

**A RESOLUTION APPROPRIATING \$3,200,000 FOR THE COSTS ASSOCIATED WITH THE PLANNING, DESIGN, OBTAINING COST ESTIMATES AND CONSTRUCTION FOR THE RENOVATION AND EXPANSION OF THE ROGER SHERMAN ELEMENTARY SCHOOL AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION.**

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**Resolved:**

1. As recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield (the "Town") hereby appropriates the sum of Three Million Two Hundred Thousand and 00/100 Dollars (\$3,200,000.00) for the costs associated with the planning, design, obtaining cost estimates and construction for the renovation and expansion of the Roger Sherman Elementary School, including certain space and core upgrades, the elimination of a relocatable classroom, the removal of an existing stage and the construction of a new stage, parking lot and parent drop-off upgrades, bathroom upgrades, ADA upgrades, electrical, ceiling and light upgrades, required building and fire code updates, the installation of a new fire sprinkler system and HVAC system, the replacement of lockers, and all architectural, design, specialty consultant, environmental, engineering, other preconstruction, legal, financing and contingency costs that are related thereto (the "Project").
2. To finance such appropriation and as recommended by the Board of Finance and the Board of Selectmen, the Town may borrow a sum not to exceed Three Million Two Hundred Thousand and 00/100 Dollars (\$3,200,000.00) and issue its bonds for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town in an amount not to exceed said sum for the purpose of financing the appropriation for such Project.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the "Committee") with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provision for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one interest rate mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut General Statutes to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of

1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form and to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the bonds in order that the interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage earnings, expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds.

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

by statute, be certified by and payable at a bank or trust company incorporated under the laws of this or any other state, or of the United States, be approved as to their legality by bond counsel, and may be consolidated with the issuance of other Town bond anticipation notes. The Committee shall determine the date, maturity, interest rates, form and manner of sale, including negotiated sale, and other details of said notes consistent with the provisions of this resolution and the Connecticut General Statutes and shall have all powers and authority as set forth above in connection with the issuance of bonds and especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.

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



# Fairfield Public Schools

## Enrollment Projections, Facilities, and Scenario Planning

February 13, 2018



# Agenda

## **1. Facilities**

- Elementary Ed. Spec. (Holland Hill)
- Facility Capacities

## **2. Enrollment Trends**

- October 1, 2017 Enrollment Projections
- Utilization

## **3. Scenario Planning**

- 2015-16 Scenarios
- 2017-18 Scenarios



# Facilities and Capacity



# Elementary Ed. Spec. (Holland Hill)

An Ed. Spec is a detailed description of room sizes, uses, and design characteristics needed to achieve FPS's educational goals and objectives

## Instructional Spaces

**4 Kindergarten classrooms**

**20 Grade 1 to 5 classrooms**

## Support Services <sup>1</sup>

1 Instructional Improvement Teacher

1 School Psychologist

1 Social Worker

1 Teacher of Gifted Room

**1 Math/Science Room**

2 Language Art Specialist Rooms

1 Spanish Office

Nurses Facility

Large Conference Room

## Educational Spaces

**Art Room** with storage

**Music Room** with small group classroom

Media center with integrated comp lab

## Special Education <sup>1</sup>

4 Resource Teaching Rooms

2 Speech & Language Rooms

1 OT/PT Room

## Other <sup>1</sup>

2 Staff workrooms

**Rooms highlighted in blue were assumed to occupy full-size classrooms**

*1. Ed Spec does not specify the recommended size of special education, support services, or other spaces*



# Elementary Ed. Spec. (Holland Hill)

## Full-Size Classrooms

- 4 Kindergarten classrooms
- 20 Grade 1 to 5 classrooms
- 1 Math/Science Room
- 1 Music Room with small group classroom
- 1 Art Room with storage
- 1 Computer Lab <sup>1</sup>

### 24 K-5 instructional classrooms

### 3 to 4 other educational classrooms <sup>1</sup>

## Small Spaces

If small spaces are not available, these uses would occupy subdivided full-sized classrooms

- 4 Resource Teaching Rooms
- 2 Speech & Language Rooms
- 1 OT/PT Room
- 2 Staff Workrooms
- 1 Instructional Improvement Teacher
- 1 School Psychologist
- 1 Social Worker
- 1 Teacher of Gifted Room
- 2 Language Art Specialist Rooms
- 1 Spanish Office
- Large Conference Room

### 17 small spaces <sup>2</sup>

1. Computer lab only needed in a full-size classroom if not integrated with media center
2. Assumed that each school had a dedicated nurses facility and administrative office suite





# Elementary School Space Inventory

- Due to various ages of buildings and evolution of classroom needs, it is difficult to conduct an “apples to apples” comparison of school facilities
- Older school facilities need to be creative in space utilization in order to meet modern programming needs and Ed. Specs.
- Portable classrooms were not counted towards a facility’s capacity



# Elementary School Space Inventory

School	Inventory				2017-18 Uses		Portable Classrooms (not included in capacity)
	Total Full-Size Classrooms <sup>2</sup>	Total Full-Size Instructional Classrooms	Other Full Size Classrooms	Total Small Spaces *	Instructional Rooms in Use	Instructional Rooms Used for Other Purposes	
Burr	28	24	4	17	18	6	0
Dwight	21	18	3	10	17	1	0
Holland Hill <sup>1</sup>	28	24	4	17	18	6	0 <sup>3</sup>
Jennings	23	18	5	11	15	3	1
McKinley	30	24	6	17+	24	0	0
Mill Hill	20	18	2	10	18	0	5
North Stratfield	28	24	4	16	18	6	0
Osborn Hill	30	24	6	10	21	3	0
Riverfield	27	24	3	16	20	4	0
Roger Sherman	24	22	2	17	22	0	1
Stratfield	27	24	3	17	18	6	0
<b>Total All Schools</b>	<b>286</b>	<b>244</b>	<b>42</b>	<b>135</b>	<b>209</b>	<b>35</b>	<b>7</b>

1. Based on the planned capacity from the new Holland Hill Ed Spec.

2. Does not include portable classrooms

3. Current Holland Hill school has 5 portables. New Holland Hill won't have any portables

\* Small spaces vary in size

Includes districtwide programs such as PK, ECC, CLC, and other support services



# Burr Example

- Built in 2004
- Special education and support functions housed in **small spaces** designed for these uses
- **Full size classrooms** only used for grade level instruction and other educational uses (art, music, science, etc.)
- Aligns with Elementary Ed Spec.



# Dwight Example

- Built in 1962
- Fewer **small spaces** to house special education and support functions
- **Full size classrooms** used for grade level instruction, other educational uses (art, music, science, etc.), and some special education and support functions
- Needs to utilize full-size classrooms to align with Elementary Ed. Spec



# Mill Hill Example

- Built in 1955
- Fewer **small spaces** to house special education and support functions
- **Full size classrooms** used for grade level instruction, other educational uses (art, music, science, etc.), and some special education and support functions
- **Portable classrooms** needed in order to align with Elementary Hill Ed. Spec



# Elementary School Space Inventory

- Schools with adequate **small spaces** to meet the Elementary Ed. Spec
  - Burr
  - McKinley
  - North Stratfield
  - Riverfield
  - Roger Sherman
  - Stratfield
  - Holland Hill (new)
- Schools where **full-size classrooms** are needed for support and special education spaces in order to meet the Elementary Ed. Spec
  - Dwight
  - Jennings
  - Osborn Hill
- Schools where **portable classrooms** are needed in order to meet the Elementary Ed. Spec
  - Mill Hill



# Mill Hill Construction Project

- Mill Hill is the only school that needs portable classrooms in order to meet the current Elementary Ed. Spec (Holland Hill)
  - If the five portables were removed, Mill Hill's capacity would need be reduced from 378 students to 273 students in order to meet the Ed. Spec.
- The lack of support space at Mill Hill should be addressed and portable classrooms should be replaced with permanent space. This is necessary in order to operate Mill Hill as a 378 student school



# Comparison of Capacity Methods

## 2017 Capacity Methodology

- **Educationally driven** - Reflects *desired* deployment of space needed to meet the district's educational objectives
- Aligns with the Holland Hill Ed. Spec.
- Accounts for district wide programs (CLC, Pre-K, ECC, etc.)

## 2016 Capacity Methodology

- **Physical space driven** – Reflects physical capacity of each school building with adjustments made for portable classrooms – may not meet the district's educational objectives
- **Does not** align with the Holland Hill Ed. Spec.
- **Does not** take into account districtwide programs (CLC, Pre-K, ECC, etc.)





# K-5 Operational Capacity

School	Total Full-Size Classrooms <sup>2</sup>	Total Full-Size Instructional Classrooms	K-5 Grade Level Instruction	CLC	Pre-K <sup>3</sup>	K-5 Operational Capacity
Burr	28	24	22	1	1	470
Dwight	21	18	17	1	0	365
Holland Hill <sup>1</sup>	28	24	24	0	0	504
Jennings	23	18	17	1	0	365
McKinley	30	24	24	0	0	504
Mill Hill (without portbles) <sup>2</sup>	20	13	13	0	0	273
North Stratfield	28	24	24	0	0	504
Osborn Hill	30	24	22	2	0	478
Riverfield	27	24	24	0	0	504
Roger Sherman	24	22	22	0	0	462
Stratfield	27	24	22	0	2	462
<b>Total All Schools</b>	<b>286</b>	<b>239</b>	<b>231</b>	<b>5</b>	<b>3</b>	<b>4,891</b>

1. Based on the planned capacity from the new Holland Hill Ed Spec

2. The five portable classrooms were deducted from the capacity at Mill Hill

3. Pre-K classrooms are deducted from the K-5 operational capacity

Operational capacity = deployment of district-wide programs for the 2017-18 school year  
128 seats lower than the theoretical capacity not including district behavior program



# Middle and High School Capacity

## Middle School Capacity

School	Total Full-Size Classrooms	Building Capacity
Fairfield Woods	61	840
Roger Ludlowe	68	875
Tomlinson	51	700
<b>Total All Schools</b>	<b>180</b>	<b>2,415</b>

*Source: Fairfield Public Schools*

## High School Capacity

School	Total Full-Size Classrooms	Building Capacity
Fairfield Warde	90	1,400
Fairfield Ludlowe	90	1,525
Alternative Ed.	-	75
<b>Total All Schools</b>	<b>180</b>	<b>3,000</b>

*Source: Fairfield Public Schools*



# Enrollment Trends and Projections



# Elementary Enrollment

## October 1, 2017 Enrollment

School	K	1	2	3	4	5	K-5 Total	Operational Capacity <sup>2,3</sup>	Percent Utilization
Burr	57	64	65	58	72	64	380	470	80.9%
Dwight	37	52	55	59	59	53	315	365	86.3%
Holland Hill <sup>1</sup>	62	48	68	67	63	71	379	504	75.2%
Jennings	39	43	48	58	59	42	289	365	79.2%
McKinley	56	87	67	73	76	73	432	504	85.7%
Mill Hill (without portables)	53	59	62	61	50	62	347	273	127.1%
North Stratfield	65	54	53	69	73	66	380	504	75.4%
Osborn Hill	71	62	59	64	83	84	423	478	88.5%
Riverfield	72	58	72	72	70	70	414	504	82.1%
Sherman	59	82	86	66	93	84	470	462	101.7%
Stratfield	60	65	62	72	73	74	406	462	87.9%
<b>Total</b>	<b>631</b>	<b>674</b>	<b>697</b>	<b>719</b>	<b>771</b>	<b>743</b>	<b>4,235</b>	<b>4,891</b>	<b>86.6%</b>

1. Based on planned capacity for the new Holland Hill School

2. Operational capacity does not include portable classrooms

3. Operational capacity takes into consideration the placement of district-wide programs such as Pre-K and CLC

Source: Fairfield Public Schools PSIS, October 1, 2017



# Racial Balance

## Connecticut's Racial Balance Law

- Outlined in Connecticut General Statutes § 10-226
- Schools whose minority composition varies by 15% or more from the district's minority composition for the same grades are **impending racial imbalance**
  - District is noticed by the state but no corrective action is necessary
- Schools whose minority composition varies by 25% or more from the district's minority composition for the same grades are considered **racially imbalanced**
  - Districts with racial imbalances need to submit a plan to the CSDE addressing how imbalance will be corrected – Fairfield last updated their plan in 2016



# Racial Balance

## October 1, 2017 Enrollment

School	Total K-5 Students	Minority Students	Percent Minority	Absolute Imbalance	Racial Balance Status
Burr	380	94	24.7%	-0.1%	-
Dwight	315	44	14.0%	-10.8%	-
Holland Hill	379	151	39.8%	15.0%	Impending
Jennings	289	73	25.3%	0.5%	-
McKinley	432	230	53.2%	28.4%	Racial Imbalance
Mill Hill	347	70	20.2%	-4.6%	-
North Stratfield	380	92	24.2%	-0.6%	-
Osborn Hill	423	80	18.9%	-5.9%	-
Riverfield	414	63	15.2%	-9.6%	-
Sherman	470	68	14.5%	-10.3%	-
Stratfield	406	85	20.9%	-3.9%	-
Total	4235	1050	24.8%	0.0%	

*Unofficial racial balance numbers and status. Presented for K-5 only*

McKinley **racially imbalanced** at 28.4% higher than K-5 district average

Holland Hill **impending imbalance** at 15.0% higher than K-5 district average



# Projections Comparison

## Elementary School Projections Comparison

Grade	K	1	2	3	4	5	K-5 Total
Actual Enrollment	631	674	697	719	771	743	4,235
Projected Enrollment	637	668	681	715	778	741	4,220
Difference	(6)	6	16	4	(7)	2	15

0.3% deviation

Enrollment data provided by Fairfield Public Schools as of October 1, 2017

## Middle School Projections Comparison

Grade	6	7	8	6-8 Total
Actual Enrollment	893	778	787	2,458
Projected Enrollment	890	781	772	2,443
Difference	3	(3)	15	15

0.6% deviation

Enrollment data provided by Fairfield Public Schools as of October 1, 2017

## High School Projections Comparison

Grade	9	10	11	12	9-12 Total
Actual Enrollment	762	721	775	803	3,061
Projected Enrollment	746	720	777	783	3,026
Difference	16	1	(2)	20	35

1.2% deviation

Enrollment data provided by Fairfield Public Schools as of October 1, 2017



# Projections Buildings Blocks

## Starting Data

Critical to the overall accuracy of the projections, as each year builds upon the last

### *District Projections*

**Town of  
Fairfield  
Births**

*Obtained from CT  
DPH*

**Historic  
Enrollment  
Trends**

*Obtained from FPS  
and CT SDE*

### *Individual School Projections*

**Geolocated  
Birth Data**

*Obtained from CT  
DPH and address  
matched*

**Geolocated  
Enrollment  
Data**

*Obtained from FPS  
and address matched*

## Projection Assumptions

Several projection models are developed by applying different persistency ratios to building blocks

**5-Year  
Average**

**3-Year  
Average**

**3-Year  
Weighted**

**Blended**

## Demographic and Housing Data

Used to inform model selection and birth projections

**Unemployment  
(Town, Region)**

**Housing Permit  
Activity**

**Home Sales  
(1-family,  
condos)**

**Women of Child-  
Bearing Age +  
Fertility Rates**

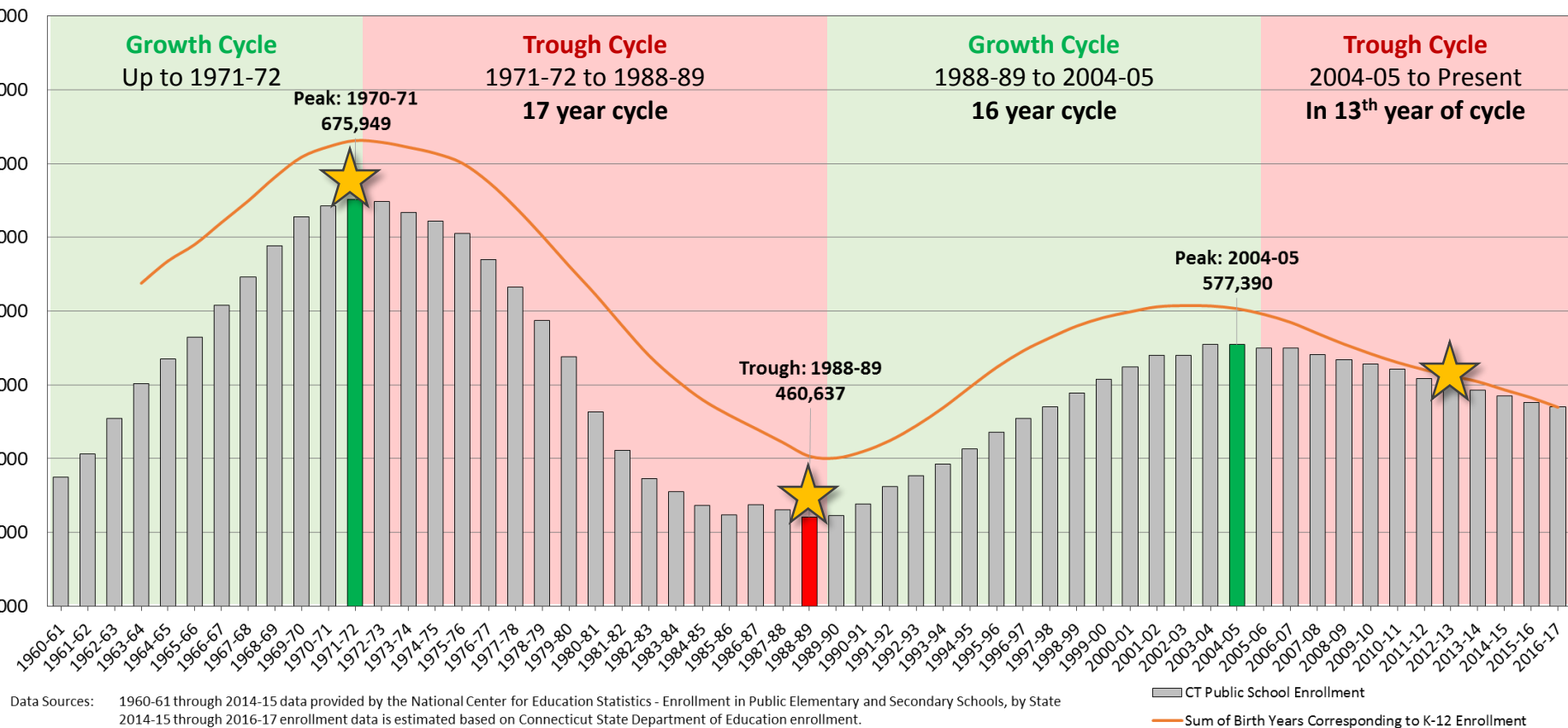
**Population  
Projections &  
Development  
Capacity**





# State Enrollment Trends

Public School Enrollment in Connecticut: 1960 to 2016



**“Baby Boom”** enters school – enrollments surge in the 1960s

**“Baby Bust”** of the late 1960s and 1970s enters school and leads to enrollment declines

**“Echo Boom”** (millennials) begin entering school, leading to another growth cycle

**“Echo Bust”** in 13<sup>th</sup> year of cycle – are we nearing the end of a cycle?



# Projections Primer

## Cohort Survival Method

- Based on Cohort Survival Methodology - Standard method for enrollment projections
- Methodology accepted by CSDE School Construction Projects (CGS 10-283)
- The Cohort Survival Methodology relies on **observed data from the recent past in order to predict the near future**
- Methodology works well for stable populations, including communities that are growing or declining at a steady rate
- Developed High (Maximum), Medium (Best Fit), and Low (Minimum) set of projections with different assumptions for births, housing markets, economic conditions, and in-migration rates



# Projections Primer

## Persistency Ratios

- Persistency ratios are calculated from historic enrollment data to determine growth or loss in a class as it progresses through school system
- Persistency ratios account for the various external factors affecting enrollments, including housing characteristics, residential development, economic conditions, student transfers in and out of the system, and student mobility
- Persistency Ratio of 1.0 means cohort size remains the same; 1.05 means the cohort size increases by 5%, or a cohort of 100 grows to 105 the following year
- Changes in population, housing stock and tenure, and economic conditions help explain persistency ratios



# Persistence Ratios

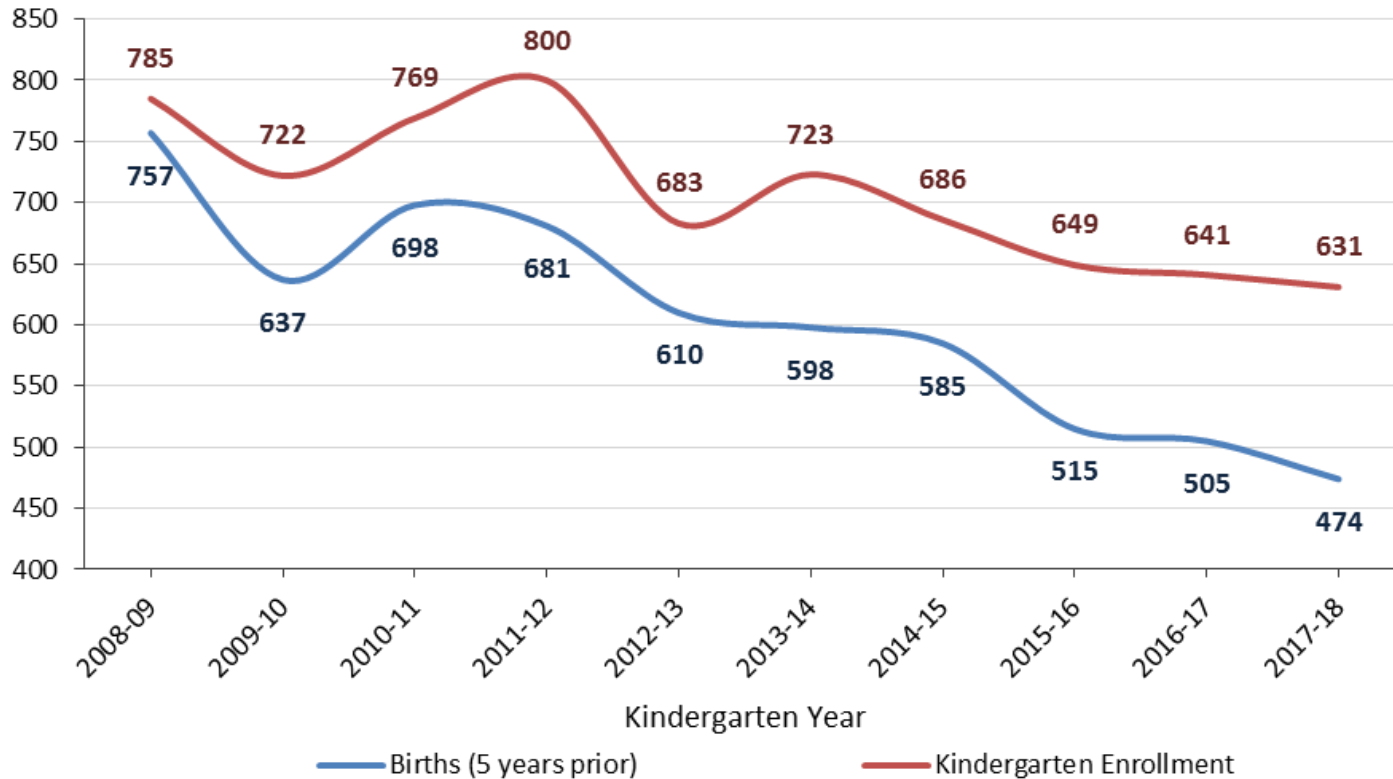
Kindergarten through 12th Grade Persistence Ratios by School Year  
2002-2003 to 2017-18

Year	Birth-K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12	Est. of Migration
2002-03		1.0367	1.0127	1.0056	1.0030	1.0000	1.0123	0.9958	1.0000	0.9213	0.9715	0.9728	1.0109	0.27%
2003-04		1.0388	1.0105	0.9972	0.9834	0.9760	0.9871	1.0046	0.9789	0.9485	0.9984	0.9780	0.9795	-1.22%
2004-05		1.0013	1.0097	1.0013	0.9734	1.0154	1.0108	1.0174	1.0015	0.9497	0.9885	0.9836	1.0150	0.31%
2005-06	0.9558	1.0577	0.9899	0.9822	0.9948	0.9899	1.0097	1.0061	1.0043	0.9849	0.9652	0.9750	0.9799	-0.23%
2006-07	1.0579	1.0062	0.9839	1.0281	1.0209	1.0013	1.0174	0.9945	1.0000	0.9986	0.9508	1.0047	0.9778	1.06%
2007-08	1.0839	1.0328	1.0037	1.0366	1.0409	1.0233	1.0078	1.0114	1.0152	0.9985	0.9957	0.9919	0.9922	2.30%
2008-09	1.0370	1.0204	0.9929	1.0087	0.9951	1.0072	1.0094	1.0065	1.0282	0.9620	0.9803	0.9772	1.0163	0.87%
2009-10	1.1334	1.0166	1.0027	1.0119	1.0123	1.0024	1.0118	1.0146	1.0128	0.9822	0.9746	0.9969	1.0190	1.09%
2010-11	1.1017	1.0263	1.0125	1.0093	0.9941	1.0048	1.0049	0.9883	1.0026	0.9861	0.9832	0.9957	1.0233	0.04%
2011-12	1.1747	1.0208	0.9919	1.0025	1.0039	1.0035	1.0157	0.9951	1.0166	0.9727	0.9576	0.9986	1.0087	0.63%
2012-13	1.1197	1.0513	0.9860	1.0095	1.0123	1.0092	1.0141	1.0166	1.0085	0.9709	0.9906	1.0214	1.0242	1.18%
2013-14	1.2090	1.0293	1.0202	1.0052	1.0094	1.0049	1.0130	0.9873	1.0093	0.8936	0.9436	0.9932	0.9974	0.46%
2014-15	1.1726	1.0387	1.0114	1.0140	1.0064	1.0093	0.9806	1.0128	0.9988	0.9225	1.0014	1.0089	0.9959	0.35%
2015-16	1.2602	1.0102	1.0107	1.0267	1.0034	0.9885	1.0119	1.0087	1.0063	0.9201	0.9662	0.9919	0.9761	0.72%
2016-17	1.2693	1.0416	1.0130	1.0211	1.0068	1.0149	1.0168	1.0078	0.9877	0.9258	0.9949	1.0104	1.0313	0.91%
2017-18	1.3312	1.0515	1.0311	1.0242	0.9948	1.0109	1.0079	0.9886	1.0208	0.9466	0.9796	0.9949	1.0308	0.75%

- Relatively stable in-migration of between 0% and 1% over the last decade
- Decreasing number of births over the last decade, but a growing birth-to-k ratio
  - Indicates a greater proportion of kindergarteners are being born outside of Fairfield than in the past



# Birth and Kindergarten Trends



- Kindergarten enrollment has declined by about 20% over the last ten years
- Corresponding birth cohorts have declined by 37% over the same time period
- Rising Birth-to-K ratio indicates that a growing proportion of kindergarteners who enroll in Fairfield Public Schools were born elsewhere



# Projections Assumptions

## High (Maximum)

Assumes immediate and sustained increase in home sales, rapid and sustained increase in births, and continued economic growth

No observed conditions indicate these assumed improvements are likely

- Assumes 23% increase in births over the next 6 years
- Assumes 33% increase in single-family home sales
- Assumes 30% reduction in unemployment rate

## Medium (Best)

Assumes status quo – moderate home sales, modest growth in births, and stable economic conditions

Best supported by demographic, economic, and housing data

- Assumes 10% increase in births over the next 6 years
- Assumes stable single-family home sales
- Assumes stable unemployment rate

