6
Burr Elementary	6
Dwight Elementary	6
Holland Hill Elementary	7
Jennings Elementary	8
McKinley Elementary	9
Mill Hill Elementary	9
North Stratfield Elementary	10
Osborn Hill Elementary	10
Riverfield Elementary	11
Sherman Elementary	12
Stratfield Elementary.....	13
Fairfield Woods Middle	13
Roger Ludlowe Middle	13
Tomlinson Middle	14
Fairfield Ludlowe High.....	14
Fairfield Warde High	15
Fairfield High Schools Walter Fitzgerald Campus	15
Methodology for Determining Project Cost Estimates	16
2013-2023 Summary by Project Start Date.....	17
2013-2014 Summary by Year	18
2014-2015 Summary by Year	19
2015-2016 Summary by Year	20
2016-2017 Summary by Year	21
2017-2018 Summary by Year	22
2018-2019 Summary by Year	23
2019-2020 Summary by Year	24
2020-2021 Summary by Year	25
2021-2022 Summary by Year	26
2022-2023 Summary by Year	27
Future Projects (beyond 2023)	28
Riverfield Elementary Cost Estimate Breakdown	29
Fairfield Ludlowe High Cost Estimate Breakdown	30
Sherman Elementary Cost Estimate Breakdown	31
Holland Hill Elementary Cost Estimate Breakdown.....	32
Mill Hill Elementary Cost Estimate Breakdown.....	33
Jennings Elementary Cost Estimate Breakdown.....	34
Dwight Elementary Cost Estimate Breakdown.....	35
Appendix A – Building Use and Capacity Report (MGT Report – December 14, 2010)	36
Appendix B - Portable Classroom Study	37

Fairfield Board of Education - Facilities Planning Principles

Adopted
on
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 on May 1, 2014. The second section is a Statement of Needs for each school, whether or not any project is proposed for the school in this Plan. There are no costs associated with the Statement of Needs.

The third section gives an overview of the projects recommended for 2013-2023 with an estimated cost. These are based in a priority sequence based on the condition of the building (for example, Riverfield) and/or pressing enrollment issues (Fairfield Ludlowe High School). The fourth section gives the detail behind each of these projects. We have included a description of our cost methodology for estimating these projects.

FAIRFIELD PUBLIC SCHOOLS
SUMMARY OF ENROLLMENT PROJECTIONS
BY SCHOOL AND YEAR
May 1, 2014 – MGT of America, Inc.

School	YEAR				
	14-15	15-16	16-17	17-18	18-19
Burr	409	412	414	419	420
Dwight	274	279	276	263	265
Holland Hill	395	418	438	431	425
Jennings	327	323	327	312	333
McKinley	467	475	460	455	464
Mill Hill	417	405	400	379	379
North Stratfield	427	429	412	402	407
Osborn Hill	519	514	509	502	506
Riverfield	383	384	382	368	368
Sherman	475	476	491	481	486
Stratfield ES	478	487	475	467	469
Fairfield Woods	920	879	882	907	886
Roger Ludlowe	815	798	783	839	826
Tomlinson	730	701	735	709	709
Fairfield Warde	1,444	1,518	1,462	1,500	1,477
Fairfield Ludlowe	1,566	1,530	1,511	1,551	1,514
TOTAL K-12	10,046	10,028	9,957	9,985	9,934

Note: Excludes ECC students. Alternative students are included with the high schools and included with the 9-12 grade band.

Source: MGT of America, Inc. May 1, 2014

FAIRFIELD PUBLIC SCHOOLS
SUMMARY OF ENROLLMENT PROJECTIONS
BY SCHOOL AND YEAR
May 1, 2014 – MGT of America, Inc.

School	YEAR				
	19-20	20-21	21-22	22-23	23-24
Burr	415	415	416	417	416
Dwight	271	273	272	275	275
Holland Hill	424	419	414	410	411
Jennings	338	347	347	345	343
McKinley	458	457	460	456	452
Mill Hill	389	390	388	384	382
North Stratfield	408	412	418	417	416
Osborn Hill	498	490	486	484	481
Riverfield	370	377	374	371	370
Sherman	484	487	485	485	485
Stratfield ES	469	464	462	460	457
Fairfield Woods	873	855	881	881	849
Roger Ludlowe	830	749	754	760	787
Tomlinson	690	665	685	686	698
Fairfield Warde	1,464	1,529	1,457	1,501	1,480
Fairfield Ludlowe	1,511	1,587	1,562	1,535	1,536
TOTAL K-12	9,892	9,916	9,861	9,867	9,838

Note: Excludes ECC students. Alternative students are included with the high schools and included with the 9-12 grade band.

