

Town of Fairfield
FINANCE DEPARTMENT
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Attached please find documents prepared for the Town of Fairfield Capital Planning Workshop – September 19, 2017.

INDEX

Projected Cash Flow for Capital and Non-Recurring Projects – Town and Board of Education	EXHIBIT 1
Comparison of Debt Service Projections – September 2016 Capital Plan verses September 2017	EXHIBIT 2
Changes to the Capital Plan – September 2016 Capital Plan Workshop Compared to September 2017 Capital Plan Workshop	EXHIBIT 3
Detail of Town Non-Recurring and Capital Projects by Fiscal Year	EXHIBIT 4
Waterfall – Full Requests	EXHIBIT 5
Debt Service as a Percent of Budget	EXHIBIT 6
WPCA – Capital Items	EXHIBIT 7
Projected Cash Flow for Capital and Non-Recurring Projects – WPCA	EXHIBIT 8
Detail of WPCA Non-Recurring and Capital Projects by Fiscal Year	EXHIBIT 9
WPCA Bond Issue – Aggregate	EXHIBIT 10

**Projected Cash Flow for Capital and Non-Recurring Projects - Town and Board of Education
2017/2018 through 2026/2027**

Board of Education

	<u>2017/2018</u>	<u>2018/2019</u>	<u>2019/2020</u>	<u>2020/2021</u>	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2025/2026</u>	<u>2026/2027</u>	<u>Total</u>
Capital Projects	\$ 11,500,000	\$ 9,944,674	\$ 14,375,000	\$ 8,095,000	\$ 4,065,510	\$ 1,067,798	\$ 2,287,522	\$ 4,500,000	\$ 1,106,012	\$ -	\$ 56,941,516
Less: Reimbursements	\$ (3,039,450)	\$ (2,231,927)	\$ (2,884,701)	\$ (2,052,892)	\$ (1,031,014)	\$ (270,794)	\$ (580,117)	\$ (1,141,200)	\$ (280,485)	\$ -	\$ (13,512,580)
Net Capital Projects	\$ 8,460,550	\$ 7,712,747	\$ 11,490,299	\$ 6,042,108	\$ 3,034,496	\$ 797,004	\$ 1,707,405	\$ 3,358,800	\$ 825,527	\$ -	\$ 43,428,936
Non-Recurring Projects	\$ 2,516,250	\$ 2,270,250	\$ 1,303,528	\$ 3,176,775	\$ 2,607,055	\$ 1,631,242	\$ 3,219,016	\$ 2,331,952	\$ -	\$ -	\$ 19,056,068
Less: Reimbursements	\$ (226,307)	\$ (383,236)	\$ (21,556)	\$ -	\$ (669,633)	\$ (350,283)	\$ (566,554)	\$ (387,520)	\$ -	\$ -	\$ (2,605,089)
Net Non-Recurring Projects	\$ 2,289,943	\$ 1,887,014	\$ 1,281,972	\$ 3,176,775	\$ 1,937,422	\$ 1,280,959	\$ 2,652,462	\$ 1,944,432	\$ -	\$ -	\$ 16,450,979
Total Cash Flow Required	\$ 10,750,493	\$ 9,599,761	\$ 12,772,271	\$ 9,218,883	\$ 4,971,918	\$ 2,077,963	\$ 4,359,867	\$ 5,303,232	\$ 825,527	\$ -	\$ 59,879,915

Town

	<u>2017/2018</u>	<u>2018/2019</u>	<u>2019/2020</u>	<u>2020/2021</u>	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2025/2026</u>	<u>2026/2027</u>	<u>Total</u>
Capital Projects	\$ 4,548,950	\$ 17,801,433	\$ 5,050,000	\$ 4,200,000	\$ 1,850,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 37,450,383
Less: Reimbursements	\$ -	\$ (11,605,530)	\$ (600,000)	\$ (1,300,000)	\$ (625,000)	\$ (500,000)	\$ -	\$ -	\$ -	\$ -	\$ (14,630,530)
Net Capital Projects	\$ 4,548,950	\$ 6,195,903	\$ 4,450,000	\$ 2,900,000	\$ 1,225,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ 22,819,853
Non-Recurring Projects	\$ 2,078,000	\$ 2,745,000	\$ 1,110,000	\$ 2,920,000	\$ 1,050,000	\$ -	\$ 650,000	\$ 650,000	\$ -	\$ -	\$ 11,203,000
Less: Reimbursements	\$ (566,000)	\$ (685,000)	\$ (75,000)	\$ -	\$ (600,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,926,000)
Net Non-Recurring Projects	\$ 1,512,000	\$ 2,060,000	\$ 1,035,000	\$ 2,920,000	\$ 450,000	\$ -	\$ 650,000	\$ 650,000	\$ -	\$ -	\$ 9,277,000
Total Cash Flow Required	\$ 6,060,950	\$ 8,255,903	\$ 5,485,000	\$ 5,820,000	\$ 1,675,000	\$ 3,500,000	\$ 650,000	\$ 650,000	\$ -	\$ -	\$ 32,096,853

Grand Total - Board of Education and Town

	<u>2017/2018</u>	<u>2018/2019</u>	<u>2019/2020</u>	<u>2020/2021</u>	<u>2021/2022</u>	<u>2022/2023</u>	<u>2022/2023</u>	<u>2024/2025</u>	<u>2025/2026</u>	<u>2026/2027</u>	<u>Total</u>
Capital Projects	\$ 16,048,950	\$ 27,746,107	\$ 19,425,000	\$ 12,295,000	\$ 5,915,510	\$ 5,067,798	\$ 2,287,522	\$ 4,500,000	\$ 1,106,012	\$ -	\$ 94,391,899
Less: Reimbursements	\$ (3,039,450)	\$ (13,837,457)	\$ (3,484,701)	\$ (3,352,892)	\$ (1,656,014)	\$ (770,794)	\$ (580,117)	\$ (1,141,200)	\$ (280,485)	\$ -	\$ (28,143,110)
Net Capital Projects	\$ 13,009,500	\$ 13,908,650	\$ 15,940,299	\$ 8,942,108	\$ 4,259,496	\$ 4,297,004	\$ 1,707,405	\$ 3,358,800	\$ 825,527	\$ -	\$ 66,248,789
Non-Recurring Projects	\$ 4,594,250	\$ 5,015,250	\$ 2,413,528	\$ 6,096,775	\$ 3,657,055	\$ 1,631,242	\$ 3,869,016	\$ 2,981,952	\$ -	\$ -	\$ 30,259,068
Less: Reimbursements	\$ (792,307)	\$ (1,068,236)	\$ (96,556)	\$ -	\$ (1,269,633)	\$ (350,283)	\$ (566,554)	\$ (387,520)	\$ -	\$ -	\$ (4,531,089)
Net Non-Recurring Projects	\$ 3,801,943	\$ 3,947,014	\$ 2,316,972	\$ 6,096,775	\$ 2,387,422	\$ 1,280,959	\$ 3,302,462	\$ 2,594,432	\$ -	\$ -	\$ 25,727,979
Total Cash Flow Required	\$ 16,811,443	\$ 17,855,664	\$ 18,257,271	\$ 15,038,883	\$ 6,646,918	\$ 5,577,963	\$ 5,009,867	\$ 5,953,232	\$ 825,527	\$ -	\$ 91,976,768

Comparison of Debt Service Projections - September 2016 Capital Plan versus September 2017 Capital Plan

<u>Fiscal</u> <u>Year Ending</u>	<u>Capital Plan</u> <u>September 2016</u>	<u>Capital Plan</u> <u>September 2017</u>	<u>\$ Difference</u>
6/30/2017	\$23,618,528	\$23,576,619	(\$41,909)
6/30/2018	\$25,422,612	\$24,883,861	(\$538,752)
6/30/2019	\$24,993,967	\$25,431,458	\$437,491
6/30/2020	\$26,449,672	\$25,643,562	(\$806,110)
6/30/2021	\$29,751,499	\$27,357,812	(\$2,393,687)
6/30/2022	\$30,268,854	\$27,438,866	(\$2,829,988)
6/30/2023	\$27,004,012	\$24,122,640	(\$2,881,372)
6/30/2024	\$23,295,264	\$20,652,556	(\$2,642,709)
6/30/2025	\$22,167,052	\$20,936,282	(\$1,230,771)
6/30/2026	\$25,448,970	\$20,993,823	(\$4,455,147)
Subtotal:	\$258,420,430	\$241,037,476	(\$17,382,954)
FY2027 - FY 2036	\$150,760,341	\$157,449,026	\$6,688,686
FY2037 - FY 2045	\$38,413,333	\$41,299,854	\$2,886,521
Subtotal:	\$189,173,674	\$198,748,881	\$9,575,207
Total:	\$447,594,105	\$439,786,357	(\$7,807,747)

Comparison of September 2016 Capital Plan versus September 2017 Capital Plan for BOE and Town

<u>Town</u>	<u>September 2016</u>	<u>September 2017</u>	<u>\$ Difference</u>
Capital Projects:	\$37,460,199	\$37,450,383	(\$9,816)
Non-Recurring:	\$12,507,000	\$11,203,000	(\$1,304,000)
Reimbursements:	(\$17,657,500)	(\$16,556,530)	\$1,100,970
Total:	\$32,309,699	\$32,096,853	(\$212,846)
BOE			
Capital Projects:	\$52,674,516	\$56,941,516	\$4,267,000
Non-Recurring:	\$20,951,025	\$19,056,068	(\$1,894,957)
Reimbursements:	(\$16,196,617)	(\$16,117,669)	\$78,948
Total:	\$57,428,924	\$59,879,915	\$2,450,991
Grand Total			
Capital Projects:	\$90,134,715	\$94,391,899	\$4,257,184
Non-Recurring:	\$33,458,025	\$30,259,068	(\$3,198,957)
Reimbursements:	(\$33,854,117)	(\$32,674,199)	\$1,179,918
Total:	\$89,738,623	\$91,976,768	\$2,238,145

9/15/2017

Town of Fairfield

EXHIBIT 3

Changes to the Capital Plan - CAPITAL PROJECTS

September 2016 Capital Plan Workshop Compared to to September 2017 Capital Plan Workshop

*****TOWN ONLY*****

	<u>Sept. 2016</u>	<u>Sept. 2017</u>	<u>\$ Difference</u>
Capital Projects:	\$37,460,199	\$37,450,383	(\$9,816)
Reimbursements:	(\$16,301,500)	(\$14,630,530)	\$1,670,970
Net:	<u>\$21,158,699</u>	<u>\$22,819,853</u>	<u>\$1,661,154</u>

