



**BOE/CO
Friday Packet
October 9, 2020**

Upcoming Meeting Dates

21/22 Capital Projects and Capital Non-Recurring Projects

Waterfall Summary and Complete Waterfall

Capital Plan Workshop Notification for 11-12-2020



Upcoming Board of Education Meeting Dates **2020**

October 13	6:00 PM	Special Meeting/Executive Session Virtual
	7:30 PM	Regular Meeting CO Board Room and Virtual 501 Kings Hwy East
October 20	5:00 PM	Policy Committee Meeting TBD
October 21 <i>Wednesday</i>	6:00 PM	Special Meeting/Executive Session CO Board Room 501 Kings Hwy East
October 27	7:00 PM	Student Awards
	7:30 PM	Regular Meeting FWMS Auditorium 1115 Fairfield Woods Road
November 10	9:00 AM	Finance Committee Meeting CO Board Room and Virtual 501 Kings Hwy East
November 10	7:30 PM	Regular Meeting CO Board Room and Virtual 501 Kings Hwy East

[Town Meetings](#)

11-12-2020: BOF Capital Planning Workshop, 7:00 PM (Virtual)



Enclosure No. 4
October 13, 2020

Fairfield Board of Education Proposed Capital & Non-Recurring Projects 2021 – 2022

Districtwide HVAC Retro-Commission:

Rebalance of School Mechanical Systems

Walter Fitzgerald Campus Relocation



Burr Full Roof Replacement

**Fairfield Ludlowe High School Student
Bathroom Renovation**

October 8th, 2020

October 7th, 2020

Dear Board of Education Members:

This booklet provides an overview of the following 2021-2022 Proposed Capital Non-Recurring and Capital Project Requests:

Capital Non-Recurring Projects:

1. Districtwide HVAC Retro-Commissioning: Rebalance of School Mechanical Systems
2. Walter Fitzgerald Campus Relocation

Capital Projects:

1. Fairfield Ludlowe High School Student Bathroom Project
2. Burr Elementary School Full Roof Replacement Project

I have included all of the above projects in the Fairfield Public Schools' Facilities Plan. Information for each project is provided using the 12-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; a
- 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,



Michael Cummings
Superintendent of Schools

**Fairfield Public Schools
2021-2022
Capital & Non-Recurring Projects**

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Capital Projects			
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<hr/>			
Total		\$ 4,486,383	

Non-Recurring Projects

Districtwide

Retro-Commissioning: Rebalancing of School Mechanical Systems

\$ 625,000

Background: The COVID-19 pandemic has necessitated the need to evaluate and make changes to the schools' mechanical systems. The proposed work is based on the recommendations of ASHRAE and guidance from the State of Connecticut.

The American Society of Heating and Air Conditioning Engineers (ASHRAE) focuses on building systems, energy efficiency, indoor air quality, refrigeration, and sustainability within the industry. ASHRAE has published over 4000 standards for the design and maintenance of indoor environments. ANSI/ASHRAE Standards Standard 62.1-2016 and 62.2-2016 are written in enforceable mandatory language to facilitate adoption into building codes.

Their position regarding the transmission of SARS-CoV-2 and the operation of HVAC systems during the COVID-19 pandemic is that the transmission of SARS-CoV-2 through the air is sufficiently likely that airborne exposure to the virus should be controlled. Changes to building operations, including the process of heating, ventilating, and air conditioning systems, can reduce airborne exposures. Ventilation and filtration provided by heating, ventilating, and air conditioning systems can reduce the airborne concentration of SARS-CoV-2 and thus the risk of transmission through the air.

This project's primary goal is to evaluate existing ventilation and filtration air systems at the Fairfield Public School buildings, make recommendations for improvement, and implement the recommendations.

Due to the sudden emergence of the COVID-19 pandemic, adequate ventilation and air filtration in densely occupied interior spaces are essential to reduce the spread of airborne particles that transmit SARS-CoV-2. This virus causes COVID-19 disease, as well as other airborne contaminants. Since the SARS-CoV-2 virus developed suddenly over a few months, prior knowledge of how this virus spread was initially unavailable. Current building codes are not yet updated to reduce the transmission of the SARS-CoV-2 particles. However, the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), a governing body for the design, operation, and maintenance of HVAC systems, has been investigating the transmission of SARS-CoV-2 through HVAC systems. They have made recommendations on adapting existing HVAC systems to minimize the virus' transmission, causing the COVID-19 disease. This project aims to determine the current effectiveness of ventilation and air filtration for occupied spaces within school buildings in relation to ASHRAE recommendations to reduce the transmission of the SARS-Cov-2 virus. In areas where ventilation or filtration does not meet either code requirements or ASHRAE SARS-CoV-2

mitigation recommendations, Van Zelm will make recommendations on how to meet those requirements or recommendations.

Purpose & Justification: The State of Connecticut issued a Guidance for School Systems for the Operation of Central and Non-Central Ventilation Systems during the COVID-19 Pandemic document dated June 22, 2020. The first recommendation in it to Commission the building mechanical systems.

With the schools now open and occupied, there is a need for immediate results. Van Zelm's approach to this project is to make changes that increase the quantity of outside air as we perform each building's study. Therefore, implementing the ventilation and operational improvements will begin shortly after the project's start rather than at the end of the project.

The study will analyze the existing HVAC units throughout the buildings, with respect to how well these units may prevent the transmission of airborne viruses. The units' performance will be compared to guidance released by ASHRAE on air distribution systems' operation to minimize the transmission of airborne contaminants.

