

Fairfield Board of Education

Proposed

Capital Request Projects

2016 - 2017



Fairfield Woods Middle School Roof Replacement



Holland Hill Renovation and Addition

Project Team Initial Funding and Temporary (Portable) Classrooms

December 8, 2015

Dear Board of Education Members:

This booklet provides an overview and backup material of our proposed 2016-2017 Capital Request Projects. The format is based on the "14 points" document used in Fairfield and from many previous public meetings where this information has often been requested.

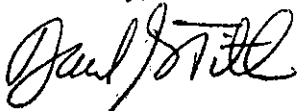
These projects have long been part of the long term facilities planning updates we have provided to the Board and the Town over the past five years.

Each project request includes:

1. Justification and background information.
2. A cost estimate that brings together information from previous projects, verbal quotations, and/or written proposals.
3. Photographs of projects in existing conditions.

We hope you find this information helpful and we are confident it will answer many of your questions as we begin the budget discussions. Thank you for your continued support.

Sincerely,

A handwritten signature in black ink, appearing to read "David G. Title". The signature is fluid and cursive, with the first name "David" and last name "Title" clearly distinguishable.

David G. Title

**Fairfield Public Schools
2016-2017
Capital Request Projects**

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Fairfield Woods Middle School

Partial Roof Replacement

\$ 3,000,000

Background: Eighteen roof areas are at the end of their useful lives and in need of replacement. The roofs are original to the 1995 installation and are out of warranty as of 2015. The roof areas in this request are failing at a rapid pace and normal roof preventative maintenance techniques are no longer working. This request is for funding the replacement of these roofs.

Purpose & Justification: The condition of these roof areas is declining rapidly and the extensive leaks are increasing in frequency and severity. Replacement of these roofs now will prevent the need to replace them as an emergency thus preventing disruption to the school's learning environment.

Detailed Description: The expenditure would cover the total cost and removal of the 18 roof areas down to the existing roof deck and installation of a new roofing system. These funds would also cover design, bidding and construction administration costs, as well as a contingency for unforeseen conditions for the roof deck that might be uncovered during the construction demolition activities.

Estimated Cost: The cost of this funding request is \$3,000,000. This number is based on similar roof replacement projects undertaken in the school system and a probable construction cost estimate provided by Hoffmann Architects.

Long Range Costs: Roof replacements will reduce maintenance costs on the old roofs as well as produce energy savings through the use of a better insulated roof system. This roof replacement is part of the Fairfield Public Schools Facilities Plan 2013-2024 and the anticipated life of this upgrade is 20+ years with our roof preventative maintenance program.

Demand on Existing Facilities: This project would reduce the maintenance costs for roof repairs, interior acoustical ceiling repairs, and other school equipment damage from leaks. This project will increase energy efficiency in the building.

Security, Safety and Loss Control: This project would enhance safety and loss control by drastically reducing the risk of a roof failure while school is in session.

Environmental Considerations: This project would greatly reduce greenhouse gases by increasing the energy efficiency of the building thus reducing energy consumption. This roof would also qualify for a solar panel installation similar to FWHS, FLHS and Dwight, currently under contract and under construction/installation.

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

Education, Bureau of School Facilities. The 2015-2016 reimbursement for Fairfield is 25.36%. We estimate that we will receive approximately \$760,800 in eligible State reimbursement for this project.

Schedule, Phasing & Timing: The schedule is to have construction work performed during the summer of 2016.

Other Considerations: The work will be bid out by the Town Purchasing Department and will be performed by outside contractors. This does require the formation of a Building Committee to qualify for state reimbursement.

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

Fairfield Woods Middle School

Partial Roof Replacement

\$ 3,000,000

Details

Licensed contractor to provide labor and materials
Prepared by: Silktown Roofing

Breakdown:

Set-up safety for associates to perform their scope of work, and to protect the occupants of the property.

Remove the existing roofing system down to the existing metal deck.

Install new pressure treated wood blocking to the height of the new perimeter edges.

Install new Polyisocyanurate insulation including 1/4" per foot tapered system with an average R-25 value to be in compliance with 2014 ASHRAE guidelines.

Install new two-ply SBS Modified Bitumen roofing membrane system in cold applied adhesive with a granulated cap sheet.

Install all flashings per manufacturer's specification.

Remove and replace existing drain bowl assemblies.

Install new extruded metal edges with Kynar coated color cover plate that has been pretested and approved per ANSI -SPRI ES-1 specifications. (Color will be selected from standard color selections.)

Install new expansion joints to replace existing.

Fabricate and install new counter flashings as needed for proper termination.

Clean up and dispose of all debris from the above scope of work.

Provide a 20-year No Dollar Limit (NDL) warranty that includes the cost of both labor and material to repair any leaks or material failures during the warranty period.