<u>CAPITAL</u>	<u>SEPTEMBER 2016</u>			<u>SEPTEMBER 2017</u>			<u>DIFFERENCE</u>
	<u>FY17-26</u>			<u>FY18-26</u>			
	<u>CAPITAL</u>	<u>REIMB.</u>	<u>NET</u>	<u>CAPITAL</u>	<u>REIMB.</u>	<u>NET</u>	
Valley Road Bridge Constr. - 80% Reimb.	\$3,200,000	(\$2,560,000)	\$640,000	\$3,200,000	(\$2,560,000)	\$640,000	\$0
Kings Highway Pedestrian Imp. - 86% Reimb.				\$1,448,950	(\$1,246,097)	\$202,853	\$202,853
Phone System	\$1,500,000	\$0	\$1,500,000	\$1,500,000		\$1,500,000	\$0
Duck Farm Bridge Construction - 80% Reimb.	\$1,800,000	(\$1,440,000)	\$360,000	\$1,800,000	(\$1,440,000)	\$360,000	\$0
Grasmere Ped. Imp. Constr. - 100% Reimb.	\$0	\$0	\$0	\$2,000,000	(\$2,000,000)	\$0	\$0
Commerce Bridge Constr. - 100% Reimb.	\$0	\$0	\$0	\$2,759,433	(\$2,759,433)	\$0	\$0
Kings Highway East Streetscape - Reimb.	\$0	(\$880,000)	(\$880,000)				\$880,000
Kings Highway Ped. Imp. - 80% Reimb.	\$0	\$0	\$0	\$2,000,000	(\$1,600,000)	\$400,000	\$400,000
Turney Creek/Riverside Dr. Tide Gates	\$1,116,000	\$0	\$1,116,000	\$1,116,000		\$1,116,000	\$0
Railroad Bridge Tidegates	\$1,176,000	\$0	\$1,176,000	\$1,176,000		\$1,176,000	\$0
Radio System	\$4,000,000	\$0	\$4,000,000	\$4,000,000		\$4,000,000	\$0
ECC Move	\$1,350,000	\$0	\$1,350,000	\$1,350,000		\$1,350,000	\$0
Brookside Dr Bridge Construction - 50% Reimb.	\$1,200,000	(\$960,000)	\$240,000	\$1,200,000	(\$600,000)	\$600,000	\$360,000
Old Town Hall Renovation	\$3,250,000	\$0	\$3,250,000	\$3,250,000		\$3,250,000	\$0
Bronson/Sturges Bridge(s)	\$1,000,000	(\$500,000)	\$500,000	\$1,000,000	(\$500,000)	\$500,000	\$0
Town Building Improvements - Asset Mgmt.	\$1,000,000	\$0	\$1,000,000	\$1,000,000		\$1,000,000	\$0
Greens Farm Bridge Construction	\$1,000,000	(\$800,000)	\$200,000	\$1,000,000	(\$800,000)	\$200,000	\$0
Senior Center Renovation	\$1,200,000	\$0	\$1,200,000	\$1,200,000		\$1,200,000	\$0
Ladder 2 LSN52	\$1,200,000	\$0	\$1,200,000	\$1,200,000		\$1,200,000	\$0
Rooster River/Ash Creek Flood Control	\$1,250,000	(\$625,000)	\$625,000	\$1,250,000	(\$625,000)	\$625,000	\$0
Oldfield Road Bridge	\$1,000,000	(\$500,000)	\$500,000	\$1,000,000	(\$500,000)	\$500,000	\$0
Fire Station 4 Replacement				\$3,000,000		\$3,000,000	\$3,000,000
Hulls Farm Bridge	\$0	(\$640,000)	(\$640,000)				\$640,000
Kings Highway East - Streetscape	\$1,750,000	(\$1,480,000)	\$270,000				(\$270,000)
South Pine Creek Dike	\$2,000,000	(\$1,000,000)	\$1,000,000				(\$1,000,000)
Penfield Pavilion	\$4,468,199	\$0	\$4,468,199				(\$4,468,199)
Clubhouse Renovation	\$3,000,000	\$0	\$3,000,000				(\$3,000,000)
WPCA Flood Hardening - CDBG	\$0	(\$2,316,000)	(\$2,316,000)				\$2,316,000
WPCA Flood Hardening - Contribution	\$0	(\$386,000)	(\$386,000)				\$386,000
Storm Sandy	\$0	(\$714,500)	(\$714,500)				\$714,500
South Pine Creek Dike	\$0	(\$1,500,000)	(\$1,500,000)				\$1,500,000
	<u>\$37,460,199</u>	<u>(\$16,301,500)</u>	<u>\$21,158,699</u>	<u>\$37,450,383</u>	<u>(\$14,630,530)</u>	<u>\$22,819,853</u>	<u>\$1,661,154</u>

Town of Fairfield

EXHIBIT 3

Changes to the Capital Plan - NON-RECURRING PROJECTS

September 2016 Capital Plan Workshop Compared to to September 2017 Capital Plan Workshop

TOWN ONLY

	<u>Sept. 2016</u>	<u>Sept. 2017</u>	<u>\$ Difference</u>
Non-Recurring:	\$12,507,000	\$11,203,000	(\$1,304,000)
Reimbursements:	(\$1,356,000)	(\$1,926,000)	(\$570,000)
Net:	<u>\$11,151,000</u>	<u>\$9,277,000</u>	<u>(\$1,874,000)</u>

NON-RECURRING REMOVE

	<u>CAPITAL</u>	<u>REIMB.</u>	<u>DIFFERENCE</u>
Remove - Gould Manor Pond Drain	(\$250,000)		(\$250,000) On last Year - Approved May 2016
Remove - 6-Wheel All Season Dump Truck	(\$230,000)		(\$230,000) On last Year - Approved May 2016
Remove - Sherman Field Renovation	(\$100,000)		(\$100,000) On last Year - Approved May 2016
Remove - Golf Course Renovation	(\$100,000)		(\$100,000) On last Year - Approved May 2016
Remove - Pumper E-5	(\$900,000)		(\$900,000) On last Year - Approved May 2016
Remove - Stations Maintenance Facility Reloc.	(\$200,000)		(\$200,000)
Remove - Tunxis Hill Upper Field Renovation	(\$130,000)		(\$130,000)
Remove - Commerce Drive Bridge Design	(\$100,000)		(\$100,000)
Remove - Kings Highway East Sidewalk	(\$500,000)		(\$500,000)
Remove - Independence Hall Energy Upgrade	(\$400,000)		(\$400,000)
Subtotal	<u>(\$2,910,000)</u>	<u>\$0</u>	<u>(\$2,910,000)</u>

REDUCE

Reduce Reimb. - Commerce Drive Bridge Design	\$100,000	\$100,000
Reduce Reimb. - Valley Road Bridge Design	\$176,000	\$176,000
Reduce Reimb. - WPCA Facilities Plan	\$340,000	\$340,000
Reduce Reimb. - WPCA Facilities Plan - Contrib.	\$210,000	\$210,000
Reduce Reimb. - Hulls Farm Bridge Design	\$120,000	\$120,000
Reduce Reimb. - Brookside Dr. Br. Design	\$90,000	\$90,000
Reduce Reimb. - Greens Farm Br. Design	\$45,000	\$45,000
Reduce - Hulls Farm Rd. Br. Construct.	(\$100,000)	(\$100,000)
Subtotal	<u>(\$100,000)</u>	<u>\$1,081,000</u>

INCREASE

Increase - Riverfield Ballfield	\$48,000	\$48,000
Increase - Pumper LSN11	\$25,000	\$25,000
Increase - Pumper - LSN14	\$10,000	\$10,000
Increase Reimb. - Commerce Bridge Design	(\$100,000)	(\$100,000)
Increase Reimb. - Valley Road Br. Design	(\$176,000)	(\$176,000)
Increase Reimb. - Duck Farm Br. Design	(\$240,000)	(\$240,000)
Increase Reimb. - Hulls Farm Bridge Construction	(\$175,000)	(\$175,000)
Increase - Southport Sidewalk Connect. Reimb.	(\$360,000)	(\$360,000)
Increase - Kings Highway Phase III Streetscape	(\$600,000)	(\$600,000)
Subtotal	<u>\$83,000</u>	<u>(\$1,568,000)</u>

NEW

New - Burr Mansion Kitchen Upgrade	\$228,000	\$228,000	Approved May 2017
New - H. Smith Richardson Pumping Station	\$150,000	\$150,000	Approved May 2017
New - Southport Sidewalk Connectivity	\$450,000	\$450,000	
New - Grasmere AvE. Ped. Imp.	\$200,000	\$200,000	
New - Mechanic Floor Jacks	\$120,000	\$120,000	
New - Railroad Bridge Tidegates	\$225,000	\$225,000	
New - IT Data Center Relocation	\$250,000	\$250,000	
Subtotal	<u>\$1,623,000</u>	<u>\$0</u>	<u>\$1,623,000</u>

GRAND TOTAL CHANGES - NRC:

<u>(\$1,304,000)</u>	<u>(\$570,000)</u>	<u>(\$1,874,000)</u>
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9/15/2017

EXHIBIT 4A = APPROVED
P = PROPOSEDA = APPROVED
P = PROPOSED**DEPARTMENT REQUESTS**

Department	Town Project		2021/2022
NON-RECURRING (UNDER \$1,000,000)			
DPW	Perry's Green Bulkhead Phase II	P	\$400,000
Fire	Pumper - LSN 11	P	\$650,000
SUBTOTAL NON-RECURRING:			\$1,050,000
CAPITAL (OVER \$1,000,000)			
DPW	Rooster River/Ash Creek Flood Control	P	\$1,250,000
SUBTOTAL CAPITAL:			\$1,250,000
GRAND TOTAL			\$2,300,000

DEPARTMENT REQUESTS

Department	Town Project		2022/2023
NON-RECURRING (UNDER \$1,000,000)			
SUBTOTAL NON-RECURRING:			\$0
CAPITAL (OVER \$1,000,000)			
DPW	Oldfield Road Bridge	P	\$1,000,000
Fire	Fire Station 4 Replacement	P	\$3,000,000
SUBTOTAL CAPITAL:			\$4,000,000
GRAND TOTAL			\$4,000,000

ANTICIPATED EXPENDITURES PER FISCAL YEAR:

Department	Town Project	2021/2022
CAPITAL		
DPW	Rooster River/Ash Creek Flood Control	\$1,250,000
DPW	Senior Center Renovation	\$600,000
Capital Projects This FY		\$1,850,000
Reimbursement - Rooster River/Ash Creek Flood Control		-\$625,000
Capital Reimbursements		-\$625,000
Net Capital Projects This FY		\$1,225,000
NON-RECURRING		
Non-Recurring Projects Expended This FY		\$1,050,000
Reimbursement - Kings Highway Phase III Streetscape		-\$600,000
Non-Recurring Reimbursements		-\$600,000
Net Non-Recurring Projects This FY		\$450,000
NET CASH FLOW PER FISCAL YEAR		\$1,675,000

ANTICIPATED EXPENDITURES PER FISCAL YEAR:

Department	Town Project	2022/2023
CAPITAL		
DPW	Oldfield Road Bridge	\$1,000,000
Fire	Fire Station 4 Replacement	\$3,000,000
Capital Projects This FY		\$4,000,000
Reimbursement - Old Field Bridge		-\$500,000
Capital Reimbursements		-\$500,000
Net Capital Projects This FY		\$3,500,000
NON-RECURRING		
Non-Recurring Projects Expended This FY		\$0
Reimbursement		\$0
Non-Recurring Reimbursements		\$0
Net Non-Recurring Projects This FY		\$0
NET CASH FLOW PER FISCAL YEAR		\$3,500,000

EXHIBIT 4A = APPROVED
P = PROPOSEDA = APPROVED
P = PROPOSED**DEPARTMENT REQUESTS**

Department	Town Project		2023/2024
	NON-RECURRING (UNDER \$1,000,000)		
Fire	Pumper - LSN 14	P	\$650,000
SUBTOTAL NON-RECURRING:			\$650,000
	CAPITAL (OVER \$1,000,000)		
SUBTOTAL CAPITAL:			\$0
GRAND TOTAL			\$650,000

DEPARTMENT REQUESTS

Department	Town Project		2024/2025
	NON-RECURRING (UNDER \$1,000,000)		
Fire	Pumper - LSN 15	P	\$650,000
SUBTOTAL NON-RECURRING:			\$650,000
	CAPITAL (OVER \$1,000,000)		
SUBTOTAL CAPITAL:			\$0
GRAND TOTAL			\$650,000

ANTICIPATED EXPENDITURES PER FISCAL YEAR:

Department	Town Project		2023/2024
	CAPITAL		
Capital Projects This FY			\$0
Reimbursement			
Capital Reimbursements			\$0
Net Capital Projects This FY			\$0
	NON-RECURRING		
Non-Recurring Projects Expended This FY			\$650,000
Reimbursement			\$0
Non-Recurring Reimbursements			\$0
Net Non-Recurring Projects This FY			\$650,000
NET CASH FLOW PER FISCAL YEAR			\$650,000

ANTICIPATED EXPENDITURES PER FISCAL YEAR:

Department	Town Project		2024/2025
	CAPITAL		
Capital Projects This FY			\$0
Reimbursement			\$0
Capital Reimbursements			\$0
Net Capital Projects This FY			\$0
	NON-RECURRING		
Non-Recurring Projects Expended This FY			\$650,000
Reimbursement			\$0
Non-Recurring Reimbursements			\$0
Net Non-Recurring Projects This FY			\$650,000
NET CASH FLOW PER FISCAL YEAR			\$650,000

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	\$23,577	8.03%
2017/2018	298,492	\$24,884	8.34%
2018/2019	304,462	\$25,431	8.35%
2019/2020	310,551	\$25,644	8.26%
2020/2021	316,762	\$27,358	8.64%
2021/2022	323,097	\$27,439	8.49%
2022/2023	329,559	\$24,123	7.32%
2023/2024	336,150	\$20,653	6.14%
2024/2025	342,873	\$20,936	6.11%
2025/2026	349,731	\$20,994	6.00%

(1) FY 2017/2018 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 13, 2017**

TOWN OF FAIRFIELD

Water Pollution Control Authority

To: Connie Nolfi

From: Joseph Michelangelo P.E., Director of Public Works

Date: September 5, 2017

Re: WPCA Capital Items

EXHIBIT 7

Please find the anticipated future WPCA Capital Projects.

