

# Fairfield Public Schools Facilities Plan 2016 – 2028



**Holland Hill Elementary School Project  
Under Construction  
August 22, 2018**



**Sherman Elementary School**



**Mill Hill Elementary School**

**Approved by the Board of Education  
on  
June 23, 2015  
Updated on August 21, 2017  
Updated on August 21, 2018**



Fairfield Public Schools  
Facilities Plan 2016-2028

Introduction

We are pleased to present this update to the Fairfield Public Schools Facilities Plan. 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.

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.

Thomas P. Cullen  
Executive Director of Operations  
August 21, 2018



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## **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 Milone & MacBroom on February 13, 2018. 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 2016-2028 with an estimated cost. These are based in a priority sequence based on the condition of the building (for example, Mill Hill) and/or pressing enrollment issues. 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**

School	YEAR				
	18-19	19-20	20-21	21-22	22-23
Burr	378	367	364	364	355
Dwight	333	337	326	311	309
Holland Hill	375	385	388	384	397
Jennings	297	297	288	289	291
McKinley	432	424	415	420	395
Mill Hill	341	347	361	367	366
North Stratfield	379	374	373	386	389
Osborn Hill	401	381	370	376	378
Riverfield	417	420	426	441	455
Sherman	469	471	486	473	453
Stratfield	397	382	378	379	375
Fairfield Woods	921	908	835	806	738
Roger Ludlowe	846	883	826	850	852
Tomlinson	657	648	622	601	596
Fairfield Warde	1,455	1,425	1,456	1,420	1,433
Fairfield Ludlowe	1,485	1,442	1,498	1,470	1,466
Walter Fitzgerald Campus	31	31	31	31	31
<b>TOTAL K-12</b>	9,614	9,522	9,443	9,368	9,279

Note: Excludes ECC students.

Source: Milone & MacBroom – November 28, 2017



**FAIRFIELD PUBLIC SCHOOLS  
SUMMARY OF ENROLLMENT PROJECTIONS  
BY SCHOOL AND YEAR**

School	YEAR				
	23-24	24-25	25-26	26-27	27-28
Burr	357	358	359	369	369
Dwight	321	311	312	328	351
Holland Hill	403	407	402	400	404
Jennings	300	303	297	299	304
McKinley	408	408	410	416	418
Mill Hill	368	374	384	382	382
North Stratfield	384	391	390	390	392
Osborn Hill	372	379	384	396	399
Riverfield	455	461	461	469	462
Sherman	465	469	465	471	482
Stratfield	376	388	399	404	415
Fairfield Woods	727	729	786	784	803
Roger Ludlowe	848	840	850	867	866
Tomlinson	577	578	549	557	562
Fairfield Warde	1,386	1,304	1,285	1,233	1,212
Fairfield Ludlowe	1,474	1,408	1,396	1,367	1,377
Walter Fitzgerald Campus	31	31	31	31	31
<b>TOTAL K-12</b>	<b>9,252</b>	<b>9,139</b>	<b>9,160</b>	<b>9,163</b>	<b>9,229</b>

Note: Excludes ECC students.  
Source: Milone & MacBroom – November 28, 2017

# 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 Milone & MacBroom of February 13, 2018 (Appendix A & B).

### 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
- Renovate and upgrade bathrooms

**Program/Capacity Deficiencies**

- Provide 1.0 Computer Lab 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
- Investigate the need for second 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

**Holland Hill Elementary School**

- Built:** 1956  
**Renovated:** 1978, 2001 and 2019  
**Status:** N/A  
**Portables:** None

At the completion of the large renovation/addition project in 2020 there may be some additional site/building needs.