Detailed Description:

- Commissioning work will be performed at all schools except Mill Hill and Holland Hill, which have been excluded at the request of Fairfield Public Schools. Testing, Adjusting, and Balancing (TAB) work will be performed at all schools within the scope.
- The project aims to verify system operation and improve the ventilation and air filtration of the mechanical systems.
- The amount of code required for ventilation air will be calculated and documented.
- The ventilation air quantity will be increased to the extent possible while still allowing the HVAC units to control the environmental conditions in the areas served.
- The TAB contractor will measure and verify the airflow of each unit.
- All COVID related changes will be documented so that the systems can be restored to pre-pandemic (code required) values in the future.

Estimated Cost: The cost of this funding request is \$625,000.

Long Range Costs: There should be no additional long-range costs. Pandemic related changes would be considered short term, and there may be potentially long term savings through energy conservation measures.

Demand on Existing Facilities: This project would increase the equipment's mechanical efficiency due to the repair and implementation of deferred maintenance. The energy consumption will likely increase due to extended run times and increased ventilation air.

However, other energy-saving opportunities may be proposed to offset some of the increases and have lasting savings.

Security, Safety, and Loss Control: This project would increase safety for the school district by increasing the air filtration capability and outside air quantity to the building where possible.

Environmental Considerations: This project is intended to reduce the possible transmission of airborne pathogens related to viruses such as SARS-Cov-2.

Funding, Financing & Office of School Construction Grants Review (OSCG&R): 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 not eligible for reimbursement through OSCG&R.

Schedule, Phasing & Timing: This project's schedule would have all the work completed as soon as possible. Work in classrooms or offices will need to be scheduled around building occupancy.

Other Considerations: This work will be bid out by the Town Purchasing Department and performed by an outside professional licensed contractor.

Alternates to The Request: The alternate to this request would be to do nothing or reduce the level of services provided.

Districtwide

Retro-Commissioning

Rebalancing of the School Mechanical Systems

\$ 625,000

Details

Consultant for Professional Services

Prepared by: Van Zelm Engineers

Breakdown:

Retro-Commissioning (RCx) Services to be provided to investigate mechanical systems related to improving ventilation and air filtration. Implementation of recommendations shall be done concurrently with the RCx work to expedite the improvement in the environmental conditions. Testing, Adjusting, and Balancing (TAB) will be performed as part of the overall process work performed in the following schools.

Burr Elementary School 1960 Burr Street Fairfield, CT 06824 203-255-7385	Osborn Hill Elementary School 760 Stillson Road Fairfield, CT 06824 203-255-8340
Dwight Elementary School 1600 Redding Road Fairfield, CT 06824 203- 255-8312	Riverfield Elementary School 1625 Mill Plain Road Fairfield, CT 06824 203-255-8328
Jennings Elementary School 31 Palm Drive Fairfield, CT 06825 203- 255-8316	Roger Sherman Elementary School 250 Fern Street Fairfield, CT 06824 203-255-8330
McKinley Elementary School 60 Thompson Street Fairfield, CT 06825 203-255-8318	Stratfield Elementary School 1407 Melville Avenue Fairfield, CT 06825 203-255-8332
North Stratfield Elementary School 190 Putting Green Road Fairfield, CT 06825-1199 203-255-8322	Fairfield Ludlowe High School 785 Unquowa Road Fairfield, CT 06824 203- 255-7201
Fairfield Woods Middle School 1115 Fairfield Woods Road Fairfield, CT 06825 203-255-8334	Tomlinson Middle School 200 Unquowa Road Fairfield, CT 06824 203- 255-8336
Roger Ludlowe Middle School 689 Unquowa Rd, Fairfield CT 06824 203-255-8345	Fairfield Warde High School 755 Melville Avenue Fairfield, CT 06825 203-255-8354

The following steps will be undertaken to complete the study:

1. Review the existing HVAC documentation for the buildings noted above.
2. Meet with facilities staff and review any problems or concerns with existing HVAC systems.
3. Review/develop summary spreadsheets indicating, by building, HVAC system type, age, heating/cooling service, airflow, filtration, outside air quantity, exhaust capability, etc.
4. Undertake fieldwork to observe the condition, operation, and controls of all existing HVAC systems. Document condition and any observed operational issues.
5. Remote monitoring of the Building Automation Systems (BAS).
6. Review existing industry standards regarding the transmission of infectious disease via HVAC systems and recommendations to minimize transmission potential related to observed conditions.
7. Calculate the required ventilation quantities for each space if design documents are not available with this information. Information will be given to TAB Contractor to allow for proper air balancing (water balancing has not been included).
8. Engage the services of a TAB Contractor.
9. Develop and evaluate options to improve indoor air quality and minimize the potential for transmission of infectious disease with a minimum impact on environmental comfort, including:
 - Improved filter efficiency
 - Alternative filtration approaches (bi-polar ionization, electrostatic, etc.)
 - Increase airflow and/or ventilation rates
 - Demand-controlled ventilation
 - Ultraviolet sterilization/Bi-Polar Ionization
10. Implement increased ventilation to the extent possible.
11. Coordinate work with BAS, TAB, and Mechanical Contractors.
12. Review options with Fairfield Public School staff and develop final recommendations.
13. Develop a summary report with all findings, recommendations, and conclusions.

\$ 250,000

Testing, Adjusting, and Balancing Contractor**Prepared by:** Van Zelm Engineers**Breakdown:**

Carry a budget for the TAB Contractor to measure and adjust airflows at the direction of the RCx Provider.

1. Measure and adjust HVAC unit airflows as required.
2. Measure and adjust the diffuser airflows as required.

\$ 325,000

Controls Contractor**Prepared by:** Van Zelm Engineers**Breakdown:**

Carry a budget for the Building Automation Contractor to make programming changes in the direction of the RCx Provider.