WPCA Projects

YEAR			Cost	Grant Opportunities	Net	Project
FY 15	Approved		2.50	2.50	0.00*	WPCF Microgrid
FY 15	A		3.09	2.32	0.77*	Wastewater Plant Hardening**
FY 16	A		0.75	0.41	0.34*	Facilities Plan**
FY 17	A		0.46	0.35	0.12*	Plant Generator Upgrade
FY 17	A		0.16	0.12	0.04*	Mill River PS Generator
FY 17	A		2.50	0.75	1.75*	East Truck Line (south of Metro)
FY 18	Proposed		4.00	1.00	3.00	Wastewater Plant Upgrade Design
FY 18	P		1.80		1.80	Easton Pump Station / Force Main
FY 19	P		1.10	0.55	0.55	WPCF Combined Heat & Power
FY 20	P		1.80		1.80	Fairfield Beach Road Pump Station
FY 21	P		7.50		7.50	East Truck Line (north of I-95)
FY 21	P		58.00	12.00	46.00	Wastewater Plant Upgrade Construction
FY 22	P		1.80	0.40	1.40	I & I Study and Removal
FY 23	P		2.30		2.30	Center St Pump Station
FY 24	P		0.70		0.70	Pine Creek Pump Station

* PROJECTS NOT BONDED BY WPCA

** Local share equally divided between WPCA & Town General Fund

Identification of proposed projects and costs as per DRAFT Facilities Plan.

All costs in million dollar, 2017 values

Projected Cash Flow for Capital and Non-Recurring Projects - WPCA
2017/2018 through 2023/2024

WPCA

	<u>2017/2018</u>	<u>2018/2019</u>	<u>2019/2020</u>	<u>2020/2021</u>	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>Totals</u>
Capital Projects	\$ 5,800,000	\$ 1,100,000	\$ 1,800,000	\$ 36,500,000	\$ 30,800,000	\$ 2,300,000	\$ -	\$ 78,300,000
Less: Reimbursements	\$ (1,000,000)	\$ (550,000)	\$ -	\$ (6,000,000)	\$ (6,400,000)	\$ -	\$ -	\$ (13,950,000)
Net Capital Projects	\$ 4,800,000	\$ 550,000	\$ 1,800,000	\$ 30,500,000	\$ 24,400,000	\$ 2,300,000	\$ -	\$ 64,350,000
Non-Recurring Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 700,000
Less: Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Non-Recurring Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 700,000
Total Cash Flow Required	\$ 4,800,000	\$ 550,000	\$ 1,800,000	\$ 30,500,000	\$ 24,400,000	\$ 2,300,000	\$ 700,000	\$ 65,050,000

EXHIBIT 9

A = APPROVED
P = PROPOSED

NON-RECURRING & CAPITAL PROJ. BY FISCAL YEAR:

Department	Town Project	2019/2020
	NON-RECURRING (UNDER \$1,000,000)	
SUBTOTAL NON-RECURRING:		\$0
	CAPITAL (OVER \$1,000,000)	
WPCA	FAIRFIELD BEACH ROAD PUMP STATION	P \$1,800,000
SUBTOTAL CAPITAL:		\$1,800,000
GRAND TOTAL		\$1,800,000

ANTICIPATED EXPENDITURES PER FISCAL YEAR:

Department	Town Project	2019/2020
	CAPITAL	
WPCA	FAIRFIELD BEACH ROAD PUMP STATION	\$1,800,000
Capital Projects This FY		\$1,800,000
Capital Reimbursements		\$0
Net Capital Projects This FY		\$1,800,000
Non-Recurring Projects Expended This FY		\$0
Non-Recurring Reimbursements		\$0
Net Non-Recurring Projects This FY		\$0
NET CASH FLOW PER FISCAL YEAR		\$1,800,000

A = APPROVED

P = PROPOSED

NON-RECURRING & CAPITAL PROJ. BY FISCAL YEAR:

Department	Town Project	2023/2024	
	NON-RECURRING (UNDER \$1,000,000)		
WPCA	PINE CREEK PUMP STATION	P \$700,000	\$700,000
			\$0
			\$0
	SUBTOTAL NON-RECURRING:	\$700,000	\$700,000
	CAPITAL (OVER \$1,000,000)		
			\$18,500,000
			\$59,800,000
			\$0
	SUBTOTAL CAPITAL:	\$1,400,000	\$79,700,000
	GRAND TOTAL	\$2,100,000	\$80,400,000

ANTICIPATED EXPENDITURES PER FISCAL YEAR:

Department	Town Project	2023/2024	
	CAPITAL		
			\$18,500,000
			\$59,800,000
			\$0
	Capital Projects This FY	\$0	\$78,300,000
			(\$7,950,000)
			(\$6,000,000)
			\$0
	Capital Reimbursements	\$0	(\$13,950,000)
	Net Capital Projects This FY	\$0	\$64,350,000
	Non-Recurring Projects Expended This FY	\$700,000	\$700,000
	Reimbursement	\$0	\$0
			\$0
			\$0
	Non-Recurring Reimbursements	\$0	\$0
	Net Non-Recurring Projects This FY	\$700,000	\$700,000
	NET CASH FLOW PER FISCAL YEAR	\$700,000	\$65,050,000

Town of Fairfield, CT

\$65,050,000 - Case 1a - 2018 WPCA (Est)

Dated: July 1, 2018 (FY2019)

EXHIBIT 10**Aggregate Debt Service**

Date	Principal	Interest	Total P+I
06/30/2019	-	65,250.00	65,250.00
06/30/2020	270,000.00	127,200.00	397,200.00
06/30/2021	270,000.00	513,350.00	783,350.00
06/30/2022	1,885,000.00	1,038,862.50	2,923,862.50
06/30/2023	2,570,000.00	1,303,037.50	3,873,037.50
06/30/2024	3,255,000.00	1,392,312.50	4,647,312.50
06/30/2025	3,255,000.00	1,314,637.50	4,569,637.50
06/30/2026	3,255,000.00	1,236,962.50	4,491,962.50
06/30/2027	3,255,000.00	1,159,287.50	4,414,287.50
06/30/2028	3,255,000.00	1,081,612.50	4,336,612.50
06/30/2029	3,255,000.00	1,003,937.50	4,258,937.50
06/30/2030	3,250,000.00	926,337.50	4,176,337.50
06/30/2031	3,250,000.00	848,812.50	4,098,812.50
06/30/2032	3,250,000.00	771,287.50	4,021,287.50
06/30/2033	3,250,000.00	693,762.50	3,943,762.50
06/30/2034	3,250,000.00	616,237.50	3,866,237.50
06/30/2035	3,250,000.00	538,712.50	3,788,712.50
06/30/2036	3,250,000.00	461,187.50	3,711,187.50
06/30/2037	3,250,000.00	383,662.50	3,633,662.50
06/30/2038	3,250,000.00	306,137.50	3,556,137.50
06/30/2039	3,250,000.00	228,612.50	3,478,612.50
06/30/2040	2,985,000.00	154,312.50	3,139,312.50
06/30/2041	2,985,000.00	83,237.50	3,068,237.50
06/30/2042	1,370,000.00	31,800.00	1,401,800.00
06/30/2043	685,000.00	7,950.00	692,950.00
Total	\$65,050,000.00	\$16,288,500.00	\$81,338,500.00

Par Amounts Of Selected Issues

Case 1a - 2018 WPCA (Est)	2,350,000.00
Case 1b - 2018 WPCA (Est) - CWF	3,000,000.00
Case 1a - 2020 WPCA (Est)	9,300,000.00
Case 1b - 2020 WPCA (Est) - CWF	23,000,000.00
Case 1a - 2021 WPCA (Est)	2,200,000.00
Case 1b - 2021 WPCA (Est) - CWF	11,500,000.00
Case 1a - 2022 WPCA (Est)	2,200,000.00
Case 1b - 2022 WPCA (Est) - CWF	11,500,000.00
TOTAL	65,050,000.00

Town of Fairfield, CT

All Bonded Debt - Including 2017 New Money Bonds
Including 2018-2026 Bond Scenarios

Bond Details		Rate
\$13,691,943	New Bonds in 7/2018 - 20 years at	3.50%
\$14,000,000	New Bonds in 7/2019 - 20 years at	3.75%
\$11,500,000	New Bonds in 7/2020 - 20 years at	3.75%
\$8,000,000	New Bonds in 7/2021 - 20 years at	4.00%
\$8,000,000	New Bonds in 7/2022 - 20 years at	4.00%
\$8,000,000	New Bonds in 7/2023 - 20 years at	4.00%
\$8,000,000	New Bonds in 7/2024 - 20 years at	4.00%
\$8,000,000	New Bonds in 7/2025 - 20 years at	4.00%
\$8,000,000	New Bonds in 7/2026 - 20 years at	4.00%
\$8,000,000	New Bonds in 7/2027 - 20 years at	4.00%
\$95,191,943		