Source: MGT of America, Inc. May 1, 2014

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

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

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

Playground Issues

- Accessibility issues with stairs and ramp
- Wash out issues with wood chips and grade

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 (expand APR/Cafeteria for increased enrollment)
- 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 the portable classroom
- Implement all building code, life safety code and fire code requirements
- Upgrade core facilities (expand APR/Cafeteria for increased enrollment)
- 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
- 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

McKinley Elementary School

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

Parking issues

Expand parking lots for staff and visitors

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 (expand APR/Cafeteria for increased enrollment)
Design and install new HVAC fresh air and air-conditioning system

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
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 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

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 Annex Building (five classroom addition)
Status: 2013 Osborn Hill Building Committee – Hazardous Material Project
and new windows
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

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

*Some items listed above will be addressed in the Osborn Hill Building Committee project scheduled for completion in 2015.

Riverfield Elementary School*

Built: 1959

Renovated: 1971 & 2000

Status: 2012 Riverfield Building Committee addition and renovation project –
September 2016 completion date for project

Portables: None

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

*Some items listed above will be addressed in the Riverfield Building Committee project scheduled for completion in 2016.

Sherman Elementary School*

Built: 1963

Renovated: 1977, 2001 & 2009

Status: Phase one – 2009 Annex Building (six classroom addition) completed
Phase two – 2012 Partial Addition and Renovation completed by SPSBC
Phase three – 2015-2016 Project to be considered by all Town Bodies

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 .5 OT/PT Classroom
- Provide 1.0 Instrumental Music Classroom
- Provide 1.0 Computer Lab Classroom
- Provide .5 Teachers Work 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 material

Security systems and safety issues

- Provide new, increased security and safety measures
- Close in canopy walkway from Annex Building to School Building

*Some items listed above will be addressed in the 2015-2016 project request scheduled for completion in 2017.

Stratfield Elementary School

Built: 1929
Renovated: 1948, 1972 & 2010
Status: 2010 Stratfield Building Committee Addition and Renovation project – completed in September 2011
Portables: None

Kitchen storage issues

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

Security systems and safety issues

Provide increased security and safety measures

Middle Schools:

Fairfield Woods Middle School

Built: 1954
Renovated: 1961, 1972, 1995 & 2011
Status: 2011 Fairfield Woods Building Committee addition and renovation project – Completed September 2012
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

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

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

Parking issues

Expand parking lots for staff and visitors

Security systems and safety issues

Provide increased security and safety measures

High Schools:

Fairfield Ludlowe*

Built: 1950
Renovated: 1963, 1972, 1995 & 2005
Status: 2013 Fairfield Ludlowe High School Building Committee addition and renovation project to be completed in 2016
Portables: None

Renovation and Addition

Design and install 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

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

Artificial turf field replacement

Remove and replace existing artificial turf field installed in 2003 – 10 year warranty

Security systems and safety issues

Provide increased security and safety measures

*Some items listed above will be addressed in the building project scheduled for completion in 2016.

Fairfield Warde

Built: 1955
Renovated: 2003, 2006
Status: N/A
Portables: None

Renovation and Addition

Design and install 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

Artificial turf field replacement

Remove and replace existing artificial turf field installed in 2003 – 10 year warranty

Security systems and safety issues

Provide increased security and safety measures

Fairfield High Schools Walter Fitzgerald Campus (formerly the 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 negotiated and facilitated by the Town of Fairfield.