1. Work directly with RCx Provider to adjust the HVAC controls.
2. Implement programming changes to revise the sequence of operations as directed by the RCx Provider.

\$ 30,000

Contingency**Prepared by:** Van Zelm Engineers**Breakdown:**

Carry a contingency for unforeseen conditions requiring mechanical repair work.

\$ 20,000

Total**\$ 625,000**



Districtwide Retro-Commissioning: Rebalance of the School Mechanical Systems

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Walter Fitzgerald Campus

Relocation of Water Fitzgerald Campus

\$ 208,233

Background: Walter Fitzgerald Campus has been housed at 108 Biro Street for 13 years through a lease with the Diocese of Bridgeport. The building is in poor condition and it has been difficult to get the landlord to make needed repairs over the years. This past September we received a one year extension to the lease along with a notification that the owners were looking to sell the building , and that they would not be putting any more money into the building. All maintenance required for the year would be at the tenant's expense.

Purpose & Justification: In conjunction with the Town's plan to purchase the property located at 309 Barberry Road in Southport, we also plan to relocate the Walter Fitzgerald Campus. This would allow us to eliminate one of three property leases we currently have for Board of Education facilities.

Detailed Description: This expenditure would cover the total cost of moving Walter Fitzgerald Campus to a new location. Including the physical moving of all FFE along with needed infrastructure upgrades and security needs. The cost will also include monies to make safe an abandoned building on the site.

Estimated Cost: The cost of this funding request is \$208,233. This number was arrived at by working with many companies with different areas of expertise to incorporate the interior move and needs as a new school location.

Long Range Costs: The only long-range cost would be routine maintenance of a Town owned building.

Demand on Existing Facilities: This project would increase the demand on facilities by adding a 17,901 square foot building to the Town portfolio of Town owned properties.

Security, Safety, and Loss Control: Part of the this funding request would be to upgrade the safety and security of the newly acquired building, along with making a safe section of the land that houses an older abandoned building.

Environmental Considerations: A preliminary environmental assessment will be conducted by the Town before closing on the property.

Funding, Financing & Office of School Construction Grants Review (OSCG&R): 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 not eligible for reimbursement through OSCG&R.

Schedule, Phasing & Timing: The schedule for this project would have all the work completed during or before the summer recess of 2021, allowing for occupancy for the 21-22 school year.

Other Considerations: This work will be performed once the Town has completed the acquisition of 309 Barberry Road and allows for the relocation to the newly acquired building.

Alternates to The Request: The alternate to this request would be an increase to the Board of Education's Operating budget to allow this move to take place before the end of the one year lease extension on June 30, 2021.

Walter Fitzgerald Campus

Relocation **\$ 208,233**

Details

Engineer of Record:

N/A

Licensed Contractor to Provide Labor and Materials

Prepared by:

WB Meyers, Inc.

Security Upgrades

Frankson Fence Company

Greenway Property Services, Inc.

Breakdown:

Moving	\$14,305
Security Upgrades	\$114,500
Fencing	\$7,553
Landscaping	\$16,875
Fiber Optics	\$35,000

Contingency:	\$ 10,000
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Other Unforeseen:	\$ 10,000
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Total **\$ 208,233**



Walter Fitzgerald Campus – Relocation

Capital Projects

Burr Elementary School

Full Roof Replacement Project

\$ 1,542,150

Background: Burr Elementary school was a newly constructed building in 2004. With a roof warranty that expired in May of 2019. The roof has been showing signs of failing for approximately one year. We have had several roofing contractors out to look at and make repairs to the roof. With the continuation of water penetration, we feel the best next step is to replace the roof.

Purpose & Justification: Failure to replace this roof may result in water infiltration to the building. If the water gets into the building, it will likely result in an internal air quality (IAQ) issue, creating a potential health issue in the building.

Detailed Description: This expenditure would cover the total cost of the project. This includes all labor and material to remove roofing down to the metal decking. Once removed, a new roofing system will be installed.

Estimated Cost: The cost of this funding request is \$1,542,150. This number was arrived at by working with a roofing contractor who has been awarded several town bids for similar projects along with a professional licensed engineering firm in CT, using the industry standard.

Long Range Costs: Once completed, the new roof will carry a warranty for 20 years. There will be minor upkeep and cleaning requirements.

Demand on Existing Facilities: This project would reduce the cost of maintaining the roof as it would reduce service calls caused by water intrusion.

Security, Safety, and Loss Control: This project would enhance safety by the hardening of the building shell. A compromised roofing system can allow moisture into the building, creating numerous IAQ concerns.

Environmental Considerations: The IAQ is compromised when a roof has a continued leaking failure.

Funding, Financing & SDE Reimbursement: This project would not proceed without funding approval. This project will be assigned to the Town's special standing building committee and will apply for funding reimbursement from the state's Office of School Construction Grants Review (OSCG&R) program.

Schedule, Phasing & Timing: The schedule is to have all this work done in the summer of 2021 and completed for school to open in September of 2021.

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

Alternates to the Request: The alternate to this request is to do nothing. This alternative will delay the needed repairs to the roofing system and could affect the ability of the school to operate safely.

Burr Elementary School

Full Roof Replacement

\$ 1,542,150

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 ¼" per foot-tapered system with an average R-36 value to be in compliance with 2015 IECC 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 siding with Kynar finish over masonry walls within the depressed rooftop mechanical area.

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.

\$ 1,341,000

Consultant for Professional Services

Prepared by: Fairfield Public Schools Central Office

Breakdown:

Architect 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 architect by the 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 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 CTDAS Office of School Construction Grants and Review 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 CTDAS Office of School Construction Grants and Review to review the 100% Contract Documents (Plan Completion Test) for comments and approval.

