

Fairfield Public Schools Facilities Plan 2014 - 2025

Riverfield Elementary School



Fairfield Ludlowe High School



Osborn Hill Elementary School



Approved by the Board of Education on
June 23, 2015
Updated on August 2 , 2016
Updated on August 22, 2017

Fairfield Public Schools
Facilities Plan 2014-2025

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
Director of Operations
August 22, 2017

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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 11, 2016. 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 2014-2025 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.

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FAIRFIELD PUBLIC SCHOOLS
SUMMARY OF ENROLLMENT PROJECTIONS
BY SCHOOL AND YEAR
February 11, 2016 – Milone & MacBroom

School	YEAR				
	16-17*	17-18**	18-19	19-20	20-21
Burr	413	377	429	426	436
Dwight	337	301	300	292	286
Holland Hill	404	392	385	400	396
Jennings	317	288	282	284	286
McKinley	449	445	407	391	383
Mill Hill	384	348	324	320	324
North Stratfield	397	365	362	362	363
Osborn Hill	445	415	426	407	415
Riverfield	425	411	370	373	375
Sherman	484	472	444	436	453
Stratfield ES	419	406	359	355	351
Fairfield Woods	894	942	902	898	833
Roger Ludlowe	773	847	827	845	764
Tomlinson	684	654	665	657	645
Fairfield Warde	1,510	1,496	1,486	1,477	1,496
Fairfield Ludlowe	1,505	1,470	1,431	1,391	1,455
Walter Fitzgerald Campus	29	60	39	39	39
TOTAL K-12	9,869	9,689	9,438	9,353	9,300

Note: Excludes ECC students.

Source: Milone & MacBroom 2-11-2016 (2018-2019 through 2025-2026)

*Source: Actual October 1, 2016 student count

**Source: 2017-2018 Board of Education Budget Book

FAIRFIELD PUBLIC SCHOOLS
SUMMARY OF ENROLLMENT PROJECTIONS
BY SCHOOL AND YEAR
February 11, 2016 – Milone & MacBroom

School	YEAR				
	21-22	22-23	23-24	24-25	25-26
Burr	446	446	461	476	487
Dwight	282	294	315	320	329
Holland Hill	395	418	428	441	442
Jennings	296	306	321	331	330
McKinley	394	395	410	419	424
Mill Hill	340	349	362	375	389
North Stratfield	379	393	406	418	422
Osborn Hill	431	449	466	490	504
Riverfield	377	388	405	423	427
Sherman	446	459	484	499	502
Stratfield ES	363	382	401	414	432
Fairfield Woods	812	753	724	714	774
Roger Ludlowe	768	726	682	648	672
Tomlinson	617	593	560	564	556
Fairfield Warde	1,437	1,455	1,420	1,340	1,308
Fairfield Ludlowe	1,440	1,435	1,417	1,326	1,281
Walter Fitzgerald Campus	39	39	39	39	39
TOTAL K-12	9,262	9,280	9,301	9,237	9,318

Note: Excludes ECC students.
Source: Milone & MacBroom 2-11-2016

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 11, 2016 (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 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

Status: *Holland Hill Building Committee formed in 2016 to work on a renovation and addition project.*

Portables: *5 (2 purchased in 2007, 1 purchased in 2000, 2 leased in 2016)*

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 Music Classroom
- Provide 1.0 Instrumental Music Classroom
- Provide 4.0 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 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 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 .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)
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
- Status:** Phase one – 2009 Annex Building (six classroom addition) completed
Phase two – 2012 Partial Addition and Renovation completed by SPSBC
Phase three – 2018-2019 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 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

- 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

Stratfield Elementary School

<i>Built:</i>	<i>1929</i>
<i>Renovated:</i>	<i>1948, 1972 & 2010</i>
<i>Status:</i>	<i>N/A</i>
<i>Portables:</i>	<i>None</i>

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**

<i>Built:</i>	<i>1954</i>
<i>Renovated:</i>	<i>1961, 1972, 1995 & 2011</i>
<i>Status:</i>	<i>N/A</i>
<i>Portables:</i>	<i>None</i>

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, 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 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

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, 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 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 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.