\$ 2,867,508

Breakdown:

Silver/Petrucelli Architects will provide the following professional services related to the scope of work described in this proposal:

Review original Contract Documents and previous reports as such documents relate to conditions described in the Scope of Work and are supplied to Silver/Petrucelli Architects by the Town of Fairfield Public Schools.

Visit the site to verify existing conditions and construction details. Coordinate with a Contractor retained by The Town of Fairfield Public Schools to perform exploratory openings so as to examine concealed conditions.

Based upon the results of Silver/Petrucelli Architects' field verification activities and the established scope of work, provide a proposed roof replacement system and scope of work for review and approval by the Fairfield Public Schools and Building Committee.

Meet with the Office of School Facilities for a pre-review evaluation meeting to review requirements for submission of the project.

Based on the agreed upon scope of work, prepare Contract Documents consisting of drawings and specifications, setting forth in detail the requirements for construction of the project.

Meet with the Office of School Facilities to review the 100% Contract Documents (Plan Completion Test) for comments and approval.

Respond to Office of School Facilities comments as required.

Assist in the preparation of the necessary bidding information, bidding forms, conditions of the Contract and Form of Agreement between Owner and Contractor.

Assist the Town of Fairfield Public Schools in obtaining bids.

Prepare an agenda for a pre-bid conference at the site.

Conduct a pre-bid conference at the site.

Prepare minutes from the pre-bid conference.

Respond to contractor questions and prepare addenda, as necessary.

Assist the Town of Fairfield Public Schools in evaluating bids and in awarding construction contract.

Conduct a meeting with a representative from the Fairfield Public Schools, Building Committee, and the Contractor prior to the commencement of the work, to review the Contractor's proposal for compliance with the requirements of the Contract Documents.

Review and take appropriate action on Contractor’s submittals such as shop drawings, product data and samples, to establish their conformance with the design concept expressed in the Contract Documents; forward to the Town of Fairfield Public Schools, for review and record, written warranties and related documents required by the Contract Documents and assembled by the Contractor.

Visit the site four (4) times during construction to become familiar with the progress and quality of work and to determine if the work is being performed is in general compliance with the Contract Documents.

Conduct meetings in conjunction with site visits to assess the progress of the work.
Prepare field observation reports following site visits to document progress and quality of the Contractor’s work.

Authorize minor changes in the work if they are necessary and do not involve adjustment to the contract sum or extension of the contract time.

Review and certify amounts due the Contractor.

Visit the site to develop a punch list and again to conduct a final inspection with the Manufacturer’s representative.

Determine the date of final completion.

Certify Contractor’s requisition for Final Payment based upon the final inspection indicating the work is in general compliance with the requirements of the Contract Documents.

\$ 77,000

Contingency
Prepared by: Fairfield Public Schools Central Office

Breakdown:

Carry a contingency for unforeseen conditions during demolition of old roofing materials down to the existing roof deck.