**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 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 and 2020
- Status:* Mill Hill Building Committee formed In 2018 to work on a renovation and addition project
- 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 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 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 .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
- Investigate the need for a second 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) and 2015 gymnasium renovation  
**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 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 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

## **Riverfield Elementary School**

**Built:** 1959  
**Renovated:** 1971, 2000 & 2015  
**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

## **Sherman Elementary School**

**Built:** 1963  
**Renovated:** 1977, 2001, 2009 and 2019  
**Status:** Phase one – 2009 Annex Building (six classroom addition) completed  
Phase two – 2012 Partial Addition and Renovation completed by SPSBC  
Phase three – 2018-2019 Roger Sherman Building committee formed in 2018  
to work on phase three renovation project  
**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 new and 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**

- Install new parent drop off and pickup driveway loop off of Fern Street
- 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 increased security and safety measures
- Close in canopy walkway from Annex Building to School Building

## **Stratfield Elementary School**

**Built:** 1929  
**Renovated:** 1948, 1972 & 2010  
**Status:** N/A  
**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:** N/A  
**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

#### **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 and 2006  
**Status:** N/A  
**Portables:** None

#### **Renovation and Addition**

Evaluate cafeteria size and options to accommodate enrollment

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

#### **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 & 2015

***Status:*** N/A

***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

Renovate all boys and girls gang bathrooms

**Parking issues**

Expand parking lots for staff, visitors and growing student enrollment that drives and investigates 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

**Tennis Courts**

Replace aging tennis courts with new tennis courts

**Security systems and safety issues**

Provide increased security and safety measures

**Fairfield Warde**

***Built:*** 1955

***Renovated:*** 2003 and 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

**Tennis Courts**

Replace aging tennis courts with new tennis courts

**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 programs 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 now known as Walter Fitzgerald Campus. 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.

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**Fairfield Public Schools**  
**Long Range Facilities Plan**  
**2016-2028 Summary by Project Start Date**

School	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Estimated Total
Burr Elementary School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000				\$ 650,000
Dwight Elementary School	\$ 55,500	-	-	200,000	-	-	-	5,681,640	-	-	-	-	\$ 5,937,140
Holland Hill Elementary School	1,240,000	17,300,500	-	-	-	-	-	-	-	-	-	-	\$ 18,540,500
Jennings Elementary School	-	-	-	-	200,000	3,053,320	-	-	-	-	-	-	\$ 3,253,320
McKinley Elementary School	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Mill Hill Elementary School	-	-	1,500,000	18,720,000	-	-	-	-	1,228,075	-	-	-	\$ 21,448,075
North Stratfield Elementary School	-	-	-	-	-	1,815,510	200,000	-	335,024	-	-	-	\$ 2,350,534
Osborn Hill Elementary School	-	-	-	-	-	200,000	364,652	1,409,046	-	-	-	-	\$ 1,973,698
Riverfield Elementary School	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Sherman Elementary School	-	-	3,200,000	-	-	-	\$ 1,381,242	200,000	-	-	-	-	\$ 4,781,242
Stratfield Elementary School	-	-	-	85,000	-	-	601,775	-	-	-	250,000	-	\$ 936,775
Fairfield Woods Middle School	2,287,000	-	-	-	-	-	-	984,970	-	1,025,000	-	873,515	\$ 5,170,485
Roger Ludlowe Middle School	-	-	-	-	\$ 300,000	-	-	-	-	-	265,000	-	\$ 565,000
Tomlinson Middle School	-	856,250	-	-	-	-	-	825,000	-	1,018,528	-	-	\$ 2,699,778
Early Childhood Center	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Fairfield Ludlowe High School	4,502,624	-	275,000	550,000	1,125,000	-	250,000	-	-	-	-	-	\$ 6,702,624
Fairfield Warde High School	-	1,325,000	-	300,000	1,000,000	1,697,031	\$ 3,150,000	250,000	250,000	-	250,000	-	\$ 8,222,031
Secondary Schools	-	-	200,000	-	-	-	-	-	-	-	-	-	\$ 200,000
District Wide	2,020,692	335,000	1,318,245	1,206,755	-	-	-	-	500,000	-	-	-	\$ 5,380,692
Walter Fitzgerald Campus	-	-	-	200,000	-	-	-	-	-	-	-	-	\$ 200,000
Total - Gross Estimate	10,105,816	19,816,750	6,493,245	21,261,755	2,625,000	6,765,861	5,947,669	9,350,656	2,963,099	2,043,528	765,000	873,515	\$ 89,011,894
DCS Reimbursement	(1,964,984)	(4,798,829)	(845,760)	(4,747,392)	-	(1,234,735)	(1,149,123)	(2,121,538)	(488,960)	(209,220)	-	-	\$ (17,560,541)
Total - Net Estimate	\$ 8,140,832	\$ 15,017,921	\$ 5,647,485	\$ 16,514,362	\$ 2,625,000	\$ 5,531,126	\$ 4,798,546	\$ 7,229,118	\$ 2,474,139	\$ 1,834,308	\$ 765,000	\$ 873,515	\$ 71,451,352