Respond to CTDAS Office of School Construction Grants and Review 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 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 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.

\$ 67,050

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.

\$ 134,100

Total

\$ 1,542,150



Burr Elementary School – Full Roof Replacement

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Fairfield Ludlowe High School

Fairfield Ludlowe High School Student Bathroom Renovations

\$2,111,000

Background: Fairfield Ludlowe High School was initially constructed in 1950 and underwent renovations and additions in 1963, 1972, 1995, 2005, and 2015. Over the years, the bathrooms have received cosmetic makeovers, but have not received complete renovations in over seventy years of operation. The bathrooms are becoming more challenging and cost-prohibitive to keep up and running.

Purpose & Justification: The Fairfield Ludlowe High School bathrooms have a failing infrastructure. The piping in the bathrooms has become older and brittle, causing leaks and increasing the cost to keep them open and running safely for students. Also, many of the bathrooms do not meet the newer code requirements for ADA compliance. Many of the fixtures are showing signs of age and chipping, making them dangerous for students (along with the chipping of the paint on the tiles) and the paint chipping off the tiles.

Detailed Description: This expenditure would cover the total cost of the architectural design, permits, construction and renovation, and Certificate of Occupancy.

Estimated Cost: The cost of this funding request is \$2,111,000. This number was arrived at using industry standards for construction pricing and working with Colliers International, our project owners representative for many of our school projects.

Long Range Costs: The only long-range cost would be routine maintenance of student bathrooms.

Demand on Existing Facilities: This project would decrease the demand on facilities by having all new lower maintenance equipment, including, but not limited to, fixtures and behind the wall piping.

Security, Safety, and Loss Control: The newly renovated bathrooms would increase safety by offering new piping and fixtures, decreasing water leaks and posable injuries from old broken, cracked fixtures. Security would also be incorporated in the design safe for locks down and student activities, providing new piping and fixtures that would decrease water leaks and possible injuries from broken and cracked fixtures. The new designs incorporate enhanced safety features during lockdowns and student activities.

Environmental Considerations: This project will include a look at all environmental impacts and the ability to make the bathrooms energy efficient while keeping them operational for the constant daily use they receive.

Funding, Financing & Office of School Construction Grants Review (OSCG&R)): 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 not eligible for reimbursement through OSCG&R.

Schedule, Phasing & Timing: This project's schedule would be to have all the work completed during the summer recess of 2021, allowing for occupancy for the 21-22 school year with fully functioning bathrooms.

Other Considerations: This work will be bid out by the Town Purchasing Department and performed by a licensed professional contractor.

Alternates to The Request: The alternative to this request would be to keep performing regular maintenance and repairs to failing infrastructure at a higher cost to the Board of Education Operating Maintenance Budget.

Fairfield Ludlowe High School

Student Bathroom Renovations	\$ 2,111,000
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Details

Architectural Firm:

TBD	\$234,600
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Licensed Contractor to Provide Labor and Materials

TBD/ By Town bidding process

Break Down

Renovation	
Demolitions	
Removal and disposal of all materials	
FFE	\$1,641,000

Contingency	\$209,700
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Unforeseen Hazardous Materials	\$25,700
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Total	\$ 2,111,000
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**Fairfield Ludlowe High School – Student Bathroom
Renovation**

Summary of Changes from the September 24, 2019 Long Range Facilities Plan Waterfall Schedule to the October 8, 2020 Long Range Facilities Plan Waterfall Schedule

		Project	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-2029	2029-2030	Comment
1		District Wide Security and Safety Infrastructure	335,000													
2		FWHS Tennis Courts	325,000													
3		FWHS Turf Field	750,000													
4		Holland Hill Addition & Renovation	17,300,500													
5		FWHS LMC HVAC Replacement	250,000													
6		Tomlinson - Roof	856,250													
			19,816,750													
7		District Wide IT Switch Replacement Project Phase I		972,995												
8		District Wide Security and Safety Infrastructure		345,250												
9		FLHS - Parking Lot		275,000												
10		Mill Hill Addition & Renovation		1,500,000												
11		Secondary Schools - IT CAT 6 Project		200,000												
12		Sherman Renovation		3,200,000												
				6,493,245												
13		District Wide IT Server Network Isolated Communication HVAC Controls			275,000											
14		District Wide IT Switch Replacement Projects-Phase II			581,755											
15		District Wide Security & Safety Infrastructure Phase 5			350,000											
16		Dwight - HVAC BMS controls upgrades			200,000											
17		FLHS Tennis Courts			550,000											
18		FWHS Fitts House HVAC RTU Replacement #1			300,000											
19		Mill Hill Addition & Renovation			20,500,600											
20		Tomlinson Flooring Project			440,000											
					23,197,355											
21		FWHS - Cafeteria AC				1,500,000										Amount may be adjusted after engineering specification review
22		Purchase of 108 Biro Street (Walter Fitzgerald Campus)				5,000,000										
23	Removed	Purchase of 108 Biro Street (Walter Fitzgerald Campus)				(5,000,000)										Moved to 2021-2022
24		RLMS Cooling Towers - Replacement Project				400,000										
25		FLHS Emergency Generator Replacement				200,000										
26		Osborn Hill Roof Project				1,409,046										
27		FWMS Elevator Replacement Project				175,000										
						3,684,046										
28	Moved	Burr Roof Project					650,000									Moved from 2021-2022
29	Moved/Increase	Burr Roof Project					892,150									
30	New	Districtwide Retro Commissioning Rebalance of School Mechanical Systems					625,000									
31		ECC Program - location 1 to be determined					250,000									
32	Moved	ECC Program - location 1 to be determined					(250,000)									Moved to 2022-2023
33		ECC Program - location 2 to be determined					250,000									
34	Moved	ECC Program - location 2 to be determined					(250,000)									Moved to 2022-2023
35	Moved	FLHS Renovated Student Bathrooms					1,125,000									Moved from 2022-2023
36	Increased	FLHS Renovated Student Bathrooms					986,000									
37		FWHS Fitts House HVAC RTU Replacement #2					250,000									
38	Moved	FWHS Fitts House HVAC RTU Replacement #2					(250,000)									Moved to 2022-2023
39		FWHS Renovate Student Bathrooms					1,447,031									
40	Moved	FWHS Renovate Student Bathrooms					(1,447,031)									Moved to 2022-2023
41		Jennings Addition & Renovation					3,053,320									
42	Moved	Jennings Addition & Renovation					(3,053,320)									Moved to 2023-2024
43		Osborn Hill BMS Control Upgrades					200,000									
44	Moved	Osborn Hill BMS Control Upgrades					(200,000)									Moved to 2023-2024
45		Stratfield Roof Project					125,000									
46	Moved	Stratfield Roof Project					(125,000)									Moved to 2023-2024
47	New	Walter Fitzgerlad Relocation					208,233									