## Low (Minimum)

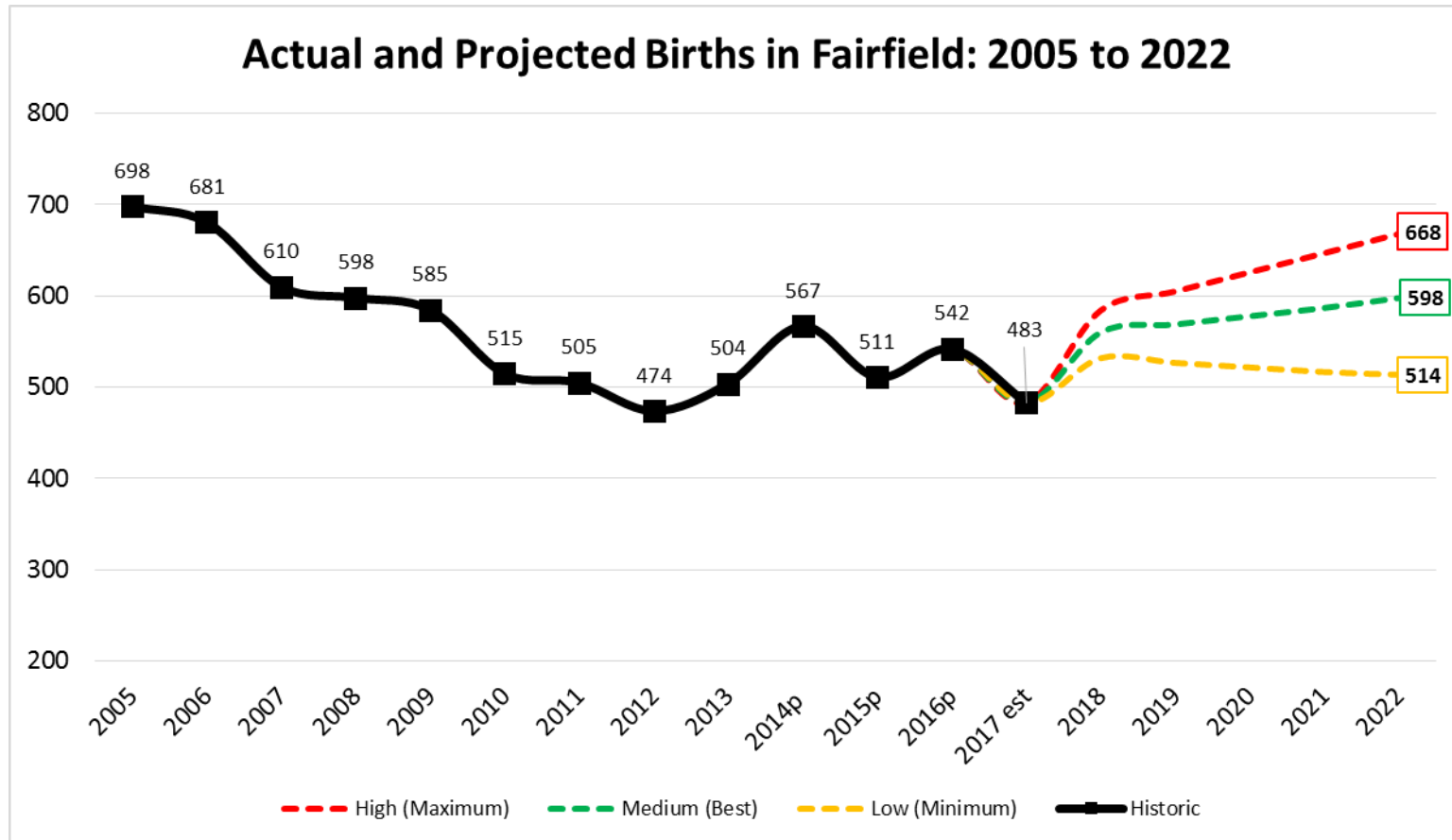
Assumes decrease in home sales, stagnant births, and worsening economic conditions

No observed conditions indicate these declines are likely

- Assumes 5% decrease in births over the next 6 years
- Assumes 20% decrease single-family home sales
- Assumes 50% increase in unemployment rate



# Birth Projections

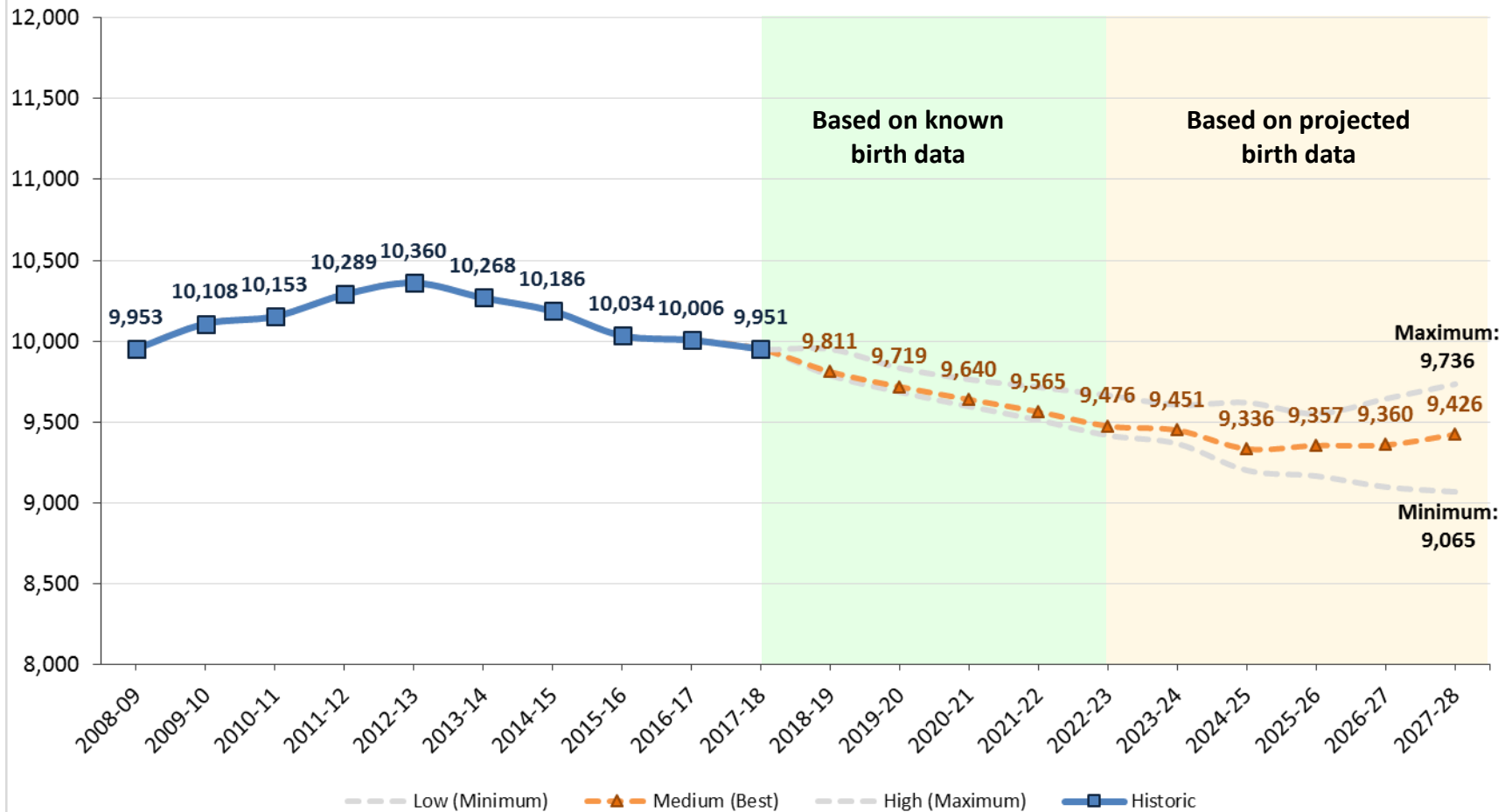


High, medium, and low birth projections developed from regression models based on assumed unemployment rate and single-family home sales.



# District Projections

Fairfield Public Schools Actual and Projected Enrollment (PK-12)

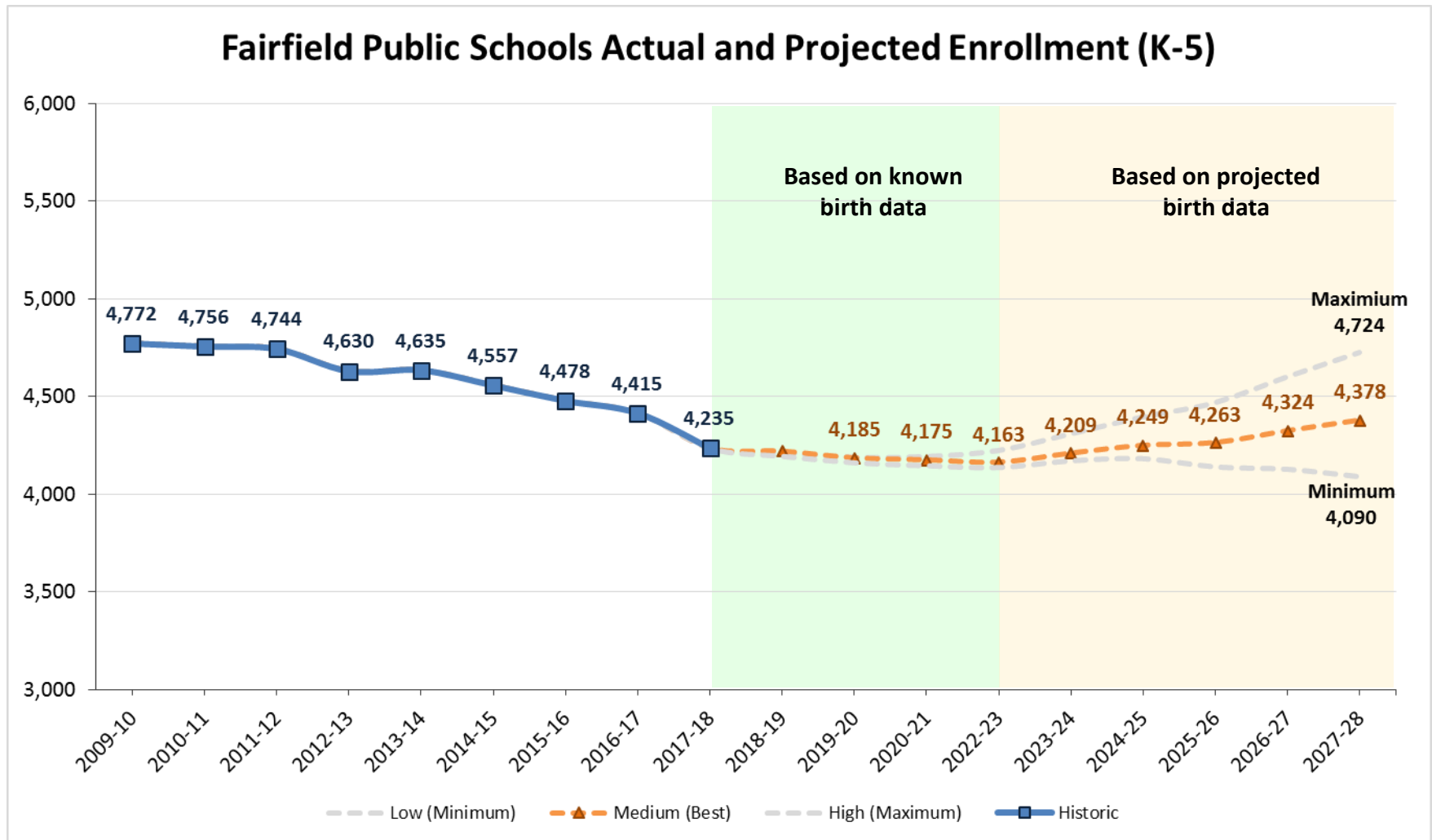


Medium Projections are supported by demographic, housing, and economic data





# K-5 Projections



**Medium Projections are supported by demographic, housing, and economic data**



# District By-Grade Projections

**Fairfield Public Schools Enrollment Projections by Grade: 2018-19 to 2027-28**

School Year	Birth Yr	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	6-8	9-12
2018-19	2013	504	655	661	689	713	720	781	752	891	781	726	744	721	780	197	9,811	4,219	2,424	2,971
2019-20	2014	567	691	677	673	706	714	724	790	754	895	720	709	744	725	197	9,719	4,185	2,439	2,898
2020-21	2015	511	658	714	689	689	707	718	733	792	758	825	703	709	748	197	9,640	4,175	2,283	2,985
2021-22	2016	542	676	680	727	706	690	711	727	734	796	699	806	703	713	197	9,565	4,190	2,257	2,921
2022-23	2017	483	628	699	692	744	707	693	720	728	738	734	683	806	707	197	9,476	4,163	2,186	2,930
2023-24	2018	560	683	649	712	709	745	711	701	721	732	680	717	683	811	197	9,451	4,209	2,154	2,891
2024-25	2019	569	694	706	661	729	710	749	720	702	725	675	664	717	687	197	9,336	4,249	2,147	2,743
2025-26	2020	578	705	718	719	677	730	714	758	721	706	668	659	664	721	197	9,357	4,263	2,185	2,712
2026-27	2021	587	716	729	731	736	678	734	723	760	725	651	653	659	668	197	9,360	4,324	2,208	2,631
2027-28	2022	598	729	740	742	749	737	681	743	724	764	668	636	653	663	197	9,426	4,378	2,231	2,620

Based on known birth data

Based on preliminary birth data

Based on projected births

**Medium Projections Model**



# Elementary School Projections

## K-5 Enrollment Projections, by School

School	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Burr	378	367	364	364	355	357	358	359	369	369
Dwight	333	337	326	311	309	321	311	312	328	351
Holland Hill	375	385	388	384	397	403	407	402	400	404
Jennings	297	297	288	289	291	300	303	297	299	304
McKinley	432	424	415	420	395	408	408	410	416	418
Mill Hill	341	347	361	367	366	368	374	384	382	382
North Stratfield	379	374	373	386	389	384	391	390	390	392
Osborn Hill	401	381	370	376	378	372	379	384	396	399
Riverfield	417	420	426	441	455	455	461	461	469	462
Roger Sherman	469	471	486	473	453	465	469	465	471	482
Stratfield	397	382	378	379	375	376	388	399	404	415
<b>Total</b>	<b>4,219</b>	<b>4,185</b>	<b>4,175</b>	<b>4,190</b>	<b>4,163</b>	<b>4,209</b>	<b>4,249</b>	<b>4,263</b>	<b>4,324</b>	<b>4,378</b>

Medium (Best Fit) Projections Model

\* Opt-in program influences the accuracy of the individual school projections at participating schools

- Elementary school enrollment is projected bottom out in 2022-23 at 4,163 students before beginning to rebound – reaching 4,378 students in 2027-28



# Elementary School Utilization

## K-5 Utilization Projections (Operational Capacity)

School	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Operational capacity
Burr	80.4%	78.1%	77.4%	77.4%	75.5%	76.0%	76.2%	76.4%	78.5%	78.5%	470
Dwight	91.2%	92.3%	89.3%	85.2%	84.7%	87.9%	85.2%	85.5%	89.9%	96.2%	365
Holland Hill <sup>1</sup>	74.4%	76.4%	77.0%	76.2%	78.8%	80.0%	80.8%	79.8%	79.4%	80.2%	504
Jennings	81.4%	81.4%	78.9%	79.2%	79.7%	82.2%	83.0%	81.4%	81.9%	83.3%	365
McKinley	85.7%	84.1%	82.3%	83.3%	78.4%	81.0%	81.0%	81.3%	82.5%	82.9%	504
Mill Hill	124.9%	127.1%	132.2%	134.4%	134.1%	134.8%	137.0%	140.7%	139.9%	139.9%	273
North Stratfield	75.2%	74.2%	74.0%	76.6%	77.2%	76.2%	77.6%	77.4%	77.4%	77.8%	504
Osborn Hill	83.9%	79.7%	77.4%	78.7%	79.1%	77.8%	79.3%	80.3%	82.8%	83.5%	478
Riverfield	82.7%	83.3%	84.5%	87.5%	90.3%	90.3%	91.5%	91.5%	93.1%	91.7%	504
Roger Sherman	101.5%	101.9%	105.2%	102.4%	98.1%	100.6%	101.5%	100.6%	101.9%	104.3%	462
Stratfield	85.9%	82.7%	81.8%	82.0%	81.2%	81.4%	84.0%	86.4%	87.4%	89.8%	462
<b>Total</b>	<b>86.3%</b>	<b>85.6%</b>	<b>85.4%</b>	<b>85.7%</b>	<b>85.1%</b>	<b>86.1%</b>	<b>86.9%</b>	<b>87.2%</b>	<b>88.4%</b>	<b>89.5%</b>	<b>4,891</b>

I. Based on the capacity of the New Holland Hill School (504 students)

\*Opt-in program influences the accuracy of the individual school projections at participating schools

1. Uses capacity of new Holland Hill School at 504 students

- Overall utilization to remain between 85% and 90% over the next ten years
  - Utilization approaches 90% towards the tail end of the projections horizon
- Overcrowding to persist at Mill Hill and Roger Sherman



# Middle School Projections

**Middle School Projected Enrollment**

School	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Fairfield Woods	941	921	908	835	806	738	727	729	786	784	803
Roger Ludlowe	861	846	883	826	850	852	848	840	850	867	866
Tomlinson	656	657	648	622	601	596	577	578	549	557	562
<b>District Total</b>	<b>2,458</b>	<b>2,424</b>	<b>2,439</b>	<b>2,283</b>	<b>2,257</b>	<b>2,186</b>	<b>2,154</b>	<b>2,147</b>	<b>2,185</b>	<b>2,208</b>	<b>2,231</b>

Medium (Best Fit) projections model

- Middle school enrollment is projected decline 12.7% up to 2024-25. Rebound projected to begin in the last three years of the projections horizon as larger elementary classes begin matriculating up



# Middle School Utilization

**Middle School Projected Utilization**

School	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Fairfield Woods	112.0%	109.6%	108.1%	99.4%	96.0%	87.9%	86.5%	86.8%	93.6%	93.3%	95.6%
Roger Ludlowe	98.4%	96.7%	100.9%	94.4%	97.1%	97.4%	96.9%	96.0%	97.1%	99.1%	99.0%
Tomlinson	93.7%	93.9%	92.6%	88.9%	85.9%	85.1%	82.4%	82.6%	78.4%	79.6%	80.3%
<b>District Total</b>	<b>101.8%</b>	<b>100.4%</b>	<b>101.0%</b>	<b>94.5%</b>	<b>93.5%</b>	<b>90.5%</b>	<b>89.2%</b>	<b>88.9%</b>	<b>90.5%</b>	<b>91.4%</b>	<b>92.4%</b>

Medium (Best Fit) projections model

Middle School capacities provided by FPS

- Utilization at the Middle School level is projected to drop to just under 90% by 2023-24
- Projected to rebound slightly the last three years of the projections horizon to ~92%



# High School Projections

**High School Projected Enrollment**

School	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Fairfield Warde	1,507	1,455	1,425	1,456	1,420	1,433	1,386	1,304	1,285	1,233	1,212
Fairfield Ludlowe	1,523	1,485	1,442	1,498	1,470	1,466	1,474	1,408	1,396	1,367	1,377
Alternative Ed.	31	31	31	31	31	31	31	31	31	31	31
<b>District Total</b>	<b>3,061</b>	<b>2,971</b>	<b>2,898</b>	<b>2,985</b>	<b>2,921</b>	<b>2,930</b>	<b>2,891</b>	<b>2,743</b>	<b>2,712</b>	<b>2,631</b>	<b>2,620</b>

Medium (Best Fit) projections model

\* Assumes that Alternative High School enrollment remains the same as 2017-18 levels over the next ten years

- High school enrollment is projected to decline by about 14% over the next ten years as smaller classes matriculate in from the middle schools



# High School Utilization

High School Projected Utilization

School	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Fairfield Warde	107.6%	103.9%	101.8%	104.0%	101.4%	102.4%	99.0%	93.1%	91.8%	88.1%	86.6%
Fairfield Ludlowe	99.9%	97.4%	94.6%	98.2%	96.4%	96.1%	96.7%	92.3%	91.5%	89.6%	90.3%
Alternative Ed.	41.3%	41.3%	41.3%	41.3%	41.3%	41.3%	41.3%	41.3%	41.3%	41.3%	41.3%
District Total	102.0%	99.0%	96.6%	99.5%	100.0%	97.7%	96.4%	91.4%	90.4%	87.7%	87.3%

Medium (Best Fit) projections model

Capacity provided by FPS

\* Assumes that Alternative High School enrollment remains the same as 2017-18 levels over the next ten years

- High school utilization is projected at or near 100% beginning up to 2022-23
- Utilization to drop much faster at Fairfield Warde compared to Fairfield Ludlowe





# Scenario Planning



# 2015-2016 Scenario Planning

## Goal-

- Reduce McKinley's racial imbalance to below 20% (Impending)

## Guiding Principles <sup>(1)</sup> -

- Strive to maintain established neighborhoods and consider natural and manmade boundaries (rivers, highways)
- Consider the impact on busing and walkers
- Safety issues should be considered
- Phase out all temporary solutions (portables)
- Strive for sustained facility utilization at 90%
- Siblings should attend same schools – avoid crossing feeder patterns
- Maintain District Guidelines for class size
- Create the least amount of disruption

*(1) Adhoc Redistricting Committee- Redistricting: Guiding Principles  
(Approved by BOE, November 17, 2015)*



# 2015-2016 Scenario Planning

- Conducted as part of the state-mandated FPS Racial Balance Plan
- Focus of scenario planning was to reduce racial imbalance at McKinley
- Two comprehensive redistricting scenarios were determined to be viable. Both require school construction projects at Holland Hill and Mill Hill to be completed at 504 students per school.
  - Would require redistricting between 15% and 21% of elementary school students



# 2017-18 Scenario Planning

- In addition to addressing racial balance at McKinley, the 2017-18 was also focused on:
  - Addressing overcrowding at Mill Hill and Roger Sherman
  - Phasing out of all portable classrooms
  - Assessing potential cost-savings measures in light of state budget
- Tested school closure, school pairing, pocket redistricting, and grade reconfiguration options

**Scenarios are not recommendations, but are informational exercises meant to help the BOE assess feasibility of different actions and quantify impacts associated with those actions**



# 2017-18 Scenario Planning

## Methodology and Assumptions

- All scenarios were tested using October 1, 2017 enrollment data – students were reassigned to hypothetical boundaries
- Used operational capacity – the capacity for each school building that takes district-wide programs into consideration. Assumes all portables are taken off-line and all schools meet the Ed. Spec.
- Noted when CLC and Pre-K classrooms need to be shifted and which schools have the most space to house these programs
- Utilized new Holland Hill school capacity of 504 students



# 2017-18 Scenario Planning

## **Several scenarios were evaluated but determined not to be feasible based on the ten-year enrollment projections**

- Move 6<sup>th</sup> grade down to the elementary schools – would result in elementary schools being over capacity
- Close a Middle School – not feasible based on ten-year enrollment projections
- Close a High School – not feasible based on ten-year enrollment projections



# Scenario Summaries

Scenario	Scenario A	Scenario B	Scenario C	Scenario D/D2	Scenario E	Scenario F
<b>Description</b>	Close Jennings	Close Dwight	Roger Sherman Pocket Redistricting	McKinley-Jennings School Pairing (K-2/3-5 or PK-1/2-5)	McKinley Pocket Redistricting	Switch to K-4 and 5-8 alignment
<b>Racial Balance Impacts</b>	McKinley becomes "impending", but remains close to 25%	None	None	Likely long-term solution to racial imbalance	McKinley and Holland Hill become "impending", but remain close to 25%	None
<b>Redistricting Impacts</b>	314 students (7.4% of K-5)	501 students (11.8% of K-5)	97 students (2.3% of K-5)	369 students (8.7% of K-5)	183 students (4.3% of K-5)	None
<b>Middle School Feeder Pattern Impacts</b>	Yes	Yes	Minimal	Yes	Minimal	None
<b>Enrollment Balance Impacts</b>	None, but can be combined with Scenario C	None	Alleviates overcrowding at Sherman	None, but can be combined with Scenario C	None	Alleviates overcrowding for K-5 but results in overcrowding at middle schools
<b>Mill Hill Construction Project Size</b>	Larger construction project (504 student building)	Larger construction project (504 student building)	Smaller construction project (378 student building)	Smaller construction project (378 student building)	Smaller construction project (378 student building)	N/A
<b>Feasibility</b>	Feasible once Holland Hill construction project complete	Feasible if Mill Hill is expanded to a 504-student school	Feasible once Holland Hill construction project complete	Feasible. PK-1/2-5 alignment may not be sustainable in long term	Not Feasible - not a long-term solution to racial balance	Not Feasible due to lack of space at middle schools

Feasible

Not Feasible



# Fairfield Public Schools

## Elementary School Facilities and Scenario Planning

October 24, 2017





# Agenda

## **1. Facilities**

- Elementary Ed. Spec. (Holland Hill)
- Theoretical Capacity
- Operational Capacity

## **2. Enrollment Trends**

- October 1, 2017 Enrollment
- Review of 2016 projections

## **3. Scenario Planning**



# Elementary Ed. Spec. (Holland Hill)

An Ed. Spec is a detailed description of room sizes, uses, and design characteristics needed to achieve FPS's educational goals and objectives

## Instructional Spaces

**4 Kindergarten classrooms**

**20 Grade 1 to 5 classrooms**

## Support Services <sup>1</sup>

1 Instructional Improvement Teacher

1 School Psychologist

1 Social Worker

1 Teacher of Gifted Room

**1 Math/Science Room**

2 Language Art Specialist Rooms

1 Spanish Office

Nurses Facility

Large Conference Room

## Educational Spaces

**Art Room** with storage

**Music Room** with small group classroom

Media center with integrated comp lab

## Special Education <sup>1</sup>

4 Resource Teaching Rooms

2 Speech & Language Rooms

1 OT/PT Room

## Other <sup>1</sup>

2 Staff workrooms

**Rooms highlighted in blue were assumed to occupy full-size classrooms**

*1. Ed Spec does not specify the recommended size of special education, support services, or other spaces*



# Elementary Ed. Spec. (Holland Hill)

## Full-Size Classrooms

- 4 Kindergarten classrooms
- 20 Grade 1 to 5 classrooms
- 1 Math/Science Room
- 1 Music Room with small group classroom
- 1 Art Room with storage
- 1 Computer Lab <sup>1</sup>

### 24 K-5 instructional classrooms

### 3 to 4 other educational classrooms <sup>1</sup>

## Small Spaces

**If small spaces are not available, these uses would occupy subdivided full-sized classrooms**

- 4 Resource Teaching Rooms
- 2 Speech & Language Rooms
- 1 OT/PT Room
- 2 Staff Workrooms
- 1 Instructional Improvement Teacher
- 1 School Psychologist
- 1 Social Worker
- 1 Teacher of Gifted Room
- 2 Language Art Specialist Rooms
- 1 Spanish Office
- Large Conference Room

### 17 small spaces <sup>2</sup>

1. Computer lab only needed in a full-size classroom if not integrated with media center
2. Assumed that each school had a dedicated nurses facility and administrative office suite



# Elementary School Space Inventory

- Due to various ages of buildings and evolution of classroom needs, it is difficult to conduct an “apples to apples” comparison of school facilities
- Older school facilities need to be creative in space utilization in order to meet modern programming needs and Ed. Specs.
- Portable classrooms were not counted towards a facility’s capacity



# Elementary School Space Inventory

School	Inventory				2017-18 Uses		Portable Classrooms (not included in capacity)
	Total Full-Size Classrooms <sup>2</sup>	Total Full-Size Instructional Classrooms	Other Full Size Classrooms	Total Small Spaces	Instructional Rooms in Use	Instructional Rooms Used for Other Purposes	
Burr	28	24	4	17	18	6	0
Dwight	21	18	3	7	17	1	0
Holland Hill <sup>1</sup>	28	24	4	17	18	6	0 <sup>3</sup>
Jennings	23	18	5	4	15	3	1
McKinley	30	24	6	17+	24	0	0
Mill Hill	20	18	2	10	18	0	5
North Stratfield	28	24	4	16	18	6	0
Osborn Hill	30	24	6	10	21	3	0
Riverfield	27	24	3	16	20	4	0
Roger Sherman	24	22	2	17	22	0	1
Stratfield	27	24	3	17	18	6	0
<b>Total All Schools</b>	<b>286</b>	<b>244</b>	<b>42</b>	<b>135</b>	<b>209</b>	<b>35</b>	<b>7</b>

1. Based on the planned capacity from the new Holland Hill Ed Spec.

2. Does not include portable classrooms

3. Current Holland Hill school has 5 portables. New Holland Hill won't have any portables

Includes districtwide programs such as PK, ECC, CLC, and other support services



# Burr Example

- Built in 2004
- Special education and support functions housed in **small spaces** designed for these uses
- **Full size classrooms** only used for grade level instruction and other educational uses (art, music, science, etc.)
- Aligns with Elementary Ed Spec.