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

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

School	Description	Cost Estimate
District wide	Security Infrastructure Project*	\$ 2,020,692
Dwight Elementary School	Playground retaining wall and stairs*	55,500
Fairfield Ludlowe High School	Replace two 1971 boilers*	594,950
	New windows	3,907,674
	Subtotal Fairfield Ludlowe High School	4,502,624
Fairfield Woods Middle School	Roof project	2,287,000
Holland Hill Elementary School	Project team initial funding and temporary (portable) classrooms	1,240,000
	Gross Total	10,105,816
	Estimated DCS Reimbursement	(1,964,984)
	Net Total	\$ 8,140,832

\*Potential short-term capital non-recurring projects

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

School	Description	Cost Estimate
<b>District wide</b>	Security Infrastructure Project*	\$ 335,000
<b>Holland Hill Elementary School</b>	New addition and renovation	17,300,500
<b>Fairfield Warde High School</b>	Artificial turf field*	750,000
	LMC HVAC replacement*	250,000
	Blake tennis courts replacement*	325,000
	Subtotal Fairfield Warde High School	1,325,000
<b>Tominson Middle School</b>	Minor roof replacement*	856,250
	Gross Total	19,816,750
	Estimated DCS Reimbursement	(4,798,829)
	Net Total	\$ 15,017,921

\*Potential short-term capital non-recurring projects

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

School	Description	Cost Estimate
<b>District wide</b>		\$
	Security Infrastructure Project*	345,250
	IT switch replacement Project -phase I*	972,995
	Subtotal District wide	1,318,245
<b>Fairfield Ludlowe High School</b>		
	Student parking lot paving*	275,000
<b>Mill Hill Elementary School</b>		
	Project team initial funding	1,500,000
<b>Secondary Schools</b>		
	I.T. CAT 6-Electrical Project*	200,000
<b>Sherman Elementary School</b>		
	Renovate and upgrade - phase III	3,200,000
	Gross Total	6,493,245
	Estimated DCS Reimbursement	(845,760)
	Net Total	\$ 5,647,485

\*Potential short-term capital non-recurring projects



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

School	Description	Cost Estimate
<b>District wide</b>	IT switch replacement Project -phase II*	\$ 581,755
	IT server network isolated communication HVAC controls*	275,000
	Security and safety infrastructure - Phase 5*	350,000
	Subtotal District wide	1,206,755
<b>Dwight Elementary School</b>	HVAC BMS control upgrades*	200,000
<b>Mill Hill Elementary School</b>	New addition and renovations with core upgrades	18,720,000
<b>Fairfield Ludlowe High School</b>	Tennis courts replacement*	550,000
<b>Fairfield Warde High School</b>	Fitts House HVAC RTU Replacement 50 Ton #1*	300,000
<b>Stratfield Elementary School</b>	Roof replacement project*	85,000
<b>Walter Fitzgerald Campus</b>	Walter Fitzgerald Relocation	200,000
	Gross Total	21,261,755
	Estimated DCS Reimbursement	(4,747,392)
	Net Total	\$ 16,514,362