Summary of Changes from the September 24, 2019 Long Range Facilities Plan Waterfall Schedule to the October 8, 2020 Long Range Facilities Plan Waterfall Schedule

		Project	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-2029	2029-2030	Comment
							4,486,383									
48	New	District wide clock and intercom system upgrade						140,000								
49	Moved	Dwight - Renovation						5,681,640								
50	Increased	Dwight - Renovation						14,318,360								Moved from 2023-2024
51	Moved	ECC Program - location 1 & 2 to be determined						500,000								Moved from 2021-2022
52	Moved	FWHS Renovate Student Bathrooms						1,447,031								Moved from 2021-2022
53	Increased	FWHS Renovate Student Bathrooms						1,290,728								
54	Moved	FWHS Fitts House HVAC RTU Replacement #2						250,000								Moved from 2021-2022
55		FLHS Renovated Student Bathrooms						1,125,000								
56	Moved	FLHS Renovated Student Bathrooms						(1,125,000)								Moved to 2021-2022
57		Burr Roof Project						650,000								
58	Moved	Burr Roof Project						(650,000)								Moved to 2021-2022
59		FWHS New Windows						3,150,000								Moved to 2023-2024
60	Moved	FWHS New Windows						(3,150,000)								
61	New	McKinley Roof Project						1,674,575								
62		North Stratfield HVAC BMS Control Upgrades						200,000								
63		Sherman Renovate and Upgrade Phase IV						3,000,000								
64		Stratfield Front Façade						351,775								
65	Moved	Stratfield Front Façade						(351,775)								Moved to 2027-2028
66		Stratfield Front Retaining Wall						250,000								
67	Moved	Stratfield Front Retaining Wall						(250,000)								Moved to 2027-2028
								28,502,334								
68	Moved	Jennings Addition & Renovation							3,053,320							Moved from 2021-2022
69	Increased	Jennings Addition & Renovation							20,946,680							
70		Dwight - Renovation							5,681,640							
71	Moved	Dwight - Renovation							(5,681,640)							Moved to 2022-2023
72		FWMS Renovate Student Bathrooms							984,970							
73		FWHS Replace Boiler Burners							250,000							
74	Moved	FWHS New Windows							3,150,000							Moved from 2022-2023
75	Moved	Osborn Hill BMS Control Upgrades							200,000							Moved from 2021-2022
76	Moved	Stratfield Roof Project							125,000							Moved from 2021-2022
77		Tomlinson New Windows							825,000							
									29,534,970							
78		Osborn Hill Renovate Student Bathrooms								364,652						
79		District Wide - Underground Oil Tank								500,000						
80		FWHS Fitts House HVAC RTU Replacement #3								250,000						
81		North Stratfield New Acoustical Ceiling & Lights								335,024						
82		RLMS Roof Project								4,388,865						
										5,838,541						
83		North Stratfield Roof Project									1,815,510					
84		FWMS New Windows									825,000					
85		Tomlinson - New Acoustical Ceiling & Lights									668,528					
86		Tomlinson HVAC BMS Control Upgrades									350,000					

Summary of Changes from the September 24, 2019 Long Range Facilities Plan Waterfall Schedule to the October 8, 2020 Long Range Facilities Plan Waterfall Schedule

		Project	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-2029	2029-2030	Comment
											3,659,038					
87		Stratfield HVAC BMS Control Upgrades										250,000				
88		FWHS Fitts House HVAC RTU Replacement #4										250,000				
89		RLMS Fire Alarm Replacement										265,000				
90	Cost Decrease	RLMS Fire Alarm Replacement										(40,000)				This project was reduced to \$225,000
												725,000				
91		FWMS HVAC BMS Control Upgrades											350,000			
92		FWMS Renovate Student Bathrooms											523,515			
93	Moved	Stratfield Front Façade											351,775			Moved from 2022-2023
94	Moved	Stratfield Front Retaining Wall											250,000			Moved from 2022-2023
													1,475,290			
95		FLHS AC Project												TBD		
96																
97		FWHS AC Project													TBD	
98																
99																
100																
101	2019-2020 Long Range Facilities Plan Waterfall Schedule September 24, 2019		19,816,750	6,493,245	23,197,355	8,684,046	5,575,351	8,726,775	7,741,610	1,449,676	3,659,038	765,000	873,515	0	0	
102	Cost Increase		0	0	0	0	4,486,383	25,302,334	27,475,000	4,388,865	0	0	601,775	0	0	
103	Cost Decrease		0	0	0	(5,000,000)	(5,575,351)	(5,526,775)	(5,681,640)	0	0	(40,000)	0	0	0	
104	Long Range Facilities Plan Waterfall Schedule October 8, 2020		19,816,750	6,493,245	23,197,355	3,684,046	4,486,383	28,502,334	29,534,970	5,838,541	3,659,038	725,000	1,475,290	0	0	
105	Net change September 24, 2019 toOctober 8, 2020 Long Range Facilities Plan Waterfall Sched		0	0	0	(5,000,000)	(1,088,968)	19,775,559	21,793,360	4,388,865	0	(40,000)	601,775	0	0	