# Dwight Example

- Built in 1962
- Fewer **small spaces** to house special education and support functions
- **Full size classrooms** used for grade level instruction, other educational uses (art, music, science, etc.), and some special education and support functions
- Needs to utilize full-size classrooms to align with Elementary Ed. Spec



# Mill Hill Example

- Built in 1955
- Fewer **small spaces** to house special education and support functions
- **Full size classrooms** used for grade level instruction, other educational uses (art, music, science, etc.), and some special education and support functions
- **Portable classrooms** needed in order to align with Elementary Hill Ed. Spec





# Elementary School Space Inventory

- Schools with adequate **small spaces** to meet the Elementary Ed. Spec
  - Burr
  - McKinley
  - North Stratfield
  - Riverfield
  - Roger Sherman
  - Stratfield
  - Holland Hill (new)
- Schools where **full-size classrooms** are needed for support and special education spaces in order to meet the Elementary Ed. Spec
  - Dwight
  - Jennings
  - Osborn Hill
- Schools where **portable classrooms** are needed in order to meet the Elementary Ed. Spec
  - Mill Hill



# Mill Hill Construction Project

- Mill Hill is the only school that needs portable classrooms in order to meet the current Elementary Ed. Spec (Holland Hill)
  - If the five portables were removed, Mill Hill's capacity would need be reduced from 378 students to 273 students in order to meet the Ed. Spec.
- At a minimum, construction project should address the lack of support space at Mill Hill and replace the portable classrooms with permanent space. This is necessary in order to operate Mill Hill as a 378 student school
  - If an elementary school is closed, a larger construction project would likely be warranted (target capacity of 504 students) <sup>1</sup>

1. Based on 2016-17 ten-year projections model. To be updated with 2017-18 ten-year projections model



# District Wide Programs and Space Needs

<b>CLC:</b>	5 classrooms Burr (1), Dwight (1), Jennings(1), Osborn Hill (2)
<b>Pre-K:</b>	2 classrooms <sup>1, 2</sup> Burr (1), Stratfield (1)
<b>ECC Pre-K Program:</b>	1 classroom Stratfield (1)
<b>District Behavior Need:</b>	1 classroom <b>TBD</b>

1. Half day programs can house two Pre-K sections per classroom per day. Excludes the Pre-K classrooms at the Early Childhood Center
2. Pre-K programs at Burr and Stratfield are tied to the "Opt-In" program

**Location based on availability of space and need**

**Relocation of these programs is possible, but undesirable**



# Loading Levels

<b>K-5 Instruction:</b>	21 students per classroom
<b>CLC:</b>	8 students per classroom
<b>Pre-K:</b>	18 students per section (half day) 36 students per classroom per day
<b>ECC Program:</b>	12 students per section (half day) 24 students per classroom per day
<b>District Behavior Need:</b>	10 Students per classroom



# K-5 Theoretical Capacity

School	Total Full-Size Classrooms <sup>2</sup>	Total Full-Size Instructional Classrooms	K-5 Grade Level Instruction
Burr	28	24	504
Dwight	21	18	378
Holland Hill <sup>1</sup>	28	24	504
Jennings	23	18	378
McKinley	30	24	504
Mill Hill (without portbles)	20	13	273
North Stratfield	28	24	504
Osborn Hill	30	24	504
Riverfield	27	24	504
Roger Sherman	24	22	462
Stratfield	27	24	504
<b>Total All Schools</b>	<b>286</b>	<b>239</b>	<b>5,019</b>

1. Based on the planned capacity from the new Holland Hill Ed Spec

2. Does not include portable classrooms

Theoretical capacity is not an accurate reflection of how buildings are actually used because it does not take district-wide programs into consideration



# K-5 Operational Capacity

School	Total Full-Size Classrooms <sup>2</sup>	Total Full-Size Instructional Classrooms	K-5 Grade Level Instruction	CLC	Pre-K <sup>3</sup>	K-5 Operational Capacity
Burr	28	24	22	1	1	470
Dwight	21	18	17	1	0	365
Holland Hill <sup>1</sup>	28	24	24	0	0	504
Jennings	23	18	17	1	0	365
McKinley	30	24	24	0	0	504
Mill Hill (without portbles) <sup>2</sup>	20	13	13	0	0	273
North Stratfield	28	24	24	0	0	504
Osborn Hill	30	24	22	2	0	478
Riverfield	27	24	24	0	0	504
Roger Sherman	24	22	22	0	0	462
Stratfield	27	24	22	0	2	462
<b>Total All Schools</b>	<b>286</b>	<b>239</b>	<b>231</b>	<b>5</b>	<b>3</b>	<b>4,891</b>

1. Based on the planned capacity from the new Holland Hill Ed Spec

2. The five portable classrooms were deducted from the capacity at Mill Hill

3. Pre-K classrooms are deducted from the K-5 operational capacity

Operational capacity = deployment of district-wide programs for the 2017-18 school year  
128 seats lower than the theoretical capacity not including district behavior program



# Middle School Capacity

## Middle School Capacity and Utilization: 2017-18

School	Total Full-Size Classrooms	Building Capacity	2017-18 Enroll	Utilization
Fairfield Woods	61	840	941	112.0%
Roger Ludlowe	68	875	861	98.4%
Tomlinson	51	700	656	93.7%
<b>Total All Schools</b>	<b>180</b>	<b>2415</b>	<b>2458</b>	<b>101.8%</b>



# Current Enrollment

## October 1, 2017 Enrollment

School	K	1	2	3	4	5	K-5 Total	Operational Capacity <sup>2,3</sup>	Percent Utilization
Burr	57	64	65	58	72	64	380	470	80.9%
Dwight	37	52	55	59	59	53	315	365	86.3%
Holland Hill <sup>1</sup>	62	48	68	67	63	71	379	504	75.2%
Jennings	39	43	48	58	59	42	289	365	79.2%
McKinley	56	87	67	73	76	73	432	504	85.7%
Mill Hill (without portables)	53	59	62	61	50	62	347	273	127.1%
North Stratfield	65	54	53	69	73	66	380	504	75.4%
Osborn Hill	71	62	59	64	83	84	423	478	88.5%
Riverfield	72	58	72	72	70	70	414	504	82.1%
Sherman	59	82	86	66	93	84	470	462	101.7%
Stratfield	60	65	62	72	73	74	406	462	87.9%
<b>Total</b>	<b>631</b>	<b>674</b>	<b>697</b>	<b>719</b>	<b>771</b>	<b>743</b>	<b>4,235</b>	<b>4,891</b>	<b>86.6%</b>

1. Based on planned capacity for the new Holland Hill School

2. Operational capacity does not include portable classrooms

3. Operational capacity takes into consideration the placement of district-wide programs such as Pre-K and CLC





# Current Enrollment

## October 1, 2017 Enrollment

School	Total K-5 Students	Minority Students	Percent Minority	Absolute Imbalance	Racial Balance Status
Burr	380	94	24.7%	-0.1%	-
Dwight	315	44	14.0%	-10.8%	-
Holland Hill	379	151	39.8%	15.0%	Impending
Jennings	289	73	25.3%	0.5%	-
McKinley	432	230	53.2%	28.4%	Racial Imbalance
Mill Hill	347	70	20.2%	-4.6%	-
North Stratfield	380	92	24.2%	-0.6%	-
Osborn Hill	423	80	18.9%	-5.9%	-
Riverfield	414	63	15.2%	-9.6%	-
Sherman	470	68	14.5%	-10.3%	-
Stratfield	406	85	20.9%	-3.9%	-
Total	4235	1050	24.8%	0.0%	

*Unofficial racial balance numbers and status. Presented for K-5 only*

McKinley **racially imbalanced** at 28.4% higher than K-5 district average  
Holland Hill **impending imbalance** at 15.0% higher than K-5 district average



# Projections Comparison

## Elementary School

Grade	17-18	17-18	Difference
	Actual	Projected	
K	631	637	(6)
1	674	668	6
2	697	681	16
3	719	715	4
4	771	778	(7)
5	743	741	2
K-5 Total	4,235	4,220	15

## Middle School

Grade	17-18	17-18	Difference
	Actual	Projected	
6	893	890	3
7	778	781	(3)
8	787	772	15
6-8 Total	2,458	2,443	15

## High School

Grade	17-18	17-18	Difference
	Actual	Projected	
9	762	746	16
10	721	720	1
11	775	777	(2)
12	803	783	20
9-12 Total	3,061	3,026	35

## District

Grade	17-18	17-18	Difference
	Actual	Projected	
K-12 Total	9,754	9,689	65

**Overall district enrollments are within 0.7% of projections**

**Elementary enrollments are within 0.4% of projections**




# Projected Enrollment

K-5 Actual and Projected Enrollment by Grade: 2012-13 to 2021-22

		School Year	Birth Yr	Births	K	1	2	3	4	5	K-5 Total
Actual	{	2012-13	2007	610	683	841	774	742	820	770	4,630
		2013-14	2008	598	723	703	858	778	749	824	4,635
		2014-15	2009	585	686	751	711	870	783	756	4,557
		2015-16	2010	515	649	693	759	730	873	774	4,478
		2016-17	2011	505	646	675	705	772	737	886	4,421
Projected	{	2017-18	2012	474	637	668	681	715	778	741	4,220
		2018-19	2013	504	665	659	674	691	721	782	4,192
		2019-20	2014	565	683	688	665	684	697	725	4,142
		2020-21	2015	509	672	706	694	675	690	701	4,138
		2021-22	2016	530	673	695	712	704	681	694	4,159

*Does not include Pre-K enrollment*

 Births for 2016 were estimated using a regression model

Elementary school enrollments projected to bottom out around 2020

**Enrollment projections from 2016**  
**Currently being updated with October 1, 2017 data**



# Projected Enrollment

6-8 Actual and Projected  
Enrollment by Grade: 2012-13 to 2021-22

		School Year	6	7	8	6-8 Total
Actual	{	2012-13	863	857	827	2,547
		2013-14	780	852	865	2,497
		2014-15	808	790	851	2,449
		2015-16	765	815	795	2,375
		2016-17	776	770	805	2,351
Projected	{	2017-18	890	781	772	2,443
		2018-19	744	896	783	2,423
		2019-20	785	749	898	2,432
		2020-21	728	790	751	2,269
		2021-22	704	733	792	2,229

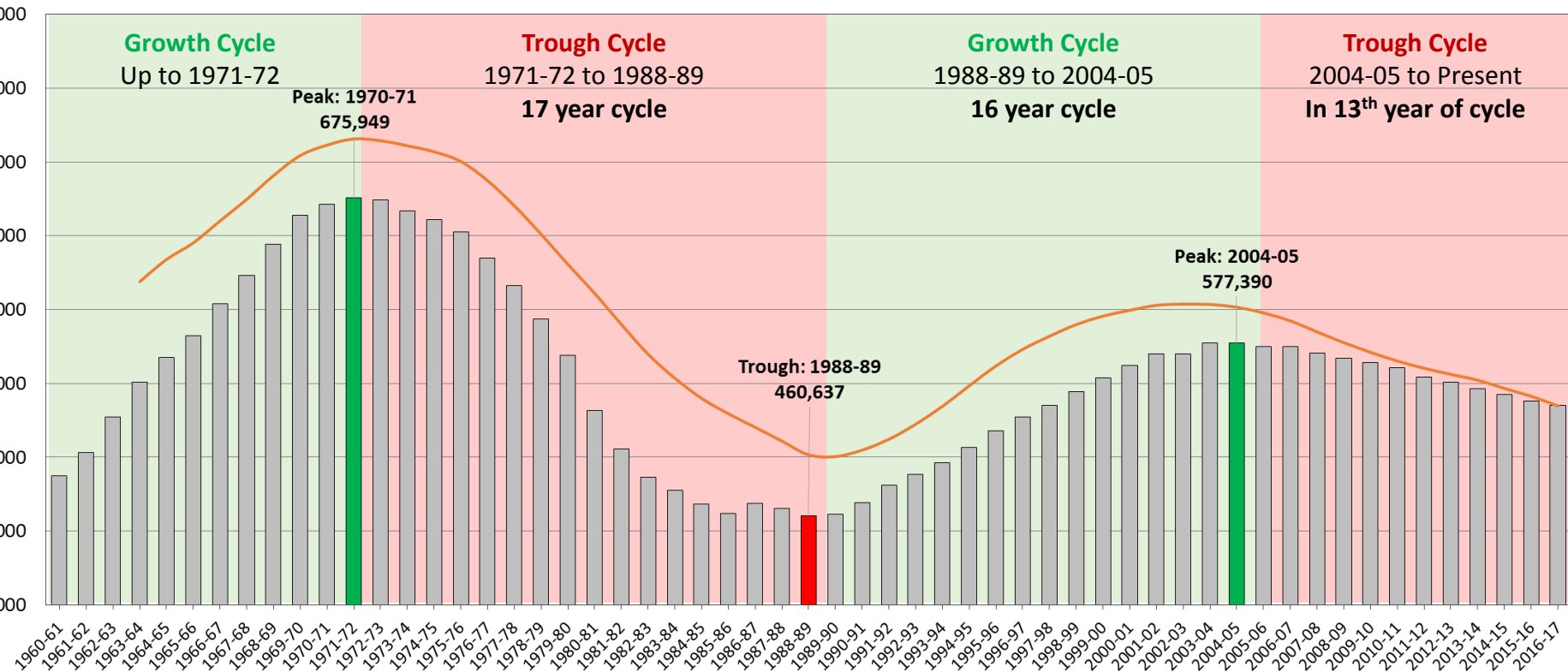
Middle School  
enrollments  
projected to decline  
through 2021-22

**Enrollment projections from 2016**  
**Currently being updated with October 1, 2017 data**



# Projected Enrollment

Public School Enrollment in Connecticut: 1960 to 2016



Data Sources: 1960-61 through 2014-15 data provided by the National Center for Education Statistics - Enrollment in Public Elementary and Secondary Schools, by State  
2014-15 through 2016-17 enrollment data is estimated based on Connecticut State Department of Education enrollment.

**“Baby Boom”** enters school – enrollments surge in the 1960s

**“Baby Bust”** of the late 1960s and 1970s enters school and leads to enrollment declines

**“Echo Boom”** (millennials) begin entering school, leading to another growth cycle

**“Echo Bust”** in 13<sup>th</sup> year of cycle – are we nearing the end of a cycle?



# Scenario Planning

## Methodology and Assumptions

- All scenarios were tested using October 1, 2017 enrollment data – students were reassigned to hypothetical boundaries
  - Ten-year enrollment projections will be developed for up to two scenarios to test long-term viability
- Used operational capacity – the capacity for each school building that takes district-wide programs into consideration. Assumes all portables are taken off-line
- Noted when CLC and Pre-K classrooms need to be shifted and which schools have the most space to house these programs
- Utilized new Holland Hill school capacity of 504 students

**Scenarios are not recommendations, but are informational exercises meant to help the BOE assess feasibility of different actions and quantify impacts associated with those actions**



# Scenario Planning

## Scenarios that were evaluated but determined not to be feasible

- Move 6<sup>th</sup> grade down to the elementary schools – would result in elementary schools being over capacity
- Can a school be closed? Mill Hill Test Fit – lack of available space at surrounding schools means that this scenario is **not feasible without comprehensive redistricting of all elementary schools**



# Scenario Planning

## Scenarios that were analyzed in greater detail to determine feasibility

- |                    |   |
|--------------------|---|
| <b>Scenario A:</b> | Can a school be closed? Jennings Test Fit   |
| <b>Scenario B:</b> | Can a school be closed? Dwight Test Fit   |
| <b>Scenario C:</b> | Can overcrowding at Roger Sherman be improved through pocket redistricting?                                     |
| <b>Scenario D:</b> | Can we improve racial balance at McKinley through school pairing?   |
| <b>Scenario E:</b> | Can we improve racial balance at McKinley through pocket redistricting?   |
| <b>Scenario F:</b> | Does moving 5 <sup>th</sup> grade up to the Middle Schools make it more feasible to close an elementary school? |





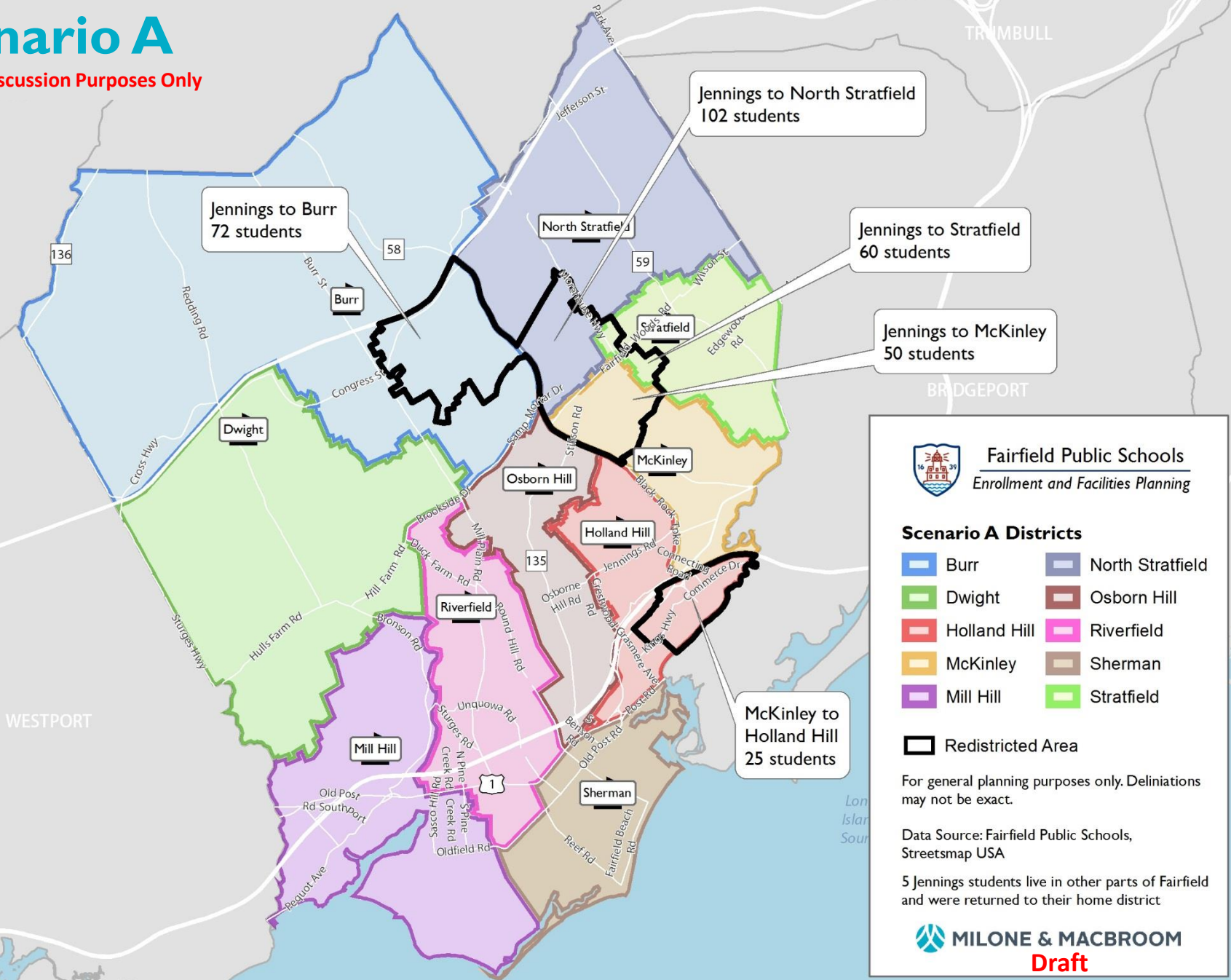
# Scenario A

## **Close Jennings**

- Jennings students redistricted to Burr, Stratfield, North Stratfield and McKinley
- Pocket redistricting between McKinley and Holland Hill to address racial balance and fill out new Holland Hill school

# Scenario A

Draft for Discussion Purposes Only





# Scenario A Enrollment

## Enrollment and Capacity

School	K	1	2	3	4	5	K-5 Total	Operational Capacity <sup>2,3</sup>	Percent Utilization
Burr	67	72	74	76	87	76	452	470	96.2%
Dwight	37	52	55	59	59	53	315	365	86.3%
Holland Hill <sup>1</sup>	65	54	75	70	68	76	408	504	81.0%
Jennings	CLOSED								
McKinley	59	90	74	80	80	74	457	504	90.7%
Mill Hill (without portables)	53	59	62	61	50	62	347	273	127.1%
North Stratfield	80	68	70	86	95	83	482	504	95.6%
Osborn Hill	71	62	59	64	83	84	423	478	88.5%
Riverfield	72	58	72	72	70	71	415	504	82.3%
Sherman	59	82	86	66	93	84	470	462	101.7%
Stratfield	68	77	70	85	86	80	466	462	100.9%
Total	631	674	697	719	771	743	4,235	4,526	93.6%

1. Based on planned capacity for the new Holland Hill School

2. Operational capacity does not include portable classrooms

3. Operational capacity takes into consideration the placement of district-wide programs such as Pre-K and CLC

Based on October 1, 2017 enrollment data



# Scenario A Enrollment

## Racial Balance

School	Total K-5 Students	Minority Students	Percent Minority	Absolute Imbalance	Racial Balance Status
Burr	452	114	25.2%	0.4%	-
Dwight	315	44	14.0%	-10.8%	-
Holland Hill	408	166	40.7%	15.9%	Impending
Jennings	CLOSED				
McKinley	457	222	48.6%	23.8%	Impending
Mill Hill	347	70	20.2%	-4.6%	-
North Stratfield	482	112	23.2%	-1.6%	-
Osborn Hill	423	80	18.9%	-5.9%	-
Riverfield	415	64	15.4%	-9.4%	-
Sherman	470	68	14.5%	-10.3%	-
Stratfield	466	110	23.6%	-1.2%	-
Total	4,235	1,050	24.8%	0.0%	

*Unofficial racial balance numbers and status*

Based on October 1, 2017 enrollment data

McKinley (23.8%) and Holland Hill (15.9%) both **impending imbalance**. Racial imbalance at McKinley is lowered by 4.6% due to influx of Jennings students and Holland Hill pocket redistricting



# Scenario A

## Takeaways

- Feasible option once Holland Hill construction project is complete
- Jennings centrally located near other elementary schools – requires the movement of fewer students
- Addresses racial balance at McKinley. However school remains close to 25% threshold. May not be a sustainable long-term solution
- Does not address overcrowding at Sherman
- 314 K-5 students would be redistricted (7.4% of elementary students)
- Jennings CLC classroom needs to be relocated. Stratfield CLC and Pre-K classrooms need to be relocated in order for this option to be feasible
  - New Holland Hill would have excess space to house these programs. Other options are Osborn Hill and Riverfield
- Impacts the middle school feeder pattern
- District-wide utilization of 93.6% supports larger construction project at Mill Hill (504 student building)



# Scenario B

## Close Dwight

- Dwight students redistricted to Burr, Osborn Hill, and North Stratfield
- Many small pocket redistricting areas necessary in order to balance enrollments across other schools
- Schools surrounding Dwight don't have as many available seats compared to Jennings



# Scenario B

Draft for Discussion Purposes Only

Burr to Osborn Hill  
86 students

Burr to North Stratfield  
22 students

Dwight to North Stratfield  
21 students

Dwight to Burr  
216 students

Dwight to Riverfield  
48 students

Osborn Hill to  
Holland Hill  
78 students



**Fairfield Public Schools**  
*Enrollment and Facilities Planning*

## Scenario B Districts

Burr	North Stratfield
Holland Hill	Osborn Hill
Jennings	Riverfield
McKinley	Sherman
Mill Hill	Stratfield

Redistricted Area

For general planning purposes only. Delineations may not be exact.

Data Source: Fairfield Public Schools,  
Streetsmap USA

30 Dwight students live in other parts of Fairfield  
and were returned to their home district



**MILONE & MACBROOM**

**Draft**



# Scenario B Enrollment

## Enrollment and Capacity

School	K	1	2	3	4	5	K-5 Total	Operational Capacity <sup>2, 3</sup>	Percent Utilization
Burr	64	83	74	87	93	87	488	470	103.8%
<b>Dwight</b>	<b>CLOSED</b>								
Holland Hill <sup>1</sup>	73	64	80	79	79	85	460	504	91.3%
Jennings	40	43	48	59	59	42	291	365	79.7%
McKinley	57	89	69	74	77	74	440	504	87.3%
Mill Hill (without portables)	53	60	66	63	52	63	357	273	130.8%
North Stratfield	68	58	66	75	83	73	423	504	83.9%
Osborn Hill	77	65	66	60	86	81	435	478	91.0%
Riverfield	79	65	80	83	75	80	462	504	91.7%
Sherman	60	82	86	67	94	84	473	462	102.4%
Stratfield	60	65	62	72	73	74	406	462	87.9%
<b>Total</b>	<b>631</b>	<b>674</b>	<b>697</b>	<b>719</b>	<b>771</b>	<b>743</b>	<b>4,235</b>	<b>4,526</b>	<b>93.6%</b>

1. Based on planned capacity for the new Holland Hill School

2. Operational capacity does not include portable classrooms

3. Operational capacity takes into consideration the placement of district-wide programs such as Pre-K and CLC

Based on October 1, 2017 enrollment data





# Scenario B Enrollment

## Racial Balance

School	Total K-5 Students	Minority Students	Percent Minority	Absolute Imbalance	Racial Balance Status
Burr	488	90	18.4%	-6.4%	-
<b>Dwight</b>	<b>CLOSED</b>				
Holland Hill	460	166	36.1%	11.3%	-
Jennings	291	73	25.1%	0.3%	-
McKinley	440	235	53.4%	<b>28.6%</b>	<b>Racial Imbalance</b>
Mill Hill	357	72	20.2%	-4.6%	-
North Stratfield	423	112	26.5%	1.7%	-
Osborn Hill	435	79	18.2%	-6.6%	-
Riverfield	462	68	14.7%	-10.1%	-
Sherman	473	70	14.8%	-10.0%	-
Stratfield	406	85	20.9%	-3.9%	-
<b>Total</b>	<b>4,235</b>	<b>1,050</b>	<b>24.8%</b>	<b>0.0%</b>	

*Unofficial racial balance numbers and status*

Based on October 1, 2017 enrollment data

McKinley **racially imbalanced** at 28.6% higher than K-5 district average



# Scenario B

## Takeaways

- Dwight students are further from neighboring schools compared to Jennings – requires more movement of students and longer travel times
- Due to excessive travel times, likely not a favorable option unless Mill Hill is expanded
- Does not address racial balance at McKinley
- Does not address overcrowding at Sherman
- 501 K-5 students would be redistricted (11.8% of elementary students)
- Dwight CLC classroom needs to be relocated. Burr CLC and Pre-K classrooms need to be relocated in order for this option to be feasible
  - North Stratfield, Osborn Hill, and Riverfield have the most space available space
- Impacts the middle school feeder pattern
- District-wide utilization of 93.6% supports larger construction project at Mill Hill (504 student building)



# Scenario C

## **Roger Sherman Pocket Redistricting**

- Pocket redistricting between Sherman and Holland Hill
- Fills out new Holland Hill school and alleviates overcrowding at Roger Sherman

**Draft for Discussion Purposes Only**



Roger Sherman  
to Holland Hill  
97 students



# Scenario C Enrollment

## Enrollment and Capacity

School	K	1	2	3	4	5	K-5 Total	Operational Capacity <sup>2,3</sup>	Percent Utilization
Burr	57	64	65	58	72	64	380	470	80.9%
Dwight	37	52	55	59	59	53	315	365	86.3%
Holland Hill <sup>1</sup>	73	63	91	76	84	89	476	504	94.4%
Jennings	39	43	48	58	59	42	289	365	79.2%
McKinley	56	87	67	73	76	73	432	504	85.7%
Mill Hill (without portables)	53	59	62	61	50	62	347	273	127.1%
North Stratfield	65	54	53	69	73	66	380	504	75.4%
Osborn Hill	71	62	59	64	83	84	423	478	88.5%
Riverfield	72	58	72	72	70	70	414	504	82.1%
Sherman	48	67	63	57	72	66	373	462	80.7%
Stratfield	60	65	62	72	73	74	406	462	87.9%
<b>Total</b>	<b>631</b>	<b>674</b>	<b>697</b>	<b>719</b>	<b>771</b>	<b>743</b>	<b>4,235</b>	<b>4,891</b>	<b>86.6%</b>

1. Based on planned capacity for the new Holland Hill School

2. Operational capacity does not include portable classrooms

3. Operational capacity takes into consideration the placement of district-wide programs such as Pre-K and CLC

Based on October 1, 2017 enrollment data



# Scenario C Enrollment

## Racial Balance

School	Total K-5 Students	Minority Students	Percent Minority	Absolute Imbalance	Racial Balance Status
Burr	380	94	24.7%	-0.1%	-
Dwight	315	44	14.0%	-10.8%	-
Holland Hill	476	166	34.9%	10.1%	-
Jennings	289	73	25.3%	0.5%	-
McKinley	432	230	53.2%	<b>28.4%</b>	<b>Racial Imbalance</b>
Mill Hill	347	70	20.2%	-4.6%	-
North Stratfield	380	92	24.2%	-0.6%	-
Osborn Hill	423	80	18.9%	-5.9%	-
Riverfield	414	63	15.2%	-9.6%	-
Sherman	373	53	14.2%	-10.6%	-
Stratfield	406	85	20.9%	-3.9%	-
<b>Total</b>	<b>4,235</b>	<b>1,050</b>	<b>24.8%</b>	<b>0.0%</b>	

*Unofficial racial balance numbers and status*

Based on October 1, 2017 enrollment data

McKinley **racially imbalanced** at 28.4% higher than K-5 district average



# Scenario C

## Takeaways

- Feasible option once Holland Hill construction project is complete.
- Fills out new Holland Hill school. Sherman utilization drops to about 80%
- Does not address racial balance at McKinley
- 97 K-5 students would be redistricted (2.3% of elementary students)
- Minimal impacts to the middle school feeder pattern
- Pocket redistricting could be combined with other scenarios
- District-wide utilization of 86.6% aligns with smaller construction project at Mill Hill (378 student building)



# Scenario D

## Can School Pairing at McKinley Alleviate Racial Imbalance and Gain Cost Efficiencies through Maximizing Classroom Sections?