"WATERFALL MODEL" - SMOOTHED

													New 2018 Bonds			New 2019 Bonds			New 2020 Bonds			New 2021 Bonds			New 2022 Bonds			New 2023 Bonds
	OUTSTANDING (excl CWF)			CWF	Annual BANs for CNR Projects						New 2018 Bonds			New 2019 Bonds			New 2020 Bonds			New 2021 Bonds			New 2022 Bonds					
	Principal	Interest	Total P+I	(P+I)	BAN Paydown	Issue Date	BAN Size	Net Interest	BAN Rate	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal		
06/30/14	12,975,000	7,961,336	20,936,336	2,037,286	4,663,650	7/15/2012	12,135,000	20,431	0.17%	20,431	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
06/30/15	14,780,000	7,489,181	22,269,181	2,032,266	2,986,950	7/15/2013	20,266,000	34,662	0.17%	34,662	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
06/30/16	15,565,000	6,733,589	22,298,589	2,016,155	314,732	7/15/2014	14,030,000	16,306	0.12%	16,306	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
06/30/17	14,790,000	6,353,158	21,143,158	1,927,766	404,802	7/15/2015	35,020,000	100,893	0.29%	100,893	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
06/30/18	14,675,000	6,337,035	21,012,035	1,890,311	1,868,843	7/15/2016	20,432,000	112,671	0.55%	112,671	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
06/30/19	16,070,000	6,360,373	22,430,373	1,777,472	857,041	7/15/2017	12,645,000	126,963	1.01%	126,963	-	239,609	239,609	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
06/30/20	16,260,000	5,392,298	21,652,298	1,767,956	802,008	7/15/2018	13,916,680	208,750	1.50%	208,750	479,218	470,832	950,050	-	262,500	262,500	-	-	-	-	-	-	-	-	-	-	-	
06/30/21	16,430,000	4,648,973	21,078,973	1,767,956	1,889,527	7/15/2019	17,371,942	260,579	1.50%	260,579	479,218	454,059	933,277	700,000	511,875	1,211,875	-	215,625	215,625	-	-	-	-	-	-	-	-	
06/30/22	16,510,000	3,959,348	20,469,348	1,767,956	1,539,121	7/15/2020	18,021,298	270,319	1.50%	270,319	616,137	434,890	1,051,028	700,000	485,625	1,185,625	575,000	420,469	995,469	-	160,000	160,000	-	-	-	-	-	
06/30/23	14,665,000	3,328,548	17,993,548	294,659	1,539,121	7/15/2021	15,129,095	226,936	1.50%	226,936	650,367	412,727	1,063,094	700,000	459,375	1,159,375	575,000	398,906	973,906	400,000	312,000	712,000	-	160,000	160,000	-	-	
06/30/24	11,445,000	2,716,004	14,161,004		1,539,121	7/15/2022	15,000,000	225,000	1.50%	225,000	684,597	389,365	1,073,962	700,000	433,125	1,133,125	575,000	377,344	952,344	400,000	296,000	696,000	400,000	312,000	712,000	-	-	
06/30/25	11,525,000	2,277,873	13,802,873		1,539,121	7/15/2023	15,000,000	225,000	1.50%	225,000	718,827	364,805	1,083,632	700,000	406,875	1,106,875	575,000	355,781	930,781	400,000	280,000	680,000	400,000	296,000	696,000	400,000	400,000	
06/30/26	11,585,000	1,853,760	13,438,760		1,369,746	7/15/2024	15,000,000	225,000	1.50%	225,000	718,827	339,646	1,058,473	700,000	380,625	1,080,625	575,000	334,219	909,219	400,000	264,000	664,000	400,000	280,000	680,000	400,000	400,000	
06/30/27	9,055,000	1,498,485	10,553,485		3,000,000	7/15/2025	15,000,000	225,000	1.50%	225,000	718,827	314,487	1,033,314	700,000	354,375	1,054,375	575,000	312,656	887,656	400,000	248,000	648,000	400,000	264,000	664,000	400,000	400,000	
06/30/28	9,070,000	1,221,535	10,291,535		3,000,000	7/15/2026	15,000,000	225,000	1.50%	225,000	718,827	289,328	1,008,155	700,000	328,125	1,028,125	575,000	291,094	866,094	400,000	232,000	632,000	400,000	248,000	648,000	400,000	400,000	
06/30/29	7,440,000	963,885	8,403,885		3,000,000	7/15/2027	15,000,000	225,000	1.50%	225,000	718,827	264,169	982,996	700,000	301,875	1,001,875	575,000	269,531	844,531	400,000	216,000	616,000	400,000	232,000	632,000	400,000	400,000	
06/30/30	5,770,000	742,360	6,512,360		3,000,000	7/15/2028	10,000,000	150,000	1.50%	150,000	718,827	239,010	957,837	700,000	275,625	975,625	575,000	247,969	822,969	400,000	200,000	600,000	400,000	216,000	616,000	400,000	400,000	
06/30/31	5,755,000	559,485	6,314,485		3,000,000	7/15/2029	10,000,000	150,000	1.50%	150,000	718,827	213,851	932,678	700,000	249,375	949,375	575,000	226,406	801,406	400,000	184,000	584,000	400,000	200,000	600,000	400,000	400,000	
06/30/32	4,265,000	413,901	4,678,901		3,000,000	7/15/2030	5,000,000	75,000	1.50%	75,000	718,827	188,692	907,519	700,000	223,125	923,125	575,000	204,844	779,844	400,000	168,000	568,000	400,000	184,000	584,000	400,000	400,000	
06/30/33	4,265,000	295,382	4,560,382		3,000,000	7/15/2031	5,000,000	75,000	1.50%	75,000	718,827	163,533	882,360	700,000	196,875	896,875	575,000	183,281	758,281	400,000	152,000	552,000	400,000	168,000	568,000	400,000	400,000	
06/30/34	2,265,000	205,448	2,470,448		3,000,000	7/15/2032	5,000,000	75,000	1.50%	75,000	718,827	138,374	857,201	700,000	170,625	870,625	575,000	161,719	736,719	400,000	136,000	536,000	400,000	152,000	552,000	400,000	400,000	
06/30/35	2,265,000	143,676	2,408,676		3,000,000	7/15/2033		0		0	718,827	113,215	832,042	700,000	144,375	844,375	575,000	140,156	715,156	400,000	120,000	520,000	400,000	136,000	536,000	400,000	400,000	
06/30/36	1,695,000	90,135	1,785,135		3,000,000	7/15/2034		0		0	718,827	88,056	806,883	700,000	118,125	818,125	575,000	118,594	693,594	400,000	104,000	504,000	400,000	120,000	520,000	400,000	400,000	
06/30/37	1,696,000	45,236	1,741,236		3,000,000	7/15/2035		0		0	718,827	62,897	781,724	700,000	91,875	791,875	575,000	97,031	672,031	400,000	88,000	488,000	400,000	104,000	504,000	400,000	400,000	
06/30/38	675,000	11,391	686,391					0		0	718,827	37,738	756,565	700,000	65,625	765,625	575,000	75,469	650,469	400,000	72,000	472,000	400,000	88,000	488,000	400,000	400,000	
06/30/39	-	-	-					0		0	718,827	12,579	731,406	700,000	39,375	739,375	575,000	53,906	628,906	400,000	56,000	456,000	400,000	72,000	472,000	400,000	400,000	
06/30/40	-	-	-					0		0		-	-	700,000	13,125	713,125	575,000	32,344	607,344	400,000	40,000	440,000	400,000	56,000	456,000	400,000	400,000	
06/30/41	-	-	-					0		0		-	-		-	-	575,000	10,781	585,781	400,000	24,000	424,000	400,000	40,000	440,000	400,000	400,000	
06/30/42	-	-	-					0		0		-	-		-	-		-	-	400,000	8,000	408,000	400,000	24,000	424,000	400,000	400,000	
06/30/43	-	-	-					0		0		-	-		-	-		-	-		-	-	400,000	8,000	408,000	400,000	400,000	
06/30/44																											400,000	
06/30/45																												
06/30/46																												
06/30/47																												
06/30/48																												
06/30/49																												
06/30/50																												
06/30/51																												
Totals.....	241,491,000	71,602,390	313,093,390	17,279,784	54,313,785			3,253,511		3,253,511	13,691,943	5,231,863	18,923,806	14,000,000	5,512,500	19,512,500	11,500,000	4,528,125	16,028,125	8,000,000	3,360,000	11,360,000	8,000,000	3,360,000	11,360,000	8,000,000		

Exhibit 5 - Waterfall - Sept 13 2017
Case 2 - Full Requests
EXHIBIT 5

	New 2023 Bonds			New 2024 Bonds			New 2025 Bonds			New 2026 Bonds			New 2027 Bonds				
3 Bonds	8,000,000	New 2024 Bonds		8,000,000	New 2025 Bonds		8,000,000	New 2026 Bonds		8,000,000	New 2027 Bonds		8,000,000	TOTAL	Total All	Annual	FYE
Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	PROPOSED		Change	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27,657,703		06/30/14
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27,323,059	(334,644)	06/30/15
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24,645,782	(2,677,277)	06/30/16
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23,576,619	(1,069,163)	06/30/17
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24,883,861	1,307,241	06/30/18
-	-	-	-	-	-	-	-	-	-	-	-	-	-	239,609	25,431,458	547,597	06/30/19
-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,212,550	25,643,562	212,104	06/30/20
-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,360,777	27,357,812	1,714,250	06/30/21
-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,392,122	27,438,866	81,054	06/30/22
-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,068,375	24,122,640	(3,316,226)	06/30/23
160,000	160,000	-	-	-	-	-	-	-	-	-	-	-	-	4,727,431	20,652,556	(3,470,084)	06/30/24
312,000	712,000	-	160,000	160,000	-	-	-	-	-	-	-	-	-	5,369,288	20,936,282	283,726	06/30/25
296,000	696,000	400,000	312,000	712,000	-	160,000	160,000	-	-	-	-	-	-	5,960,317	20,993,823	57,541	06/30/26
280,000	680,000	400,000	296,000	696,000	400,000	312,000	712,000	-	160,000	160,000	-	-	-	6,535,345	20,313,830	(679,993)	06/30/27
264,000	664,000	400,000	280,000	680,000	400,000	296,000	696,000	400,000	312,000	712,000	-	160,000	160,000	7,094,374	20,610,909	297,079	06/30/28
248,000	648,000	400,000	264,000	664,000	400,000	280,000	680,000	400,000	296,000	696,000	400,000	312,000	712,000	7,477,402	19,106,287	(1,504,621)	06/30/29
232,000	632,000	400,000	248,000	648,000	400,000	264,000	664,000	400,000	280,000	680,000	400,000	296,000	696,000	7,292,431	16,954,791	(2,151,496)	06/30/30
216,000	616,000	400,000	232,000	632,000	400,000	248,000	648,000	400,000	264,000	664,000	400,000	280,000	680,000	7,107,459	16,571,944	(382,846)	06/30/31
200,000	600,000	400,000	216,000	616,000	400,000	232,000	632,000	400,000	248,000	648,000	400,000	264,000	664,000	6,922,488	14,676,388	(1,895,556)	06/30/32
184,000	584,000	400,000	200,000	600,000	400,000	216,000	616,000	400,000	232,000	632,000	400,000	248,000	648,000	6,737,516	14,372,898	(303,490)	06/30/33
168,000	568,000	400,000	184,000	584,000	400,000	200,000	600,000	400,000	216,000	616,000	400,000	232,000	632,000	6,552,545	12,097,992	(2,274,906)	06/30/34
152,000	552,000	400,000	168,000	568,000	400,000	184,000	584,000	400,000	200,000	600,000	400,000	216,000	616,000	6,367,574	11,776,249	(321,743)	06/30/35
136,000	536,000	400,000	152,000	552,000	400,000	168,000	568,000	400,000	184,000	584,000	400,000	200,000	600,000	6,182,602	10,967,737	(808,512)	06/30/36
120,000	520,000	400,000	136,000	536,000	400,000	152,000	552,000	400,000	168,000	568,000	400,000	184,000	584,000	5,997,631	10,738,867	(228,870)	06/30/37
104,000	504,000	400,000	120,000	520,000	400,000	136,000	536,000	400,000	152,000	552,000	400,000	168,000	568,000	5,812,659	6,499,050	(4,239,817)	06/30/38
88,000	488,000	400,000	104,000	504,000	400,000	120,000	520,000	400,000	136,000	536,000	400,000	152,000	552,000	5,627,688	5,627,688	(871,362)	06/30/39
72,000	472,000	400,000	88,000	488,000	400,000	104,000	504,000	400,000	120,000	520,000	400,000	136,000	536,000	4,736,469	4,736,469	(891,219)	06/30/40
56,000	456,000	400,000	72,000	472,000	400,000	88,000	488,000	400,000	104,000	504,000	400,000	120,000	520,000	3,889,781	3,889,781	(846,688)	06/30/41
40,000	440,000	400,000	56,000	456,000	400,000	72,000	472,000	400,000	88,000	488,000	400,000	104,000	504,000	3,192,000	3,192,000	(697,781)	06/30/42
24,000	424,000	400,000	40,000	440,000	400,000	56,000	456,000	400,000	72,000	472,000	400,000	88,000	488,000	2,688,000	2,688,000	(504,000)	06/30/43
8,000	408,000	400,000	24,000	424,000	400,000	40,000	440,000	400,000	56,000	456,000	400,000	72,000	472,000	2,200,000	2,200,000	(488,000)	06/30/44
-	-	400,000	8,000	408,000	400,000	24,000	424,000	400,000	40,000	440,000	400,000	56,000	456,000	1,728,000	1,728,000	(472,000)	06/30/45
-	-	-	-	-	400,000	8,000	408,000	400,000	24,000	424,000	400,000	40,000	440,000	1,272,000	1,272,000	(456,000)	06/30/46
-	-	-	-	-	-	-	-	400,000	8,000	408,000	400,000	24,000	424,000	832,000	832,000	(440,000)	06/30/47
-	-	-	-	-	-	-	-	-	-	-	400,000	8,000	408,000	408,000	408,000		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0		
3,360,000	11,360,000	8,000,000	3,360,000	11,360,000	8,000,000	3,360,000	11,360,000	8,000,000	3,360,000	11,360,000	8,000,000	3,360,000	11,360,000	133,984,431	521,924,901		