Legend: Green = Savings (cost decrease)

Red= Increase (cost increase)

	School	Project	2016-2017	OSCGR Reimbursement	School	Project	2017-2018	OSCGR Reimbursement	School	Project	2018-2019	OSCGR Reimbursement	School	Project	2019-2020	OSCGR Reimbursement	School	Project	2020-2021	OSCGR Reimbursement
1	District wide	*Security and Safety Infrastructure	2,020,692		District wide	*Security and Safety Infrastructure	\$ 335,000		District wide	*Security and Safety Infrastructure	\$ 345,250		District wide	*IT Switch Replacement Project - Phase II	\$ 581,755		FWHS	New A/C for Cafeteria	1,500,000	
2	Dwight	*Playground retaining wall and stairs	55,500		FWHS	*Artificial Turf Field	750,000		District wide	*IT Switch Replacement Project - Phase I	972,995		District wide	*IT Server network isolated communication HVAC Controls	275,000		FWMS	*Elevator Replacement Project	175,000	
3	FLHS	Windows	3,907,674		FWHS	*LMC HVAC Replacement	250,000		FLHS	*Student Parking Lot	275,000		District wide	*Security and Safety Infrastructure-Phase 5	350,000		Osborn Hill	Roof Project	1,409,046	
4	FLHS	*Boilers	594,950		FWHS	*Blake Tennis Courts Replacement	325,000		Mill Hill	Project team initial fundng	1,500,000		Dwight	*HVAC BMS Controls upgrades	200,000		RLMS	*Cooling Towers Replacement	400,000	
5	FWMS	Roof project	2,287,000		Holland Hill	Addition and Renovation	17,300,500		Secondary Schools	*I.T. CAT 6- Electrical Project	200,000		FLHS	*Tennis Courts Replacement	550,000		FLHS	*Emergency Generator Replacement	200,000	
6	Holland Hill	Project team initial fundng and temporary (portable) classrooms	1,240,000		Tomlinson	*Roof Project	856,250	\$ 226,307	Sherman	Renovate and Upgrade Phase III	3,200,000		FWHS	*Fitts House HVAC RTU Replacement 40 Ton #1	300,000					
7													Mill Hill	Addition and Renovation	\$ 20,500,600					
8													TMS	*Flooring Replacement Project	440,000					
			\$ 10,105,816	\$ -	TOTAL		\$ 19,816,750	\$ 226,307	TOTAL		\$ 6,493,245	\$ -	TOTAL		\$ 23,197,355	\$ -	TOTAL		\$ 3,684,046	\$ -
	2016-2017 Detail					2017-2018 Detail				2018-2019 Detail				2019-2020 Detail				2020-2021 Detail		
	School	Project	2016-2017	OSCGR Reimbursement			2017-2018	OSCGR Reimbursement			2018-2019	OSCGR Reimbursement			2019-2020	OSCGR Reimbursement			2020-2021	OSCGR Reimbursement
9	FLHS	Windows	500,000	132,150			2,000,000	528,600			1,407,674	372,048								
10	Sherman	Renovate and Upgrade Phase III									250,000	66,075			1,475,000	374,060			1,475,000	374,060
11	Sherman	Renovate and Upgrade Phase IV																		
12	Holland Hill	Addition and Renovations	1,240,000	327,732			6,760,000	1,786,668			6,250,000	1,651,875			3,000,000	760,800			1,290,500	327,271
13	Mill Hill	Addition and Renovations									\$ 1,500,000	396,450			10,000,000	2,536,000			8,500,000	2,155,600
14	N. Stratfield	Roof Project																		
15	FWMS	Roof Project	250,000	66,075			1,500,000	396,450			537,000	141,929								
16	FWHS	New Windows																		
17	FWHS	New A/C for Cafeteria																	1,500,000	
18	Jennings	Addition and Renovations																		
19	Osborn Hill	Roof Project																	1,409,046	357,334
20	Dwight	Addition and Renovations																		
21	Burr	Roof Project																		
21	McKinely	Roof Project																		
22	RLMS	Roof Project																		
23	Capital Projects		\$ 1,990,000		Capital Projects		\$ 10,260,000		Capital Projects		\$ 9,944,674		Capital Projects		\$ 14,475,000		Capital Projects		\$ 14,174,546	
24	OSCGR Reimbursement			\$ 525,957	OSCGR Reimbursement			\$ 2,711,718	OSCGR Reimbursement			\$ 2,628,377	OSCGR Reimbursement			\$ 3,670,860	OSCGR Reimbursement			\$ 3,214,265
25	*Non-Recurring Projects (1 year)		\$ 2,671,142		*Non-Recurring Projects (1 year)		\$ 2,516,250		*Non-Recurring Projects (1 year)		\$ 1,793,245		*Non-Recurring Projects (1 year)		\$ 2,696,755		*Non-Recurring Projects (1 year)		\$ 775,000	
26	GROSS CASH FLOW PER YEAR		\$ 4,661,142	\$ 4,661,142	GROSS CASH FLOW PER YEAR		\$ 12,776,250	\$ 12,776,250	GROSS CASH FLOW PER YEAR		\$ 11,737,919	\$ 11,737,919	GROSS CASH FLOW PER YEAR		\$ 17,171,755	\$ 17,171,755	GROSS CASH FLOW PER YEAR		\$ 14,949,546	\$ 14,949,546
27	OSCGR Reimbursement			\$ (525,957)	OSCGR Reimbursement			\$ (2,938,025)	OSCGR Reimbursement			\$ (2,628,377)	OSCGR Reimbursement			\$ (3,670,861)	OSCGR Reimbursement			\$ (3,214,265)
28	NET CASH FLOW PER YEAR			\$ 4,135,185	NET CASH FLOW PER YEAR			\$ 9,838,225	NET CASH FLOW PER YEAR			\$ 9,109,542	NET CASH FLOW PER YEAR			\$ 13,500,894	NET CASH FLOW PER YEAR			\$ 11,735,281