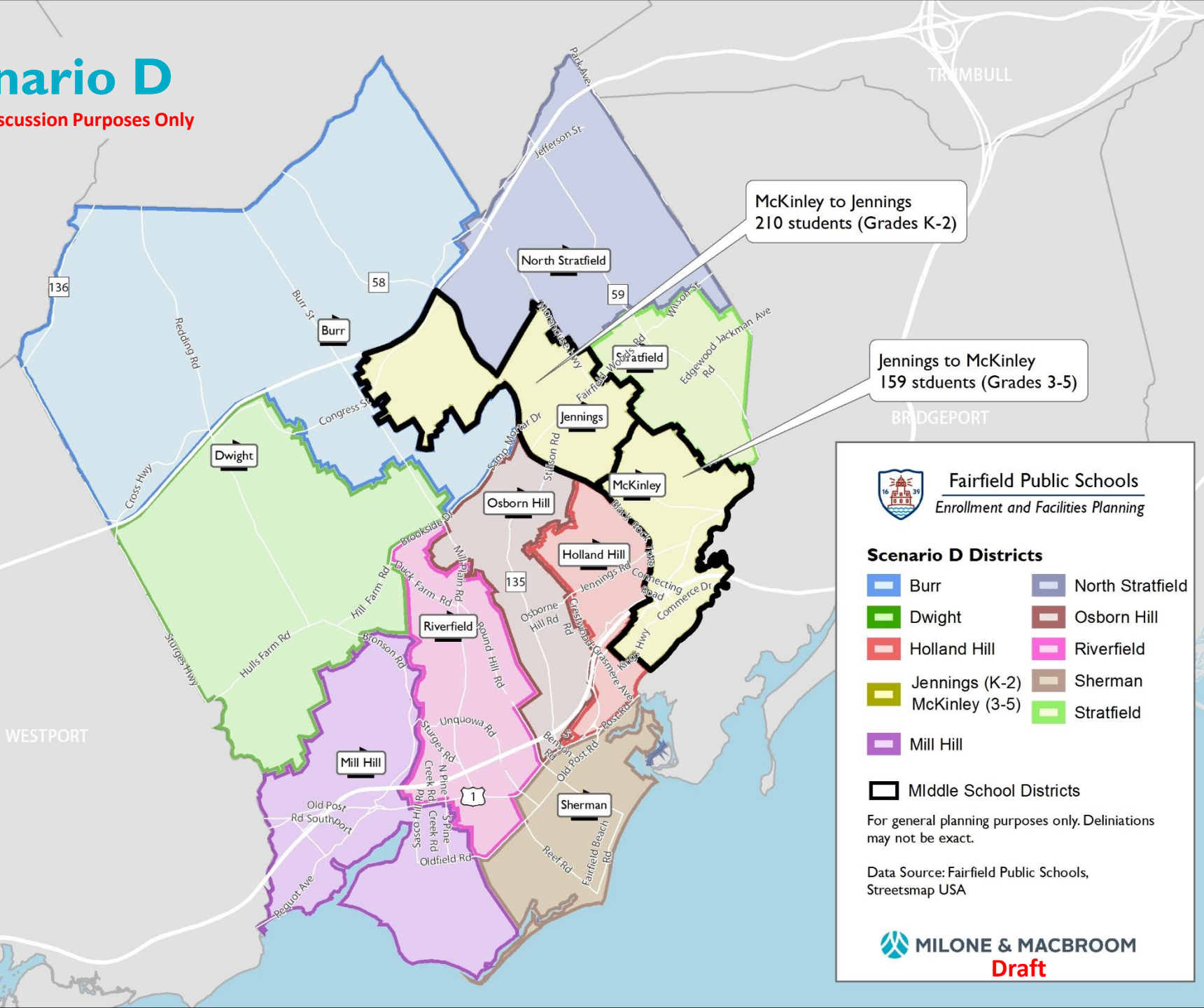
### Jennings and McKinley

- Jennings (K-2) and McKinley (3-5) paired together due to proximity to one another. Jennings building layout (one-story) aligns with state building code requirements for Kindergarten and 1<sup>st</sup> grade
- The size discrepancy between Jennings and McKinley results inefficient utilization of space
  - Jennings (smaller building) houses grades K through 2
  - McKinley houses grades 3 through 5
- State law calculates racial balance based on like grades. **Jennings would be compared to K-2 district average** and **McKinley would be compared to 3-5 district average**



# Scenario D

Draft for Discussion Purposes Only





# Scenario D Enrollment

## Enrollment and Capacity

School	K	1	2	3	4	5	K-5 Total	Operational Capacity <sup>2,3</sup>	Percent Utilization
Burr	57	64	65	58	72	64	380	470	80.9%
Dwight	37	52	55	59	59	53	315	365	86.3%
Holland Hill <sup>1</sup>	62	48	68	67	63	71	379	504	75.2%
Jennings	95	130	115	-	-	-	340	365	93.2%
McKinley	-	-	-	131	135	115	381	504	75.6%
Mill Hill (without portables)	53	59	62	61	50	62	347	273	127.1%
North Stratfield	65	54	53	69	73	66	380	504	75.4%
Osborn Hill	71	62	59	64	83	84	423	478	88.5%
Riverfield	72	58	72	72	70	70	414	504	82.1%
Sherman	59	82	86	66	93	84	470	462	101.7%
Stratfield	60	65	62	72	73	74	406	462	87.9%
<b>Total</b>	<b>631</b>	<b>674</b>	<b>697</b>	<b>719</b>	<b>771</b>	<b>743</b>	<b>4,235</b>	<b>4,891</b>	<b>86.6%</b>

1. Based on planned capacity for the new Holland Hill School

2. Operational capacity does not include portable classrooms

3. Operational capacity takes into consideration the placement of district-wide programs such as Pre-K and CLC

Based on October 1, 2017 enrollment data



# Scenario D Enrollment

## Racial Balance

School	Total K-5 Students	Minority Students	Percent Minority	Absolute Imbalance	Racial Balance Status
Burr	380	94	24.7%	-0.1%	-
Dwight	315	44	14.0%	-10.8%	-
Holland Hill	379	151	39.8%	<b>15.0%</b>	<b>Impending</b>
Jennings (K-2) <sup>1</sup>	340	148	43.5%	<b>17.3%</b>	<b>Impending</b>
McKinley (3-5) <sup>2</sup>	381	155	40.7%	<b>17.2%</b>	<b>Impending</b>
Mill Hill	347	70	20.2%	-4.6%	-
North Stratfield	380	92	24.2%	-0.6%	-
Osborn Hill	423	80	18.9%	-5.9%	-
Riverfield	414	63	15.2%	-9.6%	-
Sherman	470	68	14.5%	-10.3%	-
Stratfield	406	85	20.9%	-3.9%	-
<b>K-5 District Total</b>	<b>4,235</b>	<b>1,050</b>	<b>24.8%</b>	<b>0.0%</b>	
<b>K-2 District Total</b>	<b>2,002</b>	<b>525</b>	<b>26.2%</b>	<b>0.0%</b>	
<b>3-5 District Total</b>	<b>2,233</b>	<b>525</b>	<b>23.5%</b>	<b>0.0%</b>	

1. Jennings absolute imbalance is calculated based on the K-2 district average

2. McKinley absolute imbalance is calculated based on 3-5 district average

Unofficial racial balance numbers and status

Based on October 1, 2017 enrollment data



# Scenario D

## Takeaways

- Feasible option to achieve racial balance
- Three schools would be in the “impending imbalance” category, but all would be under 20%. Likely sustainable in the long-term
- Moves 369 students (8.7% of K-5 students)
- Low utilization at McKinley due to larger building – could house ECC and/or district CLC program to free up space at other schools
- Creates an additional transition for Jennings and McKinley students
- **Possible impacts to the Middle School feeder pattern – Jennings and McKinley currently attend different Middle Schools**
- District-wide utilization of 86.6% aligns with smaller construction project at Mill Hill (378 student building)



# Scenario D2

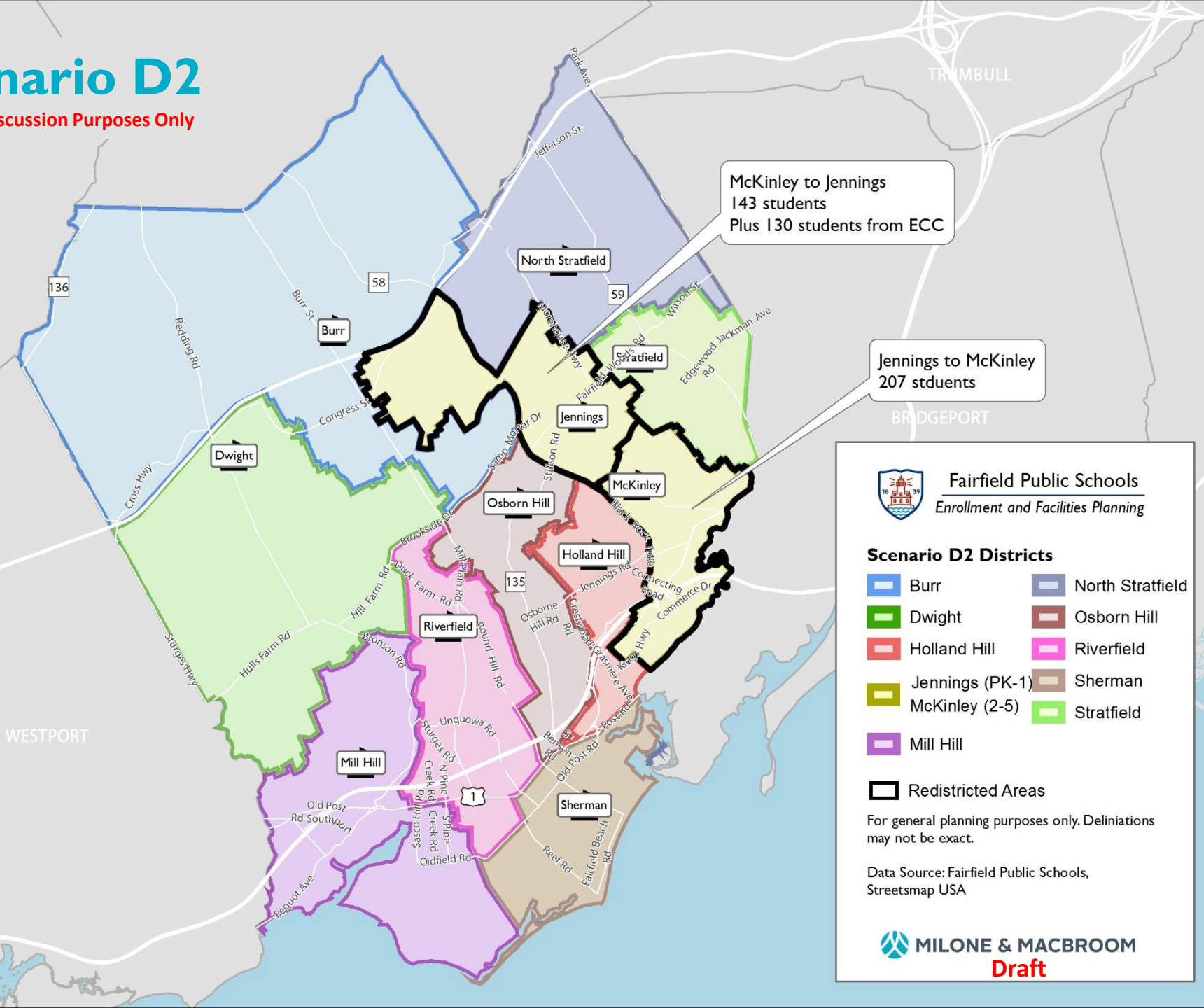
## **Can School Pairing at McKinley Alleviate Racial Imbalance and Gain Cost Efficiencies through Maximizing Classroom Sections?**

### **Jennings and McKinley with ECC Transferred to Jennings**

- Jennings (PK-1) and McKinley (2-5) paired together due to proximity to one another. Jennings building layout (one-story) aligns with state building code requirements for Pre-K, Kindergarten, and 1<sup>st</sup> grade.
- Size discrepancy between Jennings and McKinley - McKinley houses more grades while ECC moves to Jennings from Fairfield Warde
  - Jennings (smaller building) houses grades PK through 1
  - McKinley houses grades 2 through 5
  - Alternative High School moves to former ECC space at Fairfield Warde
- State law calculates racial balance based on like grades. Jennings would be compared to PK-1 district average and McKinley would be compared to 2-5 district average

# Scenario D2

Draft for Discussion Purposes Only







# Scenario D2 Enrollment

## Enrollment and Capacity

School	ECC	K	1	2	3	4	5	PK-5 Total	Operational Capacity <sup>2,3</sup>	Percent Utilization
Burr	-	57	64	65	58	72	64	380	470	80.9%
Dwight	-	37	52	55	59	59	53	315	365	86.3%
Holland Hill <sup>1</sup>	-	62	48	68	67	63	71	379	504	75.2%
Jennings	130	95	130	-	-	-	-	355	365	97.3%
McKinley	-	-	-	115	131	135	115	496	504	98.4%
Mill Hill (without portables)	-	53	59	62	61	50	62	347	273	127.1%
North Stratfield	-	65	54	53	69	73	66	380	504	75.4%
Osborn Hill	-	71	62	59	64	83	84	423	478	88.5%
Riverfield	-	72	58	72	72	70	70	414	504	82.1%
Sherman	-	59	82	86	66	93	84	470	462	101.7%
Stratfield	-	60	65	62	72	73	74	406	462	87.9%
<b>Total</b>	<b>130</b>	<b>631</b>	<b>674</b>	<b>697</b>	<b>719</b>	<b>771</b>	<b>743</b>	<b>4,365</b>	<b>4,891</b>	<b>89.2%</b>

1. Based on planned capacity for the new Holland Hill School

2. Operational capacity does not include portable classrooms

3. Operational capacity takes into consideration the placement of district-wide programs such as Pre-K and CLC

**Only includes PK students who transfer from the ECC to Jennings**

Based on October 1, 2017 enrollment data



# Scenario D2 Enrollment

## Racial Balance

School	Total K-5 Students	Minority Students	Percent Minority	Absolute Imbalance	Racial Balance Status
Burr	380	94	24.7%	-0.1%	-
Dwight	315	44	14.0%	-10.8%	-
Holland Hill	379	151	39.8%	15.0%	Impending
Jennings (PK-1) <sup>1</sup>	355	145	40.8%	12.8%	
McKinley (2-5) <sup>2</sup>	496	202	40.7%	16.7%	Impending
Mill Hill	347	70	20.2%	-4.6%	-
North Stratfield	380	92	24.2%	-0.6%	-
Osborn Hill	423	80	18.9%	-5.9%	-
Riverfield	414	63	15.2%	-9.6%	-
Sherman	470	68	14.5%	-10.3%	-
Stratfield	406	85	20.9%	-3.9%	-
<b>K-5 District Total</b>	<b>4,235</b>	<b>1,050</b>	<b>24.8%</b>	<b>0.0%</b>	
<b>PK-1 District Total</b>	<b>2,002</b>	<b>525</b>	<b>28.0%</b>	<b>0.0%</b>	
<b>2-5 District Total</b>	<b>2,233</b>	<b>525</b>	<b>24.0%</b>	<b>0.0%</b>	

1. Jennings absolute imbalance is calculated based on the PK-1 district average

2. McKinley absolute imbalance is calculated based on 2-5 district average

Unofficial racial balance numbers and status

Based on October 1, 2017 enrollment data





# Scenario D2

## Takeaways

- ECC moves to Jennings, allowing the Alternative High School to move to the former ECC space at Fairfield Warde
- Feasible option to achieve racial balance. Two schools would be in the “impending imbalance” category, but would be under 20%. Likely sustainable in the long-term
- Moves 350 students (8.3% of K-5 students)
- High utilization at McKinley (98.4%)
- CLC program needs to be relocated out of Jennings
- Creates an additional transition for Jennings and McKinley students
- Possible impacts to the Middle School feeder pattern – Jennings and McKinley currently attend different Middle Schools
- District-wide utilization of 86.6% aligns with smaller construction project at Mill Hill (378 student building)



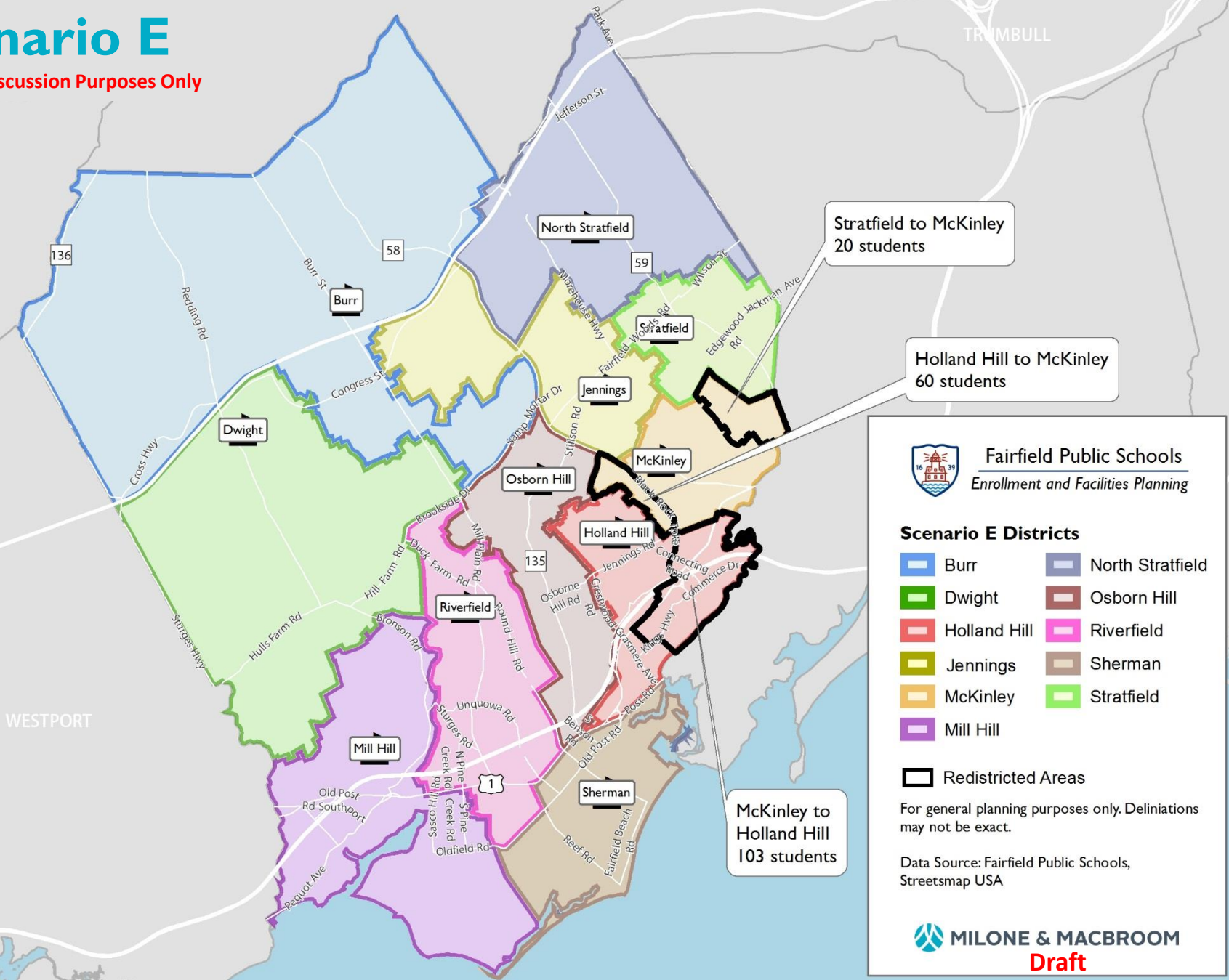
# Scenario E

## **Can Pocket Redistricting Improve Racial Balance at McKinley?**

- Southern part of McKinley district sent to Holland Hill. McKinley receives students from Holland Hill and Stratfield
- Puts more students in new Holland Hill school – could be combined with a smaller pocket redistricting with Sherman to alleviate overcrowding

# Scenario E

Draft for Discussion Purposes Only





# Scenario E Enrollment

## Enrollment and Capacity

School	K	1	2	3	4	5	K-5 Total	Operational Capacity <sup>2, 3</sup>	Percent Utilization
Burr	57	64	65	58	72	64	380	470	80.9%
Dwight	37	52	55	59	59	53	315	365	86.3%
Holland Hill <sup>1</sup>	66	66	71	69	74	76	422	504	83.7%
Jennings	39	43	48	58	59	42	289	365	79.2%
McKinley	53	71	66	76	70	73	409	504	81.2%
Mill Hill (without portables)	53	59	62	61	50	62	347	273	127.1%
North Stratfield	65	54	53	69	73	66	380	504	75.4%
Osborn Hill	71	62	59	64	83	84	423	478	88.5%
Riverfield	72	58	72	72	70	70	414	504	82.1%
Sherman	59	82	86	66	93	84	470	462	101.7%
Stratfield	59	63	60	67	68	69	386	462	83.5%
<b>Total</b>	<b>631</b>	<b>674</b>	<b>697</b>	<b>719</b>	<b>771</b>	<b>743</b>	<b>4,235</b>	<b>4,891</b>	<b>86.6%</b>

1. Based on planned capacity for the new Holland Hill School

2. Operational capacity does not include portable classrooms

3. Operational capacity takes into consideration the placement of district-wide programs such as Pre-K and CLC

Based on October 1, 2017 enrollment data



# Scenario E Enrollment

## Racial Balance

School	Total K-5 Students	Minority Students	Percent Minority	Absolute Imbalance	Racial Balance Status
Burr	380	94	24.7%	-0.1%	
Dwight	315	44	14.0%	-10.8%	
Holland Hill	422	201	47.6%	<b>22.8%</b>	<b>Impending</b>
Jennings	289	73	25.3%	0.5%	
McKinley	409	184	45.0%	<b>20.2%</b>	<b>Impending</b>
Mill Hill	347	70	20.2%	-4.6%	
North Stratfield	380	92	24.2%	-0.6%	
Osborn Hill	423	80	18.9%	-5.9%	
Riverfield	414	63	15.2%	-9.6%	
Sherman	470	68	14.5%	-10.3%	
Stratfield	386	81	21.0%	-3.8%	
<b>Total</b>	<b>4,235</b>	<b>1,050</b>	<b>24.8%</b>	<b>-2.2%</b>	<b>0</b>

*Unofficial racial balance numbers and status*



# Scenario E

## Takeaways

- Gets McKinley to around 20% absolute imbalance. However, Holland Hill increases to about 23% imbalance. Likely not a sustainable long-term solution
- Does not address overcrowding at Sherman, although Holland Hill has enough space to accommodate 50-75 Sherman students if desired – could reduce imbalance at Holland Hill
- Moves 183 students (4.3% of K-5 students)
- District-wide utilization of 86.6% aligns with smaller construction project at Mill Hill (378 student building)



# Scenario F

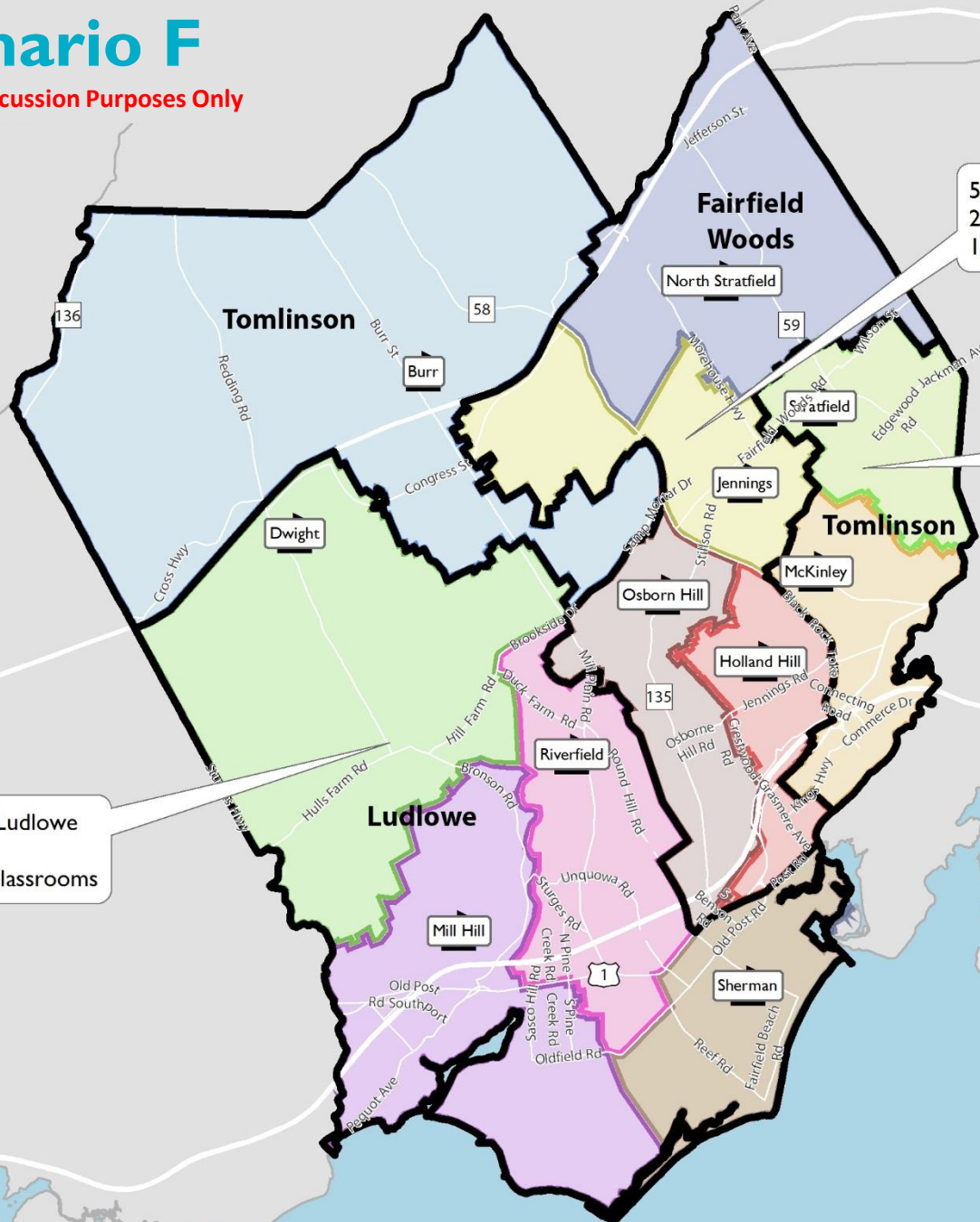
**Can 5<sup>th</sup> Grade Move up to the Middle Schools? Does this make it more feasible to close an elementary school?**

- 5<sup>th</sup> grade moved up to the middle schools and elementary schools reconfigured to a K-4 alignment



# Scenario F

Draft for Discussion Purposes Only



**Fairfield Public Schools**  
*Enrollment and Facilities Planning*

## Scenario F Districts

	Burr		North Stratfield
	Dwight		Osborn Hill
	Holland Hill		Riverfield
	Jennings		Sherman
	McKinley		Stratfield
	Mill Hill		

Middle School Districts

For general planning purposes only. Deliniations may not be exact.