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 the Division of Construction Services (DCS) 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. DCS cost per square foot for educational facilities
 - b. Contractor’s 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
2013-2023 Summary by Project Start Date**

School	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Estimated Total
Burr Elementary School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dwight Elementary School	-	-	1,232,342	-	303,877	-	-	4,356,012	-	-	5,892,231
Holland Hill Elementary School	-	-	-	9,960,850	-	-	-	-	-	-	9,960,850
Jennings Elementary School	-	-	382,000	-	-	-	1,705,320	-	-	-	2,087,320
McKinley Elementary School	-	-	-	-	-	-	-	-	-	-	-
Mill Hill Elementary School	-	461,614	-	-	15,000,000	-	-	-	-	-	15,461,614
North Stratfield Elementary School	-	364,652	-	-	-	335,024	-	-	-	-	699,676
Osborn Hill Elementary School	-	-	-	364,652	-	-	-	-	3,988,542	-	4,353,194
Riverfield Elementary School	13,000,000	-	-	-	-	-	-	-	-	-	13,000,000
Sherman Elementary School	-	-	3,000,000	-	-	1,181,242	-	-	-	-	4,181,242
Stratfield Elementary School	-	-	-	-	-	-	351,775	-	-	-	351,775
Fairfield Woods Middle School	-	-	-	-	-	-	-	-	-	1,809,970	1,809,970
Roger Ludlowe Middle School	-	-	-	-	-	-	-	-	-	-	-
Tomlinson Middle School	-	-	-	837,791	-	-	668,528	-	825,000	-	2,331,319
Early Childhood Center	-	-	-	-	-	-	-	-	-	-	-
Fairfield Ludlowe High School	11,630,000	-	750,000	-	401,100	-	-	1,125,000	-	-	13,906,100
Fairfield Warde High School	1,587,750	1,740,250	1,587,750	750,000	3,150,000	1,447,031	-	-	-	-	10,262,781
District Wide	-	-	-	-	-	-	-	-	-	-	-
Total - Gross Estimate	26,217,750	2,566,516	6,952,092	11,913,293	18,854,977	2,963,297	2,725,623	5,481,012	4,813,542	1,809,970	84,298,072
DCS Reimbursement	(6,929,351)	(541,647)	(1,538,250)	(2,854,081)	(4,797,045)	(312,202)	(450,716)	(1,151,294)	(1,272,219)	(218,048)	(20,064,853)
Total - Net Estimate	\$ 19,288,399	\$ 2,024,869	\$ 5,413,842	\$ 9,059,212	\$ 14,057,932	\$ 2,651,095	\$ 2,274,907	\$ 4,329,718	\$ 3,541,323	\$ 1,591,922	\$ 64,233,218

*Some projects may include an annual 5 percent construction inflation adjustment

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2013-2014**

School	Description	Cost Estimate
Riverfield Elementary School	New classroom addition and renovations with core upgrades	\$ 13,000,000
Fairfield Ludlowe High School	New windows	3,431,675
	Major roof replacement	3,207,600
	Enrollment driven renovations and upgrades	4,990,725
	Subtotal Fairfield Ludlowe High School	11,630,000
Fairfield Warde High School	Major roof replacement (Phase 2 of a 4 phase program)	1,587,750
	Gross Total	26,217,750
	Estimated DCS Reimbursement	(6,929,351)
	Net Total	\$ 19,288,399

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2014-2015**

School	Description	Cost Estimate
Mill Hill Elementary School	Minor roof replacement*	\$ 461,614
North Stratfield Elementary School	Replace two 1964 boilers*	364,652
Fairfield Warde High School	Replace boiler*	152,500
	Major roof replacement (Phase 3 of a 4 phase program)	1,587,750
	Subtotal Fairfield Warde High School	1,740,250
	Gross Total	2,566,516
	Estimated DCS Reimbursement	(541,647)
	Net Total	\$ 2,024,869

*potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2015-2016**

School	Description	Cost Estimate
Dwight Elementary School	Major roof replacement	\$ 1,232,342
Jennings Elementary School	Replace two 1966 boilers*	382,000
Sherman Elementary School	Renovate and upgrade phase III	3,000,000
Fairfield Ludlowe High School	Replace artificial turf field*	750,000
Fairfield Warde High School	Major roof replacement (Phase 4 of a 4 phase program)	1,587,750
	Gross Total	6,952,092
	Estimated DCS Reimbursement	(1,538,250)
	Net Total	\$ 5,413,842

*potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2016-2017**

School	Description	Cost Estimate
Holland Hill Elementary School	New classroom addition and renovation with core upgrades	\$ 9,960,850
Osborn Hill Elementary School	Renovate Bathrooms*	364,652
Tomlinson Middle School	Minor roof replacement*	837,791
Fairfield Warde High School	Replace artificial turf field*	750,000
	Gross Total	11,913,293
	Estimated DCS Reimbursement	(2,854,081)
	Net Total	\$ 9,059,212

*potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2017-2018**

School	Description	Cost Estimate
Dwight Elementary School	Renovate bathrooms*	\$ 303,877
Mill Hill Elementary School	New addition and renovations with core upgrades	15,000,000
Fairfield Ludlowe High School	Replace two 1971 boilers*	401,100
Fairfield Warde High School	New windows**	3,150,000
	Gross Total	18,854,977
	Estimated DCS Reimbursement	(4,797,045)
	Net Total	\$ 14,057,932

*potential short-term capital non-recurring projects

**FWHS

Does not include hazardous material testing and cleanup.