Exhibit 5 - Waterfall - Sept 13 2017
Case 2 - Full Requests
EXHIBIT 5

	Project	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Comment
	FLHS Windows	3,907,674									
	FWMS - Roof Project	3,000,000									
Cost decrease	FWMS - Roof Project	(713,000)									Updated to actual Town bid cost - \$2,287,000
	District Wide Security & Safety	2,020,692									
	FLHS - Boilers	620,000									
Cost decrease	FLHS - Boilers	(25,050)									Updated to actual Town bid cost - \$594,950
	Dwight - Playground Retaining Wall	100,000									
Cost decrease	Dwight - Playground Retaining Wall	(44,500)									Updated to actual Town bid cost -\$55,500
	Holland Hill Addition & Renovation	1,240,000	12,000,000								
Cost increase	Holland Hill Addition & Renovation		5,250,000								Updated to actual cost from HHBC - \$18,490,000
	Tomlinson - Roof		837,791								
Cost increase	Tomlinson Roof Project		18,459								Updated to actual Town bid cost - \$856,250
	FWHS HVAC System		250,000								
	FWHS Tennis Courts		325,000								
New	District Wide - Security Project		335,000								
	FWHS Turf Field		750,000								
New	FLHS - Parking Lot			275,000							Project was rejected by BOS in 2017-2018
Project cancelled/removed	District Wide - Emergency Lighting			(313,322)							Project not cost effective
	RLMS Roof Warranty Ext. Project			950,000							
Cost increase	RLMS Roof Warranty Ext. Project			25,000							Updated to actual cost - \$975,000
	McKinley Roof Warranty Ext. Project			450,000							
Cost increase	McKinley Roof Warranty Ext. Project			25,000							Updated to actual cost - \$475,000
	District Wide Security & Safety			500,000							
Cost decrease	District Wide Security & Safety			(154,750)							Updated to complete work from phases 1, 2 & 3 - \$345,250
	Sherman			3,000,000							
New	Secondary Schools - IT CAT 6 Project			200,000							Updated to actual Town bid cost
Moved later	FLHS Tennis Courts			(300,000)							
Cost increase/Moved later	FLHS Tennis Courts				550,000						Updated to actual comparable Town bid - \$550,000
	Mill Hill Addition & Renovation			1,500,000	15,000,000						Updated to actual cost
Cost increase	Mill Hill Addition & Renovation				3,720,000						Updated to actual cost based on BC projects - \$20,220,000
	Tomlinson - New Acoustical Ceiling & Lights				668,528						
Moved later	Stratfield Front Façade				(351,775)	351,775					
Moved later	Stratfield Front Retaining Wall				(250,000)	250,000					
	Stratfield Roof				85,000						
	FWHS - Cafeteria AC				(750,000)						
Cost increase/moved later	FWHS - Cafeteria AC					1,000,000					Updated to actual cost - \$1,000,000
	FLHS - Renovate Student Bathrooms					1,125,000					
	District Wide Portable Classrooms					250,000					
	FWMS Elevator Replacement Project					150,000					
Cost increase	FWMS Elevator Replacement Project					50,000					Updated to actual cost - \$200,000
	Jennings Addition & Renovation						1,705,320				
	Tomlinson New Windows						825,000				
	North Stratfield New Acoustical Ceiling & Lights						335,024				
	North Stratfield Roof Project						1,815,510				
	FWHS Student Bathrooms						1,447,031				
New	FLHS Emergency Generator Replacement							250,000			
	Osborn Hill Renovate Student Bathrooms							364,652			
	FWHS New Windows							3,150,000			
	Sherman Roof Project							1,381,242			
	FWMS Renovate Student Bathrooms								984,970		
	Dwight - Renovation								4,356,012		
	FWMS New Windows								825,000		
	Osborn Hill Roof Project								1,409,046		
	Dwight Renovate Student Bathrooms									303,877	
	District Wide - Underground Oil Tank									500,000	
	Mill Hill Roof Project									1,028,075	
	Burr - Roof Warranty Ext. Project									500,000	
2016-2017 Long Range Facilities Plan Waterfall Schedule		10,888,366	14,162,791	7,013,322	17,105,303	1,525,000	6,127,885	4,895,894	7,575,028	2,331,952	
Cost Increase		0	5,603,459	525,000	4,270,000	1,651,775	0	250,000	0	0	
Cost Decrease		(782,550)	0	(768,072)	(1,351,775)	0	0	0	0	0	
2017-2018 Long Range Facilities Plan Waterfall Schedule		10,105,816	19,766,250	6,770,250	20,023,528	3,176,775	6,127,885	5,145,894	7,575,028	2,331,952	
Net change 16-17 to 17-18 Long Range Facilities Plan Waterfall Schedule		(782,550)	5,603,459	(243,072)	2,918,225	1,651,775	0	250,000	0	0	

Legend: Green = Savings (cost decrease)

	Project	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Comment
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Red= Overages (cost increase)

Fairfield Public Schools
Long Range Facilities Plan Waterfall Schedule
2012-2013 to 2025-2026

School	Project	2012-2013	SDSC Grant Reimbursement	School	Project	2013-2014	SDSC Grant Reimbursement	School	Project	2014-2015	SDSC Grant Reimbursement	School	Project	2015-2016	SDSC Grant Reimbursement	School	Project	2016-2017	SDSC Grant Reimbursement
Dwight	*Boilers	\$ 294,000		Riverfield	Addition and Renovation	\$ 16,735,766		Mill Hill	*Roof Project	\$ 461,614	\$ 122,005	Dwight	*Roof Project	\$ 1,232,342	\$ 325,708	Holland Hill	Project team initial funding and temporary (portable) classrooms	\$ 1,240,000	
Jennings	*Renovate Student Bathrooms	131,250		FLHS	Roof Project	2,792,855		N. Stratfield	*Boilers	364,652		Jennings	*Boilers	382,000		FLHS	Windows	3,907,674	
Osborn Hill	New Windows	4,195,013		FLHS	Renovate and Upgrade	8,040,534		FWHS	*Boiler	152,500		FLHS	*Artificial Turf Field	650,000		FWMS	Roof project	2,287,000	
Tomlinson	*Front Façade	250,000										District wide	*Security and Safety Infrastructure	1,752,000		District wide	*Security and Safety Infrastructure	2,020,692	
Tomlinson	*Traffic	150,000														FLHS	*Boilers	594,950	
Tomlinson	*Floors	133,350														Dwight	*Playground retaining wall and stairs	55,500	
District wide	*Underground Tanks	250,000																	
FWHS	Roof Project	6,351,000																	
McKinley	Roof Coping/Repair	159,740																	
TOTAL		\$ 11,914,353	\$ -	TOTAL		\$ 27,569,155	\$ -	TOTAL		\$ 978,766	\$ 122,005	TOTAL		\$ 4,016,342	\$ 325,708	TOTAL		\$ 10,105,816	\$ -

Waterfall Schedule

Multi-Year Projects																			
School	Project	2012-2013	SDSC Grant Reimbursement			2013-2014	SDSC Grant Reimbursement			2014-2015	SDSC Grant Reimbursement			2015-2016	SDSC Grant Reimbursement			2016-2017	SDSC Grant Reimbursement
Sherman	Addition and Renovations	1,000,000	264,300																
Osborn Hill	New Windows	1,000,000	264,300			1,500,000	396,450			1,695,013	447,992								
FWHS	Roof Project	1,587,750	419,642			1,587,750	419,642			1,587,750	419,642			1,587,750	419,642				
Riverfield	Addition and Renovations					500,000	132,150			7,117,883	1,881,256			7,117,883	1,881,256			2,000,000	528,600
FLHS	Windows																	500,000	132,150
FLHS	Roof Project					500,000	132,150			1,500,000	396,450			792,855	209,552				
FLHS	Renovate and Upgrade					500,000	132,150			3,500,000	925,050			4,040,534	1,067,913				
Sherman	Renovate and Upgrade Phase III																		
Holland Hill	Addition and Renovations																	1,240,000	327,732
Mill Hill	Addition and Renovations																		
N. Stratfield	Roof Project																		
FWMS	Roof Project																		
FWHS	New Windows																	250,000	66,075
Jennings	Addition and Renovations																		
Dwight	Addition and Renovations																		
Capital Projects		\$ 3,587,750				\$ 4,587,750				\$ 15,400,646				\$ 13,539,022				\$ 3,990,000	
SDE,BSF Grant Reimbursement			\$ 948,242				\$ 1,212,542				\$ 4,070,390				\$ 3,578,363				\$ 1,054,557
Non-Recurring Projects (1 year)		\$ 1,208,600				\$ -				\$ 978,766				\$ 4,016,342				\$ 2,671,142	
GROSS CASH FLOW PER YEAR		\$ 4,796,350	\$ 4,796,350			\$ 4,587,750	\$ 4,587,750			\$ 16,379,412	\$ 16,379,412			\$ 17,555,364	\$ 17,555,364			\$ 6,661,142	\$ 6,661,142
SDE,BSF Grant Reimbursement			\$ (948,242)				\$ (1,212,542)				\$ (4,192,395)				\$ (3,904,071)				\$ (1,054,557)
NET CASH FLOW PER YEAR			\$ 3,848,108				\$ 3,375,208				\$ 12,187,017				\$ 13,651,293				\$ 5,606,585

Leased property costs have not been determined or included in this long term plar
Prior to 2019-2020 Estimated SDSC Grant for Fairfield is 26.43%
2019-2020 and beyond Estimated SDSC Grant for Fairfield is 25.36%
*Non-Recurring Projects (1 year)

**Fairfield Public Schools
Long Range Facilities Plan Waterfall Schedule
2012-2013 to 2025-2026**

School	Project	2017-2018	SDSC Grant Reimbursement	School	Project	2018-2019	SDSC Grant Reimbursement	School	Project	2019-2020	SDSC Grant Reimbursement	School	Project	2020-2021	SDSC Grant Reimbursement	School	Project	2021-2022	SDSC Grant Reimbursement
Holland Hill	Addition and Renovation	\$ 17,250,000		District wide	*Security and Safety Infrastructure	345,250		Mill Hill	Addition and Renovation	\$ 18,720,000		Stratfield	*Front Façade	351,775		Jennings	Addition and Renovation	\$ 1,705,320	
Tomlinson	*Roof Project	856,250	\$ 226,307	Sherman	Renovate and Upgrade Phase III	\$ 3,000,000		Stratfield	*Roof Project	85,000	\$ 21,556	Stratfield	*Front Retaining Wall	250,000		N. Stratfield	*New Acoustical Ceiling & Lights	335,024	
FWHS	*Artificial Turf Field	750,000		Mill Hill	Project team initial fundng	\$ 1,500,000		Tomlinson	*New Acoustical Ceiling & Lights	\$ 668,528		FLHS	*Renovate Student Bathrooms	1,125,000		N. Stratfield	Roof Project	1,815,510	\$ 460,413
FWHS	*LMC HVAC Replacement	250,000		McKinley	*Roof Warranty Ext. Project	475,000	\$ 125,543	FLHS	*Tennis Courts Replacement	550,000		FWMS	*Elevator Replacement Project	200,000		FWHS	*Renovate Student Bathrooms	1,447,031	
FWHS	*Blake Tennis Courts Replacement	\$ 325,000		RLMS	*Roof Warranty Ext. Project	975,000	\$ 257,693					FWHS	*New A/C for Cafeteria	1,000,000		Tomlinson	*New Windows	825,000	\$ 209,220
District wide	*Security and Safety Infrastructure	\$ 335,000		Secondary Schools	*I.T. CAT 6-Electrical Project	\$ 200,000						District wide	*Portable Classroom Repairs	250,000					
				FLHS	*Student Parking Lot	\$ 275,000													
TOTAL	\$ 19,766,250		\$ 226,307	TOTAL	\$ 6,770,250		\$ 383,236	TOTAL	\$ 20,023,528		\$ 21,556	TOTAL	\$ 3,176,775		\$ -	TOTAL	\$ 6,127,885		\$ 669,633

Waterfall	Schedule
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[illegible]

Leased property costs have not been determined or included in this long term plan

Prior to 2019-2020 Estimated SDSC Grant for Fairfield is 26.43%

After 2020-2021 Estimated SDSC Grant for Fairfield is 25.36%

*Non-Recurring Projects (1 year)

**Fairfield Public Schools
Long Range Facilities Plan Waterfall Schedule
2012-2013 to 2025-2026**

[illegible]

Waterfall Schedule

[illegible]

Leased property costs have not been determined or included in this long term plan
Prior to 2019-2020 Estimated SDSC Grant for Fairfield is 26.43%
After 2020-2021 Estimated SDSC Grant for Fairfield is 25.36%
(McKinley, RLMS, Burr, TMS and Stratfield)
*Non-Recurring Projects (1 year)

Fairfield Public Schools Facilities Plan 2014 - 2025

Riverfield Elementary School



Fairfield Ludlowe High School



Osborn Hill Elementary School



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

Fairfield Public Schools
Facilities Plan 2014-2025

Introduction

We are pleased to present this update to the Fairfield Public Schools Facilities Plan. This document serves as guidance for the Board of Education as it prepares its list of capital requests from the Town of Fairfield. It also dovetails with the Town's "Waterfall" schedule, the blueprint from which the Town calculates and tracks its annual and long-term debt. Our overarching goal of this Plan is to meet the capital needs of the school district – its 17 school buildings comprising approximately 2 million square feet – and the fiscal capability of the Town.

