

Historic District Commission

| Seat | Name | Position | Party | Term Start | Term End |
|------|------------------------------|----------|-------|------------|----------|
| 1 | Dailey, Thomas A | | D | 11/12 | 11/17 |
| 2 | Smith, Timothy H | | U | 11/13 | 11/18 |
| 3 | Klyver, Adam J | | R | 11/14 | 11/19 |
| 4 | Kufferman, Margaret Browning | | U | 11/15 | 11/20 |
| 5 | Gould, Ellen | Chairman | U | 11/11 | 11/16 |
| ALT1 | Kaylor, Phoebe S | | U | 11/13 | 11/18 |
| ALT2 | Shea, Christopher | | R | 11/14 | 11/19 |
| ALT3 | Morgan, John | | R | 11/11 | 11/16 |

| Full | | Alternate | |
|--------------|---|--------------|---|
| Party Count | | Party Count | |
| Democrats | 1 | Republicans | 2 |
| Republicans | 1 | Unaffiliated | 1 |
| Unaffiliated | 3 | Total ALT | 3 |
| Total Full | 5 | | |

The Historic District Commission is an appointed board of eight volunteer residents who vote on alterations to properties that are within the town's three historic districts in Greenfield Hill, Southport and the Old Post Road near downtown Fairfield.

The Historic District Commission must approve any change to a property that is within a historic district if that change is visible from a public way, assuming natural barriers, such as shrubs and trees, are not in place, since they can be removed.

1/20/2017 1:52:53 PM

RECEIVED

By Office of the First Selectman at 4:24 pm, Dec 14, 2016



Town of Fairfield

Office of the First Selectman
Fairfield, Connecticut 06824

BOARDS AND COMMISSIONS QUESTIONNAIRE

To be considered for appointment to a Board or Commission please fill out this form, save a copy and email the saved copy, along with a copy of your resume, to the First Selectman's office at firstselectman@town.fairfield.ct.us. Please note that your resume and completed questionnaire are public documents. If you have any questions please contact Kathleen Griffin at 203-256-3030 or kgriffin@town.fairfield.ct.us.

Board/Commission: Historic District Commission
Date: 12/14/2016

Name: Arthur Gravanis
Address: 2829 Bronson Road
Fairfield, CT 06824

Email: art.gravanis@gmail.com
Home Phone: 203 255 2885
Work Phone: 203 981 3962
Cell Phone: 203 981 3952

1. How did you learn about this position?
Pam Iacone suggested that I apply

2. Why are you interested in serving and how can you contribute to this board / commission?
I have lived in Fairfield my entire adult life. I have owned two homes; the first in the Southport HD and now my current home, which is an antique saltbox in the Greenfield Hill HDN that is one of the oldest properties in town. I will seek to preserve the town's historic neighborhoods in harmony with the interests of my fellow historic property owners.

3. Have you attended any meetings or reviewed past minutes / agendas? If yes, please specify.
Yes, several times as a homeowner-petitioner

4. Have you spoken with the chair, any members, or the appropriate Department Head?
No

5. Have you read the written description of the board's role?
Yes

6. Do you have any potential conflict of interest?
None that cannot be negated by recusal if I have an interest in a petition

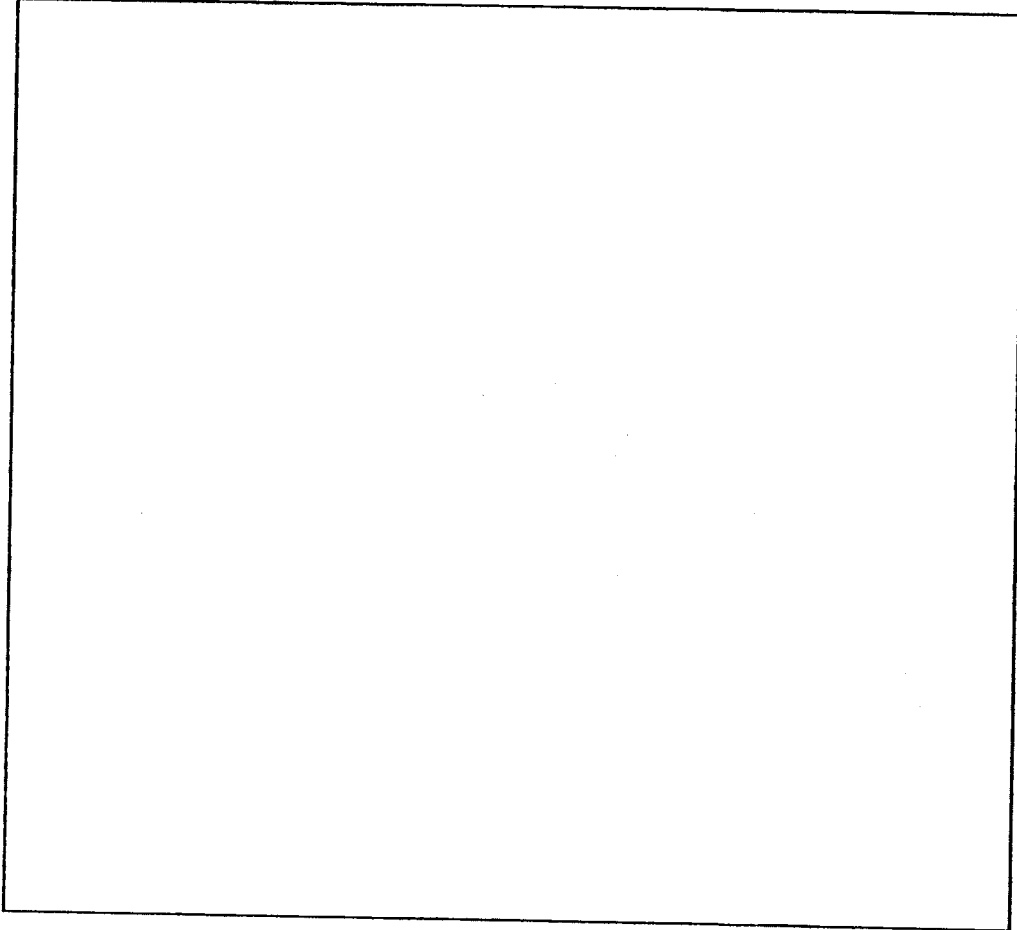
7. Do you know the time, date and location of meetings and will you be able to attend and fulfill the obligations of the position?

Yes

8. Participation requires that you are registered voter in the town of Fairfield. Additionally, the town charter requires that party balance be maintained on all boards/commissions. Are you registered to vote and what is your party affiliation?

Yes, Republican

9. Use this space to ask any questions you may have or to provide additional information you'd like to share.

A large, empty rectangular box with a black border, intended for the respondent to provide additional information or ask questions.

RECEIVED

By Office of the First Selectman at 1:39 pm, Dec 14, 2016

Arthur Gravanis, JD, LL.M
2829 Bronson Road, Fairfield, CT 06824
Cell# (203) 981-3952
art.gravanis@gmail.com

Work Experience

PensionQuote, Inc. - Southport, CT 2015 - Present
Regional Marketing Director

Sales consultant for Northeast U.S. for advanced qualified plan strategies using specialty life insurance. Market plan design services to financial advisors, wealth managers and financial planning firms.

Wells Fargo Advisors, LLC - New York, NY & Greenwich, CT 2011 - 2015
VP - Wealth Insurance Planning Specialist
Point-of-sale consultant in Northeast Market for advanced life insurance planning & pension plans. Winner of 2013 Top Retail Team Sales Award and 2014 Insurance Advisory Council Award for sales leadership.

Capitas Financial, Inc. - New York, NY 2008 - 2010
Sales VP- National Accounts
External wholesaler with nationwide BGA covering wirehouses and independent advisors in metro NYC and New England for advanced life insurance planning.

Hartford Life - Simsbury, CT 2007 - 2009
Advanced Insurance Planning Consultant - Individual Life Division
External wholesaler covering wirehouses, bank advisors, regional broker-dealers and independent reps in metro NYC and New England for fixed and variable life insurance.

A.G. Edwards Trust Company - Southport, CT 1999 - 2007
VP - Trust Marketing
Field representative for 46 branches in Eastern Region (NY, NJ & New England) responsible for marketing trust services (personal, charitable, pension & ILIT).

Cowen & Company - New York, NY 1996 - 1999
VP - Tax & Estate Planning Strategist
Advanced planning consultant in the areas tax, estate and charitable planning for retail advisors and their clients.

Owens, Schine, Nicola & Donahue - Trumbull, CT 1992 - 1996
Attorney at Law
Civil practice in estate planning, probate and tax law.

Education

Boston University Law School Graduate Tax Program 1996
LL.M in Taxation

Temple University Law School 1992
Juris Doctor

University of Pennsylvania 1989
Bachelor of Arts

LICENSES & DESIGNATIONS: FINRA Series 7, 63, 65; Life & Variable Products, admitted to CT Bar



Town of Fairfield

Office of the First Selectman

725 Old Post Road

Fairfield, CT 06824

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Board/Commission: **Historic District Commission**

Date: **January 27, 2016**

Name: **Rosina C. Negrón**

Address: **952 Old Post Road**

Fairfield, CT 06824

Party: **Unaffiliated**

email: **rcnegrón@hotmail.com**

home phone: -

work phone: -

cell phone: **678-458-2873**

1. How did you learn about this position?

Two and a half years ago we moved into our house, one of the town's surviving Pre-Revolutionary houses, the Andrew Rowland house. At the time, I looked into the preservation efforts in Fairfield and the work of the commission and have since been interested in, at some point, being part of the Historic District Commission.

2. Why are you interested in serving and how can you contribute to this board / commission?

I have a passion for historic preservation, believe in preserving historic fabric but also in finding a balance between old and new.

3. Have you attended any meetings or reviewed past minutes / agendas? If yes, please specify.

I have occasionally read past minutes to see what's going on in the historic neighborhoods.

4. Have you spoken with the chair, any members, or the appropriate Department Head?

I spoke with Ellen Gould on January 14, 2016 regarding my interest in preservation.

5. Have you read the written description of the board's role?

Yes, it is to discuss and vote on alterations to properties that are within the town's three historic districts.

6. Do you have any potential conflict of interest?

We own property on the Old Post Road historic district, therefore if our property goes for review in front of the commission I would have to recuse myself.

7. Do you know the time, date and location of meetings and will you be able to attend and fulfill the obligations of the position?

Yes, public hearings are held on the second Thursday of each month at 4:00 pm in the second floor conference room in Old Town Hall.

8. Participation requires that you are registered voter in the town of Fairfield. Additionally, the town charter requires that party balance be maintained on all boards/commissions. Are you registered to vote and what is your party affiliation?

I am registered to vote and at the moment am unaffiliated.

9. Please use this space to ask any questions you may have or to provide additional information you'd like to share.

My interest in historic towns and buildings is innate, having grown up around a sixteenth century city, San Germán, the second oldest settlement in Puerto Rico. While working towards my architectural degree I volunteered during the summer in the historic districts of two local towns in Puerto Rico, San Germán and Ponce.

I continued my passion for preservation and architecture by pursuing a Master of Science in Historic Preservation and had the opportunity through an internship to work abroad, in Havana, Cuba. I have worked eleven years in architectural firms mainly focused in restoration and rehabilitation, and on a variety of project types on the East Coast, among them the Smithsonian Donald W. Reynolds Center for American Art & Portraiture in Washington, D.C.

ROSINA C. NEGRÓN MENICUCCI, LEED AP

952 Old Post Road, Fairfield CT 06824

(678) 458-2873 ♦ ♦ rcnegrn@hotmail.com

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By Office of the First Selectman at 9:09 am, Oct 21, 2018

PROFILE

Detail-oriented **Project Architect** with significant education and experience in *historic restoration*, including building projects of national prominence. Excels at construction administration and document development. Fluent in English and Spanish. Proficient in AutoCAD, MicroStation, and Revit 2011, and ArchiCAD 19.

PROFESSIONAL EXPERIENCE

DAVID SCOTT PARKER ARCHITECT, Southport, CT

2016

Project Architect

Greenwich Historical Society Master Plan, Cos Cob, CT

- ♦ Developed construction documents for Parking Lot Phase, and Selective Demolition of Toby's Tavern. Working on construction documents for Toby's Tavern restoration, and New Archives and Gallery building.

LORD AECK SARGENT, Atlanta, GA

2006 – 2011

Intern Architect III / Project Architect

Coweta County Courthouse Rehabilitation, Newnan, GA

- ♦ Developed and coordinated construction documents and performed construction administration services for a \$7.5M project involving a 25,000-square-foot structure.

Dooly County Courthouse Re-roof project, Vienna, GA

- ♦ Developed documents for all design phases.

Armed Forces Retirement Home Chapel, Gulfport, MS

- ♦ Developed documents for all phases, complying with GSA standards.
- ♦ Performed construction administration services.

Abraham Lincoln Birthplace Memorial Building, Hodgenville, KY

- ♦ Developed architectural documents for all renovation design phases for 100-year-old memorial building enshrining Abraham Lincoln's symbolic birthplace cabin, complying with National Park Service standards.
- ♦ Performed construction administration services.

National Park Service Chalmette National Cemetery, Chalmette, LA

- ♦ Assisted with condition assessment and prepared documents for schematic design phase, complying with National Park Service standards.

Georgia State Capitol Exterior Stair and Wall Restoration, Atlanta, GA

- ♦ Developed documents for all design phases of the restoration of exterior limestone stairs and wing walls.
- ♦ Performed construction administration for the east stair and wing walls.

MARTIN RILEY ASSOCIATES, Decatur, GA

2005 – 2006

Intern Architect III / Project Architect

Heritage Row and Heritage Corner, Savannah, GA

- ♦ Developed Part 3 Historic Preservation Certification Application.

1300 Block Newcastle Street, Brunswick, GA

- ♦ Produced documentation for three 2-story buildings contributing to the Old Town Brunswick Historic District.
- ♦ Developed proposal for cast iron façade reconstruction of 1319-1321 Newcastle Street.
- ♦ Developed Part 1 and 2 Historic Preservation Certification Application.

Multi-family Housing

- ♦ Developed documents for all phases.

PROFESSIONAL EXPERIENCE *continued*

HARTMAN-COX ARCHITECTS, Washington, DC

2000 – 2004

Intern Architect II & III / Project Architect*The Old Patent Office Building* (Smithsonian Donald W. Reynolds Center for American Art & Portraiture)

- ♦ Worked on one of the most important Greek Revival buildings in America, consisting of four wings built in succession from 1836 through 1868. Previously restored in the 1930s and 1960s, the building required additional work to its fabric and infrastructure.
- ♦ Performed construction administration services for gross demolition, including removal of MEP systems, hazardous material, and salvage of historic fabric. Project divided into phases and included construction / renovation of 380,000+ gross sq. ft. of space, totaling \$283M.
- ♦ ~~Oversaw construction administration services for exterior stone and window restoration.~~
- ♦ Developed construction documents for physical plan removal.
- ♦ Managed and developed HABS documentation as part of mitigation initiatives.

Information Technology Services (ITS) Building, University of North Carolina at Chapel Hill

- ♦ Coordinated construction documents, design development, and schematic design phases for 5-level, steel-frame facility to serve all technology infrastructure / application needs for entire campus. The 92,000-square-foot building was comprised of brick and precast veneer.
- ♦ Developed documents for all phases.

Renovation of The National Archives Building

- ♦ Developed construction documents for \$110M renovation project to include new mechanical systems and comply with accessibility standards and building codes.

Addition and Renovation of The Kennedy-Warren Apartment Building

- ♦ Developed construction documents for a \$48M 9-story apartment building addition consisting of 160 units and renovation of the public spaces in the existing building.

NATIONAL CENTER FOR CONSERVATION, RESTORATION AND MUSEOLOGY, Havana, Cuba

1999

Summer Intern

- ♦ Selected for internship by US/ICOMOS Summer Internship Program.
- ♦ Prepared architectural documentation for Third Cloister of the Convent of Santa Clara in Old Havana.

BERMELLO, AJAMIL & PARTNERS, Miami, FL, **Intern Architect I**

1997 – 1998

EDUCATION / CERTIFICATION

UNIVERSITY OF PENNSYLVANIA, Philadelphia, PA

2000

Master of Science in Historic Preservation*Focus on Building Conservation and Preservation Design*

UNIVERSITY OF MIAMI, Coral Gables, FL

1997

Bachelor of Architecture; minor in Art History*Study Abroad Program in Italy, Spring 1996*

Green Building Certification Institute – LEED AP Certification

PROFESSIONAL AFFILIATIONS

American Institute of Architecture ♦ National Trust for Historic Preservation
 National Council of Architectural Registration Boards ♦ Junior Women's Club - Fairfield

Solid Waste & Recycling Commission

| Seat | Name | Position | Party | Term Start | Term End |
|------|---------------------------|----------|-------|------------|----------|
| 1 | Pistilli, Sharon B | | D | 11/12 | 11/16 |
| 2 | MacDonald, Charles P | | U | 11/16 | 11/20 |
| 3 | [VACANT] | | * | 11/12 | 11/16 |
| 4 | Palmer, Patty Ann | | U | 11/14 | 11/18 |
| 5 | Stilson, Robert M | | R | 11/14 | 11/18 |
| 6 | Santacapita, Anthony John | | U | 11/14 | 11/18 |
| 7 | Pagnozzi, Joseph R | | R | 11/15 | 11/19 |

| Full | |
|--------------|-------|
| Party | Count |
| Vacant | 1 |
| Democrats | 1 |
| Republicans | 2 |
| Unaffiliated | 3 |
| Total Full | 7 |

The Solid Waste & Recycling Commission, established in 1990, consists of six volunteer residents who oversee the town's Department of Solid Waste & Recycling and the town Transfer Station, where private haulers and town residents bring garbage, recyclables and yard waste.

1/20/2017 2:04:20 PM



Town of Fairfield

Office of the First Selectman
725 Old Post Road
Fairfield, CT 06824

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Board/Commission: **Solid Waste & Recycling Commission**
Date: **December 14, 2016**

Name: **Andrew Becker**
Address: **228 Buena Vista Road, 06825**

email: **andrew@tbcllc.com**
home phone: **n/a**
work phone: **n/a**
cell phone: **203-260-8147**

Party: **Republican**

1. How did you learn about this position?
Received an email listing board openings.
2. Why are you interested in serving and how can you contribute to this board / commission?
I've enjoyed serving our community in roles such as with the fire service but would like to expand it by serving on a board. Solid Waste & Recycling covers an area of interest to me. I believe much good work has been done but as with many things, areas of improvement also remain.
3. Have you attended any meetings or reviewed past minutes / agendas? If yes, please specify.
Have not been to meetings. Have read through many previous minutes/agendas.
4. Have you spoken with the chair, any members, or the appropriate Department Head?
No
5. Have you read the written description of the board's role?
Yes
6. Do you have any potential conflict of interest?
No

7. Do you know the time, date and location of meetings and will you be able to attend and fulfill the obligations of the position?

Yes

8. Participation requires that you are registered voter in the town of Fairfield. Additionally, the town charter requires that party balance be maintained on all boards/commissions. Are you registered to vote and what is your party affiliation?

Yes / Republican

9. Please use this space to ask any questions you may have or to provide additional information you'd like to share.

I am a life-long resident who has watched much of our town grow over the years including the services under this department. My hope is to serve in this capacity to help improve things for our town and its residents in the recycling and refuse space.

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By Office of the First Selectman at 9:44 am, Dec 10, 2016

Andrew C. Becker

228 Buena Vista Road, Fairfield, CT 06825

m: 203-260-8147 andrew@tbcllc.com

Becker Holdings, LLC & The Becker Companies, LLC

2006 to Present

Managing Member, Co-Founder

- Managing Member of family-owned real estate asset holding company specializing in multi-family buildings
- Co-Founder of property servicing division that is locally based and includes residential and commercial clients
- Responsibilities include portfolio expansion, rentals, construction management, legal, banking, mortgaging, insurance, compliance matters, analyzing of balance sheet and daily cash flows stability
- Responsible for day to day operations including business expansion and management of personnel

Confirmed Freight, LLC

2007 to 2015

Operations Agent

- Provided specialized logistical services to a wide range of clients coordinating equipment transportation ground, ocean, air, and chartered freight by monitoring the transit life cycle from pre-planning through completion and resolving transit issues to meet tight deadlines.
- Worked directly with management to implement more efficient processes and controls in order to provide the highest quality service in a cost effective manner for both client and corporate benefit.
- Part of expansion of global operations in emerging markets including building client and vendor relationships. Improved corporate customs processes by interfacing with brokers to ensure expedited shipping times to meet client deadlines.

Southport Volunteer Fire Department

2008 to Present

Deputy Chief

- Positions: Board Member (2011-Present); Secretary (2011-13); Lieutenant (2014-16); Deputy Chief (2016-Present)
- General firefighting and fire officer functions, including supervising and training of on-duty crews.
- Special trained functions include scene safety ranging from lighting to flood hazard mitigation and power supply.
- Large scale incidents include evacuations during Storm Irene, evacuation and recovery efforts relating to Superstorm Sandy, recovery assistance after Bridgeport Metro North derailment.
- Department preplanning for events in town including road races, storms, fireworks



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Board/Commission: Solid Waste and Recycling Commission
Date: Dec 4, 2016

Name: Hugh Dolan
Address: 1775 Congress Street
Fairfield

Email: dol659@hotmail.com
Home Phone: 203-414-2742
Work Phone: 203-254-8865
Cell Phone: 203-414-2742

1. How did you learn about this position?
Public announcement

2. Why are you interested in serving and how can you contribute to this board / commission?
My experience in town, as a firefighter, and as a business man will allow me to contribute to the Solid Waste and Recycling Commission's functions and responsibilities

3. Have you attended any meetings or reviewed past minutes / agendas? If yes, please specify.
I have not attended any meetings, I do watch their proceedings on Fair TV

4. Have you spoken with the chair, any members, or the appropriate Department Head?
negative

5. Have you read the written description of the board's role?
yes.

6. Do you have any potential conflict of interest?
To any extent my official capacity would conflict, in any way, with my business, Sci

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FIRST SELECTMAN'S OFFICE

7. Do you know the time, date and location of meetings and will you be able to attend and fulfill the obligations of the position?
yes; on occasion, there may be a work conflict, since I work varied hours. aid confi
8. Participation requires that you are registered voter in the town of Fairfield. Additionally, the town charter requires that party balance be maintained on all boards/commissions. Are you registered to vote and what is your party affiliation?
yes, Republican
9. Use this space to ask any questions you may have or to provide additional information you'd like to share.

I appreciate the opportunity to serve the town in this added capacity, and look forward to contributing positively to the Commission's work.

Hugh F. Dolan

Post Office Box 320988
Fairfield, Ct. 06425 USA
(203)414-2742

Objective:

Commission Member, Solid Waste and Recycling, Town of Fairfield.

Professional :

- Accomplished Management Executive; skilled in BTB and Consumer end user sales. Increased sales and profits of firm with great reputation but ineffective management by over 400 per cent.
- Management Advisor and Consultant for Middle -Market firms, in the areas of Operations Performance Reviews, Due Diligence, and Forensic Auditing; Developed Hard Sales Increases of over \$ 400 million.
- Certified Fire Officer, Certified Fire Instructor I and II, Emergency Medical Technician, National Registry; Certified Hazardous Materials Technician, Certified High Angle and Confined Space Rescue Technician;
- Fire Fighter and Medical Technician for Fairfield Fire Department, Fairfield, Ct
- Director; Planning and Control, Specialty Retail Group (Sam Goody Stores, Fingerhut Corporation, Musicland Stores, record World, Wisconsin Cheese)

Highlights :

- Managing Director, Operational and Financial Audits, American Can Co, Greenwich, Ct.
- President, Scinto Services, Inc. Managing Member, Scinto Tree Care, LLC
- Senior Director, Operations Audit, American Can Co., Greenwich, Ct.
- Manager, Sales and Marketing Administration Performance, Dixie Marathon Div. American Can;
- Firefighter, Town of Fairfield
- Public Safety Educator for Fire Marshall's Office, Fairfield Public and Parochial Schools
- Recipient, Fairfield County Heroes Award, for rescue work "above and beyond";

Education :

- Norwalk Community College; Accounting and Fire Science;
- National Labor College, BS, Labor Management and Safety
- American Can Company, Executive Management Program
- National Fire Academy, Bethesda, Md, Fire Officer

Personal:

- Recipient, Fairfield County Heroes Award, for rescue "above and beyond";
- Member, Christ the King Society, Knights of Columbus,
- Past Chairman, World Without Cancer Symposium,
- Leader Young Americans Summer Camps ,
- Manager, Volunteer Income Tax Assistance Service

RECEIVED

DEC 05 2016

FIRST SELECTMAN'S OFFICE

Ash Creek Boulevard



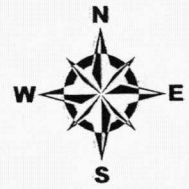
Formal acceptance of Ash Creek Boulevard as depicted on Fairfield
Town Clerk Map Numbers 7438 & 7750 and Recorded in Vol. 5551 Pg. 220 of the Fairfield Land Records



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Cricker Brook Lane

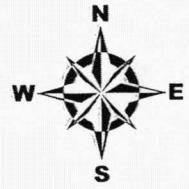
Formal acceptance of Cricker Brook Lane as depicted on
Fairfield Town Clerk Map Number 6456



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Blue Bell Lane

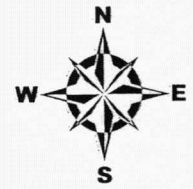
Formal acceptance of Blue Bell Lane as depicted on
Fairfield Town Clerk Map Number 4701 & 6731



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Eastlea Lane

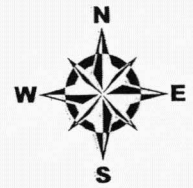
Formal acceptance of Eastlea Lane as depicted on
Fairfield Town Clerk Map Number 6444



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Ennis Lane

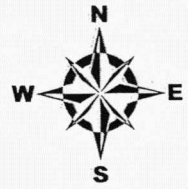
Formal acceptance of Ennis Lane as depicted on
Fairfield Town Clerk Map Number 6535



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Evelyn Street

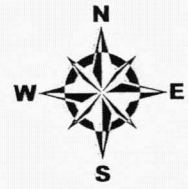
Formal acceptance of Evelyn Street as depicted on Fairfield
Town Clerk Map Numbers 6149 & 6195.



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Fogg Wood Circle

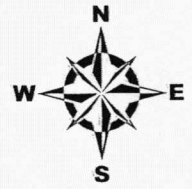
Formal acceptance of Fogg Wood Circle as depicted on
Fairfield Town Clerk Map Number 6123



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Fulling Mill Lane

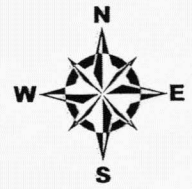
Formal acceptance of that portion of Fulling Mill Lane as depicted on
Fairfield Town Clerk Map Number 6363



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Guydan Lane

Formal acceptance of Guydan Lane as depicted on
Fairfield Town Clerk Map Number 6888



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

High Point Lane

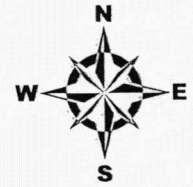
Formal acceptance of High Point as depicted on
Fairfield Town Clerk Map Number 6768



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Mailands Road

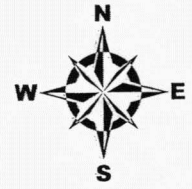
Formal acceptance of Mailands Road as depicted on
Fairfield Town Clerk Map Number 6502



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Michaela Circle

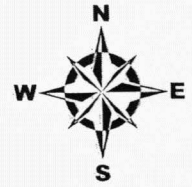
Formal acceptance of Michaela Circle as depicted on
Fairfield Town Clerk Map Number 6691



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Midlock Road

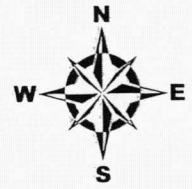
Formal acceptance of Midlock Road as depicted on
Fairfield Town Clerk Map Number 3117 & 6245



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Oliva Place

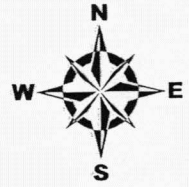
Formal acceptance of Oliva Place as depicted on
Fairfield Town Clerk Map Number 6738



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Osborne Lane

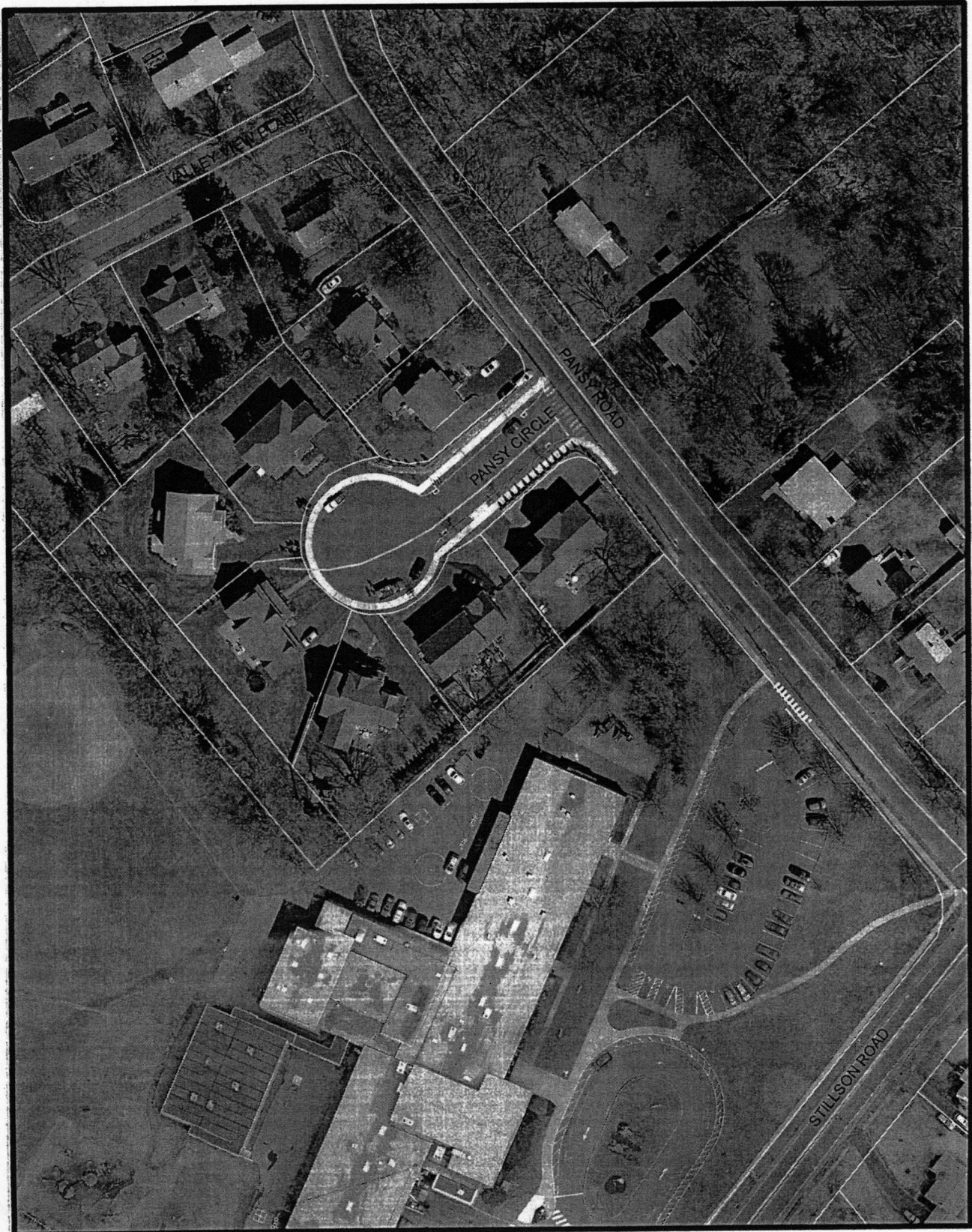
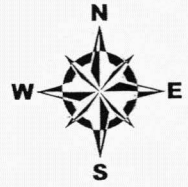
Formal acceptance of that portion of Osborne Lane as depicted on
Fairfield Town Clerk Map Number 6458



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Pansy Circle

Formal acceptance of Pansy Circle as depicted on
Fairfield Town Clerk Map Number 7346



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Patricia Circle

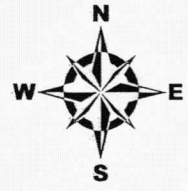
Formal acceptance of Patricia Circle as depicted on
Fairfield Town Clerk Map Number 7033



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Rolling Hills Drive

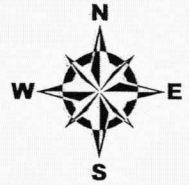
Formal acceptance of Rolling Hills Drive as depicted on
Fairfield Town Clerk Map Number 4701 & 6131



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Running Brook Circle

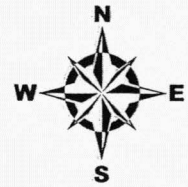
Formal acceptance of Running Brook Circle as depicted on
Fairfield Town Clerk Map Number 6124



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Sconset Drive

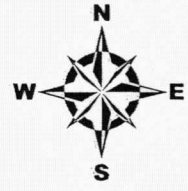
Formal acceptance of Sconset Drive as depicted on
Fairfield Town Clerk Map Number 6757



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Sherwood Farm Road

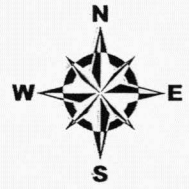
Formal acceptance of Sherwood Farm Road as depicted on
Fairfield Town Clerk Map Number 6423



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Southport Ridge

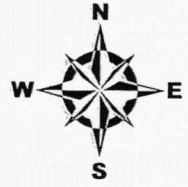
Formal acceptance of Southport Ridge as depicted on
Fairfield Town Clerk Map Number 6828



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Spit Rock Road

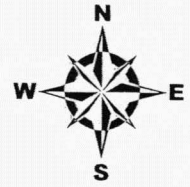
Formal acceptance of that portion of Split Rock Road as depicted on
Fairfield Town Clerk Map Number 6586



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Springer Road

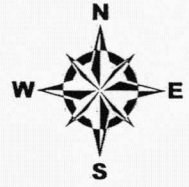
Formal acceptance of that portion of Springer Road as depicted on
Fairfield Town Clerk Map Number 6227



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Stonewall Lane

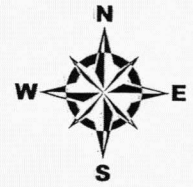
Formal acceptance of that portion of Stonewall Lane as depicted on
Fairfield Town Clerk Map Number 7024



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Walbin Court

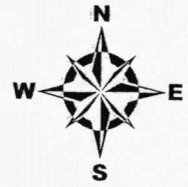
Formal acceptance of Walbin Court as depicted on
Fairfield Town Clerk Map Number 6388



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

West Morgan Avenue

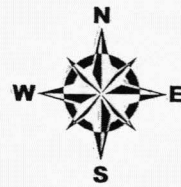
Formal acceptance of West Morgan Avenue as depicted on
Fairfield Town Clerk Map Number 6315



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

Westlea Lane

Formal acceptance of Westlea Lane as depicted on
Fairfield Town Clerk Map Number 6444



*This map is for orientation purposes only. See referenced Town Clerk Map for roadway description.

A RESOLUTION APPROPRIATING \$769,697 FOR THE COSTS OF THE TOWN'S COMPREHENSIVE LED LIGHTING PROGRAM AND OTHER COMPREHENSIVE ENERGY CONSERVATION MEASURES AND AUTHORIZING THE FUNDING OF SUCH APPROPRIATION.

Resolved:

1. As recommended by the Board of Selectmen and the Board of Finance, the Town of Fairfield (the "Town") appropriates the sum of Seven Hundred Sixty-nine Thousand Six Hundred Ninety-seven (\$769,697) Dollars to fund the costs of the Town's Comprehensive LED Lighting Program which will increase the energy efficiency of the lighting of nineteen Town buildings (the "Project") and other energy conservation measures
2. Two Hundred Sixty-nine Thousand Six Hundred Ninety-seven (\$269,697) Dollars of such appropriation will be funded by a grant (the "Grant") from the United Illuminating Company ("UI").
3. Five Hundred Thousand (\$500,000) Dollars of such appropriation will be financed by the Town borrowing a sum not to exceed Five Hundred Thousand (\$500,000) Dollars to be implemented by either as a loan to the Town from M-Core Credit Corporation or as a lease financing, conditional sale or similar arrangement with M-Core Credit Corporation, as determined by the First Selectman and the Fiscal Officer, provided that such financing is on an interest free basis or any interest costs are entirely subsidized by UI and the term thereof is not greater than four (4) years (the "\$500,000 Obligation") and the assets and improvements contained in the projects of this resolution will ultimately be owned by the Town.
4. The First Selectman and the Fiscal Officer are hereby authorized to negotiate the terms of the Grant with the UI under the Energy Opportunity Program and to take all action necessary or reasonably required to carry out, give effect and consummate such Grant including executing such documents, agreements, contracts and certificates as deemed to be necessary or advisable by the First Selectman and the Fiscal Officer.
5. The First Selectman and the Fiscal Officer are hereby authorized on behalf of the Town to negotiate terms of the M-Core Credit Corporation Loan and are authorized to execute, deliver and enter into such agreement evidencing the M-Core Loan and are authorized to take such actions or to execute such documents, agreements and/or certificates as deemed to be necessary or advisable by the First Selectman and the Fiscal Officer in order to implement the M-Core Loan or complete the Project.

6. The First Selectman and the Fiscal Officer are hereby authorized on behalf of the Town to negotiate the \$500,000 Obligation and are authorized to execute, deliver and enter into such agreement evidencing the \$500,000 Obligation and are authorized to take such actions or to execute such documents, agreements and/or certificates as deemed to be necessary or advisable by the First Selectman in order to implement the \$500,000 Obligation or complete the Project. With respect to the 500,000 Obligation, the First Selectman and the Fiscal Officer are hereby authorized to determine whether the \$500,000 Obligation will be a charge upon the general credit or taxing power of the Town and whether the agreement evidencing the \$500,000 Obligation includes a “non-appropriation of funds” clause allowing for its termination in the event sufficient funds are not appropriated to make the annual payment.
7. Pursuant to Section 1.150-2 (as amended) of the federal income tax regulations the Town hereby expresses its official intent to reimburse expenditures paid by the Town with the proceeds of the \$500,000 Obligation. The allocation of such reimbursement bond proceeds to an expenditure shall be made in accordance with the time limitations and other requirements of such regulations.

LED LIGHTING PROGRAM WITH UNITED ILLUMINATING COMPANY

United Illuminating company is working with Fairfield to create a Comprehensive Asset and Energy Management Plan for 19 Town buildings. The Plan will encompass everything from roofs, windows, doors, HVAC equipment, lighting, water usage, ceilings, walls and underground tanks. The concept is to use energy management savings and savings from green energy projects to pay the annual debt service. The goal is ambitious: A positive cash flow in year one and a payback over seven years. United Illuminating is paying up to \$50,000 for the study.

Early in December, UI suggested that if Fairfield could have a program ready by December 31, 2016 that would be part of the Comprehensive Plan it would be willing to offer the following:

1. The lesser of up to 50% of construction cost, rather than the standard 40% for LED lighting, or 40c/kwh of agreed KWH savings rather than the standard 30%, and
2. \$100,000 on bill financing and \$400,000 financing through a third party at 0% financing over 4 years. The \$400,000 third party financing is not officially available until 2017

We did a preliminary installation cost estimate of \$1,000,000 with a 50% grant for \$500,000 and the two loans at \$100,000 and \$400,000. We believed that the total cost would be less and some other measures at the library could be added to get the benefit of the full \$1,000,000, and the Town resolutions reflected those numbers.

However, the following has occurred:

1. Final cost estimates approved by the engineers and UI total \$769,000, not \$1,000,000.
2. The grant was lowered to \$269,597, representing 35% of total cost not 50%
3. UI was unable to offer the \$100,000 on bill financing because the program's maximum annual cap of \$300,000 had been reached between the Town and the Board of Education.
4. UI then offered a \$500,000 third party loan at 0% for 48 months.

The result is that new resolutions reflecting the actual numbers need to be approved. Note that the total cost to the Town remains the same.

Each of the 19 buildings loan and grant determinations had to be calculated independently

As an example. The Main Firehouse total cost \$28,732. The incentive is the lesser of

- 50% of cost, \$14,336 or
- 40c/kwh x the kwh saved or 28,590x 40c/kwh or \$11,436
- The \$11,436 represents 40% of the total cost

If we used the standard structure, the following would have been the result:

- 40% of cost, \$11,492, or

- 30c/kwh x the 28,590kwh saved or \$8,577
- 100,000 in loans
- \$400,000 in Town borrowing.

The end result is the total cost to Fairfield remains the same, \$500,000 at 0% interest over four years or \$125,000.

The savings in electric costs is estimated to be 685,302,kwh x 19.0c/kwh or \$130,200.

COMPREHENSIVE LED LIGHTING PROGRAM ---COST \$769,697

1. **Background**----Fairfield is about to undertake a comprehensive Asset and Energy Management Plan. As part of that study, Public Works and our on call energy consultant have completed a lighting survey of the nineteen buildings that will be part of the comprehensive plan.. The United Illuminating Company had offered us a onetime proposal to fund the entire estimated \$1,000,000 cost. However, final audits show the cost to be \$769,697, \$269,697 as a grant and \$500,000 as a four year zero interest loan. However the UI Energy Opportunity Loan and Grant Contract has to be executed by December 31..

2. **Purpose and Justification**--- To modernize the lighting in the Town's 19 large buildings and create savings with a four year payback.

3. **Detailed Description of the Proposal**---

- A detailed energy audit has already been performed on the lighting in the 19 buildings
- Various LED lighting products have been evaluated by Public Works and our energy consultant, and choices have been made
- Dimming capabilities, daylighting possibilities, and motion and , sound detectors have been evaluated.
- These decisions maximize the potential savings for initial cost, maintenance and electric consumption .
- Interior lighting as well as exterior lighting and parking lots are included.
- Public works will buy directly from the manufactures to save on contractors markup.
- Public Works and our energy consultant t will obtain quotes for installation from proven contractors
- A third party engineer will measure and verify the savings.

4. **Reliability of estimated costs**--- The costs are based on the above quotes, reviewed by our measurement and verification engineer, and approved by UI. Total cost is \$125,000 per ear for 4 years.

5. **Increased Productivity or Efficiency**---The conversion to LED lighting will save over 685,000kwh and over \$30,200 a year in electric costs. In addition LED lights last much longer than conventional lights and the Town will save on replacement costs.

6. **Additional Long Range Costs**---None

7. **Additional Use or Demand on Facilities**---None

8. **Alternatives to the Request**—Do nothing and lose over \$1,200,000 in savings over 10 years.

9. **Safety and Loss Control**—Not Applicable

10. **Environmental Considerations**— By reducing the use of 685,000kwh of electricity, the LED lights will reduce greenhouse gas emissions and criteria pollutants caused by electric production.

11. **Insurance**—Not Applicable

12. **Financing**—UI is offering three sources for funding:

- \$269,697 grant
- \$500,000 zero interest loan for 4 years as a conventional loan

The Town will have to provide \$125,000 a year for four years. The first installment would be due in June 2017.

13. **Other consideration**—The project must be undertaken before December 31, 2016.

14. **Other Approvals**—Board of Finance and RTM

TOWN OF FAIRFIELD LED LIGHTING PROGRAM PROCESS

Each suggested LED product was comparatively evaluated using various industry standards. The Lighting Facts label on each product provides a DOE sponsored industry verified performance standards in a single format that facilitates accurate comparisons among products, the Illuminating Engineering Society's IES-LM 79. That covers five performance areas

1. Lighting output or lumens—the higher the number , the more light emitted
 2. Watts—the lower the number the less energy used
 3. Efficacy or lumens per watt-The higher the number the more efficient the product
 4. Correlated Color Temperature(CCT))—Choosing the right temperature light for the light color required
 5. Color Rendering Index (CRT)---The effect of the light's color on the color appearance of objects
- It also provides lumen maintenance numbers or the measure of light the LED is projected to emit at 25,000hours of operation at a given temperature, compared to initial output, in other word how much it degrades
 - Finally it notes whether the product has a manufacturer's warranty and its length. All products chosen have warrantees that vary from 22,000hours to 50,000hours
 - ✓ For the Police and Fire Departments operate 24 hours a day and 8,760 hours a year..
 - ✓ For Independence Hall and Town Hall operate about 70 hours a week and 3,640 hours a year
 - ✓ The installer has extended those warrantees to a full 5 years, 50,000 hours

- ✓ It is important to note that the 5 years, 50,000hours warranty is primarily for the ballasts or drivers. The lights can last over 100,000hours
- The product were also evaluated using the standard of the Design Light Consortium (DLC).
 1. In part the DLC requirements include minimum standards for lumen maintenance at intervals from 25,000 hours to 50,000 hours.
 2. The Power Factor must be greater than 0.90.—this is a measure of the power delivered to the actual power consumed. There is always some loss. This is another measure of efficiency. A 1.0 rating means no loss.
 3. Harmonic Distortion Index (HMDi) must be equal to or less than 20%., another measure of efficiency.

The final measure of comparison is installed cost and lifetime costs. Products were analyzed according to all these measures and recommended to Public Works for inclusion. Once the product and its purchase cost were chosen, competitive proposals for installation were evaluated and a contractor selected. That process avoids a vendor mark-up.

Public Works was also careful to choose the right light for the designated purpose. We chose the 4000Kelvin lighting for all the fixtures in an attempt to create the color as most conducive for office working areas. Public Works experimented in Independence Hall with that lighting and it is universally liked better than the older lighting. However, test lighting will be installed in each building prior to final decision.

LED lighting enables the user to control the direction of the light and, we chose different lighting for offices, high bay garages, walkways and stairwells. Outdoor lighting decisions were made on that basis also. Building lights and parking lot lights have different functions and require different directional emphases . it is important to note that outside LED lighting prevents light from being sent outward and upward reducing neighbors' complaints and enhancing the Dark Skies initiative.

Lighting controls were also evaluated. Most of the 19 buildings already have light motion, heat and noise detectors that shut off lights after an appropriate time delay. The LEDs will work with these controls.

Some buildings are more costly than others:

1. Police Department-- \$111,000. Dimming capability was added to the Police Department. The building does not have the sensors that shut off lighting, for security reasons. The Police Department does not want someone on the outside to know certain offices are vacant. Dimming capability was the answer to that problem. Lighting controls were also added.
2. Fairfield Main Library--\$143,000. Daylighting is expensive if controls have to be added and would have no real payback as we are already lowering the wattage from an average 100watts to 27watts. Payback is over 30 years. The one exception is in the Main Library where we had installed Encellium controls ten years ago. Moreover, the Library is the only building having large windows facing south. In some cases fixtures will also be replaced, not just lights.
3. Independence Hall---\$124,000. Over the last 30 years, considerable office modifications were made. As a result, many of the ceiling fixtures in the offices are not located properly in relation to office spaces and desks. It also resulted in a surplus of lighting. All the fixtures must be replaced and some relocated.
4. Senior Center---\$98,000. All the 65 year old ceiling fixtures need replacement.

For the balance of the buildings, there are very few fixtures that need replacement.

Parking lot lights and building security LEDs were also included at Independence Hall, Old Town Hall, the Recreation Center, the Senior Center, the Main Library and the new Penfield Beach. Building security lights were added to all other buildings, except the Police Department, the WPCF, Public Works Garage and the Fairfield Woods Library where those upgrades have already been made.

The next step was the United Illuminating Company (UI) engineering and economic evaluation of the results. Each of the 4,409 Earthcore suggested LED installations had to be reviewed and approved :

- First for their operating standards as described above,
- Second, for cost
- Third last for the projected kwh savings, and
- Fourth. each of the 4,409 installations had to be evaluated as to the Economic Opportunity Comprehensive cost guideline: the lesser of
 1. 50% of construction cost, or
 2. 40 cents /kwh times the approved annual kwh savings.

Earthcore as the general contractor will supplement the manufacturer's and installer's warranties with a performance guarantee. It will guaranty the kwh savings in the proposal will be achieved, as long as the buildings continue to be operated for similar hours, with similar equipment and a similar number of employees.

Earthcore shall be given a five year Operations and Maintenance Agreement to continuously monitor the lighting, enforce the warranties and fix any problems that occur outside the scope of the warranties.

Once installation is complete, a third Party, i.e., independent engineer will perform measurement and verification to assure Fairfield that the products installed were the products specified and that the KWH savings guaranteed are achieved.

Town Of Fairfield LED and Comprehensive Energy Project

Project Costs and Funding

Exhibit 1

Project Details

| <u>Project Item</u> | <u>Project Cost</u> |
|--------------------------------------|----------------------------|
| Senior Center LED Lighting | \$ 98,365.00 |
| Old Town Hall LED Lighting | \$ 30,039 |
| Main Library LED Lighting & Controls | \$ 143,209 |
| Fairfield Theater | \$ 14,067 |
| Police Department | \$ 111,959 |
| Public Works Garage | \$ 30,255 |
| Operation Hope | \$ 14,658 |
| Transfer Station | \$ 509 |
| Senior Annex | \$ 17,207 |
| Eunice Postal Recreation Center | \$ 20,711 |
| Jennings Fire Houses Started | \$ 38,634 |
| Main Fire House | \$ 28,732 |
| Jackman Ave Fire House | \$ 6,699 |
| Green Field Fire House | \$ 14,917 |
| Southport Fire House | \$ 17,196 |
| Independence Hall | \$ 124,485 |
| Water Pollution Control Facility | \$ 34,028 |
| Penfield Beach | \$ 8,955 |
| Animal Shelter | \$ 15,072 |
| Total Project Costs | \$ 769,697 |

Project Funding

| <u>Funding Source</u> | <u>Amount</u> |
|--|----------------------|
| United Illuminating Incentive Grant (up to 50% of Project Costs) | \$ 269,697 |
| M-Core No Interest Loan paid over 48 months | \$ 500,000 |
| Total Project Funding | \$ 769,697 |

Notes:

1) No payments are paid by TOF to the Vendor. All Payments to Vendor are made by United Illuminating and M-Core upon completion of the work and commencement of savings.