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2018-2019**

School	Description	Cost Estimate
North Stratfield Elementary School	New acoustical ceiling and lights*	\$ 335,024
Sherman Elementary School	Roof replacement	1,181,242
Fairfield Warde High School	Renovate bathrooms*	1,447,031
	Gross Total	2,963,297
	Estimated DCS Reimbursement	(312,202)
	Net Total	\$ 2,651,095

*potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2019-2020**

School	Description	Cost Estimate
Jennings Elementary School	Addition and Renovations	\$ 1,705,320
Stratfield Elementary School	Front façade and cornice wall painting*	351,775
Tomlinson Middle School	Ceiling and lights*	668,528
	Gross Total	2,725,623
	Estimated DCS Reimbursement	(450,716)
	Net Total	\$ 2,274,907

*potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2020-2021**

School	Description	Cost Estimate
Dwight Elementary School	Addition and Renovations	\$ 4,356,012
Fairfield Ludlowe High School	Renovate Bathrooms*	1,125,000
	Gross Total	5,481,012
	Estimated DCS Reimbursement	(1,151,294)
	Net Total	\$ 4,329,718

*potential short-term capital non-recurring projects

Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2021-2022

School	Description	Cost Estimate
Osborn Hill Elementary School	Addition and Renovations	\$ 3,988,542
Tomlinson Middle School	New windows*	825,000
	Gross Total	4,813,542
	Estimated DCS Reimbursement	(1,272,219)
	Net Total	\$ 3,541,323

*potential short-term capital non-recurring projects - Does not include hazardous material testing and cleanup

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2022-2023**

School	Description	Cost Estimate
Fairfield Woods Middle School	Renovate Bathrooms*	\$ 984,970
	New windows*	825,000
	Subtotal Fairfield Woods Middle School	1,809,970
	Gross Total	1,809,970
	Estimated DCS Reimbursement	(218,048)
	Net Total	\$ 1,591,922

*potential short-term capital non-recurring projects - Does not include hazardous material testing and cleanup

**Fairfield Public Schools
Long Range Facilities Plan
Future Projects (beyond 2023)**

School	Description	Projected Cost Estimate
System wide	Solar system replacements and/or upgrades at RLMS, FWMS, and TMS.	\$ 250,000
Jennings Elementary School	Roof replacement (2001-2021).	1,550,000
Tomlinson Middle School	Roof Replacement (2002-2022).	900,000
Fairfield Woods Middle School	Two 1996 Smith hot water boilers replacement.	400,000
McKinley Elementary School	Roof replacement (2003-2018).	1,550,000
Roger Ludlowe Middle School	Roof replacement (2003-2018).	3,000,000
Burr Elementary School	Roof replacement (2004-2023).	1,750,000
FLHS & FWHS	Artificial turf field replacements.	2,500,000
Transportation Building	Portable classroom replacement.	450,000
System wide	Underground Storage Tank (UST) replacements at Burr, McKinley, Stratfield, RLMS and TMS.	350,000
System wide	Aboveground Storage Tank (AST) replacements at Dwight, Holland Hill, Jennings, Mill Hill, North Stratfield, Osborn Hill, Riverfield, Sherman, FWMS, FLHS and FWHS.	100,000
Central Office (501 Kings Highway East)**	Leased property	-
Maintenance Office (418 Meadow Street)**	Leased property	-
Fairfield High Schools Walter Fitzgerald Campus (108 Biro Street)**	Leased property	-
	Total	\$ 12,800,000

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

Riverfield Elementary School

School building upgrades and renovations with cost estimates

Space Deficiencies

\$ 6,395,435

New Classrooms and Addition(s)