**Fairfield Public Schools
Long Range Facilities Plan
2014-2025 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	2023-2024	2024-2025	Estimated Total
Burr Elementary School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Dwight Elementary School	-	-	1,232,342	\$ 55,500	-	-	-	-	-	-	4,356,012	303,877	5,947,731
Holland Hill Elementary School	-	-	-	1,240,000	17,250,500	-	-	-	-	-	-	-	18,490,500
Jennings Elementary School	-	-	382,000	-	-	-	-	-	1,705,320	-	-	-	2,087,320
McKinley Elementary School	-	-	-	-	-	475,000	-	-	-	-	-	-	475,000
Mill Hill Elementary School	-	461,614	-	-	-	1,500,000	18,720,000	-	-	-	-	1,028,075	22,737,764
North Stratfield Elementary School	-	364,652	-	-	-	-	-	-	2,150,534	-	-	-	2,515,186
Osborn Hill Elementary School	-	-	-	-	-	-	-	-	-	364,652	1,409,046	-	1,773,698
Riverfield Elementary School	16,735,766	-	-	-	-	-	-	-	-	-	-	-	16,735,766
Sherman Elementary School	-	-	-	-	-	3,000,000	-	-	-	1,381,242	-	-	4,381,242
Stratfield Elementary School	-	-	-	-	-	-	85,000	601,775	-	-	-	-	686,775
Fairfield Woods Middle School	-	-	-	2,287,000	-	-	-	200,000	-	-	1,809,970	-	4,296,970
Roger Ludlowe Middle School	-	-	-	-	-	975,000	-	-	-	-	-	-	975,000
Tomlinson Middle School	-	-	-	-	856,250	-	668,528	-	825,000	-	-	-	2,349,778
Early Childhood Center	-	-	-	-	-	-	-	-	-	-	-	-	-
Fairfield Ludlowe High School	10,833,389	-	650,000	4,502,624	-	275,000	550,000	1,125,000	-	250,000	-	-	18,186,013
Fairfield Warde High School	1,587,750	1,740,250	1,587,750	-	1,325,000	-	-	1,000,000	1,447,031	3,150,000	-	-	11,837,781
Secondary Schools	-	-	-	-	-	200,000	-	-	-	-	-	-	200,000
District Wide	-	-	1,752,000	2,020,692	335,000	345,250	-	250,000	-	-	-	500,000	5,202,942
Total - Gross Estimate	29,156,905	2,566,516	5,604,092	10,105,816	19,766,750	6,770,250	20,023,528	3,176,775	6,127,885	5,145,894	7,575,028	2,331,952	119,379,466
DCS Reimbursement	(7,706,170)	(541,647)	(745,350)	(1,964,984)	(4,785,614)	(1,176,135)	(4,768,948)	-	(1,102,102)	(1,149,123)	(2,130,247)	(387,520)	(28,588,088)
Total - Net Estimate	\$ 21,450,735	\$ 2,024,869	\$ 4,858,742	\$ 8,140,832	\$ 14,981,136	\$ 5,594,115	\$ 15,254,579	\$ 3,176,775	\$ 5,025,783	\$ 3,996,771	\$ 5,444,781	\$ 1,944,432	\$ 90,791,377

*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	\$ 16,735,766
Fairfield Ludlowe High School	Major roof replacement	2,792,855
	Enrollment driven renovations and upgrades	8,040,534
	Subtotal Fairfield Ludlowe High School	10,833,389
Fairfield Warde High School	Major roof replacement (Phase 2 of a 4 phase program)	1,587,750
	Gross Total	29,156,905
	Estimated DCS Reimbursement	(7,706,170)
	Net Total	\$ 21,450,735

**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
Fairfield Ludlowe High School	Replace artificial turf field*	650,000
Fairfield Warde High School	Major roof replacement (Phase 4 of a 4 phase program)	1,587,750
District wide	Security Infrastructure Project*	1,752,000
	Gross Total	5,604,092
	Estimated DCS Reimbursement	(745,350)
	Net Total	\$ 4,858,742