	School	Project	2021-2022	OSCGR Reimbursement	School	Project	2022-2023	OSCGR Reimbursement	School	Project	2023-2024	OSCGR Reimbursement	School	Project	2024-2025	OSCGR Reimbursement	School	Project	2025-2026	OSCGR Reimbursement
29	Districtwide	*Retro Commissioning Rebalance of School Mechanical Systems	625,000		Location 1 & 2 -TBD	*ECC Program Project	500,000		Jennings	Renovation Project	\$ 24,000,000		District wide	*Underground oil tank replacements	500,000		FWMS	*New Windows	\$ 825,000	\$ 209,220
30	Burr	Roof Project	1,542,150		District wide	*Clock & Intercom System Upgrade	140,000		FWHS	*Replace Boiler Burners	\$ 250,000		FWHS	*Fitts House HVAC RTU Replacement 30 Ton #3	250,000		N. Stratfield	Roof Project	1,815,510	
31	FLHS	Renovate Student Bathrooms	\$ 2,111,000		Dwight	Addition and Renovation	\$ 20,000,000		FWMS	*Renovate Student Bathrooms	984,970		N. Stratfield	*New Acoustical Ceiling & Lights	335,024		TMS	*New Acoustical Ceiling & Lights	668,528	
32	WFC	*Relocation	208,233		FWHS	Renovate Student Bathrooms	\$ 2,737,759		TMS	*New Windows	825,000	209,220	Osborn Hill	*Renovate Student Bathrooms	364,652		TMS	*HVAC BMS Controls upgrades	350,000	
33					FWHS	*Fitts House HVAC RTU Replacement 40	\$ 250,000		FWHS	New Windows	3,150,000		RLMS	Roof Project	4,388,865					
34					McKinley	Roof Project	\$ 1,674,575		Osborn Hill	*HVAC BMS Controls upgrades	200,000									
35					North Stratfield	*HVAC BMS Controls upgrades	\$ 200,000		Stratfield	*Roof Project	\$ 125,000									
36					Sherman	Renovate and Upgrade Phase IV	3,000,000													
	TOTAL		\$ 4,486,383	\$ -	TOTAL		\$ 28,502,334	\$ -	TOTAL		\$ 29,534,970	\$ 209,220			\$ 5,838,541	\$ -			\$ 3,659,038	\$ 209,220
	2021-2022 Detail					2022-2023 Detail				2023-2024 Detail				2024-2025 Detail				2025-2026 Detail		
			2021-2022	OSCGR Reimbursement	School	Project	2022-2023	OSCGR Reimbursement			2023-2024	OSCGR Reimbursement			2024-2025	OSCGR Reimbursement			2025-2026	OSCGR Reimbursement
37	FLHS	Windows																		
38	Sherman	Renovate and Upgrade Phase III																		
39	Sherman	Renovate and Upgrade Phase IV					250,000	63,400			1,375,000	348,700			1,375,000	348,700				
40	Holland Hill	Addition and Renovations																		
41	Mill Hill	Addition and Renovations	2,000,600	507,352																
42	N. Stratfield	Roof Project																	1,815,510	460,413
43	FWMS	Roof Project																		
44	FWHS	New Windows					150,000	38,040			1,500,000	380,400			1,500,000	380,400				
45	FWHS	New A/C for Cafeteria																		
46	Jennings	Addition and Renovations		-			300,000	76,080			7,900,000	2,003,440			7,900,000	2,003,440				
47	Osborn Hill	Roof Project																		
48	Dwight	Addition and Renovations					550,000	139,480			6,483,333	507,200			6,483,333	1,644,173				-
49	Burr	Roof Project	1,542,150	391,089												-				
50	McKinely	Roof Project					1,674,575	424,672												
51	RLMS	Roof Project													4,388,865					
52	Capital Projects		\$ 3,542,750		Capital Projects		\$ 2,924,575		Capital Projects		\$ 17,258,333		Capital Projects		\$ 21,647,198		Capital Projects		\$ 1,815,510	
53	OSCGR Reimbursement			\$ 898,441	OSCGR Reimbursement			\$ 741,672	OSCGR Reimbursement			\$ 3,239,740	OSCGR Reimbursement			\$ 4,376,713	OSCGR Reimbursement			\$ 460,413
54	*Non-Recurring Projects (1 year)		\$ 833,233		*Non-Recurring Projects (1 year)		\$ 1,090,000		*Non-Recurring Projects (1 year)		\$ 2,384,970		*Non-Recurring Projects (1 year)		\$ 1,449,676		*Non-Recurring Projects (1 year)		\$ 1,843,528	
55	GROSS CASH FLOW PER YEAR		\$ 4,375,983	\$ 4,375,983	GROSS CASH FLOW PER YEAR		\$ 4,014,575	\$ 4,014,575	GROSS CASH FLOW PER YEAR		\$ 19,643,303	\$ 19,643,303	GROSS CASH FLOW PER YEAR		\$ 23,096,874	\$ 23,096,874	GROSS CASH FLOW PER YEAR		\$ 3,659,038	\$ 3,659,038
56	OSCGR Reimbursement			\$ (898,441)	OSCGR Reimbursement			\$ (741,672)	OSCGR Reimbursement			\$ (3,448,960)	OSCGR Reimbursement			\$ (4,376,713)	OSCGR Reimbursement			\$ (669,633)
57	NET CASH FLOW PER YEAR			\$ 3,477,542	NET CASH FLOW PER YEAR			\$ 3,272,903	NET CASH FLOW PER YEAR			\$ 16,194,343	NET CASH FLOW PER YEAR			\$ 18,720,161	NET CASH FLOW PER YEAR			\$ 2,989,405