Data Source: Fairfield Public Schools, Streetsmap USA



**MILONE & MACBROOM**

**Draft**





# Scenario F

## Middle School Impacts

- Assumed that 5<sup>th</sup> grade is housed in self-contained classrooms rather than utilizing a teaming structure.
- The following classrooms are needed based on 2017-18 5<sup>th</sup> grade enrollment:
  - Tomlinson: 11 classrooms needed
  - Fairfield Woods: 13 classrooms needed
  - Ludlowe: 13 classrooms needed
- Ideally 5<sup>th</sup> grade classrooms would be “blocked” together in a section of a building



# Middle School Capacity

## Middle School 5-8 Alignment Test Fit: 2017-18

School	Total Full-Size Classrooms	Building Capacity	6-8 Alignment		5-8 Alignment	
			2017-18 Enroll	Percent Utilization	2017-18 Enroll	Percent Utilization
Fairfield Woods	61	840	941	112.0%	1,204	143.3%
Roger Ludlowe	68	875	861	98.4%	1,130	129.1%
Tomlinson	51	700	656	93.7%	867	123.9%
<b>Total All Schools</b>	<b>180</b>	<b>2,415</b>	<b>2,458</b>	<b>101.8%</b>	<b>3,201</b>	<b>132.5%</b>

- Current 6-8 alignment is at over 100% utilization
- Utilization would increase to over 130% if 5<sup>th</sup> grade moved up to middle schools
- Enrollment in grades 5 through 8 would need to drop to 2,400 students in order to be feasible
  - Lowest projected 5-8 enrollment is 2,923 students in 2021-22 <sup>1</sup>

1. Based on 2016 enrollment projections. To be updated based on October 1, 2017 data



# Scenario F

## Takeaways

- Would require **37 5<sup>th</sup> grade classrooms** between the three middle schools based on 2017-18 enrollment
- Not a feasible option based on current and projected middle school enrollments



# Scenario Summaries

Scenario	Scenario A	Scenario B	Scenario C	Scenario D/D2	Scenario E	Scenario F
<b>Description</b>	Close Jennings	Close Dwight	Roger Sherman Pocket Redistricting	McKinley-Jennings School Pairing (K-2/3-5 or PK-1/2-5)	McKinley Pocket Redistricting	Switch to K-4 and 5-8 alignment
<b>Racial Balance Impacts</b>	McKinley becomes "impending", but remains close to 25%	None	None	Likely long-term solution to racial imbalance	McKinley and Holland Hill become "impending", but remain close to 25%	None
<b>Redistricting Impacts</b>	314 students (7.4% of K-5)	501 students (11.8% of K-5)	97 students (2.3% of K-5)	369 students (8.7% of K-5)	183 students (4.3% of K-5)	None
<b>Middle School Feeder Pattern Impacts</b>	Yes	Yes	Minimal	Yes	Minimal	None
<b>Enrollment Balance Impacts</b>	None, but can be combined with Scenario C	None	Alleviates overcrowding at Sherman	None, but can be combined with Scenario C	None	Alleviates overcrowding for K-5 but results in overcrowding at middle schools
<b>Mill Hill Construction Project Size</b>	Larger construction project (504 student building)	Larger construction project (504 student building)	Smaller construction project (378 student building)	Smaller construction project (378 student building)	Smaller construction project (378 student building)	N/A
<b>Feasibility</b>	Feasible once Holland Hill construction project complete	Feasible if Mill Hill is expanded to a 504-student school	Feasible once Holland Hill construction project complete	Feasible. PK-1/2-5 alignment may not be sustainable in long term	Not Feasible - not a long-term solution to racial balance	Not Feasible due to lack of space at middle schools

Feasible

Not Feasible



# Fairfield Public Schools

## Ten-Year Enrollment Projections 2018-19 to 2027-28

November 28, 2017



# Projections Buildings Blocks

## Starting Data

Critical to the overall accuracy of the projections, as each year builds upon the last

### *District Projections*

**Town of  
Fairfield  
Births**

*Obtained from CT  
DPH*

**Historic  
Enrollment  
Trends**

*Obtained from FPS  
and CT SDE*

### *Individual School Projections*

**Geolocated  
Birth Data**

*Obtained from CT  
DPH and address  
matched*

**Geolocated  
Enrollment  
Data**

*Obtained from FPS  
and address matched*

## Projection Assumptions

Several projection models are developed by applying different persistency ratios to building blocks

**5-Year  
Average**

**3-Year  
Average**

**3-Year  
Weighted**

**Blended**

## Demographic and Housing Data

Used to inform model selection and birth projections

**Unemployment  
(Town, Region)**

**Housing Permit  
Activity**

**Home Sales  
(1-family,  
condos)**

**Women of Child-  
Bearing Age +  
Fertility Rates**

**Population  
Projections &  
Development  
Capacity**



# Projections Primer

## Cohort Survival Method

- Based on Cohort Survival Methodology - Standard method for enrollment projections
- Methodology accepted by CSDE School Construction Projects (CGS 10-283)
- The Cohort Survival Methodology relies on **observed data from the recent past in order to predict the near future**
- Methodology works well for stable populations, including communities that are growing or declining at a steady rate
- Developed High (Maximum), Medium (Best Fit), and Low (Minimum) set of projections with different assumptions for births, housing markets, economic conditions, and in-migration rates



# Projections Primer

## Persistency Ratios

- Persistency ratios are calculated from historic enrollment data to determine growth or loss in a class as it progresses through school system
- Persistency ratios account for the various external factors affecting enrollments, including housing characteristics, residential development, economic conditions, student transfers in and out of the system, and student mobility
- Persistency Ratio of 1.0 means cohort size remains the same; 1.05 means the cohort size increases by 5%, or a cohort of 100 grows to 105 the following year
- Changes in population, housing stock and tenure, and economic conditions help explain persistency ratios





# Persistence Ratios

Kindergarten through 12th Grade Persistence Ratios by School Year  
2002-2003 to 2017-18

Year	Birth-K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12	Est. of Migration
2002-03		1.0367	1.0127	1.0056	1.0030	1.0000	1.0123	0.9958	1.0000	0.9213	0.9715	0.9728	1.0109	0.27%
2003-04		1.0388	1.0105	0.9972	0.9834	0.9760	0.9871	1.0046	0.9789	0.9485	0.9984	0.9780	0.9795	-1.22%
2004-05		1.0013	1.0097	1.0013	0.9734	1.0154	1.0108	1.0174	1.0015	0.9497	0.9885	0.9836	1.0150	0.31%
2005-06	0.9558	1.0577	0.9899	0.9822	0.9948	0.9899	1.0097	1.0061	1.0043	0.9849	0.9652	0.9750	0.9799	-0.23%
2006-07	1.0579	1.0062	0.9839	1.0281	1.0209	1.0013	1.0174	0.9945	1.0000	0.9986	0.9508	1.0047	0.9778	1.06%
2007-08	1.0839	1.0328	1.0037	1.0366	1.0409	1.0233	1.0078	1.0114	1.0152	0.9985	0.9957	0.9919	0.9922	2.30%
2008-09	1.0370	1.0204	0.9929	1.0087	0.9951	1.0072	1.0094	1.0065	1.0282	0.9620	0.9803	0.9772	1.0163	0.87%
2009-10	1.1334	1.0166	1.0027	1.0119	1.0123	1.0024	1.0118	1.0146	1.0128	0.9822	0.9746	0.9969	1.0190	1.09%
2010-11	1.1017	1.0263	1.0125	1.0093	0.9941	1.0048	1.0049	0.9883	1.0026	0.9861	0.9832	0.9957	1.0233	0.04%
2011-12	1.1747	1.0208	0.9919	1.0025	1.0039	1.0035	1.0157	0.9951	1.0166	0.9727	0.9576	0.9986	1.0087	0.63%
2012-13	1.1197	1.0513	0.9860	1.0095	1.0123	1.0092	1.0141	1.0166	1.0085	0.9709	0.9906	1.0214	1.0242	1.18%
2013-14	1.2090	1.0293	1.0202	1.0052	1.0094	1.0049	1.0130	0.9873	1.0093	0.8936	0.9436	0.9932	0.9974	0.46%
2014-15	1.1726	1.0387	1.0114	1.0140	1.0064	1.0093	0.9806	1.0128	0.9988	0.9225	1.0014	1.0089	0.9959	0.35%
2015-16	1.2602	1.0102	1.0107	1.0267	1.0034	0.9885	1.0119	1.0087	1.0063	0.9201	0.9662	0.9919	0.9761	0.72%
2016-17	1.2693	1.0416	1.0130	1.0211	1.0068	1.0149	1.0168	1.0078	0.9877	0.9258	0.9949	1.0104	1.0313	0.91%
2017-18	1.3312	1.0515	1.0311	1.0242	0.9948	1.0109	1.0079	0.9886	1.0208	0.9466	0.9796	0.9949	1.0308	0.75%

- Relatively stable in-migration of between 0% and 1% over the last decade
- Rising Birth-K ratio indicates greater in-migration of young children prior to enrolling in kindergarten
  - Partially explained by smaller-than-average birth cohorts over the last few years



# Projections Assumptions

## High (Maximum)

Assumes immediate and sustained increase in home sales, rapid and sustained increase in births, and continued economic growth

No observed conditions indicate these assumed improvements are likely

- Assumes 23% increase in births over the next 6 years
- Assumes 33% increase in single-family home sales
- Assumes 30% reduction in unemployment rate

## Medium (Best)

Assumes status quo – moderate home sales, modest growth in births, and stable economic conditions

Best supported by demographic, economic, and housing data

- Assumes 10% increase in births over the next 6 years
- Assumes stable single-family home sales
- Assumes stable unemployment rate

## Low (Minimum)

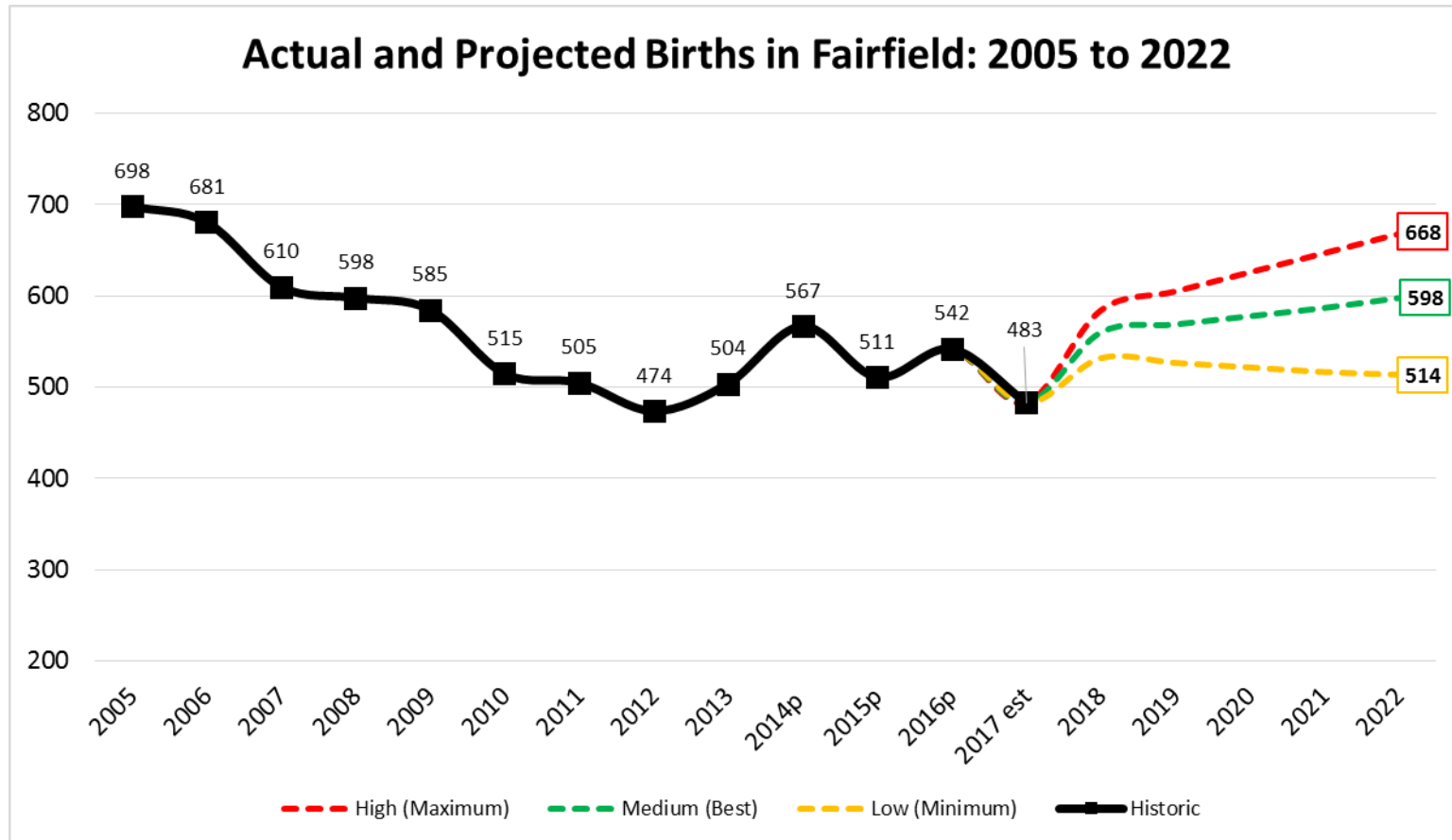
Assumes decrease in home sales, stagnant births, and worsening economic conditions

No observed conditions indicate these declines are likely

- Assumes 5% decrease in births over the next 6 years
- Assumes 20% decrease single-family home sales
- Assumes 50% increase in unemployment rate



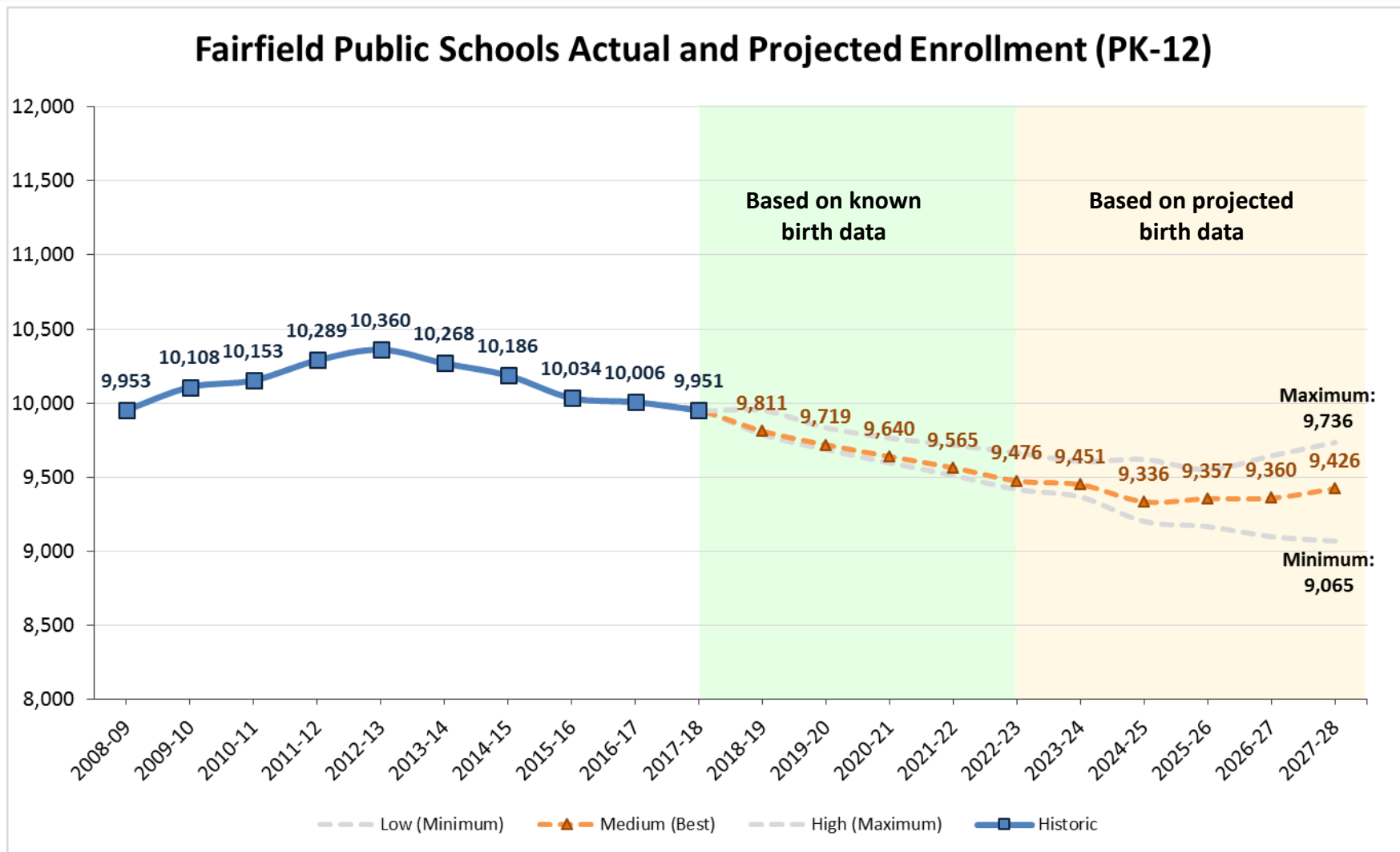
# Birth Projections



High, medium, and low birth projections developed from regression models based on assumed unemployment rate and single-family home sales.



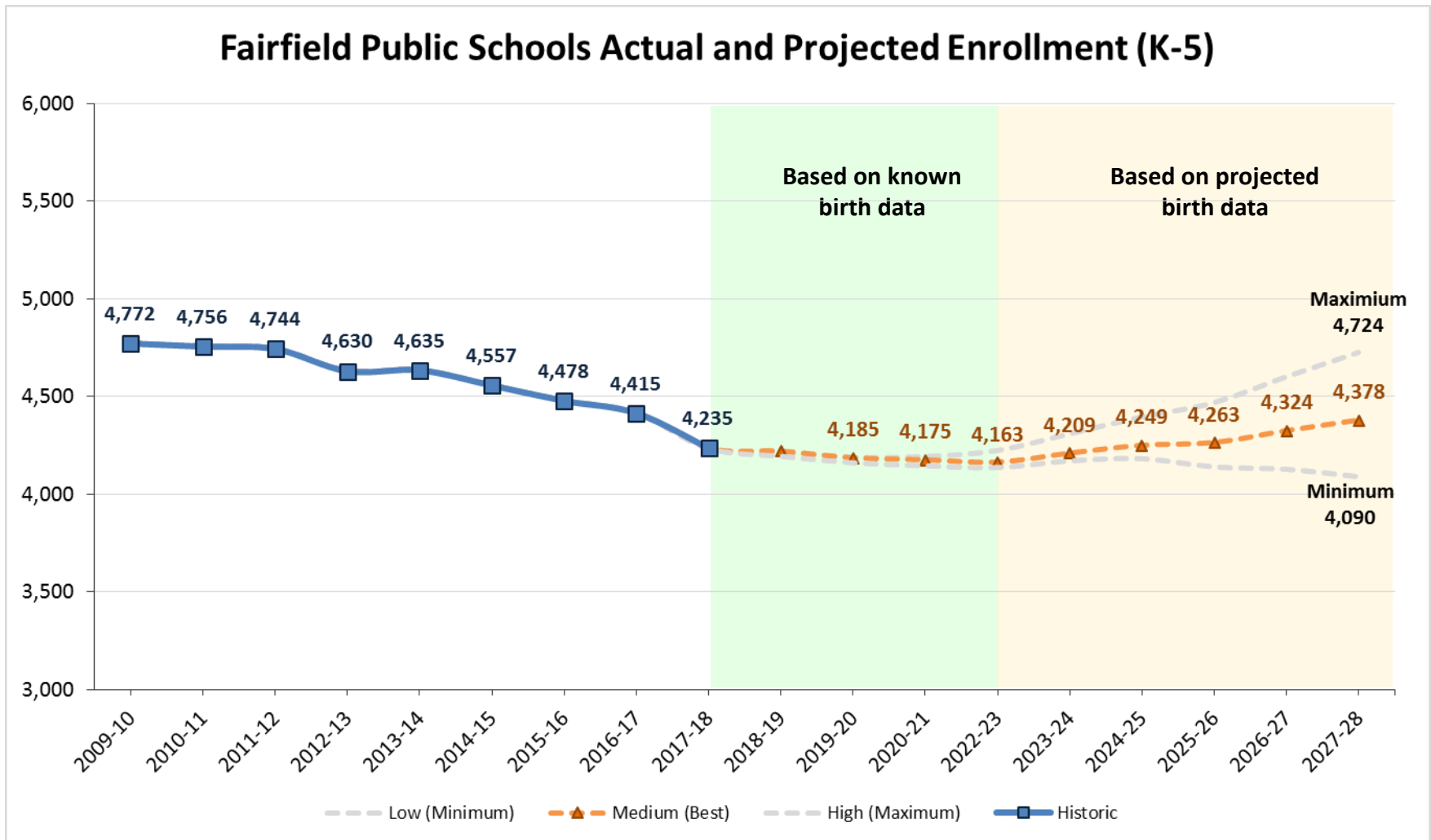
# District Projections



**Medium Projections are supported by demographic, housing, and economic data**



# K-5 Projections



**Medium Projections are supported by demographic, housing, and economic data**



# District By-Grade Projections

**Fairfield Public Schools Enrollment Projections by Grade: 2018-19 to 2027-28**

School Year	Birth Yr	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	6-8	9-12
2018-19	2013	504	655	661	689	713	720	781	752	891	781	726	744	721	780	197	9,811	4,219	2,424	2,971
2019-20	2014	567	691	677	673	706	714	724	790	754	895	720	709	744	725	197	9,719	4,185	2,439	2,898
2020-21	2015	511	658	714	689	689	707	718	733	792	758	825	703	709	748	197	9,640	4,175	2,283	2,985
2021-22	2016	542	676	680	727	706	690	711	727	734	796	699	806	703	713	197	9,565	4,190	2,257	2,921
2022-23	2017	483	628	699	692	744	707	693	720	728	738	734	683	806	707	197	9,476	4,163	2,186	2,930
2023-24	2018	560	683	649	712	709	745	711	701	721	732	680	717	683	811	197	9,451	4,209	2,154	2,891
2024-25	2019	569	694	706	661	729	710	749	720	702	725	675	664	717	687	197	9,336	4,249	2,147	2,743
2025-26	2020	578	705	718	719	677	730	714	758	721	706	668	659	664	721	197	9,357	4,263	2,185	2,712
2026-27	2021	587	716	729	731	736	678	734	723	760	725	651	653	659	668	197	9,360	4,324	2,208	2,631
2027-28	2022	598	729	740	742	749	737	681	743	724	764	668	636	653	663	197	9,426	4,378	2,231	2,620

Based on known birth data

Based on preliminary birth data

Based on projected births

**Medium Projections Model**



# Elementary School Projections

## K-5 Enrollment Projections, by School

School	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Burr	378	367	364	364	355	357	358	359	369	369
Dwight	333	337	326	311	309	321	311	312	328	351
Holland Hill	375	385	388	384	397	403	407	402	400	404
Jennings	297	297	288	289	291	300	303	297	299	304
McKinley	432	424	415	420	395	408	408	410	416	418
Mill Hill	341	347	361	367	366	368	374	384	382	382
North Stratfield	379	374	373	386	389	384	391	390	390	392
Osborn Hill	401	381	370	376	378	372	379	384	396	399
Riverfield	417	420	426	441	455	455	461	461	469	462
Roger Sherman	469	471	486	473	453	465	469	465	471	482
Stratfield	397	382	378	379	375	376	388	399	404	415
<b>Total</b>	<b>4,219</b>	<b>4,185</b>	<b>4,175</b>	<b>4,190</b>	<b>4,163</b>	<b>4,209</b>	<b>4,249</b>	<b>4,263</b>	<b>4,324</b>	<b>4,378</b>

Medium (Best Fit) Projections Model

\* Opt-in program influences the accuracy of the individual school projections at participating schools



# Elementary School Projections

Fairfield Public Schools Elementary School Enrollment Projections 2018-19							
School	K	1	2	3	4	5	K-5th
Burr	59	59	66	66	57	71	378
Dwight	54	40	55	61	62	61	333
Holland Hill	64	61	49	71	67	63	375
Jennings	44	40	45	50	58	60	297
McKinley	67	56	93	68	71	77	432
Mill Hill	52	60	59	61	60	49	341
North Stratfield	57	68	57	55	68	74	379
Osborn Hill	60	73	60	59	65	84	401
Riverfield	65	74	59	74	74	71	417
Roger Sherman	70	64	84	86	67	98	469
Stratfield	63	66	62	62	71	73	397
<b>TOTAL</b>	<b>655</b>	<b>661</b>	<b>689</b>	<b>713</b>	<b>720</b>	<b>781</b>	<b>4219</b>

Fairfield Public Schools Elementary School Enrollment Projections 2019-20							
School	K	1	2	3	4	5	K-5th
Burr	60	60	60	66	65	56	367
Dwight	48	59	42	60	64	64	337
Holland Hill	73	62	62	51	70	67	385
Jennings	52	47	42	47	50	59	297
McKinley	67	67	58	93	67	72	424
Mill Hill	52	59	59	58	60	59	347
North Stratfield	63	58	70	59	55	69	374
Osborn Hill	66	61	71	59	60	64	381
Riverfield	74	67	76	59	71	73	420
Roger Sherman	79	76	66	91	90	69	471
Stratfield	57	61	67	63	62	72	382
<b>TOTAL</b>	<b>691</b>	<b>677</b>	<b>673</b>	<b>706</b>	<b>714</b>	<b>724</b>	<b>4185</b>

Fairfield Public Schools Elementary School Enrollment Projections 2020-21							
School	K	1	2	3	4	5	K-5th
Burr	52	61	62	61	65	63	364
Dwight	39	51	62	46	63	65	326
Holland Hill	70	70	64	64	50	70	388
Jennings	45	54	49	44	46	50	288
McKinley	66	66	69	58	90	66	415
Mill Hill	62	58	61	61	59	60	361
North Stratfield	63	65	59	71	59	56	373
Osborn Hill	55	67	59	71	59	59	370
Riverfield	68	76	69	79	61	73	426
Roger Sherman	72	84	76	67	92	95	486
Stratfield	66	62	59	67	63	61	378
<b>TOTAL</b>	<b>658</b>	<b>714</b>	<b>689</b>	<b>689</b>	<b>707</b>	<b>718</b>	<b>4175</b>

Fairfield Public Schools Elementary School Enrollment Projections 2021-22							
School	K	1	2	3	4	5	K-5th
Burr	61	53	63	63	60	64	364
Dwight	35	41	53	68	49	65	311
Holland Hill	65	67	72	66	64	50	384
Jennings	45	46	56	51	44	47	289
McKinley	69	65	69	71	57	89	420
Mill Hill	63	69	58	59	60	58	367
North Stratfield	63	64	68	61	70	60	386
Osborn Hill	67	56	65	59	71	58	376
Riverfield	79	70	78	72	80	62	441
Roger Sherman	70	77	86	77	68	95	473
Stratfield	59	72	59	59	67	63	379
<b>TOTAL</b>	<b>676</b>	<b>680</b>	<b>727</b>	<b>706</b>	<b>690</b>	<b>711</b>	<b>4190</b>





# Elementary School Projections

Fairfield Public Schools Elementary School Enrollment Projections 2022-23							
School	K	1	2	3	4	5	K-5th
Burr	54	62	54	64	62	59	355
Dwight	46	37	44	59	72	51	309
Holland Hill	61	63	69	74	66	64	397
Jennings	43	46	48	59	50	45	291
McKinley	62	68	68	70	70	57	395
Mill Hill	54	70	69	57	57	59	366
North Stratfield	56	65	67	70	61	70	389
Osborn Hill	60	68	55	65	60	70	378
Riverfield	66	81	72	82	73	81	455
Roger Sherman	66	76	78	85	78	70	453
Stratfield	60	63	68	59	58	67	375
<b>TOTAL</b>	<b>628</b>	<b>699</b>	<b>692</b>	<b>744</b>	<b>707</b>	<b>693</b>	<b>4163</b>

Fairfield Public Schools Elementary School Enrollment Projections 2023-24							
School	K	1	2	3	4	5	K-5th
Burr	59	55	64	55	63	61	357
Dwight	49	49	39	48	62	74	321
Holland Hill	67	59	65	72	74	66	403
Jennings	48	44	48	50	59	51	300
McKinley	68	61	72	69	68	70	408
Mill Hill	58	61	70	67	56	56	368
North Stratfield	60	57	68	69	68	62	384
Osborn Hill	66	61	66	55	66	58	372
Riverfield	70	67	83	76	84	75	455
Roger Sherman	72	71	76	80	86	80	465
Stratfield	66	64	61	68	59	58	376
<b>TOTAL</b>	<b>683</b>	<b>649</b>	<b>712</b>	<b>709</b>	<b>745</b>	<b>711</b>	<b>4209</b>

Fairfield Public Schools Elementary School Enrollment Projections 2024-25							
School	K	1	2	3	4	5	K-5th
Burr	60	61	56	65	54	62	358
Dwight	50	51	51	44	51	64	311
Holland Hill	68	64	61	67	72	75	407
Jennings	48	48	46	50	50	61	303
McKinley	69	66	63	74	68	68	408
Mill Hill	59	65	61	68	66	55	374
North Stratfield	61	62	60	70	69	69	391
Osborn Hill	67	67	59	66	56	64	379
Riverfield	72	73	69	86	77	84	461
Roger Sherman	73	79	72	78	79	88	469
Stratfield	67	70	63	61	68	59	388
<b>TOTAL</b>	<b>694</b>	<b>706</b>	<b>661</b>	<b>729</b>	<b>710</b>	<b>749</b>	<b>4249</b>

Fairfield Public Schools Elementary School Enrollment Projections 2025-26							
School	K	1	2	3	4	5	K-5th
Burr	61	61	63	57	64	53	359
Dwight	50	53	54	57	46	52	312
Holland Hill	69	65	66	63	67	72	402
Jennings	49	49	50	48	50	51	297
McKinley	69	68	70	63	72	68	410
Mill Hill	60	67	65	60	67	65	384
North Stratfield	62	63	64	62	69	70	390
Osborn Hill	69	69	65	59	67	55	384
Riverfield	73	74	75	72	89	78	461
Roger Sherman	74	78	80	73	78	82	465
Stratfield	69	71	67	63	61	68	399
<b>TOTAL</b>	<b>705</b>	<b>718</b>	<b>719</b>	<b>677</b>	<b>730</b>	<b>714</b>	<b>4263</b>