*Potential short-term capital non-recurring projects

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

School	Description	Cost Estimate
Dwight Elementary School	Playground retaining wall and stairs	\$ 55,500
Holland Hill Elementary School	Project team initial funding and temporary (portable) classrooms	1,240,000
Fairfield Woods Middle School	Roof project	2,287,000
Fairfield Ludlowe High School	Replace two 1971 boilers*	594,950
	New windows	3,907,674
	Subtotal Fairfield Ludlowe High School	4,502,624
District wide	Security Infrastructure Project*	2,020,692
	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
Holland Hill School	New addition and renovation	\$ 17,250,500
Tomlinson Middle School	Minor roof replacement*	856,250
Fairfield Warde High School	Artificial turf field*	750,000
	LMC HVAC replacement*	250,000
	Blake tennis courts replacement*	325,000
	Subtotal Fairfield Warde High School	1,325,000
District wide	Security Infrastructure Project*	335,000
	Gross Total	19,766,750
	Estimated DCS Reimbursement	(4,785,614)
	Net Total	\$ 14,981,136

*Potential short-term capital non-recurring projects

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

School	Description	Cost Estimate
District wide	Security Infrastructure Project*	\$ 345,250
Sherman Elementary School	Renovate and upgrade phase III	3,000,000
Mill Hill Elementary School	Project team initial funding	1,500,000
McKinley Elementary School	Roof warranty ext. project*	475,000
Roger Ludlowe Middle School	Roof warranty ext. project*	975,000
Secondary Schools	I.T. CAT 6-Electrical Project*	200,000
Fairfield Ludlowe High School	Student parking lot paving*	275,000
	Gross Total	6,770,250
	Estimated DCS Reimbursement	(1,176,135)
	Net Total	\$ 5,594,115

*Potential short-term capital non-recurring projects

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

School	Description	Cost Estimate
Mill Hill Elementary School	New addition and renovations with core upgrades	\$ 18,720,000
Stratfield Elementary School	Roof replacement project*	85,000
Tomlinson Middle School	New acoustical ceiling and lights*	668,528
Fairfield Ludlowe High School	Tennis courts replacement*	550,000
	Gross Total	20,023,528
	Estimated DCS Reimbursement	(4,768,948)
	Net Total	\$ 15,254,579

*Potential short-term capital non-recurring projects

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

School	Description	Cost Estimate
Stratfield Elementary School		
	Front façade and cornice wall painting*	\$ 351,775
	Front retaining wall*	250,000
	Subtotal Stratfield Elementary School	601,775
Fairfield Ludlowe High School		
	Renovate student bathrooms*	1,125,000
Fairfield Woods Middle School		
	Elevator replacement project*	200,000
Fairfield Warde High School		
	New A/C for cafeteria*	1,000,000
District wide		
	Portable classroom repairs*	250,000
	Gross Total	3,176,775
	Estimated DCS Reimbursement	-
	Net Total	\$ 3,176,775

*Potential short-term capital non-recurring projects

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

School	Description	Cost Estimate
Jennings Elementary School	Addition and renovation project	\$ 1,705,320
North Stratfield Elementary School	New acoustical ceiling and lights*	335,024
	Roof project	1,815,510
	Subtotal North Stratfield Elementary School	2,150,534
Fairfield Warde High School	Renovate student bathrooms*	1,447,031
Tomlinson Middle School	New windows**	825,000
	Gross Total	6,127,885
	Estimated DCS Reimbursement	(1,102,102)
	Net Total	\$ 5,025,783

*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
2022-2023**

School	Description	Cost Estimate
Sherman Elementary School	Roof replacement*	\$ 1,381,242
Osborn Hill	Renovate student bathrooms*	364,652
Fairfield Ludlowe High School	Emergency generator replacement	250,000
Fairfield Warde High School	New windows**	3,150,000
	Gross Total	5,145,894
	Estimated DCS Reimbursement	(1,149,123)
	Net Total	\$ 3,996,771

*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	\$ 4,356,012
Osborn Hill	Roof replacement*	1,409,046
Fairfield Woods Middle School	Renovate student bathrooms*	984,970
	New windows**	825,000
	Subtotal Fairfield Woods Middle School	1,809,970
	Gross Total	7,575,028
	Estimated DCS Reimbursement	(2,130,247)
	Net Total	\$ 5,444,781