**Town Of Fairfield LED and Comprehensive Energy Project
Project and Payment Schedule
Exhibit 2**

| Date | Item |
|-------------|---|
| 12/31/2016 | Town signs Energy Opportunity Contract with United Illuminating for \$769,697 |
| 12/31/2016 | United Illuminating signs contract with Earthcore Energy Services (vendor) for \$769,697 for installation of the LEDs and other Energy Projects |
| 2//2017 | Board of Finance & RTM approvals |
| 3/10/2017 | LEDs are delivered and installation begins |
| April 2017 | Fairfield sees monthly electricity cost savings of \$5,425 |
| May 2017 | Fairfield sees monthly electricity cost savings of \$10,850 |
| 5/31/2017 | Installation is complete |
| 5/31/2017 | Fairfield signs \$500,000 no interest loan agreement with M-Core |
| June 2017 | Fairfield sees monthly electricity cost savings of \$10,850 |
| 6/15/2017 | Vendor is paid by UI and M-Core |
| June 2017 | Town makes 1st of 48 monthly loan payments of \$10,417 to M-Core |
| May 2021 | Town makes final loan payment of \$10,850 to M-Core |

Town Of Fairfield LED and Comprehensive Energy Project
Cost/Savings Analysis
Exhibit 3

| | <u>Electricity</u> | <u>Payments on</u> | <u>Net</u> |
|-----------------------------------|---------------------|---------------------|------------------------|
| <u>FY 2017</u> | <u>Cost Savings</u> | <u>M-Core Loan</u> | <u>Savings/Expense</u> |
| April 2017 | \$ 5,425 | \$ - | \$ 5,425 |
| May 2017 | \$ 10,850 | \$ - | \$ 10,850 |
| June 2017 | \$ 10,850 | \$ (10,417) | \$ 433 |
| FY2017 Total: | \$ 27,125 | \$ (10,417) | \$ 16,708 |
| <u>FY2018 - FY2032</u> | | | |
| FY2018 | \$ 130,200 | \$ (125,000) | \$ 5,200 |
| FY2019 | \$ 130,200 | \$ (125,000) | \$ 5,200 |
| FY2020 | \$ 130,200 | \$ (125,000) | \$ 5,200 |
| FY2021 | \$ 130,200 | (\$114,583) | \$ 15,617 |
| FY2022 | \$ 130,200 | \$ - | \$ 130,200 |
| FY2023 - FY2032 | \$ 1,302,000 | \$ - | \$ 1,302,000 |
| FY2018-FY2032 Total: | \$ 1,953,000 | \$ (489,583) | \$ 1,463,417 |
| Grand Total | | | |
| | \$ 1,980,125 | \$ (500,000) | \$ 1,480,125 |

Notes:

1) Electricity Savings are projected to be \$10,850/month, \$130,200 annually. This assumes no increase in projected savings at today's prices.

2) LED products have an estimated useful life of 15 years.

Energy Opportunities Standard Agreement

This Agreement is entered into by and between The United Illuminating Company ("UI") and

Town of Fairfield ("Customer"), pertaining to the building to be retrofitted at

| UI PROJECT # | PROJECT BUILDING | ADDRESS |
|--------------|-------------------------|--------------------------|
| PiM6 | Greensfarm Fire Station | 3965 Congress Street |
| PiMM | Old Town Hall | 611 Old Post Road |
| PiMc | Postal Rec Center | 75 Mill Plain Road |
| PiXO | Senior Annex | 100 Monna Terrace |
| PiQX | Main Firehouse | 140 Reef Road |
| PiTd | Transfer Station | One Rod HWY |
| PiSU | Southport Firehouse | 69 Main Street |
| PiSE | Jackman Firehouse | 400 Jackman Ave |
| PiUo | Jennings Firehouse | 600 Jennings Road |
| PiXT | Senior Center | 100 Monna Terrace |
| Pivx | Animal Shelter | 211 One Rod HWY |
| Pibx | WPCA | One Rod HWY |
| PjFW | Main Library Started | 1080 Old Post Road |
| PjMO | Fairfield Theater | 70 Sanford Street |
| PjCv | Police Department | 100 Reef Road |
| PjDe | Public works Garage | 105 One Rod Hwy |
| PjMI | Operation Hope | 50 Nichols St. |
| PjSA | Independence Hall | 725 Old Post Road |
| PjSO | Penfield Beach | 323 Fairfield Beach Road |

(the "Facilities"), by

EARTH CORE ENERGY SERVICES (the "Installing Vendor"). The Effective Date of this Agreement is the date that this Agreement is signed by both Customer and UI, subject to Section 5(b)(i) hereof.

BASIC UNDERSTANDINGS

UI has a conservation program called Energy Opportunities which is designed for projects which "retrofit" existing systems with energy efficient alternatives. UI offers to pay incentives to eligible Customers who retrofit existing systems with energy efficient measures (each an "Individual Measure" and collectively, the "Measures") in the Customers' facilities. This Agreement provides the terms and conditions for payment of Standard Incentives and any applicable Bonus Incentives by UI to a Customer under the Energy Opportunities program. Customer expressly represents and warrants that the execution, delivery and performance by Customer of this Agreement are within such Customer's powers and have been duly authorized by all necessary action on the part of the Customer (or any other person or entity, as applicable). This Agreement constitutes a valid and binding agreement of the Customer, enforceable against such Customer in



ENERGY OPPORTUNITIES

1-877-WISE USE

Energy Opportunities Standard Agreement

accordance with its terms. Customer further acknowledges and agrees that it has selected the Installing Vendor and has and will continue to be solely responsible for such selection, which selection was in accordance with any and all legal, governmental or regulatory rules and requirements (whether federal, state, municipal or otherwise) applicable to Customer. Any payments (if any) made by UI to Installing Vendor in connection with Installing Vendor's installation of EEMs hereunder at the Facility and pursuant to Customer's direction as provided for herein, are made by UI solely in its role as administrator of conservation and load management programs approved by the Connecticut Public Utilities Regulatory Authority (PURA). UI assumes no responsibility or liability whatsoever with respect to Customer's selection of the Installing Vendor, the Installing Vendor's installation of the EEMs for Customer, and/or any agreement that Installing Vendor and Customer may have entered into in connection with such installation.

1. CUSTOMER ELIGIBILITY

Any UI commercial, industrial, or multifamily, customer as defined by UI's rate schedule and terms and conditions as well as any multifamily complexes greater than four levels are eligible to participate in the Energy Opportunities program.

2. INCENTIVES

- Subject to the terms and conditions contained herein, UI will pay incentives to Customers for the installation of Energy Efficiency Measures (EEMs) as specified in the attached Schedule A, incorporated herein by reference.
- EEMs are those conservation measures that are consistent with UI's desire to achieve energy conservation and load management, and that are approved by UI in advance and in its sole discretion as set forth herein.
- Customer understands and agrees that incentive schedules for which Customer may be eligible vary based upon the classification of customers.
- EEMs are not eligible for incentives from the Energy Opportunities program if the Customer has received incentives for that specific EEM under any other UI incentive program.

3. PRE-APPROVAL & PRE-INSTALLATION SURVEY

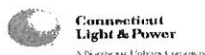
- Among other conditions for receipt of incentives hereunder, UI is not bound to pay any incentive to Customer hereunder unless UI pre-approves in its sole discretion each EEM that has been proposed by the Customer and/ or (as determined by UI) completes a satisfactory pre-installation survey of the Customer's Facility.
- UI reserves the right, in its sole discretion, to approve or dis-approve any proposed EEM. Any failure to approve any and all EEMs shall not under any circumstances constitute approval by UI of such EEMs.
- Among other conditions for receipt of incentives hereunder, UI is not bound to pay any incentives unless the Customer commits to installing the EEM(s) evidenced by its execution and delivery of this Agreement, including Schedule A and complying with all of the terms and conditions contained in this Agreement including but not limited to the timeframe described in Paragraph 5, section b.

4. CUSTOMER APPLICATION & ANALYSIS

- The Customer agrees to comply with the steps outlined in Paragraph 5, section b.
- In addition to the execution and delivery of this Agreement, including Schedule A, UI may in its sole discretion, require Customer to perform or cause to be performed a thorough analysis of the demand and energy reduction potential and life expectancy of the proposed EEMs ("Analysis"). In some cases, UI may require, in its sole discretion, that a licensed or certified energy professional or engineer prepare this Analysis. Customer shall provide to UI specifications, engineering data or other reasonable information necessary for the completion of such Analysis of the proposed EEM.
- UI will review the Customer's Application and Analysis (if applicable) to determine the potential for reducing energy consumption at the Facility via the EEMs. UI reserves the right, in its sole discretion to accept, reject, or modify any calculations set forth in the Application and Analysis (if applicable) based on UI's own analysis of the EEMs, including but not limited to the incremental cost of energy and demand savings, actual energy savings, life expectancy of the EEM, and the cost of the EEM.
- UI reserves the right to approve only those site-specific EEMs that UI believes have cost effective energy reduction potential. In any case, UI reserves sole discretion to approve or disapprove each proposed EEM in its sole discretion.

5. CANCELLATION

- Customer may cancel this Agreement at any time by providing UI with written notice of the same.



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Energy Opportunities Standard Agreement

- b. UI may cancel this Agreement immediately without notice to the Customer if any of the following conditions exist:
 - i. the Customer fails to sign the Standard Agreement and Schedule A within 30 Business days of UI's approval date. For the sake of clarity, any Standard Agreement signed by Customer after such 30 Business Days shall automatically be void and of no force and effect;
 - ii. the Customer fails to initiate installation or construction of the project within 60 Business days of UI's approval date;
 - iii. the Customer has not submitted to UI a written explanation, acceptable to UI in its sole discretion outlining the reasons why the initiation of the construction process has not begun with 60 Business Days of the approval date. These situations will be subject to UI review on an individual basis;
 - iv. the Customer fails to complete the installation of the EEMs within 10 months of UI's approval date;
 - v. the Customer has not submitted an acceptable written explanation outlining the reasons why the construction process has not been completed within 10 months of the approval date. These situations will be subject to UI review on an individual basis.
- c. Upon cancellation of this Agreement by either Party, Customer will reimburse UI within 30 Business Days for any and all payments made by UI to Customer under this Agreement.
- d. If Customer does not install all of the EEMs listed in Schedule A, UI may, in its sole discretion, adjust the incentives for which the Customer is eligible according to the criteria and participation requirements of the Energy Opportunities program.

6. POST-INSTALLATION VERIFICATION

- a. UI will pay incentives to Customer only after UI has performed to its sole satisfaction a post-installation inspection of the Facility and the EEMs. In addition to the foregoing, no incentive payment shall be made by UI to Customer or Installing Vendor (as the case may be) until Customer has executed an acknowledgement in the form attached hereto as Exhibit 2.
- b. If as a result of UI's post-installation inspection, UI determines that the EEMs installed at the Facility were not installed in a manner that is consistent with the purpose of achieving energy savings, the Customer shall make modifications as determined to be necessary by UI in order to ensure achievement of energy savings. A failure by Customer to promptly perform such modifications will result in Customer forfeiture of any incentives for which it is eligible.
- c. If as a result of UI's post-installation inspection, UI determines that the operation of any equipment installed in connection with Customer's participation in the Energy Opportunities program is not consistent with generally accepted industry standards and practices, including, where applicable, state or federal building code mandates, environmental regulations, and current standards published or otherwise recognized by the American Society of Heating, Refrigeration, and Air Conditioning Engineers ("ASHRAE") for the operation of Heating, Ventilation, and Air Conditioning ("HVAC") units, Customer shall make modifications as determined to be necessary by UI to ensure compliance with such applicable standard(s). A failure by Customer to promptly perform such modifications will result in Customer forfeiture of any incentives for which it is eligible.

7. MONITORING & VERIFICATION

- a. UI reserves the right to continue to monitor any or all proposed and installed EEMs for the purpose of determining the actual value of energy reduction.
- b. Customer agrees to grant UI access at all reasonable times to the Facility for the purpose of examining and monitoring proposed and installed EEMs. The results of this monitoring will not affect any payments already received by Customer hereunder, except for such payments that are required to be reimbursed by Customer pursuant to the terms and conditions contained in this Agreement.
- c. Customer understands and agrees that UI reserves the right to decrease any unpaid incentive amounts for which Customer is eligible hereunder if, based on the results of UI's on-site monitoring and verification, UI determines in its sole discretion that less than the proposed EEM savings are likely to result via the EEMs.

8. INCENTIVE AMOUNTS

- a. Any incentive amounts requested by Customer in connection with this program may be reduced by UI in its sole discretion and only incentive levels approved by UI in connection with this Agreement are eligible to be earned by Customer.
- b. UI reserves the right to modify any program incentives for which Customer is eligible hereunder and the incentive structure at anytime and without any prior notices to Customer.

Energy Opportunities Standard Agreement

- c. In the event that, following execution and delivery of this Agreement, the program is modified or cancelled for any reason, this Agreement will continue in effect pursuant of all of its terms and conditions.
- d. The dollar amount of the incentive available to Customer pursuant to this Agreement is calculated by UI based on UI's understanding of the total project cost of the installation of the EEMs at Customer's Facility ("UI Total Project Cost") as supplied by Customer or the installing Vendor. In the event that the actual project cost is lower than the UI Total Project Cost for any reason, including but not limited to the availability of any and all state, federal or local tax rebates that may be applicable to the Customer's installation of the EEMs at the Facility, and/or any and all rebates, incentives, credits or adjustments of any nature that Installing Vendor provides to Customer and which lowers the UI Total Project Cost, then Customer shall promptly provide UI with written notice of the same and UI reserves the right, in its sole discretion, to recalculate the dollar amount of the incentive available to Customer under this Agreement based on the actual project costs and such recalculated incentive amount shall be the incentive available to Customer under this Agreement. In the event that UI has already provided Customer with an incentive payment based on the UI Total Project Cost prior to UI's receipt of notice from Customer of an actual project cost that is lower than the UI Total Project Cost, UI may require Customer to refund the difference between the incentive paid by UI to Customer and the incentive that results from UI's incentive recalculation based on the actual project cost. Any such refund shall be made by Customer within thirty (30) days after written demand of the same from UI.

9. COMPREHENSIVE PROJECTS

- a. Comprehensive projects may be eligible for bonus incentives only if specific funding is available and approved.
- b. Comprehensive projects may include energy savings from other fuel sources. However the value of the incentive will be based entirely on the electric and natural gas (firm rate only) energy savings components.
- c. Projects are considered comprehensive if they consist of two (2) or more end uses and at least one (1) Measure per end use. Projects consisting of multiple Measures per end use are eligible provided that the project consists of at least 2 end uses and meet the criteria in Paragraph 9 (d) below.
- d. No one end use can have 85% or more of the value of the project's energy savings and peak summer demand reduction.
- e. The remaining end use(s) must account for at least 15% of the value of the project's energy savings and peak summer demand reduction (based on the cumulative total of the remaining end use(s)).
- f. Each Measure will be reviewed independently to determine the applicability of the EO program incentives based on the Energy Opportunities Incentive guidelines.
- g. If the project is modified to where the project does not meet the comprehensive criteria then the incentive is calculated on the individual merits of the Measures due to scope changes and/or measures.
- h. The project must have all Measures installed within a reasonable time frame to receive the comprehensive incentive. A reasonable timeframe is defined in Paragraph 5(b) above. UI reserves the right to modify the definition of a "reasonable time frame" based on the project. In the event, the scope of the project changes, the incentive amount will be calculated on the merits of the remaining individual measures.
- i. Projects will be reviewed on a case-by-case basis

10. MULTIPLE FUEL or NON-ELECTRIC EEMs

UI reserves the right in its sole discretion (but in no event is obligated) to pay incentives for any energy saving non-electric EEM.

11. EEM INSTALLATION COST

- a. Customer shall supply UI with copies of all appropriate paperwork that documents that the construction or installation process has been initiated (such as a purchase order, bid document, contract etc. and any other documentation as requested by UI).
- b. Customer shall supply UI with copies of all paid invoices (including all materials, labor, and equipment discounts) reflecting the actual costs of design engineering, purchasing, and installing the EEMs, along with costs for demolition and disposal of materials. UI may also request and Customer shall supply UI with other reasonable documentation or verification of the Customer's actual cost for purchasing and installing the EEM. Incentives are applicable to and available with respect to incentives for EEM installation costs only those EEMs that are actually installed and Customer is eligible for incentives for EEM installation costs only to the extent that the costs are deemed reasonable by UI in its sole discretion. Costs for financing, extra

Energy Opportunities Standard Agreement

equipment, spare parts, inventoried items, painting, and any other non-installed materials are not eligible for UI reimbursement under this Agreement.

12. PAYMENT

- a. Incentive payments will be made by UI within sixty (60) business days after UI has completed a post-installation verification of EEM installations and the actual costs thereof to its sole satisfaction. UI may also arrange with Customer to make incentive payments in installments. In addition to the foregoing, no incentive payment shall be made by UI to Customer or Installing Vendor (as the case may be) until Customer has executed an acknowledgement in the form attached hereto as Exhibit 2.
- b. If Customer has an established UI account, it may request that the incentive amount applicable to it under this Agreement be paid in the form of a credit to the Customer's electric bill by designating the method of payment on the Schedule A at the time of entering into this Agreement.
- c. The Customer understands and acknowledges that UI shall pay the incentives from the Energy Conservation and Load Management Fund ("C&LM Fund"). In the event that all or any part of UI's C&LM Fund is designated by legislative or regulatory action for purposes other than implementation of UI's C&LM programs, and UI determines that the C&LM Fund is insufficient to cover the cost of such programs, UI shall have no obligation to pay any incentives hereunder and shall have no further liability to the customer. Customer shall not hold UI liable in any way and shall hereby hold UI harmless from and against any and all liabilities, costs or damages incurred by Customer in the event of a program funding reduction or elimination, including but not limited to the insufficiency of the C&LM Fund to cover the cost of C&LM programs as determined by UI.

13. PERFORMANCE CONTRACTING

If the EEMs are being installed by a third party under a performance contract arrangement, UI reserves the right to determine the cost of purchasing and installing the EEMs as the costs actually incurred by the third party or in UI's sole discretion based upon UI's experiences with similar EEMs in other Customers' facilities.

14. FINANCING OPTION

- a. Third party financing for the EEMs to be installed at Customer's Facility pursuant to this Agreement may be available to Customer from a UI designated third party financing provider ("TPFP") provided that Customer's project meets (among other requirements) the following eligibility requirements:
 - (i) The project has a Net Simple Payback Period that does not exceed fifteen (15) years. Net Simple Payback Period is defined in Paragraph 14, section (c) below.
 - (ii) The project is eligible for inclusion in UI's Energy Opportunities program.
 - (iii) The project does not participate in other financing options under Connecticut Energy Efficiency Funds (CEEFF) programs administered by UI.
 - (iv) The project is not a federal government or agency project.
 - (v) The project includes only equipment retrofits or equipment replacements (i.e., it does not involve new construction or major renovation).
 - (vi) The Customer is an existing business which has been in operation for three (3) years and qualifies through the TPFP's business credit review.
- b. Customer acknowledges and agrees that, in addition to the foregoing project eligibility requirements, Customer must apply to the TPFP in order to secure financing by the TPFP for its project (as described herein). The decision by the TPFP to provide (or not provide) financing to Customer in connection with its project is at the sole discretion of the TPFP and Customer acknowledges and agrees that UI is not responsible in any way for any decision by the TPFP to provide, or not to provide, financing for Customer's project. In addition to the foregoing, any and all financing transactions as between the TPFP and Customer in connection with the project are solely as between such parties. UI is not responsible in any way for any and all decisions, acts or omissions of the TPFP in connection with any and all financing transactions as between the TPFP and Customer in connection with Customer's project. Customer hereby agrees to indemnify, defend, and hold harmless, UI, from any and all claims, actions, costs, expense, damages, and liabilities, including reasonable attorney's fees, resulting from or arising out of Customer's decision to seek financing for its project from the TPFP, including but not limited to any and all action or inaction of the TPFP related to the same.
- c. In the event that Customer receives financing from the TPFP as contemplated and provided for herein, UI may, in its sole discretion, provide an "interest rate buy down" in connection with such TPFP financing. An "interest rate buy down" means an upfront payment provided by UI (through use of CEEFF funds) to the TPFP in order to lower the interest rate paid by Customer to the TPFP over time. An interest rate buy down is only available to Customer in connection with TPFP loans that are no less

Energy Opportunities Standard Agreement

than \$2,000 and no greater than \$100,000. In the event that Customer (i) is eligible for and receives financing for its project from the TFPF pursuant to the TFPF's EO financing program and (ii) UI determines, in its sole discretion, that it will provide an interest rate buy down in connection with such TFPF financing for Customer's project, then Customer will receive 100% of the incentive calculated by UI for the Customer's project and a partial interest buy down or subsidy, which in turn determines the available interest for the project either 4.99%, 2.99%, or 0% loans respectively. The maximum term of TFPF loans for which Customer receives an interest rate buy down from UI shall be (i) the Net Simple Payback Period for the project plus one year or (ii) five years, whichever is less. Net Simple Payback Period is defined as (A) the total cost of Customer's project that is the subject of this Agreement minus the incentive calculated by UI for the project divided by (B) the estimated energy savings (electric and/or natural gas measures) expected to be experienced by Customer as a result of the project (as calculated by UI).

- d. Customer may seek additional financing from the TFPF, typically up to a total amount of \$1,000,000. Any projects that exceed \$1,000,000 would be reviewed on a case by case basis. However, financed amounts greater than \$100,000 are not eligible for any interest rate buy down from the CEEF funds. Any financed amounts greater than \$100,000 will be subject to current market interest rates and will be determined by the TFPF.
- e. Customer may seek financing of its project from any third party financing entity provided, however, any interest buy down that the CEEF Fund and UI may provide with respect to Customer's project, if at all, shall only be applicable with respect to TFPF financing pursuant to the terms and conditions provided for herein.

15. EEM MAINTENANCE

- a. In order to maintain the estimated energy savings benefit derived by UI for ten (10) years from the date of installation of the applicable EEMs, Customer agrees to repair or replace the EEMs periodically, using energy saving equipment similar or superior to the equipment that was installed originally. If Customer's performance of this provision proves to be impossible or impracticable, Customer shall, within ten (10) days of its determination of its inability to perform, notify UI promptly of its inability to perform and in such an event, UI may, at its sole and full discretion, require Customer to promptly reimburse UI for a prorated portion of all incentives and installation cost reimbursement paid under this Agreement subject to interest charges set forth in Paragraph 15(c) below.
- b. If UI in its sole discretion deems it appropriate, to ensure the efficiency gained through incentives paid by in connection with this Agreement, UI may require the Customer to maintain a service contract with a vendor acceptable to UI for the term of this Agreement, or another term determined by UI to be applicable to the specific EEM installed.
- c. Neither Customer, nor its agents, contractors, or subcontractors shall knowingly circumvent the net energy performance of EEMs or related systems installed pursuant to this Agreement. In the event of a breach of this provision, UI will require Customer to reimburse in full all of the incentives and installation cost reimbursement paid for these EEMs. All Customer reimbursements to UI will include interest accrued from the date of receipt of the incentive by the Customer, at the annual rate of eight percent (8%).

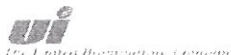
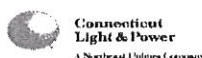
16. LIMITATION OF LIABILITY

UI shall not be liable to Customer for any damages in contract or tort or otherwise including negligence caused by any activities in connection with this Agreement or in connection with the retrofitting of the Facility, including without limitation the actions or omissions of any design professional or any employee, agent, contractor, subcontractor or consultant retained by UI. UI's liability under this Agreement shall be limited to paying the incentives specified for the EEMs but only as and if such incentives become payable to Customer and only to the extent that such incentives are not subject to repayment as provided for in this Agreement. In no case shall UI be liable to Customer for any special, indirect, consequential, incidental, punitive or exemplary damages of any kind, including but not limited to loss of use, lost profits, out of pocket expenses by statute, tort or contract, in equity under any indemnity provision or otherwise.

17. INDEMNIFICATION

Customer agrees to indemnify, defend and hold harmless, the UI, from any and all claims, actions, costs, expenses, damages, and liabilities including reasonable attorney's fees, resulting, from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of Customer's employees or other authorized agents in connection with Customer's activities within the scope of this Agreement, including, without limitation, claims arising from Customer's installation and/or maintenance of HVAC units in compliance with current standards for the performance of such units published or recognized by ASHRAE. Customer's duty to indemnify shall continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to the expiration or termination of this Agreement.

18. NO WARRANTIES



Energy Opportunities Standard Agreement

- a. Customer acknowledges and agrees that neither UI nor any of UI's employees or consultants are responsible for assuring that the design, analysis, engineering, and retrofitting of the Facility or installation of any or all of the individual EEMs or equipment is proper or complies with any particular laws, codes, or industry standards, including, without limitation, current standards published or otherwise recognized by ASHRAE for HVAC units.
- b. Customer understands and agrees that UI does not represent, warrant, or guarantee the product or service of any particular vendor, manufacturer, contractor, or subcontractor. Customer further understands and agrees that UI does not represent, warrant or guarantee the safety of the EEMs or that the installation of any EEMs pursuant to this Agreement will result in any level of energy savings or result in any measurable energy related benefit.

19. NO TAX LIABILITY

UI is not responsible for any tax liability imposed on the Customer or the Customer's authorized recipient as a result of the incentive payment.

20. LIMITED SCOPE of REVIEW

UI's scope of review for purposes of this Agreement is limited to determining if the design and installation of the EEMs have met the program conditions. UI does not include any kind of safety or performance review of any equipment installed or serviced in connection with this Agreement or any planned or installed EEMs, including, without limitation, any compliance by HVAC units with current standards published or otherwise recognized by ASHRAE

21. OBLIGATION TO INSTALL

This Agreement does not obligate Customer to install any of the EEMs that have been approved by UI. However, if Customer, subsequent to such approval, elects to install the EEMs, the terms and conditions of this Agreement shall govern the payment of incentives and the maintenance of the EEMs at the Facility.

22. PROGRAM CHANGES

UI reserves the right to cancel or change the Energy Opportunities program at any time without prior notice to Customer. Except as otherwise provided in this Agreement, all fully executed agreements that are in compliance with the terms and conditions contained herein will be processed to completion under the terms and conditions of the Energy Opportunities program in effect on the Effective Date.

23. PAYMENTS ASSIGNED TO CONTRACTORS

- a. UI Customers may designate in writing the Customer's Installing Vendor or designated Third Party Financing Provider as the sole recipient of any incentives and/or installation cost reimbursements owed to Customer under this program. Customer's written designation shall also state that Customer acknowledges and agrees that it has no further claim or right, title or interest in and to any such incentives and / or installation reimbursements.
- b. In addition to the requirements set forth in Paragraph 23 (a) above, Customer must request the change in incentive / installation cost recipient by signing the designated area on Schedule A.
- c. In addition to the requirements set forth in Paragraph 23 (a) and (b) above, if Customer assigns the incentives and/or installation cost reimbursements to the Installing Vendor, Customer must supply or cause its designated recipient to supply UI with a Letter of Acknowledgement and a completed W-9 containing designated recipient's Federal Tax Identification number.
- d. In addition to the foregoing, prior to the release by UI of any incentive/installation cost reimbursement by UI to the Installing Vendor, Installing Vendor shall execute an acknowledgment in the form attached hereto as Exhibit 1 and Customer shall cause Installing Vendor to execute the same.

24. PUBLICITY OF CUSTOMER PARTICIPATION

UI may, with Customer's consent, publicize Customer's participation in the program, the results of Customer's participation in the program, the value of incentives paid to Customer by UI under the program, and any other information relating to or in connection with Customer's participation in the program.

25. BALLAST & LAMP DISPOSAL

Customer agrees to comply with all laws and regulations promulgated by the State of CT Department of Environmental Protection and all other applicable laws, rules and regulations relating to the proper disposal of fluorescent lamps and PCB ballasts. The costs incurred by Customer in connection with the disposal of fluorescent lamps and PCB ballasts may be included in Customer's calculation of costs for installing the EEMs. Customer must provide to UI documentation acceptable to UI that verifies the proper disposal of all hazardous materials.

ENERGY OPPORTUNITIES

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Energy Opportunities Standard Agreement

26. EXISTING and NEW SELF-GENERATION

The incentive amount paid by UI to Customer under this Agreement will be determined by UI based on UI's evaluation of the net benefit of the EEMs for which Customer is receiving an incentive to UI's customers as a whole ("Net Customer Benefit"). Accordingly, UI will establish and reserves the right to reduce the incentive amount in order to reflect the impact of Customer's existing self-generation or new self-generation installed after the Effective Date hereof (as the case may be) to reflect the impact of such self-generation on UI's Net Customer Benefit calculation. UI may require Customer to refund to UI all or a portion of the incentive amount paid to reflect the reduced Net Customer Benefit. Any interconnection of new self-generation to the utility grid must comply with UI's then current policies and standards governing such interconnections.

27. FORWARD CAPACITY MARKET PAYMENTS / CREDITS

By signing this document and as a condition to receiving an incentive pursuant to this program, Customer hereby assigns to UI any and all payments, benefits and/or credits in connection with the Forward Capacity Market or any currently existing or successor or replacement markets, (including, but not limited to, any and all "LICAP", "ICAP", transitional credits or payments or any and all other capacity-related credits, payments and/or benefits for which Customer is eligible) and that are associated with or applicable to Customer's participation in the Energy Opportunities Program. Customer hereby assigns to either UI all of its right, title and interest in and to any and all such capacity payments, credits and/or benefits and shall take any and all action, including executing and delivering any and all documents and/or instruments, as requested by UI to evidence the same. Forward Capacity Market means the market for procuring capacity pursuant to ISO-NE Tariff, FERC Electric Tariff No. 3, Section III, Market Rule 1, Section 13, any modifications to the Forward Capacity Market, or any successor or replacement market/capacity procurement process.

28. CLASS III CONSERVATION CREDITS

In accordance with the Department of Public Utility Control's ("DPUC's" now the Public Utilities Regulatory Authority or "PURA") September 29, 2008 decision in Docket No. 05-07-19RE01, DPUC Proceeding to Develop a New Distributed Resources Portfolio Standard (Class III) – 2007 Revisions (as supplemented by the DPUC's February 11, 2010 decision in Docket No. 05-07-19RE01), Customer is not eligible to receive or retain any Class III conservation credits in connection with the Energy Opportunities Program and Customer hereby acknowledges and agrees the same. Customer further acknowledges and agrees that such credits shall be retained by UI for the benefit of their customers through the Connecticut Energy Efficiency Fund. In the event that the PURA amends or modifies the allocation of Class III conservation credits as reflected in its September 29, 2008 decision, then the allocation of such credits utilized by UI shall be the allocation in effect (per the applicable PURA decision) on the Effective Date.

29. MISCELLANEOUS

- a. The term of this Energy Opportunities Agreement will commence as of the Effective Date and continue for ten (10) years from date of the first payment made by UI to Customer pursuant to Paragraph 11 above unless sooner terminated as provided for herein.
- b. Customer understands that UI is willing to pay the Energy Opportunities incentives based on the long-term value of the energy reductions to UI.
- c. If at any time during the term of this Agreement, and during which time the Facility is occupied by the Customer, or any affiliate of the Customer, the operation of the Facility is modified so as to diminish the value of the energy efficient measures, UI may require reimbursement by Customer of all or a prorated percentage of the Energy Opportunities incentives and installation cost reimbursements paid by UI to Customer hereunder.
- d. Where Customer has installed or modified any HVAC unit in connection with Customer's participation in the Energy Opportunities Program, Customer shall, prior to UI's payment of an incentive, provide UI with a written statement confirming that such HVAC unit meets or exceeds the current standards for the operation of such HVAC unit as recognized by ASHRAE. Customer's failure to provide such written confirmation shall result in UI's withholding of any and all incentives for which Customer is eligible for hereunder until such failure is corrected.
- e. During the term of this Agreement, Customer will require any successor to its interest in the Facility during the term of this Agreement (whether direct or indirect, by sale of the Facility to a third party, by expiration or termination of Customer's lease of the Facility, or by purchase, merger or consolidation of Customer or all or substantially all of its assets by with or into a third party) by an agreement in form and substance satisfactory to UI, to assume and agree expressly to be bound by the provisions of this Agreement. Failure of Customer to obtain such agreement by the effectiveness of any such succession shall be a breach of this Agreement and shall entitle UI to reimbursement for all or a prorated percentage of the incentives paid by UI to the Customer under this Agreement.



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Energy Opportunities Standard Agreement

- f. If either UI or Customer desires to modify the content of this Agreement, the modification must be in writing and signed by an authorized representative of each party in order for the modification to be enforceable against that party.
- g. Customer may not assign this Agreement without the written consent of UI. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, personal representatives, successors and assigns.
- h. Any waiver of any breach of any provision of this Agreement shall not be a waiver of any subsequent breach of the same or any other provisions of this Agreement.
- i. All notices shall be in writing and delivered personally or by overnight courier to the addresses of the parties set forth at the beginning of this Agreement. Any such notice shall be deemed given on the date delivered.
- j. This Agreement shall be governed and construed in accordance with the laws of the State of Connecticut without regard to its conflicts of laws and principles.
- k. All requirements, terms, conditions and provisions of this Agreement which by their nature are incapable of being fully performed within the period of performance hereof shall survive cancellation, termination or expiration of this Agreement, including but not limited to any and all reimbursement obligations of Customer hereunder.
- l. The relationship of the parties is that of independent contractors. None of the provisions of this Agreement is intended to create nor will be construed to create an agency, partnership or employment relationship between or among the parties. No party or any of its officers, members, or employees, will be deemed to be the agent, employee or representative of another party.
- m. This Agreement, including all schedules attached hereto, forms the entire agreement between the parties and supersedes all other communications and representations related to the subject matter hereof.
- n. A "Business Day" as used in this Agreement is a day for which commercial banks are open for business in Connecticut.

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In order to evidence its agreement to the above terms, each party has signed or caused an authorized representative to sign this Agreement on the date(s) specified below.

CUSTOMER:

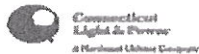
By: _____
(print) Michael J. Tetreau
Name: _____
(sign) Michael J. Tetreau

Title: First Selectman Date: 12/31/16

THE UNITED ILLUMINATING COMPANY:

By: Gary Pattavina
Title: Lead Engineer Date: 12/15/2016

By: [Signature]
Title: SENIOR DIRECTOR SALES Date: 12/16/16



ENERGY OPPORTUNITIES

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Energy Opportunities Standard Agreement

EXHIBIT 1

EARTH CORE ENERGY SERVICES hereby certifies that it is the Installing Vendor (as such term is defined) in that certain Energy Opportunities Standard Agreement entered into by and between **Town of Fairfield** ("Customer") and UI on **12/15/2016** ("Agreement"). **EARTH CORE ENERGY SERVICES** hereby acknowledges and agrees that:

- (i) Customer has contracted with **EARTH CORE ENERGY SERVICES** to perform the energy efficient retrofits that are the subject of the Standard Agreement ("Retrofits"),
- (ii) **EARTH CORE ENERGY SERVICES** is solely responsible for the installation of such Retrofits at the Facility (as defined in the Agreement)
- (iii) The sole responsibility of The United Illuminating Company in connection with the Agreement is as an administrator of the Connecticut Energy Efficiency Fund, which fund is the source of the incentive payment to be provided by UI to Installing Vendor as directed by Customer in connection with the Agreement.
- (iv) **EARTH CORE ENERGY SERVICES** hereby agrees to defend, indemnify, and hold UI and its affiliates, employees, agents, officers, directors, and shareholders harmless from and against any and all claims, losses, causes of action, and damages ("Claims"), including but not limited to Claims related to personal injury or property damage, arising out of or related to **EARTH CORE ENERGY SERVICES**'s installation of the Retrofits at the Facility.

EARTH CORE ENERGY SERVICES :

By: Luca Petrucci
(print)
Name: Luca Petrucci
(sign)

Title: President

Date: 12-22-16



ENERGY OPPORTUNITIES

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Energy Opportunities Standard Agreement

EXHIBIT 2

Reference is made to that certain Energy Opportunities Standard Agreement entered into by and between The United Illuminating Company ("UI") and the Town of Fairfield ("Customer") as of "Effective Date" of the Energy Opportunities Standard Agreement project# PiM6, PiMM, PiMc, PiXO, PiQX, PiTD, PiSU, PiSE, PiUo, PiXT, Pivx, Pibx, PjFW, PjMO, PjCv, PjDe, PjMI, PjSA, PjSO

Customer hereby acknowledges and agrees that:

1. The EEMs (as defined in the EOP Agreement) installed by Installing Vendor (as defined in the EOP Agreement) were installed to the satisfaction of the Customer and are hereby accepted in all respects by the Customer; and
2. UI is authorized to release the total amount of the Project Incentive (as defined in Schedule A and Exhibit 1 of the EOP Agreement) to the Installing Vendor; or
3. UI is authorized to release the total amount of the Project Incentive (as defined in Schedule A and Exhibit 1 of the EOP Agreement) to Luca Petracca - ECEs, the designated Third Party Financing Provider.

Town of Fairfield

By: Michael Sitar

Its: First Selectman

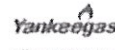
Authorized Representative



Connecticut
Light & Power
A New England Electric Company



The United Illuminating Company



EO Project # «PPRJ» Agreement Printed 12/22/2016 11:06:31 AM

ENERGY OPPORTUNITIES

1-877-WISE USE

Energy Opportunities Standard Agreement

Commercial & Industrial Financing Release Form

In applying for financing through the Commercial & Industrial Financing program which is offered by the Connecticut Energy Efficiency Fund and administered by The United Illuminating Company, I agree that M-Core, the designated Third Party Financing Provider can share information and records related to this loan program with The United Illuminating Company. The information to be shared will be limited to loan application status, loan amount, installing contractor, equipment financed, and any non-confidential communications.

UI agrees to provide a financing vehicle through a designated Third Party Financing Provider that will buy down the loan to 0% for 48 months up to \$500,000.

CUSTOMER:

Company Name:

Town of Fairfield

Company Representative:

Michael Tetreau

Signature:

Michael Tetreau

Date:

12/31/16



Connecticut
Light & Power
A Southern Edison Company



The United Illuminating Company



EO Project # «PPRJ» Agreement Printed 12/27/2016 03:01:22 PM

MEO Incentive Application Worksheet - Schedule A Summary

Town of Fairfield Summary Page of Schedule A for projects below:

| Building | Program | Project | Project Cost | Total Incentives | Annual kWh Savings |
|-------------------------|---------|---------|---------------------|---------------------|--------------------|
| Greensfarm Fire Station | EO | PiM6 | \$ 14,917 | \$ 7,303.2 | 18,258.0 |
| Old Town Hall | EO | PiMM | \$ 30,039 | \$ 8,311.6 | 20,779.0 |
| Postal Rec Center | EO | PiMc | \$ 20,711 | \$ 6,401.6 | 16,004.0 |
| Senior Annex | EO | PiXO | \$ 17,207 | \$ 4,799.2 | 11,998.0 |
| Main Firehouse | EO | PiQX | \$ 28,732 | \$ 11,436.0 | 28,590.0 |
| Transfer Station | EO | PiTd | \$ 509 | \$ 153.6 | 384.0 |
| Southport Firehouse | EO | PiSU | \$ 17,196 | \$ 6,992.8 | 17,482.0 |
| Jackman Firehouse | EO | PiSE | \$ 6,699 | \$ 2,781.2 | 6,953.0 |
| Jennings Firehouse | EO | PiUo | \$ 38,634 | \$ 14,662.4 | 36,656.0 |
| Senior Center | EO | PiXT | \$ 98,365 | \$ 34,592.8 | 86,482.0 |
| Animal Shelter | EO | Pivx | \$ 15,072 | \$ 7,356.8 | 18,392.0 |
| WPCA | EO | Pibx | \$ 34,028 | \$ 13,634.4 | 34,086.0 |
| Main Library Started | EO | PjFW | \$ 143,209 | \$ 57,864.0 | 144,660.0 |
| Fairfield Theater | EO | PjMO | \$ 14,067 | \$ 7,034.0 | 28,643.0 |
| Police Department | EO | PjCv | \$ 111,959 | \$ 37,821.2 | 94,553.0 |
| Public works Garage | EO | PjDe | \$ 30,255 | \$ 10,588.0 | 26,470.0 |
| Operation Hope | EO | PjMI | \$ 14,658 | \$ 6,266.0 | 15,665.0 |
| Independence Hall | EO | PjSA | \$ 124,845 | \$ 28,895.2 | 72,238.0 |
| Penfield Beach | EO | PjSO | \$ 8,955 | \$ 2,803.6 | 7,009.0 |
| Total | | | \$769,697.00 | \$ 269,697.0 | 685,302.0 |

I certify that all statements made in this worksheet are correct and factual to the best of my knowledge. I understand and acknowledge that the offer to pay incentives is subject to the terms and conditions in the Energy Blueprint and Energy Opportunities Standard Agreement

APPROVALS CONTINGENCY. Customer's obligations hereunder are contingent upon the Customer obtaining approval of this Agreement from the Board of Selectmen, Board of Finance and the Representative Town Meeting of the Town of Fairfield. Customer shall take all necessary actions to obtain said Approvals and shall pursue such Approvals with due diligence. If the Approvals are not granted, then upon such notice thereof to UI, this Contract shall be become null and void.

Customer or Customer's Agent name (print):

Michael Tetreau

Customer or Customer's Agent Signature:

Michael Tetreau

Title

First Selectman

Date

12/31/16

I authorize UI to issue the incentive checks for the above project amounts to:

EARTH CORE ENERGY SERVICES LLC

Michael Tetreau

Date

12/31/16

A RESOLUTION APPROPRIATING \$2,859,433 FOR THE COSTS ASSOCIATED WITH THE REPLACEMENT OF THE COMMERCE DRIVE/STATE STREET BRIDGE OVER ASH CREEK, AUTHORIZING ACCEPTANCE OF A GRANT TO FUND \$2,759,433 OF SUCH APPROPRIATION AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE \$100,000 OF SUCH APPROPRIATION PROVIDED THAT ACCEPTANCE OF THE GRANT IS CONTINGENT UPON THE TOWN RECEIVING FROM THE CITY OF BRIDGEPORT ITS COMMITMENT TO MAKE THE REQUIRED CONTRIBUTION FOR THE DESIGN PHASE.

Background:

The Town of Fairfield (the “Town”) submitted an application to the State Department of Transportation (“DOT”) under the Local Transportation Capital Improvement Program (“LOTICIP”) for funds to replace the Commerce Drive/State Street Bridge over Ash Creek (the “Ash Creek Bridge”). DOT has approved such application and offered to grant to the Town Two Million Seven Hundred Fifty-nine Thousand Four Hundred Thirty-three and 00/100 (\$2,759,433) Dollars to fund the project defined below. Under the LOTICIP, the Town is required to pay design costs while the DOT funds 100% of eligible construction costs. The design costs are presently estimated at Three Hundred Thousand and 00/100 (\$300,000) Dollars. Previously on March 23, 2015, the Representative Town Meeting appropriated Two Hundred Thousand and 00/100 (\$200,000) Dollars and authorized the issuance of bonds to finance such design costs. The following appropriation and bond authorization is in addition to the March 23, 2015 appropriation and bond authorization. The Town and the City of Bridgeport are in the process of entering into an agreement (the “Bridgeport Agreement”) pursuant to which the City of Bridgeport will be obligated to pay one-half of the design costs (the “Required Contribution”).

Resolved:

1. As recommended by the Board of Selectmen and the Board of Finance, the Town of Fairfield appropriates Two Million Eight Hundred Fifty-nine Thousand Four Hundred Thirty-three and 00/100 (\$2,859,433) Dollars to fund the costs associated with the replacement of the Ash Creek Bridge (the “Project”); of such appropriation, One Hundred Thousand and 00/100 (\$100,000) Dollars is for design costs.
2. Two Million Seven Hundred Fifty-nine Thousand Four Hundred Thirty-three and 00/100 (\$2,759,433) Dollars of such appropriation will be funded by a grant (the “Grant”) to the Town by Connecticut Department of Transportation under the Local Transportation Capital Improvement Program.
3. The First Selectman is hereby authorized to negotiate and contingent upon the Town receiving from the City of Bridgeport its commitment to make the Required Contribution accept the terms of the Grant and to enter into on behalf of the Town a grant agreement or other document memorializing the terms of the Grant and to take all

action necessary or reasonably required to carry out, give effect and consummate such Grant including executing on behalf of the Town such documents, agreements, contracts and certificates as deemed to be necessary or advisable by the First Selectman.

4. The First Selectman is hereby authorized to negotiate the terms of the Bridgeport Agreement and to enter into the Bridgeport Agreement on behalf of the Town and to take all action necessary or reasonably required to carry out, give effect and consummate such Agreement including executing on behalf of the Town such documents, agreements, contracts and certificates as deemed to be necessary or advisable by the First Selectman.
5. To finance the One Hundred Thousand and 00/100 (\$100,000) Dollars of such appropriation allocable to design costs of the Project and as recommended by the Board of Finance and the Board of Selectmen, the Town shall borrow a sum not to exceed One Hundred Thousand and 00/100 (\$100,000) Dollars and issue bonds for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town in an amount not to exceed said sum for the purpose of financing such appropriation.
6. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the "Committee") with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provisions for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one interest rate mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut General Statutes, including Chapter 748 (Registered Public Obligations Act), and Chapter 109 (Municipal Bond Issues) to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form and to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the bonds in order that the interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage earnings, expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds and notes.

7. The First Selectman and Treasurer or Fiscal Officer, on behalf of the Town, shall execute and deliver such bond purchase agreements, reimbursement agreements, line of credit agreement, credit facilities, remarketing agreement, standby marketing agreements, bond purchase agreement, standby bond purchase agreements, and any other commercially necessary or appropriate agreements which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the sale and issuance of bonds, and if the Committee determines that it is necessary, appropriate, or desirable, the obligations under such agreements shall be secured by the Town's full faith and credit.
8. The bonds may be designated "Public Improvement Bonds," series of the year of their issuance and may be issued in one or more series, and may be consolidated as part of the same issue with other bonds of the Town; shall be in serial form maturing in not more than twenty (20) annual installments of principal, the first installment to mature not later than three (3) years from the date of issue and the last installment to mature not later than twenty (20) years from the date of issue. The bonds may be sold at an aggregate sales price of not less than par and accrued interest at public sale upon invitation for bids to the responsible bidder submitting the bid resulting in the lowest true interest cost to the Town, provided that nothing herein shall prevent the Town from rejecting all bids submitted in response to any one invitation for bids and the right to so reject all bids is hereby reserved, and further provided that the Committee may sell the bonds on a negotiated basis, as provided by statute. Interest on the bonds shall be payable semi-annually or annually. The bonds shall be signed on behalf of the Town by at least a majority of the Board of Selectmen and the Treasurer, and shall bear the seal of the Town. The signing, sealing and certification of the bonds may be by facsimile as provided by statute.
9. The Committee is further authorized to make temporary borrowings as authorized by the General Statutes and to issue temporary notes of the Town in anticipation of the receipt of proceeds from the sale of the bonds to be issued pursuant to this resolution. Such notes shall be issued and renewed at such time and with such maturities, requirements and limitations as provided by the Connecticut General Statutes. Notes evidencing such borrowings shall be signed by the First Selectman and Treasurer or Fiscal Officer, have the seal of the Town affixed, which signing and sealing may be by facsimile as provided by statute, be certified by and payable at a bank or trust company incorporated under the laws of this or any other state, or of the United States, be approved as to their legality by bond counsel, and may be consolidated with the issuance of other Town bond anticipation notes. The Committee shall determine the date, maturity, interest rates, form and manner of sale, including negotiated sale, and other details of said notes consistent with the provisions of this resolution and the General Statutes and shall have all powers and authority as set forth above in connection with the issuance of bonds and especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.

10. Pursuant to Section 1.150-2, as amended, of the Federal Income Tax Regulations the Town hereby declares its official intent to reimburse expenditures (if any) paid for the Project from its General or Capital Funds, such reimbursement to be made from the proceeds of the sale of bonds and notes authorized herein and in accordance with the time limitations and other requirements of said regulations.
11. The First Selectman, Fiscal Officer and Town Treasurer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the “MSRB”) and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution.
12. The Committee is hereby authorized to take all action necessary and proper for the sale, issuance and delivery of the bonds and notes in accordance with the provisions of the Connecticut General Statutes and the laws of the United States.

Commerce Drive/State St. Bridge – (New) Grant offered by DOT. Additional authorization to amend or increase from original design of \$ 200,000 to \$3,059,433 total bridge project including \$ 300,000 for Design Phase (\$ 100,000 extra- for positive cash flow/testing/consultant invoice payments) and Construction phases including State's UPFRONT commitment to fund for \$ 2,759,433. Also note: 50 % reimbursement of design costs from Bridgeport est. \$ 150,000 will be shared/reimbursed per pending agreement.