	School	Project	2026-2027	OSCGR Reimbursement	School	Project	2027-2028	OSCGR Reimbursement	School	Project	2028-2029	OSCGR Reimbursement	School	2029-2030	Project	OSCGR Reimbursement	
58	FWHS	*Fitts House HVAC RTU Replacement 30 Ton #4	250,000		FWMS	*HVAC BMS Controls upgrades	\$ 350,000		FLHS	AC Project	TBD		FWHS	AC Project	TBD		
59	RLMS	*Fire Alarm Replacement	225,000		FWMS	*Renovate Student Bathrooms	523,515										
60	Stratfield	*HVAC BMS Controls upgrades	250,000		Stratfield	*Front Façade	351,775										
61					Stratfield	*Front Retaining Wall	250,000										
62																	
63																	
64																	
65																	
			\$ 725,000	\$ -			\$ 1,475,290	\$ -				\$ -				\$ -	\$ -
	2026-2027 Detail				2027-2028 Detail				2028-2029 Detail				2029-2030 Detail				
			2026-2027	OSCGR Reimbursement			2027-2028	OSCGR Reimbursement			2028-2029	OSCGR Reimbursement			2029-2030	OSCGR Reimbursement	Project Totals
66	FLHS	Windows															3,907,674
67	Sherman	Renovate and Upgrade Phase III															3,200,000
68	Sherman	Renovate and Upgrade Phase IV															3,000,000
69	Holland Hill	Addition and Renovations															18,540,500
70	Mill Hill	Addition and Renovations															22,000,600
71	N. Stratfield	Roof Project															1,815,510
72	FWMS	Roof Project															2,287,000
73	FWHS	New Windows															3,150,000
74	FWHS	New A/C for Cafeteria															1,500,000
75	Jennings	Addition and Renovations	7,900,000	2,003,440													24,000,000
76	Osborn Hill	Roof Project															1,409,046
77	Dwight	Addition and Renovations	6,483,334	1,644,174													20,000,000
78	Burr	Roof Project															1,542,150
79	McKinely	Roof Project															1,674,575
80	RLMS	Roof Project															4,388,865
81	Capital Projects		\$ 14,383,334		Capital Projects				Capital Projects				Capital Projects				\$ 112,415,920
82	OSCGR Reimbursement			\$ 3,647,614	OSCGR Reimbursement		\$ -		OSCGR Reimbursement		\$ -		OSCGR Reimbursement			\$ -	
83	*Non-Recurring Projects (1 year)		\$ 725,000		*Non-Recurring Projects (1 year)		\$ 1,475,290	\$ -	*Non-Recurring Projects (1 year)		\$ -		*Non-Recurring Projects (1 year)			\$ -	\$ 18,778,799
84	GROSS CASH FLOW PER YEAR		\$ 725,000	\$ 725,000	GROSS CASH FLOW PER YEAR		\$ 1,475,290	\$ 1,475,290	GROSS CASH FLOW PER YEAR		\$ -		GROSS CASH FLOW PER YEAR			\$ -	\$ 118,286,675
85	OSCGR Reimbursement			\$ (3,647,614)	OSCGR Reimbursement				OSCGR Reimbursement				OSCGR Reimbursement				\$ (26,760,519)
86	NET CASH FLOW PER YEAR		\$ 725,000	\$ (2,922,614)	NET CASH FLOW PER YEAR			\$ 1,475,290	NET CASH FLOW PER YEAR		\$ -		NET CASH FLOW PER YEAR			\$ -	\$ 91,526,156

Brown, Margaret

From: Carpenter, Jennifer <JCarpenter@fairfieldct.org>
Sent: Friday, October 9, 2020 10:22 AM
Subject: [EXTERNAL]FW: Additional BOF Mtgs

Good morning,

I wanted to let you all know that the BOF Capital Plan Workshop will take place on Thursday, November 12, 2020 at 7 pm via Webex. I bolded the departments below that Connie Saxl said to invite. Take care. Jen

From: Saxl, Concetta <CSaxl@fairfieldct.org>
Sent: Thursday, September 17, 2020 4:10 PM
To: Carpenter, Jennifer <JCarpenter@fairfieldct.org>
Subject: RE: Capital Plan Workshop

Hi Jen,
I just spoke to Brian Carey and he asked that you include Julie DeMarco (Social Services) as she may wish to speak on the **Senior Center**. Thanks.
Connie

From: Saxl, Concetta <CSaxl@fairfieldct.org>
Sent: Thursday, September 17, 2020 2:52 PM
Subject: RE: Capital Plan Workshop

Hello Jen,
The departments are:

DPW
Fire
Parks & Rec
Conservation
Police
Engineering
BOE

Please let me know of the exact date of the Workshop. Thank you.
Connie