\*Potential short-term capital non-recurring projects

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

<b>School</b>	<b>Description</b>	<b>Cost Estimate</b>
<b>Fairfield Ludlowe High School</b>	Renovate student bathrooms*	\$ 1,125,000
<b>Fairfield Warde High School</b>	New A/C for cafeteria*	1,000,000
<b>Jennings Elementary School</b>	HVAC BMS control upgrades*	200,000
<b>Roger Ludlowe Middle School</b>	Cooling towers replacement*	300,000
	<b>Gross Total</b>	<b>2,625,000</b>
	<b>Estimated DCS Reimbursement</b>	<b>-</b>
	<b>Net Total</b>	<b>\$ 2,625,000</b>

\* Potential short-term capital non-recurring projects

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

School	Description	Cost Estimate
<b>Fairfield Warde High School</b>	Fitts House HVAC RTU Replacement 50 Ton #2*	\$ 250,000
	Renovate student bathrooms*	1,447,031
	Subtotal Fairfield Warde High School	1,697,031
<b>Jennings Elementary School</b>	Addition and renovation project	3,053,320
<b>North Stratfield Elementary School</b>	Roof project	1,815,510
<b>Osborn Hill Elementary School</b>	HVAC BMS control upgrades*	200,000
	Gross Total	6,765,861
	Estimated DCS Reimbursement	(1,234,735)
	Net Total	\$ 5,531,126

\*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 Ludlowe High School	Emergency generator replacement*	\$ 250,000
Fairfield Warde High School	New windows**	3,150,000
Osborn Hill Elementary School	Renovate student bathrooms*	364,652
North Stratfield Elementary School	HVAC BMS control upgrades*	200,000
Sherman Elementary School	Roof replacement	1,381,242
Stratfield Elementary School	Front façade and cornice wall painting*	351,775
	Front retaining wall*	250,000
	Subtotal Stratfield Elementary School	601,775
	Gross Total	5,947,669
	Estimated DCS Reimbursement	(1,149,123)
	Net Total	\$ 4,798,546

\*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

\*\*FWHS Does not include hazardous material testing and cleanup.

**Fairfield Public Schools  
Long Range Facilities Plan  
Summary by Year  
2023-2024**

School	Description	Cost Estimate
Dwight Elementary School	Renovation project	\$ 5,681,640
Fairfield Woods Middle School	Renovate student bathrooms*	984,970
Fairfield Warde High School	Replace Boiler Burners*	250,000
Osborn Hill Elementary School	Roof replacement	1,409,046
Sherman Elementary School	HVAC BMS control upgrades*	200,000
Tomlinson Middle School	New windows**	825,000
	Gross Total	9,350,656
	Estimated DCS Reimbursement	(2,121,538)
	Net Total	\$ 7,229,118

\* Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

\*\*TMS - Does not include hazardous material testing and clean-up

**Fairfield Public Schools  
Long Range Facilities Plan  
Summary by Year  
2024-2025**

School	Description	Cost Estimate
<b>Burr Elementary School</b>	Roof warranty extension project*	\$ 650,000
<b>District wide</b>	Underground oil tank replacements*	500,000
<b>Fairfield Warde High School</b>	Fitts House HVAC RTU Replacement 30 Ton #1*	250,000
<b>Mill Hill Elementary School</b>	HVAC BMS control upgrades* Roof replacement	200,000 1,028,075
	Subtotal Mill Hill	1,228,075
<b>North Stratfield Elementary School</b>	New acoustical ceiling and lights*	335,024
	Gross Total	2,963,099
	Estimated DCS Reimbursement	(488,960)
	Net Total	\$ 2,474,139