The Town originally applied for (old) local bridge grant that covered 50% of design and construction costs with state grant covering \$ 1,227,540. Town recently received commitment to fund bridge through highly competitive LOTCIP program where municipalities fund the design costs while 100% of eligible construction items of bridge are paid for in advance.

1. **Background** – Commerce Drive/State St. is an east/west arterial/collector road which serves as a local route and an alternate route for I-95 from the Grasmere/Metro Center neighborhoods into the City of Bridgeport. The bridge crossing over the Ash Creek which was constructed in 1929. The bridge # 04225 is approximately 52' in width, has a 40 ft roadway width and includes a pedestrian sidewalk. The bridge is a total of 47' in length, supported by concrete abutments on both ends. The bridge abutments rest on timber piles with a reinforced concrete deck. The bridge has been rated by the Connecticut DOT as being in poor condition since 2009 and during the most recent inspection in 2013, the reinforced concrete deck and bearing devices received "serious" ratings. In addition to extensive corrosion on the beams which have reduced its strength, the bridge has also been rated as scour critical, which means that the river currents can possibly threaten the concrete foundation which supports the bridge.
2. **Purpose and Justification** – The purpose of the project is to replace the bridge. It will allow the Town and City to perform the much needed planned replacement of this structure. It will allow commuter, commercial and general public traffic to access businesses, highways, and local roads in this section of Town and into the City of Bridgeport. Through LOTCIP program, municipalities fund bridge design while the eligible construction costs are paid upfront, 100% low bid plus 10% extra for incidentals and 10% extra for contingencies. Before any design money is spent, Agreements with the State of Connecticut and City of Bridgeport will be secured. Any municipal costs will be shared 50% with Bridgeport. The Town and City Engineering Departments have had prior success in cost share projects such as the Brewster St/ Black Rock Turnpike Bridge and Park Avenue/Geduldig Intersection project.
3. **Detailed Description of Proposal** – The project will include all engineering and environmental evaluations necessary. A Request for Qualifications and Proposals will be used to procure these services. The design services will include:
 - Preparation of detailed plans, cost estimates and specifications, including 3 structure type studies.
 - Coordination with local and state permitting agencies.
 - Adhering to DOT procedures to preserve funding opportunities.
4. **Reliability of Cost Estimate** – Based on recent bridge projects, on a scale of 0 to 10 the reliability of the estimate is 8.5 based on the Engineers' estimate then contract low bid. Probability of the bridge remaining open during construction and limited detour options may slightly affect design.
5. **Increased Efficiency or Productivity** – Allow the public and commerce safe and efficient access to and from their homes, businesses and destination points.
6. **Additional Long Range Costs** – The subsequent construction phase of the bridge (anticipated 2018-19 or 2019-20) will be in the \$2.3 M to \$2.8 M range. Town has received funding commitment letter to cover eligible construction phase (construction and inspection) costs. The design costs will be shared equally with the City of Bridgeport per agreement, similar to past projects. The bridge will have a 50-80 year life span before it will need to be rehabilitated or replaced.

7. **Additional Use or Demand on Existing Facilities** – None Anticipated; although additional usage is dependent on turnpike backups.
8. **Alternatives to this Request** – The Bridge does not meet current bridge standards. If we do nothing, the bridge will eventually have the weight limit reduced that would impact local businesses and could lead to eventual limitations or closure. During design, the Consultant will have to perform three structure type studies. Paraphrasing the inspection report, “Failure to repair or replace bridge may result in State charging Municipalities for extra inspections, now that this bridge is on an annual inspection cycle”. Also note that delaying of the project will most likely void grant funding or result in additional costs as grant is currently capped.
9. **Safety and Loss Control** –Further deterioration of bridge will first limit weights and then could lead to further limitations and then eventual closure. Guiderail/wall approaches will be updated or added as safety features.
10. **Environmental Considerations** – All environmental permits will be secured. Reviews by USACE, CT DEEP, Fairfield and Bridgeport Inland Wetlands will be performed. Hydrology, hydraulics, and environmental mitigation will be studied.
11. **Insurance** – The selected consultant will be required to carry the necessary insurance prescribed by the Purchasing Department.
12. **Financing** – Additional authorization to amend or increase design funding from \$200,000 to \$3,059,433. Original project bonded as part of Non-Recurring Capital budget of 2106. Project will be bonded as part of Non-Recurring Capital budget of 2017 or as directed by Finance. Under new LOTCIP grant, Municipalities are responsible for all design costs. Town of Fairfield has been determined to be the lead agency and will pay for design costs. City of Bridgeport will pay 50% share of each design invoice, per pending agreement. Construction and Inspection phases will be paid upfront as 100% covered for eligible items, with 10% extra for contingencies and 10% extra for incidentals. DOT commitment to fund is \$ 2,759,433 upfront before construction.

Comparison of grants:

Original Local Bridge Grant (State funds \$ 1,227,540)

50% design costs reimbursed by State of CT (est \$300k, 150K for Town)

with 50% cost share of remaining costs with City of Bridgeport (design) (therefore, 75K for Town).

50% Construction and Inspection costs reimbursed by State of CT (2.759M, 1.33 M for Town)

with 50% cost share of remaining costs with City of Bridgeport (Construction and Inspection) (Therefore, 667K for Town).

Right of Way costs, if any, unknown.

Anticipated Final Cost to Town= \$ 742,000+ ROW (if applicable)

New LOTCIP Grant (State funds \$ 2,759,433)

Municipalities responsible for 100% design costs, (est \$ 300K)

with 50% Cost share of design and ineligible costs with City of Bridgeport. Payment/reimbursement due each invoice. (est. \$150K for Town).

100% reimbursement of eligible items for Construction and Inspection of bridge project. (est. \$2.759M)

Right of way costs may be covered if approved by Council of Governments (MetroCOG)

Anticipated Cost to Town = \$ 150,000+ ROW (if applicable)

13. **Other Considerations:** Could seek future funding for additional construction costs when final project cost estimates are provided or contract bids are open-pending state/MetroCOG approval. Reference: DOT Commitment to Fund letter to First Selectman Tetreau for supplemental information.

Other Approvals:

| | | |
|--------------------|---|--------------|
| Board of Selectman | - | Jan 2017 |
| Board of Finance | - | Feb 2017 |
| RTM | - | Feb-Mar 2017 |



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone:

(860) 594-3189

January 6, 2017

The Honorable Michael C. Tetreau
First Selectman
Town of Fairfield
Sullivan Independence Hall
725 Old Post Road
Fairfield, Connecticut 06824

Dear First Selectman Tetreau:

Subject: Local Transportation Capital Improvement Program (LOTICIP)
Commitment to Fund
State Project No. L050-0002
Bridge No. 04225 - Bridge Replacement
Commerce Drive/State Street over Ash Creek
Town of Fairfield/City of Bridgeport

The Department of Transportation (Department) has received the revised LOTICIP application prepared by the Town of Fairfield (Municipality) and submitted through the Connecticut Metropolitan Council of Governments (COG) relative to the subject project. The Department has reviewed the application materials along with the revised cost estimate provided by the Municipality and subsequently endorsed by the COG.

The LOTICIP application for this project has been approved. The Department hereby commits to fund eligible project costs as follows:

| | |
|-------------------------------------|-------------------|
| Contract items: | \$ 2,299,527 |
| Contingencies: | \$ 229,953 |
| <u>Incidentals to Construction:</u> | <u>\$ 229,953</u> |
| Total Funding Commitment: | \$ 2,759,433 |

This Commitment to Fund is subject to general conditions including, but not limited to the following:

1. The project is to be administered by the Municipality in accordance with the *Local Transportation Capital Improvement Program Guidelines* dated March 2016, as may be revised. The guidelines are available on the Department's LOTICIP web page at www.ct.gov/dot/lotcip.

RECEIVED

JAN 10 2017

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FIRST SELECTMAN'S OFFICE

2. The project costs identified in this Commitment to Fund are based on estimates provided by the Municipality and are endorsed by the COG. These costs are to be considered capped until adjustment based on low bid or otherwise revised, in accordance with the LOTCIP guidelines.
3. Any scope revisions and/or twenty percent (20%) changes in cost identified during the design phase must be approved by the COG and the Department, as specified in the LOTCIP guidelines.
4. Upon completion of project design activities, the Municipality must forward to the Department, through the COG, a Final Design Submission along with supporting documentation and certifications, as defined in the LOTCIP guidelines.
5. The Municipality must execute and deliver a Project Authorization Letter (PAL) issued pursuant to the Master Municipal Agreement for Construction Projects and comply with its terms. The PAL will be forwarded to the Municipality for execution subsequent to the receipt of the Final Design Submission package by the Department.

This commitment is further subject to the following project-specific conditions:

1. This project may require environmental permits. In accordance with the LOTCIP guidelines, the Municipality is responsible for the acquisition of all environmental permits that may be required. Please be advised that any project that involves work within waters or wetlands may require State and/or Federal environmental permits. **It is critical that the Municipality or their consultant contact the Connecticut Department of Energy and Environmental Protection (DEEP) - Inland Water Resources Division early in the design process** to discuss permitting requirements and to identify specific environmental concerns and design considerations. Failure to establish early coordination with DEEP may result in significant time delays in the permitting process due to the need for design changes and/or denial of permit applications.
2. Rights of way impacts associated with this project are unknown at this time. Should the need for right of way acquisitions be identified during the design phase, the COG and Department must be notified as soon as possible. Certain documentation relative to any right of way acquisitions will be required to be submitted to Department irrespective of whether LOTCIP participation is sought for costs associated with the acquisitions.
3. This project contains proposed improvements in both the town of Fairfield and the city of Bridgeport. It is the understanding of this office that the Town of Fairfield will act as the lead municipality in the administration of the project and will coordinate with the City of Bridgeport as necessary relative to all aspects of the project.

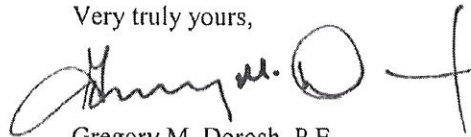
Please be informed that in accordance with the LOTCIP guidelines, the Department will initiate an Environmental Screening Review for this project to assist the Municipality in identifying items relative to natural resources, historic/archaeological resources, etc. that may need to be investigated or addressed during the design phase.

The Environmental Screening Review is expected to be completed within approximately thirty (30) days. The results will be forwarded to the Municipality and the COG when received.

If the Municipality accepts this Commitment to Fund, please sign below and return a copy of this letter to this office within thirty (30) days. Transmission via e-mail is acceptable.

Should you have any questions, please contact Mr. William Grant at (860) 594-3229 or by e-mail at William.E.Grant@ct.gov.

Very truly yours,

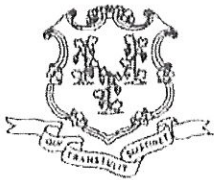


Gregory M. Dorosh, P.E.
Manager of Highway Design
Bureau of Engineering and Construction

cc: Mr. William Hurley, P.E., Engineering Manager, Town of Fairfield
The Honorable Joseph P. Ganim, Mayor, City of Bridgeport
Mr. Jon Urquidi, Engineering Supervisor, City of Bridgeport
Mr. Matthew Fulda, Acting Executive Director, Connecticut Metropolitan Council of Governments

Accepted by: _____
The Honorable Michael C. Tetreau
First Selectman

Date: _____



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone:

April 2, 2012



RECEIVED
APR 04 2012
FIRST SELECTMAN'S OFFICE

To Rich White

The Honorable Bill Finch
Mayor
City of Bridgeport
999 Broad Street
Bridgeport, CT 06604

Dear Mayor Finch:

Subject: Bridge Inspection Reports for Local Structures
City of Bridgeport

The Department of Transportation (Department) has completed its biennial bridge inspection activities in the city of Bridgeport (City), which maintains 11 bridges in the National Bridge Inventory. The structure summary report and copies of the inspection reports are enclosed. All structures are rated fair or better except those bridges listed below.

Bridge No. 04194, Capitol Avenue over Rooster River Overflow – Rate: Serious (2007)

[Handwritten mark] Bridge No. 04225, State Street Extension over Ash Creek – Rated: Poor (2009)

Bridge No. 04226, Arctic Street over Pembroke Lakes – Rated: Poor (2007)

Please note that Bridge No. 04194 is rated serious due to the condition of the superstructure under both shoulders and sidewalks. As noted in the Department's previous letters, the sidewalks are still able to safely carry pedestrian traffic, but the City needs to install barricades to keep vehicles from driving or parking in the shoulders of the roadway. Any further degradation without rehabilitation or replacement may result in a need to close the bridge in order to ensure the safety of the traveling public.

Please notify Mr. Robert P. Zaffetti, Manager of Bridge Safety and Evaluation, within 60 days upon receipt of this letter of your plan of action to address the serious condition of Bridge No. 04194 and the poor condition of Bridge Nos. 04225 and 04226. Your plan should include the name of the firm engaged in developing any plans necessary for the rehabilitation or replacement of these structures and the planned timeline to rehabilitate or replace the structures.

It is the Department's belief that serious bridge problems can be prevented or minimized by timely corrective action. Please review the reports for all deficiencies which are considered routine maintenance that should be corrected. The State process of inventory and inspection

The Honorable Bill Finch

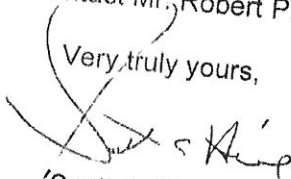
-2-

April 2, 2012

in no way relieves the City of its responsibility for bridge maintenance in accordance with Section 13a-99 of the Connecticut General Statutes.

If you have any questions, please contact Mr. Robert P. Zaffetti at (860) 594-3156.

Very truly yours,



Scott A. Hill, P.E.
Manager of Bridges and Facilities
Bureau of Engineering and Construction

Enclosures

cc: Mr. Ted Aldieri, FHWA
The Honorable Michael Tetreau, First Selectman, Town of Fairfield
Mr. Brian Bidolli, Greater Bridgeport Regional Planning Agency

STRICT TYPE EVALUATION

SHEET
OF

| | | |
|------------------|--------------------|-----------------------|
| Bridge Number | 04225 | NBIS Loc ⁿ |
| Town Name | BRIDGEPORT | |
| Facility Carried | STATE ST EXTENSION | |
| Feature Crossed | ASH CREEK | |

Fluorid

8. ~~the~~ always

| | Evaluation Code | Year of Evaluation | Bridge Posting | Structure Status | A |
|---------------------------|-----------------|----------------------|----------------|------------------|-------------------------------------|
| 37) Design Load $V-20$ | 4 | | | | |
| 63) Operating Rating Type | 1 | 2018 | | | |
| 64) Operating Rating | 1062 | | | | |
| 65) Inventory Rating Type | 1 | S | | | |
| 66) Inventory Rating | 63.7 | | | | <input checked="" type="checkbox"/> |
| Comments | | Open; no restriction | | | |

CONDITION

| CONDITION | | APPRAISALS | |
|--------------------------------|------|------------|-----|
| Rating | By | Rating | By |
| 58) Deck | 7 AE | 7 | DO |
| 59) Superstructure | 6 AE | 6 | MMH |
| 60) Substructure | 4 AE | 5 | MMH |
| 61) Channel & Chan. Protection | 4 AE | 4 | MMH |
| 62) Culverts | 5 AE | 8 | MMH |
| 67) Structure Evaluation | 5 | 5 | MMH |
| 68) Deck Geometry | 5 | 5 | MMH |
| 69) Under Clear Vent & Horiz | 5 | 5 | MMH |
| 71) Waterway Adequacy | 5 | 5 | MMH |

Roadway Alignment

Items S8 Thru 72 Checked By:

367 Traffic Safety Features:

A) Bridge Railings

B) Transitions

C) Approach Guardrail

D) Approach Guardrail End

OTHER FEATURES

1

Fence Required
Fence Present
Fence Height
Fence Type
Fence Material
Fence Top Type

No
No
0.0 ft

Barrel Ladder
Stand Pipes
Cat Walks
Moveable Inspection System
Loose Concrete Checked?

No
No
No
No
No

Proposed Next Indepth Insp Year

Senior
Supervisor

PARTZ, MURZGER
JOSEPH KICELAWSKI

INSPECTION COMMENTS

REVIEWED BY: [Signature]
DATE: 6-5-11

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STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone:

July 15, 2015



The Honorable Michael C. Tetreau
First Selectman
Town of Fairfield
725 Old Post Road
Fairfield, Connecticut 06824

OLD GRANT

Dear First Selectman Tetreau:

Subject: Local Bridge Program, Fiscal Year 2016
Commitment to Fund
Bridge No. 04225, State Street Extension over Ash Creek/Rooster River
Assigned Project Number: 9050-4225
Town of Fairfield
State Grant Funds: \$1,227,540

The Department of Transportation (Department) has reviewed your Preliminary Application for the replacement or rehabilitation of the bridge at the subject location. The Department is pleased to inform you that the project qualifies for funding under the Local Bridge Program.

The State of Connecticut (State) hereby commits to fund 49.90 percent of the eligible project costs through a State grant. This commitment is subject to the Program Regulations, in particular as follows:

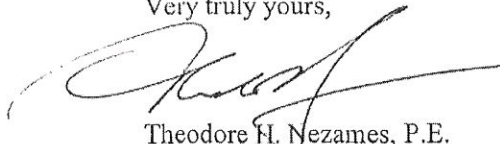
1. The amount is based upon the information in your Preliminary Application and is subject to later adjustments.
2. This Commitment to Fund will lapse if your Supplemental Application cost estimate exceeds your Preliminary Application and sufficient monies are not available, or if you fail to file a Supplemental Application within one year of the date of this letter. The Supplemental Application form (includes a Resolution Template), program manual, and other relevant items can be retrieved from our webpage at www.ct.gov/dot/localbridge.
3. The Commitment to Fund does not constitute a binding agreement, and the State's obligation is further contingent upon your execution and delivery of a Project Agreement, and your compliance with its terms.
4. Since the subject bridge is owned or maintained by more than one municipality, the Department acknowledges the Town of Fairfield, the applicant as designated in the Preliminary Application, as the managing municipality. However, in order to facilitate administration of the grant, an interlocal agreement between the Town of Fairfield and the City of Bridgeport should be submitted at your earliest convenience but no later than the date a Supplemental Application is submitted to the Department. Such interlocal agreement shall be made in accordance with Section 13a-175v of the Connecticut General Statutes.

July 15, 2015

The next step in the grant process, if this Commitment to Fund is acceptable to you, is to sign and obtain concurrence from The Honorable Bill Finch, Mayor, City of Bridgeport below, and return this letter within 45 days. Within one year of the date of this letter, the Supplemental Application must be submitted to the Department with all the required documents and certifications. Since some of these items take time to complete, they should be initiated at an early date. So that the project's costs may be accurately tracked, it is recommended that you set up a separate budget line item for this project and make your auditor aware of the project. Also, the Department now relies heavily on electronic communications. Please ensure that the Department has an up-to-date e-mail address for your designated contact person at all times.

If you have any questions, or need any assistance, please contact Mr. Francisco T. Fadul, Project Engineer for the Local Bridge Program, at (860) 594-2078.

Very truly yours,



Theodore H. Nezames, P.E.
Manager of Bridges
Bureau of Engineering and Construction

Accepted by: _____
Michael C. Tetreau, First Selectman
Town of Fairfield

Date: _____

Concurred by: _____
Bill Finch, Mayor
City of Bridgeport

Date: _____

Enclosure

cc: Mr. William Hurley, Engineering Manager, Town of Fairfield
The Honorable Bill Finch, Mayor, City of Bridgeport
Mr. Jorge Garcia, Director of Public Facilities, City of Bridgeport
Mr. John Urquidi, Engineering Supervisor, City of Bridgeport

MINUTES OF THE MEETING OF THE TOWN OF FAIRFIELD
March 23, 2015

A meeting of the Town of Fairfield was held on Monday, March 23, 2015 at 8 PM at the Education Center, 501 Kings Highway East, Fairfield.

The meeting was called to order at 8 PM by Moderator Pamela Iacono.

PRESENT: 39 ABSENT: 11 VACANCY: 0

PRESENT: Donovan, Herley, Sundman, Ambrose, Steele, Varian, Bateson, Cargill, Ference, Mackenzie, McCullough, Dean, DeMartino, Gerber, Palmer, Waldron, Garskof, O'Brien, Smey, Way, Marks, Siebert, Wolk, Zezima, Hochberg, Newman, Pires, Schwartz, Durrell, Li, McCarthy, Melaragno, Iacono, Jacob, McArdle, Pontrelli, Tymniak, Perugini, Ryan

ABSENT: Lipp, Meyer, Burshtein, Schindler, Semmel, Gottlieb, Hoffkins, Braun, Cafferelli, Farnen, Neuberger

ITEM NO. 1 ON CALL: PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Moderator Iacono thanked the Body for all their kind thoughts and notes during her family's recent losses.

ITEM NO. 2 ON CALL: APPROVAL OF MINUTES OF THE FEBRUARY 23, 2015 MEETING

Upon motion made and duly seconded the minutes were approved by unanimous voice vote.

ITEM NO. 3 ON CALL: TO CONSIDER AND ACT UPON THE FOLLOWING
APPOINTMENT TO THE EMPLOYEES' RETIREMENT BOARD AS
RECOMMENDED BY THE FIRST SELECTMAN: KATHRYN F.
FAGAN, (R), 450 CORNELL ROAD, TERM NOV. 2013 - 2018

Hal Schwartz, District 7 moved this item as distributed with the Call, duly seconded. Ms. Fagan was present and explained her extensive experience in investments and wants to serve the community in which she lives.

Ellen Jacob, District 9 noted that she was very impressed by the questions Ms. Fagan raised on her questionnaire. Tom McCarthy, District 8 asked about her investment outlook particularly involving risk. Ms. Fagan said her experience had been in more broad-based markets.

VOTE: The appointment of Kathryn Fagan to the Employees' Retirement Board was approved by unanimous voice vote.

ITEM NO. 4 ON CALL: TO HEAR, CONSIDER AND ACT UPON THE FOLLOWING
RESOLUTION AS RECOMMENDED BY THE BOARD OF
FINANCE: "RESOLVED, THAT THE BOND APPROPRIATION
ENTITLED, 'A RESOLUTION APPROPRIATING \$775,000 FOR THE
COSTS OF CERTAIN NON-RECURRING CAPITAL PROJECTS

REPRESENTATIVE TOWN MEETING

March 23, 2015

AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION' BE, AND HEREBY IS, APPROVED."

Ed Bateson, District 3 moved this item as distributed with the Call, duly seconded.

VOTE: The resolution appropriating \$775,000 for certain non-recurring capital projects was approved by unanimous voice vote.

ITEM NO. 5 ON CALL: TO HEAR, CONSIDER AND ACT UPON THE FOLLOWING RESOLUTION AS RECOMMENDED BY THE BOARD OF FINANCE: "RESOLVED, THAT THE BOND APPROPRIATION ENTITLED, 'A RESOLUTION APPROPRIATING \$1,289,000 FOR THE COSTS OF CERTAIN NON-RECURRING CAPITAL PROJECTS AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION' BE, AND HEREBY IS, APPROVED."

Heather Dean, District 4 moved this item as distributed with the Call, duly seconded.

Ed Bateson, District 3 noted that DPW is now following a plan that includes two vehicles in the budget and two in capital non-recurring. He would like to see them continue to follow a plan that would be one vehicle in the capital non-recurring and three in the budget.

Ellen Jacob, District 9 questioned the school security upgrade. Supt. of Schools David Title explained that while there will be a need for different consultants to handle this project, the schools have worked closely with the Fairfield Police to upgrade school security.

VOTE: The resolution appropriating \$1,289,000 for certain non-recurring capital projects was approved by unanimous voice vote.

ITEM NO. 6 ON CALL: TO HEAR, CONSIDER AND ACT UPON THE FOLLOWING RESOLUTION AS RECOMMENDED BY THE BOARD OF FINANCE: "RESOLVED, THAT THE BOND APPROPRIATION ENTITLED, 'A RESOLUTION APPROPRIATING \$4,226,342 FOR THE COSTS OF CERTAIN NON-RECURRING CAPITAL PROJECTS AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION' BE, AND HEREBY IS, APPROVED."

Jennifer Hochberg, District 7 moved this item as distributed with the Call, duly seconded.

VOTE: The resolution appropriating \$4,226,342 for certain non-recurring capital projects was approved by unanimous voice vote.

ITEM NO. 7 ON CALL: TO HEAR, CONSIDER AND ACT UPON THE FOLLOWING RESOLUTION AS RECOMMENDED BY EDWARD BATESON, DISTRICT 3 AND MICHAEL HERLEY, DISTRICT 1: "RESOLVED, THAT THE ATTACHED BOND RESOLUTION ENTITLED, 'A RESOLUTION APPROPRIATING AN ADDITIONAL \$120,000 FOR COSTS ASSOCIATED WITH CERTAIN PROJECTS AT OSBORN HILL ELEMENTARY SCHOOL AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION' BE, AND HEREBY IS, APPROVED."

REPRESENTATIVE TOWN MEETING

March 23, 2015

Ed Bateson, District 3 moved this item as distributed with the Call, duly seconded.

Rep. Bateson asked First Selectman Tetreau to share the new information regarding Osborn Hill.

First Selectman Tetreau explained that the owner's rep found that an encumbrance had already been paid in another line item, thus freeing up \$250,000 for this project, and the Building Committee no longer needs to ask this body for additional funds. They are committed to getting this done as soon as possible.

WITHDRAWAL OF RESOLUTION: Ed Bateson withdrew the resolution in light of the funds being available for the corridor.

Hal Schwartz, District 7 said he would like to hear from the OHBC as to what their plan is. Mr. Tetreau said they are working on specs and will have to coordinate the corridor portion with the remainder of the project.

Moderator Iacono asked First Selectman Tetreau for the documentation from the OHBC which will be shared with the Body and she will follow up with the OHBC chair for an update.

NEW BUSINESS

Jay Wolk, District 6 invited the members to the memorial service for Max Maisel who has been missing for over a month on Friday at 11 AM at B'Nai Israel.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:33 PM.

Respectfully submitted,

Elizabeth P. Browne, CMC, MCTC
Town Clerk

Recorded by: Frances Daly

Town of Fairfield
FINANCE DEPARTMENT
725 Old Post Road
Fairfield, Connecticut 06824
(203) 256-3065 (Office)
(203) 255-7380 (Fax)
rmayer@fairfield.ct.org

February 7, 2017

Attached please find documents pertaining to Non-Recurring Capital – FY2018.

INDEX

| | |
|--|------------|
| Non-Recurring Capital Projects FY18 and Associated Bond Issuance – BOARD OF SELECTMEN AUTHORIZATION – JANUARY 25, 2017 | EXHIBIT 1A |
| | |
| | |
| Non-Recurring Capital Projects FY18 and Associated Bond Issuance – BOARD OF SELECTMEN AUTHORIZATION WITH AMMENDMENT SUGGESTIONS – JANUARY 25, 2017 | EXHIBIT 1B |
| | |
| Comparison of January 2017 Non-Recurring Capital Requests to the September Capital Plan Workshop – FY18 TOWN | EXHIBIT 2 |
| | |
| Comparison of January 2017 Non-Recurring Capital Requests to the September Capital Plan Workshop – FY18 BOE | EXHIBIT 3 |
| | |
| Debt Service as a % of Budget | EXHIBIT 4 |
| | |
| Schedule of Outstanding Debt | EXHIBIT 5 |
| 14 Points Town and BOE – Non-Recurring Capital Projects FY18 | VARIOUS |
| | |
| Bond Resolutions | VARIOUS |

NON-RECURRING CAPITAL PROJECTS AND ASSOCIATED BOND ISSUANCE

BOARD OF SELECTMEN AUTHORIZATION - JANUARY 25, 2017

FISCAL YEAR 2017/2018

TOWN

| Department | Project | 5 Year Bond | 10 Year Bond | 20 Year Bond | TOTAL |
|---|--|-----------------------|-----------------------|-----------------------|-------------------------|
| | | PRESENTED BY DEPT. | PRESENTED BY DEPT. | PRESENTED BY DEPT. | |
| | | Project Amount | Project Amount | Project Amount | Total Project Amount |
| 1 DPW | Hulls Farm Rd Bridge Design | | | \$150,000 | \$150,000 |
| 2 DPW | S. Benson Marina Extended Channel Dredging | | \$700,000 | | \$700,000 |
| 3 DPW | Burr Mansion Kitchen Upgrades | | | \$228,000 | \$228,000 |
| 4 DPW/Conserv. | Rooster River Bank Stabiliz. (Woodside Cir.) | | | \$350,000 | \$350,000 |
| 5 Park & Rec | Tomlinson Middle School Artificial Turf | \$500,000 | | | \$500,000 |
| 6 Park & Rec | H. Smith Rich Pumping Station | | | \$150,000 | \$150,000 |
| SUBTOTAL NON-RECURRING CAPITAL - TOWN: | | \$500,000 | \$700,000 | \$878,000 | \$2,078,000 |

BOARD OF EDUCATION

| School | Project | 5 Year Bond | 10 Year Bond | 20 Year Bond | TOTAL |
|--|-----------------------------------|---------------------|-----------------------|-----------------------|-------------------------|
| | | PRESENTED BY BOE | PRESENTED BY DEPT. | PRESENTED BY DEPT. | |
| | | Project Amount | Project Amount | Project Amount | Total Project Amount |
| 7 FWHS | LMC HVAC Rooftop Replacement | | | \$250,000 | \$250,000 |
| 8 FWHS | Artificial Turf Field Replacement | \$750,000 | | | \$750,000 |
| 9 FWHS | Blake Tennis Courts Replacement | \$325,000 | | | \$325,000 |
| 10 Tomlinson Mid. | Partial Roof Project | | | \$875,000 | \$875,000 |
| 11 Systemwide | Security Infrastructure Upgrades | \$335,000 | | | \$335,000 |
| SUBTOTAL NON-RECURRING CAPITAL - BOE: | | \$1,410,000 | \$0 | \$1,125,000 | \$2,535,000 |

| | | | | |
|---|--------------------|------------------|--------------------|--------------------|
| GRAND TOTAL NON-RECURRING CAPITAL: | \$1,910,000 | \$700,000 | \$2,003,000 | \$4,613,000 |
|---|--------------------|------------------|--------------------|--------------------|

NON-RECURRING CAPITAL PROJECTS AND ASSOCIATED BOND ISSUANCE

BOARD OF SELECTMEN AUTHORIZATION WITH AMMENDMENT SUGGESTIONS - JANUARY 25, 2017

FISCAL YEAR 2017/2018

TOWN

| | Department | Project | 5 Year Bond | 10 Year Bond | 20 Year Bond | PRESENTED BY DEPT. | Total Project Amount |
|---|---|--|-----------------------|-----------------------|-----------------------|-----------------------|-------------------------|
| | | | PRESENTED BY DEPT. | PRESENTED BY DEPT. | PRESENTED BY DEPT. | | |
| 1 | DPW | Hulls Farm Rd Bridge Design | | | | | \$150,000 |
| 2 | DPW | S. Benson Marina Extended Channel Dredging | | \$700,000 | \$150,000 | | \$700,000 |
| 3 | DPW | Burr Mansion Kitchen Upgrades | | | \$228,000 | | \$228,000 |
| 4 | DPW/Conserv. | Rooster River Bank Stabiliz. (Woodside Cir.) | | | \$350,000 | | \$350,000 |
| 5 | Park & Rec | Tomlinson Middle School Artificial Turf | | \$500,000 | | | \$500,000 |
| 6 | Park & Rec | H. Smith Rich Pumping Station | | | \$150,000 | | \$150,000 |
| | SUBTOTAL NON-RECURRING CAPITAL - TOWN: | | \$0 | \$1,200,000 | \$878,000 | | \$2,078,000 |

BOARD OF EDUCATION

| | School | Project | 5 Year Bond | 10 Year Bond | 20 Year Bond | PRESENTED BY BOE | Total Project Amount |
|----|--|-----------------------------------|---------------------|---------------------|---------------------|---------------------|-------------------------|
| | | | PRESENTED BY BOE | PRESENTED BY BOE | PRESENTED BY BOE | | |
| 7 | FWHS | LMC HVAC Rooftop Replacement | | | \$250,000 | | \$250,000 |
| 8 | FWHS | Artificial Turf Field Replacement | | \$750,000 | | | \$750,000 |
| 9 | FWHS | Blake Tennis Courts Replacement | | \$325,000 | | | \$325,000 |
| 10 | Tomlinson Mid. | Partial Roof Project | | | \$875,000 | | \$875,000 |
| 11 | Systemwide | Security Infrastructure Upgrades | \$335,000 | | | | \$335,000 |
| | SUBTOTAL NON-RECURRING CAPITAL - BOE: | | \$335,000 | \$1,075,000 | \$1,125,000 | | \$2,535,000 |
| | GRAND TOTAL NON-RECURRING CAPITAL: | | \$335,000 | \$2,275,000 | \$2,003,000 | | \$4,613,000 |

* It is recommended that these projects be bonded over their useful life of ten years. (These projects were initially presented to the Board of Selectmen on 1/25/17 to be bonded over 5 years.)

EXHIBIT 3

BOF

DIFFERENCE: \$372,209

(3) On both Capital Plans but increased by \$37,209

Town of Fairfield
Debt Service as a % of Budget
(In Thousands)

| <u>Fiscal Year</u> | <u>Budget (1)</u> | <u>Debt Service Payments (2)</u> | <u>Debt Service as a % of Budget</u> |
|--------------------|-------------------|----------------------------------|--------------------------------------|
| 2012/2013 | \$272,283 | \$25,930 | 9.52% |
| 2013/2014 | \$278,466 | \$27,658 | 9.93% |
| 2014/2015 | \$284,963 | \$27,323 | 9.59% |
| 2015/2016 | 291,220 | \$24,646 | 8.46% |
| 2016/2017 | 293,510 | \$23,619 | 8.05% |
| 2017/2018 | 299,380 | \$25,423 | 8.49% |
| 2018/2019 | 305,368 | \$24,946 | 8.17% |
| 2019/2020 | 311,475 | \$26,372 | 8.47% |
| 2020/2021 | 317,705 | \$29,514 | 9.29% |
| 2021/2022 | 324,059 | \$29,907 | 9.23% |
| 2022/2023 | 330,540 | \$26,590 | 8.04% |
| 2023/2024 | 337,151 | \$22,878 | 6.79% |
| 2024/2025 | 343,894 | \$21,709 | 6.31% |
| 2025/2026 | 350,772 | \$24,902 | 7.10% |

(1) FY 2016/2017 Approved Budget Increased by 2.0% per year for each subsequent fiscal year

Note: FY13 through FY17 represent approved budget figures

(2) Source: Total Debt Service Payments; FY13 through 2026, Capital Planning (Waterfall)
Schedule dated September 20, 2016

Town of Fairfield
Schedule of Outstanding Debt
FY14 through FY25
As of September 2016

| <u>Fiscal Year Ending June 30th</u> | <u>Bonds</u> | <u>BAN's</u> | <u>Total</u> |
|-------------------------------------|---------------|--------------|---------------|
| 2014 | \$215,631,000 | \$20,266,000 | \$235,897,000 |
| 2015 | \$200,851,000 | \$14,030,000 | \$214,881,000 |
| 2016 | \$185,286,000 | \$35,020,000 | \$220,306,000 |
| 2017 | \$170,496,000 | \$20,432,000 | \$190,928,000 |
| 2018 | \$155,821,000 | \$34,172,795 | \$189,993,795 |
| 2019 | \$165,701,000 | \$25,761,805 | \$191,462,805 |
| 2020 | \$149,891,000 | \$34,623,755 | \$184,514,755 |
| 2021 | \$153,698,895 | \$21,350,549 | \$175,049,444 |
| 2022 | \$135,406,789 | \$22,246,520 | \$157,653,310 |
| 2023 | \$134,019,684 | \$15,000,000 | \$149,019,684 |
| 2024 | \$120,107,579 | \$15,000,000 | \$135,107,579 |
| 2025 | \$121,115,474 | \$15,000,000 | \$136,115,474 |

Source: Phoenix Advisors September 20, 2016 Waterfall

**A RESOLUTION APPROPRIATING \$335,000 FOR THE COSTS OF CERTAIN
NONRECURRING CAPITAL PROJECTS AND AUTHORIZING THE ISSUANCE OF
BONDS TO FINANCE SUCH APPROPRIATION.**

Resolved:

1. As recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield hereby appropriates the sum of Three Hundred Thirty Five Thousand and 00/100 (\$335,000.00) Dollars to fund all costs associated with the nonrecurring capital projects described on **Exhibit A** attached hereto, inclusive of planning, design and engineering fees, other professional fees, demolition, construction and oversight costs and temporary and permanent financing costs (collectively, the "Projects"), in the amount of such appropriation allocated to the Projects as set forth in **Exhibit A**. Any reallocation of unused bond proceeds from one project category listed as items 1-4 on **Exhibit A** to a different project category listed on **Exhibit A** that would cause the cost of such project to exceed the cost listed on **Exhibit A** shall require approval by the Board of Selectmen, Board of Finance, and the Representative Town Meeting.
2. To finance such appropriation, and as recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield shall borrow a sum not to exceed Three Hundred Thirty Five Thousand and 00/100 (\$335,000.00) Dollars and issue bonds/bond anticipation notes for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town in an amount not to exceed said sum for the purpose of financing the appropriation for the Projects.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the "Committee") with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provision for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one interest rate mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut General Statutes, including Chapter 748 (Registered Public Obligations Act), Chapter 173 (School Building Projects) and Chapter 109 (Municipal Bond Issues) to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form

and to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the bonds in order that the interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage earnings, expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds and notes.

4. The First Selectman and Treasurer or Fiscal Officer, on behalf of the Town, shall execute and deliver such bond purchase agreements, reimbursement agreements, line of credit agreement, credit facilities, remarketing agreement, standby marketing agreements, bond purchase agreement, standby bond purchase agreements, and any other commercially necessary or appropriate agreements which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the sale and issuance of bonds, and if the Committee determines that it is necessary, appropriate, or desirable, the obligations under such agreements shall be secured by the Town's full faith and credit.
5. The bonds may be designated "Public Improvement Bonds," series of the year of their issuance and may be issued in one or more series, and may be consolidated as part of the same issue with other bonds of the Town; shall be in serial form maturing in not more than five (5) annual installments of principal, the first installment to mature not later than three (3) years from the date of issue and the last installment to mature not later than five (5) years from the date of issue. The bonds may be sold at an aggregate sales price of not less than par and accrued interest at public sale upon invitation for bids to the responsible bidder submitting the bid resulting in the lowest true interest cost to the Town, provided that nothing herein shall prevent the Town from rejecting all bids submitted in response to any one invitation for bids and the right to so reject all bids is hereby reserved, and further provided that the Committee may sell the bonds on a negotiated basis, as provided by statute. Interest on the bonds shall be payable semi-annually or annually. The bonds shall be signed on behalf of the Town by at least a majority of the Board of Selectmen and the Treasurer, and shall bear the seal of the Town. The signing, sealing and certification of the bonds may be by facsimile as provided by statute.
6. The Committee is further authorized to make temporary borrowings as authorized by the General Statutes and to issue temporary notes of the Town in anticipation of the receipt of proceeds from the sale of the bonds to be issued pursuant to this resolution. Such notes shall be issued and renewed at such time and with such maturities, requirements and limitations as provided by the Connecticut General Statutes. Notes evidencing such borrowings shall be signed by the First Selectman and Treasurer or Fiscal Officer, have the seal of the Town affixed, which signing and sealing may be by facsimile as provided by statute, be certified by and payable at a bank or trust company incorporated under the laws of this or any other state, or of the United States, be approved as to their legality by bond counsel, and may be consolidated with the issuance of other Town bond

anticipation notes. The Committee shall determine the date, maturity, interest rates, form and manner of sale, including negotiated sale, and other details of said notes consistent with the provisions of this resolution and the General Statutes and shall have all powers and authority as set forth above in connection with the issuance of bonds and especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.

7. Pursuant to Section 1.150-2, as amended, of the Federal Income Tax Regulations the Town hereby declares its official intent to reimburse expenditures (if any) paid for the Projects from its General or Capital Funds, such reimbursement to be made from the proceeds of the sale of bonds and notes authorized herein and in accordance with the time limitations and other requirements of said regulations.
8. The First Selectman, Fiscal Officer and Town Treasurer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution.
9. The Committee is hereby authorized to take all action necessary and proper for the sale, issuance and delivery of the bonds and notes in accordance with the provisions of the Connecticut General Statutes and the laws of the United States.
10. The First Selectman or other proper Town official is hereby authorized to apply for and accept any available State or Federal grant in aid of the financing of any Project, and to take all action necessary and proper in connection therewith.

EXHIBIT A
TO

**A RESOLUTION APPROPRIATING \$335,000 FOR THE COSTS OF CERTAIN
NONRECURRING CAPITAL PROJECTS AND AUTHORIZING THE ISSUANCE OF
BONDS TO FINANCE SUCH APPROPRIATION**

| | | | |
|---|---|----------------------------------|------------------------------|
| | | TOWN OF FAIRFIELD | |
| | | | |
| | <u>School</u> | <u>Project</u> | <u>Project Amount</u> |
| 1 | Systemwide | Security Infrastructure Upgrades | \$335,000 |
| | | | |
| | TOTAL NON-RECURRING CAPITAL - BOE: | | \$335,000 |

A RESOLUTION APPROPRIATING \$2,275,000 FOR THE COST OF A CERTAIN NONRECURRING CAPITAL PROJECT AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION.

Resolved:

1. As recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield hereby appropriates the sum of Two Million Two Hundred Seventy Five Thousand and 00/100 (\$2,275,000.00) Dollars to fund all costs associated with the nonrecurring capital project described on **Exhibit A** attached hereto, inclusive of planning, design and engineering fees, other professional fees, demolition, construction and oversight costs and temporary and permanent financing costs (the "Project"), in the amount of such appropriation allocated to each Project as set forth in **Exhibit A**.
2. To finance such appropriation, and as recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield shall borrow a sum not to exceed Two Million Two Hundred Seventy Five Thousand and 00/100 (\$2,275,000.00) Dollars and issue bonds/bond anticipation notes for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town in an amount not to exceed said sum for the purpose of financing the appropriation for the Project.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the "Committee") with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provision for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one interest rate mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut General Statutes, including Chapter 748 (Registered Public Obligations Act), Chapter 173 (School Building Projects) and Chapter 109 (Municipal Bond Issues) to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form and to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the bonds in order that the interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage

earnings, expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds and notes.

4. The First Selectman and Treasurer or Fiscal Officer, on behalf of the Town, shall execute and deliver such bond purchase agreements, reimbursement agreements, line of credit agreement, credit facilities, remarketing agreement, standby marketing agreements, bond purchase agreement, standby bond purchase agreements, and any other commercially necessary or appropriate agreements which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the sale and issuance of bonds, and if the Committee determines that it is necessary, appropriate, or desirable, the obligations under such agreements shall be secured by the Town's full faith and credit.
5. The bonds may be designated "Public Improvement Bonds," series of the year of their issuance and may be issued in one or more series, and may be consolidated as part of the same issue with other bonds of the Town; shall be in serial form maturing in not more than ten (10) annual installments of principal, the first installment to mature not later than three (3) years from the date of issue and the last installment to mature not later than ten (10) years from the date of issue. The bonds may be sold at an aggregate sales price of not less than par and accrued interest at public sale upon invitation for bids to the responsible bidder submitting the bid resulting in the lowest true interest cost to the Town, provided that nothing herein shall prevent the Town from rejecting all bids submitted in response to any one invitation for bids and the right to so reject all bids is hereby reserved, and further provided that the Committee may sell the bonds on a negotiated basis, as provided by statute. Interest on the bonds shall be payable semi-annually or annually. The bonds shall be signed on behalf of the Town by at least a majority of the Board of Selectmen and the Treasurer, and shall bear the seal of the Town. The signing, sealing and certification of the bonds may be by facsimile as provided by statute.
6. The Committee is further authorized to make temporary borrowings as authorized by the General Statutes and to issue temporary notes of the Town in anticipation of the receipt of proceeds from the sale of the bonds to be issued pursuant to this resolution. Such notes shall be issued and renewed at such time and with such maturities, requirements and limitations as provided by the Connecticut General Statutes. Notes evidencing such borrowings shall be signed by the First Selectman and Treasurer or Fiscal Officer, have the seal of the Town affixed, which signing and sealing may be by facsimile as provided by statute, be certified by and payable at a bank or trust company incorporated under the laws of this or any other state, or of the United States, be approved as to their legality by bond counsel, and may be consolidated with the issuance of other Town bond anticipation notes. The Committee shall determine the date, maturity, interest rates, form and manner of sale, including negotiated sale, and other details of said notes consistent with the provisions of this resolution and the General Statutes and shall have all powers and authority as set forth above in connection with the issuance of bonds and

especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.

7. Pursuant to Section 1.150-2, as amended, of the Federal Income Tax Regulations the Town hereby declares its official intent to reimburse expenditures (if any) paid for the Project from its General or Capital Funds, such reimbursement to be made from the proceeds of the sale of bonds and notes authorized herein and in accordance with the time limitations and other requirements of said regulations.
8. The First Selectman, Fiscal Officer and Town Treasurer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the “MSRB”) and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution.
9. The Committee is hereby authorized to take all action necessary and proper for the sale, issuance and delivery of the bonds and notes in accordance with the provisions of the Connecticut General Statutes and the laws of the United States.
10. The First Selectman or other proper Town official is hereby authorized to apply for and accept any available State or Federal grant in aid of the financing of any Project, and to take all action necessary and proper in connection therewith.

EXHIBIT A

TO

**A RESOLUTION APPROPRIATING \$2,275,000.00 FOR THE COST OF A CERTAIN
NONRECURRING CAPITAL PROJECT AND AUTHORIZING THE ISSUANCE OF
BONDS TO FINANCE SUCH APPROPRIATION**

| TOWN OF FAIRFIELD | | | |
|--------------------------|---|---|------------------------------|
| | <u>TOWN</u> | | |
| | | | |
| | <u>Department</u> | <u>Project</u> | <u>Project Amount</u> |
| 1 | DPW | S. Benson Marina Extended Channel Dredging | \$700,000 |
| 2 | Park & Rec | Tomlinson Middle School Artificial Turf | \$500,000 |
| | SUBTOTAL NON-RECURRING CAPITAL - TOWN: | | \$1,200,000 |
| | | | |
| | | | |
| | <u>BOARD OF EDUCATION</u> | | |
| | | | |
| | <u>School</u> | <u>Project</u> | <u>Project Amount</u> |
| 3 | FWHS | Artificial Turf Field Replacement | \$750,000 |
| 4 | FWHS | Blake Tennis Courts Replacement | \$325,000 |
| | SUBTOTAL NON-RECURRING CAPITAL - BOE: | | \$1,075,000 |
| | | | |
| | TOTAL NON-RECURRING CAPITAL: | | \$2,275,000 |

A RESOLUTION APPROPRIATING \$2,003,000 FOR THE COSTS OF CERTAIN NONRECURRING CAPITAL PROJECTS AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION.

Resolved:

1. As recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield hereby appropriates the sum of Two Million Three Thousand and 00/100 (\$2,003,000.00) Dollars to fund all costs associated with the nonrecurring capital projects described on **Exhibit A** attached hereto, inclusive of planning, design and engineering fees, other professional fees, demolition, construction and oversight costs and temporary and permanent financing costs (collectively, the “Projects”), in the amount of such appropriation allocated to each Project as set forth in **Exhibit A**. Any reallocation of unused bond proceeds from one project category listed as items 1-8 on **Exhibit A** to a different project category listed on **Exhibit A** that would cause the cost of such project to exceed the cost listed on **Exhibit A** shall require approval by the Board of Selectmen, Board of Finance, and the Representative Town Meeting.
2. To finance such appropriation, and as recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield shall borrow a sum not to exceed Two Million Three Thousand and 00/100 (\$2,003,000.00) Dollars and issue bonds/bond anticipation notes for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town in an amount not to exceed said sum for the purpose of financing the appropriation for the Projects.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the “Committee”) with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provision for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one interest rate mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut General Statutes, including Chapter 748 (Registered Public Obligations Act), Chapter 173 (School Building Projects) and Chapter 109 (Municipal Bond Issues) to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form

and to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the bonds in order that the interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage earnings, expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds and notes.

4. The First Selectman and Treasurer or Fiscal Officer, on behalf of the Town, shall execute and deliver such bond purchase agreements, reimbursement agreements, line of credit agreement, credit facilities, remarketing agreement, standby marketing agreements, bond purchase agreement, standby bond purchase agreements, and any other commercially necessary or appropriate agreements which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the sale and issuance of bonds, and if the Committee determines that it is necessary, appropriate, or desirable, the obligations under such agreements shall be secured by the Town's full faith and credit.
5. The bonds may be designated "Public Improvement Bonds," series of the year of their issuance and may be issued in one or more series, and may be consolidated as part of the same issue with other bonds of the Town; shall be in serial form maturing in not more than twenty (20) annual installments of principal, the first installment to mature not later than three (3) years from the date of issue and the last installment to mature not later than twenty (20) years from the date of issue. The bonds may be sold at an aggregate sales price of not less than par and accrued interest at public sale upon invitation for bids to the responsible bidder submitting the bid resulting in the lowest true interest cost to the Town, provided that nothing herein shall prevent the Town from rejecting all bids submitted in response to any one invitation for bids and the right to so reject all bids is hereby reserved, and further provided that the Committee may sell the bonds on a negotiated basis, as provided by statute. Interest on the bonds shall be payable semi-annually or annually. The bonds shall be signed on behalf of the Town by at least a majority of the Board of Selectmen and the Treasurer, and shall bear the seal of the Town. The signing, sealing and certification of the bonds may be by facsimile as provided by statute.
6. The Committee is further authorized to make temporary borrowings as authorized by the General Statutes and to issue temporary notes of the Town in anticipation of the receipt of proceeds from the sale of the bonds to be issued pursuant to this resolution. Such notes shall be issued and renewed at such time and with such maturities, requirements and limitations as provided by the Connecticut General Statutes. Notes evidencing such borrowings shall be signed by the First Selectman and Treasurer or Fiscal Officer, have the seal of the Town affixed, which signing and sealing may be by facsimile as provided by statute, be certified by and payable at a bank or trust company incorporated under the laws of this or any other state, or of the United States, be approved as to their legality by bond counsel, and may be consolidated with the issuance of other Town bond

anticipation notes. The Committee shall determine the date, maturity, interest rates, form and manner of sale, including negotiated sale, and other details of said notes consistent with the provisions of this resolution and the General Statutes and shall have all powers and authority as set forth above in connection with the issuance of bonds and especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.