# Elementary School Projections

Fairfield Public Schools Elementary School Enrollment Projections 2026-27							
School	K	1	2	3	4	5	K-5th
Burr	62	63	63	63	55	63	369
Dwight	51	54	56	60	59	48	328
Holland Hill	70	65	67	69	62	67	400
Jennings	49	49	50	53	47	51	299
McKinley	71	68	71	71	63	72	416
Mill Hill	61	67	67	63	58	66	382
North Stratfield	63	64	66	66	61	70	390
Osborn Hill	69	70	67	65	59	66	396
Riverfield	74	75	76	78	76	90	469
Roger Sherman	76	80	79	81	75	80	471
Stratfield	70	74	69	67	63	61	404
<b>TOTAL</b>	<b>716</b>	<b>729</b>	<b>731</b>	<b>736</b>	<b>678</b>	<b>734</b>	<b>4324</b>
Fairfield Public Schools Elementary School Enrollment Projections 2027-28							
School	K	1	2	3	4	5	K-5th
Burr	63	63	64	64	61	54	369
Dwight	52	55	57	63	63	61	351
Holland Hill	70	67	67	69	69	62	404
Jennings	50	49	51	53	53	48	304
McKinley	72	69	72	72	70	63	418
Mill Hill	63	68	67	65	62	57	382
North Stratfield	65	65	66	68	65	63	392
Osborn Hill	70	70	68	67	66	58	399
Riverfield	75	76	77	79	80	75	462
Roger Sherman	79	83	82	80	81	77	482
Stratfield	70	75	71	69	67	63	415
<b>TOTAL</b>	<b>729</b>	<b>740</b>	<b>742</b>	<b>749</b>	<b>737</b>	<b>681</b>	<b>4378</b>



# Middle School Projections

**Middle School Projected Enrollment**

School	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Fairfield Woods	941	921	908	835	806	738	727	729	786	784	803
Roger Ludlowe	861	846	883	826	850	852	848	840	850	867	866
Tomlinson	656	657	648	622	601	596	577	578	549	557	562
<b>District Total</b>	<b>2,458</b>	<b>2,424</b>	<b>2,439</b>	<b>2,283</b>	<b>2,257</b>	<b>2,186</b>	<b>2,154</b>	<b>2,147</b>	<b>2,185</b>	<b>2,208</b>	<b>2,231</b>

Medium (Best Fit) projections model



# Middle School Projections

**Fairfield Woods Middle School**

Year	Grade			6-8
	6	7	8	Total
2017-18	343	304	294	<b>941</b>
2018-19	273	341	307	<b>921</b>
2019-20	292	272	344	<b>908</b>
2020-21	269	291	275	<b>835</b>
2021-22	244	268	294	<b>806</b>
2022-23	224	243	271	<b>738</b>
2023-24	259	222	246	<b>727</b>
2024-25	246	258	225	<b>729</b>
2025-26	280	245	261	<b>786</b>
2026-27	258	278	248	<b>784</b>
2027-28	264	257	282	<b>803</b>

**Roger Ludlowe Middle School**

Year	Grade			6-8
	6	7	8	Total
2017-18	327	247	287	<b>861</b>
2018-19	272	327	247	<b>846</b>
2019-20	282	274	327	<b>883</b>
2020-21	268	284	274	<b>826</b>
2021-22	297	269	284	<b>850</b>
2022-23	284	299	269	<b>852</b>
2023-24	264	285	299	<b>848</b>
2024-25	289	265	286	<b>840</b>
2025-26	294	291	265	<b>850</b>
2026-27	280	296	291	<b>867</b>
2027-28	287	282	297	<b>866</b>

**Tomlinson Middle School**

Year	Grade			6-8
	6	7	8	Total
2017-18	223	227	206	<b>656</b>
2018-19	207	223	227	<b>657</b>
2019-20	216	208	224	<b>648</b>
2020-21	196	217	209	<b>622</b>
2021-22	186	197	218	<b>601</b>
2022-23	212	186	198	<b>596</b>
2023-24	178	212	187	<b>577</b>
2024-25	185	179	214	<b>578</b>
2025-26	184	185	180	<b>549</b>
2026-27	185	186	186	<b>557</b>
2027-28	192	185	185	<b>562</b>

Medium (Best Fit) projections model



# High School Projections

**High School Projected Enrollment**

School	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Fairfield Warde	1,507	1,455	1,425	1,456	1,420	1,433	1,386	1,304	1,285	1,233	1,212
Fairfield Ludlowe	1,523	1,485	1,442	1,498	1,470	1,466	1,474	1,408	1,396	1,367	1,377
Alternative Ed.	31	31	31	31	31	31	31	31	31	31	31
<b>District Total</b>	<b>3,061</b>	<b>2,971</b>	<b>2,898</b>	<b>2,985</b>	<b>2,921</b>	<b>2,930</b>	<b>2,891</b>	<b>2,743</b>	<b>2,712</b>	<b>2,631</b>	<b>2,620</b>

Medium (Best Fit) projections model

\* Assumes that Alternative High School enrollment remains the same as 2017-18 levels over the next ten years



# High School Projections

**Fairfield Warde High School**

Year	Grade				9-12
	9	10	11	12	Total
2017-18	376	351	389	391	1,507
2018-19	349	365	349	392	1,455
2019-20	373	339	363	350	1,425
2020-21	391	364	336	365	1,456
2021-22	341	380	361	338	1,420
2022-23	360	332	378	363	1,433
2023-24	328	349	329	380	1,386
2024-25	307	319	347	331	1,304
2025-26	321	298	317	349	1,285
2026-27	306	313	296	318	1,233
2027-28	306	298	310	298	1,212

**Fairfield Ludlowe High School**

Year	Grade				9-12
	9	10	11	12	Total
2017-18	381	368	376	398	1,523
2018-19	372	377	362	374	1,485
2019-20	342	368	371	361	1,442
2020-21	429	337	363	369	1,498
2021-22	353	424	332	361	1,470
2022-23	369	349	418	330	1,466
2023-24	347	366	344	417	1,474
2024-25	363	343	360	342	1,408
2025-26	342	359	337	358	1,396
2026-27	340	338	353	336	1,367
2027-28	357	336	333	351	1,377

Medium (Best Fit) projections model

Mill Hill School Initial Funding Request  
Board of Selectmen Backup Summary  
February 21, 2018

The backup documentation for the Mill Hill School Initial funding request includes:

1. Capital Project Request (from Capital Project Request Booklet)
2. Timeline
3. Educational Specifications
4. Enrollment Projections (summary)
5. Bond Resolution

The following bindered documents are included as reference material:

- P1. Elementary School Facilities and Scenario Planning Presentation (October 24, 2017)
- P2. Ten-Year Enrollment Projections Presentation (November 28, 2017)
- P3. Enrollment Projections, Facilities and Scenario Planning Presentation (February 13, 2018)

## **Mill Hill Elementary School**

### **Project Team Initial Funding**

**\$ 1,500,000**

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

Purpose & Justification: The condition of the school building is considered good but all building systems were designed to the 1950's building codes, fire codes, ADA and health codes and will require upgrades at this time to bring the school building up to and as close as possible to the 2019 design. The renovation and addition now will provide the school building the proper space capacities needed to support the district curriculum for the staff and students to lead Mill Hill Elementary School into the future in Fairfield.

Detailed Description: The expenditure would cover the cost of hiring a project team to provide design development drawings and specifications for cost estimates for the Town of Fairfield to hear and consider an appropriation for the renovation and addition project. The expenditure would also cover the cost of relocating temporary (portable) classrooms for the renovation and addition on the current site.

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

Long Range Costs: The project team funding will provide good estimates for construction numbers for the full project request and will be good for up to three years.

Demand on Existing Facilities: Not applicable.

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

Environmental Considerations: Not applicable.

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



Schedule, Phasing & Timing: The schedule is to begin working with the project team as soon as possible and to plan the best location for an addition on the site that may involve the relocation of the temporary (portable) classrooms over the summer of 2019 to be in place and ready for the start of the new school year.

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

Alternates to the Request: The alternate to this request is to do nothing. This alternative will delay the upgraded capacity deficiency issues that currently exist within the school building. This will also delay the need to bring the school building up to current codes and standards including indoor air quality upgrades. This delay will not address the existing five temporary (portable) classrooms that are aging and will require renovation funding moving forward.

# Mill Hill Elementary School

**Project Team Initial Funding**

**\$ 1,500,000**

## Details

Architect/Engineers/Consultants	\$595,500
<ul style="list-style-type: none"><li>• Structural Engineer</li><li>• MEP Engineer</li><li>• Civil Engineer</li><li>• Landscape Architect</li><li>• Interior/Furniture Designer</li><li>• Lighting Consultant</li><li>• Traffic &amp; Signage Consultant</li><li>• Audio/Visual Consultant</li><li>• Information Technology Consultant</li><li>• Kitchen Consultant</li><li>• Commissioning Agent</li><li>• Cost Estimator</li></ul>	
Environmental/Haz-Mat Consultant	\$112,000
Surveyor	\$ 15,000
Geotech Engineer	\$ 25,000
LEED/Green Building Consultant	\$ 25,000
Construction Management/Owner Representative	\$225,000
Legal	\$ 15,000
Expenses	\$ 49,000
Temporary (portable) Classrooms Relocation	\$250,000
<ul style="list-style-type: none"><li>• Setup &amp; Takedown</li><li>• Moving and relocation</li><li>• Utilities</li><li>• IT &amp; Security Infrastructure</li></ul>	
Contingency & Escalation	\$188,500
<b>Total Budget Estimate (2019 Dollars)</b>	<b>\$ 1,500,000</b>



Mill Hill School front view



Mill Hill School rear view





Mill Hill School portable (temporary)  
classrooms triple unit



Mill Hill School portable (temporary)  
classrooms double unit

## **Example Timeline for Mill Hill Project**

Project Team Initial Funding for Building Committee through Design Development

Dec. 2017	<b>Fairfield Public Schools</b> <ul style="list-style-type: none"><li>• Develops Project Team Initial Funding request analysis for services through Design Development</li></ul>
Jan. 2018	<b>Board of Education</b> <ul style="list-style-type: none"><li>• Approves Project Team Initial Funding request analysis services through Design Development</li></ul>
Feb. 2018	<b>Board of Education</b> <ul style="list-style-type: none"><li>• Approves Educational Specifications</li></ul>
Mar. 2018	<b>Board of Selectman</b> <ul style="list-style-type: none"><li>• Establishes a Building Committee</li><li>• Approves Building Committee Charge</li><li>• Approves initial Building Committee Members</li><li>• Approves the '3 Resolutions'</li><li>• Approves Project Team Initial Funding request</li></ul> <b>Board of Finance</b> <ul style="list-style-type: none"><li>• Approves Project Team Initial Funding request</li></ul> <b>RTM</b> <ul style="list-style-type: none"><li>• Approves initial Building Committee Members</li><li>• Approves the '3 Resolutions'</li><li>• Approves Project Team Initial Funding request</li></ul>
Apr. 2018	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Hires Project Architect</li></ul>
Apr 2018 – June 2018	<b>Architect</b> develops the <ul style="list-style-type: none"><li>• Conceptual Designs</li></ul>
May 2018 - June 2018	<b>Building Committee</b> selects and hires <ul style="list-style-type: none"><li>• Construction Manager</li><li>• Owner's Rep.</li><li>• Commissioning Agent</li></ul>
June 2018 –July 2018	<b>Construction Manager</b> <ul style="list-style-type: none"><li>• Estimates Conceptual Designs</li></ul>

## **Example Timeline for Mill Hill Project**

Project Team Initial Funding for Building Committee through Design Development

July 2018	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Selects Conceptual Design for the project</li></ul> <b>Architect, Construction Manager &amp; Owners Rep</b> <ul style="list-style-type: none"><li>• Meets with OSCG&amp;R for Conceptual Design Review</li></ul>
Aug. 2018 – Oct. 2018	<b>Architect</b> proceeds with <ul style="list-style-type: none"><li>• Schematic Design Development Documents</li></ul>
Oct. 2018 – Nov. 2018	<b>Construction Manager</b> <ul style="list-style-type: none"><li>• Estimates Schematic Design</li><li>• Value Engineering process with design/construction/owner team (if necessary)</li></ul>
Nov. 2018	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Approves Schematic Development Documents</li></ul> <b>Architect, Construction Manager &amp; Owners Rep</b> <ul style="list-style-type: none"><li>• Meets with OSCG&amp;R for Schematic Design Review</li></ul>
Nov. 2018 – Mar. 2019	<b>Architect</b> proceeds with <ul style="list-style-type: none"><li>• Hazardous Materials Survey</li><li>• Design Development Documents</li></ul>
Mar. 2019- Apr. 2019	<b>Construction Manager</b> <ul style="list-style-type: none"><li>• Estimates Design Development Documents</li><li>• Value Engineering process with design/construction/owner team (if necessary)</li></ul>
Apr. 2019	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Approves Design Development Documents</li><li>• Seek Full Project Funding</li></ul> <b>Architect, Construction Manager &amp; Owners Rep</b> <ul style="list-style-type: none"><li>• Meets with OSCG&amp;R for Design Development Review (DDR)</li></ul>



## **Example Timeline for Mill Hill Project**

Project Team Initial Funding for Building Committee through Design Development

May 2019 – June 2019	<b>Board of Selectman, Board of Finance &amp; RTM</b> <ul style="list-style-type: none"><li>• Approves Full Project Funding Request</li></ul> <b>Fairfield Public Schools</b> <ul style="list-style-type: none"><li>• Files the SCG-049 for full project with the state</li></ul>
May 2019 – July 2019	<b>Architect</b> proceeds with <ul style="list-style-type: none"><li>• Construction Documents (CD)</li></ul>
July 2019 –Aug. 2019	<b>Building Committee, Architect, Construction Manager &amp; Owners Rep</b> seeks approval from land use boards which may include all of the following: <ul style="list-style-type: none"><li>• Wetlands</li><li>• Conservation</li><li>• Zoning Board of Appeals</li><li>• Planning and Zoning Commission</li></ul>
Aug. 2019	<b>Construction Manager</b> <ul style="list-style-type: none"><li>• Estimates Construction Documents (CD)</li><li>• Value Engineering process with design/construction/owner team (if necessary)</li></ul>
Aug. 2019 – Sep. 2019	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Approves Construction Documents – plans, specifications and budget</li><li>• Submit plans and specifications for third party review</li></ul> <b>Board of Education Approves</b> <ul style="list-style-type: none"><li>• Construction Documents - plans and specifications</li></ul>
Oct.2019	<b>Architect, Construction Manager &amp; Owners Rep</b> <ul style="list-style-type: none"><li>• Meets with OSCG&amp;R for Pre-Bid Conformance Review (PCR)</li></ul>
Nov. 2019	<b>OSCG&amp;R</b> issues approval to bid
Dec. 2019	<b>Construction Manager and Purchasing Department</b> advertise for bids on the project. Once bids are received and analyzed a list of the qualified low bidders is sent to the <b>Building Committee</b> for approval.  <b>Building Committee</b> Approves the selection of qualified low bidders.
Jan. 2020 – Aug. 2021	<b>Construction Manager</b> schedules and constructs project.

# **EDUCATIONAL SPECIFICATIONS**

**Mill Hill Elementary School**

**Fairfield Public Schools**

**Fairfield, CT 06824**

**Toni Jones, Ed.D.**

**Superintendent of Schools**

*Approved by BOE 2/13/2018*

## **RATIONALE FOR THE PROJECT**

### **BACKGROUND:**

On June 23, 2015, the Fairfield Board of Education adopted the “Fairfield Public Schools Facilities Plan 2013-2024.” The Office of the Board of Education updated this plan on August 2, 2016 and August 22, 2017. The primary purpose of this plan was to produce a blueprint for meeting the facilities needs of the school district over the next eleven years. These facilities needs were identified in the “Fairfield Public Schools Elementary School Facilities and Scenario Planning Study” by Milone & MacBroom dated October 24, 2017. The extension and alteration project for Mill Hill Elementary School is a major recommendation for meeting these identified facilities needs by the installation of an addition to eliminate portable classrooms; implementing all building code, life safety code and fire code requirements; upgrading the core facilities; installation of new fire sprinkler system; installation of new HVAC fresh air and air-conditioning system and the installation of new lockers.

### **ENROLLMENT:**

On November 28, 2017, Milone & MacBroom issued an updated report on the district’s 10-year enrollment projections. . This report shows a continued increase in enrollment for Mill Hill to a peak of 384 students. This enrollment increase is a significant change in the demographic pattern.

### **CAPACITY:**

The Fairfield Public Schools currently has eleven elementary schools and twelve relocatable classrooms. Presently, Mill Hill School has a functional capacity of 483 **students with relocatable classrooms and 378 without relocatable classrooms**. The enrollment for Mill Hill Elementary School in the 2017-18 school year is 347 students with an enrollment increase projected.

In developing elementary capacity we use a “24 classroom” model. This model is based upon four classrooms per grade level K -5 with an average class size of 21 students for a capacity of 504 students. In addition to these primary classroom spaces, appropriate additional full size classrooms are dedicated to art, music and special education, as required.

To support the building capacity, appropriately sized “core” spaces are required. These include a gymnasium, a media center with an integrated or directly adjacent computer lab, and cafeteria with a full kitchen and two serving lines.

## **LONG RANGE EDUCATIONAL PLAN:**

On March 11, 2014 the Fairfield Board of Education approved the following policies which outline the long range educational plan of the district.

### **MISSION**

**Policy Number 0100**

The mission of the Fairfield Public Schools, in partnership with families and community, is to ensure that every student acquires the knowledge and skills needed to be a lifelong learner, responsible citizen, and successful participant in an ever changing global society through a comprehensive educational program.

### **LONG-TERM GOAL**

**Policy Number 0110**

Fairfield Public Schools will ensure that every student is engaged in a rigorous learning experience that recognizes and values the individual and challenges each student to achieve academic progress including expressive, personal, physical, civic, and social development. Students will be respectful, ethical, and responsible citizens with an appreciation and understanding of global issues. Student achievement and performance shall rank among the best in the state and the nation.

On July 9, 2015, the Board of Education approved a District Improvement Plan that details the specific actions to be implemented over the next five years to achieve the Mission.

## **THE PROJECT**

In conjunction with the Fairfield Board of Education's Long Range Facilities Plan, the Board proposes a construction project at Mill Hill Elementary School to alleviate overcrowding of the facility due to continuing enrollment increases and to address long-term facility needs. The essential elements of this proposed construction project is to bring Mill Hill to a 504 capacity and is to include the following elements:

- Elimination of relocatable classrooms
- Update facility to current building and fire code requirements
- Install a new fire sprinkler system throughout the facility
- Install new HVAC fresh air and air conditioning system throughout the facility
- Addition of a secure entry vestibule and increased security measures
- Replacement/addition of lockers to accommodate increasing enrollment
- The full description of the educational program to be provided by this project is as follows:

## **LEARNING/EDUCATIONAL ACTIVITIES**

### **EDUCATIONAL SPACE REQUIREMENTS SUMMARY:**

Art	Special Education
Homeroom Classrooms for grades K-5	Common/Core Spaces
Library/Media	Support Services
Music	Main Office Area
Physical Education	Technology

### **ART:**

- Art room with adequate areas for student hands-on activities
- Storage areas for supplies and equipment (directly adjacent and accessible from the Art room and lockable)
- Non-classroom based kiln facility with appropriate ventilation, cooling and shelving
- Work areas (with sink(s), running water and drains)

### **HOMEROOM CLASSROOMS FOR GRADES K-5 (24 Classroom Model):**

- Twenty homeroom classrooms for grades 1-5
- Four kindergarten classrooms each at 1,000 +/- square feet
- Standard classroom 750 - 800 +/- square feet
- Work area (with sink, running water and drain)
- Student cubbies (in kindergarten rooms)
- Comfortable small group areas

### **LIBRARY/MEDIA:**

- General seating for 100 with student worktable seating for 40 to 50 students
- Fully networked and computerized with a variety of print and media storage available as well as Internet access
- Integrated or directly adjacent computer lab with 25 student stations and one teaching station
- Recreational reading area
- Display areas and shelving (line of sight to be maintained for supervision)
- Storage areas for materials and equipment

### **MUSIC:**

- One general music/vocal room with sufficient space for piano and electronics
- One classroom for lessons and small groups in band and strings
- Instrument storage room (directly adjacent and accessible from the Music room and lockable)

### **PHYSICAL EDUCATION:**

- Provision for indoor and outdoor activities, which are part of the curriculum (soccer, softball)
- Full size gymnasium with sufficient equipment storage areas
- Small lockable office for teaching staff

**SPECIAL EDUCATION:**

- Four resource-teaching rooms
- Two rooms for speech and language
- One room for OT/PT

**SUPPORT SERVICES**

- One - Program Facilitator office
- One - School Psychologist office
- One - Social Worker office
- One - Teacher of the Gifted room
- One – Math/Science room
- Two - Language Art Specialist room
- One – Spanish office
- Nurse's facility (with office for staff, separate toilet room and quiet resting (cot) area and storage)
- One large conference room

**COMMON/CORE SPACES:**

- An area of assembly seating 550+/- and a stage
- Cafeteria with two serving lines and eating facilities for 200 to 250 students
- Food service kitchen with sufficient refrigerator and freezer space for bulk food storage
- Two staff workrooms including staff dining area
- Adequate storage space throughout the building for all programs and support activities
- Large dedicated storage area for instructional materials (accessible from exterior and interior of the building)
- Custodial office
- Custodial supply storage and work area plus satellite custodial spaces across the building
- Sufficient and conveniently located staff lavatories
- Sufficient and conveniently located student lavatories

**MAIN OFFICE AREA:**

- Principal's office
- Three clerical workstations; two secretarial and one for other support
- Lockable storage for student records and supplies
- One coat closet

**SITE DEVELOPMENT:**

- Exterior traffic patterns – bus drop off large enough for a six bus queue, parent drop off reconfiguration to provide separation from the bus traffic and queue, additional parking (total parking on site to be 90 to 100 spaces)
- Site drainage review and upgrade as required by the authority having jurisdiction (AHJ)
- Review condition of all site constructions (retaining walls, curbs and sidewalks, pavement, soccer field, etc.)
- Provide hard surfaced (asphalt) play areas adequate for program needs
- Replace/Re-establish playground areas disturbed by this project

**ENROLLMENT DATA AND PROPOSED PROJECT CAPACITY**

MILL HILL ELEMENTARY SCHOOL	YEAR								
	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27
Enrollment	341	347	361	367	366	368	374	384	382
Functional Capacity w/ portables	483	483	483	504	504	504	504	504	504
Functional Capacity w/o portables	378	378	378	504	504	504	504	504	504

**Operational capacity w/o portables -**

The recapturing of all full size classrooms for K-5 and meeting the full Educational Specification's requirement would be a capacity of 273.

For reference, see page 11 of the Milone and MacBroom report dated October 2017.



*The following specifications apply to the new and renovated spaces only, not to the entire building.*

## **BUILDING SYSTEMS:**

### **Envelope**

- Roofing systems shall be multi-ply systems (no single membrane systems) 20-year warranty (no dollar limit/edge to edge)
- Exterior envelope materials shall be consistent and compatible with the existing building façade materials in size, shape, color and texture
- Construction details of exterior elements shall be consistent and compatible with the existing building façade details

### **Security/Safety**

- Reliable internal and external communication should be available between/among all areas of the facility to the degree consistent with safety and security plans
- Electronic security shall be provided which will include color video cameras (interior and exterior) integrated into the existing IP security camera system
- Door hardware – District Standards – Schlage/Von Duprin/LCN
- Exterior doors to have continuous hinges
- Locks – Everest ‘D’ Keyway (interior), Primus Keyway (exterior) – Key into existing building system – Master key facility (new and old locks)
- All spaces to be capable of interior lockdown (without re-entry into the corridor)
- Doors – Narrow vision lites (for restricted line of sight into classroom during lockdowns)
- Exterior doors used by staff and students for exterior functions shall have Prox card access integrated into the existing card access system.
- Tactile signage (new spaces) for room identification (including room numbers) and directions
- Evacuation signage with directional maps
- Exterior signage (for directions and site identification)
- Provide adequate site lighting
- Tight weave room darkening shades on all exterior windows (new and existing)

### **Code**

- Abate any hazardous material – encapsulation is not acceptable (exception: PCB impacted substrates)
- ILSM – Interim Life Safety Measures for working in an occupied building

(Also see SCG Filing Requirements)

## **INTERIOR BUILDING ENVIRONMENT:**

### **Mechanical Systems**

- Separate independent commissioning of Mechanical/Electrical/Plumbing (MEP) systems to include an air flow balancing contractor hired directly by the building committee (not the construction manager or design team) and reporting directly to the building committee and the Fairfield Public Schools Central Office
- Lighting fixtures – standard type(s), ease of maintenance, coordinated with presentation stations (projectors & projection surfaces)
- Low voltage systems to be designed to district standards
- Proper shutoff and backflow valves located to provide easy and quick access
- Upgrade telephone system as appropriate for the new additional space
- Wall clocks in all spaces. Clocks to battery operated and synchronized via radio signal with U.S. Atomic Clock.

### **Interior Spaces - General**

- Kitchen update appropriate for enrollment– Review equipment (size, condition, etc.), storage space, serving lines, etc including but not limited to:
  - Storage for dry goods
  - Walk-in Refrigerator
  - Walk-in Freezer
  - Washer & Dryer
  - Serving lines with power and network access
- Ceiling systems – standard sizes 2x2 or 2x4, standard tiles, wide grids 9/16”, no strange patterns, consistent choices
- Millwork – solid surface countertops/plastic laminate cabinets/wire pull handles/euro-hinges
- Flooring –VCT or other easily mopped finish in classrooms, corridors, etc.
- Student lavatories and staff toilet rooms meeting district standards to be located at convenient locations for students and staff
- MDF/IDF room (in new addition) to be:
  - large enough to allow front and rear access to all racked equipment
  - located in non-classroom spaces
  - provided sufficient ventilation, cooling and power to support equipment growth
  - provided with security alarms
- Built in shelving, cabinets and countertops sufficient for instructional material storage
- Built in shelving, cabinets and countertops sufficient for office material storage (lockable)
- FF&E – New Spaces – Appropriate furniture and equipment to accommodate the intended use of the room/space inclusive of student desks and/or tables, chairs bookcases, storage, teacher desks and chairs, learning centers for individual and/or group instruction, computer tables and chairs, area carpets, room darkening shades, appropriate projection surface for use with multimedia projector, wall pads, basketball hoops, fire resistant file cabinets, tackboards, tackstrips, whiteboards, flags, clocks, pencil sharpeners, paper towel dispensers, soap dispensers, etc.

## **TECHNOLOGY:**

- An essential component of this project is to provide electronic network access to every segment of the new building (addition). All instructional areas and support facilities shall be provided with:
  - local and wide-area wired and wireless networks
  - digitally delivered TV connectivity
  - digitally integrated internal broadcast capability
  - wiring for interactive whiteboard technology
- Each teaching space shall be provided with connectivity to multimedia projection systems with amplification and speaker systems to support audio as per current district standards.
- All wiring to be CAT 6 or better and certified. Each patch panel shall be labeled with the room number, and jack number and each jack labeled with MDF/IDF closet number, panel and punch down location.
- Charging stations for mobile computer labs
- Technology Network Space – server room, wiring closets, dedicated area for head-end equipment including extended demarcation points provided by the suppliers to the server room for all external connections.

(Also see INTERIOR BUILDING ENVIRONMENT – Interior Spaces)

## **CDAS DCS-SCG FILING REQUIREMENTS (for Reimbursement):**

This project shall be designed so that it can be filed with the Connecticut Department of Administrative Services – Division of Construction - Office of School Construction Grants under at least the following project types:

- Extension of Facility
- Alteration of Existing Facility
- Code Violation (Hazardous Material abatement)

As required by C.G.S. 10-291 a Phase I environmental site assessment in accordance with ASTM Standard #1527 shall be conducted prior to the approval of architectural plans.

## **COMMUNITY USES:**

Mill Hill Elementary School does not contain or host space(s) for other town departments or outside firms. The building is used exclusively as an elementary school. The building facilities are available to the public on a reservation basis when the building is not in use (nights and weekends). Some of these uses include among others:

- Parent Teacher Association (PTA) meetings and events
- Cub Scouts
- Girl Scouts
- Various school clubs
- Civic group meetings

Mill Hill Elementary School is used as a polling place.