\*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

**Long Range Facilities Plan  
Summary by Year  
2025-2026**

School	Description	Cost Estimate
<b>Fairfield Woods Middle School</b>	Elevator replacement project*	\$ 200,000
	New windows**	825,000
	<b>Subtotal Fairfield Woods Middle School</b>	<b>1,025,000</b>
<b>Tomlinson Middle School</b>	HVAC BMS control upgrades*	350,000
	New acoustical ceiling and lights*	668,528
	<b>Subtotal Tomlinson Middle School</b>	<b>1,018,528</b>
<b>Gross Total</b>		<b>2,043,528</b>
Estimated DCS Reimbursement		<b>(209,220)</b>
<b>Net Total</b>		<b>\$ 1,834,308</b>

\*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

\*\*FWMS - Does not include hazardous material testing and clean-up

**Fairfield Public Schools  
Long Range Facilities Plan  
Summary by Year  
2026-2027**

School	Description	Cost Estimate
<b>Fairfield Warde High School</b>	Fitts House HVAC RTU Replacement 30 ton #2*	\$ 250,000
<b>Roger Ludlowe Middle School</b>	Fire Alarm Replacement*	265,000
<b>Stratfield Elementary School</b>	HVAC BMS Controls Upgrades*	250,000
	Gross Total	765,000
	Estimated DCS Reimbursement	-
	Net Total	\$ 765,000

\*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  
 2027-2028

School	Description	Cost Estimate
Fairfield Woods Middle School	HVAC BMS Controls Upgrades*	350,000
	Renovate student bathrooms*	523,515
	Gross Total	873,515
	Estimated DCS Reimbursement	-
	Net Total	\$ 873,515

\*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 2028)**

School	Description	Projected Cost Estimate
<b>District wide</b>	Solar system replacements and/or upgrades at RLMS, FWMS, and TMS.	\$ 250,000
<b>Jennings Elementary School</b>	Roof replacement.	1,550,000
<b>Osborn Hill Elementary School</b>	Addition and Renovations.	3,988,542
<b>FLHS &amp; FWHS</b>	Artificial turf field replacements.	2,000,000
<b>Transportation Building</b>	Portable classroom replacement.	300,000
<b>District wide</b>	HVAC BMS control upgrades.	4,600,000
<b>District wide</b>	Tunnel - asbestos abatement and re-insulation project.	1,150,000
<b>District wide</b>	Elementary schools - Playground replacements.	1,250,000
<b>District wide</b>	Aboveground Storage Tank (AST) replacements at Dwight, Holland Hill, Jennings, Mill Hill, North Stratfield, Osborn Hill, Riverfield, Sherman, FWMS, FLHS and FWHS.	200,000
<b>Central Office (501 Kings Highway East)** Maintenance Office (418 Meadow Street)** Fairfield High Schools Walter Fitzgerald Campus (108 Biro Street)**</b>	Leased property Leased property Leased property	- - -
<b>Total</b>		<b>\$ 15,288,542</b>

\*Pending roof extension projects

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

# Sherman Elementary School

School building core upgrades and renovations with cost estimates

## Space Deficiencies & 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
	255,000	Parking lot upgrades
	500,000	New stage addition off of gymnasium
	150,000	Construction Contingency

## 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 (2019 dollars) \$ 3,200,000**

# Mill Hill Elementary School

Project Team Initial Funding and Temporary (portable) Classrooms  
 "504 Building Capacity Design"

\$	595,500	<b>Architect/Engineers/Consultants</b> Structural Engineer MEP Engineer Civil engineer Landscape Architect Interior/Furniture Designer Lighting Consultant Traffic & Signage Consultant Audio/Visual Consultant Information Technology Consultant Kitchen Consultant Commissioning Agent Cost Estimator
	112,000	Environmental/Haz-Mat Consultant
	15,000	Surveyor
	25,000	Geotech Engineer
	25,000	LEED/Green Building Consultant
	225,000	Construction Management/Owner Representative
	15,000	Legal
	49,000	Expenses
	250,000	Move and/or Relocate Existing (portable) Classrooms to make room for New Renovation/Addition
\$	188,500	Contingency & Escalation