7. Pursuant to Section 1.150-2, as amended, of the Federal Income Tax Regulations the Town hereby declares its official intent to reimburse expenditures (if any) paid for the Projects from its General or Capital Funds, such reimbursement to be made from the proceeds of the sale of bonds and notes authorized herein and in accordance with the time limitations and other requirements of said regulations.
8. The First Selectman, Fiscal Officer and Town Treasurer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution.
9. The Committee is hereby authorized to take all action necessary and proper for the sale, issuance and delivery of the bonds and notes in accordance with the provisions of the Connecticut General Statutes and the laws of the United States.
10. The First Selectman or other proper Town official is hereby authorized to apply for and accept any available State or Federal grant in aid of the financing of any Project, and to take all action necessary and proper in connection therewith.

EXHIBIT A

TO

**A RESOLUTION APPROPRIATING \$2,003,000 FOR THE COSTS OF CERTAIN
NONRECURRING CAPITAL PROJECTS AND AUTHORIZING THE ISSUANCE OF
BONDS TO FINANCE SUCH APPROPRIATION**

| TOWN OF FAIRFIELD | | | |
|--------------------------|--|--|----------------------------------|
| | <u>TOWN</u> | | |
| | | | |
| | <u>Department</u> | <u>Project</u> | <u>Project Amount</u> |
| 1 | DPW | Hulls Farm Road Bridge Design | \$150,000 |
| 2 | DPW | Burr Mansion Kitchen Upgrades | \$228,000 |
| 3 | DPW/Conserv. | Rooster River Bank Stabiliz. (Woodside Cir.) | \$350,000 |
| 4 | Park & Rec. | H. Smith Rich. Pumping Station | \$150,000 |
| | SUBTOTAL NON- RECURRING CAPITAL - TOWN: | | \$878,000 |
| | | | |
| | | | |
| | <u>BOARD OF EDUCATION</u> | | |
| | | | |
| | <u>School</u> | <u>Project</u> | <u>Project Amount</u> |
| 5 | FWHS | LMC HVAC Rooftop Replacement | \$250,000 |
| 6 | Tomlinson Mid. | Partial Roof Project | \$875,000 |
| | SUBTOTAL NON- RECURRING CAPITAL - BOE: | | \$1,125,000 |
| | | | |
| | TOTAL NON-RECURRING CAPITAL | | \$2,003,000 |

Hulls Farm Road Bridge – Design of new bridge over the Sasco Brook = \$150,000 (includes cost share of design with Westport). Design component only at this time.

1. **Background** – Hulls Farm Road is an east/west “minor arterial road” as defined by CT Department of Transportation. Hulls Farm Road serves as a local route and an alternate commuter route for the Merritt Parkway during rush hours and has a volume of 6000 vehicles per day. The bridge crossing over the Sasco Brook was constructed in 1935. The bridge No. 04970, approximately 30’ in width, has a 23 ft roadway width and does not include a pedestrian sidewalk. The bridge is a total of 26’ in length, supported by concrete abutments on both ends. The bridge abutments rest on shallow footings with curtain walls and steel multi girders encased in concrete. The bridge has been rated by the Connecticut DOT as being in fair condition in 2010, poor condition since 2014 and during the most recent inspection in 2016, the bridge received a “serious” rating, mainly due to lower load ratings and being functionally obsolete. In addition to extensive corrosion on the beams which have reduced its strength, the bridge has also been rated as scour critical, which means that the river currents can possibly threaten the concrete foundation which supports the bridge. (See attachment).
2. **Purpose and Justification** – The purpose of the project is to replace the bridge. It will allow the Towns to perform the much needed planned replacement of this structure. It will allow commuter and general public traffic to access northern Fairfield neighborhoods, highways, and local roads in this section of Town and into the Town of Westport. By performing the design at this time, it will allow us to obtain a realistic estimate of the construction costs, and to possibly compete for state funding for this project, costs will also be shared with Westport, who is currently designated as the lead agency.
3. **Detailed Description of Proposal** – The project will include all engineering and environmental evaluations necessary. A Request for Qualifications will be used to procure these services.
The design services will include:
 - Preparation of detailed plans, cost estimates and specifications, including 3 structure type studies.
 - Coordination with local and state permitting agencies.
 - Adhering to DOT procedures to preserve funding opportunities.
4. **Reliability of Cost Estimate** – Based on recent bridge projects, on a scale of 0 to 10 the reliability of the estimate is 7.5 based on the investigation of the bridge remaining open during construction and limited LONG detour options. Also will have to investigate whether a sidewalk will be constructed for the new bridge.
5. **Increased Efficiency or Productivity** – Allow the public safe and efficient access to and from their homes, businesses and destination points.
6. **Additional Long Range Costs** – The subsequent construction of the bridge (anticipated 2019) will be in the \$1.5 M to \$2.5M range. We will apply for State funding, and are hopeful to have these sources pay at least 50% of the design and construction costs of the project. Note- This Bridge is currently NOT eligible for Federal funding under the existing Federal bridge program and is hopeful for Local Bridge Program Funding. (See attachment). The costs will be shared equally with the Town of Westport as well. The bridge will have a 50-80 year life span before it will need to be rehabilitated or replaced.
7. **Additional Use or Demand on Existing Facilities** – None Anticipated; although additional usage is dependent on parkway backups and potential sidewalk.
8. **Alternatives to this Request** – The Bridge does not meet current bridge standards and is listed in serious condition. If we do nothing, the bridge will eventually have the weight limit reduced even further that would impact any truck, bus or emergency vehicles and could lead to eventual closure of the bridge. The detour for

the bridge would be very lengthy or be routed through subdivision type neighborhoods. During design, the Consultant will have to perform three structure type studies. Paraphrasing the inspection report, “Bridge has been downgraded to serious as of 2016”.

“If the Towns wish to increase the load capacity of the structure, it should engage the services of an engineering firm to make recommendations and prepare any plans necessary for the strengthening or replacement of the structure”. Westport is strongly suggesting replacement.

9. **Safety and Loss Control** –Further deterioration of bridge will limit weights, limit use of heavy vehicles (trucks, emergency, school buses, etc.) and then eventual closure. Guiderail/wall approaches will be updated or added as safety features. Note: Transcontinental AT& T line traverses bridge.
10. **Environmental Considerations** – All environmental permits will be secured. Reviews by USACE, CT DEEP, Fairfield and Westport Inland Wetlands will be performed. Hydrology, hydraulics, and environmental mitigation will be studied.
11. **Insurance** – The selected consultant will be required to carry the necessary insurance prescribed by the Westport Purchasing Department. Town of Fairfield can be listed as additional insured.
12. **Financing** – the Town’s Design Share will be bonded as part of the Non-Recurring Capital budget of FY 2018. The Town(s) will apply for all State and Federal funding (if eligible) for this design, and are hopeful to have the sources pay a minimum of 50% of the design and construction of the project, with the Town of Westport and the Town of Fairfield equally sharing the remaining costs. Should know if eligible for Local Bridge Program, March 1, 2017.
13. **Other Considerations**: Will seek future funding for construction when final cost estimates are performed. Towns will have a better idea of funding eligibility under the Local Bridge Program in March 2017. Other grant opportunities may be possible and will be investigated. Design usually takes 1.5 -2 years and it is possible to have design completed and still be eligible for grants for the construction of bridge, provided the design meets that particular grant’s criteria.

Other Approvals:

| | | |
|--------------------|---|--------------|
| Board of Selectman | - | Jan 2015 |
| Board of Finance | - | Feb 2015 |
| RTM | - | Feb-Mar 2015 |

Inspection Type: Routine



BRIDGE NO. 04970

83500 - WESTPORT
HULLS FARM ROAD
over
SASCO BROOK

Routine Inspection

2/10/2016

Inspected by: TranSystems



RECEIVED
MAY 03 2016
FIRST SELECTMAN'S OFFICE

TABLE OF CONTENTS

| Section | Page Number |
|--|--------------------|
| Location Map | 1 |
| Executive Summary | 2 |
| Structure Inventory and Appraisal (BRI-19) | 3 |
| Inspection Data (BRI-18) | 8 |
| National Bridge Elements | 13 |
| Sketches | 14 |
| Pictures | 28 |

RECEIVED
MAY 03 2016
FIRST SELECTMAN'S OFFICE

Form: Location

Inspection type: Routine

Inspection Date: 2/10/2016

Inspected by: TranSystems

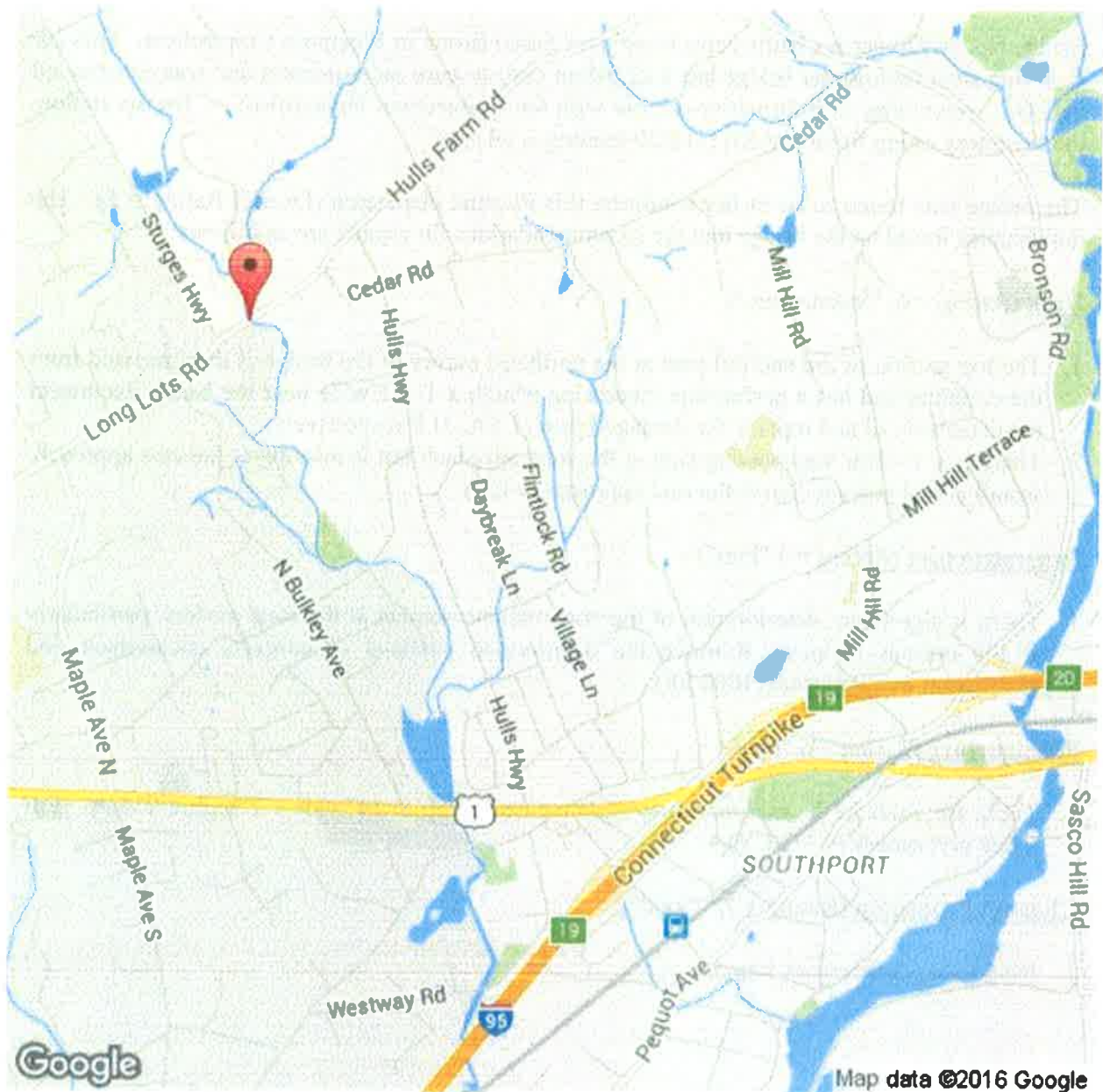
↓
Bridge No: 04970

Town: WESTPORT

Carried: HULLS FARM ROAD

Crossed: SASCO BROOK

Inventory Route: Non-NHS



Location Map # 1

EXECUTIVE SUMMARY

02/10/16

Bridge No. 04970 carries Hulls Farm Road over Sasco Brook in Westport, Connecticut. This 26-foot long steel multigirder bridge has a 22.9-foot curb-to-curb measurement and was constructed in 1935. According to information on file with the Connecticut Department of Transportation, the Inventory rating for an AASHTO H20 loading is 34 tons.

The bridge was found to be in fair condition this Routine inspection (Overall Rating = 5). The deficiencies found on the bridge and the recommendations for repairs are as follows:

Deck (Rating = 6, "Satisfactory")

1. The top section of the end rail post at the northeast corner of the bridge is disconnected from the coupling and has a perforation measuring 6"high x 1-1/2"wide near the base. Reconnect the detached rail and replace the damaged post (1 EA, 3LF respectively).
2. There is a 15 Ton load posting sign at the west approach but is missing at the east approach. Install a load posting sign at the east approach (1 EA).

Superstructure (Rating = 5 "Fair")

1. There is significant deterioration of the concrete encasement at the steel girders, particularly at the bottom flanges. Remove the deteriorated portions of concrete encasement and clean/paint exposed steel (1000 SF).

Substructure (Rating = 5 "Fair")

1. There are voids in the masonry abutments measuring up to 14"wide x 7"high x 9"deep. Fill voids in masonry (< 1/2 CY).

Channel Protection (Rating = 7, "Good")

1. No notable deficiencies found.



Muhammad
Ammad
2016.03.02
15:12:48-05'00'

Form: BRI-19, Rev. 2/15
Inspection type: Routine
Inspection Date: 2/10/2016
Inspected by: TranSystems

3
Bridge No: 04970

Town: WESTPORT
Carried: HULLS FARM ROAD
Crossed: SASCO BROOK
Inventory Route: Non-NHS

STRUCTURE INVENTORY & APPRAISAL

INSPECTION

Structurally Deficient Functionally Obsolete
Sufficiency Rating
(90) Inspection Date (91) Frequency
Indepth Insp Proposed next Indepth Year
Deck Survey Date Class
Access Flagman

| | Frequency | Date | Type |
|------------|----------------------|----------------------|----------------------|
| Fracture | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Underwater | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Special | <input type="text"/> | <input type="text"/> | <input type="text"/> |

IDENTIFICATION

Bridge Name
Town Code - Name
(5) Inventory Route
(A) Record Type
(B) Signing Prefix
(C) Level of Service
(D) Route Number
(E) Dir Suffix
(6A) Featured Intersected
(6B) Critical Facility Indicator
(7) Facility Carried
(9) Location
(11) Mile Post Miles
(16) Latitude Deg. Min. Sec.
(17) Longitude Deg. Min. Sec.
(98) Border Bridge
(A) State Code (B) Percent Responsibility %
(C) Border Town Name
(99) Border Bridge Structure No.

STRUCTURE TYPE & MATERIALS

(43) Structure Type, Main
A) Material
B) Design Type
(44) Structure Type, Approach
A) Material
B) Design Type
(45) Number of Spans, Main Unit
(46) Number of Approach Spans
(107) Deck Structure Type
(108) Wearing Surface/Protection Systems
A) Type of Wearing Surface
B) Type of Membrane
C) Type of Deck Protection
Substructure
A) Material
B) Design Type
Paint
Type
Year
Comment

GEOMETRIC DATA

(48) Length of Maximum Span ft.
(49) Structure Length ft.
(50) Curb or Sidewalk Widths
A) Left ft. in. B) Right ft. in.
(51) Bridge Roadway Width Curb to Curb ft. in.
(52) Deck Width, Out to Out ft. in.
(32) Approach Roadway Width ft.

Form: BRI-19, Rev. 2/15
Inspection type: Routine
Inspection Date: 2/10/2016
Inspected by: TranSystems

Bridge No: 04970

Town: WESTPORT
Carried: HULLS FARM ROAD
Crossed: SASCO BROOK
Inventory Route: Non-NHS

(33) Bridge Median
Deck Area sq. ft.
(34) Skew Angle deg.
(35) Structure Flared
(10) Inv. Rte. Min. Vert. Clearance ft. in.
(47) Inv. Rte. Total Horiz. Clr. ft. in.
Log Inv. Rte. Total Horiz. Clr. ft. in.
RLog Inv. Rte. Total Horiz. Clr. ft. in.
(53) Min. Vert. Clearance Over Bridge ft. in.
(54) Log-Min. Vert. Underclearance ref. ft. in.
(55) Min. Lat Underclearance on Right ref. ft. in.
(56) Min. Lat Underclearance on Left ft. in.

CONDITION

(58) Deck
(59) Superstructure
(60) Substructure
(61) Channel & Channel Protections
(62) Culverts
(36) Traffic Safety Features
A) Bridge Railings
B) Transitions
C) Approach Guardrail
D) Approach Guardrail Ends

WATERWAY

Drainage Basin Waterway
(38) Navigation Control
(39) Navigation Vertical Clearance ft.
(40) Navigation Horiz. Clr. ft.
(111) Pier/Abutment Navigation
(116) Vert-Lift Brg Nav Min ft. in.

AGE AND SERVICE

Year Built (106) Year Reconstructed
(42) Type of Service
A) On
B) Under
(28) Number of Lanes
A) On B) Under
(29) Average Daily Traffic
Is Above Half ADT?
(109) Percent Truck %
(30) Years of ADT
(19) Bypass, Detour Length Miles

APPRAISALS

(67) Structural Evaluation
(68) Deck Geometry
(69) Underclearances, Vert. & Horiz.
(71) Waterway Adequacy
(72) Approach Roadway Alignment
(113) Scour Critical

COMMENTS

Hulls Farm Road - Inventory Route Log Direction - East.

CLASSIFICATION

(112) NBIS Bridge Length
(104) Highway System
(26) Functional Class
(100) Defense Highway
(101) Parallel Structure
(102) Direction of Traffic

Form: BRI-19, Rev. 2/15
Inspection type: Routine
Inspection Date: 2/10/2016
Inspected by: TranSystems

2
Bridge No: 04970

Town: WESTPORT
Carried: HULLS FARM ROAD
Crossed: SASCO BROOK
Inventory Route: Non-NHS

(103) Temporary Structure
(110) Designated National Network
(20) Toll
(21) Maintain
(22) Owner
Report Class
(37) Historical Significance

POSTED SIGNS

Other Posted Sign 1
Other Posted Sign 2

| | Actual | Recomended | |
|--------------------------------|---------------------------------|--------------------------------|------|
| Posted Load Single Unit Truck | <input type="text"/> | <input type="text"/> | tons |
| Posted Load Semi-Trailer Truck | <input type="text"/> | <input type="text"/> | tons |
| Posted Load 4 Axle Truck | <input type="text"/> | <input type="text"/> | tons |
| Posted Load 3S2 Truck | <input type="text"/> | <input type="text"/> | tons |
| All Vehicles | <input type="text" value="15"/> | <input type="text" value="9"/> | tons |

Posted Vert. Clearance on Bridge ft. in.
Posted Vert. Underclearance ft. in.

Posted Speed Limit on Bridge m.p.h.

OTHER FEATURES

Fence Required
Fence Present
Fence Type
Fence Height
Fence Material
Fence Top Type
Barrel Ladders
Stand Pipes
Catwalks
Moveable Inspection System
Haunches Present over Roadway

PROPOSED IMPROVEMENTS

(75A) Type of Work Proposed
(75B) Work Done By
(76) Length of Structure Improvement ft.
(94) Bridge Improvement Cost \$
(95) Roadway Improvement Cost \$
(96) Total Project Cost \$
(97) Year of Improvement Estimate
(114) Future ADT
(115) Year of Future ADT
DOT Bridge Program List No
Project No
Advertised Date

LOAD RATING & POSTING

(31) Design Load
(63) Operating Rating Type
(64) Operating Rating
(65) Inventory Rating Type
(66) Inventory Rating
Evaluation Code
Year of Evaluation
(70) Bridge Posting
(41) Structure Status

Form: BRI-19, Rev. 2/15
Inspection type: Routine
Inspection Date: 2/10/2016
Inspected by: TranSystems

0
Bridge No: 04970

Town: WESTPORT
Carried: HULLS FARM ROAD
Crossed: SASCO BROOK
Inventory Route: Non-NHS

Utilities

2 | Water

Form: BRI-19, Rev. 2/15
Inspection type: Routine
Inspection Date: 2/10/2016
Inspected by: TranSystems

Bridge No: 04970

Town: WESTPORT
Carried: HULLS FARM ROAD
Crossed: SASCO BROOK
Inventory Route: Non-NHS

INSPECTOR'S SIGNATURES:

1)  Date: 02/24/2016

2)  Date: 02/24/2016

3) _____ Date:

4) _____ Date:

P.E. SIGNATURE:



Date: 03/02/2016

P.E. #

24756

Reviewed By:



Date: 03/14/2016

Form: BRI-18, Rev. 1/14
Inspection type: Routine
Inspection Date: 2/10/2016
Inspected by: TranSystems

8
Bridge No: 04970

Town: WESTPORT
Carried: HULLS FARM ROAD
Crossed: SASCO BROOK
Inventory Route: Non-NHS

FIELD INSPECTION REPORT

Location: WESTPORT-FAIRFIELD TWN Year Built: 1935 Snooper Required: ☐
Main Material: 3 - Steel Year Rebuilt: Snooper Used: ☐
Main Design: 02 - Stringer/Multi-beam or

Inspectors:

| | |
|-------------------|-------------------------------------|
| Lead Inspector: | Jon Popoli |
| Inspector: | Task: |
| Polaz, Aliaksandr | BSE - Inspector Rail - Inspector |
| Popoli, Jon | BSE - Inspector Rail - Inspector |

Visits:

| Visit Date: | Temp: | Start Time: | End Time: |
|-------------|-------|-------------|-----------|
| 02/10/2016 | 25 | 12:30 PM | 02:30 PM |

58. DECK:

Overall Rating: 6

Rating

Overlay: 7 The bituminous overlay has minor raveling throughout, a 3'x2' area of map cracking and a 17'L x 1/4"W paving seam at the bridge centerline.

See Field Sheet 2 and Photos 7 & 10.

Deck - Str. Condition: 6 The underside of deck has areas of map cracking up to 10'L x 1'W, a spall measuring 30"L x 5"W x 4"D, and an area of scale measuring 12"L x 4" W x 1"D. There are areas of discolored concrete, light scale and efflorescence staining throughout.

The overall deck deterioration is approximately 4%.

See Field Sheets 3-4 and Photo 6.

Curbs: N

Median: N

Sidewalks: N

Parapet: 6 The reinforced concrete parapets have random vertical hairline cracks throughout extending over the top and areas of moderate scale. There is efflorescence leaking at the cold joint between the parapet and deck slab at the fascias. Previously reported conditions of plow scrapes could not be confirmed due to snow cover.

Average curb reveals were 13" at both the north and south parapets.

See Field Sheet 2 and photo 8.

Railing: 5 The railing system has light spotty surface rust. The top section for the end rail post at the northeast corner of the structure is disconnected from the coupling and exhibits a 6"H x 1-1/2"W perforation in the end post near the base. As a result approximately 12' of the rail is loose.

See Field Sheet 2 and Photos 8 & 9.

Paint: N

Fence: N

Drains: N

Lighting Standard: N



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone:



MAY 04 2016

April 29, 2016

The Honorable James Marpe
First Selectman
Town of Westport
110 Myrtle Avenue
Westport, Connecticut 06880

Dear First Selectman Marpe:

Subject: Bridge Inspection Reports for Local Structures
Town of Westport

The Department of Transportation (Department) has completed its periodic bridge inspection activities in the town of Westport (Town), which maintains 13 bridges in the National Bridge Inventory. The Structure Summary Report and copies of the inspection reports are enclosed. The inspection reports are also available via the Department's ProjectWise database. Please contact Ms. Julie Annino by e-mail at Julie.Annino@ct.gov for log-in information. All structures are rated Fair or better except the bridges listed below.

Bridge No. 04969, Bayberry Lane Ext. over Aspetuck River – Rated: Serious as of 2016,
Poor as of 2012

Bridge No. 04970, Hulls Farm Road over Sasco Brook – Rated: Serious as of 2016

Bridge No. 04971, Old Road No. 2 over Sasco Brook – Rated: Poor as of 2016

Bridge No. 04972, Greens Farms Road over Sasco Brook – Rated: Poor as of 2008

Bridge Nos. 04969 and 04972 have been rated Poor since 2012 and 2008 respectively. Bridge No. 04969 has degraded to Serious condition due to increased section loss. The load rating is currently under review by the Department. Bridge Nos. 04970 and 04971 have been downgraded to Serious and Poor respectively as of 2016.

Bridge No. 04970 is currently posted for a weight restriction of 15 Tons on the west approach only. The Department has just completed an updated load rating. The bridge's new load capacity is 9 Tons for all vehicles. Updated posting signs need to be installed as soon as possible at the bridge and at approach intersections to allow for traffic to find an alternative route.

RECEIVED

MAY 03 2016

FIRST SELECTMAN'S OFFICE

April 29, 2016

The condition of these bridges has caused the Department to perform annual special inspections in addition to the routine biennial inspections. Because the process to rehabilitate or replace a bridge can take five to ten years to complete, the Town is advised to engage a professional engineering firm immediately. This action is required so that any plans necessary for the rehabilitation of the structures can be prepared prior to the bridges degrading further and jeopardizing the safety of the traveling public. Failure to take action may result in the Department billing the Town for future inspections beyond the regular two-year cycle that the Department provides to the Town as assistance in maintaining their bridges in a state of good repair.

For information concerning possible funding assistance, please contact Mr. Francisco T. Fadul, Project Engineer for the Local Bridge Program, at (860) 594-2078.

It is the Department's belief that serious bridge problems can be prevented or minimized by timely corrective action. Please review the enclosed summary report for bridge specific deficiencies and other noted issues detected during the inspections, which should be corrected. In addition, the individual inspection reports should be reviewed for other deficiencies that require repair during routine maintenance activities. The State process of inventory and inspection in no way relieves the Town of its responsibility for bridge maintenance in accordance with Section 13a-99 of the Connecticut General Statutes.

If you have any questions, please contact Mr. David Tassavor of Bridge Safety and Evaluation at (860) 258-0712.

Very truly yours,



Theodore H. Nezames, P.E.
Manager of Bridges
Bureau of Engineering

Enclosures

cc: Mr. Ted J. Aldieri, FHWA
Mr. Francis Pickering, Western Connecticut Council of Governments
The Honorable Michael C. Tetreau, First Selectman, Town of Fairfield

Structure Summary Report
Town of Westport
April 21, 2016
Page 2 of 5

5. Bridge No. 04970, Hulls Farm Road over Sasco Brook

Type: Concrete Encased Steel Multi-Girder

Condition: Serious – based on load carrying capacity

Comments: This bridge is currently load posted for 15 Tons on the west approach only. The Department has just completed an updated load rating. Based on the load rating, the bridge should be posted for 9 tons for all vehicles. The posting signs should be installed as soon as possible at the bridge and at approach intersections to allow for traffic to find an alternative route.

The end bridge Rail post at the northeast corner is disconnected at the top from the coupling and has a 6 inch high x 1-1/2 inch wide perforation in the end post, near the base. As a result, approximately 12 feet of the rail is loose. The rail should be repaired.

If the Town wishes to increase the load capacity of the structure, it should engage the services of an engineering firm to make recommendations and prepare any plans necessary for the strengthening or replacement of the structure.

This structure is considered to be scour critical. Please refer to the scour critical bridge discussion following the list of bridges.

6. Bridge No. 04971, Old Road No. 2 over Sasco Brook

Type: Through Girder – Floor Beam System

Condition: Poor

Comments: The horizontal leg for the girder 1 bottom flange angle at the west abutment has a 1'-6" long x 4" wide x 3/4" bend downward and there is a 1'-3" long tear. Areas of painted over rust and section loss were noted on the bottom face of the bottom flange cover plates for both girders up to 60% of the total length x up to 5" wide x up to 1/8" deep pitting and bottom flange angle horizontal legs up to full width x 1/8" deep pitting (6% loss). The floor beam ends are flame cut and the connection bolt holes are too close to the web ends with some holes in the flame cut ends (36 of 36 bolts have less than 1-1/2" edge distance). Only the floor beam 2 to girder connections were repaired with poor quality welds.

The structure is currently posted for a weight restriction of 10 tons for a single-unit vehicle. This weight restriction is based on the poor condition of the floor beam-girder connections. At this time, the Department is arranging for a review of the existing load rating and we will inform the town if there will be any need to change the load posting.

This structure is considered to be scour critical. Please refer to the scour critical bridge discussion following the list of bridges.

Carpenter, Jennifer

From: Fadul, Francisco T. <Francisco.Fadul@ct.gov>
Sent: Wednesday, January 11, 2017 7:41 AM
To: Hurley, William
Cc: Ratkiewicz, Peter (Pratkiewicz@westportct.gov); Bhardwaj, Priti S.; Byrnes, Marc P
Subject: RE: Local Bridge and federal Bridge program- Hulls Farm Rd Bridge

Hi Bill,

Hulls Farm Road is classified as Urban Minor Arterial. Only Local or Rural Minor Collector roadways are eligible for Federal LBP. We are hoping to revise the State LBP regulations to allow functionally obsolete bridges to be eligible. If that's approved, you'll be able to apply for State LBP funding (50% grant) in the funding window that opens on March 1st. We will post the eligible bridge list in late February, so please check it online at that time to see if the bridge is eligible.

Please keep me informed on Commerce Drive.

Francisco T. Fadul, P.E.
Project Engineer – Local Bridge Program
Connecticut Department of Transportation
2800 Berlin Turnpike, P.O. Box 317546
Newington, CT 06131-7546
O: (860) 594-2078

From: Hurley, William [mailto:WHurley@fairfieldct.org]
Sent: Tuesday, January 10, 2017 5:54 PM
To: Fadul, Francisco T.; Bhardwaj, Priti S.; Byrnes, Marc P
Cc: Ratkiewicz, Peter (Pratkiewicz@westportct.gov)
Subject: Local Bridge and federal Bridge program- Hulls Farm Rd Bridge

Priti, Francisco, Marc/Peter:

The Towns of Westport and Fairfield are securing design funding for the HULLS FARM ROAD BRIDGE. Westport will be the lead agency and hence fill out the local bridge application.

I couldn't help but notice in prior years FY 2015 and before, Hulls Farm Road Bridge was federally eligible but in 2016 report it is not. According to bridge inspection report, it is on local road and has AADT of 6000.

Any reason why it was taken off the federally eligible list? Can it be put back on? If not, Westport/Fairfield will continue to move forward on local bridge program application. If so, let us know.

Update on Commerce Drive/State St. Extension Bridge-DOT (Bill Grant) has given the Town a letter to commit to fund, if/when Town signs off, we will formally ask to remove Commerce Drive from local bridge program as it accepts the LOTCIP program funding. We expect signoff through Town process to take about 6 weeks.

I have attached a few Local Bridge report summaries showing Hulls Farm Br was eligible for federal funding.

Thanks, Bill.

William Hurley P.E.
Engineering Manager
Fairfield Engineering Department

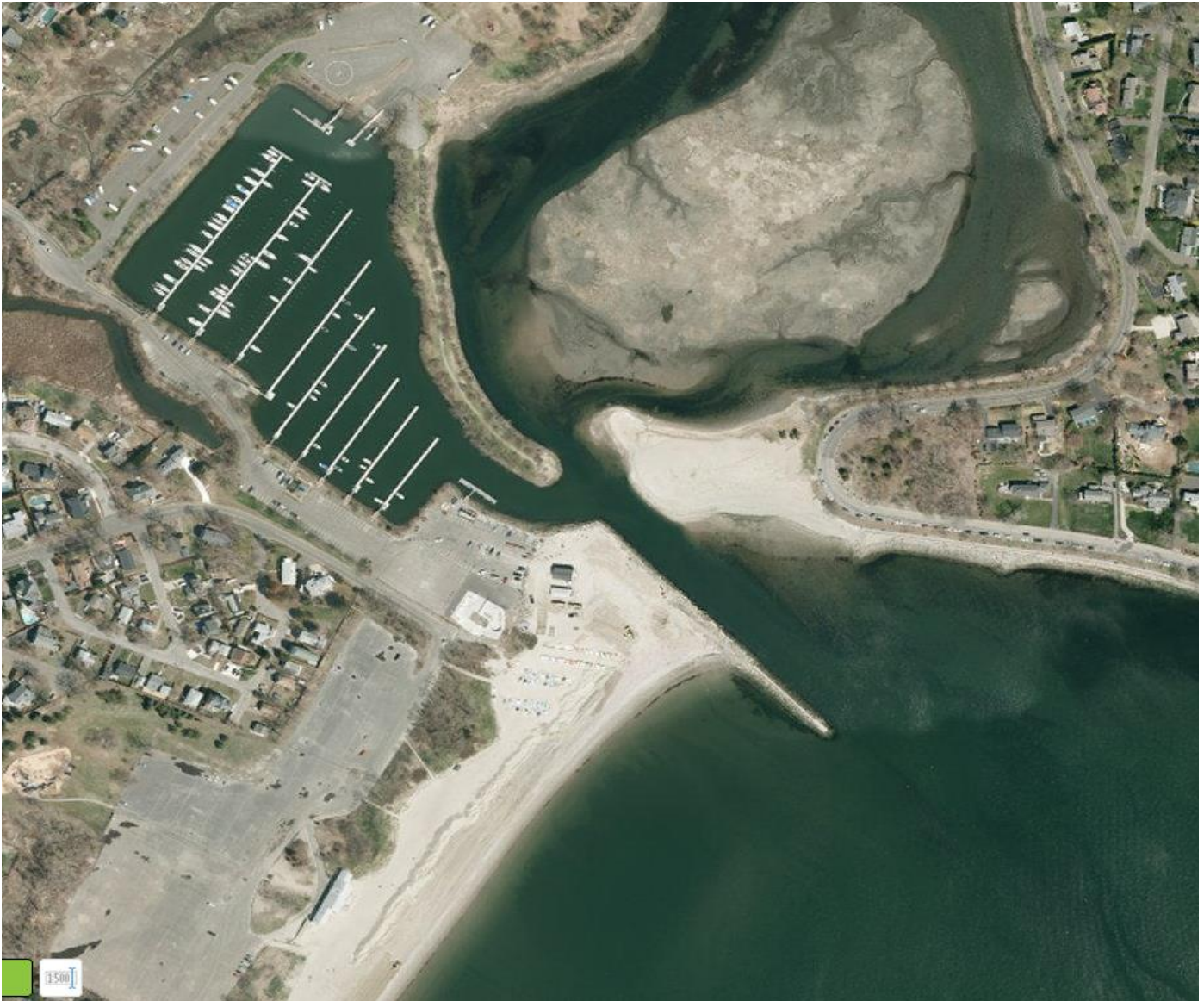
South Benson Marina Channel Dredging

TOTAL COST = \$700,000

- 1. BACKGROUND** – The entry channel for South Benson Marina from Long Island Sound has undergone maintenance dredging throughout the last 40 years. As a result of the ongoing natural process, silt continues to accumulate at the adjacent “sand spit” on the Bridgeport side at St. Mary’s “By the Sea”. This pinch point is approximately 300’ in length. Siltation also occurs along the length of the channel along the fishing pier and approximately 500’ beyond the end of the pier and into Long Island Sound. Although a limited area was dredged after Hurricane Sandy, the entire channel is overdue for dredging. Many of the larger boats in the marina, and especially sailboats, have difficulty entering and leaving during low tide. Please note this proposal will not provide any dredging in the boat basin itself. The boat basin has adequate depth in all areas, excepting the innermost 18 slips along the gangways.
- 2. PURPOSE AND JUSTIFICATION** - The depth at the channel is published in nautical charts as 7’ at mean low tide. The current depth is closer to 3.5’ to 4’ at mean low tide. This creates a hazardous situation for boats that draw more than 4.5’ of water, as they may run aground. There have already been instances of this occurring the last several seasons, and it is occurring more frequently. Upon completion of dredging work, a schedule will be established to periodically survey.
- 3. DETAILED DESCRIPTION OF PROPOSAL-** The hydrographic survey of the channel and marina basin reveals the areas of concern. To obtain a depth of 8’ to 9’, a volume of 17,000 to 22,000 cubic yards needs to be dredged. This is based on an evaluation prepared by RACE Associates in March 2016. Several permits have to be obtained from CT DEEP. The sediment will need to test and disposal method determined before going out to bid. If it is sandy & clean it can be utilized on the beach. If not, some the material will need to be deposited in off shore areas in Long Island Sound, the cost will be above the \$700k amount. Testing of this material is currently being collected and tested to insure this is the case.
- 4. RELIABILITY OF ESTIMATED COST** – Exact cost cannot be determined until the true scope of the work is established. Many variables such as sediment quality, the equipment needed, disposal methods, and the public bid can alter the final costs. The requested amount assumes the material is able to be deposited on our beaches with no off shore disposal.
- 5. INCREASED EFFICIENCY AND PRODUCTIVITY** – Allows marina users to come and go at all times without regard to low tide cycles. Avoids large draft boats to become stranded in channel during low tide event.

- 6. ADDITIONAL LONG-RANGE COSTS** –This will need to be done again at some time in the future. The navigational channel is manmade and it will naturally revert to the more shallow depths over time.
- 7. ADDITIONAL USE OR DEMAND**- Allows the marina to be utilized to its fullest capacity.
- 8. ALTERNATIVES** - IF nothing is done, there will be limitations to usage for the larger boats.
- 9. SAFETY AND LOSS CONTROL** Greatly increased safety and reduced chance of accidental grounding. Damaged boats and stranded vessels may result if not addressed.
- 10. ENVIRONMENTAL CONCERNS** - All CT DEEP and any other regulations to be followed.
- 11. INSURANCE** - No effect on insurance rates.
- 12. FINANCING** To be determined. Fees possibly to be recovered by boater fees.
- 13. OTHER CONSIDERATIONS** None
- 14. OTHER APPROVALS** - Board of Selectmen, Board of Finance, RTM

Aerial view of the South Benson Marina and channel for reference purposes.



Burr Mansion Kitchen Upgrades - \$228,000

1. Background- Rebuilt in 1792 after being burned by the British during the American Revolution, Burr Mansion is been one of Fairfield's iconic and widely-used historic properties. Since 1975, this unique property has been used as a cherished community event facility, hosting regular fund raisers for dozens of regional social service agencies, as well as innumerable wedding and community events. Tens of thousands of Fairfielders have used and enjoyed Burr Mansion over several generations. In 2014, after more than 30 years of heavy community use without any capital improvements, Burr Mansion's facilities were dire need of upgrading to meet current building codes and public safety requirements.

Thanks to a \$150,000 allocation of Town non-reoccurring capital funding in 2015 which leveraged an additional \$500,000 in State of CT STEAP funding and an additional \$100,000 in Federal CDBG funds, significant improvements to Burr Mansion will have been completed by January, 2017, including:

- New, code compliant electrical systems throughout the building
- New upgraded 800 amp electrical service to the building
- New fire alarm system
- New, code compliant fire exit stairs and emergency exits
- New plumbing
- New and expanded handicapped-accessible bathrooms
- Removal of lead and asbestos contamination
- Demolition and structural improvements to the new kitchen area

2. Purpose and Justification- Following the above work, all that remains now to complete this phase of renovations to Burr Mansion is finishing the new caterer's kitchen. In an event space as widely used as Burr Mansion, an updated, code-compliant and safe kitchen is essential. Burr Mansion could not function without one. While the old Burr kitchen remains, it is an undersized and unsafe space, plagued by gas leaks, repeated fire alarms, out of code ventilation system and other safety concerns that put public use of Burr mansion at risk.

3. Detailed Description of Proposal- Demolition of the new Burr mansion kitchen space and improvements to the room's structural integrity have been completed. Design and engineering work for the new kitchen has also been completed, and the project is ready to be completed. The requested funding will be used to:

- 1) Install finished electrical and plumbing in the kitchen
- 2) Finish all walls, ceilings and flooring
- 3) Install a new commercial stove ventilation hood with fire suppression (required by the Fire code)
- 4) Install a new HVAC system for the kitchen (required by code)
- 5) Install new appliances and work surfaces.

Cost Estimate:

| | |
|--------------------------------|------------------|
| Construction | \$152,000 |
| Vent Hood and fire suppression | \$15,500 |
| HVAC | \$15,750 |
| Appliances | \$14,000 |
| Design / engineering allowance | \$10,000 |
| Contingency (10%) | <u>\$20,750</u> |
| Total | \$228,000 |

4. Reliability of Cost Estimate- On a scale of 1 to 10, the reliability of this estimate is a 9.0. An architect has drafted plans and detailed scope of work, and detailed cost estimates have been obtained.

5. Increased Efficiency and Productivity- Completion of this work will significantly reduce the number of emergency calls Town DPW staff receive to respond to breakdowns in the existing ventilation and kitchen systems at Burr Mansion--many occurring during high-volume events and requiring several days of unbudgeted emergency repairs. The existing poorly-functioning kitchen ventilation hood has caused the fire alarm to go off during several events, requiring costly and disruptive responses by the Fire Dept.

6. Additional Long Range Costs- No additional long range costs associated with this work will be required.

7. Additional Use or Demand- Addressing these issues will not create any additional demand or usage.

8. Alternatives To This Request- The repairs outlined above are necessary to meet the minimum needs for public safety and accessibility. Not completing these systems will require additional remedial and emergency repairs by DPW in the short term. Left unresolved, these issues pose a risk to public safety.

9. Safety- If not addressed, Burr mansion may need to be closed to the public.

10. Environmental Considerations- none

11. Insurance- These repairs are not covered by insurance.

12. Financing- Project bonded as part of non-recurring capital budget for 2016.

13. Other Considerations- None.

14. Approvals- Board of Selectmen

Photo 1: New Kitchen space after demolition and structural repairs. Ready for finishes



[illegible]

Woodside Circle – Rooster River Stream Stabilization and Restoration

1. **Background** – The Town’s Public Works and Conservation Department are proposing a project to stabilize erosion and restore the stream banks of Rooster River along the Woodside Circle corridor between the areas located from 236 Woodside Circle to the bridge on Brookview Avenue to the south. This stretch of Rooster River continues to exhibit extensive erosion and scour that has occurred over the years due to increased development in the riparian corridor and the loss of vegetative cover such as large trees from significant storms. The most severe erosion has occurred along the river banks in the rear yards of several residences on the west side of Stratfield Road (Route 59).

In 2012, the Town’s Engineering Department commissioned an engineering analysis that was performed by Tighe and Bond Engineers to evaluate alternatives to stabilize the eroded area and to review the velocity distributions under the existing and proposed conditions based on the alternatives analysis. A part of the final engineering report, an opinion of probable costs was developed and supplied to the Town for further review and planning purposes.

2. **Purpose and Justification** – The purpose of the project is to stabilize the streambanks and prevent further erosion of the Rooster River as defined by the study area map that has been provided. The project area is generally defined as the area between 236 Woodside Circle and the bridge located at Brookview Avenue. Without direct intervention by the Town to stabilize the streambanks and riparian area, additional erosion and scour will continue to occur and will eventual lead to loss of personal property and damage to Town infrastructure.
3. **Detailed Description of Proposal** –The alternative analysis performed by Tighe and Bond concluded that beyond the erosion that naturally occurs along the river channels, the severe erosion along the Rooster River has been exacerbated by the urbanization of the upstream watershed. The urbanization has increased stormwater runoff which, in turn, increases the magnitude and frequency of river flooding with higher flow rate and velocities which scour the river bed and banks. In order to correct this scour and erosion problem, the proposed solution would be to install boulders and rip rap in order propose sufficient resistance against shear forces, and therefore will act to promote bank stability. Further countermeasures would include the armoring of the river bottom, or creating rock vanes to reduce the energy grade lines and dissipate velocities. Further design of the final solution will be required before the Town will be able to obtain the required local, state, and federal permits and to develop specifications for public bid and project implementation.

Proposed Budget Breakdown:

| Task | Activity | Costs |
|-------|-----------------------------------|--------------|
| 1 | Design and Permitting | \$30,000.00 |
| 2 | Bidding and Project Oversight | \$20,000.00 |
| 3 | Construction and Project Closeout | \$200,000.00 |
| Total | | \$350,000.00 |

4. **Reliability of Cost Estimate** – On a scale of 0 to 10, I would rate the reliability of the estimate at 6.0. The exact costs to stabilize the streambanks will not fully be known until a final design can be completed and the project is put out for public bid. In addition, the project will require local, state, and federal permits that will require time and resources to secure.
5. **Increased Efficiency or Productivity** – There are no increase in efficiencies or productivity associated with this project.
6. **Additional Long Range Costs** – There are no long range additional maintenance costs associated with the project. The adjacent open space property has been maintained by the Conservation Department and will continue to be maintained by the department going forward. The Conservation Department cuts the road side area on a weekly basis during the growing season and will continue to remove litter from the property as it occurs. There will be no significant long term costs associated with the project. Future storm damage may occur at the site but the project is aimed at mitigating long scale damage which is already occurring due to increased urbanization in the Rooster River watershed.
7. **Additional Use or Demand on Existing Facilities** – None Anticipated.
8. **Alternatives to this Request** – The only alternative to this request is to not do anything which will not resolve the existing problem. If the area is not stabilized, the existing erosion and scour situation will continue to increase exponentially potentially causing damage and loss to adjacent neighboring public and private properties.
9. **Safety and Loss Control** – The proposed project is aimed at preventing additional private and Town property loss that is occurring due to the increasing erosion and scour that is occurring from the increased frequency and magnitude of the flooding within the Rooster River watershed. Without direct intervention by the Town, the problem will only get worse overtime with each successive storm event.
10. **Environmental Considerations** – The project will aim at stabilizing the erosion and scour that is currently occurring at the site. In addition, the Town will try to promote restoration alternatives that will enhance the function and wildlife benefits in the river. Select alternatives can be designed to enhance the benthic environment and provide additional fisheries habitat. The stabilization of the site will prevent the additional sedimentation of downstream properties which may require period removal.
11. **Insurance** – Any contractor hired to complete the construction phase of the project will be required to hold liability insurance at the limits requested by the Town Purchasing Agent. There is no need for the Town to obtain insurance after the project is completed.
12. **Financing** – If approved, the Project will be bonded as part of the Non-Recurring Capital budget of 2017/2018
13. **Other Considerations**: None

14. **Other Approvals:** Other than approval from the local Board of Selectman, Board of Finance, and RTM, prior to starting the project will require a local inland wetland permit. In addition, depending on the final design, the project might also require approval from the Army Corp. of Engineers and the Federal Emergency Management Agency. All efforts during the project design process will be taken to make sure that the final design minimizes the amount of permits required as to control costs and time associated with the implementation of the project.



Town of Fairfield



Legend

Utility

CL&P Easement

Gas Easement

Sanitary Sewer Easement

UI Easement

Utility & Septic System Easement

Utility Easement

Water Company Easement

Transportation

Aerial Easement

Height Restriction Easement

Maintenance Easement

Private Access Easement

Restrictive Covenant Easement

Private

Aerial Easement

Height Restriction Easement

Maintenance Easement

Private Access Easement

Restrictive Covenant Easement

Conservation

Access Easement

Conservation Easement

Dike Easement

Drainage Easement

Dune Preservation Easement

Open Space Easement

Public Access Easement

Water Detention Easement

House Number

Parcels

Streetname

Roadways

1: 1,383



230.6 0 115.29 230.6 Feet

WGS_1984 Web Mercator Auxiliary Sphere
Created by Greater Bridgeport Regional Council

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



WOODSIDE CIRCLE – ROOSTER RIVER STREAM BANK STABILIZATION

Photograph #1

Site Location:

Woodside Circle

Photograph Taken By:

Brian Carey

Date of Photograph:

January 4th, 2016



Photograph #2

Site Location:

Woodside Circle

Photograph Taken By:

Brian Carey

Date of Photograph:

January 4th, 2016





Photograph #3

Site Location:

Woodside Circle

Photograph Taken By:

Brian Carey

Date of Photograph:

January 4th, 2016



Photograph #4

Site Location:

Woodside Circle

Photograph Taken By:

Brian Carey

Date of Photograph:

January 4th, 2016



Photograph #5

Site Location:

Woodside Circle

Photograph Taken By:

Brian Carey

Date of Photograph:

January 4th, 2016



Photograph #6

Site Location:

Woodside Circle

Photograph Taken By:

Brian Carey

Date of Photograph:

January 4th, 2016

FAIRFIELD PARKS & RECREATION TOMLINSON MIDDLE SCHOOL TURF FIELD

NON-RECURRING CAPITAL REQUEST

2017/2018



1. BACKGROUND:

The existing artificial turf field built in 2007 is in need of replacement. There are several areas showing excessive wear and many of the seams are splitting. Testing and inspections have identified this field is in need of replacement. This request is for funding to replace the Tomlinson Middle School artificial turf field.