# Elementary School Projections

## K-5 Enrollment Projections, by School

School	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Burr	378	367	364	364	355	357	358	359	369	369
Dwight	333	337	326	311	309	321	311	312	328	351
Holland Hill	375	385	388	384	397	403	407	402	400	404
Jennings	297	297	288	289	291	300	303	297	299	304
McKinley	432	424	415	420	395	408	408	410	416	418
Mill Hill	341	347	361	367	366	368	374	384	382	382
North Stratfield	379	374	373	386	389	384	391	390	390	392
Osborn Hill	401	381	370	376	378	372	379	384	396	399
Riverfield	417	420	426	441	455	455	461	461	469	462
Roger Sherman	469	471	486	473	453	465	469	465	471	482
Stratfield	397	382	378	379	375	376	388	399	404	415
<b>Total</b>	<b>4,219</b>	<b>4,185</b>	<b>4,175</b>	<b>4,190</b>	<b>4,163</b>	<b>4,209</b>	<b>4,249</b>	<b>4,263</b>	<b>4,324</b>	<b>4,378</b>

Medium (Best Fit) Projections Model

\* Opt-in program influences the accuracy of the individual school projections at participating schools



# Elementary School Projections

Fairfield Public Schools Elementary School Enrollment Projections 2018-19							
School	K	1	2	3	4	5	K-5th
Burr	59	59	66	66	57	71	378
Dwight	54	40	55	61	62	61	333
Holland Hill	64	61	49	71	67	63	375
Jennings	44	40	45	50	58	60	297
McKinley	67	56	93	68	71	77	432
Mill Hill	52	60	59	61	60	49	341
North Stratfield	57	68	57	55	68	74	379
Osborn Hill	60	73	60	59	65	84	401
Riverfield	65	74	59	74	74	71	417
Roger Sherman	70	64	84	86	67	98	469
Stratfield	63	66	62	62	71	73	397
<b>TOTAL</b>	<b>655</b>	<b>661</b>	<b>689</b>	<b>713</b>	<b>720</b>	<b>781</b>	<b>4219</b>

Fairfield Public Schools Elementary School Enrollment Projections 2019-20							
School	K	1	2	3	4	5	K-5th
Burr	60	60	60	66	65	56	367
Dwight	48	59	42	60	64	64	337
Holland Hill	73	62	62	51	70	67	385
Jennings	52	47	42	47	50	59	297
McKinley	67	67	58	93	67	72	424
Mill Hill	52	59	59	58	60	59	347
North Stratfield	63	58	70	59	55	69	374
Osborn Hill	66	61	71	59	60	64	381
Riverfield	74	67	76	59	71	73	420
Roger Sherman	79	76	66	91	90	69	471
Stratfield	57	61	67	63	62	72	382
<b>TOTAL</b>	<b>691</b>	<b>677</b>	<b>673</b>	<b>706</b>	<b>714</b>	<b>724</b>	<b>4185</b>

Fairfield Public Schools Elementary School Enrollment Projections 2020-21							
School	K	1	2	3	4	5	K-5th
Burr	52	61	62	61	65	63	364
Dwight	39	51	62	46	63	65	326
Holland Hill	70	70	64	64	50	70	388
Jennings	45	54	49	44	46	50	288
McKinley	66	66	69	58	90	66	415
Mill Hill	62	58	61	61	59	60	361
North Stratfield	63	65	59	71	59	56	373
Osborn Hill	55	67	59	71	59	59	370
Riverfield	68	76	69	79	61	73	426
Roger Sherman	72	84	76	67	92	95	486
Stratfield	66	62	59	67	63	61	378
<b>TOTAL</b>	<b>658</b>	<b>714</b>	<b>689</b>	<b>689</b>	<b>707</b>	<b>718</b>	<b>4175</b>

Fairfield Public Schools Elementary School Enrollment Projections 2021-22							
School	K	1	2	3	4	5	K-5th
Burr	61	53	63	63	60	64	364
Dwight	35	41	53	68	49	65	311
Holland Hill	65	67	72	66	64	50	384
Jennings	45	46	56	51	44	47	289
McKinley	69	65	69	71	57	89	420
Mill Hill	63	69	58	59	60	58	367
North Stratfield	63	64	68	61	70	60	386
Osborn Hill	67	56	65	59	71	58	376
Riverfield	79	70	78	72	80	62	441
Roger Sherman	70	77	86	77	68	95	473
Stratfield	59	72	59	59	67	63	379
<b>TOTAL</b>	<b>676</b>	<b>680</b>	<b>727</b>	<b>706</b>	<b>690</b>	<b>711</b>	<b>4190</b>



# Elementary School Projections

Fairfield Public Schools Elementary School Enrollment Projections 2022-23							
School	K	1	2	3	4	5	K-5th
Burr	54	62	54	64	62	59	355
Dwight	46	37	44	59	72	51	309
Holland Hill	61	63	69	74	66	64	397
Jennings	43	46	48	59	50	45	291
McKinley	62	68	68	70	70	57	395
Mill Hill	54	70	69	57	57	59	366
North Stratfield	56	65	67	70	61	70	389
Osborn Hill	60	68	55	65	60	70	378
Riverfield	66	81	72	82	73	81	455
Roger Sherman	66	76	78	85	78	70	453
Stratfield	60	63	68	59	58	67	375
<b>TOTAL</b>	<b>628</b>	<b>699</b>	<b>692</b>	<b>744</b>	<b>707</b>	<b>693</b>	<b>4163</b>

Fairfield Public Schools Elementary School Enrollment Projections 2023-24							
School	K	1	2	3	4	5	K-5th
Burr	59	55	64	55	63	61	357
Dwight	49	49	39	48	62	74	321
Holland Hill	67	59	65	72	74	66	403
Jennings	48	44	48	50	59	51	300
McKinley	68	61	72	69	68	70	408
Mill Hill	58	61	70	67	56	56	368
North Stratfield	60	57	68	69	68	62	384
Osborn Hill	66	61	66	55	66	58	372
Riverfield	70	67	83	76	84	75	455
Roger Sherman	72	71	76	80	86	80	465
Stratfield	66	64	61	68	59	58	376
<b>TOTAL</b>	<b>683</b>	<b>649</b>	<b>712</b>	<b>709</b>	<b>745</b>	<b>711</b>	<b>4209</b>

Fairfield Public Schools Elementary School Enrollment Projections 2024-25							
School	K	1	2	3	4	5	K-5th
Burr	60	61	56	65	54	62	358
Dwight	50	51	51	44	51	64	311
Holland Hill	68	64	61	67	72	75	407
Jennings	48	48	46	50	50	61	303
McKinley	69	66	63	74	68	68	408
Mill Hill	59	65	61	68	66	55	374
North Stratfield	61	62	60	70	69	69	391
Osborn Hill	67	67	59	66	56	64	379
Riverfield	72	73	69	86	77	84	461
Roger Sherman	73	79	72	78	79	88	469
Stratfield	67	70	63	61	68	59	388
<b>TOTAL</b>	<b>694</b>	<b>706</b>	<b>661</b>	<b>729</b>	<b>710</b>	<b>749</b>	<b>4249</b>

Fairfield Public Schools Elementary School Enrollment Projections 2025-26							
School	K	1	2	3	4	5	K-5th
Burr	61	61	63	57	64	53	359
Dwight	50	53	54	57	46	52	312
Holland Hill	69	65	66	63	67	72	402
Jennings	49	49	50	48	50	51	297
McKinley	69	68	70	63	72	68	410
Mill Hill	60	67	65	60	67	65	384
North Stratfield	62	63	64	62	69	70	390
Osborn Hill	69	69	65	59	67	55	384
Riverfield	73	74	75	72	89	78	461
Roger Sherman	74	78	80	73	78	82	465
Stratfield	69	71	67	63	61	68	399
<b>TOTAL</b>	<b>705</b>	<b>718</b>	<b>719</b>	<b>677</b>	<b>730</b>	<b>714</b>	<b>4263</b>



# Elementary School Projections

Fairfield Public Schools Elementary School Enrollment Projections 2026-27							
School	K	1	2	3	4	5	K-5th
Burr	62	63	63	63	55	63	369
Dwight	51	54	56	60	59	48	328
Holland Hill	70	65	67	69	62	67	400
Jennings	49	49	50	53	47	51	299
McKinley	71	68	71	71	63	72	416
Mill Hill	61	67	67	63	58	66	382
North Stratfield	63	64	66	66	61	70	390
Osborn Hill	69	70	67	65	59	66	396
Riverfield	74	75	76	78	76	90	469
Roger Sherman	76	80	79	81	75	80	471
Stratfield	70	74	69	67	63	61	404
<b>TOTAL</b>	<b>716</b>	<b>729</b>	<b>731</b>	<b>736</b>	<b>678</b>	<b>734</b>	<b>4324</b>
Fairfield Public Schools Elementary School Enrollment Projections 2027-28							
School	K	1	2	3	4	5	K-5th
Burr	63	63	64	64	61	54	369
Dwight	52	55	57	63	63	61	351
Holland Hill	70	67	67	69	69	62	404
Jennings	50	49	51	53	53	48	304
McKinley	72	69	72	72	70	63	418
Mill Hill	63	68	67	65	62	57	382
North Stratfield	65	65	66	68	65	63	392
Osborn Hill	70	70	68	67	66	58	399
Riverfield	75	76	77	79	80	75	462
Roger Sherman	79	83	82	80	81	77	482
Stratfield	70	75	71	69	67	63	415
<b>TOTAL</b>	<b>729</b>	<b>740</b>	<b>742</b>	<b>749</b>	<b>737</b>	<b>681</b>	<b>4378</b>

**A RESOLUTION APPROPRIATING \$1,500,000 FOR THE COSTS ASSOCIATED WITH THE PLANNING, DESIGN AND OBTAINING COST ESTIMATES FOR THE RENOVATION AND EXPANSION OF MILL HILL ELEMENTARY SCHOOL AND THE COST OF RELOCATION OF TEMPORARY CLASSROOMS INSTALLED AT MILL HILL ELEMENTARY SCHOOL AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION.**

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**Resolved:**

1. As recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield (the "Town") hereby appropriates the sum of One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00) for the costs associated with the planning, design and obtaining cost estimates for the renovation and expansion of Mill Hill Elementary School and the cost of relocation of temporary classrooms installed at Mill Hill Elementary School, which costs include architectural, design, specialty consultant, environmental, engineering and other costs and expenses that are related thereto (the "Project").
2. To finance such appropriation and as recommended by the Board of Finance and the Board of Selectmen, the Town may borrow a sum not to exceed One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00) and issue its bonds for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town in an amount not to exceed said sum for the purpose of financing such appropriation.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the "Committee") with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provision for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one interest rate mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut General Statutes to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form and to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the bonds in order that the



interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage earnings, expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds and notes.

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

all powers and authority as set forth above in connection with the issuance of bonds and especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.

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



# Sherman School Phase III Funding Request

## Board of Selectmen Backup Summary

### March 7, 2018

The backup documentation for the Sherman School Phase III funding request includes:

1. Capital Project Request (from Capital Project Request Booklet)
2. Timeline if not Seeking State Reimbursement
3. Timeline if Seeking State Reimbursement
4. Educational Specifications
5. FEMA Regulations
6. Enrollment Projections (summary)
7. Bond Resolution

The following bindered documents are included as reference material:

- P1. Elementary School Facilities and Scenario Planning Presentation (October 24, 2017)
- P2. Ten-Year Enrollment Projections Presentation (November 28, 2017)
- P3. Enrollment Projections, Facilities and Scenario Planning Presentation (February 13, 2018)

## **Sherman Elementary School**

### **Renovation and Addition Project – Phase Three**

**\$ 3,200,000**

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

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

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

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

**Long Range Costs:** The project team funding will provide good estimates for construction numbers for the full project request and will be good for up to three years.

**Demand on Existing Facilities:** Not applicable.

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

**Environmental Considerations:** Not applicable.

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

Schedule, Phasing & Timing: The schedule is to begin working with the project team as soon as possible; to provide a partial renovation and addition for the 2019 school year with completion in place and ready for the start of the new school year.

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

Alternates to the Request: The alternate to this request is to do nothing. This alternative will delay the needed school building upgrades to fix the capacity deficiencies, and meet the demands of the growing enrollment issues at this elementary school. This delay will further delay other similar projects scheduled in the BOE future planning.

# Sherman Elementary School

School building core upgrades and renovations with cost estimates

## Space Deficiencies & Core Upgrades

\$1,000,000	New mechanical means of fresh air ventilation & air conditioning
220,000	New fire sprinkler system
17,000	Fire protection improvements
35,000	Life safety code upgrades
150,000	New ceiling and lights for portions of school not previously performed
105,000	Bathroom upgrades (by Gym) not previously performed
20,000	ADA (American Disabilities Act) upgrades
27,500	HVAC Equipment Controls
25,000	Security and Safety upgrades
180,000	APR stage removal for increased enrollment
15,500	Electrical panel upgrades
45,000	Low voltage upgrades
100,000	New lockers throughout the school
255,000	Parking lot upgrades and new parent drop off/pickup (Fern Street)
500,000	New stage addition off of gymnasium
150,000	Construction Contingency

\$ 355,000

### Soft Cost/Miscellaneous items:

Architectural / Engineering  
 Hazardous material investigations  
 Environmental consultants  
 Start up and training to take over new equipment  
 Protection and cleaning of school  
 Unforeseen conditions during demolition/new construction

**Total Budget Estimate (2019 dollars) \$ 3,200,000**



Sherman School front view





Sherman School rear view



Sherman School Fern Street side view





Sherman School annex building view

## **Example Timeline for Roger Sherman Project**

Project Funding for Building Committee through the end of construction  
(timeline assumes that OSCG&R reimbursement is not sought)

Dec. 2017	<b>Fairfield Public Schools</b> <ul style="list-style-type: none"><li>• Develops Project Funding request analysis</li></ul>
Jan. 2018	<b>Board of Education</b> <ul style="list-style-type: none"><li>• Approve Project Funding request analysis</li></ul>
Feb. 2018	<b>Board of Education</b> <ul style="list-style-type: none"><li>• Approve Educational Specifications</li></ul>
Feb. 2018 – Mar. 2018	<b>Board of Selectman</b> <ul style="list-style-type: none"><li>• Establishes a Building Committee</li><li>• Approve Building Committee Charge</li><li>• Approve Project Funding request</li></ul>
March 2018	<b>Board of Selectman</b> <ul style="list-style-type: none"><li>• Approves Building Committee Members</li></ul>
Apr. 2018	<b>Board of Finance</b> <ul style="list-style-type: none"><li>• Approves Project Funding request</li></ul> <b>RTM</b> <ul style="list-style-type: none"><li>• Approves initial Building Committee Members</li><li>• Approves Project Funding request</li></ul>
May 2018 – June 2018	<b>Building Committee</b> selects <ul style="list-style-type: none"><li>• Project Architect</li><li>• Owner's Rep./Clerk of the Works</li></ul>
June 2018 – July 2018	<b>Architect</b> develops <ul style="list-style-type: none"><li>• Conceptual Designs</li><li>• Estimates Conceptual Designs</li></ul>
July 2018	<b>Building Committee</b> selects <ul style="list-style-type: none"><li>• Commissioning Agent</li><li>• Conceptual Design for the project</li></ul>

## **Example Timeline for Roger Sherman Project**

Project Funding for Building Committee through the end of construction  
(timeline assumes that OSCG&R reimbursement is not sought)

Aug. 2018 – Sep. 2018	<b>Architect</b> proceeds with <ul style="list-style-type: none"><li>• Schematic Design Documents</li><li>• Hazardous Materials Survey</li><li>• Estimates Schematic Design</li><li>• Value Engineering process with design/construction/owner team (if necessary)</li></ul>
Sep. 2018	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Approves Schematic Development Documents</li></ul>
Sep. 2019- Oct. 2018	<b>Architect</b> proceeds with <ul style="list-style-type: none"><li>• Design Development Documents</li><li>• Estimates Design Development Documents</li><li>• Value Engineering process with design/construction/owner team (if necessary)</li></ul>
Oct. 2018	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Approves Design Development Documents</li></ul>
Oct. 2018 –Nov. 2018	<b>Architect</b> proceeds with <ul style="list-style-type: none"><li>• Construction Documents (CD)</li><li>• Estimates Construction Documents (CD)</li><li>• Value Engineering process with design/construction/owner team (if necessary)</li></ul> <p><b>Building Committee &amp; Architect</b> seeks approval from land use boards which may include all of the following</p> <ul style="list-style-type: none"><li>• Wetlands</li><li>• Conservation</li><li>• Zoning Board of Appeals</li><li>• Planning and Zoning Commission</li></ul>
Nov. 2018	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Approves Construction Documents – plans, specifications and budget</li></ul>

### **Example Timeline for Roger Sherman Project**

Project Funding for Building Committee through the end of construction  
(timeline assumes that OSCG&R reimbursement is not sought)

- |                       |  |
|-----------------------|--|
| Dec. 2018 - Jan. 2019 | <b>Architect and Purchasing Department</b> advertise for bids on the project. Once bids are received and analyzed a list of the qualified low bidders is sent to the <b>Building Committee</b> for approval. |
|                       | <b>Building Committee</b> Approve the selection of qualified low bidders.  |
| Feb. 2019 – Aug. 2020 | <b>General Contractor</b> schedules and constructs project.  |

**Example Timeline for Roger Sherman Project**  
Project Funding for Building Committee through Construction

Dec. 2017	<b>Fairfield Public Schools</b> <ul style="list-style-type: none"><li>• Develops Project Team Initial Funding request analysis for services through Design Development</li></ul>
Jan. 2018	<b>Board of Education</b> <ul style="list-style-type: none"><li>• Approves Project Team Initial Funding request analysis services through Design Development</li></ul>
Feb. 2018	<b>Board of Education</b> <ul style="list-style-type: none"><li>• Approves Educational Specifications</li></ul>
Feb. 2018 – Mar. 2018	<b>Board of Selectman</b> <ul style="list-style-type: none"><li>• Establishes a Building Committee</li><li>• Approves Building Committee Charge</li><li>• Approves the '3 Resolutions'</li><li>• Approves Project Funding request</li></ul>
Mar. 2018	<b>Board of Selectman</b> <ul style="list-style-type: none"><li>• Approves Building Committee Members</li></ul>
Apr. 2018	<b>Board of Finance</b> <ul style="list-style-type: none"><li>• Approves Project Funding request</li></ul> <b>RTM</b> <ul style="list-style-type: none"><li>• Approves Building Committee Members</li><li>• Approves the '3 Resolutions'</li><li>• Approves Project Funding request</li></ul>
May 2018 – June 2018	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Hires Project Architect</li><li>• Owner's Rep./Clerk of the Works</li></ul>
June 2018 – July 2018	<b>Architect</b> develops the <ul style="list-style-type: none"><li>• Conceptual Designs</li><li>• Estimates Conceptual Designs</li></ul>
July 2018	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Selects Commissioning Agent</li><li>• Selects Conceptual Design for the project</li></ul>

## **Example Timeline for Roger Sherman Project**

Project Funding for Building Committee through Construction

Aug. 2018	<b>Architect &amp; Owners Rep</b> <ul style="list-style-type: none"><li>• Meets with OSCG&amp;R for Conceptual Design Review</li></ul>
Aug. 2018 – Sep. 2018	<b>Architect proceeds with</b> <ul style="list-style-type: none"><li>• Schematic Design Development Documents</li><li>• Hazardous Materials Survey</li><li>• Estimates Schematic Design</li><li>• Value Engineering process with design/construction/owner team (if necessary)</li></ul>
Oct. 2018	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Approves Schematic Development Documents</li></ul> <b>Architect &amp; Owners Rep</b> <ul style="list-style-type: none"><li>• Meets with OSCG&amp;R for Schematic Design Review</li></ul>
Oct. 2018 – Nov. 2018	<b>Architect proceeds with</b> <ul style="list-style-type: none"><li>• Design Development Documents</li><li>• Estimates Design Development Documents</li><li>• Value Engineering process with design/construction/owner team (if necessary)</li></ul>
Dec. 2018	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Approves Design Development Documents</li></ul> <b>Architect, Construction Manager &amp; Owners Rep</b> <ul style="list-style-type: none"><li>• Meets with OSCG&amp;R for Design Development Review (DDR)</li></ul>



## **Example Timeline for Roger Sherman Project**

### Project Funding for Building Committee through Construction

Jan. 2019	<b>Fairfield Public Schools</b> <ul style="list-style-type: none"><li>• Files the SCG-049 for full project with the state</li></ul>
Jan. 2019 – Feb. 2019	<b>Architect</b> proceeds with <ul style="list-style-type: none"><li>• Construction Documents (CD)</li><li>• Estimates Construction Documents (CD)</li><li>• Value Engineering process with design/construction/owner team (if necessary)</li></ul> <b>Building Committee, Architect &amp; Owners Rep</b> seeks approval from land use boards which may include all of the following: <ul style="list-style-type: none"><li>• Wetlands</li><li>• Conservation</li><li>• Zoning Board of Appeals</li><li>• Planning and Zoning Commission</li></ul>
Mar. 2019	<b>Building Committee</b> <ul style="list-style-type: none"><li>• Approves Construction Documents – plans, specifications and budget</li><li>• Submit plans and specifications for third party review</li></ul> <b>Board of Education Approves</b> <ul style="list-style-type: none"><li>• Construction Documents - plans and specifications</li></ul> <b>Architect &amp; Owners Rep</b> <ul style="list-style-type: none"><li>• Meets with OSCG&amp;R for Pre-Bid Conformance Review (PCR)</li></ul>
Apr. 2019	<b>OSCG&amp;R</b> issues approval to bid  <b>Architect and Purchasing Department</b> advertise for bids on the project. Once bids are received and analyzed a list of the qualified low bidders is sent to the <b>Building Committee</b> for approval.
May 2019	<b>Building Committee</b> Approves the selection of qualified low bidders.
June 2019 – Aug. 2020	<b>General Contractor</b> schedules and constructs project.

**EDUCATIONAL SPECIFICATIONS**

**Roger Sherman Elementary School – Phase III**

**Fairfield Public Schools**

**Fairfield, CT 06824**

**Toni Jones, Ed.D.**

**Superintendent of Schools**

*Approved by BOE 2/13/2018*

## **RATIONALE FOR THE PROJECT**

### **BACKGROUND:**

On June 23, 2015, the Fairfield Board of Education adopted the “Fairfield Public Schools Facilities Plan 2014-2025.” The Office of the Board of Education updated this plan on August 2, 2016 and August 22, 2017. The primary purpose of this plan was to produce a blueprint for meeting the facilities needs of the school district over the next eleven years. These facilities needs were identified in the “Fairfield Public Schools Elementary School Facilities and Scenario Planning Study” by Milone & MacBroom dated October 24, 2017. The extension and alteration project for Roger Sherman Elementary School is a major recommendation for meeting these identified facilities needs by; implementing all building code, life safety code and fire code requirements; upgrading the core facilities; installation of new fire sprinkler system; installation of new HVAC fresh air and air-conditioning system and the installation of new lockers.

### **ENROLLMENT:**

On November 28, 2017, Milone & MacBroom issued an updated report on the district’s 10-year enrollment projections. Between 2007 and 2017 the enrollment at Roger Sherman has increased from 453 students to 470 students. This report shows a continued increase in enrollment for Roger Sherman to a peak of 486 students. This continued enrollment increase is a significant change in the demographic pattern.

### **CAPACITY:**

The Fairfield Public Schools currently has eleven elementary schools and ten relocatable classrooms. Presently, Roger Sherman School has a capacity of 462 students without relocatable classrooms. The enrollment for Roger Sherman Elementary School in the 2017-18 school year is 470 students with a continued enrollment increase projected.

In developing elementary capacity we use a “24 classroom” model. This model is based upon four classrooms per grade level K -5 with an average class size of 21 students for a capacity of 504 students. In addition to these primary classroom spaces, appropriate additional full size classrooms are dedicated to art, music and special education, as required. Due to phased construction (as a result of complying with FEMA regulations) this facility has a capacity of 462 students which will not be altered by this project.

To support the building capacity, appropriately sized “core” spaces are required. These include a gymnasium, a media center with an integrated or directly adjacent computer lab, and cafeteria with a full kitchen and two serving lines.

## **LONG RANGE EDUCATIONAL PLAN:**

On March 11, 2014 the Fairfield Board of Education approved the following policies which outline the long range educational plan of the district.

### **MISSION**

**Policy Number 0100**

The mission of the Fairfield Public Schools, in partnership with families and community, is to ensure that every student acquires the knowledge and skills needed to be a lifelong learner, responsible citizen, and successful participant in an ever changing global society through a comprehensive educational program.

### **LONG-TERM GOAL**

**Policy Number 0110**

Fairfield Public Schools will ensure that every student is engaged in a rigorous learning experience that recognizes and values the individual and challenges each student to achieve academic progress including expressive, personal, physical, civic, and social development. Students will be respectful, ethical, and responsible citizens with an appreciation and understanding of global issues. Student achievement and performance shall rank among the best in the state and the nation.

On July 9, 2015, the Board of Education approved a District Improvement Plan that details the specific actions to be implemented over the next five years to achieve the Mission.

### **THE PHASE III PROJECT**

In conjunction with the Fairfield Board of Education's Long Range Facilities Plan, the Board proposes a construction project at Roger Sherman Elementary School to alleviate overcrowding of the facility due to continuing enrollment increases and to address long-term facility needs. The essential elements of this proposed construction project is to maintain Roger Sherman at a 462 capacity and to complete Phase III construction which includes the following elements:

- Elimination of one relocatable classroom
- Update facility to current building and fire code requirements
- Install a new fire sprinkler system throughout the facility
- Install new HVAC fresh air and air conditioning system throughout the facility
- Replacement of lockers
- The description of the educational program to be provided by the Phase III work is as follows:

### **PHASE III LEARNING/EDUCATIONAL ACTIVITIES**

#### **EDUCATIONAL SPACE REQUIREMENTS SUMMARY:**

Music

Common/Core Spaces

Site Development

#### **MUSIC:**

- One classroom for lessons and small groups in band and strings

#### **COMMON/CORE SPACES:**

- An area of assembly seating 550+/- and a stage
- Sufficient and conveniently located student lavatories

#### **SITE DEVELOPMENT:**

- Exterior traffic patterns – bus drop off large enough for a six bus queue, parent drop off reconfiguration to provide separation from the bus traffic and queue, additional parking
- Site drainage review and upgrade as required by the authority having jurisdiction (AHJ)
- Replace/Re-establish playground areas disturbed by this project

#### **ENROLLMENT DATA AND PROPOSED PROJECT CAPACITY**

ROGER SHERMAN ELEMENTARY SCHOOL	YEAR								
	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27
Enrollment	469	471	486	473	453	465	469	465	471
Capacity	462	462	462	462	462	462	462	462	462

*The following specifications apply to the new and renovated spaces only, not to the entire building.*

## **BUILDING SYSTEMS:**

### **Envelope**

- Roofing systems shall be multi-ply systems (no single membrane systems) 20-year warranty (no dollar limit/edge to edge)
- Exterior envelope materials shall be consistent and compatible with the existing building façade materials in size, shape, color and texture
- Construction details of exterior elements shall be consistent and compatible with the existing building façade details

### **Security/Safety**

- Reliable internal and external communication should be available between/among all areas of the facility to the degree consistent with safety and security plans
- Electronic security shall be provided which will include color video cameras (interior and exterior) integrated into the existing IP security camera system
- Door hardware – District Standards – Schlage/Von Duprin/LCN
- Exterior doors to have continuous hinges
- Locks – Everest ‘D’ Keyway (interior), Primus Keyway (exterior) – Key into existing building system – Master key facility (new and old locks)
- All spaces to be capable of interior lockdown (without re-entry into the corridor)
- Doors – Narrow vision lites (for restricted line of sight into classroom during lockdowns)
- Exterior doors used by staff and students for exterior functions shall have Prox card access integrated into the existing card access system.
- Tactile signage (new spaces) for room identification (including room numbers) and directions
- Evacuation signage with directional maps
- Exterior signage (for directions and site identification)
- Provide adequate site lighting
- Tight weave room darkening shades on all exterior windows

### **Code**

- Abate any hazardous material – encapsulation is not acceptable (exception: PCB impacted substrates)
- ILSM – Interim Life Safety Measures for working in an occupied building

(Also see SCG Filing Requirements)

## **INTERIOR BUILDING ENVIRONMENT:**

### **Mechanical Systems**

- Separate independent commissioning of Mechanical/Electrical/Plumbing (MEP) systems to include an air flow balancing contractor hired directly by the building committee (not the construction manager or design team) and reporting directly to the building committee and the Fairfield Public Schools Central Office
- Lighting fixtures – standard type(s), ease of maintenance, coordinated with presentation stations (projectors & projection surfaces)
- Low voltage systems to be designed to district standards
- Proper shutoff and backflow valves located to provide easy and quick access
- Upgrade telephone system as appropriate for the new additional space
- Wall clocks in all spaces. Clocks to battery operated and synchronized via radio signal with U.S. Atomic Clock.

### **Interior Spaces - General**

- Kitchen update appropriate for enrollment– Review equipment (size, condition, etc.), storage space, serving lines, etc including but not limited to:
  - Storage for dry goods
  - Walk-in Refrigerator
  - Walk-in Freezer
  - Washer & Dryer
  - Serving lines with power and network access
- Ceiling systems – standard sizes 2x2 or 2x4, standard tiles, wide grids 9/16”, no strange patterns, consistent choices
- Millwork – solid surface countertops/plastic laminate cabinets/wire pull handles/euro-hinges
- Flooring –VCT or other easily mopped finish in classrooms, corridors, etc.
- Student lavatories and staff toilet rooms meeting district standards to be located at convenient locations for students and staff
- MDF/IDF room (in new addition) to be:
  - large enough to allow front and rear access to all racked equipment
  - located in non-classroom spaces
  - provided sufficient ventilation, cooling and power to support equipment growth
  - provided with security alarms
- Built in shelving, cabinets and countertops sufficient for instructional material storage
- Built in shelving, cabinets and countertops sufficient for office material storage (lockable)
- FF&E – New Spaces – Appropriate furniture and equipment to accommodate the intended use of the room/space inclusive of student desks and/or tables, chairs bookcases, storage, teacher desks and chairs, learning centers for individual and/or group instruction, computer tables and chairs, area carpets, room darkening shades, appropriate projection surface for use with multimedia projector, wall pads, basketball hoops, fire resistant file cabinets, tackboards, tackstrips, whiteboards, flags, clocks, pencil sharpeners, paper towel dispensers, soap dispensers, etc.