We believe this Plan accurately represents the needs and estimated costs for the Fairfield Public Schools for the next ten years. Obviously, as we have learned from experience, emergency or unforeseen situations can develop that will necessitate the inclusion of other projects as yet unknown to us. Pricing can also change based on the market for labor and materials. We intend for this to be a "living document," updated on an annual basis, as part of the Board's and Town's long-range planning.

Thomas P. Cullen
Director of Operations
August 22, 2017

Table of Contents

Fairfield Board of Education – Facilities Planning Principles	1
Fairfield Public Schools Summary of Enrollment Projections by School and Year	3
Statement of Needs.....	5
Burr Elementary	5
Dwight Elementary	5
Holland Hill Elementary	6
Jennings Elementary	7
McKinley Elementary	8
Mill Hill Elementary	8
North Stratfield Elementary	9
Osborn Hill Elementary	9
Riverfield Elementary	10
Sherman Elementary	10
Stratfield Elementary.....	11
Fairfield Woods Middle	11
Roger Ludlowe Middle	12
Tomlinson Middle	12
Fairfield Ludlowe High	12
Fairfield Warde High	13
Fairfield High Schools Walter Fitzgerald Campus	13
Methodology for Determining Project Cost Estimates	14
2014-2025 Summary by Project Start Date.....	15
2013-2014 Summary by Year	16
2014-2015 Summary by Year	17
2015-2016 Summary by Year	18
2016-2017 Summary by Year	19
2017-2018 Summary by Year	20
2018-2019 Summary by Year	21
2019-2020 Summary by Year	22
2020-2021 Summary by Year	23
2021-2022 Summary by Year	24
2022-2023 Summary by Year	25
2023-2024 Summary by Year	26
2024-2025 Summary by Year	27
Future Projects (beyond 2025)	28
Sherman Elementary Cost Estimate Breakdown	29
Mill Hill Elementary Project Team Initial Funding Cost Estimate Breakdown	30
Mill Hill Elementary Cost Estimate Breakdown.....	31
Jennings Elementary Cost Estimate Breakdown.....	32
Dwight Elementary Cost Estimate Breakdown.....	33
Appendix A – Building Use and Capacity Report (Milone & MacBroom February 11, 2016)	34
Appendix B - Portable Classroom Study	35

Fairfield Board of Education - Facilities Planning Principles

Adopted
on
June 22, 2010

1. Core Facilities - *Additional classrooms shall not be added without addressing the core facilities that they will impact.* With any new classroom additions at our schools, we must equally incorporate relative additional space to expand core facilities when necessary. More children may bring more space needs in the cafeteria, library, gymnasium, bathrooms, and hallways.

2. Class Size - *Facilities planning, whenever possible, shall have a goal of providing adequate space to enable educational guidelines to be met.* Class size should not be viewed as a variable designed to simplify facilities and budgetary problems. Class size should not be used as a means to fit students into the limited space we have, wherever it may be. Instead we should endeavor to provide appropriate facilities that meet educational specifications throughout the district.

3. Specialized Curriculum - *We must provide, whenever possible, appropriate and dedicated spaces for specialized curriculum needs such as special education, art, music, and technology.* We should endeavor to provide appropriate and dedicated spaces for specialized curriculum needs, as specified in the Educational Specifications that are generated for our elementary schools. In particular, space must be provided for art, music, technology and special education. These critical components of our curriculum cannot be effectively delivered “on a cart,” in a closet, or in similar inappropriate spaces.

4. Enrollment Projections - *A long term plan should account for and accommodate peak enrollment projections.* When realistic and feasible we should not ignore the new dynamics that play a role in school population like in-migration, zoning density, regional economy, or being named “The Best Town in Connecticut” by CT Magazine. We should endeavor, whenever possible, to use projected enrollment figures that account for these factors, and that compensate for the fact that recent projections have at times underestimated actual enrollment, when determining space needs.

5. Stability - *We should strive to create district plans that provide stability for the district’s students.* We should endeavor to plan for stability in our educational system. Whenever possible, redistricting should not be revisited every 3-5 years, especially without a major event such as a school opening or closing.

6. Headroom – *To ensure stability we should leave headroom in each school - the maximum number we should PLAN to is 90%/85% of capacity.* We should ensure that headroom is built into our calculations for school planning. Because enrollment projections are not an exact science district planning must account for the statistical variance between projected and actual enrollments. As such, whenever possible, schools should be operated at a utilization level that accommodates year-to-year fluctuations in enrollment without resorting to inappropriate measures such as redistricting, or buying and installing portable classrooms. For elementary schools, this utilization level is 90%. For middle and high schools, this utilization level is 85%.

7. Commitment to Adding Space Where Students Are Located – *At the elementary school level we must have a commitment of maintaining the concept of “neighborhood schools” and/or allowing students to attend the elementary school which is reasonably close to the students’ homes whenever*

educationally feasible and possible. We should not be busing students past or away from their neighborhood school or a school which is reasonably close to their home because there is an open seat in another school located in different part of town. Therefore, the planning process must evaluate where the population centers are and build or expand in those areas.

8. Phase out Temporary Solutions (Portables) - *Eliminate the Town's reliance on portable classrooms as a permanent substitute for brick and mortar classrooms.* Whenever possible phase out the temporary solutions by eliminating the Town's reliance on temporary portable classrooms – wood, steel, or otherwise – as a permanent substitute for brick and mortar classrooms.

This document is organized into several sections. The first section updates the enrollment to include the latest projections provided by Milone & MacBroom on February 11, 2016. The second section is a Statement of Needs for each school, whether or not any project is proposed for the school in this Plan. There are no costs associated with the Statement of Needs.

The third section gives an overview of the projects recommended for 2014-2025 with an estimated cost. These are based in a priority sequence based on the condition of the building (for example, Mill Hill) and/or pressing enrollment issues. The fourth section gives the detail behind each of these projects. We have included a description of our cost methodology for estimating these projects.

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

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

Note: Excludes ECC students.

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

*Source: Actual October 1, 2016 student count

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

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

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

Note: Excludes ECC students.

Source: Milone & MacBroom 2-11-2016

FACILITY EVALUATION

Statement of Needs

The district conducted an assessment that considered the current use and condition of the facilities throughout the Fairfield Public Schools (including regular and special area classrooms, technology centers, grounds, parking, libraries/media centers, athletic fields, gymnasiums, etc.). Principals participated in the review of the facilities to provide perspective and insight with regard to programs and the use of assigned spaces. The assessment was then updated to reflect information in the Milone & MacBroom of February 11, 2016 (Appendix A).

Elementary Schools

Burr Elementary School

Built: 2004

Renovated: N/A

Status: N/A

Portables: None

Parking issues

Expand parking lots for staff and visitors

Extend sidewalk along front parking lot for improved safety

Kitchen storage issues

Expand kitchen for extra storage, refrigerators and freezers

Relocate custodial slop sink in kitchen manager's office

Building storage issues

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

Building HVAC control system upgrades

Design and install added controls for HVAC for better operating functions

Security systems and safety issues

Provide increased security and safety measures

Dwight Elementary School

Built: 1962

Renovated: 1960's & 2000

Status: N/A

Portables: None

Full renovation and upgrades, including ADA

Upgrade the building and the site for ADA compliance

Include space for a new elevator

Connect the two building wings with a closed-in connector corridor

Design and install new fire sprinkler system

Design and install new HVAC fresh air and air-conditioning system

Expand the library media center

Program/Capacity Deficiencies

- Provide 1.0 Computer Lab Classroom
- Provide 1.0 Band Classroom
- Provide .5 Gifted Classroom
- Provide .5 SPED Areas
- Provide .25 Early Literacy Classroom
- Provide .5 Conference Room

Security systems and safety issues

- Provide increased security and safety measures

Parking issues

- Extend sidewalk along front entrance loop for improved safety
- Relocate high electrical wires and telephone poles for bus and truck traffic

Kitchen storage issues

- Expand kitchen for extra storage, refrigerators and freezers
- Investigate the need for second serving line

Building storage issues

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school materials

Septic system upgrade/replacement

- Design and install new septic system for replacement of existing system

Playground Issues

- Accessibility issues with stairs and ramp

Holland Hill Elementary School

Built: 1956

Renovated: 1978 & 2001

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

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

Renovation and Addition

- Design and install an addition to eliminate portable classrooms
- Implement all building code, life safety code and fire code requirements
- Upgrade core facilities (expand APR/Cafeteria for increased enrollment)
- Design and install new fire sprinkler system
- Design and install new HVAC fresh air and air-conditioning system

Program/Capacity Deficiencies

- Provide 1.0 Music Classroom
- Provide 1.0 Instrumental Music Classroom
- Provide 4.0 General Classrooms
- Provide 1.0 Computer Lab Classroom
- Provide 1.0 Gifted, Social Worker, MRT
- Provide .5 SPED Area
- Provide .5 Conference Room
- Provide .5 Copy Room
- Provide .25 Server Room
- Provide .25 Spanish teacher office

Kitchen storage issues

- Expand kitchen for extra storage, refrigerators and freezers
- Investigate the need for a second serving line

Building storage issues

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school materials

Parking issues

- Expand parking lots for staff and visitors
- Extend sidewalk along front entrance loop for improved safety

Security systems and safety issues

- Provide increased security and safety measures

Jennings Elementary School

Built: 1967

Renovated: 2000 & 2002

Status: N/A

Portables: 1 (purchased in 2002)

Renovation and Addition

- Design and install an addition to eliminate the portable classroom
- Implement all building code, life safety code and fire code requirements
- Upgrade core facilities (expand APR/Cafeteria for increased enrollment)
- Design and install new fire sprinkler system
- Design and install new HVAC fresh air and air-conditioning system

Program/Capacity Deficiencies

- Provide 1.0 Music Classroom
- Provide 1.0 Instrumental Music Classroom
- Provide 1.0 Computer Lab Classroom
- Provide .5 LAC, MRT, IIT, Instructional Support, and Conference
- Provide .5 Gifted Room
- Provide .25 ELT Room
- Provide .25 ELL Room
- Provide .25 Spanish Teacher Office
- Provide .25 OT/PT Room

Kitchen storage issues

- Expand kitchen for extra storage, refrigerators and freezers
- Investigate the need for a second serving line

Building storage issues

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school materials

Parking issues

- Expand parking lots for staff and visitors
- Extend sidewalk along front entrance loop for improved safety

Security systems and safety issues

- Provide increased security and safety measures

McKinley Elementary School

Built: 2003
Renovated: N/A
Status: N/A
Portables: None

Parking issues

Expand parking lots for staff and visitors

Security systems and safety issues

Provide increased security and safety measures

Mill Hill Elementary School

Built: 1955
Renovated: 1978, 1991 & 2000
Status: N/A
Portables: 5 (3 purchased in 2008, 1 purchased in 2001 & 1 purchased in 2000)

