

Fairfield Board of Education Proposed Capital Project Requests 2018 - 2019

**Sherman Elementary
School Phase III
Renovation and
Addition Project**



**Mill Hill Elementary
School Renovation
and Addition
“Project Team Initial
Funding”**



December 8, 2017

Dear Board of Education Members:

This booklet provides an overview of the following 2018-2019 Proposed Capital Project Requests that will require building committees:

1. Sherman Elementary School Phase III Renovation and Addition
2. Mill Hill Renovation and Addition - Project Team Initial Funding

The above have been included in long-term facilities planning over the last five years and are listed in the Fairfield Public Schools' Facilities Plan.

Information for each project is provided using the 14-point format devised by the Town of Fairfield and includes:

- Justification and background information.
- A cost estimate that includes previous project information, verbal quotations, and/or written proposals.
- 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,



Toni Jones, Ed.D.
Superintendent of Schools

**Fairfield Public Schools
2018-2019
Capital Project Requests**

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Sherman Elementary School

Renovation and Addition Project – Phase Three

\$ 3,200,000

Background: Sherman Elementary School is in need of the final (phase three) renovation and addition to complete the project that began in 2009-2010. The school building was built in 1963 and at that time had a building capacity of 315 students. The October 1, 2017 enrollment is 470 students. The project in 2009-2010, performed by Philip Cerrone Architect, was phase one and involved the Annex Building addition with six classrooms. The project in 2011-2012 was phase two and involved a partial renovation and addition performed by Wiles + Architect, LLC. The temporary (portable) classroom, (originally purchased in 2001) that exists on the site was relocated in 2003 from Fairfield High School.

Purpose & Justification: The condition of the school building is considered good. Some of the building systems that exist were designed back in the 1960's and therefore require upgrading for building codes, fire codes, ADA and health codes to bring the school building up to and as close as possible to the 2019 design. The renovation and addition will now provide the school building the proper space capacities needed to support the district curriculum for the staff and students to lead Sherman Elementary School into the future in Fairfield.

Detailed Description: This expenditure would cover the cost of hiring a project team to provide design development drawings and specifications for cost estimates for the Town of Fairfield to hear and consider an appropriation for the renovation and addition project. This project would require the Town of Fairfield to assign a building committee for the full project in the hopes of filing for and receiving State of Connecticut reimbursement.

Estimated Cost: The cost of this funding request is \$3,200,000. This number is based on similar projects undertaken in the school system and a probable construction cost based on previous elementary school projects. This cost number must not exceed the amount calculated under the FEMA regulation of 50% of the value of the property for improvements due to the location so close to a major watercourse.

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.

Demand on Existing Facilities: Not applicable.

Security, Safety and Loss Control: This project would include security/safety infrastructure measures for all new work performed within the school building and for the school site.

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 will be partially 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; to provide a partial renovation and addition for the 2019 school year with completion in place and ready for the start of the new school year.

Other Considerations: This 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 school building upgrades to fix the capacity deficiencies, and meet the demands of the growing enrollment issues at this elementary school. This delay will further delay other similar projects scheduled in the BOE future planning.

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) not previously performed
20,000	ADA (American Disabilities Act) upgrades
27,500	HVAC Equipment Controls
25,000	Security and Safety upgrades
180,000	APR stage removal 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 and new parent drop off/pickup (Fern Street)
500,000	New stage addition off of gymnasium
150,000	Construction Contingency

\$ 355,000

Soft Cost/Miscellaneous items:

Architectural / Engineering
Hazardous material investigations
Environmental 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



Sherman School Front View



Sherman School Rear View



Sherman School Fern Street Side View



Sherman School Annex Building View

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Mill Hill Elementary School

Project Team Initial Funding

\$ 1,500,000

Background: Mill Hill Elementary School is in need of a partial renovation and new addition to meet the capacity deficiencies, enrollment needs, and to eliminate the five existing temporary (portable) classrooms. The school building was built in 1955. The current building configuration identifies that the building capacity is 378 students. The October 1, 2017 enrollment is 347 students. The temporary (portable) classrooms were installed on the school site (one in 2000, one in 2001, and three in 2008).

Purpose & Justification: The condition of the school building is considered good but all building systems were designed to the 1950's building codes, fire codes, ADA and health codes and will require upgrades at this time to bring the school building up to and as close as possible to the 2019 design. The renovation and addition now will provide the school building the proper space capacities needed to support the district curriculum for the staff and students to lead Mill 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 for the Town of Fairfield to hear and consider an appropriation for the renovation and addition project. The expenditure would also cover the cost of relocating temporary (portable) classrooms for the renovation and addition on the current site.

Estimated Cost: The cost of this funding request is \$1,500,000. This number is based on similar projects previously undertaken in the system and a probable construction cost estimate provided by Ken Boroson Architects at the Riverfield and Holland Hill School projects. This cost number also includes the cost estimate for the relocation of the temporary (portable) classrooms.

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.

Demand on Existing Facilities: Not applicable.

Security, Safety and Loss Control: This project would include security/safety fencing around the relocated 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.

Schedule, Phasing & Timing: The schedule is to begin working with the project team as soon as possible and to plan the best location for an addition on the site that may involve the relocation of the temporary (portable) classrooms over the summer of 2019 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 upgraded capacity deficiency issues that currently exist within the school building. This will also delay the need to bring the school building up to current codes and standards including indoor air quality upgrades. This delay will not address the existing five temporary (portable) classrooms that are aging and will require renovation funding moving forward.

Mill Hill Elementary School

Project Team Initial Funding

\$ 1,500,000

Details

Architect/Engineers/Consultants	\$595,500
<ul style="list-style-type: none">• 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	\$112,000
Surveyor	\$ 15,000
Geotech Engineer	\$ 25,000
LEED/Green Building Consultant	\$ 25,000
Construction Management/Owner Representative	\$225,000
Legal	\$ 15,000
Expenses	\$ 49,000
Temporary (portable) Classrooms Relocation	\$250,000
<ul style="list-style-type: none">• Setup & Takedown• Moving and relocation• Utilities• IT & Security Infrastructure	
Contingency & Escalation	\$188,500
Total Budget Estimate (2019 Dollars)	\$ 1,500,000



Mill Hill School Front View



Mill Hill School Rear View



Mill Hill School Portable
(Temporary) Classrooms Triple Unit



Mill Hill School Portable
(Temporary) Classrooms Double Unit