2. PURPOSE & JUSTIFICATION:

The condition of the artificial turf field is declining and safety testing has shown that some sections are no longer safe for play. Replacement of this artificial turf field will prevent injuries. All users of the field including students, staff, as well as the public.

3. DETAILED DESCRIPTION OF PROPOSAL:

The expenditure would cover the total cost of the project which would include the removal and disposal of the top coat of the artificial turf field, all new installation and labor, new permanent line/game striping and a new 10-year warranty.

4. RELIABILITY OF ESTIMATED COST:

The cost of this funding request is \$500,000. This number is based on similar replacement projects undertaken in the Town of Fairfield and at Fairfield Ludlowe High School last year, as well as those in surrounding towns. Estimates are provided by professional licensed contractors.

5. INCREASE EFFICIENCY OR PRODUCTIVITY:

These terms do not directly apply to this type of project, however an artificial turf field typically has more use than a traditional grass field.

6. ADDITIONAL LONG RANGE COSTS:

There will be no additional costs other than maintenance (sweeping the field to redistribute the rubber) during the year.

7. ADDITIONAL USE OR DEMAND ON EXISTING FACILITIES:

No additional use or demand. This replacement project will have an anticipated life of 10-12 years of what is considered "heavy use" for this upgrade.

8. ALTERNATIVES TO THIS REQUEST:

The alternative would be to do nothing. This alternative will delay the needed replacement and further delay other similar projects scheduled in the Town of Fairfield's future planning and is a huge safety risk for students and the public using the field.

9. SAFETY AND LOSS CONTROL:

Replacing the artificial turf field will result in a safer playing experience for all users.

10. ENVIRONMENTAL CONSIDERATIONS:

This project replacement includes the recycling of the removed materials, therefore helping the environment by not dumping or disposing of this large amount of old artificial turf field material into a landfill.

11. INSURANCE:

Installer would be required to carry insurance coverage.

12. FINANCING:

Bonded

13. OTHER CONSIDERATIONS:

This work will be bid out by the Town of Fairfield's Purchasing Department and will be performed by outside professional licensed contractors.

14. OTHER APPROVALS:

Board of Selectman
Board of Finance
RTM





H. SMITH RICHARDSON

NEW PUMPING STATION

NON-RECURRING CAPITAL REQUEST

2017/2018



1. BACKGROUND:

The present irrigation pumps were installed 28 years ago. They have been out in the open and exposed to all weather conditions since 1988, the only small protection is a lean-to roof installed in 2002. The cost for repairs and service since 2001 is approximately \$65,000. The pumps play an important role of maintaining the golf course. They are old, worn; water flow monitors have stopped working even though we have replaced them many times. They don't have the modern performance or technology for today's world.

2. PURPOSE & JUSTIFICATION:

The new pumps will be "state of the art" as well as have an enclosure (pump house) to protect this investment. The new technology will allow for constant monitoring by computer and phone apps to control flow pressure and automatic emergency shutdown in case of leaks in the irrigation system. The cost of electricity saved by the new installation will be very noticeable. All the present worn out, rusting valves and metal piping will be replaced. There will be no more water hammer on pipes and valves.

3. DETAILED DESCRIPTION OF PROPOSAL:

Quote available upon request.

Piping, valves, pumps, computers, and enclosure at present day price:

\$126,000

Labor:

\$ 24,000

\$150,000

4. RELIABILITY OF ESTIMATED COST:

The cost estimate is made up of known numbers and labor from September 2016.

5. INCREASE EFFICIENCY OR PRODUCTIVITY:

This will result in a lower electric bill with minute by minute flow and pressure monitoring, new valves and pipe which will eliminate the rust flakes that get caught in sprinkler head cause malfunctions. I would say that most importantly, this will increase the useful life by protecting it with an enclosure.

6. ADDITIONAL LONG RANGE COSTS:

There will be no additional costs besides semi-annual maintenance during start up (spring) and shut down (fall).

7. ADDITIONAL USE OR DEMAND ON EXISTING FACILITIES:

No additional use or demand. In fact, we anticipate less demand and more savings.

8. ALTERNATIVES TO THIS REQUEST:

The alternative would be to keep spending \$15,000 to \$20,000/year and try to piece a new station together which would seem fiscally irresponsible.

9. SAFETY AND LOSS CONTROL:

There will be more safety in having the pump station enclosed and lockable. At present there isn't any means of keeping intruders out of the pumping and electrical source area.

10. ENVIRONMENTAL CONSIDERATIONS:

There would be none.

11. INSURANCE:

Installer would be required to carry insurance coverage.

12. FINANCING:

Bonded

13. OTHER CONSIDERATIONS:

We were planning to replace this when the plans for a new clubhouse were implemented but we now have waited too long.

14. OTHER APPROVALS:

Board of Selectman

Board of Finance

RTM





Fairfield Public Schools

Fairfield, CT 06825

TO: Dr. Toni Jones, and Members of the Board of Education
FROM: Thomas P. Cullen
DATE: December 20, 2016
RE: Fairfield Public Schools
2017-2018 Non-Recurring Project Request/Questions from BOE Members

At the December 13, 2016 BOE Meeting several questions were asked regarding the 2017-2018 Non-Recurring Projects request that require follow up information which is listed below.

FWHS LMC HVAC Rooftop Replacement

1. Age of the existing unit?

The existing HVAC Rooftop Unit was originally installed in 1995.

2. How many years do we get out of a new unit?

Trane Manufacturing reports 15-20 years.

3. Cost of maintenance material and labor over the past five years?

2012-2013

Outside contracted work:

Drive and drive kit \$ 2,406.25

Trane condenser coils \$ 7,612.80

Internal HVAC technicians work:

Work Order – None \$ 0.00

2013-2014

Outside contracted work:

Control module and thermostat interface board \$ 417.63

Internal HVAC technicians work:

Work Order ID 729 – 3.00 hours – no A/C \$ 195.00

2014-2015

Outside contracted work:

Compressor, lock out thermostat, labor and materials \$ 6,669.20

Internal HVAC technicians work:
Work Order ID 7485 – 1.00 hour – A/C off \$ 65.00

2015-2016

Outside contracted work:
ACT Module parts and labor \$ 629.80

Internal HVAC technicians work:
Work Order ID 17838 – 6.00 hours – no heat \$ 390.00

2016-2017

Outside contracted work:
None to date \$ 0.00

Internal HVAC technicians work:
Work Order ID 18494 – 4.00 hours – no heat \$ 260.00

TMS Partial Roof Replacement

1. How many roofs are on TMS and what roofs will be left for replacement?

TMS Has a total of 16 roofs that make up the whole building.

8 roofs make up the 2017-2018 non-recurring project request and are from 1991 installation.

The warranty on these roofs expired in 2011.

The funding of the Roof Preventative Maintenance program allowed us to keep these roofs in fairly good shape and to get us to today, and into next year-2017, when we would be prepared to replace these roofs over the summer.

7 roofs make up the latest addition and renovation from 2004 and completed with a Certificate of Occupancy in 2007.

The warranty on these roofs will expire in 2025.

If we continue to fund our Roof Preventative Maintenance program, it is my opinion and experience that we can add at least 5 more years to the expiration, which will get us to 2030.

1 roof is from a 2002 installation.

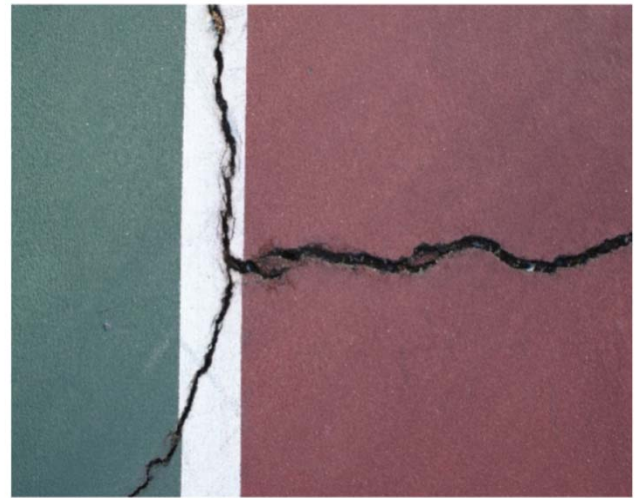
The warranty on this roof will expire in 2022.

If we continue to fund our Roof Preventative Maintenance program, it is my opinion and experience that we can add at least 5 more years to the expiration, which will get us to 2027.

Fairfield Board of Education Proposed Capital Non-Recurring Projects 2017 - 2018



FLHS Student Parking Lot
Replacement



FWHS Blake Tennis Courts
Replacement



FWHS Artificial Turf Field
Replacement



TMS Partial Roof
Replacement

November 17, 2016

Dear Board of Education Members:

This booklet provides an overview and backup material for the proposed 2017-2018 Capital Non-Recurring Projects. The format is based on the "14 points" document used in Fairfield and from previous public meetings where this information has often been requested.

Four of these projects: (1) the Fairfield Ludlowe High School Student Parking Lot, (2) the Fairfield Warde High School Artificial Turf Field, (3) the Fairfield Warde High School Blake Tennis Courts, and (4) the Tomlinson Middle School Partial Roof, are part of the Fairfield Public Schools' Facilities Plan.

The Security Infrastructure - Phase Three request is new and was developed through the combined efforts of the Fairfield Police Department and Central Office Administration. It contains items to improve our school buildings moving forward.

The Fairfield Warde High School LMC HVAC Rooftop Unit was originally submitted in the 2016-2017 BOE operating budget. However, the bids came in well over the budgeted amount and therefore have been included in this capital non-recurring project request.

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 and, in most cases, photographs showing new conditions from previous projects to provide a side-by-side comparison.

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,



Stephen C. Tracy
Interim Superintendent of Schools

Fairfield Public Schools
2017-2018
Capital Non-Recurring Projects

Table of Contents

| <u>Location</u> | <u>Project</u> | <u>Estimated Cost</u> | <u>Page</u> |
|------------------------|-----------------------------------|-----------------------|-------------|
| Fairfield Ludlowe High | Student Parking Lot Replacement | \$ 250,000 | 1 |
| Fairfield Warde High | LMC HVAC Rooftop Replacement | 250,000 | 8 |
| Fairfield Warde High | Artificial Turf Field Replacement | 750,000 | 14 |
| Fairfield Warde High | Blake Tennis Courts Replacement | 325,000 | 24 |
| Tomlinson Middle | Partial Roof Replacement | 875,000 | 32 |
| Systemwide | Security Infrastructure Upgrades | 335,000 | 42 |
| Total | | \$ 2,785,000 | |

Fairfield Ludlowe High School

Student Parking Lot Replacement

\$ 250,000

Background: The existing student parking lot is deteriorating and in poor condition. This parking lot is specifically designated for the student drivers that have paid for a permit to park at the FLHS while attending high school. The existing condition parking lot is at least 12 years old and has received several patches over the years in an effort to maintain usable conditions. This request is for funding the repair and replacement of the parking lot, new subsurface grading for proper drainage, new striping line markings and numbers, as well as new speed tables with required signage.

Purpose & Justification: The condition of the parking lot is deteriorating to the point that repairs are becoming impossible for a majority of the parking lot. The parking lot receives a lot of student traffic throughout the school year and is a main thoroughfare for all through traffic along the Webster Wing portion of the high school. This parking lot is also used by parents and visitors for FLHS after-hour events and activities. This parking lot was also used by numerous contractors and large equipment during the renovation and addition at this high school in 2014-2015 which may have added to the poor condition we now have.

Detailed Description: This expenditure would cover the total cost of the project for the entire student parking lot. This would include all labor and material, soil testing, reclaiming bituminous material, regrading for proper drainage, new bituminous paving, new striping markings, new number markings, new speed tables with required signage.

Estimated Cost: The cost of this funding request is \$250,000. This number is based on similar repair and repaving projects undertaken in the Town of Fairfield and at our schools as well as estimates provided by professional licensed contractors for this site.

Long Range Costs: This repaving project is expected to last at least 10 years. Long-range costs would only relate to general preventative maintenance and repairs as they come up year to year.

Demand on Existing Facilities: This project would reduce the probability of staff and students falling and getting hurt in the parking lot as well as with less damage to vehicles using the parking lot.

Security, Safety and Loss Control: This project would enhance safety and loss control by drastically reducing the risk of injury to students and staff using the parking lot and walking through it.

Environmental Considerations: Drainage will be included with this project to make sure water run-off is accounted for and properly discharged off the site which in turn will improve the environment.

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 not eligible for reimbursement through the State Department of Education, Bureau of School Facilities.

Schedule, Phasing & Timing: The schedule is to have all this work done in the summer of 2017 and to be completed and ready for the new school year.

Other Considerations: The work will be assigned to a State Approved contracted paving contractor, a State Approved contracted reclaiming contractor, and with help from the Town of Fairfield Department of Public Works.

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. This could increase the risk of injury to students and staff, as well as visitors to the site for after hour-events.

Fairfield Ludlowe High School

Student Parking Lot Replacement

\$ 250,000

Details

Licensed contractor to provide labor and materials

Prepared by: Garrity Asphalt Reclaiming
Tilcon Connecticut Inc.
Safety Marking Inc.

Breakdown:

Garrity Asphalt Reclaiming

Reclaiming existing bituminous material
Load excess material
Fine grading, adding fill if needed
Rolling existing sub base material to accept new bituminous

\$ 23,650

Tilcon Connecticut Inc.

Install new bituminous paving material binder course
Roll and compact
Install new bituminous paving material surface course
Roll, compact finish surface
Install speed tables
Install bituminous curbing

\$ 221,132

Safety Marking Inc.

Paint paving markings – Regular Stalls with numbers
Paint paving markings – Hatching for Emergency
Paint paving markings – Handicap stalls, crosswalks and stop bars

\$ 5,218

Total

\$ 250,000



FLHS student parking lot deteriorating bituminous paving showing cracks and several patches





FLHS student parking lot deterioration after more than 12 years of use



FLHS student parking lot - Existing conditions



FWHS teacher parking lot - New 2016 conditions

Fairfield Warde High School

Library Media Center HVAC Rooftop Unit Replacement **\$ 250,000**

Background: The existing HVAC Rooftop Unit is failing and we can no longer keep it running for the occupants of the school building in the library media center. The HVAC PM contractor along with the FPS HVAC technicians have been working on this rooftop unit for the past five years trying to keep this unit running as it fails and goes down. Exhaustive hours have been performed. We have reached a point where the existing unit cannot meet the requirements to provide mechanical means of fresh air, heating and cooling for the library media center. This request is for funding the removal of the existing rooftop equipment and the installation of a new Trane Intellipak Rooftop HVAC Unit.

Purpose & Justification: The condition of the existing HVAC rooftop unit is deteriorating and failing on a regular basis. We can no longer obtain parts and circuit boards for replacement. This HVAC rooftop unit is essential for the mechanical means of fresh air, heating and cooling of the large library media center for all the school students and staff. Without this unit the space would be unusable.

Detailed Description: This expenditure would cover the total cost of the project. This would include all labor and material, a 300-ton crane, roof work, controls, and start up and testing. These funds would also cover design, re-bidding and construction administration costs for a professional licensed engineer as well as a contingency for unforeseen conditions that might be uncovered during the construction activities.

Estimated Cost: The cost of this funding request is \$250,000. This number is based on bids received through the Town of Fairfield Purchasing Department bid process where estimates were provided by several professional licensed contractors.

Long Range Costs: This new HVAC rooftop unit is expected to last 30 years. Long-range costs would only relate to general HVAC preventative maintenance.

Demand on Existing Facilities: This project would reduce the maintenance costs due to the new system working better than the existing system, practically no down time, new equipment energy use techniques, as well as newer technology with up to date configurations.

Security, Safety and Loss Control: This project would enhance safety and loss control by drastically reducing the risk of failure to the equipment and the overall use of the library media center for all the students and staff.

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 not eligible for reimbursement through the State Department of Education, Bureau of School Facilities.

Schedule, Phasing & Timing: The schedule is to have all this work done in the summer of 2017 and completed for school to open for the new year.

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

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. This could increase the risk of injury to students and staff that need this space for teaching and learning and may shut down the space for use.

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Fairfield Warde High School

Library Media Center HVAC Rooftop Unit Replacement

\$ 250,000

Details

Engineer of Record: Van Zelm Engineers

Licensed contractor to provide labor and materials

Prepared by: Bid # 2016-74 Results

Breakdown:

General Conditions
Staging and Protection
300-Ton Capacity Crane
Equipment and Supports
Sheet Metal Work and Ductwork
Piping
Insulation
Roofing
Mechanical
Electrical
Finishes
Specialties

\$ 200,000

Controls Integration
Balancing and Testing
Close Out and Documentation
Training

\$ 25,000

Contingency

\$ 25,000

Total

\$ 250,000



FWHS Library Media Center HVAC rooftop unit in failing deteriorating condition



IntelliPak™



FWHS Library Media Center HVAC
rooftop unit as specified
“New Trane Intellipak Commercial Unit”

Fairfield Warde High School

Artificial Turf Field and Running Track Replacement

\$ 750,000

Background: The existing artificial turf field from 2005 is in need of replacement. There are several areas showing excessive wear and many of the seams are falling apart. Testing and inspections have identified this field in need of immediate replacement. This request is for funding the replacement of the artificial turf field system and the repair and repainting of the running track.

Purpose & Justification: The condition of the artificial turf field is declining and safety testing has shown that some sections are no longer safe for play. Replacement of this artificial turf field now will prevent injuries to students and staff, as well as the public use of the current artificial turf field system. The running track has several large cracks where someone could trip and fall and possibly sustain serious injury.

Detailed Description: The expenditure would cover the total cost of the project which would include the removal and disposal of the top coat of the artificial turf field, the resurfacing of the top coat of the running track, all new installation and labor, new permanent line/game striping and a new 10-year warranty. These funds would also cover design, bidding and construction administration costs as well as a contingency for unforeseen conditions that might be uncovered during the construction activities.

Estimated Cost: The cost of this funding request is \$750,000. This number is based on similar replacement projects undertaken in the Town of Fairfield and at FLHS last year as well as surrounding towns and estimates provided by professional licensed contractors. We also received estimates from two professional licensed engineering firms.

Long Range Costs: This replacement project will have an anticipated life of 10-12 years of what is considered “heavy use” for this upgrade.

Demand on Existing Facilities: This replacement project will help to keep the integrity of the structural base system for the artificial turf product and prolong the life of the entire system and field, as well as the running track.

Security, Safety and Loss Control: This project would enhance safety and loss control by drastically reducing the risk of injuries during its use.

Environmental Considerations: This project replacement includes the recycling of the product removed, therefore helping the environment by not dumping or disposing of this large amount of old artificial turf field material into a landfill.

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 not eligible for reimbursement through the State Department of Education, Bureau of School Facilities.

Schedule, Phasing & Timing: The schedule is to have this work performed during the summer of 2017 and planned to be completed for the new school year.

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

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 and is a huge safety risk for students and the public using the field.

Fairfield Warde High School

Artificial Turf Field and Running Track Replacement

\$ 750,000

Details

Engineer of Record: TBD
Milone and MacBroom, Inc. – Cheshire, Connecticut
or
BSC Group – Glastonbury, Connecticut

Licensed contractor to provide labor and materials
Prepared by: Milone and MacBroom, Inc.
BSC Group
Sprinturf
Estimate of probable construction costs

Breakdown:

Engineering Firm
Scope of Services
Data Collection and Field Investigation
Preliminary Design and Material Selections
Construction Documents
Bidding
Construction Administration
Project Close Out

\$ 38,200

Licensed Contractor – Artificial Turf Field
General Conditions
Staging and Protection
Removal of Existing Synthetic Material (disposal of environmentally safe)
In-Fill and Leveling
Finishes
Specialties and Striping

\$ 487,000

Licensed Contractor – Running Track
General Conditions
Staging and Protection
Repair all Cracks and Expansion Joints
New Painting and Coating
Finishes
Specialties and Striping

\$ 107,000

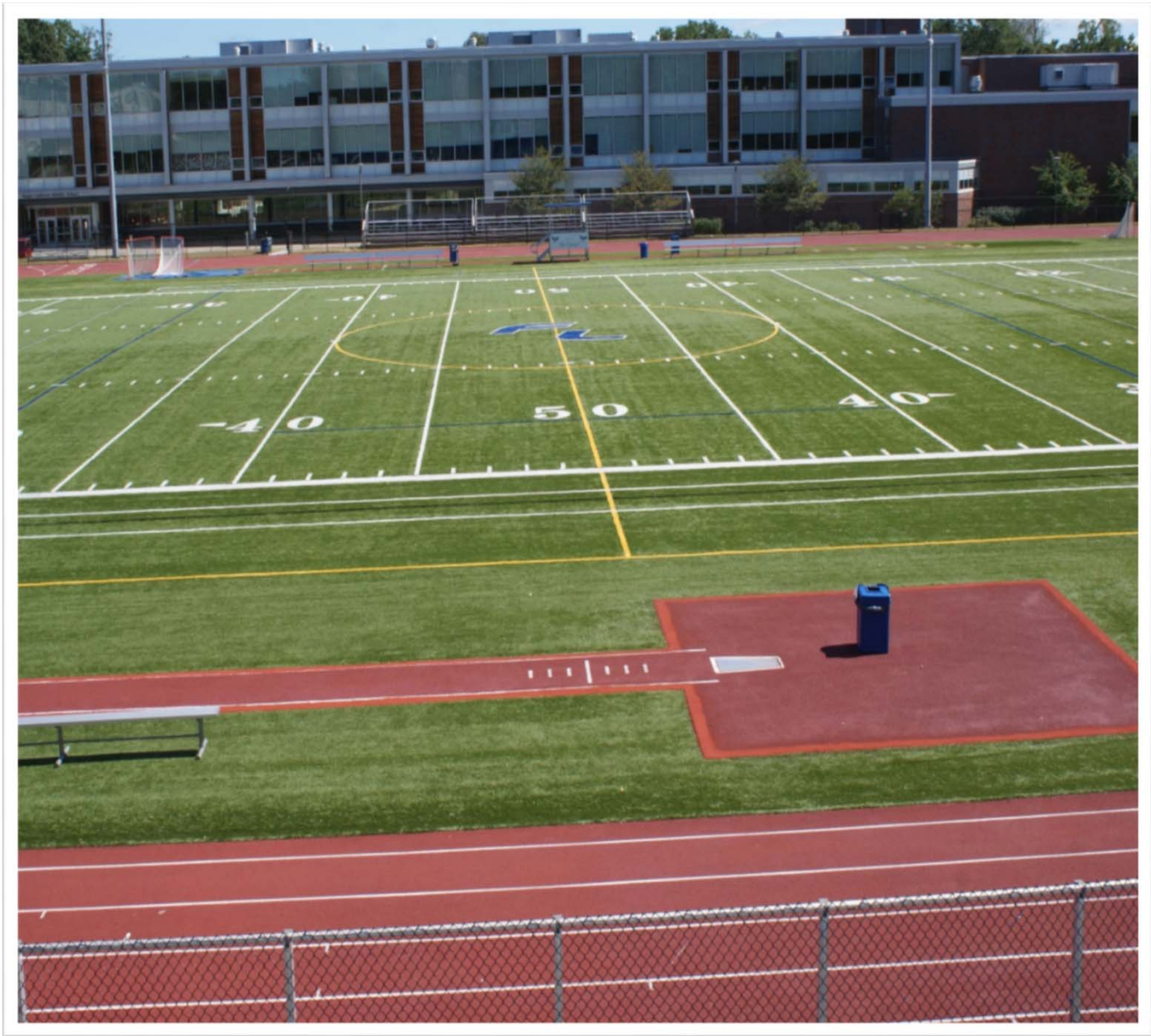
| | |
|---|-----------|
| Licensed Contractor – Relocate Pole Vault and Long Jump | |
| General Conditions | |
| Staging and Protection | |
| Relocate and Install New Pole Vault and Long Jump Areas | |
| New Painting and Coating | |
| Finishes | |
| Specialties and Striping | |
| | \$ 92,800 |

| | |
|-------------|-----------|
| Contingency | |
| | \$ 25,000 |

| | |
|--------------|-------------------|
| Total | \$ 750,000 |
|--------------|-------------------|



FWHS artificial turf field 2005 existing
deteriorating condition and unsafe



FLHS artificial turf field 2016 New condition



FWHS existing artificial turf field showing deterioration and a patched repair



FLHS New artificial turf field showing
safe playing conditions



FWHS existing artificial turf field – 50 yard line view
showing deteriorating conditions



FWHS New artificial turf field – 50 yard line view
showing safe play conditions

Fairfield Warde High School

Blake Tennis Courts Replacement

\$ 325,000

Background: Fairfield Warde High School Blake Tennis Courts consist of four playing courts located near the Fitts House Building in the back of the high school and are original from 1996 and are at the end of their useful life. In 2005 they underwent a renovation and upgrade when they were also named “Blake Tennis Courts”. These tennis courts are an integral part of the high school athletic program and are used for all tournaments and games. The tennis courts are well over the 10 – 12 year life span and have very large cracks that are beyond repair and repainting for use another year. This request is for funding the replacement of the Blake Tennis Courts with new bituminous paving with proper expansion joints, new painting and surface coating of the surface for play. It also includes new perimeter fencing (chain link only, the main posts and gates are in good shape), and new nets.

Purpose & Justification: The condition of the existing tennis courts is considered poor and continue to deteriorate to the point that they are unusable. Many repairs, fixes and new paintings have been performed over the past 11 years but current examination by professional engineers and contractors have clearly identified that it is time for a full replacement. The current cracks and deterioration are beyond repair to be cost effective for the long term.

Detailed Description: This expenditure would cover the total costs for demolition and removal of existing bituminous material, new installation of bituminous paving with proper expansion joints, new painting and surface coating, new chain link fencing and new nets.

Estimated Cost: The cost of this funding request is \$325,000. This number is based on proposals received from professional licensed contractors as well as estimates from two professional licensed engineering firms.

Long Range Costs: Tennis courts when installed new should last at least 10-12 years with proper preventative maintenance, power washing, and repairing any cracks and repainting as they arise.

Demand on Existing Facilities: This project would reduce the maintenance costs of older tennis court repairs that typical occur every two years for the first 10-12 years of the new installation.

Security, Safety and Loss Control: This project would enhance safety and loss control by drastically reducing the risk of students and staff, as well as the public getting hurt on the existing deteriorating surface material.

Environmental Considerations: This project work will include proper grading and drainage which will in turn help the environment in the immediate surrounding area.

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 not eligible for reimbursement through the State Department of Education, Bureau of School Facilities.

Schedule, Phasing & Timing: Approval of this funding will allow completion of the work during the summer of 2017 and is planned to be completed in time for the new school year.

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

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 and could increase the risk of shutting down the tennis courts for play and/or athletic events.

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Fairfield Warde High School

Blake Tennis Courts Replacement

\$ 325,000

Details

Engineer of Record: TBD
Milone and MacBroom, Inc. – Cheshire, Connecticut
or
BSC Group – Glastonbury, Connecticut

Licensed contractor to provide labor and materials
Prepared by: Milone and MacBroom, Inc.
BSC Group
Classic Turf Company, LLC
Dalton Track and Tennis
Estimate of probable construction costs

Breakdown:

Engineering Firm
Scope of Services
Data Collection and Field Investigation
Preliminary Design and Material Selections
Construction Documents
Bidding
Construction Administration
Project Close Out

\$ 24,000

Licensed Contractor
General Conditions
Staging and Protection
Removal of Existing Bituminous Paving Material
In-Fill and Leveling
Installation of New Bituminous Paving with Expansion Joints
Finishes and Coatings
Specialties and Striping
Nets and Protective Fencing

\$ 287,000

Contingency

\$ 14,000

Total

\$ 325,000



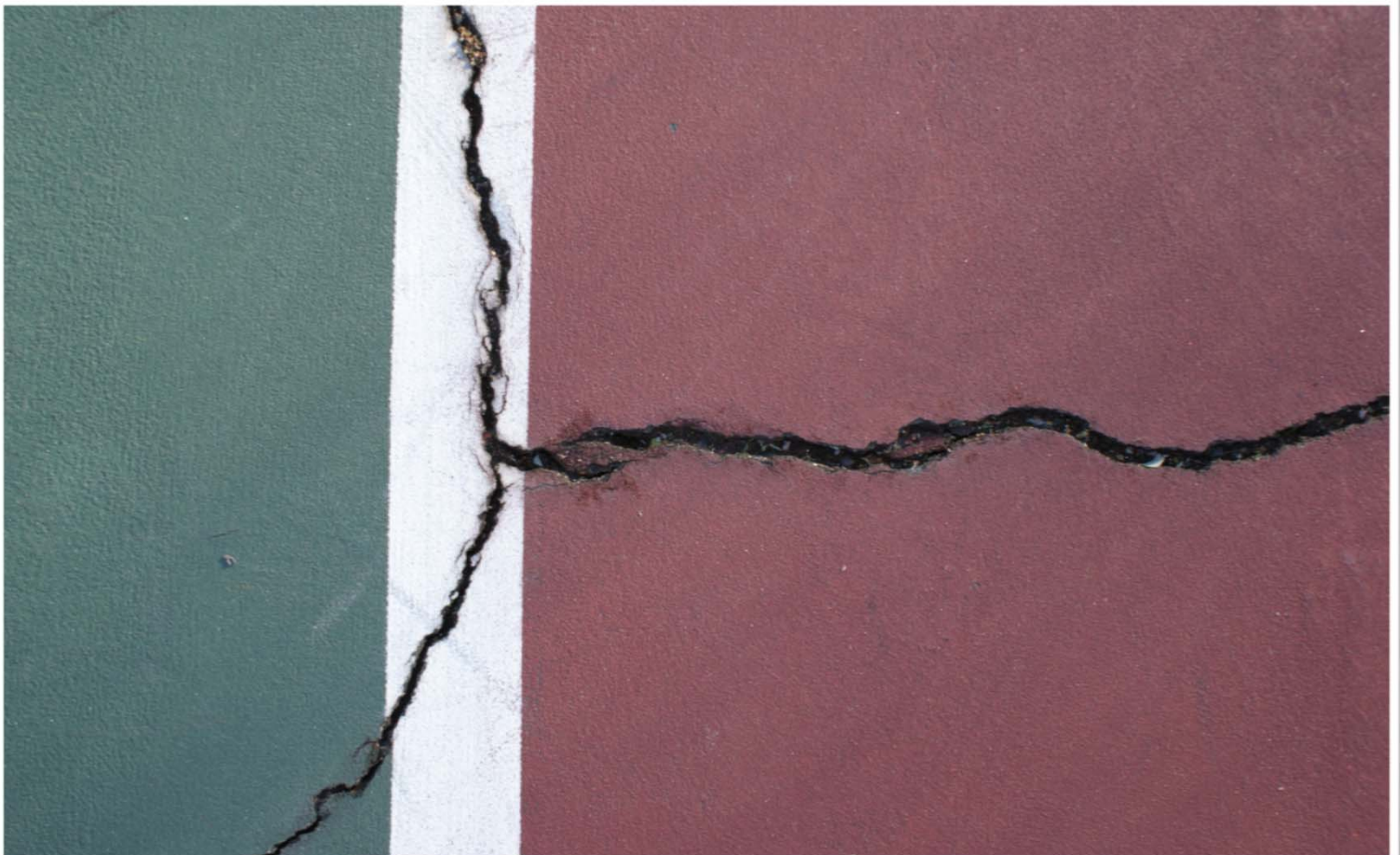
FWHS existing Blake Tennis Courts in poor deteriorating condition – unsafe for play



Owen Fish tennis courts showing
New conditions for safe play

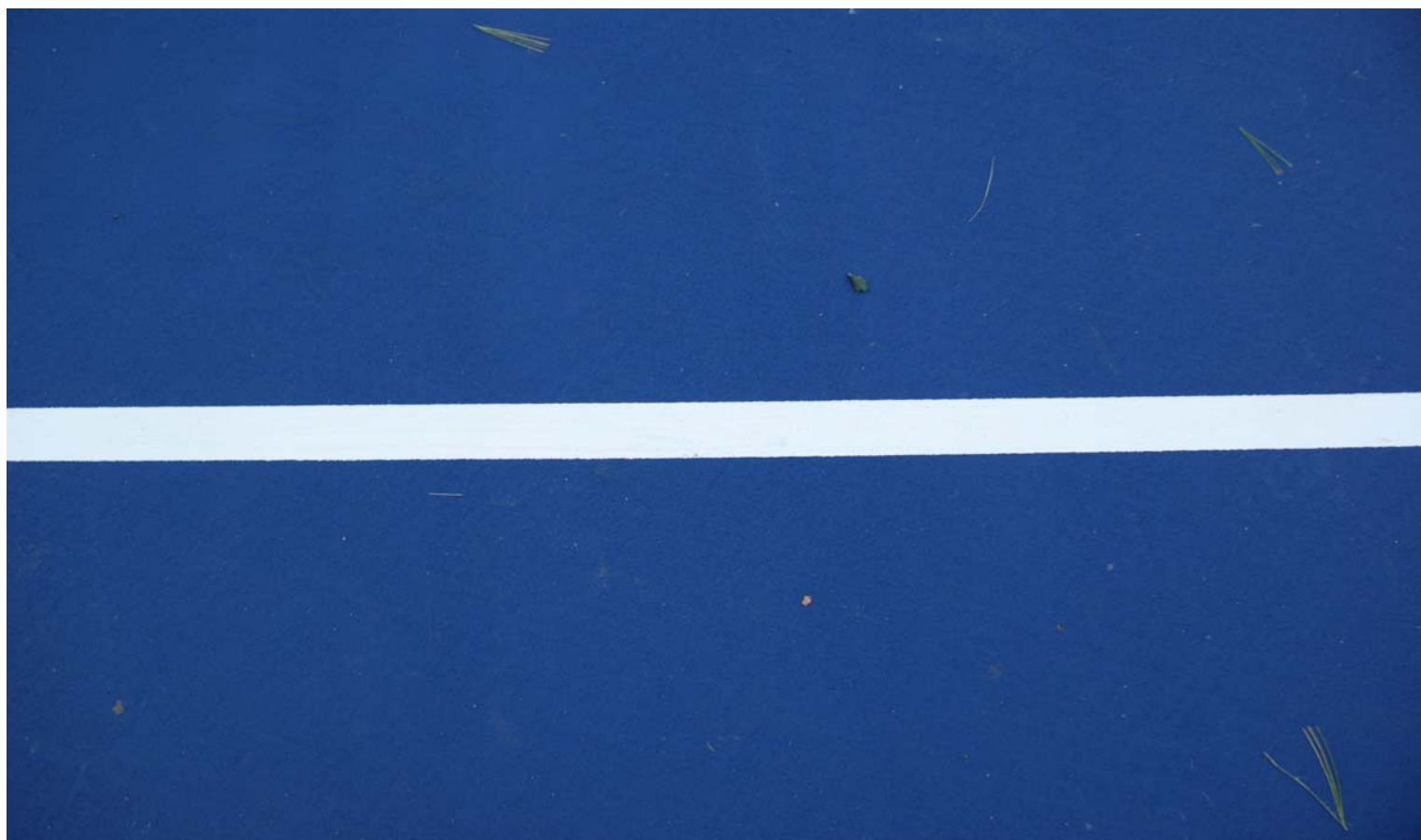


FWHS Blake Tennis Courts showing cracks and uneven surface





Owen Fish tennis courts showing New conditions for safe play



Tomlinson Middle School

Partial Roof Replacement

\$ 875,000

Background: Eight roof areas are at the end of their useful lives and in need of replacement. The roofs are original to the 1991 installation and are out of warranty as of 2011. The roof system is showing signs of failure and our roof preventative maintenance contractor has reported that it is time to replace these roofs before further damage increases rapidly. This request is for funding the replacement of these roofs.

Purpose & Justification: The condition of these eight roof areas is declining and 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 eight 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 that might be uncovered during the construction activities.

Estimated Cost: The cost of this funding request is \$ 875,000. This number is based on similar replacement projects undertaken in the system and a probable construction cost estimate provided by a professional licensed architect, Hoffmann Architects, as well as a professional licensed contractor, Tecta America.

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 and waterfall schedule and the anticipated life of this upgrade is 20+ years with our current roof preventative maintenance program.

Demand on Existing Facilities: This project would reduce the maintenance costs for roof repairs and 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.

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 2016-2017 reimbursement for Fairfield is 25.06%. We estimate that we will receive approximately \$221,428 in reimbursement for this project.

Schedule, Phasing & Timing: The schedule is to have work performed during the summer of 2017 and to prepare to have all work completed for the new school year.

Other Considerations: The work will be bid out by the Town Purchasing Department and will be performed by outside professional licensed contractors. This does require the formation of a Town of Fairfield Roof 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. Delaying this project would jeopardize the safety of the staff and students if a major roof failure occurred during school hours.

Tomlinson Middle School

Partial Roof Replacement

\$ 875,000

Details

Architect of Record: Hoffmann Architects, Inc.
Licensed contractor to provide labor and materials
Prepared by: Tecta America

Breakdown:

Architect to provide the following professional services:

Review original Contract Documents and previous reports as such documents relate to conditions described in the Scope of Work and are supplied to Hoffmann 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 Hoffmann 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 Bureau of School Facilities for a pre-review evaluation.

Prepare Contract Documents consisting of drawings and specifications, setting forth in detail the requirements for construction of the project.

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

Assist in the preparation of the necessary bidding information.

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

Respond to contractor questions and prepare addenda, as necessary.

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 a minimum of four (4) times during construction to monitor the progress and quality of work and to determine if the work being performed is in general compliance with the Contract Documents.

\$ 74,500

Licensed contractor to provide:

Set-up the site safety protection for the workers and for any occupants of the property.

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

Confirm and/or secure the existing metal deck per Factory Mutual guidelines 1-28 specifications.

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. (Roofing system meets the current code for uplift pressures - FM 1-90 approved system.)

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 pre tested and approved per ANSI -SPRI ES-1 specifications. (Color will be selected by owner 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 owner with 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.

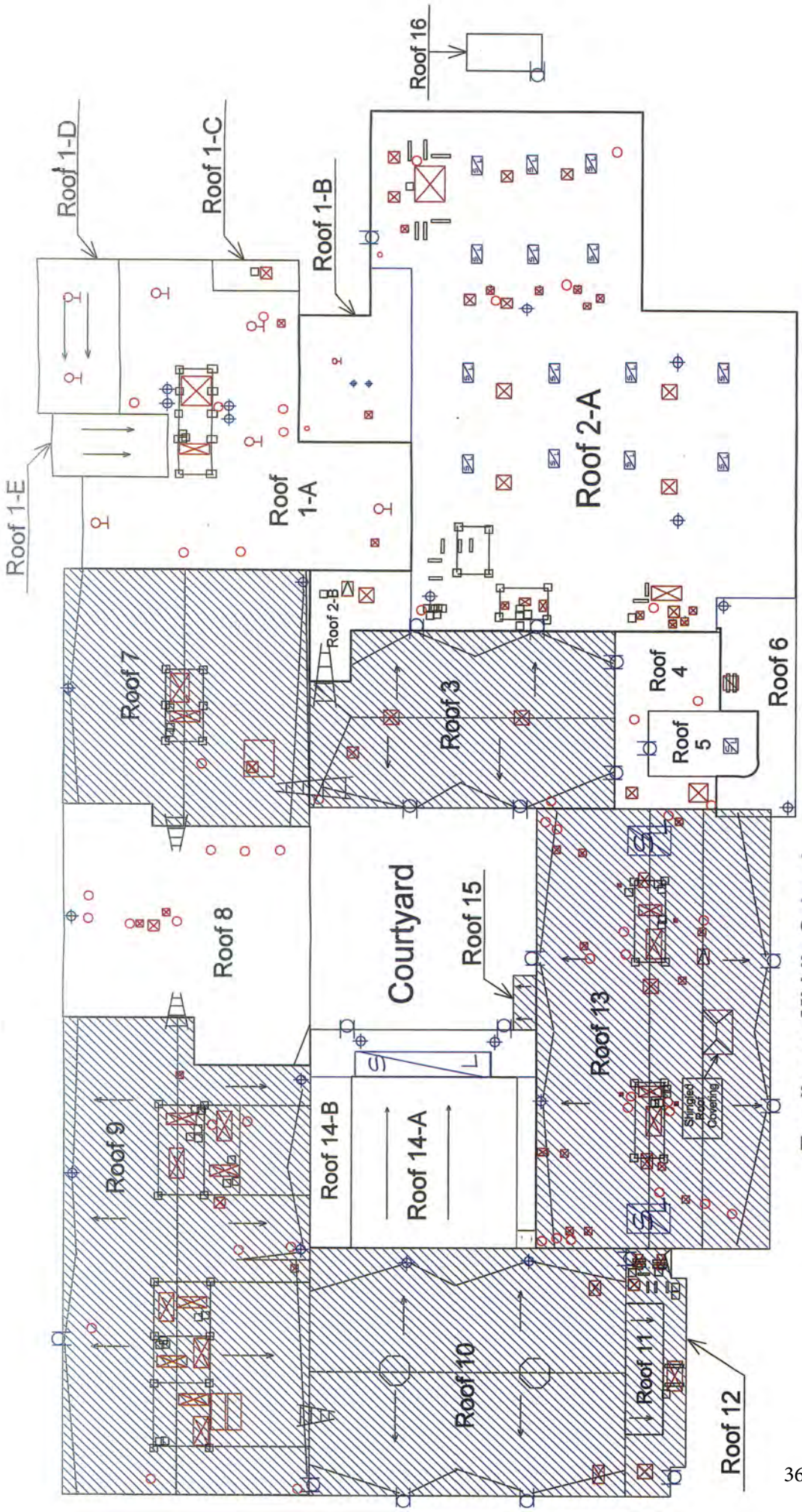
\$ 764,444

Contingency

\$ 36,056

Total

\$ 875,000



Tomlinson Middle School
 200 Unquowa Road
 Fairfield Public Schools

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TMS existing roof showing signs of failure and membrane deterioration – warranty expired in 2011



FWHS roof showing brand New conditions
under new 20 year warranty



TMS existing roof failures and deterioration up close





FWHS New roof conditions up close



Security Infrastructure Upgrades

Systemwide

\$ 335,000

Background: Following the Sandy Hook Elementary School tragedy, the Fairfield Police Department along with the Central Office Administration conducted a security assessment of all the Fairfield Public School buildings. Based on this assessment the Fairfield Police Department recommended several improvements to the Fairfield Public Schools' security infrastructure. Many of the security projects have been performed and completed over the past two years from the 2015-2016 and 2016-2017 funding requests. This proposed funding request will be our phase three request for 2017-2018.

Purpose & Justification: The purpose of this funding request is to make recommended security infrastructure improvements as recommended by the Fairfield Police Department. These recommended improvements will enhance the security and safety at our facilities for our students and staff. The scope of this work is too great to be handled within the BOE operating budget.

Detailed Description: The expenditure would cover the total costs for multiple security improvements to our facilities. These include emergency first aid kits, upgrades to public address systems, panic button shut off during lockdown, and other operational security improvements. Details about these specific improvements cannot be shared in public upon the advice of the Fairfield Police Department.

Estimated Cost: The cost of this funding request is \$ 335,000. Estimates were provided by multiple professional licensed contractors/vendors for the different projects in this funding request.

Long Range Costs: Most of the projects listed do not have added long-term costs associated with their implementation. There will be normal operating costs associated with everyday maintenance and upkeep as well as to make sure all security systems, devices, and equipment are running properly. If the school system's security account is maintained at current levels, no increase will be needed to maintain this equipment on an annual basis.

Demand on Existing Facilities: These projects will not add any additional demand to the existing facilities.

Security, Safety and Loss Control: This project would greatly enhance security, safety and loss control by improving monitoring capabilities, hardening of our facilities against unauthorized entry, and enhancing communications during emergencies.

Environmental Considerations: None

Funding, Financing & SDE Reimbursement: These projects 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 the State Department of Education, Bureau of School Facilities.

Grant funding through the CT Department of Emergency Management and Homeland Security “School Security Competitive Grant Program” (SSCGP) will be applied for if they are available to offset some of these costs for the 2017-2018 fiscal year.

Schedule, Phasing & Timing: Approval of this funding will allow the implementation of these projects over the next two years as identified in the Fairfield Public Schools Facilities Plan “Waterfall Schedule” labeled phase three.

Other Considerations: Town of Fairfield Purchasing Department will award the work per the purchasing guidelines and will be performed by outside professional licensed contractors/vendors.

Alternates to the Request: The alternate to this request is to do nothing. This alternative will require continuing with the present security and safety infrastructure and its limitations and working closely with the Fairfield Police Department on all our school buildings to maintain a safe environment for our staff and students.

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Systemwide

Security Infrastructure Projects – Phase III

\$ 335,000

Details

- | | |
|---|-----------|
| 1. Emergency First Aid Kits For all classrooms in all schools | \$ 50,000 |
| 2. PA External System For all schools | 250,000 |
| 3. Panic Button Shut Off During Lockdown Locking of corridors Signaling messages over PA system Fire doors action Infinite Campus message | 35,000 |

Total

\$ 335,000



EMERGENCY KITS • FIRST AID • LOCKDOWN & SHELTER SUPPLIES • OUTDOOR SURVIVAL
FOOD & WATER • LIGHTING • FIRST RESPONDERS • HYGIENE & SANITATION • CUSTOM SOLUTIONS

46



PA External System



Panic Button Shut-Off

FWHS Artificial Turf Field Replacement

- 1. Could the Town of Fairfield Health Department provide approval and/or feedback on the use of the crumb rubber system and product for use in Fairfield?**

Tom,

Regarding crumb rubber fill for turf fields here is what I have come across. At this point the tire crumb studies don't show any elevated health risks but say more studies are needed. EPA and several other federal agencies have a large multi-prong study going on now and have said results should be out by end of 2016 but I have not seen any report yet.

Sands

From CT Department of Public Health website and fact sheet:

Have any studies shown health effects with exposure to crumb rubber chemicals?

The U.S. Environmental Protection Agency (EPA) states that current information from a number of tire crumb studies does not show an elevated health risk from playing on fields with artificial turf or tire crumbs. These studies include a 2010 Connecticut Department of Public Health study that was published in 2011 (see below). There is still uncertainty, however, and additional investigation is warranted.

http://www.ct.gov/dph/cwp/view.asp?a=3140&q=464068&dphNav_GID=1828

DPH's assessment found no health concern from inhaling chemicals at outdoor crumb rubber fields tested as part of this study.

http://www.ct.gov/dph/lib/dph/communications/pdf/artificial_turf_fs_2015-dec.pdf

From US EPA:

Current information from a number of studies does not show an elevated health risk from playing on fields with tire crumb.

<https://www.epa.gov/chemical-research/tire-crumb-questions-and-answers>

Systemwide Security Infrastructure Upgrade

- 1. History of State of Connecticut grants for security work in educational facilities and specifically for Fairfield Public Schools?**

There have been three rounds of School Security Competitive Grant Program (SSCGP):

- Fiscal year 2008-09*
- Fiscal year 2012-13*
- Fiscal year 2013-14*

We applied in all three rounds but were only successful in the 2012-13 round.

We received \$147,296 on a total project costs of \$535,594 – or 27.5%

At the Region 1 ESF 5 meeting on 11/14/16 the folks from Region 1 stated that there will be an announcement from CT-DEMHS in a couple of months of another round of the SSCGP. As of today there is no additional information on the next round of this grant program.

We will continue to check on this and if and when it becomes available, we will apply for Fairfield Public Schools.

FLHS Student Parking Lot Replacement

1. How frequently do we need to pave school parking lots?

With the proper reclaiming of old material, good subbase materials, and the recommended two pour bituminous system, we should be able to get 20 years for a school parking lot. Sealing cracks when needed.

If you have any questions or concerns regarding this information, please feel free to contact me at (203) 255-8373.

Thank you.

c: Meg Brown
Central Office Administrators

Fairfield Public Schools

Fairfield, CT 06825

TO: Board of Selectmen and Members of the Board of Finance

FROM: Thomas P. Cullen
Director of Operations

DATE: February 3, 2017

RE: BOE 2017-2018 Non-Recurring Projects
Follow-up Questions

The Board of Selectmen at their January 25th meeting reviewed the BOE 2017-2018 Non-Recurring Projects and requested four follow up questions/information. We are happy to provide you with this information.