*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
2024-2025**

School	Description	Cost Estimate
Burr Elementary School	Roof warranty extension project*	\$ 500,000
Dwight	Renovate student bathrooms*	303,877
Mill Hill Elementary School	Roof replacement*	1,028,075
District wide	Underground oil tank replacements*	500,000
	Gross Total	2,331,952
	Estimated DCS Reimbursement	(387,520)
	Net Total	\$ 1,944,432

*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 2025)**

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
Osborn Hill Elementary School	Addition and Renovations.	3,988,542
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. (2027-2029)	2,000,000
Transportation Building	Portable classroom replacement.	300,000
District 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	\$ 14,488,542

*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
	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 (2017 dollars) \$ 3,000,000

Mill Hill Elementary School

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

\$ 595,500	Architect/Engineers/Consultants
	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"

Space Deficiencies

\$ 9,948,300

New Classrooms and Addition(s)

Core Upgrades

1,500,000	New mechanical means of fresh air ventilation & air conditioning and relocation of existing systems
580,000	Expand Cafeteria/relocate stage to gymnasium addition
335,700	Expand Media Center
275,000	ACT Ceilings and Lights
310,000	ADA compliance
390,000	Expand Kitchen
350,000	Controls
100,000	Lockers
40,000	Life safety code updates (hardware replacements)
285,000	Grounds (paving and striping)
185,000	Fire protection (upgrades)
25,000	Protection Phase
125,000	Cutout & Connection Corridor
45,000	Technology
155,000	Security/Safety
150,000	Expand Serving line
250,000	Classroom relocation allowance
135,000	Electrical (panel upgrade)
17,000	Phone System
35,000	Dedicated Server Room
55,000	Alarms
135,000	FF+E
1,794,000	Construction Contingency

\$ 1,500,000

Soft Cost/Miscellaneous items

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

Total Budget Estimate (2020 Dollars)

\$18,720,000

Jennings Elementary School

School building core upgrades and renovations with cost estimates

Space Deficiencies & 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 (2022 Dollars) \$ 1,705,320

Dwight Elementary School

School building core upgrades and renovations with cost estimates

Space Deficiencies & 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 (2024 Dollars) \$ 4,356,012

Appendix A

BUILDING CAPACITY AND UTILIZATION REPORT (Milone & MacBroom February 11, 2016)

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

Elementary Capacity

Functional Capacity, With and Without Portable Classrooms

School	2015-16 Enrollment*	With Portables		Without Portables	
		FPS Functional Capacity	Percent Utilization	FPS Functional Capacity	Percent Utilization
Burr*	424	504	80.6%	504	80.6%
Dwight*	346	378	86.8%	378	86.8%
Holland Hill 1	407	378	107.7%	315	129.2%
Jennings	320	378	84.7%	378	84.7%
McKinley	433	504	85.9%	504	85.9%
Mill Hill	382	378	101.1%	336	113.7%
North Stratfield	416	504	82.5%	504	82.5%
Osborn Hill	490	504	97.2%	504	97.2%
Riverfield	409	504	81.2%	504	81.2%
Roger Sherman	481	462	104.1%	462	104.1%
Stratfield	442	504	87.7%	504	87.7%
Total PK-5	4,550	4,998	91.0%	4,893	93.0%

* Includes Pre-K enrollment at Burr and Dwight.

1. Two portable classrooms will be added to Holland Hill for the 2016-17 School Year, bringing its functional capacity with portables to 420 students

Pre-K programs at Burr and Dwight are half Day programs that share a classroom. Therefore, only half Pre-K enrollment was used in utilization calculations.

Appendix B

PORTABLE CLASSROOM STUDY

T. Cullen
August 21, 2017

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 5 PORTABLE CLASSROOMS.
- B. BY COMPANIES: G.E., CARPENTER, ARIES
- C. YEARS INSTALLED:
2016 – (2 Classrooms) Lease.
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. 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

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:	13	Portable Classrooms
	12	Are at Elementary Schools