Renovation and Addition

Design and install an addition to eliminate portable classrooms
Implement all building code, life safety code and fire code requirements
Upgrade core facilities (expand APR/Cafeteria for increased enrollment)
Design and install new HVAC fresh air and air-conditioning system

Program/Capacity Deficiencies

Provide 5.0 General Classrooms
Provide 1.0 Music Classroom
Provide 1.0 Computer Lab Classroom
Provide .5 Instrumental Music Classroom
Provide .5 Gifted Room
Provide .5 SPED Room
Provide .5 OT/PT Room
Provide .25 ELT Room
Provide .25 ELL Room
Provide .25 MRT Room
Provide .25 IIT Room
Provide .25 Spanish Teacher Office
Provide .25 Social Worker Office

Kitchen storage issues

Expand kitchen for extra storage, refrigerators and freezers
Investigate the need for a second serving line

Building storage issues

Provide storage rooms for custodial and maintenance needs
Provide storage rooms for staff and school materials

Parking issues

Expand parking lots for staff and visitors
Extend sidewalk along front entrance loop for improved safety

Security systems and safety issues

Provide new increased security and safety measures

North Stratfield Elementary School

Built: 1961
Renovated: 1996 & 2000
Status: N/A
Portables: None

Renovation and Addition

- Implement all building code, life safety code and fire code requirements
- Upgrade core facilities
- Design and install new HVAC fresh air and air-conditioning system

Program/Capacity Deficiencies

- Provide 1.5 Gym Space
- Provide .5 Instrumental music classroom
- Provide .5 Gifted Room
- Provide .5 SPED Room
- Provide .5 OT/PT Room
- Provide .25 ELL Room

Kitchen storage issues

- Expand kitchen for extra storage, refrigerators and freezers
- Investigate the need for a second serving line

Parking issues

- Expand parking lots for staff and visitors

Building storage issues

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school materials

Security systems and safety issues

- Provide increased security and safety measures

Osborn Hill Elementary School

Built: 1958
Renovated: 1969, 1981, 1997, 2000 & 2009 Annex Building (five classroom addition)
Status: N/A
Portables: None

Renovation and Addition

- Implement all building code, life safety code and fire code requirements
- Upgrade core facilities
- Design and install new fire sprinkler system
- Design and install new HVAC fresh air and air-conditioning system
- Install additional lockers due to increased enrollment

Program/Capacity Deficiencies

- Provide 1.0 Instrumental Music Classroom
- Provide .5 Teachers Work Room
- Provide .5 Conference Room
- Provide .5 Art Room
- Provide .5 Music Room
- Provide .5 Gifted Room
- Provide .5 SPED Room
- Provide .25 LAC Room
- Provide .25 ELL Room

Provide .25 MRT Room
Provide .25 IIT Room
Provide .25 Spanish Teacher Office
Provide .25 Literary Tutor Office
Provide .25 Social Worker Office

Parking issues

Expand parking lots for staff and visitors

Building storage issues

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

Security systems and safety issues

Provide increased security and safety measures

Riverfield Elementary School

Built: 1959

Renovated: 1971, 2000 & 2015

Status: N/A

Portables: None

Building storage issues

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

Security systems and safety issues

Provide increased security and safety measures

Sherman Elementary School

Built: 1963

Renovated: 1977, 2001 & 2009

Status: Phase one – 2009 Annex Building (six classroom addition) completed
Phase two – 2012 Partial Addition and Renovation completed by SPSBC
Phase three – 2018-2019 Project to be considered by all Town Bodies

Portables: 1 (Purchased in 2001 and moved from FHS in 2003)

Renovation and Addition

Implement all building code, life safety code and fire code requirements

Upgrade core facilities

Design and install new fire sprinkler system

Design and install new HVAC fresh air and air-conditioning system

Install new and additional lockers due to increased enrollment

Program/Capacity Deficiencies

Provide .5 OT/PT Classroom

Provide 1.0 Instrumental Music Classroom

Provide 1.0 Computer Lab Classroom

Provide .5 Teachers Work Room

Provide .25 Spanish Teacher Office

Provide .25 Social Worker Office

Provide .25 Server Room

Parking issues

- Expand parking lots for staff and visitors
- Extend sidewalk along front entrance loop for improved safety

Building storage issues

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school material

Security systems and safety issues

- Provide new, increased security and safety measures
- Close in canopy walkway from Annex Building to School Building

Stratfield Elementary School

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

Kitchen storage issues

- Expand kitchen for extra storage, refrigerators and freezers
- Investigate the need for a second serving line

Security systems and safety issues

- Provide increased security and safety measures

Middle Schools:**Fairfield Woods Middle School**

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

Renovation and Addition

- Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school

Windows

- Replace old windows with new windows

Building storage issues

- Provide storage rooms for custodial and maintenance needs
- Provide storage rooms for staff and school materials

Security systems and safety issues

- Provide increased security and safety measures

Roger Ludlowe Middle School

Built: 2003
Renovated: N/A
Status: N/A
Portables: None

Building storage issues

Provide storage rooms for custodial and maintenance needs
Provide storage rooms for staff and school materials

Security systems and safety issues

Provide increased security and safety measures

Tomlinson Middle School

Built: 1917
Renovated: 1942, 1958, 1976, 2006
Status: N/A
Portables None

Renovation and Addition

Evaluate cafeteria size and options to accommodate enrollment
Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school

Kitchen storage issues

Expand kitchen for extra storage, refrigerators and freezers

Building storage issues

Provide storage rooms for custodial and maintenance needs
Provide storage rooms for staff and school materials

Parking issues

Expand parking lots for staff and visitors

Security systems and safety issues

Provide increased security and safety measures

High Schools:

Fairfield Ludlowe

Built: 1950
Renovated: 1963, 1972, 1995, 2005 & 2015
Status: N/A
Portables: None

Renovation and Addition

Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school
Renovate all boys and girls gang bathrooms

Parking issues

Expand parking lots for staff, visitors and growing enrollment and investigate all the parent drop off areas for handling increased enrollment

Building storage issues

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

Tennis Courts

Replace aging tennis courts with new tennis courts

Security systems and safety issues

Provide increased security and safety measures

Fairfield Warde

Built: 1955

Renovated: 2003, 2006

Status: N/A

Portables: None

Renovation and Addition

Design and install classrooms to accommodate increased enrollment

Install additional lockers to accommodate increased enrollment

Design and install an addition onto the existing cafeteria to accommodate increased enrollment

Design and install new HVAC fresh air and air-conditioning system to add to existing system to cover entire school

Renovate all boys and girls gang bathrooms

Windows

Replace old windows with new windows

Building storage issues

Provide storage rooms for custodial and maintenance needs

Provide storage rooms for staff and school materials

Kitchen storage issues

Expand kitchen for extra storage, refrigerators and freezers and make arrangements to open and operate the fourth serving line

Tennis Courts

Replace aging tennis courts with new tennis courts

Security systems and safety issues

Provide increased security and safety measures

Fairfield High Schools Walter Fitzgerald Campus (formerly the Alternative High School)

In fiscal year 2008-2009 the CO-OP and PAL program were combined and the Alternative High School was created. This program is housed in a leased facility located at 108 Biro Street formerly known as St. Emery's School now known as Walter Fitzgerald Campus. This lease is negotiated and facilitated by the Town of Fairfield.

Methodology for Determining Project Cost Estimates

1. Review and define scope of work with the principal, staff and users.
2. Review and define scope of work with the central office internal renovation and construction professionals.
3. Perform a history “checks and balances” of past similar projects, similar scope of work, bid documents and cost estimates.
4. Solicit opinions at no cost from consultants, vendors, and contractors for similar projects to provide cost estimates.
5. Discuss scope of projects with the Town Department of Public Works and Purchasing for assistance with similar projects for cost estimating purposes.
6. Review project scope for the Division of Construction Services (DCS) reimbursement, capability, and filing.
7. Review project for possible grants and funding sources from the State and/or other local organizations.
8. Calculate project scope square footage and provide draft costs per square foot from the following sources:
 - a. DCS cost per square foot for educational facilities
 - b. Contractor’s cost per square foot for similar projects
 - c. Previous bid projects/documentation for similar scope of work
9. Investigate hazardous material issues with old building materials to identify if testing data needs to be figured into the cost estimates. Estimates are based on past similar projects.
10. Review architectural, engineering, and other consultants required for projects and provide cost estimates based on verbal discussions and past similar projects.
11. Investigate and define the project scheduling to identify if all work will be straight time versus premium time.
12. Determine project contingencies according to the size of the project, the scope of work and the possibility of unknowns for the building and/or the project site.
13. Incorporate project safety procedures and interim life safety measures for work to be performed in an educational facility, as well as work performed during occupied hours.
14. For projects that are scheduled over multiple years and/or are part of a long term plan, cost escalation factors are figured into the cost estimate.
15. Determine project cost estimate.

Fairfield Public Schools
Long Range Facilities Plan
2014-2025 Summary by Project Start Date

School	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Estimated Total
Burr Elementary School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Dwight Elementary School	-	-	1,232,342	\$ 55,500	-	-	-	-	-	-	4,356,012	303,877	5,947,731
Holland Hill Elementary School	-	-	-	1,240,000	17,250,500	-	-	-	-	-	-	-	18,490,500
Jennings Elementary School	-	-	382,000	-	-	-	-	-	1,705,320	-	-	-	2,087,320
McKinley Elementary School	-	-	-	-	-	475,000	-	-	-	-	-	-	475,000
Mill Hill Elementary School	-	461,614	-	-	-	1,500,000	18,720,000	-	-	-	-	1,028,075	22,737,764
North Stratfield Elementary School	-	364,652	-	-	-	-	-	-	2,150,534	-	-	-	2,515,186
Osborn Hill Elementary School	-	-	-	-	-	-	-	-	-	364,652	1,409,046	-	1,773,698
Riverfield Elementary School	16,735,766	-	-	-	-	-	-	-	-	-	-	-	16,735,766
Sherman Elementary School	-	-	-	-	-	3,000,000	-	-	-	1,381,242	-	-	4,381,242
Stratfield Elementary School	-	-	-	-	-	-	85,000	601,775	-	-	-	-	686,775
Fairfield Woods Middle School	-	-	-	2,287,000	-	-	-	200,000	-	-	1,809,970	-	4,296,970
Roger Ludlowe Middle School	-	-	-	-	-	975,000	-	-	-	-	-	-	975,000
Tomlinson Middle School	-	-	-	-	856,250	-	668,528	-	825,000	-	-	-	2,349,778
Early Childhood Center	-	-	-	-	-	-	-	-	-	-	-	-	-
Fairfield Ludlowe High School	10,833,389	-	650,000	4,502,624	-	275,000	550,000	1,125,000	-	250,000	-	-	18,186,013
Fairfield Warde High School	1,587,750	1,740,250	1,587,750	-	1,325,000	-	-	1,000,000	1,447,031	3,150,000	-	-	11,837,781
Secondary Schools	-	-	-	-	-	200,000	-	-	-	-	-	-	200,000
District Wide	-	-	1,752,000	2,020,692	335,000	345,250	-	250,000	-	-	-	500,000	5,202,942
Total - Gross Estimate	29,156,905	2,566,516	5,604,092	10,105,816	19,766,750	6,770,250	20,023,528	3,176,775	6,127,885	5,145,894	7,575,028	2,331,952	119,379,466
DCS Reimbursement	(7,706,170)	(541,647)	(745,350)	(1,964,984)	(4,785,614)	(1,176,135)	(4,768,948)	-	(1,102,102)	(1,149,123)	(2,130,247)	(387,520)	(28,588,088)
Total - Net Estimate	\$ 21,450,735	\$ 2,024,869	\$ 4,858,742	\$ 8,140,832	\$ 14,981,136	\$ 5,594,115	\$ 15,254,579	\$ 3,176,775	\$ 5,025,783	\$ 3,996,771	\$ 5,444,781	\$ 1,944,432	\$ 90,791,377