1. Provide bonding year changes for the FWHS artificial turf field and the FWHS tennis courts from 5-year bonds to 10-year bonds.
The life expectancy and warranties of these two projects are expected to last at least 10-12 years. The Town of Fairfield Chief Financial Officer was notified of the request to change the bonding years from 5 to 10 years for each project.
2. Confirm the TMS roofing replacement project will require a Town of Fairfield building committee be appointed so that the Town can receive State of Connecticut reimbursement for a school building roof replacement.
The current existing 8 roofs proposed for replacement at TMS carried a warranty that expired in 2011. Therefore, this project will be eligible to apply for State of Connecticut reimbursement. The Town of Fairfield, Board of Selectmen, will need an agenda item at a future Board of Selectmen meeting to form a new building committee or assign an existing building committee to the TMS reroof project.
3. Confirm that the Town of Fairfield Fire Marshal has been notified of the Security Infrastructure projects and upgrades at the schools to ensure there are no conflicts with the school buildings, the security equipment proposed, and the fire and life safety codes for an educational facility.
The Fire Marshal has been notified about the security infrastructure projects and has reviewed the proposed equipment. He has determined there is no conflict.
4. What are the exact measurements of the FWHS and FLHS artificial turf fields yellow soccer boundary lines to the pole vault running track and pit as deemed a safety issue for soccer players?
And, what is the plan moving forward if the FLHS pole vault area must be relocated?
See attached.

If you have any questions or need further information/clarification, please feel free to contact me.
Thank you for your continued support,

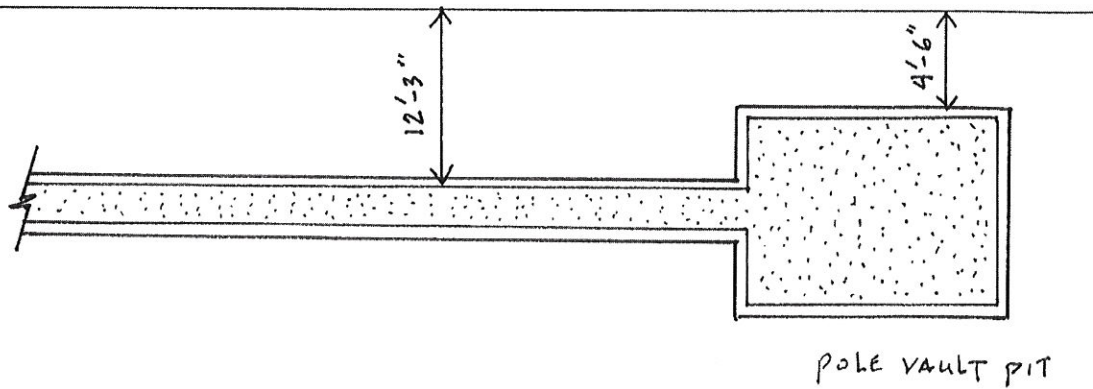
Tom Cullen

Cc: Dr. Toni Jones
Margaret Brown
Central Office Administration

Fairfield Warde High School and Fairfield Ludlowe High School Artificial Turf Fields Pole Vault Areas

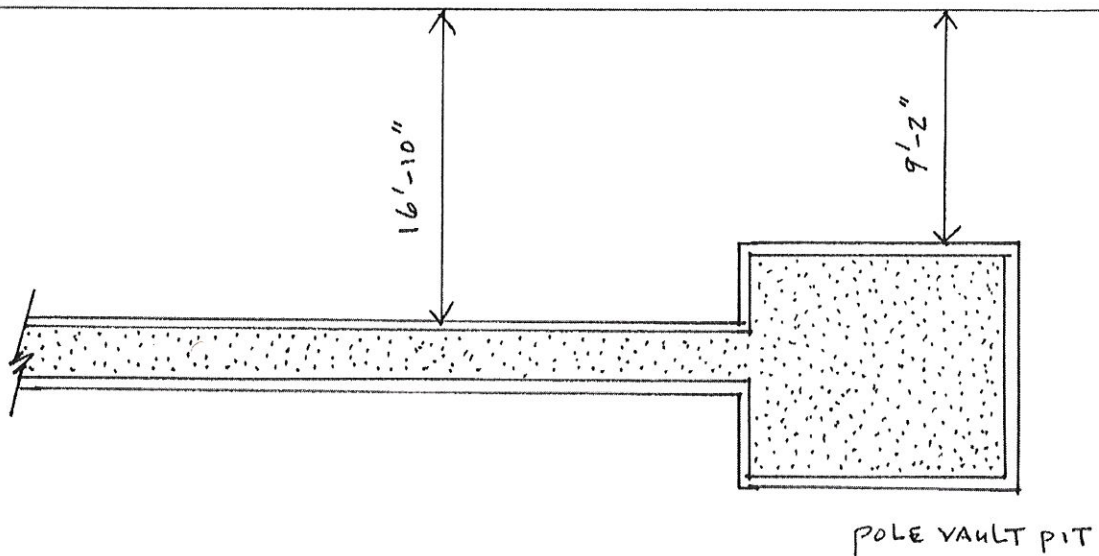
Fairfield Warde High School

Yellow Soccer Line



Fairfield Ludlowe High School

Yellow Soccer Line



The Fairfield Ludowe High School distances are much farther away than the Fairfield Warde High School distances being proposed for relocation, and has less probability and/or chance of a safety risk. Furthermore, the Fairfield Ludowe High School pole vault curbing had rubberized safety fall zone material added to it during the 2016 renovation. At this time, we do not recommend a plan moving forward to relocate the Fairfield Ludowe High School pole vault area.

| City/Town | P & R Phone No. | Turf Field | Turf Field Converted back to grass | NOTES |
|---------------|--------------------|------------|--|--|
| Bethel | 203-794-8531 | N | N | |
| Bridgeport | 203-576-7233 | Y | N | Just replaced Kennedy Stadium turf |
| Brookfield | 203-775-7310 | Y | N | |
| Danbury | 203-797-4632 | Y | N | They like there turf fields Jim QUITE A FEW - really not a big issue w/crumb rubber went to seminar in Orlando - Darien HS just put in 5 turf fields |
| Darien | 203-656-7325 | Y | N | |
| Easton | 203-268-7200 | N | N | |
| Fairfield | 203-256-3191 | Y | N | |
| Greenwich | (203) 622-7814 | Y | N | Mulitple HS fields are turf |
| Monroe | 203-452-2806 | Y | N | Just built brand new turf field replacing old grass field at HS |
| New Canaan | (203) 594-3600 | Y | N | (ONLY AT HIGH SCHOOL) REBEL STADIUM HS 203-312-5779 PHIL ROSS JUST REPLACED A 13 YR OLD TURF W/ TURF HAD CONVERSATION ABOUT IT BUT DECIDED SINCE THERE WERE NO NEW STATE ISSUES THAT THEY WOULD GO W/TURF |
| New Fairfield | (203) 312-5633 | Y | N | |
| Newtown | (203) 270-4340 | Y | N | TREDWELL AND TILSON TURF FIELDS HIGH SCHOOL |
| Norwalk | (203) 854-7806 | Y | N | HIGH SCHOOL HAS ONE - GERALD |
| Redding | 203-938-2551 | Y | N | HIGH SCHOOL HAS ONE |
| Ridgefield | 203-431-2755 | Y | N | HIGH SCHOOL HAS ONE - BOB SNYDER X2112 HIGH SCHOOL HAS ONE - RON - SLATED FOR RENO 14 YRS. OLD. NO CONVERSATION ABOUT TURNING BACK TO GRASS |
| Shelton | (203) 925-8422 | Y | N | |
| Sherman | (860) 355-1139 | N | N | |
| Stamford | 203-977-4606 | Y | N | 3 - SOCCER TURF /MULTI USE/BASEBALL |
| Stratford | (203) 385-4052 | Y | N | 2 HIGH SCHOOLS |
| Trumbull | (203) 452-5075 | Y | | High school is turf |
| Weston | 203-222-2655 | Y | N | ADDED A SECOND TURF ONE |
| Westport | 203-341-5090 | Y | N | Have 4 Turf fields - redoing one turf field this year |
| Wilton | 203-834-6234 | Y | N | Just replaced one but did not put crumb rubber in it. Used an organic mixture - Steve - Director |

GREENPLAY™

NATURALLY SAFE ORGANIC INFILL



Ideal Gmax ratings
reduce risk of
serious injury



Turf temperatures
consistent within 20° F
of natural grass



Superior foot
stability and pressure
distribution



Organic, odor-free,
non toxic & mold
resistant



Proven performance with
organic technology in use
since 2006



Highly permeable
system for perfect
drainage



100% Recyclable-
No end-of-life infill
disposal costs



Less abrasive and
safer for athletes



Negligible degradation
after repeated impact
testing



Superior blend highly
resistant to compaction

From the leader in organic infill in North America since 2006!

GreenPlay is the next evolution of organic infill developed for superior durability and moisture retention. Developed with eight years of experience in North America and utilizing the best possible, highest quality natural plant-based components and tested for proven performance.



GreenPlay is endorsed by
the **National Green Energy
Council** for its eco-friendly
products and services.





Greenplay is endorsed by several major US turf manufacturers as a preferred alternative infill for use with their turf systems

Greenplay is the ultimate alternative infill option for synthetic turf fields that enables them to look, feel and perform like natural grass...perfect for all sports!

Greenplay is the next generation of the proven cork & coconut "*Corkonut*" infill technology we introduced as GeoTurf into the North American market in 2006. This same organic technology has since been utilized successfully in over 400 fields worldwide for professional sports, schools, & municipalities with established data and verified results for over nine years now.

This environmentally sustainable, highly permeable, 100% recyclable organic infill has proven to reduce synthetic turf system temperatures up to 65 degrees, reduce G-max levels and increase player safety with enhanced foot stability by reducing energy restitution, rotational resistance and abrasion.

Greenplay allows compliance with all ecological and environmental parameters because it is produced from natural, pesticide free materials providing a natural resistance to mold & fungus.

Greenplay is endorsed by the National Green Energy Council as a sustainable product, adhering to a strict code of conduct for environmental responsibility.

SPECIFICATIONS

| | |
|--------------------------|--|
| Origin | Sustainable and natural select virgin plant materials |
| Organic | Pesticide free |
| Composition | A select, high tensile strength coconut fiber matrix blended with ground virgin cork |
| Resistance | Heat, mold, abrasion, UV, compaction & degradation |
| Color | Brown- natural earth tones |
| Granulometry (mm) | 0.35-9 (Standard) or 0.35-7 |
| Bulk density (lbs/cu.ft) | <12 |

Optimal performance range of moisture- +/-50%

The use of Greenplay in synthetic turf will typically reduce field temps to within 20° of natural grass!

For further information on availability and specifications please contact your turf supplier or our office:

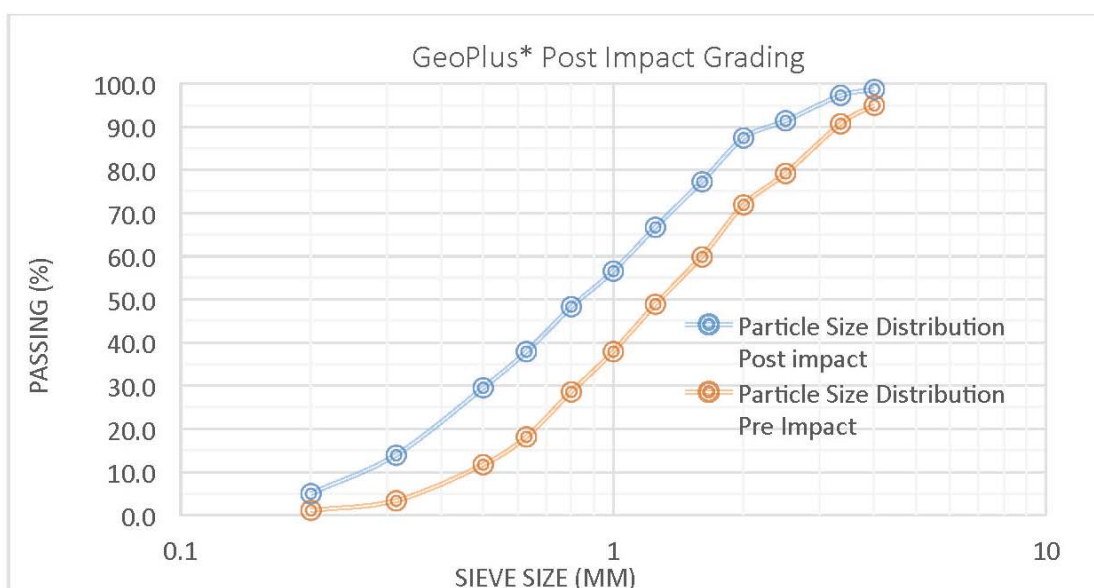
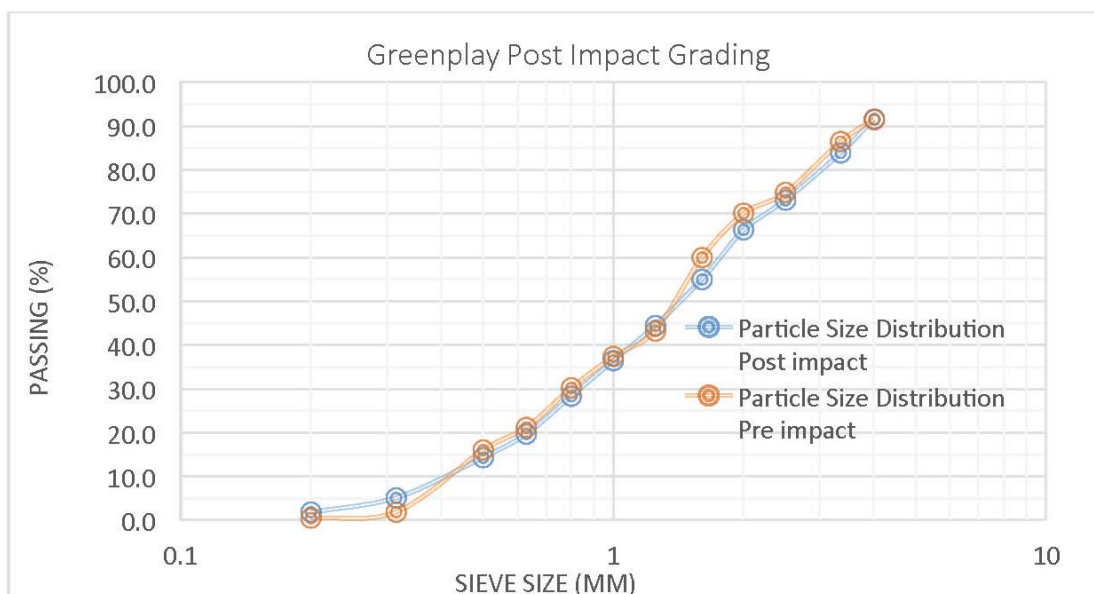
www.GreenplayUSA.com

ph: 212-904-1223 dc@greenplayusa.com



GREENPLAY DURABILITY

Repeated Impact Test- 1000 repeated impacts of a 20 lb. missile from a fall height of 2 ft. to simulate degradation



*Geo Plus is a trademark of Limonta Sport, SPA

The results show a greater amount of breakdown evident in the GeoPlus infill when compared to the Greenplay after repeated impact. This is observed through the visual breakdown in material, increase in bulk density, and difference in gradation graph.

When comparing pre and post gradations results, GeoPlus showed enough change in the physical characteristics to fail a material verification check using a 10% variance. GeoPlus had a maximum variance of 19.7% and an average change of 13.6%. The change in the Greenplay was minimal with a maximum variance of 5% and an average variance of 2.08%.

When comparing changes in bulk density Greenplay changed a total of .001g/cm³ while the GeoPlus showed a difference of .008 g/cm³.

Conclusion: when compared to GeoPlus, Greenplay has been observed to be significantly more resilient to change in physical characteristics of an infill, exhibiting enhanced durability and resistance to compaction

Greenplay Temperature

Heat test data acquisition to evaluate infill temperature comparison between Greenplay, crumb rubber & natural grass

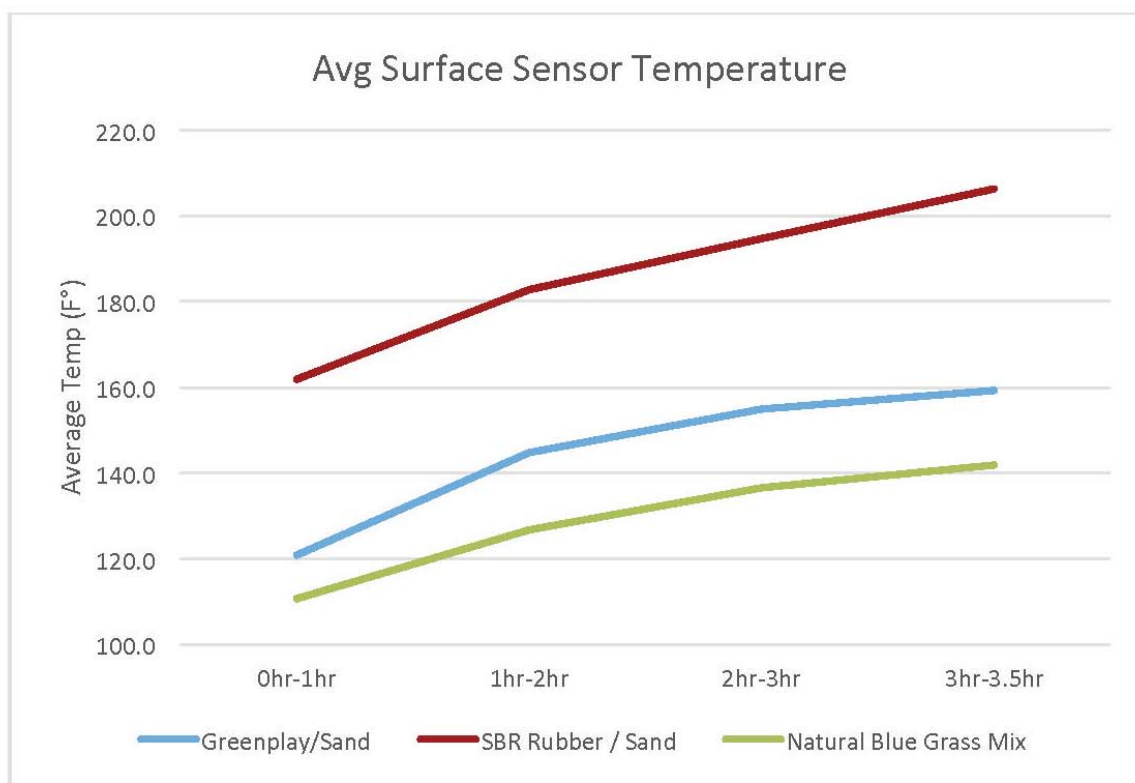
Procedure:

The following sensors were used to capture and record measurements to a digital data logger every 60 seconds:

- (2) thermo-couples mounted in series to provide a 2 point average of the surface temperature.
- (2) Infra-red thermo-couples aimed at the sample to register fibre temperature.
- (1) thermo-couple placed inside of the infill for heat transfer across the performance layer.

SURFACE

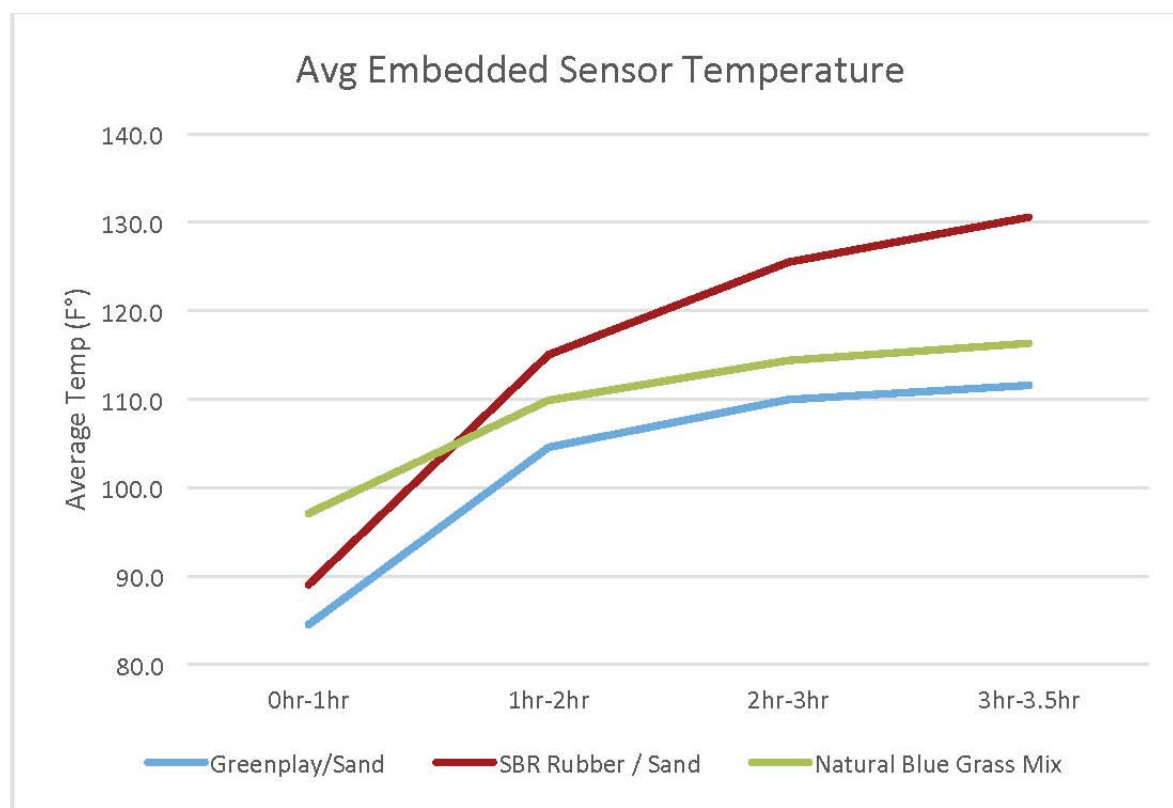
| Average Surface Sensor Temperature per Time Period | | | | | |
|--|-----------------|-----------------|-------------------|-----------------|------------------------|
| Average Temperature (F°) per Sensor Type | | | | | |
| Exposure Time Period | Greenplay/ Sand | Temp Difference | SBR Rubber / Sand | Temp Difference | Natural Blue Grass Mix |
| 0hr-1hr | 120.9 | 41.1 | 161.9 | 51.2 | 110.7 |
| 1hr-2hr | 144.8 | 38.1 | 182.9 | 56.1 | 126.8 |
| 2hr-3hr | 155.0 | 39.7 | 194.7 | 58.0 | 136.7 |
| 3hr-3.5hr | 159.3 | 47.0 | 206.3 | 64.4 | 141.9 |



Surface Result: After 3.5 hrs. of controlled heat, Greenplay was found to be 47°F cooler than SBR rubber and within 20°F of natural grass.

CORE/INTERNAL

| Average Embedded Sensor Temperature per Time Period | | | | | |
|---|--------------------|--------------------|----------------------|--------------------|---------------------------|
| Average Temperature (F°) per Sensor Type | | | | | |
| Exposure Time Period | Greenplay/ Sand | Temp Difference | SBR Rubber / Sand | Temp Difference | Natural Blue Grass Mix |
| 0hr-1hr | 84.5 | 4.5 | 89.0 | -8.1 | 97.1 |
| 1hr-2hr | 104.6 | 10.4 | 115.0 | 5.1 | 109.9 |
| 2hr-3hr | 110.0 | 15.5 | 125.5 | 11.1 | 114.4 |
| 3hr-3.5hr | 111.6 | 19.0 | 130.6 | 14.3 | 116.3 |



Internal Core Result: After 3.5 hrs. of controlled heat, Greenplay was found to be +/- 20°F cooler than SBR rubber and +/- 7°F cooler than natural grass.

The systems that incorporated Greenplay displayed temperatures that were consistently lower than the traditional SBR Rubber / Sand infill system with all of the measuring devices for the entire duration of heating.

Game Changer: *"Since the turf used between all systems was kept consistent it appears that the infill composition DOES play a role in surface temperature."*

As a result of this laboratory evaluation it is concluded that Greenplay organic infill, when used as part of a synthetic turf system, will result in significantly lower field temperatures than the traditional SBR rubber/sand infill system and remain within a consistently safe range of natural grass.



Greenplay Performance

Each system was constructed and prepared per EN 12229:

Surfaces for sports areas - Procedure for the preparation of synthetic turf and textile pieces.

Systems Tested

| System ID | System Description |
|-------------------------|--|
| Greenplay 2gp/3ss | 2.25 Slit film_2lbs Greenplay organic/3lbs Silica sand per FT |
| Geo 2go/3ss | 2.25 Slit film_2lbs Geo organic/3lbs Silica sand per FT |
| Greenplay 2gp/3ss_sp14 | 2.25 Slit film_2lbs Greenplay organic/3lbs Silica sand per FT over Brock SP14 |
| Greenplay 1.75/3ss_sp14 | 2" Slit film_1.75lbs Greenplay organic/3lbs Silica sand per ft over Brock sp14 |

| System ID | Force Reduction (%) | Vertical Def (mm) | Energy Restit (%) | 355A "Flat" Gmax | 355A "Flat" HIC | Critical Fall Height (m) | Rotational Resistance | Ball Rebound |
|-------------------------|---------------------|-------------------|-------------------|------------------|-----------------|--------------------------|-----------------------|--------------|
| Greenplay 2gp/3ss | 59 | 8 | 26 | 134 | 352 | 0.86 | 36 | 0.81 |
| Geo 2go/3ss | 65 | 9 | 21 | 131 | 345 | 1.00 | 44 | 0.86 |
| Greenplay 2gp/3ss_sp14 | 68 | 10 | 26 | 88 | 203 | 1.46 | 36 | 0.74 |
| Greenplay 1.75/3ss_sp14 | 67 | 10 | 27 | 95 | 229 | 1.46 | 37 | 0.79 |

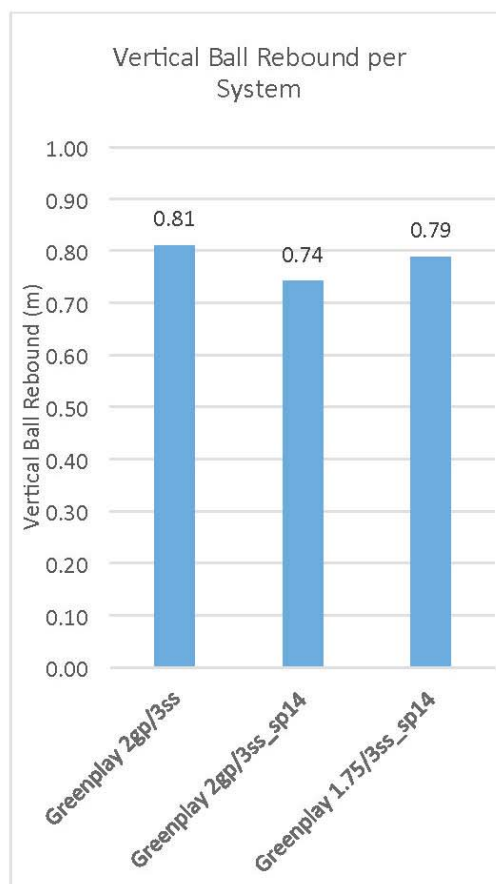
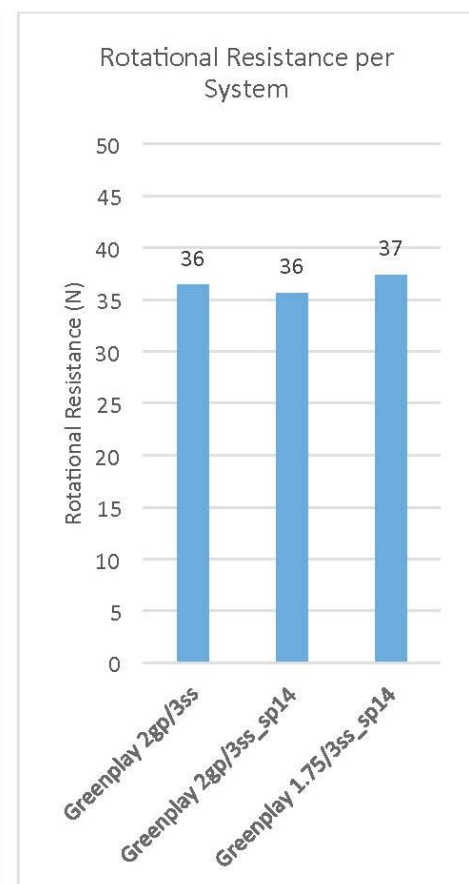
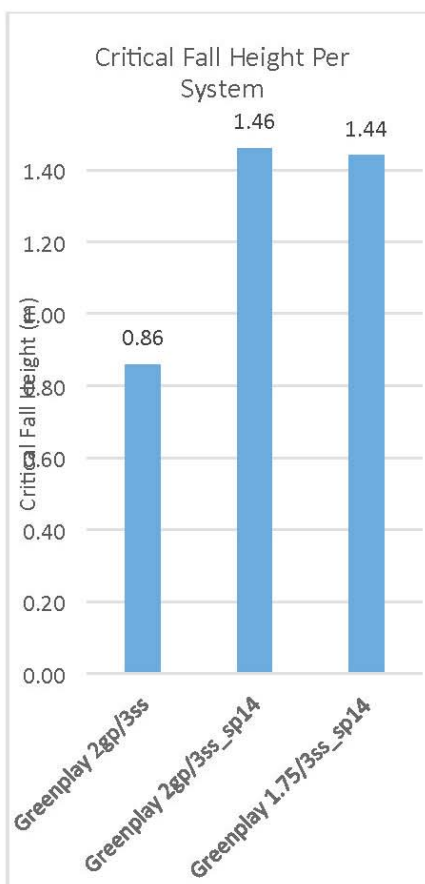
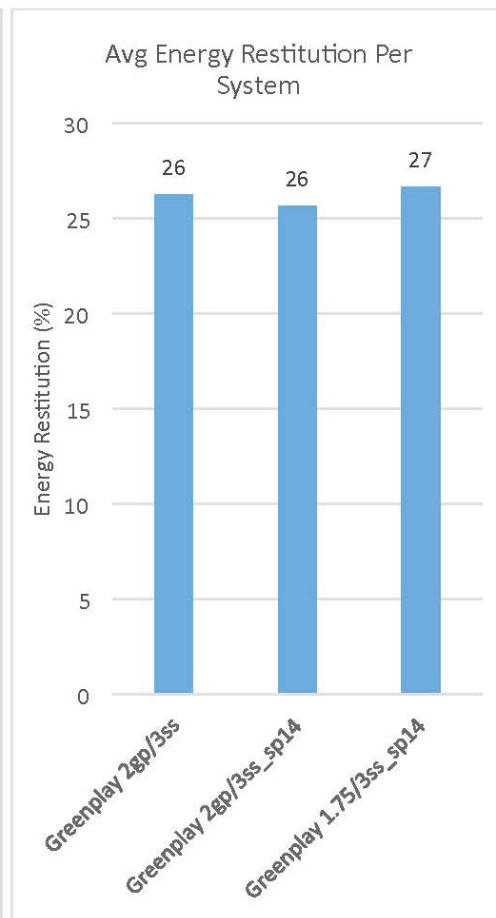
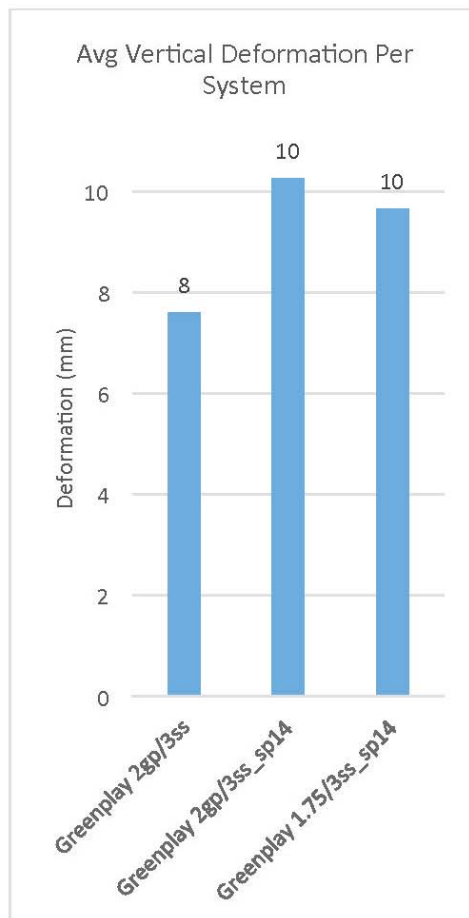
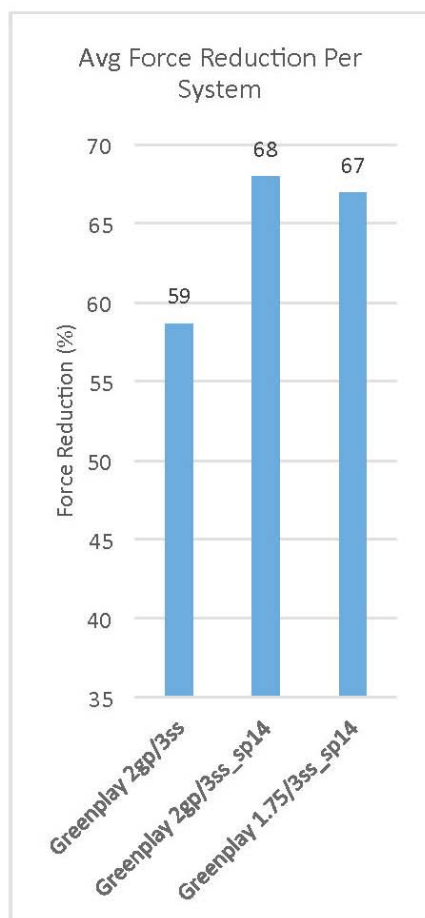
Overall Test Result Summary:

The Greenplay results confirm a performance consistency with an ideal natural turf field.

It is also evident that when paired with performance pad such as the Brock SP14 utilized in the testing, Greenplay organic infill can offer exceptional long term stability and safety.

"When a part of a complete artificial turf system Greenplay has the ability to complement a performance pad by helping maintain natural turf stability with a more realistic energy restitution while not interfering with the system's ability to maintain a desirable critical fall height."

Performance Results



Toxicology

The Synthetic Turf Council (STC) "Suggested Environmental Guidelines for Infill (2015)"

The following tests have been performance in according to the European Standard EN 71-3 – Safety of Toys Part 3: Migration of certain elements. The Synthetic Turf Council (STC) document suggests that any toxicological test and analysis of infill for synthetic turf fields be performed according to European Standard EN 71-3.

Greenplay was found to be under all limits with this testing.

| Analyte | Analytical Method | *Target Detection Limit (mg/kg) | Sample Detection Limit (SDL) Based Result | PASS / FAIL |
|---------------------|------------------------|---------------------------------|---|-------------|
| Aluminum | NF EN ISO 11885 | 70,000 | <10 mg/kg | PASS |
| Antimony | NF EN ISO 11885 | 560 | <10 mg/kg | PASS |
| Arsenic | NF EN ISO 11885 | 47 | <10 mg/kg | PASS |
| Barium | NF EN ISO 11885 | 18,750 | <10 mg/kg | PASS |
| Boron | NF EN ISO 17294-1 et 2 | 15,000 | <10 mg/kg | PASS |
| Cadmium | NF EN ISO 11885 | 17 | <10 mg/kg | PASS |
| Chromium III | NF EN ISO 11885 | 460 | <5 mg/kg | PASS |
| Chromium VI | NF T 90-043 | 0.2 | <0.2 mg/kg | PASS |
| Cobalt | NF EN ISO 11885 | 130 | <10 mg/kg | PASS |
| Copper | NF EN ISO 11885 | 7,700 | <10 mg/kg | PASS |
| Lead | NF EN ISO 11885 | 160 | <10 mg/kg | PASS |
| Manganese | NF EN ISO 11885 | 15,000 | <10 mg/kg | PASS |
| Mercury | NF EN 13506 | 94 | <10 mg/kg | PASS |
| Nickel | NF EN ISO 11885 | 930 | <10 mg/kg | PASS |
| Selenium | NF EN ISO 11885 | 460 | <10 mg/kg | PASS |
| Strontium | NF EN ISO 17294-1 et 2 | 56,000 | <10 mg/kg | PASS |
| Soluble Tin (Sn) | NF EN ISO 17294-1 et 2 | 180,000 | <4.9 mg/kg | PASS |
| Soluble Organic Tin | NF EN ISO 17294-1 et 2 | 12 | <0.1 mg/kg | PASS |
| Zinc | NF EN ISO 17294-1 et 2 | 46,000 | <10 mg/kg | PASS |

RTM Q&A on Marina Dredge Appropriation

----- Forwarded message -----

From: Pamela Iacono <pamelaiacono4fairfield@gmail.com>
Date: Fri, Feb 24, 2017 at 11:05 AM
Subject: More Information regarding FFLD Marina
To: "ffldrtm@gmail.com" <ffldrtm@gmail.com>
Cc: Bill Perugini <wjp@snet.net>, "Calabrese, Anthony" <acalabrese@fairfieldct.org>

From: Calabrese, Anthony <ACalabrese@fairfieldct.org>
Date: Fri, Feb 24, 2017 at 10:00 AM
Subject: FW: Marina Question
To: "Iacono, Pamela" <pamelaiacono4fairfield@gmail.com>
Cc: "Michelangelo, Joseph" <JMichelangelo@fairfieldct.org>, "Kenny, Andrew" <AKenny@fairfieldct.org>

Hi Pam,

This is additional information in regards to Mr. Perugini's question about the marina.

Thanks.
Anthony

From: Michelangelo, Joseph
Sent: Friday, February 24, 2017 9:53 AM
To: Calabrese, Anthony
Cc: Kenny, Andrew
Subject: Marina Question

Andy passed this along and I will be prepared for questions on Monday night;

A 5' draw is very common in sailboats, even in basic "run of the mill" sailboats. There are at least 50 sailboats in the marina which draw between 5' to 6' of water, and some slightly over 6'.

The depths are based on Mean Low Tide. Extreme low tides can easily reduce the water depth by another 1.5' +/-.

For power boats over 30', with the prop, keel, and rudder they can easily draw 4' depth. Having them that close and stirring up the channel bottom is not good for the mechanicals of the boats, and not great for the overall environment in and around the area of the channel.

The worst depths problems are on the return side of the channel. As boaters avoid the lower depths they increasing pinch closer to the outgoing portion of the channel. If not addressed, we will eventually be getting closer to a "one land road".

I'll leave it to you if you want to give Scott Walker or any of your other Commissioners a heads up, please feel free to share as you wish.

Joe

From: William J. Perugini [<mailto:WJP@snet.net>]
Sent: Thursday, February 23, 2017 1:45 PM
To: Iacono, Pamela
Cc: ffldrtm@gmail.com; Vergara, Jill; Calabrese, Anthony; Kenny, Andrew
Subject: Re: More Follow Up in response to Marina Question from RTM

All,

As a long time mariner, I can tell you that very few power vessels draw more than 3 feet of water. Any power boat that draws 4 feet or more would be quite large (40' or longer) and unlikely to be permanently docked in South Benson Marina nor rescuing another vessel or seeking safe harbor there. Moreover, a boat can still operate in the marina with its engine trimmed up and draw far less water than with the engine trimmed all the way down. The maximum sailboat allowed (36') may conceivably draw 4 to 6 feet, depending on the hull and keel, but that would be a sailboat and not a rescue vessel.

Regards,

RTM Q&A on Marina Dredge Appropriation

Bill

William J. Perugini

On Feb 23, 2017, at 1:16 PM, Pamela Iacono <pamelaiacono4fairfield@gmail.com> wrote:

From: **Calabrese, Anthony** <ACalabrese@fairfieldct.org>

Date: Thu, Feb 23, 2017 at 1:12 PM

Subject: RE: Marina Question from RTM

To: "Iacono, Pamela" <pamelaiacono4fairfield@gmail.com>

Cc: "Kenny, Andrew" <AKenny@fairfieldct.org>

Hi Pam,

I wanted to follow up on another issue since I heard some members may be interested.

I spoke with Andy Kenny this morning in regards to the marina dredging. Currently at low tide any boat that draws more than 5ft of water has to be extremely cautious navigating the channel. He could not predict a timeframe of when the channel would become too shallow for boats to navigate because of the fact that it is all dependent on Mother Nature. He did explain that the Police and Fire boats draw no more than 4ft of water with their motors all the way down. However, Federal channel guidelines and permits state that channels should be no less than 7ft deep, we would obviously like to conform to those guidelines.

I hope that helps, please feel free to share that info or not.

Thanks.

Anthony

On Wed, Feb 22, 2017 at 5:03 PM, Calabrese, Anthony <ACalabrese@fairfieldct.org> wrote:

Hi Pam,

The revenue from the Marina is approximately \$650K/year.

Anthony R. Calabrese, MS, CPRP, CPSI

Director of Parks and Recreation

Town of Fairfield

From: Pamela Iacono [mailto:pamelaiacono4fairfield@gmail.com]

Sent: Wednesday, February 22, 2017 4:53 PM

To: Tetreau, Mike

Cc: Calabrese, Anthony; ffldrtm@gmail.com

Subject: Marina Question from RTM

Mike,

Through you to Anthony Calabrese, a question came up last night at RTM committees in relation to the marina dredge. How much money does the marina generate for Fairfield?

Thank you.

Pamela Iacono

Moderator, RTM

Representative, District 8

----- Forwarded message -----

From: **MacNamara, Gary** <GMacNamara@fairfieldct.org>

Date: Thu, Feb 23, 2017 at 1:08 PM

Subject: RE: Marina Patrol Question

To: "Iacono, Pamela" <pamelaiacono4fairfield@gmail.com>, "Tetreau, Mike" <MTETREAU@fairfieldct.org>

Cc: "McCarthy, Denis" <DMcCarthy@fairfieldct.org>, "Vergara, Jill" <jillvergara@gmail.com>, "ffldrtm@gmail.com"

RTM Q&A on Marina Dredge Appropriation

<ffldrtm@gmail.com>, "Kalamaras, Robert" <RKalamaras@fairfieldct.org>

To all:

I inquired regarding our vessels and dredging needs from Lt Kalamaras who oversees our marine unit. Please see his response below.

Chief,

The dredging project is already underway. Andy Kenny is in the process of acquiring the permits. He has one in hand and is waiting for the second permit. As you know, the process for these permits take a long time. the side scan survey has already been done and submitted to Andy Kenny. Let me know if that doesn't answer your question.

-Bob

**GARY MACNAMARA
CHIEF OF POLICE
TOWN OF FAIRFIELD, CT.**

From: Pamela Iacono [mailto:pamelaiacono4fairfield@gmail.com]

Sent: Thursday, February 23, 2017 12:32 PM

To: Tetreau, Mike <MTETREAU@fairfieldct.org>

Cc: MacNamara, Gary <GMacNamara@fairfieldct.org>; McCarthy, Denis <DMcCarthy@fairfieldct.org>; Vergara, Jill <jillvergara@gmail.com>; ffldrtm@gmail.com

Subject: Marina Patrol Question

Dear Mike,

Through you to the appropriate department head, please see the request below from Rep. Vergara.

Thanks,
Pam

Pamela Iacono
Moderator, RTM
Representative, District 8

----- Forwarded message -----

From: **Jill Vergara** <jillvergara@gmail.com>

Date: Thu, Feb 23, 2017 at 12:00 AM

Subject: Re: Marina Question from RTM

To: Pamela Iacono <pamelaiacono4fairfield@gmail.com>

Madam Moderator, through you to both/either Chief MacNamara and/or Chief McCarthy (depending on which departments man the rescue boats):

What rescue vessels are kept at the South Benson marina? How does the compromised depth during low tide affect the departments' potential rescue efforts. Does the police department and/or fire department have an opinion about the need to dredge the marina and potential impact on safety if it is not dredged?

Thank you in advance.

Jill Vergara
Representative, RTM District 7

RTM Q&A on Turf Field Appropriations

From: **Jill Vergara** <jillvergara@gmail.com>

Date: Fri, Feb 24, 2017 at 1:52 PM

Subject: Re: Nike Grind Turf Field

To: Pamela Iacono <pamelaiacono4fairfield@gmail.com>

Pam, I don't want to belabor this issue, but I wanted to provide the RTM with links to the Yale research, which is one of the more recent reports on the crumb rubber issue. The first link is to the EHHI site (Environment & Human Health, Inc.), which provides further links to the full report and other information on crumb rubber. The second link is to a website called toxipedia, which outlines the chemical composition of crumb rubber very well, and also discusses the toxicity of many of its chemicals and gaps in research that many providers/suppliers of artificial turf fill do not discuss. The third and final link is to the EPA site, which discusses its multi-agency report on crumb rubber, the results of which are anticipated to be released in 2017 (with parts of the exposure study to be conducted during the hotter months of 2017).

<http://www.ehhi.org/turf.php/artificial-turf.php>

<http://www.toxipedia.org/display/toxipedia/Crumb+Rubber>

<https://www.epa.gov/chemical-research/december-2016-status-report-federal-research-action-plan-recycled-tire-crumb>

I'd like to add that while I am new to this debate, and am not a chemist/toxicologist, I find the assertion that TIRE rubber is constitutionally identical to SNEAKER rubber completely ridiculous. Nike is loathe to release the components in its sneakers, because its shoe rubber mix is proprietary. While the exact components are unknown, it is quite clear to me, based not only of the purpose of the rubber but also on consumer guidelines and common sense, that Nike grind is made without MANY of the chemicals in tires.

The following districts have banned crumb rubber: New York City, Los Angeles, Hartford, CT, Montgomery County, MD, and Edmonds, Washington.

As Mr. Calabrese noted, many districts have opted for organic or alternative fill, without totally banning the crumb rubber material. Just from the information provided by Mr. Calabrese, the list would include: Hamden, Greenwich and Wilton.

Thank you to Mr. Calabrese and Mr. Cullen for their thorough and quick responses. I really appreciate it.

Jill

RTM Q&A on Turf Field Appropriations

From: **Cullen, Thomas** <TCULLEN@fairfieldschools.org>

Date: Fri, Feb 24, 2017 at 10:42 AM

Subject: RTM Question

To: "Pamela Iacono (piacono73@gmail.com)" <piacono73@gmail.com>

Cc: Philip Dwyer <dwyer_philip@yahoo.com>, "Jones, Toni" <TJONES@fairfieldschools.org>, "Calabrese, Anthony" <ACalabrese@fairfieldct.org>, Central Office Administrators <CentralOfficeAdministrators@fairfieldschools.org>, "Brown, Margaret" <MBROWN5@fairfieldschools.org>

Pam,

Tuesday evening three of the RTM subcommittees requested that I research the use of a new product called "NIKE Grind" regarding the FWHS artificial turf field replacement.

Please see attached response letter and please share with the whole RTM.

Thank you,

Tom Cullen

Fairfield Public Schools
Fairfield, CT 06825

TO: Pam Iacono, Moderator and Representative Town Members

FROM: Thomas P. Cullen, Director of Operations

DATE: February 22, 2017

RE: BOE 2017-2018 Non-Recurring Project Request
FWHS Artificial Turf Field Project

The Representative Town Members at their meeting on February 21st requested information be investigated as to the use of "NIKE Grind" product for the FWHS Artificial Turf Field project in lieu of crumb rubber.

Today I reached out to two professional engineering firms that specialize in athletic field work and who also have been very helpful to us with several of our projects as we have been planning the work at the two high schools related to fields, irrigation systems, running tracks, tennis courts, and other site work for our facilities plan and waterfall schedule.

The firms have provided the following information regarding the use of crumb rubber and the investigative work regarding "NIKE Grind".

BSC Group – Eric Roise

There is a lot of concerns out there about the crumb rubber right now.

Most of it is mis-information, however the perception that it is hazardous is out there, and difficult to fight. In my opinion crumb rubber is the most durable, the most studied, and has a long track record of performance, it is also the least expensive, and requires the least maintenance.

That said, if you need us to come down and talk about alternative infills, we can do that.

The upcharge for alternative systems starts at +\$60,000 and can be as much as +\$400,000, depending on the infill system selected. Most of the alternative systems require installation of a resilient pad system under the turf which starts at around +\$100,000.

Nike grind is not the best option, as ground sneakers, it really looks like trash when in a field. No testing has been performed as of today and no history to review for its use in place.

It is also on the higher end of the cost range.

Milone and MacBroom – Vince McDermott

Below is a quote from the recent literature from AstroTurf, the exclusive US distributor of Nike Grind.

Nike Grind recently selected AstroTurf as its partner to create cutting-edge turf systems. As such, Nike Grind is ONLY available for AstroTurf systems. Nike Grind infill is a rubber infill material that is derived from the excess materials collected during the manufacturing of Nike shoes. The rubber outsoles are collected, chopped up and sized for optimal field drainage, and encapsulated with a premium green coating that bolsters infill resiliency and creates a more uniform and plush field appearance.

As you may know, Nike Grind is a proprietary product from post-consumer rubber. Unfortunately, Nike has not published any independent laboratory tests regarding its chemical composition so we really do not know the potential environmental or health risks from its use as infill. We can only assume that it has properties similar to crumb rubber except that it now has a green color. What we do know is that the product is more costly. Without published data to the contrary, we will not specify Nike Grind as substitute infill for crumb rubber.

As a firm, we have maintained our position on crumb rubber. The literature that we have reviewed (29 different documents from the US, Canada and Europe) indicates that there is no elevated health or environmental risk from the use of crumb rubber on playing fields. Two recent studies, one from California and the other from the State of Washington, reported that there is no increase in the incidence of lymphoma from playing on crumb rubber fields that would be expected in the general population. The Washington study was undertaken in response to claim by the UW soccer coach that she perceived there was a cancer cluster among

RTM Q&A on Turf Field Appropriations

soccer goal keepers. The EPA study that was extensively discussed in the media about a year ago is still in progress but that study is only identifying data gaps and not conducting new research at this time. In short, we can comfortably support the use of crumb rubber.