**Total Budget Estimate (2019 Dollars)      \$1,500,000**

# Mill Hill Elementary School

School building upgrades and renovations with cost estimates

## "504 Building Capacity Design"

<b>Space Deficiencies</b>		
\$	9,948,300	
<b>Core Upgrades</b>		
	1,500,000	New Classrooms and Addition(s)
	580,000	New mechanical means of fresh air ventilation & air conditioning and relocation of existing systems
	335,700	Expand Cafeteria/relocate stage to gymnasium addition
	275,000	Expand Media Center
	310,000	ACT Ceilings and Lights
	390,000	ADA compliance
	350,000	Expand Kitchen
	100,000	Controls
	40,000	Lockers
	285,000	Life safety code updates (hardware replacements)
	185,000	Grounds (paving and striping)
	25,000	Fire protection (upgrades)
	125,000	Protection Phase
	45,000	Cutout & Connection Corridor
	155,000	Technology
	150,000	Security/Safety
	250,000	Expand Serving line
	135,000	Classroom relocation allowance
	17,000	Electrical (panel upgrade)
	35,000	Phone System
	55,000	Dedicated Server Room
	135,000	Alarms
	1,794,000	FF+E
		Construction Contingency
		<b>Soft Cost/Miscellaneous items</b>
\$	1,500,000	Architectural/Engineering-Construction Administration
		Hazardous Material allowance
		IAQ Monitoring (Air Clearance Consultants)
		Start up and training
		Cleaning of existing building systems
		Removal of temporary portable classrooms
		Unforeseen conditions
		Owner contingency
		Other
		<b>Total Budget Estimate (2020 Dollars)</b>
		<b>\$18,720,000</b>

# Jennings Elementary School

School building core upgrades and renovations with cost estimates

## Space Deficiencies & Core Upgrades

\$	1,200,000	New mechanical means of fresh air ventilation & air conditioning
	35,000	ADA compliance
	271,320	Expand Media Center
	185,000	Fire protection (add sprinklers)
	140,000	ACT Ceilings and Lights
	25,000	Fire protection (add service)
	5,000	Controls
	50,000	Bathroom upgrades
	100,000	Lockers
	15,000	Technology
	155,000	Security/Safety
	25,000	Classroom relocation allowance
	25,000	Electrical (panel upgrade)
	12,000	Phone System
	5,000	Alarms
	300,000	Replace portable temporary classroom
	150,000	Construction Contingency

\$	355,000	<b>Soft Cost/Miscellaneous items</b>
		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 (2022 Dollars) \$ 3,053,320

# Dwight Elementary School

School building core upgrades and renovations with cost estimates

## Space Deficiencies & Core Upgrades

\$	1,629,700	ADA compliance
	1,350,000	New mechanical means of fresh air ventilation & air conditioning
	434,700	Expand Media Center
	300,000	Renovate/upgrade bathrooms
	287,000	Fire protection (add sprinklers)
	50,000	Fire protection (add service)
	308,240	ACT Ceilings and Lights
	100,000	Lockers
	30,000	Life safety code updates (hardware replacements)
	25,000	Protection Phase
	25,000	Technology
	155,000	Security/Safety
	25,000	Classroom relocation allowance
	35,000	Electrical (panel upgrade)
	12,000	Phone System
	10,000	Dedicated Server Room
	5,000	Alarms
	350,000	Construction Contingency

\$	550,000	<b>Soft Cost/Miscellaneous items</b>
		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 (2024 Dollars) \$ 5,681,640**

## Appendix A

### BUILDING CAPACITY AND UTILIZATION REPORT (Milone and MacBroom - February 13, 2018)

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.

The chart below shows the functional capacities and percent utilization with and without portable classrooms using the Milone and MacBroom approach.