*Some projects may include an annual 5 percent construction inflation adjustment

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2013-2014**

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

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2014-2015**

School	Description	Cost Estimate
Mill Hill Elementary School	Minor roof replacement*	\$ 461,614
North Stratfield Elementary School	Replace two 1964 boilers*	364,652
Fairfield Warde High School	Replace boiler*	152,500
	Major roof replacement (Phase 3 of a 4 phase program)	1,587,750
	Subtotal Fairfield Warde High School	1,740,250
	Gross Total	2,566,516
	Estimated DCS Reimbursement	(541,647)
	Net Total	\$ 2,024,869

*Potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2015-2016**

School	Description	Cost Estimate
Dwight Elementary School	Major roof replacement*	\$ 1,232,342
Jennings Elementary School	Replace two 1966 boilers*	382,000
Fairfield Ludlowe High School	Replace artificial turf field*	650,000
Fairfield Warde High School	Major roof replacement (Phase 4 of a 4 phase program)	1,587,750
District wide	Security Infrastructure Project*	1,752,000
	Gross Total	5,604,092
	Estimated DCS Reimbursement	(745,350)
	Net Total	\$ 4,858,742

*Potential short-term capital non-recurring projects

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

School	Description	Cost Estimate
Dwight Elementary School	Playground retaining wall and stairs	\$ 55,500
Holland Hill Elementary School	Project team initial funding and temporary (portable) classrooms	1,240,000
Fairfield Woods Middle School	Roof project	2,287,000
Fairfield Ludlowe High School	Replace two 1971 boilers*	594,950
	New windows	3,907,674
	Subtotal Fairfield Ludlowe High School	4,502,624
District wide	Security Infrastructure Project*	2,020,692
	Gross Total	10,105,816
	Estimated DCS Reimbursement	(1,964,984)
	Net Total	\$ 8,140,832

*Potential short-term capital non-recurring projects

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2017-2018**

School	Description	Cost Estimate
Holland Hill School	New addition and renovation	\$ 17,250,500
Tomlinson Middle School	Minor roof replacement*	856,250
Fairfield Warde High School	Artificial turf field*	750,000
	LMC HVAC replacement*	250,000
	Blake tennis courts replacement*	325,000
	Subtotal Fairfield Warde High School	1,325,000
District wide	Security Infrastructure Project*	335,000
	Gross Total	19,766,750
	Estimated DCS Reimbursement	(4,785,614)
	Net Total	\$ 14,981,136

*Potential short-term capital non-recurring projects

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

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

*Potential short-term capital non-recurring projects

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

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

*Potential short-term capital non-recurring projects

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

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

*Potential short-term capital non-recurring projects

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

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

*Potential short-term capital non-recurring projects - Does not include hazardous material testing and cleanup

**TMS - Does not include hazardous material testing and clean-up

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2022-2023**

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

*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

**FWHS Does not include hazardous material testing and cleanup.

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2023-2024**

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

*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

**FWMS - Does not include hazardous material testing and clean-up

**Fairfield Public Schools
Long Range Facilities Plan
Summary by Year
2024-2025**

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

*Potential short-term capital non-recurring projects - does not include hazardous material testing and cleanup

**Fairfield Public Schools
Long Range Facilities Plan
Future Projects (beyond 2025)**

School	Description	Projected Cost Estimate
System wide	Solar system replacements and/or upgrades at RLMS, FWMS, and TMS.	\$ 250,000
Jennings Elementary School	Roof replacement (2001-2021).	1,550,000
Osborn Hill Elementary School	Addition and Renovations.	3,988,542
McKinley Elementary School*	Roof replacement (2003-2018).	1,550,000
Roger Ludlowe Middle School*	Roof replacement (2003-2018).	3,000,000
Burr Elementary School*	Roof replacement (2004-2023).	1,750,000
FLHS & FWHS	Artificial turf field replacements. (2027-2029)	2,000,000
Transportation Building	Portable classroom replacement.	300,000
District wide	Aboveground Storage Tank (AST) replacements at Dwight, Holland Hill, Jennings, Mill Hill, North Stratfield, Osborn Hill, Riverfield, Sherman, FWMS, FLHS and FWHS.	100,000
Central Office (501 Kings Highway East)**	Leased property	-
Maintenance Office (418 Meadow Street)**	Leased property	-
Fairfield High Schools Walter Fitzgerald Campus (108 Biro Street)**	Leased property	-
	Total	\$ 14,488,542

*Pending roof extension projects

**Leased property costs have not been determined or included in this long term plan

Sherman Elementary School

School building core upgrades and renovations with cost estimates

Space Deficiencies & Core Upgrades

\$	1,000,000	New mechanical means of fresh air ventilation & air conditioning
	220,000	New fire sprinkler system
	17,000	Fire protection improvements
	35,000	Life safety code upgrades
	150,000	New ceiling and lights for portions of school not previously performed
	105,000	Bathroom upgrades (by Gym) that were not previously performed
	20,000	ADA (American Disabilities Act) upgrades
	27,500	HVAC Equipment Controls
	25,000	Security and Safety upgrades
	180,000	APR expansion for increased enrollment
	15,500	Electrical panel upgrades
	45,000	Low voltage upgrades
	100,000	New lockers throughout the school
	55,000	Parking lot upgrades
	500,000	New stage addition off of gymnasium
	150,000	Construction Contingency

\$	355,000	Soft Cost/Miscellaneous items:
		Architectural/Engineering
		Asbestos abatement
		PCB abatement allowance
		Air clearance consultants
		Start up and training to take over new equipment
		Protection and cleaning of school
		Unforeseen conditions during demolition/new construction

Total Budget Estimate (2017 dollars) \$ 3,000,000

Mill Hill Elementary School

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

\$ 595,500	Architect/Engineers/Consultants Structural Engineer MEP Engineer Civil engineer Landscape Architect Interior/Furniture Designer Lighting Consultant Traffic & Signage Consultant Audio/Visual Consultant Information Technology Consultant Kitchen Consultant Commissioning Agent Cost Estimator
112,000	Environmental/Haz-Mat Consultant
15,000	Surveyor
25,000	Geotech Engineer
25,000	LEED/Green Building Consultant
225,000	Construction Management/Owner Representative
15,000	Legal
49,000	Expenses
250,000	Move and/or Relocate Existing (portable) Classrooms to make room for New Renovation/Addition
\$ 188,500	Contingency & Escalation

Total Budget Estimate (2019 Dollars) \$1,500,000

Mill Hill Elementary School

School building upgrades and renovations with cost estimates

"504 Building Capacity Design"

Space Deficiencies

\$ 9,948,300

New Classrooms and Addition(s)

Core Upgrades

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

\$ 1,500,000

Soft Cost/Miscellaneous items

Architectural/Engineering-Construction Administration
 Hazardous Material allowance
 IAQ Monitoring (Air Clearance Consultants)
 Start up and training
 Cleaning of existing building systems
 Removal of temporary portable classrooms
 Unforeseen conditions
 Owner contingency
 Other

Total Budget Estimate (2020 Dollars)

\$18,720,000

Jennings Elementary School

School building core upgrades and renovations with cost estimates

Space Deficiencies & Core Upgrades

\$	628,360	New mechanical means of fresh air ventilation & air conditioning
	35,000	ADA compliance
	221,320	Expand Media Center
	121,640	Fire protection (add sprinklers)
	95,000	ACT Ceilings and Lights
	25,000	Fire protection (add service)
	5,000	Controls
	100,000	Lockers
	15,000	Technology
	25,000	Security/Safety
	15,000	Classroom relocation allowance
	15,000	Electrical (panel upgrade)
	12,000	Phone System
	7,000	Fire protection (upgrades)
	25,000	Carpeting - Media Center
	5,000	Alarms
	105,000	Construction Contingency

\$	250,000	Soft Cost/Miscellaneous items
		Architectural/Engineering
		Asbestos abatement allowance
		PCB abatement allowance
		IAQ Monitoring (Air Clearance Consultants)
		Start up and training
		Cleaning of existing building systems
		Demolition
		Unforeseen conditions
		Other

Total Budget Estimate (2022 Dollars) \$ 1,705,320

Dwight Elementary School

School building core upgrades and renovations with cost estimates

Space Deficiencies & Core Upgrades

\$ 1,329,700	ADA compliance
750,000	New mechanical means of fresh air ventilation & air conditioning
434,700	Expand Media Center
287,000	Fire protection (add sprinklers)
50,000	Fire protection (add service)
308,240	ACT Ceilings and Lights
105,000	Grounds (paving and striping)
50,000	Controls
100,000	Lockers
30,000	Life safety code updates (hardware replacements)
25,000	Protection Phase
25,000	Technology
25,000	Security/Safety
15,000	Classroom relocation allowance
15,000	Electrical (panel upgrade)
12,000	Phone System
10,000	Fire protection (upgrades)
10,000	Dedicated Server Room
5,000	Alarms
303,100	Construction Contingency
\$ 466,272	Soft Cost/Miscellaneous items
	Architectural/Engineering
	Asbestos abatement allowance
	PCB abatement allowance
	IAQ Monitoring (Air Clearance Consultants)
	Start up and training
	Cleaning of existing building systems
	Demolition
	Unforeseen conditions
	Other

Total Budget Estimate (2024 Dollars) \$ 4,356,012

Appendix A

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

The effective management of school facilities requires a school's capacity and enrollment to be aligned. When capacity exceeds enrollment (underutilization), operational costs are higher than necessary and facilities may need to be repurposed or the facilities may need to be removed from inventory. When enrollment exceeds capacity (overutilization), the school may be overcrowded and may require capital expenditures or redistricting to alleviate the crowding.

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

Elementary Capacity

Functional Capacity, With and Without Portable Classrooms

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

* Includes Pre-K enrollment at Burr and Dwight.

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

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

Appendix B

PORTABLE CLASSROOM STUDY

T. Cullen
August 21, 2017

SHERMAN ELEMENTARY SCHOOL

- A. HAS 1 PORTABLE CLASSROOM.
- B. BY COMPANY: CARPENTER.
- C. YEARS INSTALLED:
2003 - (moved from FHS) – Purchase 2001.

MILL HILL ELEMENTARY SCHOOL

- A. HAS 5 PORTABLE CLASSROOMS.
- B. BY COMPANIES: CARPENTER and M-SPACE.
- C. YEARS INSTALLED:
2000 - Purchase.
2001 - Purchase.
2008 - (3 classrooms) - Purchase.

HOLLAND HILL ELEMENTARY SCHOOL

- A. HAS 5 PORTABLE CLASSROOMS.
- B. BY COMPANIES: G.E., CARPENTER, ARIES
- C. YEARS INSTALLED:
2016 – (2 Classrooms) Lease.
2007 - (2 classrooms) - Purchase.
2000 - Purchase.

JENNINGS ELEMENTARY SCHOOL

- A. HAS 1 PORTABLE CLASSROOM.
- B. BY COMPANY: G.E.
- C. YEAR INSTALLED:
2002- Purchase.

The following Elementary Schools DO NOT have any portable classrooms:

- A. BURR ELEMENTARY SCHOOL
- B. DWIGHT ELEMENTARY SCHOOL
- C. HOLLAND HILL ELEMENTARY SCHOOL
- D. McKINLEY ELEMENTARY SCHOOL
- E. NORTH STRATFIELD ELEMENTARY SCHOOL
- F. OSBORN HILL ELEMENTARY SCHOOL
- G. RIVERFIELD ELEMENTARY SCHOOL
- H. STRATFIELD ELEMENTARY SCHOOL

The following Middle Schools DO NOT have any portable classrooms:

- A. FAIRFIELD WOODS MIDDLE SCHOOL
- B. ROGER LUDLOWE MIDDLE SCHOOL
- C. TOMLINSON MIDDLE SCHOOL

The following High Schools DO NOT have any portable classrooms:

- A. FAIRFIELD LUDLOWE HIGH SCHOOL
- B. FAIRFIELD WARDE HIGH SCHOOL
- C. FAIRFIELD HIGH SCHOOLS WALTER FITZGERALD CAMPUS

TRANSPORTATION

- A. HAS 1 PORTABLE CLASSROOM.
- B. YEAR INSTALLED:
2009 – (moved from Osborn Hill) – Purchase 2000.

TOTAL:	13 Portable Classrooms
	12 Are at Elementary Schools