For more detailed information, please click on the link below.

<http://www.nikegrind.com/how-its-made>

If you have any questions, please feel free to contact me.

Thank you for your continued support,

Tom Cullen

cc: Dr. Toni Jones

Meg Brown

Central Office Administration

RTM Q&A on Turf Field Appropriations

From: Calabrese, Anthony
Sent: Friday, February 24, 2017 8:06 AM
To: 'Pamela Iacono'; Tetreau, Mike
Cc: ffldrtm@gmail.com; Vergara, Jill
Subject: RE: RTM Follow up

Good morning and Happy Friday!

Here is some additional information, I'm still waiting for a quote from Nike Grind. As soon as I receive it, I'll send it over.

This was the feedback from the company that I've been dealing with in regards to other options:

Tony:

Nike grind is nothing more than scrap rubber from sneaker manufacturing. This rubber is in fact the same SBR rubber as derived from recycling tires. Most people assume it is different than recycled tires as it is typically supplied as a product that contains many different colors...

Furthermore, it is sourced from Vietnam, a country that has absolutely zero testing or quality standards or environmental controls. There are no testing documents that I have ever seen available for Nike Grind as there are for other infill products.

My suggestion is if you do not want SBR rubber then you should stay away from all types of rubber infill, as they are all basically the same chemical composition.

This leaves you with several other options-

TPE
Sand
Envirofill
Organic

My suggestion would be to use the Envirofill, see docs attached.

Envirofill is the product of choice for New York City Parks Dept, they have about 20 fields with it.

Also attached is the field we did with it at Greenwich HS and UMass Dartmouth. Envirofill will run you about \$350-\$400,000 more than what I originally estimated for you.

Another follow up...

Here are two fields we just finished in Milford, Ct at the new Orange Ave. Rec Complex.
We used our Coolfill green encapsulated rubber infill.
About a \$50,000 upcharge over typical black sbr with no pushback from the community.

Again, as soon as I have a price from Nike Grind, I will forward it over.

Thanks.
Anthony

RTM Q&A on Turf Field Appropriations

----- Forwarded message -----

From: **Calabrese, Anthony** <ACalabrese@fairfieldct.org>

Date: Thu, Feb 23, 2017 at 2:21 PM

Subject: RE: RTM Follow up

To: "William J. Perugini" <WJP@snet.net>

Cc: "Iacono, Pamela" <pamelaiacono4fairfield@gmail.com>, "Tetreau, Mike" <MTETREAU@fairfieldct.org>, "ffldrtm@gmail.com" <ffldrtm@gmail.com>, "Vergara, Jill" <jillvergara@gmail.com>

Hi Bill,

Here is some more supplemental information regarding turf fields from our Health Department.

Anthony

Hi Anthony,

Here is some information I had provided to Tom Cullen regarding turf fields and alternatives to crumb rubber. Hope this helps

Sands

From: Cleary, Sands

Sent: Friday, December 16, 2016 11:17 AM

To: Cullen, Thomas

Subject: Turf Field Findings

Tom,

Regarding crumb rubber fill for turf fields here is what I have come across. At this point the tire crumb studies don't show any elevated health risks but say more studies are needed. EPA and several other federal agencies have a large multi-prong study going on now and have said results should be out by end of 2016 but I have not seen any report yet.

Sands

From CT Department of Public Health website and fact sheet:

Have any studies shown health effects with exposure to crumb rubber chemicals? The U.S. Environmental Protection Agency (EPA) states that current information from a number of tire crumb studies does not show an elevated health risk from playing on fields with artificial turf or tire crumbs. These studies include a 2010 Connecticut Department of Public Health study that was published in 2011 (see below). There is still uncertainty, however, and additional investigation is warranted. http://www.ct.gov/dph/cwp/view.asp?a=3140&q=464068&dphNav_GID=1828

DPH's assessment found no health concern from inhaling chemicals at outdoor crumb rubber fields tested as part of this study. http://www.ct.gov/dph/lib/dph/communications/pdf/artificial_turf_fs_2015-dec.pdf

From US EPA:

Current information from a number of studies does not show an elevated health risk from playing on fields with tire crumb. <https://www.epa.gov/chemical-research/tire-crumb-questions-and-answers>

I am sure you are likely aware that some towns and cities like Hamden <http://wtnh.com/2016/08/26/coconut-and-cork-turf-approved-for-hamden-high-school-field/> appear to be selecting field w with alternative types of infill:

[Organic field infill] <http://www.sportsfieldmanagementmagazine.com/wp-content/uploads/2016/04/A9857_1_full.jpg>

Organic infill

1. Organic

Several organic infills are available in the North American market, and all utilize different organic components, such as natural cork and/or ground fibers from the outside shell of the coconut. At the end of its life cycle, it can be recycled directly into the environment. There are concerns regarding heat and mold with organic infills, however.

[Silica sand infill] <http://www.sportsfieldmanagementmagazine.com/wp-content/uploads/2016/04/A9857_2_full.jpg>

Silica sand

2. Sand (Silica)

Pure silica sand is one of the original infilling materials utilized in synthetic turf. This product is a natural infill that is nontoxic, chemically stable and fracture-resistant. Silica sand infills are typically tan, off-tan or white and — depending on plant location — may be round or sub-round in particle shape. As a natural product, there is no possibility of heavy metals. It can be used in conjunction with many other infills on the market to provide a safe and more realistic playing surface. The round shape plays an integral part in the synthetic turf system. Silica sand can be coated with different materials as a standalone product or can be used to firm up traditional crumb-rubber infill systems.

3. Nike Grind

[nike grind field infill] <http://www.sportsfieldmanagementmagazine.com/wp-content/uploads/2016/04/A9857_3_full.jpg>

Nike Grind

This is a multi-colored rubber made from 100 percent recycled athletic shoes. Made of contaminant-free recycled materials, a "slice-and-grind" technique is used, as each shoe is cut into three slices — rubber out-sole, foam mid-sole and fiber upper. These slices are then fed through grinders and refined for use.

RTM Q&A on Turf Field Appropriations

4. Coated Rubber

Both ambient and cryogenic rubber can be coated with colorants, sealers or antimicrobial substances if desired. Coated rubber provides additional aesthetic appeal, reduction of dust by-products during the manufacturing process and complete encapsulation of the rubber particle.

[coated rubber] <http://www.sportsfieldmanagementmagazine.com/wp-content/uploads/2016/04/A9857_5_full.jpg>

Coated rubber

5. EPDM

EPDM (Ethylene Propylene Diene Monomer) is a polymer elastomer with high resistance to abrasion and wear and will not change its solid form under high temperatures. Typical EPDM colors are green and tan. EPDM has proved its durability as an infill product in all types of climates. Its better-than-average elasticity and resistance to atmospheric and chemical agents provide a stable, high-performance infill product.

6. TPE

[Thermo plastic elastomer (TPE) infill] <http://www.sportsfieldmanagementmagazine.com/wp-content/uploads/2016/04/A9857_6_full.jpg>

Thermo plastic elastomer (TPE)

Thermo plastic elastomer (TPE) infill is non-toxic, heavy-metal-free, available in a variety of colors that resist fading, long-lasting, and 100 percent recyclable and reusable as infill when the field is replaced. TPE infill, when utilizing virgin-based resins, will offer consistent performance and excellent GMAX numbers over a wide temperature range.

7. Coated Silica Sand

[Coated silica sand infill] <http://www.sportsfieldmanagementmagazine.com/wp-content/uploads/2016/04/A9857_7_full.jpg>

Coated silica sand

Consisting of coated, high-purity silica sand with either a soft or rigid coating engineered for synthetic turf, these coatings are either elastomeric or acrylic (nontoxic) and form a bond with the sand grain sealing it from bacteria. Coated sand is available in various sizes to meet the application's needs. Depending on the amount and type of infill, coated sands can be used with or without a pad and are available in various colors. All of the coatings are nontoxic and are bonded to the quartz grain for durability.

EDITOR'S NOTE: Many of these alternative synthetic infills are more expensive than crumb rubber, and many lack long-range performance data.

From: William J. Perugini [mailto:WJP@snet.net]

Sent: Thursday, February 23, 2017 1:26 PM

To: Calabrese, Anthony

Cc: Iacono, Pamela; Tetreau, Mike; fildrtm@gmail.com; Vergara, Jill

Subject: Re: RTM Follow up

Thank you, Anthony!

I appreciate your prompt reply. I am grateful for you forwarding these interesting resources but they are anecdotal opinions and testimonies. And, it seems that most are based upon ingestion of these substances.

I am more interested in reviewing any published Level 1 and peer reviewed evidence from prominent academic centers that validates the causal relationship between crumb rubber and any adverse health issues that may result as a consequence of exposure independent of ingestion.

Please let me know if you know of any to date and kindly forward accordingly.

Thank you, again, for your prompt reply and attention to this matter.

Regards,

Bill

William J. Perugini

Mobile: [203-214-6699](tel:203-214-6699)

E-mail: WJP@snet.net <mailto:WJP@snet.net>

On Feb 23, 2017, at 1:09 PM, Calabrese, Anthony <ACalabrese@fairfieldct.org> wrote:

Hi Bill,

While I will work on getting you more information, here is some thorough testimony that was given last year around this time regarding Bill No. 5139 "An act concerning the use of recycled tire rubber at municipal and public school playgrounds." This Bill was tabled for last year.

Ann Catino (attorney)

<https://www.cga.ct.gov/2016/KIDdata/Tmy/2016HB-05139-R000216-Ann%20M.%20Catino.%20Holloran%20&%20Sage%20%20LLP-TMY.PDF>

CT Department of Public Health:

<https://www.cga.ct.gov/2016/KIDdata/Tmy/2016HB-05139-R000216-Commissioner%20Pino.%20Department%20of%20Public%20Health-TMY.PDF>

You can find other testimony here:

https://www.cga.ct.gov/asp/menu/CommDocTmyBillAllComm.asp?bill=HB-05139&doc_year=2016

I know this isn't exactly what you are looking for but it will shed some light on the arguments for both sides.

I'll work on the rest of Mrs. Vergara's questions and hopefully provide some answers shortly.

RTM Q&A on Turf Field Appropriations

Thanks. Anthony

From: William J. Perugini [mailto:WJP@snet.net]
Sent: Thursday, February 23, 2017 12:33 PM
To: Iacono, Pamela
Cc: Tetreau, Mike; Calabrese, Anthony; ffldrtm@gmail.com<mailto:ffldrtm@gmail.com>; Vergara, Jill
Subject: Re: RTM Follow up

All,

Out of curiosity, is there any Level 1, peer reviewed evidence which definitively validates that crumb rubber is causally related to any adverse health issues? If so, I would appreciate you citing those studies, preferably from academic centers, and the journals that they are published within.

Thank you!

Regards,

Bill

William J. Perugini
Mobile: [203-214-6699](tel:203-214-6699)
E-mail: WJP@snet.net<mailto:WJP@snet.net>

On Feb 23, 2017, at 12:10 PM, Pamela Iacono <pamelaiacono4fairfield@gmail.com><mailto:pamelaiacono4fairfield@gmail.com>> wrote:
Mike,

Through you to Mr. Calabrese, please see the request below from Rep. Vergara.

Thank you.

Pamela Iacono
Moderator, RTM
Representative, District 8
[203-254-2641](tel:203-254-2641)
pamelaiacono4fairfield@gmail.com<mailto:pamelaiacono4fairfield@gmail.com>
<https://www.facebook.com/PamelaIaconoRTM8/>

----- Forwarded message -----

From: Jill Vergara <jillvergara@gmail.com><mailto:jillvergara@gmail.com>>
Date: Wed, Feb 22, 2017 at 7:32 PM
Subject: Re: RTM Follow up
To: Pamela Iacono <pamelaiacono4fairfield@gmail.com><mailto:pamelaiacono4fairfield@gmail.com>>

Madam Moderator, through you to Mr. Calabrese:

As I noted last night, there is an alternative turf fill called "Nike grind." It does not require a shock pad; it does not require irrigation; and this is the fill that the Washington State high school opted to use after the NBC investigative report on crumb rubber was released in 2014. Here is the article on that high school's decision not to use crumb rubber: <http://www.nbcnews.com/news/investigations/high-school-cancels-crumb-rubber-turf-field-after-nbc-report-n226606>
I would like pricing information on Nike grind, if possible.

I would also like to reiterate that New York City and Los Angeles have officially stated that they will no longer use crumb rubber on their fields.

In addition, considering that an EPA report on the safety of crumb rubber will be forthcoming this year, I wonder whether we should be voting on projects involving this material before the report is released--in total, it's approximately \$1.2 million that the Town is contemplating spending on these fields--it would be awful to spend that sort of money, and then discover 3 months later that crumb rubber is no longer considered to be safe.

Thank you.

Jill Vergara
Representative, RTM District 7

Business Plan and Economic Impact Study of the Burr Mansion Revitalization

COURSE: 15SP-WGB691-A: WELCH COMPETENCY
DEMONSTRATION AND IMPLEMENTATION
INSTRUCTOR: VALERIE L. CHRISTIAN

SOPHIE MANDER-MGBEKONYE, FRANCESCO SARDO, DMITRY SOLOVYEV,
ETHAN VOLTOLINI

WELCH COLLEGE OF BUSINESS | Sacred Heart University

Contents

| | |
|---|-------------------------------------|
| Executive Summary | 2 |
| Competitive Analysis & Marketing Enhancements | 2 |
| External Costs & Financials | 2 |
| Economic Impact | 2 |
| Marketing Objectives | 3 |
| Communication & Action Plan | 3 |
| Voice of the Customer | 3 |
| Social Media | 3 |
| Public Relations..... | 4 |
| Partnerships | 4 |
| Competitive Analysis | 5 |
| Darien Community Association / Darien Connecticut | 5 |
| Waveny House / New Canaan Connecticut..... | 5 |
| Competitive Comparison | 6 |
| Insights & Recommendations | 6 |
| Unique Opportunities | 7 |
| Economic Impact of the Burr Mansion on Fairfield Community | 7 |
| Goal Statement..... | 7 |
| Economic Analysis | 7 |
| Using Input-Output Analysis..... | 8 |
| The Input-Output Process..... | 9 |
| Findings | 10 |
| Analysis of Existing Financial Condition | 15 |
| Events Hosted | 15 |
| Income..... | 15 |
| Expenses..... | 15 |
| Financial Potential | 15 |
| Rate Structure | 16 |
| Proposed rate structure for 2015 – 2016..... | 17 |
| Revenue and Booking Goals..... | 17 |
| Manpower Requirements | 18 |
| Overhead and Crucial Upkeep..... | 18 |
| Expenses covered by the town of Fairfield..... | 19 |
| Financial Forecasts | 19 |
| Break-Even Analysis..... | Error! Bookmark not defined. |
| Conclusion..... | Error! Bookmark not defined. |
| References | 20 |

Executive Summary

The objective of this project is to expand on a previous marketing plan for the Burr Mansion, a prominent asset among the Town of Fairfield's properties. This project's goals are to review the financial condition and operational costs, create a business plan for improved utilization and profitability, and to make recommendations for short-term and long-term capital renovations impacting revenue generation. This project also included an extensive review of the overall economic impact on The Town of Fairfield.

Goals of the project included the following:

- Increase revenue through necessary capital investments to become a best in class banquet facility.
- Become more versatile with less limitation, enabling accommodation for almost any local event.
- Utilize current and new creative platforms to attract business and drive revenue with solution-based messages using low cost communication tactics and creating partnerships.
- Test Burr Mansion for financial self-sustainability.
- Create forecasting methodology that gathers economic impact data for business activity, jobs created and money into the economy resulting from the events held at the Burr Mansion
- Provide more visibility around the benefits of renting at the Burr Mansion
- Help demonstrate the value of investments to the stakeholders of the Town of Fairfield

The activities of the project included the following:

Competitive Analysis & Marketing Enhancements

Competitive analysis for local venues which include research and documentation of the revenue mix for each, providing physical, financial and recreational insights for the Burr. Proposed, low cost marketing enhancements are to be presented.

External Costs & Financials

Review and document current inputs/outputs of the property, including overall costs/expenses, real cost of operations estimated (from Town). Review and amend P&L, financials and revenue adjustments.

Economic Impact

Identify the current economic impacts of the property compared to those impacts with the investments done in the future. Research local area, summarize indirect/direct impact and put together template for economic report with breakdown of data.

Marketing Objectives

The Burr needs to continue to leverage investments, attain capital funding and pursue the best possible business model, while preserving historical prowess and supporting the local community. The goal is to increase revenues through capital investments to become a best in class banquet facility. Also become more versatile with fewer limitations, enabling accommodation for any local event.

Ways to achieve these goals are to utilize current and new marketing platforms in order to attract new business and drive revenue. The Burr will need to create solution-based messages, positioning the mansion as an elite banquet facility. Voice of the customer is a powerful asset, as the Burr should conduct surveys and research, listening to clients and understanding ways to be successful. There are several avenues to communicate the overall message such as social media and public relations, which will serve as the central communication platform. Both PR and social media are effective and inexpensive. Lastly, creating partnerships with local venues to promote cross-functional support and gain additional exposure.

Communication & Action Plan

Voice of the Customer

Voice of the Customer (VOC), describes customer feedback about their experience with and expectations of a product or service. In the case of the Burr, they would reach out to past clients and listen to what they had to say in order to gain insight on making improvements. The most important aspect of running any business is listening to your customers. The Burr can enable this asset through peer-to-peer recommendations, opportunities to share, engage and support. This type of research can be conducted by interviewing past and new customers through surveys and other methods of communication, understanding the importance of implementing positive changes in order to be successful.

Social Media

Social Media is different than traditional media in many ways, including quality, reach, frequency, usability, immediacy and performance. Social media will enhance communication efforts for the Burr, building brand awareness, build active social communities and increase event rentals. In general, Social Media serves as an excellent communication medium to connect with potential clients, as well as generate interest and excitement. Several platforms exist such as Facebook, Twitter, Pinterest, Instagram, LinkedIn, YouTube and Google, all which are popular among online users. Overall Social Media is a great Marketing alternative for the Burr as it is a relatively low cost investment.

Public Relations

Building credentials and ongoing customer relationships, public relations helps to lead and inform the public. For the Burr Mansion, the role of PR is to raise awareness, creating a short and long-term platform with the intended target audience. PR is one of the best avenues for 'getting out the work' at a relatively low, or in some cases no cost.

Stage 1

- Major launch announcement about planned changes to create a 'buzz'
- Announcement seeking funding and calling all donors to help 'restore the Burr'

Stage 2

- Develop local media partnership

Stage 3

- Maintaining interest through social media, community, bloggers and website

Partnerships

Local driven partnerships allow for established, trusted sources to support one another, ensuring credibility while reaching their highly relevant audiences. The Burr can leverage existing relationships with historical societies to promote significance, leverage co-branded channels to promote within premium positioning (Fairfield Museum), leverage local hotel and restaurant partners to advertise and solicit equal business.

SWOT Analysis

| Strengths | Weaknesses |
|---|---|
| <ul style="list-style-type: none">• Established community presence• Provide local economic impact in positive way• Beautiful property / landscape• Current & repeat business• Good reputation from past clients• Historical background & message• Flexible space / convenient | <ul style="list-style-type: none">• Limited budget and funding• Facility needs significant cosmetic uplift• No differentiation from competitive alternatives• Rental rates / price point is too low• Not generating enough income / profit• Low enrollment of events• Town looking for justification of further investments |
| Opportunities | Threats |
| <ul style="list-style-type: none">• Funding for renovations and improvements• Unlimited growth potential• Versatility for unique events• Identifying investors / donors• Significant improvements will grow business• PR & Social Media campaign (all at low cost)• Continued Marketing efforts• Support to Fairfield Museum | <ul style="list-style-type: none">• Competitors with larger budget, profits, lucrative customer base and larger capacity• Limited profit / funding for necessary renovations, expansion and unique changes• Relies on town money to cover operational costs and renovation investments |

Competitive Analysis

Darien Community Association / Darien Connecticut

Description: offers a lovely setting for weddings, parties and business events. 15,000 square foot, regency style estate on eight acres of property. Ranging from spacious garden with commercial kitchen to a boardroom or intimate library, all rooms look out to a formal garden. The property also includes a four-acre bird sanctuary.

| | |
|----------------------------|---|
| <i>Type of Events Held</i> | Weddings, Celebrations, and Board Meetings |
| <i>Availability</i> | Open year round / seasonal |
| <i>Capacity</i> | 150 seated guests |
| <i>Average Rentals</i> | \$2800 - \$3200* (depending on weekend day) |

Amenities / Highlights

- Tables and chairs (china, flatware and coffee urns)
- Full commercial kitchen & dining room
- Newly renovated bathrooms
- Enclosed formal garden
- Bird sanctuary
- Boardroom
- Bridal suite
- Heat and A/C

Waveny House / New Canaan Connecticut

Description: Waveny House is a popular site for weddings and receptions, social events and cultural activities. The beautiful grounds and open-air patio complement the early 1900's period. The first floor of Waveny House consists of the grand hall, library, sitting room, dining room, breakfast room, billiard room, a patio overlooking the beautiful grounds, and a complete commercial kitchen.

| | |
|----------------------------|--|
| <i>Type of Events Held</i> | Weddings, Receptions, Meetings, Social Events, Cultural Activities |
| <i>Availability</i> | Open year round / seasonal |
| <i>Capacity</i> | 160 indoors |
| <i>Average Rentals</i> | \$1500 - \$2600* (depending on resident/non-resident) |

Amenities / Highlights

- Tables and chairs (china and flatware)
- Full kitchen

Competitive Comparison

In a competitive comparison, analyzing key elements to be a successful rental venue, the Burr was not comparable in terms of price, capacity, amenities, updates & renovations and special attractions.

| Highlights | Burr | Waveny | DCA |
|---|------|--------|-----|
| Events > 100 Annually | | ✓ | ✓ |
| Charges > \$1800 per Event | | ✓ | ✓ |
| Seats > 150 per Event | | ✓ | ✓ |
| Other Sources of Income (Fundraising, Investments, Contributors) | | ✓ | ✓ |
| Cost Efficient Upgrades | | ✓ | ✓ |
| Air Conditioning | | ✓ | ✓ |
| Updated Commercial Kitchen | | ✓ | ✓ |
| Updated Bathrooms | | ✓ | ✓ |
| Newer Renovations / Upkeep | | ✓ | ✓ |
| Enclosed Formal / Secret Garden | | | ✓ |
| Bird Sanctuary (4 Acres) | | | ✓ |

Recommendations

The Burr must make immediate facility improvements to sustain current business, while planning for and implementing longer-term capital improvements for future revenue growth.

Short-term and smaller scale improvements are a necessity for the Burr to remain profitable. This includes 'essential for business' updates such as fresh paint, variety of tables, chairs and table wear, technology upgrade (Wi-Fi access, audio/visual), and increase in price of events.

Longer-term and larger scale improvements will be necessary for continued growth. This includes space renovation to accommodate more occupants, new and expanded bathrooms, expansion and upgrades to the commercial kitchen, air conditioning, updating and replacing outdated electrical and plumbing systems.

By investing in architecturally differentiated improvements, the Burr can and will be a competitive, sought after designation. Unique, differentiated improvements to add value,

such as an enclosed and expanded private garden for use of pictures and enjoyment, as well as a versatile, multi-function private room that could be used for a boardroom, bridal suite, dining room or historical library.

Unique Opportunities

While the Burr should continue to follow its current business model of hosting multifaceted events, other unique opportunities have been identified for capital gain.

Holidays have a natural historic background providing opportunity for the Burr. It is known that 49% of marketers will launch a holiday campaign, while 4 major holiday opportunities include Easter, Halloween, Thanksgiving and Christmas. Holidays provide several days of revenue with examples such as religious teachings on Easter, a Halloween haunted house (30 days), Thanksgiving teachings for kids and Santa's North Pole (30 days).

Most competitive venues are heavily segmented in rentals for weddings, providing a unique niche for the Burr. While a share of rental income already comes from non-profits, there is opportunity to target specific segments and grow the non-profit channel.

Non-Profit companies involving venture capital are thriving in CT, holding at least 12 events per year and interested in small, prestigious venues. These organizations typically hold many small events based on networking, which include breakfast, lunch and dinner, wine tastings, speaking engagements, business deals. Local VC backed groups within the area include the Crossroads Venture Group, Connecticut Technology Council, National Association of Corporate Directors, Association for Corporate Growth and many more.

Economic Impact of the Burr Mansion on Fairfield Community

Goal Statement

The purpose of this economic impact study is to create a forecasting methodology that gathers economic impact data for business activity, and jobs created and money into the economy resulting from events held at the Burr Mansion. Overall, this will provide more visibility around the benefits of renting the Burr Mansion and justify the investment made by the Town of Fairfield.

Economic Analysis

A common theory of community growth is that an area must export goods and services if it is to prosper economically. This theory is called economic-base theory, and it depends on dividing the economy into historical properties: the export sector and the local sector. Exporters, such as in our study, for example, hotels, florists, caterers, obtain income from customers outside of the community. This "export income" then enters the local economy in the form of salaries, purchases of materials, dividends, and so forth, and becomes income to local residents (see below The Multiplier Effect chart). Much of it is re-spent locally;

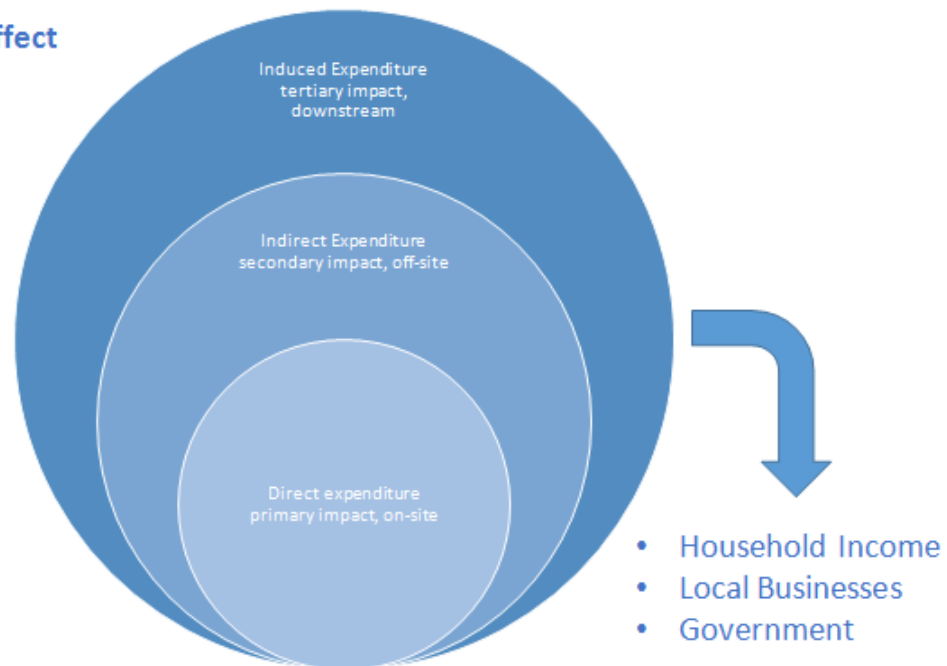
some, however, is spent for goods imported from outside of the community. The dollars re-spent locally have an economic impact as they continue to circulate through the local economy. This theory applies to the Burr Mansion but applies as well to other producers.

In our study, the interest is to assess the economic impact of an already existing facility, the Burr Mansion. This will be viewed in our specific case in terms of expansion or contraction of the economic area of Fairfield. We will view it in terms of the jobs and income that are directly or indirectly supported by the Burr. Such measures represent the gross effect, i.e. the Burr's contribution to the Fairfield area. They also led to fiscal impacts, which are changes in government revenues and expenditures.

Using Input-Output Analysis

To derive the most reliable economic impact data, we used the input-output analysis to measure the impact of expenditures by the Burr Mansion and its guests, whether for weddings, corporate or non-profit venues. The models are systems of mathematical equations that combine statistical methods and economic theory in an area of study called econometrics. They trace how many times a dollar is re-spent within the local economy before it leaks out, and it quantifies the economic impact of each round of spending (see below The Multiplier Effect chart). This form of economic analysis is well suited for our study on the Burr Mansion as it uses customized data from the studied area.

The Multiplier Effect



To complete the analysis for the Burr Mansion we used the equation model from an analysis for the State of Connecticut. Project economists customized an input-output model based on the local dollar flow between 533 finely detailed industries within the economy of Connecticut. This was accomplished by using detailed data on employment, incomes, and government revenues provided by the U.S. Department of Commerce (County Business Patterns, the Regional Economic Information System, and the Survey of State and Local Finance), local tax data (sales taxes, property taxes, and miscellaneous local option taxes),

as well as the survey data from the responding nonprofit arts and culture organizations and their audiences.

The Input-Output Process

The input-output model used in our study derives from a study on arts and economic prosperity in the State of Connecticut designated Arts and Economic Prosperity IV in the State of Connecticut, The Economic Impact of Nonprofit Arts and Cultural Organizations and their Audiences (2012). It calculates the economic impact of nonprofit arts and cultural organizations and their audiences and is based on a table of 533 finely detailed industries showing local sales and purchases. The basic purchase patterns for local industries are derived from a similar table for the U.S. economy for 2007 (the latest detailed data available from the U.S. Department of Commerce). The table is first reduced to reflect the unique size and industry mix of the local economy, based on data from County Business Patterns and the Regional Economic Information System of the U.S. Department of Commerce. It is then adjusted so that only transactions with local businesses are recorded in the inter-industry part of the table. This technique compares supply and demand and estimates the additional imports or exports required to make total supply equal total demand. The resulting table shows the detailed sales and purchase patterns of the local industries. The 533-industry table is then aggregated to reflect the general activities of 32 industries plus local households, creating a total of 33 industries. To trace changes in the economy, each column is converted to show the direct requirements per dollar of gross output for each sector. This direct-requirements table represents the “recipe” for producing the output of each industry.

The economic impact figures for Arts & Economic Prosperity IV were computed using what is called an “iterative” procedure. This process uses the sum of a power series to approximate the solution to the economic model. This is what the process looks like in matrix algebra:

$$T = IX + AX + A^2X + A^3X + \dots + A^nX.$$

T is the solution, a column vector of changes in each industry’s outputs caused by the changes represented in the column vector X. A is the 33 by 33 direct-requirements matrix. This equation is used to trace the direct expenditures attributable to nonprofit arts organizations and their audiences. A multiplier effect table is produced that displays the results of this equation. The total column is T. The initial expenditure to be traced is IX (I is the identity matrix, which is operationally equivalent to the number 1 in ordinary algebra). Round 1 is AX, the result of multiplying the matrix A by the vector X (the outputs required of each supplier to produce the goods and services purchased in the initial change under study). Round 2 is A²X, which is the result of multiplying the matrix A by Round 1 (it answers the same question applied to Round 1: “What are the outputs required of each supplier to produce the goods and services purchased in Round 1 of this chain of events?”). Each of columns 1 through 12 in the multiplier effects table represents one of the elements in the continuing but diminishing chain of expenditures on the right side of the equation. Their sum, T, represents the total production required in the local economy in response to arts activities.

Calculation of the total impact of the nonprofit arts on the outputs of other industries (T) can now be converted to impacts on the final incomes to local residents by multiplying the outputs produced by the ratios of household income to output and employment to output. Thus, the employment impact of changes in outputs due to arts expenditures is calculated by multiplying elements in the column of total outputs by the ratio of employment to output for the 32 industries in the region. Changes in household incomes, local government revenues, and state government revenues due to nonprofit arts expenditures are similarly transformed. The same process is also used to show the direct impact on incomes and revenues associated with the column of direct local expenditures.

Findings

To study the projected economic impact of events held by the Burr Mansion we estimated the costs for guests according to each type of events: weddings, corporate events and non-profit events. The economic impact study is based on an increase in events days forecast for the next three years, 147 in 2015-2016, 149 in 2016-2017 and 150 in 2017-2018 as per below charts, following the recommended capital improvements to the facility (new bathrooms, catering kitchen, etc.)

| Wedding Event | 2015 - 2016 | 2016 - 2017 | 2017 - 2018 |
|--|-------------|-------------|-------------|
| attire & accessories | \$ 2,210 | \$ 2,210 | \$ 2,210 |
| beauty & spa | \$ 200 | \$ 200 | \$ 200 |
| entertainment | \$ 2,110 | \$ 2,110 | \$ 2,110 |
| flowers & decorations | \$ 2,420 | \$ 2,420 | \$ 2,420 |
| gifts & favors | \$ 996 | \$ 996 | \$ 996 |
| invitations | \$ 1,140 | \$ 1,140 | \$ 1,140 |
| jewelry | \$ 5,790 | \$ 5,790 | \$ 5,790 |
| photography & video | \$ 4,190 | \$ 4,190 | \$ 4,190 |
| planner/consultant | \$ 2,560 | \$ 2,560 | \$ 2,560 |
| catering | \$ 7,000 | \$ 7,000 | \$ 7,000 |
| rentals | \$ 6,610 | \$ 6,610 | \$ 6,610 |
| venue (average from Burr Rate structure) | \$ 1,868 | \$ 1,944 | \$2,029 |
| Average Wedding Cost in Fairfield County | \$ 37,094 | \$ 37,170 | \$ 37,255 |

(The Wedding Report, 2015)

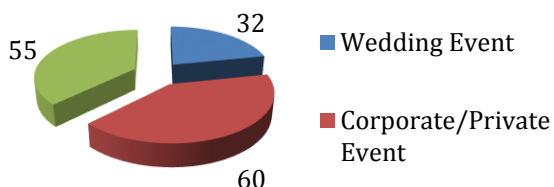
| Corporate/Private Event | 2015 - 2016 | 2016 - 2017 | 2017 - 2018 |
|--|-------------|-------------|-------------|
| catering | \$ 3,500 | \$ 3,500 | \$ 3,500 |
| transportation | \$ 1,750 | \$ 1,750 | \$ 1,750 |
| lodging | \$ 7,500 | \$ 7,500 | \$ 7,500 |
| entertainment | \$ 2,500 | \$ 2,500 | \$ 2,500 |
| audio-visual equipment | \$ 1,550 | \$ 1,550 | \$ 1,550 |
| distributed materials (handouts, charts, etc.) | \$ 1,000 | \$ 1,000 | \$ 1,000 |
| room set up | \$ 500 | \$ 500 | \$ 500 |
| administrative charges | \$ 1,650 | \$ 1,650 | \$ 1,650 |
| table & chair rentals | \$ 3,500 | \$ 3,500 | \$ 3,500 |

| | | | |
|--|-----------|-----------|-----------|
| planner/consultant | \$ 3,000 | \$ 3,000 | \$ 3,000 |
| venue (average from Burr Rate structure) | \$ 1,298 | \$ 1,353 | \$1,412 |
| Average Corporate/Private Event Cost | \$ 27,748 | \$ 27,803 | \$ 27,862 |

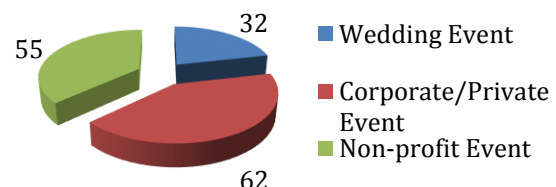
| Non-profit Event | 2015 - 2016 | 2016 - 2017 | 2017 - 2018 |
|--|-------------|-------------|-------------|
| catering | \$ 2,800 | \$ 2,800 | \$ 2,800 |
| transportation | \$ 1,400 | \$ 1,400 | \$ 1,400 |
| lodging | \$ 6,000 | \$ 6,000 | \$ 6,000 |
| entertainment | \$ 2,000 | \$ 2,000 | \$ 2,000 |
| audio-visual equipment | \$ 1,240 | \$ 1,240 | \$ 1,240 |
| distributed materials (handouts, charts, etc.) | \$ 800 | \$ 800 | \$ 800 |
| room set up | \$ 400 | \$ 400 | \$ 400 |
| administrative charges | \$ 1,320 | \$ 1,320 | \$ 1,320 |
| table & chair rentals | \$ 2,800 | \$ 2,800 | \$ 2,800 |
| planner/consultant | \$ 2,400 | \$ 2,400 | \$ 2,400 |
| venue (average from Burr Rate structure) | \$ 724 | \$ 759 | \$ 794 |
| Average Non-profit Event Cost | \$ 21,884 | \$ 21,919 | \$ 21,954 |

Sources: see References

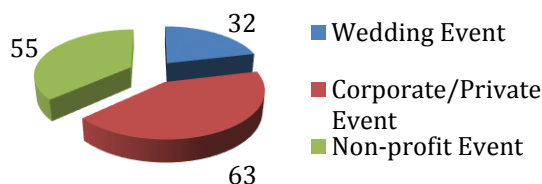
Events days 2015 - 2016 (total 147 days)



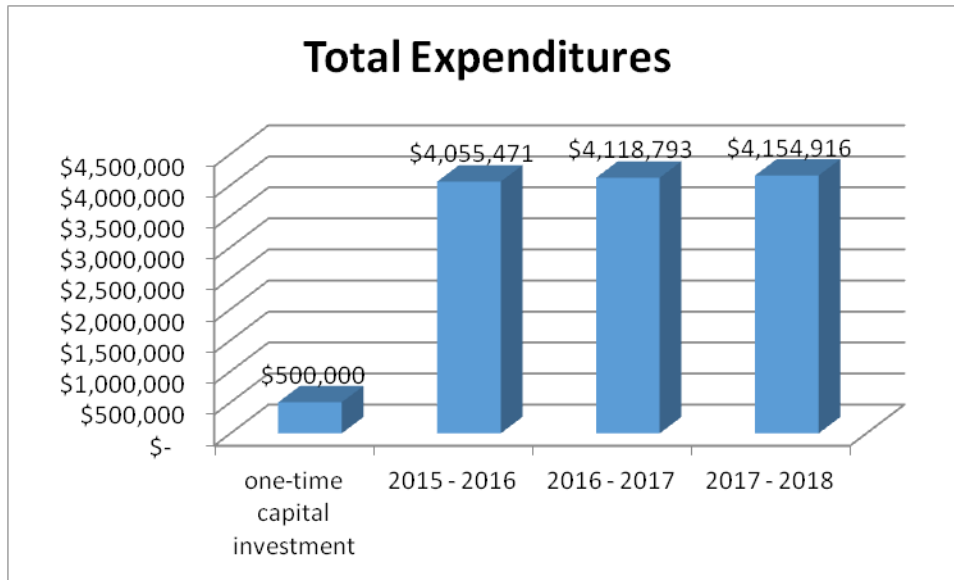
Events days 2016 - 2017 (total 149 days)



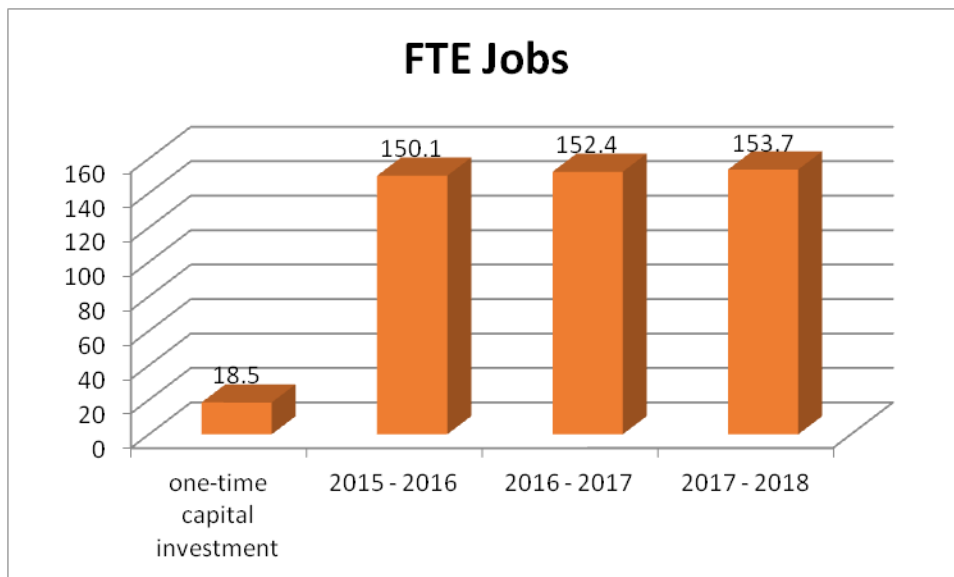
Events days 2017 - 2018 (total 150 days)



With the projected increase of the corporate / private events over years and the revenues increased following capital improvements and due to the raise of rentals prices (new rate card) the economic impact can be broken down as follows:

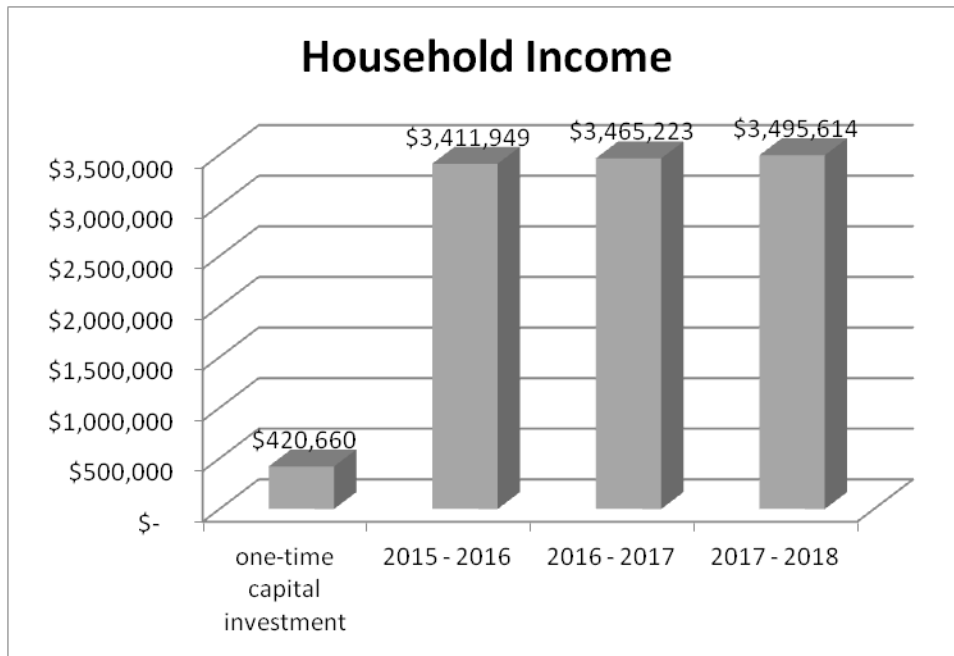


The total expenditures are the total dollars spent by the Burr Mansion and its guests. The total expenditures, on top of the \$500,000 one-time investment for the renovations of the Burr will increase from \$ 4,055,471 in 2015-2016 to \$ 4,154,916 in 2017-2018.



The FTE jobs are total number of full-time equivalent (FTE) jobs in Fairfield community that are supported by the expenditures made by the Burr Mansion and guests. An FTE can be one full-time employee, two half-time employees, four employees who work quarter-time, etc.

The estimated impact on FTE jobs are 18.5 jobs for the one-time capital investment, 150.1 jobs for the year 2015-2016 , 152.4 jobs for the year 2016-2017 and 153.7 jobs for the year 2017-2018.



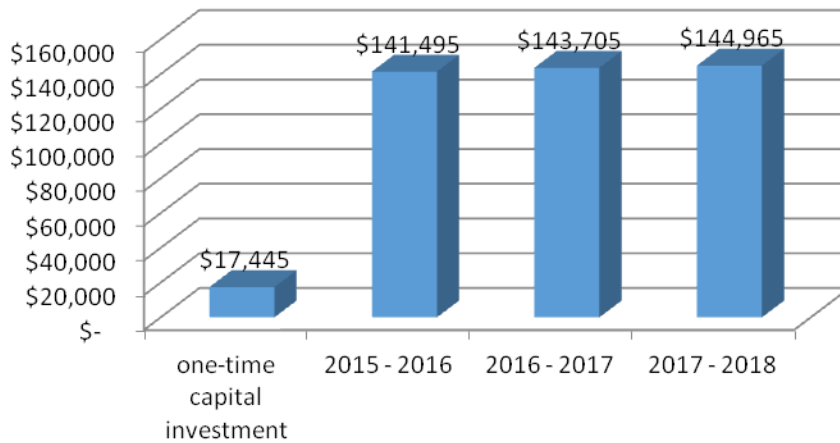
The household income is the total dollars paid to community residents as a result of the expenditures made by the Burr Mansion and its guests. Household income includes salaries, wages, and proprietary income.

On top of the estimated impact of \$ 17,445 generated by the one-time capital investment, household income will increase from \$ 3,411,949 in year 2015-2016 to \$ 3,495,614 in year 2017-2018.

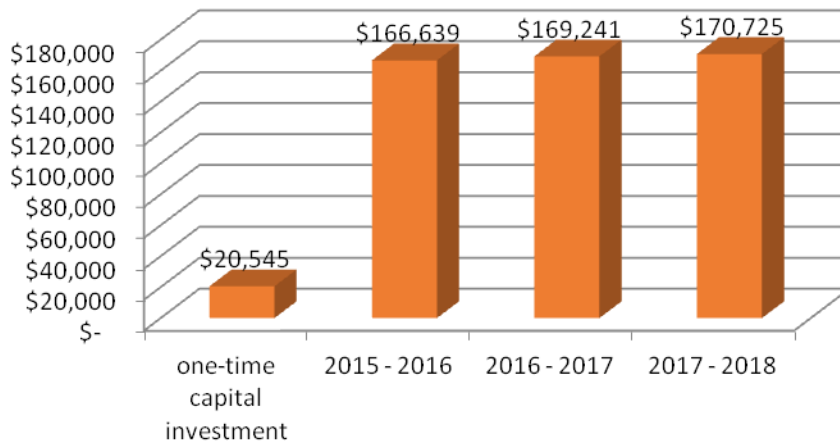
The local government revenue is the total of dollars received by Fairfield local government as a result of the expenditures made by the Burr Mansion and its guests.

The estimated impact on local government revenue of the one-time capital investment (to renovate the Burr Mansion) is estimated at \$ 17,445. On top of this, the impact on local government revenue is estimated to grow from \$ 141,495 in year 2015-2016 to \$ 144,965 in year 2017-2018.

Local Government Revenue



State Government Revenue



The state government revenue is the total dollars received by Connecticut State government (e.g., license fees, taxes) as a result of the expenditures made by the Burr Mansion and its guests.

The impact on state government revenue by the one-time capital investment to renovate the Burr Mansion is \$ 20,545. On top of this, the impact is estimated to increase from \$ 166,639 in year 2015-2016 to \$ 170,725 in year 2017-2018.

Analysis of Existing Financial Condition

Events Hosted

Burr Mansion hosts on average 25 private events and 6 other community / non-profit events per year. The events trend analysis indicates that the majority of private functions happen in the spring and summer months, from April to September, while the nonprofit functions take place in the fall and winter months, from October to March. However, there are 156 weekend days (Friday, Saturday, Sunday) available throughout the in a calendar year and approximately 125 days are left unscheduled. Downtime in the winter months, January through March, is particularly evident. One of the major booking challenges would be to successfully rent during the winter months.

Income

The Burr Mansion's financial statements for years 2011-2014 indicate that the major source of revenues for the venue is private and nonprofit event rentals. Weddings, bridal showers, parties, and three major non-profit events accounted for about 79% of the total income in 2014 (year ended June 2014), 83% in 2013, and 74% in 2012. At a combined \$40,000 though, this is well below potential. Contributing to the lack of revenues is the facility's poor condition and below market rental fees. For example, weekend use by a Fairfield resident costs at a mere \$1,400 a day, while non-residents pay only \$1,600 a day. This is very low considering the Waveny House in New Canaan, a comparable venue, charges up to \$2,650, Cranbury Park, pulls in \$3,100 per day, and DCA charges up to \$3,200.

Additional income comes from office rentals to three nonprofit organizations on the highest floor of the building. They accounted for 18%, 16%, and 16% of the revenues in years 2014, 2013, 2012 respectively. Also, the Town of Fairfield provides needed contributions from time to time.

Expenses

Major expenses appearing on the Burr's financial statements are administration costs paid to the Fairfield Museum to cover staffing, overhead, administration, and marketing. They made up 68% of the total expenses in 2014, 75% in 2013, and 69% in 2012 while the salaries and wages of the Burr manager added up to 11%, 15%, and 12% in 2012, 2013, and 2014 respectively. Other incidentals such as supplies, cleaning expense, facility repairs account for the rest.

Financial Potential

With the recommended renovations made, an aggressive marketing campaign implemented, and the manpower and resources to execute on strategy, we feel the Burr can generate a significant improvement in cash flows as soon as fiscal year 2015 – 2016. And over the long term the cash generated would substantiate the investments made. The specifics along with a three year forecast are discussed below.

Rate Structure

In order to be more a viable venue, the Burr could do two things in terms of rental rates. First, it could restructure the rates in its rental agreement. As part of this re-structure, wedding rate premiums should be added. These rates are easily justified by the increased wedding services as discussed earlier in the marketing strategy. In fact, a separate rental agreement could be considered for weddings not only to list terms, but also to promote or play up the value - becomes a differentiation. Also, a new tier of off-peak pricing could be introduced to incentivize prospective clients to book dates in months that are currently unused on The Burr calendar. Off-peak would be January 1st to April 15th.

Second, rental rates should be increased. In order to be competitive, these rates would still need to be on the low end of the spectrum prior to the expansion of The Burr. After the mansion is expanded, rates could be increased to be on par with higher end venues.