\$ 55,492

Total **\$ 3,000,000**



FAIRFIELD
PUBLIC SCHOOLS

**Aerial Infrared Roof Moisture
Survey of April 29, 2015**



**Fairfield Woods
Middle School**

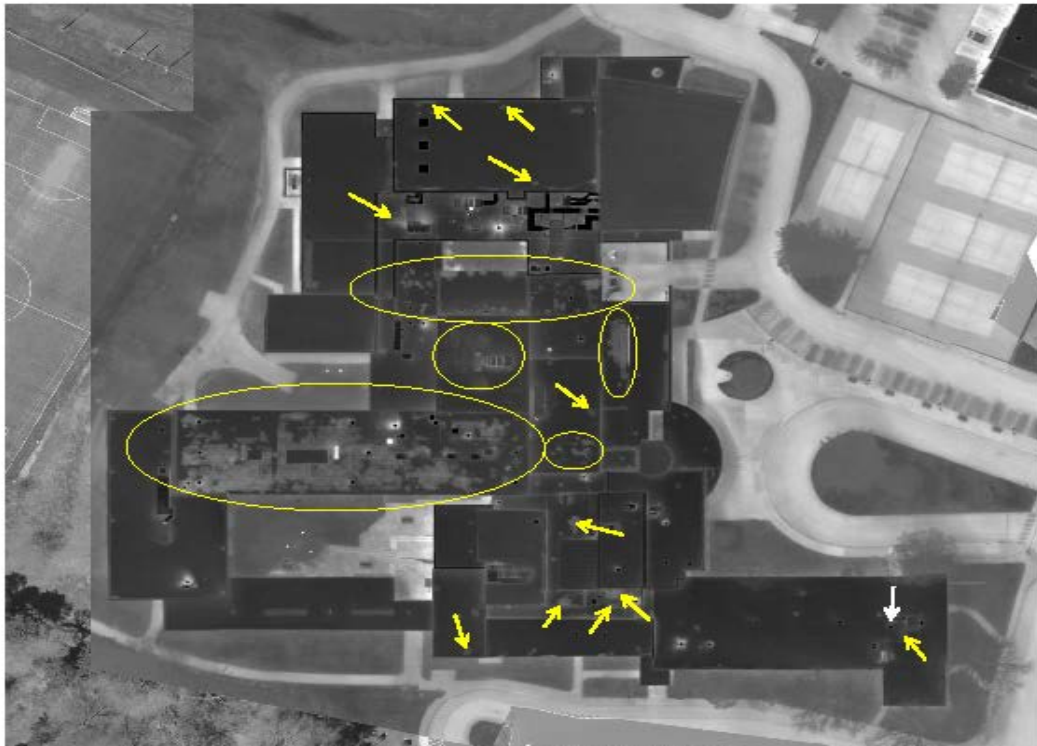


FAIRFIELD
PUBLIC SCHOOLS

**Aerial Infrared Roof Moisture
Survey of April 29, 2015**



**Fairfield Woods
Middle School**





Fairfield Woods Middle School
Deteriorating Roof Conditions





Fairfield Woods Middle School
Deteriorating Roof Conditions “Close-up”



Holland Hill Elementary School

Project Team Initial Funding and Temporary (portable) Classrooms \$ 1,240,000

Background: Holland Hill Elementary School is in need of a partial renovation and new addition to meet the growing enrollment and to eliminate the three existing temporary (portable) classrooms. The school building was built in 1956 and at that time had a building capacity of 315 students. The October 1, 2015 enrollment is 405 students. The temporary (portable) classrooms were installed on the school site in 2000.

Purpose & Justification: The condition of the school building is considered good but all building systems are designed back to the 1950's so building codes, fire codes, ADA and health codes will require upgrades at this time to bring the school building up to and as close to possible the 2015 design. The renovation and addition now will provide the school building the proper space capacities it needs to support the district curriculum for the staff and students to lead Holland Hill Elementary School into the future in Fairfield.

Detailed Description: The expenditure would cover the cost of hiring a project team to provide design development drawings and specifications for cost estimates to bring forth to the Town of Fairfield to hear and consider an appropriation for the renovation and addition project. The expenditure would also cover the cost of two temporary (portable) classrooms for the immediate need while the project team is working on design development documents and the school system is seeking approval for funding and a building committee for the full project.

Estimated Cost: The cost of this funding request is \$1,240,000. This number is based on similar projects undertaken in the system and a probable construction cost estimate provided by Ken Boroson Architects. This cost number also includes the cost estimate for two temporary (portable) classrooms based on previous purchases in the school district at our elementary schools.

Long Range Costs: The project team funding will provide good estimates for construction numbers for the full project request and will be good for up to three years. The temporary (portable) classrooms will have an anticipated life of 20 years, but will be leased only until the full project is completed.

Demand on Existing Facilities: Not applicable.

Security, Safety and Loss Control: This project would include security/safety fencing around the temporary (portable) classrooms and will reduce safety and loss control by drastically reducing the risk of the area for the temporary (portable) classrooms while school is in session.

Environmental Considerations: Not applicable.

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

Schedule, Phasing & Timing: The schedule is to begin working with the project team as soon as possible and to install the two temporary (portable) classrooms over the summer of 2016 to be in place and ready for the start of the new school year.

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

Alternates to the Request: The alternate to this request is to do nothing. This alternative will delay the needed temporary (portable) classrooms for the growing enrollment issue at the school and this will delay the full project as well as further delay other similar projects scheduled in the BOE future planning.

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Holland Hill Elementary School

Project Team Initial Funding and Temporary (portable) Classrooms

\$ 1,240,000

Details

Architect/Engineers/Consultants \$495,500

- 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

Environmental/Haz-Mat Consultant \$ 82,000

Surveyor \$ 15,000

Geotech Engineer \$ 20,000

LEED/Green Building Consultant \$ 25,000

Construction Management/Owner Representative \$ 155,000

Legal \$ 10,000

Expenses \$ 49,000

Two Temporary (portable) Classrooms \$ 250,000

- Setup & Takedown
- Lease Payment
- FF&E
- IT & Security Infrastructure

Contingency & Escalation \$ 138,500

Total Budget Estimate (2016 Dollars)

\$ 1,240,000



Holland Hill Elementary School
Front View



Holland Hill Elementary School
Back Views



Holland Hill Elementary School
Back View Temporary (Portable) Classrooms



Holland Hill Elementary School
Back View Temporary (Portable) Classrooms