Core Upgrades

\$ 618,098

180,000

350,000

250,000

320,000

230,000

75,000

60,000

55,200

60,000

50,000

95,000

25,000

75,000

120,000

25,000

15,000

12,000

10,000

25,500

500,000

5,000

95,000

1,432,685

\$ 1,921,082

New Mechanical means of fresh air ventilation & air conditioning

Expand Cafeteria for increased enrollment

ACT Ceilings and Lights

ADA compliance

Fire protection (add sprinklers)

Expand Kitchen

Fire protection (add service)

Controls

Lockers

Grounds (staff parking expansion)

Protection Phase

Cutout & Connection Corridor

Technology

Security/Safety

Expand Serving line

Classroom relocation allowance

Electrical (panel upgrade)

Phone System

Dedicated Server Room

Carpeting - Media Center

New stage addition off of gymnasium

Alarms

Furniture, Fixtures, and Equipment

Construction Contingency

Soft Cost/Miscellaneous items

Architectural/Engineering

Asbestos abatement allowance

PCB abatement allowance

IAQ Monitoring (Air Clearance Consultants)

Start up and training

Cleaning of existing building systems

Demolition

Unforeseen conditions

Furniture, Fixtures and Equipment

Owner contingency

Other

Total Budget Estimate (2014 Dollars) \$ 13,000,000

Fairfield Ludlowe High School

School building upgrades and renovations with cost estimates

Space Deficiencies

\$ 3,903,225

- 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
 - Technology
 - Security/Safety
 - Classroom relocation allowance
 - Electrical (panel upgrade)
 - Phone System
 - Life safety code updates (hardware replacements)
 - Alarms
- 435,000 Construction Contingency

\$ 652,500

- Soft Cost/Miscellaneous items**
- Architectural/Engineering
- Asbestos abatement allowance
- PCB Abatement allowance
- IAQ Monitoring (Air Clearance Consultants)
- Start up and training
- Cleaning of existing building systems
- Demolition
- Unforeseen conditions
- Furniture, Fixtures and Equipment
- Owner Contingency
- Other

Total Budget Estimate (2014 Dollars) \$ 4,990,725

Sherman Elementary School

School building core upgrades and renovations with cost estimates

Core Upgrades

\$ 1,000,000	New mechanical means of fresh air ventilation & air conditioning
220,000	New fire sprinkler system
17,000	Fire protection improvements
35,000	Life safety code upgrades
150,000	New ceiling and lights for portions of school not previously performed
105,000	Bathroom upgrades (by Gym) that were not previously performed
20,000	ADA (American Disabilities Act) upgrades
27,500	HVAC Equipment Controls
25,000	Security and Safety upgrades
180,000	APR expansion for increased enrollment
15,500	Electrical panel upgrades
45,000	Low voltage upgrades
100,000	New lockers throughout the school
55,000	Parking lot upgrades
500,000	New stage addition off of gymnasium
150,000	Construction Contingency
\$ 355,000	Soft Cost/Miscellaneous items:
	Architectural/Engineering
	Asbestos abatement
	PCB abatement allowance
	Air clearance consultants
	Start up and training to take over new equipment
	Protection and cleaning of school
	Unforeseen conditions during demolition/new construction

Total Budget Estimate (2016 dollars) \$ 3,000,000

Holland Hill Elementary School

School building upgrades and renovations with cost estimates

Space Deficiencies

\$ 4,623,391

Core Upgrades

\$ 520,500

550,000

255,000

320,000

230,000

75,000

72,000

100,000

45,000

50,000

75,000

25,000

25,000

120,000

25,000

15,000

12,000

25,000

7,500

550,000

45,000

5,000

1,165,559

\$ 1,024,900

New Classrooms and Addition(s)

ADA compliance

New mechanical means of fresh air ventilation & air conditioning

ACT Ceilings and Lights

Fire protection (add sprinklers)

Expand Kitchen

Fire protection (add service)

Controls

Lockers

Grounds (paving and striping)

Protection Phase

Cutout & Connection Corridor

Technology

Security/Safety

Expand Serving line

Classroom relocation allowance

Electrical (panel upgrade)

Phone System

Carpeting - Media Center

Life safety code updates (hardware replacements)

New stage addition off of gymnasium

Furniture, Fixtures, & Equipment

Alarms

Construction Contingency

Soft Cost/Miscellaneous items

Architectural/Engineering

Asbestos abatement allowance

PCB abatement allowance

IAQ Monitoring (Air Clearance Consultants)