The new rates suggested for fiscal year 2015-16 and the new structure can be seen in the table on the following page. Other changes were also made to the rental fee table (as currently displayed in the rental agreement). These changes include footnoting additional hours and security pricing instead of displaying the on the table itself. Weekly rates were eliminated from the table entirely. In place of the weekly rates, a footnote stating the availability of multiple day discounts was added. Multiple days can be negotiated down by a certain percentage, say 10%. This would enable those non-profits like the Junior Women's Club (Santa's House) to continue renting at the favorable rates they are accustomed to.

Following fiscal year 2015 – 2016, rates would be increased annually at 4 percent or so to keep pace with inflation, rising costs, and allow for minor improvements and investments. As stated, after a major expansion, rates would go up accordingly. The Burr's rates should jump up because of greatly increased capacity.

Proposed rate structure for 2015 – 2016

| Rental Rates | | | |
|---|----------|----------|---------|
| Event | Half Day | Full Day | Weekend |
| Weddings Resident | N/A | \$1,460 | \$1,720 |
| Weddings Resident - Off Peak | N/A | \$1,240 | \$1,460 |
| Weddings Non-Resident | N/A | \$2,250 | \$2,650 |
| Weddings Non-Resident - Off Peak | N/A | \$1,910 | \$2,250 |
| | | | |
| Private / Commercial Resident | \$740 | \$1,180 | \$1,390 |
| Private / Commercial Resident - Off Peak | \$620 | \$1,000 | \$1,180 |
| Private / Commercial Non-Resident | \$1,145 | \$1,825 | \$2,150 |
| Private / Commercial Non-Resident- Off Peak | \$970 | \$1,550 | \$1,820 |
| | | | |
| Non-Profit Resident | \$410 | \$660 | \$780 |
| Non-Profit Resident - Off Peak | \$340 | \$560 | \$660 |
| Non-Profit Non-Resident | \$640 | \$1,020 | \$1,200 |
| Non-Profit Non-Resident- Off Peak | \$540 | \$860 | \$1,020 |

Half Day = 5 hours Monday through Thursday.

Full Day = 8 hours Monday through Thursday.

Weekend = Full Days Only. Includes Friday, Saturday, and Sunday.

Off Peak = January 1st through April 15th.

Additional Hours Assessment = \$150 per hour residents, \$200 per hour non-residents

Security if needed = \$1,000 per day.

Multiple day discounts are available. Please contact the rental office.

Revenue and Booking Goals

With completion of renovations in 2015 no rental revenues for that time period were included in the forecast. However, the office rentals were maintained.

With unrelenting marketing efforts to begin as soon as possible and conscientious prospect follow-up, The Burr should be able to more than triple its event revenues in year one. In order to do this, a goal of 150 booked days per year should be established. Year one should be no exception as the forecast calls for 2015 -2016 scheduled out at a very close 147 days. Another factor, that may help The Burr hit this target, is similar venues have already been booked (reservations are usually done several months and sometimes up to two years in advance). Those looking for available dates will be made aware of a newly renovated venue with available time. Such a good deal will be snatched up before the time slot is lost.

The 147 days booked in 2015- 2016 translates to roughly \$150,000 in revenues. The forecast requires that at minimum the 150 day goal is maintained for the following two

years. Revenues would naturally increase due to the effect of the 4% annual rate increase. The figures in the table below are the benchmarks for 2015-16. The table shows a reasonable mix of event bookings to pursue. Note that Half Days for private or corporate parties would be a relatively new revenue line in terms of impact.

Manpower Requirements

Crucial to the success of this plan and a sustained marketing push is increased manpower and man hours. First and foremost, the presence of the Burr's manager will be required for 20 hours per week. April to June of 2015 will be a very busy time indeed as the manager will need to oversee and coordinate the proposed renovations, website and network upgrades, and new marketing initiatives as well as to administer to the usual daily activities.

Second, a part-time marketing and event coordinator should be hired. This employee's main responsibility would consist of marketing activities, scheduling, and to be on site for some of the events. They should be a person with a strong marketing background and excellent customer skills. They would report directly to the Burr's manager. In addition, this employee could also back up the manager with regard to logistical and general building issues. If possible, the coordinator could start by April working at least 10 hours a week on marketing activities. The coordinator's time would naturally increase, up to 20 hours per week when activities start to occur on a regular basis.

Finally, the Burr should enlist the aid of professors and students at Sacred Heart University. Students could get marketing efforts off the ground in the form of non-compensation internships. Their enthusiasm along with the University's resources would be valuable.

Assuming excellent performance, an annual 5% salary increase for the Burr's personnel is reflected in the budget implicating almost \$16,000 in payroll expenses from January to June 2015. In the following fiscal years, the payroll expenses are expected to be \$44,100, \$46,300 and \$48,700 in 2015-2016, 2016-2017, and 2017-2018 respectively.

Overhead and Crucial Upkeep

Overhead at The Burr includes general administration costs (indicated as professional fees on the Profit and Loss Statement), cleaning expense, repairs and maintenance, supplies and other overhead. The Professional Fees are services provided by the Fairfield Museum and funded by The Burr. The 2015 – 2016 estimate is \$35,100 with annual increases of 7% forecasted in keeping with the historical trend.

Critical to the image and reputation of the Burr is a well-maintained facility. Customers need to comment and blog on how cleanly the facility is – this is vital for increased sales. Cleaning expenses are ramped up significantly over past years with \$18,900 forecasted for 2015 – 2016. The reason is the facility should be thoroughly cleaned after every event. With this in mind the forecast calculates a \$120 cleaning fee per event. There is an additional, flat, monthly fee of \$100 to cover any touch-ups as necessary to make the Burr highly presentable when prospective clients are visiting the venue.

Additional expenses are included in our projection. Expenses that are currently covered by the Town of Fairfield include electric, gas, water, snow plowing, trash, insurance, and miscellaneous repairs. We believe it would be useful to account for these expenses to show the potential Burr Mansion self-sustainability after the renovation project.

Supplies, Wi-Fi access, and miscellaneous are estimated to cost about \$350 monthly. The figure is based on tripling the current supplies expense, which we anticipate to grow while transitioning from a low use to a moderate use facility. The repairs and maintenance monthly expense will be close to \$840, subject to 2.2% annual inflation, tripling in the initial year per the same assumptions as supplies. We should note, that after the renovation project we expect miscellaneous repairs currently covered by the town to be reduced to \$0.

Expenses covered by the town of Fairfield.

Currently, the town of Fairfield covers some Burr's expenses that include electricity, water, gas, insurance, grounds maintenance, and miscellaneous repairs. While it is intended that the increase in future revenues will help offset some of these expenses, they are included in our financial projections to show Burr's financial self-sustainability. In 2013-2014, Burr Mansion hosted around 40 events. As events produced a portion of utilities expenses, we believe that with proposed increase in a number of annual events some of the expenses will also increase. Projected expenses for the fiscal 2015-2016 are presented in the table below.

| Burr Mansion Expenses covered by the town of Fairfield | | | |
|---|-------------------|-----------------|-----------|
| | Current 2013-2014 | 150 events/year | 2015-2016 |
| Utilities: | | | |
| Gas | \$7,000 | 30% | \$9,300 |
| Water | 650 | 30% | 864 |
| Electric | 14,550 | 30% | 19,331 |
| Snow Plowing | 1,125 | 0% | 1,150 |
| Trash | 2,500 | 30% | 3,322 |
| Insurance (property and Liability) | 10,000 | 0% | 10,220 |
| Miscellaneous Repairs by Town of Fairfield | 10,500 | 0% | - |
| Total | \$46,325 | | \$44,186 |

Financial Forecasts

With a new rate structure in place, The Burr remains a value purchase as compared to its nearest competitors. With off-peak pricing it will increase the likelihood of booking dates that have been opened in the past. Reduced pricing for non-profit organizations and Fairfield residents will continue to keep these activities local and with The Burr. Increases in manpower and cleaning expenses will result in the development of a broad customer base and loyalty. These initiatives will produce a healthy and admired asset for the town. It will also be financially sound.

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02/23/2017 09:37
 6537cbos

FAIRFIELD TOWN
 G/L ACCOUNT DETAIL

P 1
 glactinq

Org: 10005030 Object: 57000 Project: 62200
 CAPITAL OUTLAY 100 -05-0503-05030-57000-62200

| YEAR | PER | JOURNAL | EFF DATE | SRC T | PO/REF2 | REFERENCE | AMOUNT | P | CHECK NO | WARRANT | VDR NAME/ITEM | DESC | COMMENTS |
|------|-----|---------|------------|-------|---------|-----------|------------|---|----------|----------|----------------|------|-----------|
| 2017 | 06 | 000353 | 12/30/2016 | API 1 | | 1905 | 84,075.00 | Y | 578580 | jf11217 | KRONENBERGER & | SO | PYMT 6 BU |
| 2017 | 06 | 000238 | 12/28/2016 | API 1 | | 1895 | 102,709.04 | Y | 578215 | jf122916 | KRONENBERGER & | SO | PYMT 5 BU |
| 2017 | 03 | 000182 | 09/30/2016 | API 1 | | 1814 | 65,645.48 | Y | 575896 | jf10716 | KRONENBERGER & | SO | BURR HOME |
| 2017 | 03 | 000182 | 09/30/2016 | API 1 | | 1814 | 90,270.00 | Y | 575896 | jf10716 | KRONENBERGER & | SO | BURR HOME |
| 2017 | 03 | 000010 | 09/02/2016 | API 1 | | 1786 | 51,869.52 | Y | 574931 | JF9116 | KRONENBERGER & | SO | BURR HOME |

Total Amount: 394,569.04

** END OF REPORT - Generated by CAITLIN BOSSE **

02/23/2017 09:35
6537cbos

FAIRFIELD TOWN
G/L ACCOUNT DETAIL

P 1
glactinq

Org: 22809010 Object: 57000 Project: 016T7
CAPITAL OUTLAY 228 -09-0901-09010-57000-016T7

| YEAR | PER | JOURNAL | EFF | DATE | SRC | T | PO/REF2 | REFERENCE | AMOUNT | P | CHECK NO | WARRANT | VDR | NAME/ITEM | DESC | COMMENTS |
|------|-----|---------|-----|------------|-----|---|----------|-----------|-----------|---|----------|----------|-----------|---------------|---------|-----------|
| 2017 | 06 | 000196 | | 12/20/2016 | API | 1 | 17001251 | 1888 | 1,120.00 | Y | 577980 | KB122216 | DAVID | SCOTT | PARKE | Burr Man |
| 2017 | 06 | 000196 | | 12/20/2016 | API | 1 | 17001251 | 1888 | 1,760.00 | Y | 577980 | KB122216 | DAVID | SCOTT | PARKE | Burr Man |
| 2017 | 03 | 000170 | | 09/29/2016 | API | 1 | 17001251 | 1808 | 3,375.00 | Y | 575678 | jf92916 | DAVID | SCOTT | PARKE | Burr Man |
| 2017 | 03 | 000170 | | 09/29/2016 | API | 1 | 17001251 | 1808 | 59.00 | Y | 575678 | jf92916 | DAVID | SCOTT | PARKE | Burr Man |
| 2017 | 03 | 000170 | | 09/29/2016 | API | 1 | 17001251 | 1808 | 814.00 | Y | 575678 | jf92916 | DAVID | SCOTT | PARKE | Burr Man |
| 2017 | 03 | 000170 | | 09/29/2016 | API | 1 | 17001251 | 1808 | 44.78 | Y | 575678 | jf92916 | DAVID | SCOTT | PARKE | Burr Man |
| 2017 | 03 | 000170 | | 09/29/2016 | API | 1 | 17001251 | 1808 | 4,150.00 | Y | 575678 | jf92916 | DAVID | SCOTT | PARKE | Burr Man |
| 2017 | 03 | 000170 | | 09/29/2016 | API | 1 | 17001251 | 1808 | 8,639.95 | Y | 575678 | jf92916 | DAVID | SCOTT | PARKE | Burr Man |
| 2016 | 12 | 000352 | | 06/30/2016 | API | 1 | 16004366 | 1710 | 2,003.00 | Y | 572705 | JF7116 | DAVID | SCOTT | PARKE | Balance |
| 2016 | 12 | 000352 | | 06/30/2016 | API | 1 | 16001734 | 1710 | 6,247.00 | Y | 572705 | JF7116 | DAVID | SCOTT | PARKE | Architect |
| 2016 | 12 | 000130 | | 06/16/2016 | API | 1 | 16003917 | 1691 | 24,500.00 | Y | 572447 | KB061616 | YANKEE | ELECTRIC | C | In conjun |
| 2016 | 11 | 000137 | | 05/19/2016 | API | 1 | 16004266 | 1672 | 69.21 | Y | 571463 | JF51916 | HOME | DEPOT | CREDIT | ACCT# 344 |
| 2016 | 11 | 000137 | | 05/19/2016 | API | 1 | 16004266 | 1672 | 20.28 | Y | 571463 | JF51916 | HOME | DEPOT | CREDIT | ACCT# 344 |
| 2016 | 11 | 000137 | | 05/19/2016 | API | 1 | 16004266 | 1672 | 11.93 | Y | 571463 | JF51916 | HOME | DEPOT | CREDIT | ACCT# 344 |
| 2016 | 11 | 000137 | | 05/19/2016 | API | 1 | 16004266 | 1672 | 44.25 | Y | 571463 | JF51916 | HOME | DEPOT | CREDIT | ACCT# 344 |
| 2016 | 11 | 000137 | | 05/19/2016 | API | 1 | 16004266 | 1672 | 43.53 | Y | 571463 | JF51916 | HOME | DEPOT | CREDIT | ACCT# 344 |
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| 2016 | 11 | 000075 | | 05/12/2016 | API | 1 | 16004262 | 1662 | 48.40 | Y | 571212 | JF051216 | FAIRFIELD | ELECTRI | | Inv 01275 |
| 2016 | 11 | 000075 | | 05/12/2016 | API | 1 | 16004262 | 1662 | 5.77 | Y | 571212 | JF051216 | FAIRFIELD | ELECTRI | | Inv 01275 |
| 2016 | 11 | 000075 | | 05/12/2016 | API | 1 | 16004263 | 1662 | 389.54 | Y | 571303 | JF051216 | PARK | CITY | VALVE & | Inv 33606 |
| 2016 | 11 | 000075 | | 05/12/2016 | API | 1 | 16004265 | 1662 | 56.28 | Y | 571370 | JF051216 | WEST | END | LUMBER | Inv 13098 |
| 2016 | 11 | 000075 | | 05/12/2016 | API | 1 | 16004265 | 1662 | 97.35 | Y | 571370 | JF051216 | WEST | END | LUMBER | Inv 13098 |
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| 2016 | 11 | 000075 | | 05/12/2016 | API | 1 | 16004278 | 1662 | 60.54 | Y | 571324 | JF051216 | RING'S | END | INC | Inv 31727 |
| 2016 | 11 | 000075 | | 05/12/2016 | API | 1 | 16004302 | 1662 | 65.00 | Y | 571144 | JF051216 | AMC | ENVIRONMENTAL | | Inv PB031 |
| 2016 | 09 | 000175 | | 03/31/2016 | API | 1 | 16003610 | 1621 | 25,680.00 | Y | 570077 | JF33116 | YANKEE | ELECTRIC | C | request f |
| 2016 | 08 | 000155 | | 02/22/2016 | API | 1 | 16002272 | 1595 | 26,077.00 | Y | 568949 | JF22516 | AAS | CORP. | | Asbestos |
| 2016 | 08 | 000033 | | 02/02/2016 | API | 1 | 16002726 | 1576 | 5,165.00 | Y | 568390 | JF2416 | AMC | ENVIRONMENTAL | | Remediati |
| 2016 | 06 | 000189 | | 12/29/2015 | API | 1 | 16001734 | 1539 | 10,125.00 | Y | 567468 | KB123115 | DAVID | SCOTT | PARKE | Architect |
| 2016 | 06 | 000189 | | 12/29/2015 | API | 1 | 16001734 | 1539 | 1,628.00 | Y | 567469 | KB123115 | DAVID | SCOTT | PARKE | Architect |
| 2016 | 05 | 000146 | | 11/30/2015 | API | 1 | 16001734 | 1502 | 13,000.00 | Y | 566619 | JF12315 | DAVID | SCOTT | PARKE | Architect |
| 2016 | 04 | 000146 | | 10/29/2015 | API | 1 | 16001734 | 1463 | 9,000.00 | Y | 565383 | JF102915 | DAVID | SCOTT | PARKE | Architect |
| 2016 | 04 | 000146 | | 10/29/2015 | API | 1 | 16001734 | 1463 | 5,000.00 | Y | 565383 | JF102915 | DAVID | SCOTT | PARKE | Architect |

Total Amount: 149,792.44

** END OF REPORT - Generated by CAITLIN BOSSE **

RTM Q&A on Rooster River Appropriation

From: Pamela Iacono [mailto:pamelaiacono4fairfield@gmail.com]

Sent: Thursday, February 23, 2017 4:57 PM

To: Tetreau, Mike

Cc: Hurley, William; Carey, Brian; ffldrtm@gmail.com; Gerber, Bill

Subject: Rooster River question

Mike,

Through you to Conservation and/or Engineering, please see the request below from Rep. Gerber.

Thank you,

Pamela Iacono
Moderator, RTM
Representative, District 8

----- Forwarded message -----

From: **William Gerber** <gerber_william@yahoo.com>

Date: Thu, Feb 23, 2017 at 4:21 PM

Subject: Rooster River question

To: Pamela Iacono <pamelaiacono4fairfield@gmail.com>

Hi Pam,

I have a general question that relates to the Rooster River proposed work.

If there's something you know about in our town regulations that you can point me to please let me know. Otherwise, I'd like the appropriate person to summarize our Town rules/guidelines regarding when the Town has the responsibility to pay for river erosion protection and when it is the homeowner's responsibility. This would apply to rivers, inlets, homes along the beach, etc. I suppose. For example, when we discussed selling 2164 Fairfield Beach Road in November one of the points made was that the private landowners along Beach Road are responsible for building/maintaining the bulkheads and our selling will save us money. I'd like to get comfortable that we are not applying rules/practices inconsistently. If any land along any of our waterways is or could be the responsibility of the Town (re erosion control) that would be worth knowing. If this Rooster River erosion actually isn't the Town's legal responsibility to handle but we think in this specific case we should pay for it, we should probably understand that too.

As always, thanks.

--Bill

----- Forwarded message -----

From: **Carey, Brian** <BCarey@fairfieldct.org>

Date: Mon, Feb 27, 2017 at 10:04 AM

Subject: RE: Rooster River question

To: "Hurley, William" <WHurley@fairfieldct.org>, "Michelangelo, Joseph" <JMichelangelo@fairfieldct.org>, "Iacono, Pamela" <pamelaiacono4fairfield@gmail.com>

Cc: "Tetreau, Mike" <MTETREAU@fairfieldct.org>

Pam,

In response to Representative Gerber's question, the proposed project along Woodside Drive is meant to stabilize areas along the Rooster River that are experiencing erosion both on Town and private property. The damage to the riparian corridor is directly related to the impact of the development of the upstream watershed. The "natural state" of the stream can no longer accept the volume of flow, the levels, or the velocity which currently exists. Thus, the stream eroded to fit the current developed condition. This project will enable the stream to handle the flows without further carving out of public or private lands. For the last couple decades, developments are reviewed to ensure no increase in the rate of runoff. This was not the case when much of the land upstream of this was developed.

RTM Q&A on Rooster River Appropriation

As is common practice, the Town would generally not fix areas of erosion on private property that are being impacted by the normal flow and course of a particular river or stream. This would also be the case for areas along the coast that area subject to tidal flooding. The Town may be required to repair damage to private property if there were actions that were taken by the Town that caused specific damage to a private property. Due to the number of private properties involved and the complexity of the project, the implementation of the project is not something that individual homeowners have the capability/expertise to join forces and accomplish on their own.

The Town's open space property is currently being eroded and there is Town infrastructure in the area including stormwater drainage that has been negatively impacted by the continued erosion occurring in this stretch of river. Since the river system is dynamic, the engineering design/solution will require work along this stretch of the river that includes private property to realize the intended benefit to stop erosion on Town property and further downstream. If left unchecked, the continued erosion could possibly begin to impact a greater portion of the river corridor and could have negative impacts on additional existing Town infrastructure including the sanitary sewer main and road. This is a unique situation in which the Town owns a lengthy section of the riparian corridor of the river. After survey work is completed and the project is designed, we will be able to better understand the extent of work that will be required to be conducted on private property. We will have to work with the homeowners to determine any cost share (if viable) and to work out any temporary easements that might be required prior to moving forward with the project.

I am available to discuss this matter in greater detail if you have any further questions or concerns.

Best regards,

[Brian Carey](#), Conservation Director

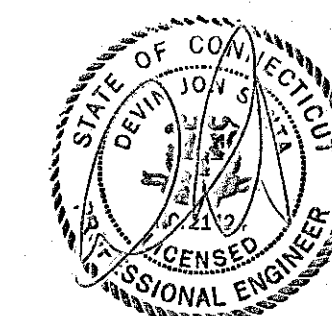
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PREPARED FOR:

TOWN OF FAIRFIELD
DEPARTMENT OF PUBLIC WORKS
SULLIVAN INDEPENDENCE HALL
1ST FLOOR
725 POST ROAD
FAIRFIELD, CT 06824

PROJECT:

SOUTH BENSON MARINA
DREDGE PLANNING STUDY

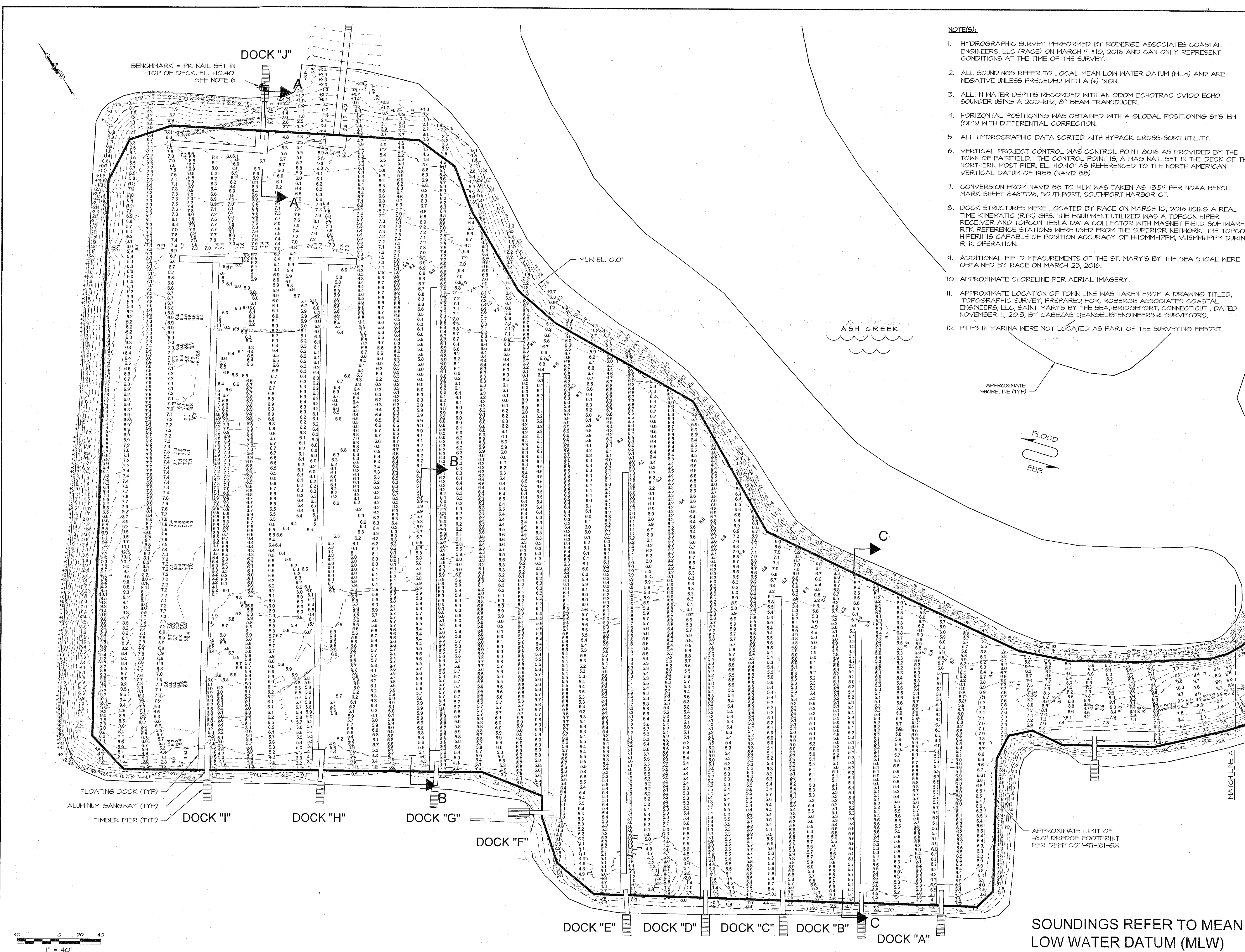
DRAWING:

CONDITION HYDROGRAPHIC
SURVEY
MARCH 9 & 10, 2016

| | | | |
|--------------|--|-----------------|-----------|
| Designed By: | SCS | Date: | 3/18/2016 |
| Drawn By: | JMD | Scale: | 1" = 40' |
| Checked By: | DJS | Project Number: | 201611 |
| CAD File: | S BENSON CONDITION HYDROGRAPHIC SURVEY 3-10-16.DWG | | |
| Drawing No.: | 2 of 3 | | |



SOUNDINGS REFER TO MEAN LOW WATER DATUM (MLW)



NOTE(S).

1. HYDROGRAPHIC SURVEY PERFORMED BY ROBERGE ASSOCIATES COASTAL ENGINEERS, LLC (RACE) ON MARCH 9 & 10, 2016 AND CAN ONLY REPRESENT CONDITIONS AT THE TIME OF THE SURVEY.
2. ALL SOUNDINGS REFER TO LOCAL MEAN LOW WATER DATUM (MLW) AND ARE NEGATIVE UNLESS PRECEDED WITH A (+) SIGN.
3. ALL IN WATER DEPTHS RECORDED WITH AN ODOM ECHOTRAC CV1000 ECHO SOUNDER USING A 200-KHZ, 8° BEAM TRANSDUCER.
4. HORIZONTAL POSITIONING WAS OBTAINED WITH A GLOBAL POSITIONING SYSTEM (GPS) WITH DIFFERENTIAL CORRECTION.
5. ALL HYDROGRAPHIC DATA SORTED WITH HYPACK CROSS-SORT UTILITY.
6. VERTICAL PROJECT CONTROL WAS CONTROL POINT 8016 AS PROVIDED BY THE TOWN OF FAIRFIELD. THE CONTROL POINT IS, A MAG NAIL SET IN THE DECK OF THE NORTHERN MOST PIER, EL. +10.40' AS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
7. CONVERSION FROM NAVD 88 TO MLW WAS TAKEN AS +3.59 PER NOAA BENCH MARK SHEET 8461126, SOUTHPORT, SOUTHPORT HARBOR CT.
8. DOCK STRUCTURES WERE LOCATED BY RACE ON MARCH 10, 2016 USING A REAL TIME KINEMATIC (RTK) GPS. THE EQUIPMENT UTILIZED WAS A TOPCON HIPERII RECEIVER AND TOPCON TESLA DATA COLLECTOR WITH MAGNET FIELD SOFTWARE. RTK REFERENCE STATIONS WERE USED FROM THE SUPERIOR NETWORK. THE TOPCON HIPERII IS CAPABLE OF POSITION ACCURACY OF 1:10MMHIPPM, 1:15MMHIPPM DURING RTK OPERATION.
9. ADDITIONAL FIELD MEASUREMENTS OF THE ST. MARY'S BY THE SEA SHOAL WERE OBTAINED BY RACE ON MARCH 23, 2016.
10. APPROXIMATE SHORELINE PER AERIAL IMAGERY.
11. APPROXIMATE LOCATION OF TOWN LINE WAS TAKEN FROM A DRAWING TITLED, "TOPOGRAPHIC SURVEY, PREPARED FOR, ROBERGE ASSOCIATES COASTAL ENGINEERS, LLC, SAINT MARY'S BY THE SEA, BRIDGEPORT, CONNECTICUT", DATED NOVEMBER 11, 2013, BY CABEZAS DEANGELIS ENGINEERS & SURVEYORS.
12. PILES IN MARINA WERE NOT LOCATED AS PART OF THE SURVEYING EFFORT.

RACE
ROBERGE ASSOCIATES
Coastal Engineers, LLC
611 Access Road, Stratford, CT 06615
Tel: 203-377-0963 Fax: 203-375-6561 www.racellc.com

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PROJECT:

SOUTH BENSON MARINA
DREDGE PLANNING STUDY

DRAWING:

CONDITION HYDROGRAPHIC
SURVEY
MARCH 9 & 10, 2016

| | | | |
|--------------|---------------------------------------|-----------------|-----------|
| Designed By: | SCS | Date: | 3/18/2016 |
| Drawn By: | JMD | Scale: | 1" = 40' |
| Checked By: | DJS | Project Number: | 201611 |
| CAD File: | S BENSON CONDITION SURVEY 3-10-16.DWG | Drawing No.: | 1 of 3 |

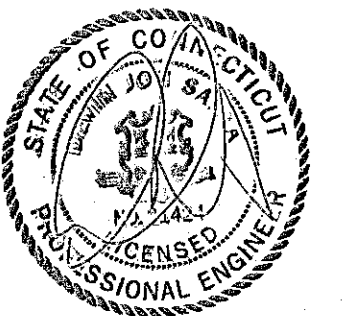
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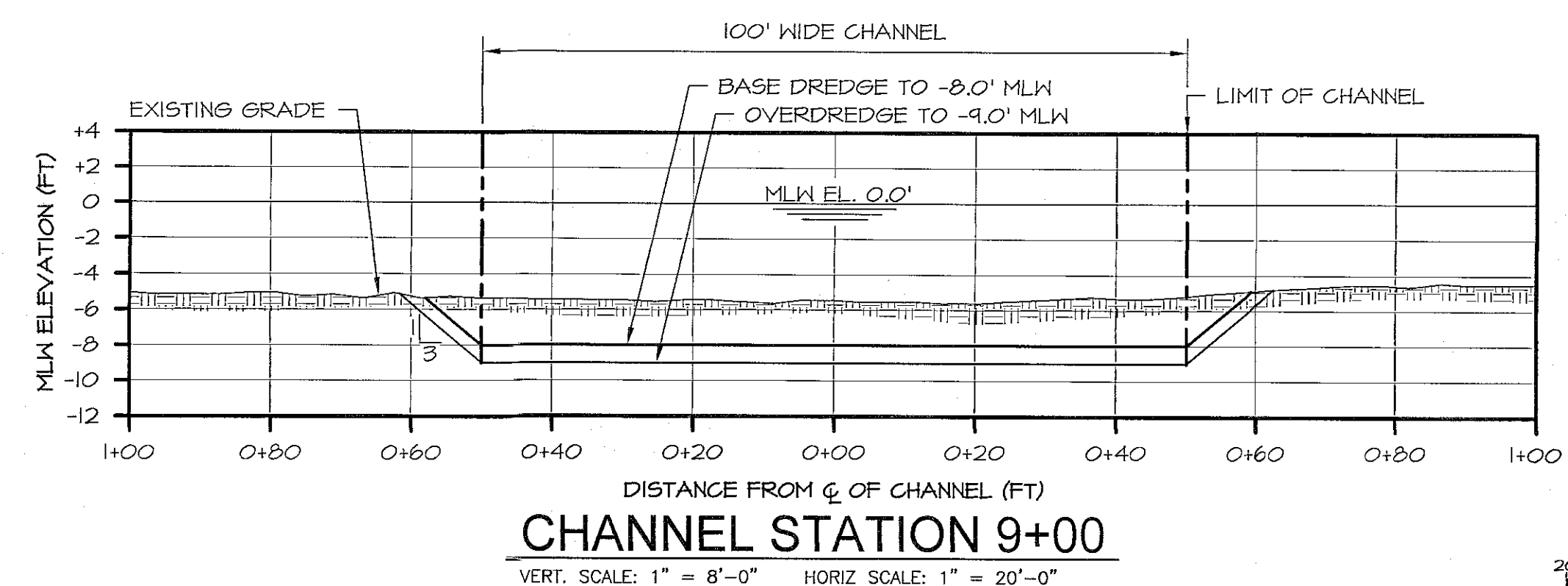
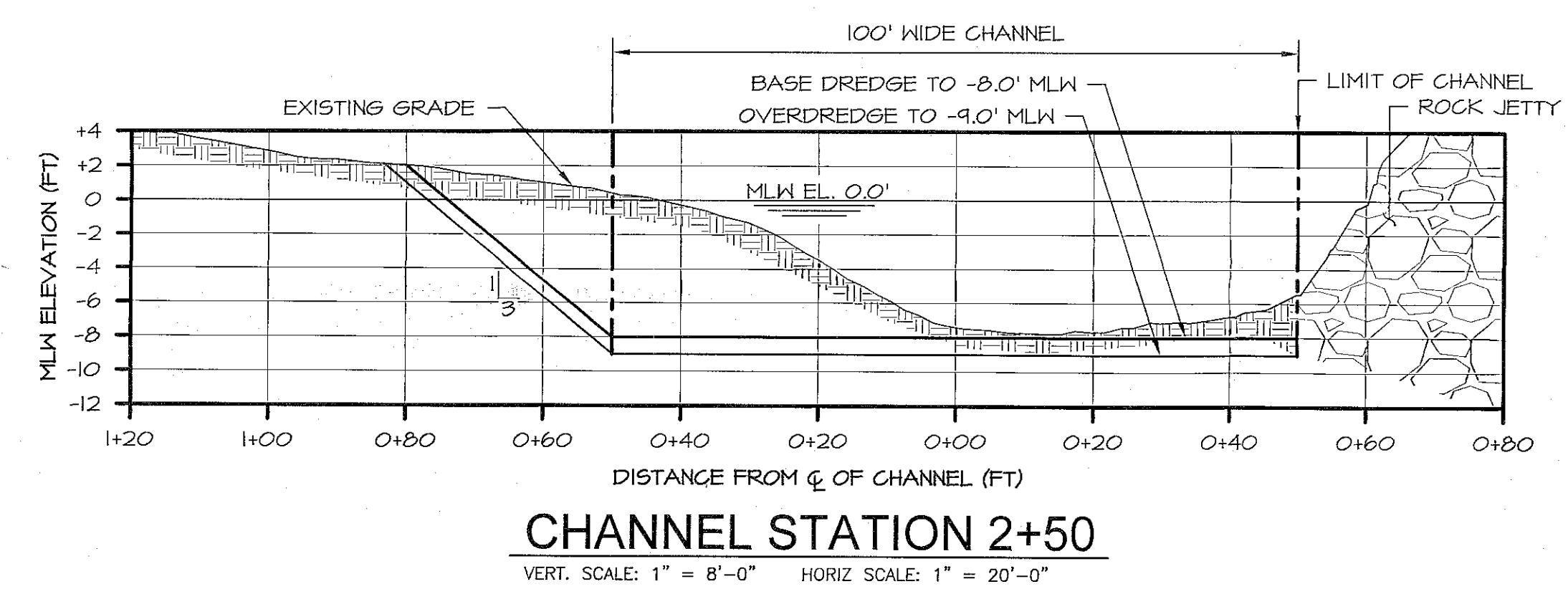
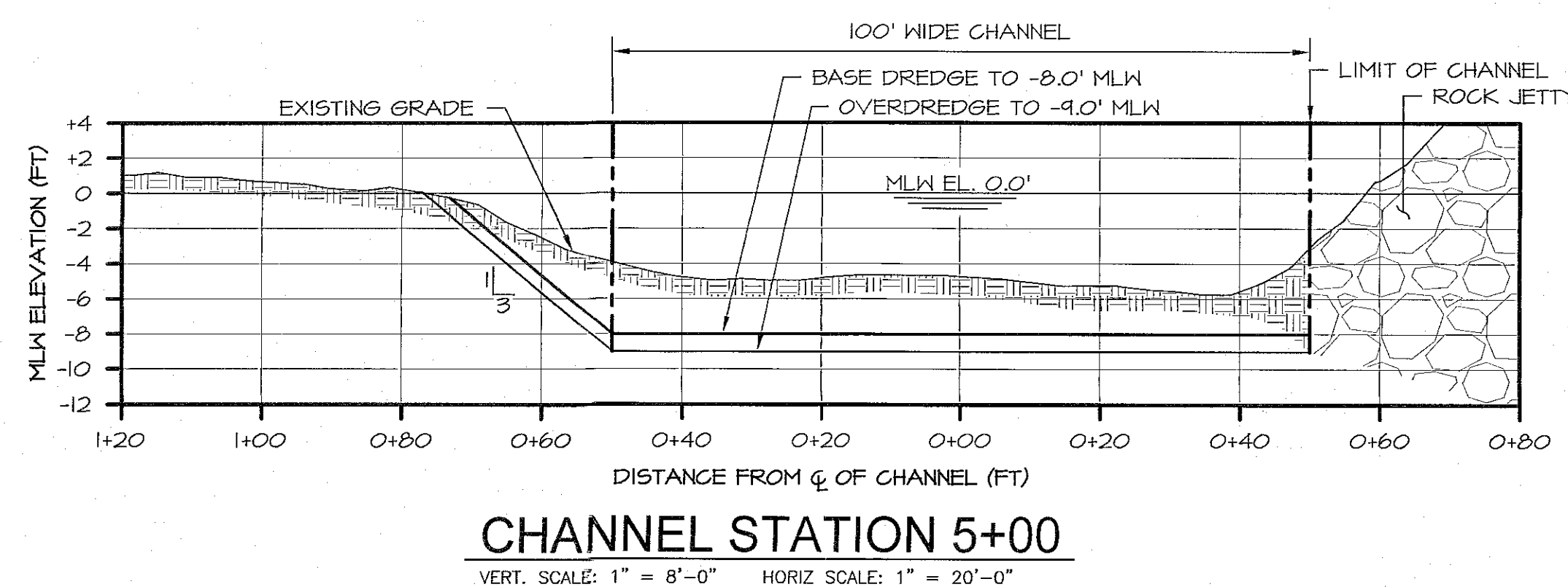
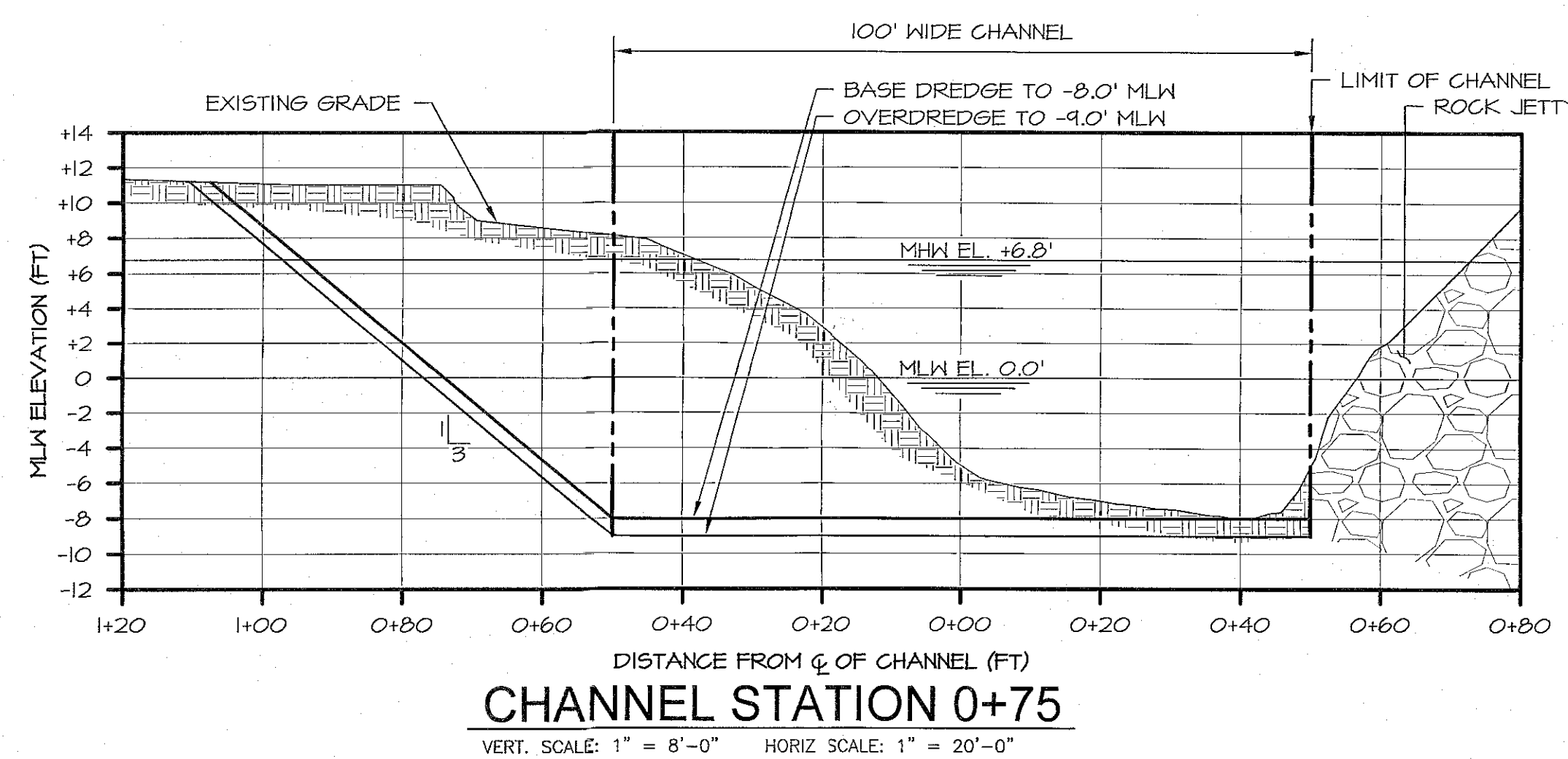
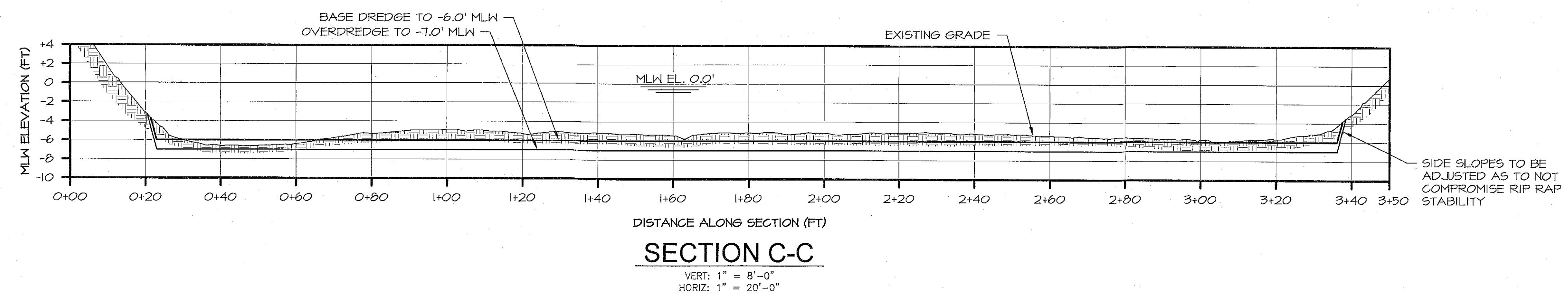
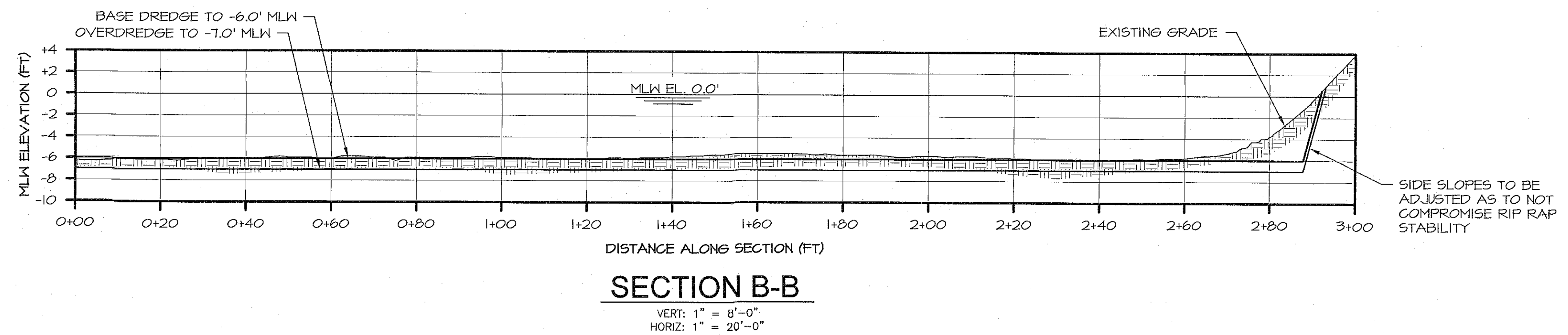
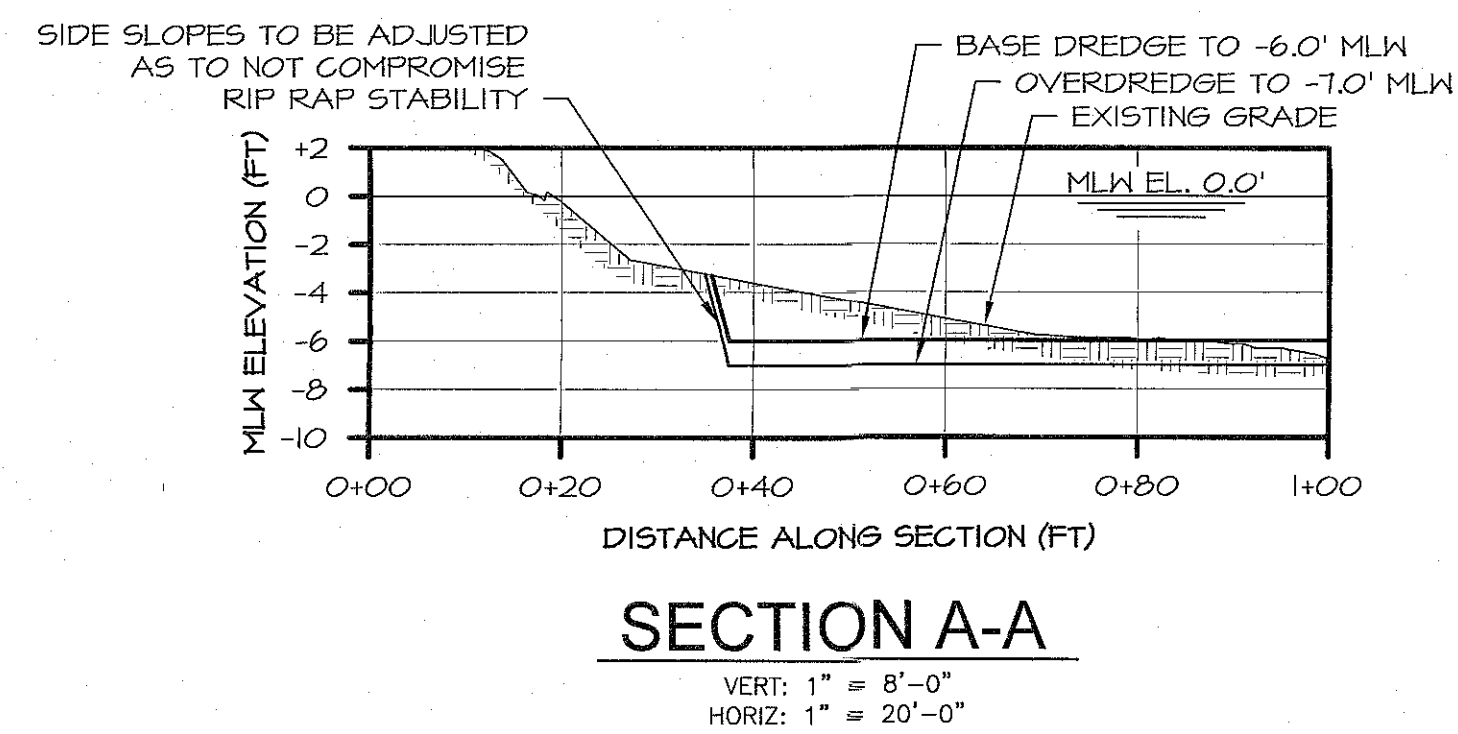


PREPARED FOR:
TOWN OF FAIRFIELD
DEPARTMENT OF PUBLIC WORKS
SULLIVAN INDEPENDENCE HALL
1ST FLOOR
725 POST ROAD
FAIRFIELD, CT 06824

PROJECT:
**SOUTH BENSON MARINA
DREDGE PLANNING STUDY**

DRAWING:
BASIN & CHANNEL SECTIONS

| | | | |
|--------------|---------------------------------------|-----------------|-----------|
| Designed By: | SCS | Date: | 3/18/2016 |
| Drawn By: | MTM | Scale: | AS NOTED |
| Checked By: | DJS | Project Number: | 201611 |
| CAD File: | 5 BENSON CONDITION SURVEY 3-10-16.DWG | Drawing No.: | 3 of 3 |



20 0 10 20
HORIZONTAL SCALE: 1" = 20'