### K-5 Operational Capacity

School	Total Full-Size Classrooms <sup>2</sup>	Total Full-Size Instructional Classrooms	K-5 Grade Level Instruction	CLC	Pre-K <sup>3</sup>	K-5 Operational Capacity
Burr	28	24	22	1	1	470
Dwight	21	18	17	1	0	365
Holland Hill <sup>1</sup>	28	24	24	0	0	504
Jennings	23	18	17	1	0	365
McKinley	30	24	24	0	0	504
Mill Hill (without portables) <sup>2</sup>	20	13	13	0	0	273
North Stratfield	28	24	24	0	0	504
Osborn Hill	30	24	22	2	0	478
Riverfield	27	24	24	0	0	504
Roger Sherman	24	22	22	0	0	462
Stratfield	27	24	22	0	2	462
<b>Total PK-5</b>	<b>286</b>	<b>239</b>	<b>231</b>	<b>5</b>	<b>3</b>	<b>4,891</b>

1. Based on the Planned Capacity from the new Holland Hill Ed Spec
2. The five portable classrooms were deducted from the capacity at Mill Hill
3. Pre-K classrooms are deducted from the K-5 operation capacity

Operational capacity = deployment of district-wide programs for the 2017-2018 school year 128 seats lower than the theoretical capacity not including district behavior program



Appendix B

BUILDING CAPACITY AND UTILIZATION REPORT

**K-5 Operational Capacity**

Updated for 2018-2019 Programs

School	K-5 Functional Capacity	Total Full-Size Classrooms <sup>2</sup>	Total Full-Size Instructional Classrooms	K-5 Grade Level Instruction	CLC	Pre-K <sup>3</sup>	October 1, 2017 Enrollment	K-5 Operational Capacity	K-5 Operational Utilized
Burr	504	28	24	22	1	1	380	470	80.9%
Dwight	378	21	18	17	1	0	315	365	86.3%
Holland Hill <sup>1</sup>	504	28	24	24	0	0	379	504	75.2%
Jennings	378	23	18	17	1	0	289	365	79.2%
McKinley	504	30	24	24	0	0	432	504	85.7%
Mill Hill (without portables) <sup>2</sup>	273	20	13	13	0	0	347	273	127.1%
North Stratfield	504	28	24	24	0	0	380	504	75.4%
Osborn Hill	504	30	24	22	2	0	423	478	88.5%
Riverfield	504	27	24	23	1	0	414	491	84.3%
Roger Sherman	462	24	22	22	0	0	470	462	101.7%
Stratfield	504	27	24	22	0	2	406	462	87.9%
<b>Total PK-5</b>	<b>5,019</b>	<b>286</b>	<b>239</b>	<b>230</b>	<b>6</b>	<b>3</b>	<b>4,235</b>	<b>4,878</b>	<b>87%</b>

1. Based on the Planned Capacity from the new Holland Hill Ed Spec
2. The five portable classrooms were deducted from the capacity at Mill Hill
3. Pre-K classrooms are deducted from the K-5 operation capacity

Operational capacity = deployment of district-wide programs for the 2017-2018 school year 128 seats lower than the theoretical capacity not including district behavior program

Source: Milone and MacBroom- February 13, 2018  
 Riverfield CLC program updated by Fairfield Public Schools

**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.

**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. HOLLAND HILL ELEMENTARY SCHOOL
- D. MCKINLEY ELEMENTARY SCHOOL
- E. NORTH STRATFIELD ELEMENTARY SCHOOL
- F. OSBORN HILL ELEMENTARY SCHOOL
- G. RIVERFIELD ELEMENTARY SCHOOL
- H. STRATFIELD ELEMENTARY SCHOOL
- I. SHERMAN 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.

<b>TOTAL:</b> <b>7</b> Portable Classrooms <b>6</b> Are at Elementary Schools
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