Start up and training

Cleaning of existing building systems

Demolition

Unforeseen conditions

Furniture, Fixtures and Equipment

Owner contingency

Other

Total Budget Estimate (2017 Dollars) \$

9,960,850

Mill Hill Elementary School

School building upgrades and renovations with cost estimates

Space Deficiencies

\$ 8,347,300

Core Upgrades

\$ 750,000
 580,000
 335,700
 250,000
 310,000
 230,000
 100,000
 100,000
 40,000
 30,000
 30,000
 25,000
 25,000
 25,000
 25,000
 20,000
 50,000
 15,000
 12,000
 10,000
 25,000
 5,000
 2,160,000
 \$ 1,500,000

New Classrooms and Addition(s)

New mechanical means of fresh air ventilation & air conditioning
 Expand Cafeteria/relocate stage to gymnasium addition
 Expand Media Center
 ACT Ceilings and Lights
 ADA compliance
 Expand Kitchen
 Controls
 Lockers
 Life safety code updates (hardware replacements)
 Grounds (paving and striping)
 Fire protection (upgrades)
 Protection Phase
 Cutout & Connection Corridor
 Technology
 Security/Safety
 Expand Serving line
 Classroom relocation allowance
 Electrical (panel upgrade)
 Phone System
 Dedicated Server Room
 Carpeting - Media Center
 Alarms
 Construction Contingency

Soft Cost/Miscellaneous items

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

Total Budget Estimate (2018 Dollars) \$ 15,000,000

Jennings Elementary School

School building core upgrades and renovations with cost estimates

Core Upgrades

\$ 628,360	New mechanical means of fresh air ventilation & air conditioning
35,000	ADA compliance
221,320	Expand Media Center
121,640	Fire protection (add sprinklers)
95,000	ACT Ceilings and Lights
25,000	Fire protection (add service)
5,000	Controls
100,000	Lockers
15,000	Technology
25,000	Security/Safety
15,000	Classroom relocation allowance
15,000	Electrical (panel upgrade)
12,000	Phone System
7,000	Fire protection (upgrades)
25,000	Carpeting - Media Center
5,000	Alarms
105,000	Construction Contingency
\$ 250,000	Soft Cost/Miscellaneous items
	Architectural/Engineering
	Asbestos abatement allowance
	PCB abatement allowance
	IAQ Monitoring (Air Clearance Consultants)
	Start up and training
	Cleaning of existing building systems
	Demolition
	Unforeseen conditions
	Other

Total Budget Estimate (2020 Dollars) \$ 1,705,320

Dwight Elementary School

School building core upgrades and renovations with cost estimates

Core Upgrades

\$ 1,329,700	ADA compliance
750,000	New mechanical means of fresh air ventilation & air conditioning
434,700	Expand Media Center
287,000	Fire protection (add sprinklers)
50,000	Fire protection (add service)
308,240	ACT Ceilings and Lights
105,000	Grounds (paving and striping)
50,000	Controls
100,000	Lockers
30,000	Life safety code updates (hardware replacements)
25,000	Protection Phase
25,000	Technology
25,000	Security/Safety
15,000	Classroom relocation allowance
15,000	Electrical (panel upgrade)
12,000	Phone System
10,000	Fire protection (upgrades)
10,000	Dedicated Server Room
5,000	Alarms
303,100	Construction Contingency
\$ 466,272	Soft Cost/Miscellaneous items
	Architectural/Engineering
	Asbestos abatement allowance
	PCB abatement allowance
	IAQ Monitoring (Air Clearance Consultants)
	Start up and training
	Cleaning of existing building systems
	Demolition
	Unforeseen conditions
	Other

Total Budget Estimate (2021 Dollars) \$ 4,356,012

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.

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 B

PORTABLE CLASSROOM STUDY

T. Cullen
March 10, 2014

SHERMAN ELEMENTARY SCHOOL

- A. HAS 1 PORTABLE CLASSROOM.
- B. BY COMPANY: 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.and CARPENTER.
- C. YEARS INSTALLED:
2007 - (2 classrooms) - Purchase.
2000 - Purchase.

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. RIVERFIELD ELEMENTARY SCHOOL
- G. 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. FAIRFIELD HIGH SCHOOLS WALTER FITZGERALD CAMPUS

TRANSPORTATION

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

TOTAL:	11	Portable Classrooms
	10	Are at Elementary Schools