## **TECHNOLOGY:**

- An essential component of this project is to provide electronic network access to every segment of the new building (addition). All instructional areas and support facilities shall be provided with:
  - local and wide-area wired and wireless networks
  - digitally delivered TV connectivity
  - digitally integrated internal broadcast capability
  - wiring for interactive whiteboard technology
- Each teaching space shall be provided with connectivity to multimedia projection systems with amplification and speaker systems to support audio as per current district standards.
- All wiring to be CAT 6 or better and certified. Each patch panel shall be labeled with the room number, and jack number and each jack labeled with MDF/IDF closet number, panel and punch down location.
- Charging stations for mobile computer labs
- Technology Network Space – server room, wiring closets, dedicated area for head-end equipment including extended demarcation points provided by the suppliers to the server room for all external connections.

(Also see INTERIOR BUILDING ENVIRONMENT – Interior Spaces)

## **CDAS DCS-SCG FILING REQUIREMENTS (for Reimbursement):**

This project shall be designed so that it can be filed with the Connecticut Department of Administrative Services – Division of Construction - Office of School Construction Grants under at least the following project types:

- Extension of Facility
- Alteration of Existing Facility
- Code Violation (Hazardous Material abatement)

As required by C.G.S. 10-291 a Phase I environmental site assessment in accordance with ASTM Standard #1527 shall be conducted prior to the approval of architectural plans.

## **COMMUNITY USES:**

Roger Sherman Elementary School does not contain or host space(s) for other town departments or outside firms. The building is used exclusively as an elementary school. The building facilities are available to the public on a reservation basis when the building is not in use (nights and weekends). Some of these uses include among others:

- Parent Teacher Association (PTA) meetings and events
- Cub Scouts
- Girl Scouts
- Various school clubs
- Civic group meetings

Roger Sherman Elementary School is used as a polling place.





## Town of Fairfield

Sullivan Independence Hall  
725 Old Post Road

Fairfield, Connecticut 06824  
Town Plan and Zoning Commission

(203) 256-3050

February 6, 2018

Mr. Tom Cullen, Director of Operations  
Fairfield Public Schools  
501 Kings Highway  
Fairfield, CT 06825

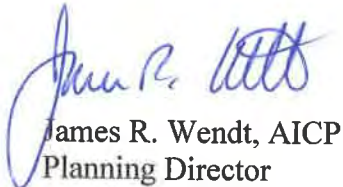
**Re: Sherman School – Phase Three**

Dear Tom:

This will confirm that I have reviewed your "FEMA Regulation Assumptions" sheet dated February 5, 2018, for the above captioned project. I agree with the methodology you have used. The FEMA 50% cost threshold is \$2,610,850. The "FEMA included" costs are estimated of \$2,405,000. Should the entire contingency of \$150,000 be used for "FEMA included" cost items your project total (\$2,555,000) is still below the threshold limit.

Please let me know if you require any additional information.

Very truly yours,



James R. Wendt, AICP  
Planning Director

JRW/ds

# Fairfield Public Schools

## Sherman Elementary School – Phase Three Project

T. Cullen

February 5, 2018

### FEMA Regulation Assumptions

#### Substantial Improvement and Substantial Damage Determinations

Sherman Elementary School “Value of the Building”	\$ 5,221,700
50% Calculation	2,610,850
Phase III Proposed Project Estimate	3,200,000
Proposed FEMA Regulated Project Estimate Costs - “Included”	2,405,000
Proposed FEMA Regulated Project Estimate Costs - “Excluded”	\$ 795,000

#### Assumption of Breakdown for Excluded Items:

1. Architectural/Engineering	\$ 355,000
2. Parking Lot Upgrades	255,000
3. Life Safety Code	35,000
4. Construction Contingency	150,000
<hr/>	
TOTAL	\$ 795,000

# Sherman Elementary School

School building core upgrades and renovations with cost estimates

## Space Deficiencies & Core Upgrades

\$1,000,000	New mechanical means of fresh air ventilation & air conditioning
220,000	New fire sprinkler system
17,000	Fire protection improvements
35,000	Life safety code upgrades
150,000	New ceiling and lights for portions of school not previously performed
105,000	Bathroom upgrades (by Gym) not previously performed
20,000	ADA (American Disabilities Act) upgrades
27,500	HVAC Equipment Controls
25,000	Security and Safety upgrades
180,000	APR stage removal for increased enrollment
15,500	Electrical panel upgrades
45,000	Low voltage upgrades
100,000	New lockers throughout the school
255,000	Parking lot upgrades and new parent drop off/pickup off of Fern Street
500,000	New stage addition off of gymnasium
150,000	Construction Contingency

\$ 355,000

### **Soft Cost/Miscellaneous items:**

Architectural / Engineering  
Hazardous material investigations  
Environmental consultants  
Start up and training to take over new equipment  
Protection and cleaning of school  
Unforeseen conditions during demolition/new construction

**Total Budget Estimate (2019 dollars) \$ 3,200,000**

Building/s	Map <b>139</b>	Lot <b>168</b>	Ext <b></b>	Unit <b>0000</b>	<b>250 FERN STREET</b>					Zone <b></b>	<a href="#">Return Home</a>				
BID	Style	Model	Stories	Ext Walls	Roof	Roof Cover	Int walls	Floors	Heat	Heat Type	AC	Bed Rs	Baths	Rms	Year
11418	Elementary School	Comm/Ind													1963
11418	Elementary School	Comm/Ind	1	Brick/Masonry	Flat	Rubber	Drywall	Vinyl/Asphalt Carpet	Gas	Hot Water	Heat/AC Pkgs	00	0		1963

Condo Units [Click on Building BID to view all condos](#)

No Records

#### Building Summary

Description	Area	
First Floor	52714	^
Canopy	1903	^
Utility Storage, Finished	324	^

#### Building Extra Features

Description	
AIR CONDITION	^
PAVING-ASPHALT	^
W/DOUBLE LIGHT	^

#### Parcel Land

USE	No. of Units	Units	Notes	
Public School C	87120.00	SF	5X L/B	^

#### Assesment/Appraisal

Appraisals	
Building	\$5,221,700.00
Land	\$3,234,000.00
Outbuildings	\$135,000.00
Extra Features	\$119,500.00
TOTAL	\$8,710,200.00
Assessments	
Building	\$3,655,190.00
Land	\$2,263,800.00
Outbuildings	\$94,500.00
Extra Features	\$83,650.00
TOTAL	\$6,097,140.00

Utilities: All Public



#### Owner History

Date	Owner	Address	City State Zip	Book/Page
	FAIRFIELD TOWN OF	725 OLD POST ROAD	FAIRFIELD CT 06824	357/ 54

[Vision](#) [GIS](#) [Assessor's Map](#)

**250 FERN STREET****Location** 250 FERN STREET**Mblu** 139/ 168/ / /**Acct#** 05501**Owner** FAIRFIELD TOWN OF**Assessment** \$6,097,140**Appraisal** \$8,710,200**PID** 11914**Building Count** 1**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$5,476,200	\$3,234,000	\$8,710,200
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$3,833,340	\$2,263,800	\$6,097,140

**Owner of Record****Owner** FAIRFIELD TOWN OF**Sale Price** \$0**Co-Owner****Certificate****Address** 725 OLD POST ROAD  
FAIRFIELD, CT 06824**Book & Page** 357/ 54**Sale Date****Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
FAIRFIELD TOWN OF	\$0		357/ 54	

**Building Information****Building 1 : Section 1**

**Year Built:** 1963  
**Living Area:** 52,714  
**Replacement Cost:** \$8,158,860  
**Building Percent Good:** 64  
**Replacement Cost Less Depreciation:** \$5,221,700

**Building Photo**

Building Attributes	
Field	Description
STYLE	Elementary School
MODEL	Comm/Ind

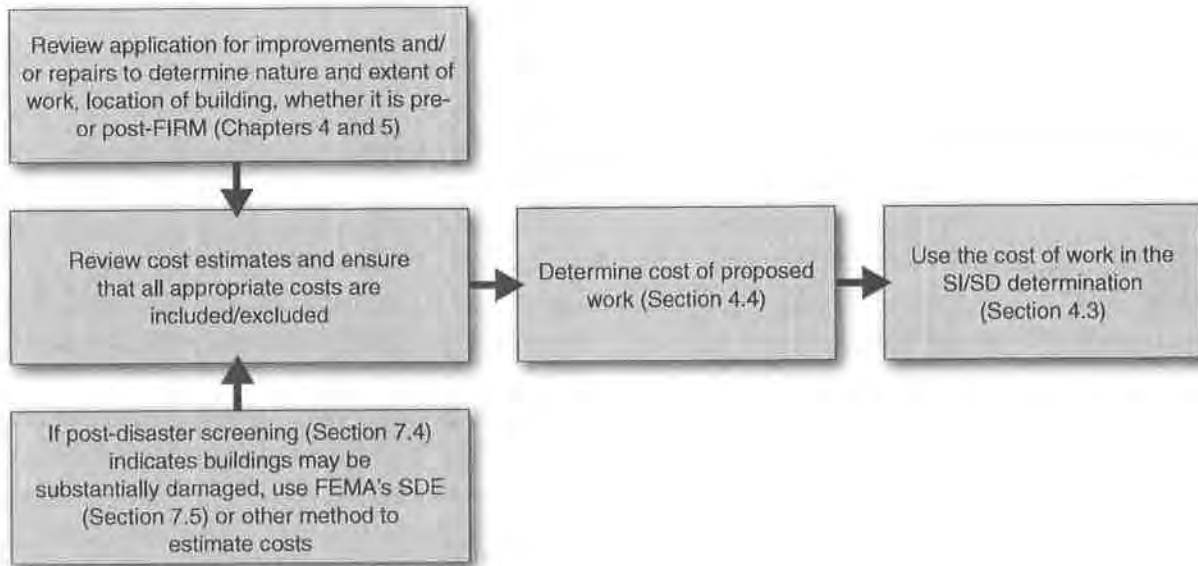


Figure 4-2. Determine the cost of work (overview)

The following topics related to determining costs will be covered in this section:

- Costs that must be included
- Costs that may be excluded
- Acceptable sources of cost information
- Estimates of donated or discounted materials
- Estimates of owner and volunteer labor
- Demolition, debris, and disposal
- Clean-up and trash removal
- Cost exclusions to correct existing health, safety, and sanitary code violations

Local officials will need to determine the necessary level of detail for the costs of improvements and costs of repairs from permit applicants or contractors in order to make a SI/SD determination.

#### 4.4.1 Costs That Must be Included in SI/SD Determinations

Items that must be included in the costs of improvement and the costs to repair are those that are directly associated with the building. The following list of costs that must be included is not intended to be exhaustive, but characterizes the types of costs that must be included:

- Materials and labor, including the estimated value of donated or discounted materials (Section 4.4.4) and owner or volunteer labor (Section 4.4.5)
- Site preparation related to the improvement or repair (e.g., foundation excavation or filling in basements)
- Demolition and construction debris disposal (Section 4.4.6)

- Labor and other costs associated with demolishing, moving, or altering building components to accommodate improvements, additions, and making repairs
- Costs associated with complying with any other regulations or code requirement that is triggered by the work, including costs to comply with the requirements of the Americans with Disabilities Act (ADA)
- Costs associated with elevating a structure when the proposed elevation is lower than the BFE
- Construction management and supervision
- Contractor's overhead and profit
- Sales taxes on materials
- Structural elements and exterior finishes, including:
  - Foundations (e.g., spread or continuous foundation footings, perimeter walls, chain-walls, pilings, columns, posts, etc.)
  - Monolithic or other types of concrete slabs
  - Bearing walls, tie beams, trusses
  - Joists, beams, subflooring, framing, ceilings
  - Interior non-bearing walls
  - Exterior finishes (e.g., brick, stucco, siding, painting, and trim)
  - Windows and exterior doors
  - Roofing, gutters, and downspouts
  - Hardware
  - Attached decks and porches
- Interior finish elements, including:
  - Floor finishes (e.g., hardwood, ceramic, vinyl, linoleum, stone, and wall-to-wall carpet over subflooring)
  - Bathroom tiling and fixtures
  - Wall finishes (e.g., drywall, paint, stucco, plaster, paneling, and marble)
  - Built-in cabinets (e.g., kitchen, utility, entertainment, storage, and bathroom)
  - Interior doors
  - Interior finish carpentry
  - Built-in bookcases and furniture
  - Hardware
  - Insulation

- Utility and service equipment, including:
  - Heating, ventilation, and air conditioning (HVAC) equipment
  - Plumbing fixtures and piping
  - Electrical wiring, outlets, and switches
  - Light fixtures and ceiling fans
  - Security systems
  - Built-in appliances
  - Central vacuum systems
  - Water filtration, conditioning, and recirculation systems

#### 4.4.2 Costs That May be Excluded from SI/SD Determinations

Items that can be excluded are those that are not directly associated with the building. The following list characterizes the types of costs that may be excluded:

- Clean-up and trash removal (Section 4.4.7)
- Costs to temporarily stabilize a building so that it is safe to enter to evaluate and identify required repairs
- Costs to obtain or prepare plans and specifications
- Land survey costs
- Permit fees and inspection fees
- Carpeting and recarpeting installed over finished flooring such as wood or tiling
- Outside improvements, including landscaping, irrigation, sidewalks, driveways, fences, yard lights, swimming pools, pool enclosures, and detached accessory structures (e.g., garages, sheds, and gazebos)
- Costs required for the minimum necessary work to correct existing violations of health, safety, and sanitary codes (Section 4.4.8)
- Plug-in appliances such as washing machines, dryers, and stoves

#### 4.4.3 Acceptable Sources of Cost Information

The costs of improvements and the costs to repair are necessary to make the SI/SD determination. The following are acceptable methods to determine the costs:

- Itemized costs of materials and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators.
- Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services. These sources can be used as long as some limitations are recognized, notably that there are local





# Elementary School Projections

## K-5 Enrollment Projections, by School

School	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Burr	378	367	364	364	355	357	358	359	369	369
Dwight	333	337	326	311	309	321	311	312	328	351
Holland Hill	375	385	388	384	397	403	407	402	400	404
Jennings	297	297	288	289	291	300	303	297	299	304
McKinley	432	424	415	420	395	408	408	410	416	418
Mill Hill	341	347	361	367	366	368	374	384	382	382
North Stratfield	379	374	373	386	389	384	391	390	390	392
Osborn Hill	401	381	370	376	378	372	379	384	396	399
Riverfield	417	420	426	441	455	455	461	461	469	462
Roger Sherman	469	471	486	473	453	465	469	465	471	482
Stratfield	397	382	378	379	375	376	388	399	404	415
<b>Total</b>	<b>4,219</b>	<b>4,185</b>	<b>4,175</b>	<b>4,190</b>	<b>4,163</b>	<b>4,209</b>	<b>4,249</b>	<b>4,263</b>	<b>4,324</b>	<b>4,378</b>

Medium (Best Fit) Projections Model

\* Opt-in program influences the accuracy of the individual school projections at participating schools



# Elementary School Projections

Fairfield Public Schools Elementary School Enrollment Projections 2018-19							
School	K	1	2	3	4	5	K-5th
Burr	59	59	66	66	57	71	378
Dwight	54	40	55	61	62	61	333
Holland Hill	64	61	49	71	67	63	375
Jennings	44	40	45	50	58	60	297
McKinley	67	56	93	68	71	77	432
Mill Hill	52	60	59	61	60	49	341
North Stratfield	57	68	57	55	68	74	379
Osborn Hill	60	73	60	59	65	84	401
Riverfield	65	74	59	74	74	71	417
Roger Sherman	70	64	84	86	67	98	469
Stratfield	63	66	62	62	71	73	397
<b>TOTAL</b>	<b>655</b>	<b>661</b>	<b>689</b>	<b>713</b>	<b>720</b>	<b>781</b>	<b>4219</b>

Fairfield Public Schools Elementary School Enrollment Projections 2019-20							
School	K	1	2	3	4	5	K-5th
Burr	60	60	60	66	65	56	367
Dwight	48	59	42	60	64	64	337
Holland Hill	73	62	62	51	70	67	385
Jennings	52	47	42	47	50	59	297
McKinley	67	67	58	93	67	72	424
Mill Hill	52	59	59	58	60	59	347
North Stratfield	63	58	70	59	55	69	374
Osborn Hill	66	61	71	59	60	64	381
Riverfield	74	67	76	59	71	73	420
Roger Sherman	79	76	66	91	90	69	471
Stratfield	57	61	67	63	62	72	382
<b>TOTAL</b>	<b>691</b>	<b>677</b>	<b>673</b>	<b>706</b>	<b>714</b>	<b>724</b>	<b>4185</b>

Fairfield Public Schools Elementary School Enrollment Projections 2020-21							
School	K	1	2	3	4	5	K-5th
Burr	52	61	62	61	65	63	364
Dwight	39	51	62	46	63	65	326
Holland Hill	70	70	64	64	50	70	388
Jennings	45	54	49	44	46	50	288
McKinley	66	66	69	58	90	66	415
Mill Hill	62	58	61	61	59	60	361
North Stratfield	63	65	59	71	59	56	373
Osborn Hill	55	67	59	71	59	59	370
Riverfield	68	76	69	79	61	73	426
Roger Sherman	72	84	76	67	92	95	486
Stratfield	66	62	59	67	63	61	378
<b>TOTAL</b>	<b>658</b>	<b>714</b>	<b>689</b>	<b>689</b>	<b>707</b>	<b>718</b>	<b>4175</b>

Fairfield Public Schools Elementary School Enrollment Projections 2021-22							
School	K	1	2	3	4	5	K-5th
Burr	61	53	63	63	60	64	364
Dwight	35	41	53	68	49	65	311
Holland Hill	65	67	72	66	64	50	384
Jennings	45	46	56	51	44	47	289
McKinley	69	65	69	71	57	89	420
Mill Hill	63	69	58	59	60	58	367
North Stratfield	63	64	68	61	70	60	386
Osborn Hill	67	56	65	59	71	58	376
Riverfield	79	70	78	72	80	62	441
Roger Sherman	70	77	86	77	68	95	473
Stratfield	59	72	59	59	67	63	379
<b>TOTAL</b>	<b>676</b>	<b>680</b>	<b>727</b>	<b>706</b>	<b>690</b>	<b>711</b>	<b>4190</b>



# Elementary School Projections

Fairfield Public Schools Elementary School Enrollment Projections 2022-23							
School	K	1	2	3	4	5	K-5th
Burr	54	62	54	64	62	59	355
Dwight	46	37	44	59	72	51	309
Holland Hill	61	63	69	74	66	64	397
Jennings	43	46	48	59	50	45	291
McKinley	62	68	68	70	70	57	395
Mill Hill	54	70	69	57	57	59	366
North Stratfield	56	65	67	70	61	70	389
Osborn Hill	60	68	55	65	60	70	378
Riverfield	66	81	72	82	73	81	455
Roger Sherman	66	76	78	85	78	70	453
Stratfield	60	63	68	59	58	67	375
<b>TOTAL</b>	<b>628</b>	<b>699</b>	<b>692</b>	<b>744</b>	<b>707</b>	<b>693</b>	<b>4163</b>

Fairfield Public Schools Elementary School Enrollment Projections 2023-24							
School	K	1	2	3	4	5	K-5th
Burr	59	55	64	55	63	61	357
Dwight	49	49	39	48	62	74	321
Holland Hill	67	59	65	72	74	66	403
Jennings	48	44	48	50	59	51	300
McKinley	68	61	72	69	68	70	408
Mill Hill	58	61	70	67	56	56	368
North Stratfield	60	57	68	69	68	62	384
Osborn Hill	66	61	66	55	66	58	372
Riverfield	70	67	83	76	84	75	455
Roger Sherman	72	71	76	80	86	80	465
Stratfield	66	64	61	68	59	58	376
<b>TOTAL</b>	<b>683</b>	<b>649</b>	<b>712</b>	<b>709</b>	<b>745</b>	<b>711</b>	<b>4209</b>

Fairfield Public Schools Elementary School Enrollment Projections 2024-25							
School	K	1	2	3	4	5	K-5th
Burr	60	61	56	65	54	62	358
Dwight	50	51	51	44	51	64	311
Holland Hill	68	64	61	67	72	75	407
Jennings	48	48	46	50	50	61	303
McKinley	69	66	63	74	68	68	408
Mill Hill	59	65	61	68	66	55	374
North Stratfield	61	62	60	70	69	69	391
Osborn Hill	67	67	59	66	56	64	379
Riverfield	72	73	69	86	77	84	461
Roger Sherman	73	79	72	78	79	88	469
Stratfield	67	70	63	61	68	59	388
<b>TOTAL</b>	<b>694</b>	<b>706</b>	<b>661</b>	<b>729</b>	<b>710</b>	<b>749</b>	<b>4249</b>

Fairfield Public Schools Elementary School Enrollment Projections 2025-26							
School	K	1	2	3	4	5	K-5th
Burr	61	61	63	57	64	53	359
Dwight	50	53	54	57	46	52	312
Holland Hill	69	65	66	63	67	72	402
Jennings	49	49	50	48	50	51	297
McKinley	69	68	70	63	72	68	410
Mill Hill	60	67	65	60	67	65	384
North Stratfield	62	63	64	62	69	70	390
Osborn Hill	69	69	65	59	67	55	384
Riverfield	73	74	75	72	89	78	461
Roger Sherman	74	78	80	73	78	82	465
Stratfield	69	71	67	63	61	68	399
<b>TOTAL</b>	<b>705</b>	<b>718</b>	<b>719</b>	<b>677</b>	<b>730</b>	<b>714</b>	<b>4263</b>



# Elementary School Projections

Fairfield Public Schools Elementary School Enrollment Projections 2026-27							
School	K	1	2	3	4	5	K-5th
Burr	62	63	63	63	55	63	369
Dwight	51	54	56	60	59	48	328
Holland Hill	70	65	67	69	62	67	400
Jennings	49	49	50	53	47	51	299
McKinley	71	68	71	71	63	72	416
Mill Hill	61	67	67	63	58	66	382
North Stratfield	63	64	66	66	61	70	390
Osborn Hill	69	70	67	65	59	66	396
Riverfield	74	75	76	78	76	90	469
Roger Sherman	76	80	79	81	75	80	471
Stratfield	70	74	69	67	63	61	404
<b>TOTAL</b>	<b>716</b>	<b>729</b>	<b>731</b>	<b>736</b>	<b>678</b>	<b>734</b>	<b>4324</b>
Fairfield Public Schools Elementary School Enrollment Projections 2027-28							
School	K	1	2	3	4	5	K-5th
Burr	63	63	64	64	61	54	369
Dwight	52	55	57	63	63	61	351
Holland Hill	70	67	67	69	69	62	404
Jennings	50	49	51	53	53	48	304
McKinley	72	69	72	72	70	63	418
Mill Hill	63	68	67	65	62	57	382
North Stratfield	65	65	66	68	65	63	392
Osborn Hill	70	70	68	67	66	58	399
Riverfield	75	76	77	79	80	75	462
Roger Sherman	79	83	82	80	81	77	482
Stratfield	70	75	71	69	67	63	415
<b>TOTAL</b>	<b>729</b>	<b>740</b>	<b>742</b>	<b>749</b>	<b>737</b>	<b>681</b>	<b>4378</b>

**A RESOLUTION APPROPRIATING \$3,200,000 FOR THE COSTS ASSOCIATED WITH THE PLANNING, DESIGN, OBTAINING COST ESTIMATES AND CONSTRUCTION FOR THE RENOVATION AND EXPANSION OF THE ROGER SHERMAN ELEMENTARY SCHOOL AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION.**

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**Resolved:**

1. As recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield (the "Town") hereby appropriates the sum of Three Million Two Hundred Thousand and 00/100 Dollars (\$3,200,000.00) for the costs associated with the planning, design, obtaining cost estimates and construction for the renovation and expansion of the Roger Sherman Elementary School, including certain space and core upgrades, the elimination of a relocatable classroom, the removal of an existing stage and the construction of a new stage, parking lot and parent drop-off upgrades, bathroom upgrades, ADA upgrades, electrical, ceiling and light upgrades, required building and fire code updates, the installation of a new fire sprinkler system and HVAC system, the replacement of lockers, and all architectural, design, specialty consultant, environmental, engineering, other preconstruction, legal, financing and contingency costs that are related thereto (the "Project").
2. To finance such appropriation and as recommended by the Board of Finance and the Board of Selectmen, the Town may borrow a sum not to exceed Three Million Two Hundred Thousand and 00/100 Dollars (\$3,200,000.00) and issue its bonds for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town in an amount not to exceed said sum for the purpose of financing the appropriation for such Project.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the "Committee") with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provision for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one interest rate mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut General Statutes to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of

1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form and to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the bonds in order that the interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage earnings, expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds.

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

by statute, be certified by and payable at a bank or trust company incorporated under the laws of this or any other state, or of the United States, be approved as to their legality by bond counsel, and may be consolidated with the issuance of other Town bond anticipation notes. The Committee shall determine the date, maturity, interest rates, form and manner of sale, including negotiated sale, and other details of said notes consistent with the provisions of this resolution and the Connecticut General Statutes and shall have all powers and authority as set forth above in connection with the issuance of bonds and especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.

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

## MEMORANDUM

TO: Fairfield RTM

FROM: Jill Vergara (Chair, Senior & Disabled Tax Relief Committee;  
Representative, RTM District 7)

CC: Co-sponsors: Cindy Perham (RTM District 2), Mark McDermott (RTM  
District 7), Peter Tallman (RTM District 8), Michael Herley (RTM District 10)

RE: Proposed Revisions to Chapter 95, Article III (Tax Relief for Elderly and  
Disabled Homeowners) of the Town Code

DATE: March 19, 2018

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Ross Murray is the new Tax Assessor for the Town of Fairfield. The Tax Assessor administers the town's Senior and Disabled Tax Relief Programs: his office receives, processes, and accepts/rejects applications for participation in the program; tracks and communicates with current applicants; and administers the town's three tax relief programs (credit, freeze, and deferral) as well as the State's tax relief program (Circuit Breaker program). The application season for these programs begins February 1<sup>st</sup> and closes May 15<sup>th</sup> each year (with extensions granted for hardship until August 15th).

In August 2017, after administering the tax relief programs for one season, Mr. Murray emailed the then Chair of the Senior & Disabled Tax Relief Committee, Tom McCarthy, a list of suggested changes to the tax relief programs to improve ease of both administration and application. Several of these suggested changes focused on clarifying and/or making eligibility conditions in Section 95-8 more consistent with state definitions. These changes included: 1) changing the occupancy requirement (§ 95-8C(3)) from 265 days to 183 days (6 months and 1 day); and 2) either specifying a date for delinquency, or removing the delinquency disqualification (§ 95-8C(8)) altogether. The prior Senior & Disabled Tax Relief Committee never discussed Mr. Murray's proposed revisions.

On February 12, 2018, the newly constituted Senior & Disabled Tax Relief Committee, consisting of Representatives Perham, McDermott, Vergara, Tallman, and Herley, held its first organizational meeting and discussed its objectives and the most effective way to approach revisions to the ordinance. All members were interested in addressing Mr. Murray's suggested revisions; as well as reviewing the ordinance in depth for more substantive changes. The



members agreed to focus first on procedural/administrative changes that could help Mr. Murray to administer the program for the current application season.

Pursuant to that goal, the committee met with Mr. Murray on March 1<sup>st</sup>, 2018 to discuss his proposed revisions. During that discussion, Mr. Murray added another eligibility requirement for which he sought the committee's clarification: he asked that a specific date be referenced in the town's residency requirement (§ 95-8C(2)) so that calculating the one-year residency of each applicant would start from the same date, rather than being a moving target from the date of each applicant's receipt of benefits.

After discussing Mr. Murray's suggestions and researching seventeen other municipalities' tax relief ordinances, the committee submits the following revisions to the current ordinance:

- 1) Section 95-8C(2) (Conditions for eligibility; one-year residency requirement)  
We removed the language "a period of one year immediately prior to his or her receipt of tax benefits under this article" and replaced with "at least one year as of October 1st of the current Grand List year" to start the clock for our residency requirement on a specific date, thereby standardizing this calculation for the town's Tax Assessor and simplifying the process.

Currently, Fairfield, Greenwich, New Canaan, Westport, Trumbull, and Orange have tax relief ordinances which begin the residency clock one year prior to the *receipt of benefits*. Weston, Ridgefield, Newtown, and Wilton start their residency clock one year prior to *application*. Redding, Farmington, and Southbury have a three-year residency requirement from receipt of benefits. Changing our ordinance to start the clock from October 1st of the current Grand List year will be consistent with the state Circuit Breaker program (which the town's Tax Assessor administers concurrently with our own town tax relief programs) and with Guilford's, West Hartford's, and Easton's<sup>1</sup> tax relief ordinance language.

- 2) Section 95-8C(3) (Conditions for eligibility; occupancy requirement)  
We replaced "265" with "183" to make this requirement more consistent with state and federal definitions for principal/legal residence. Nearly all of the other 17 municipalities surveyed either define residence as occupying the property for more than 183 days of each year (Weston, New Canaan, Easton, Ridgefield, Redding, Wilton, Westport, Greenwich, Newtown, Orange,<sup>2</sup> Simsbury, Southbury, and Trumbull), or have no occupancy requirement at all (West

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<sup>1</sup> Easton has set its residency requirement as 5 years prior to the current Grand List year.

<sup>2</sup> Note that Orange idiosyncratically sets its occupancy requirement at 184 days.

Hartford, Farmington, and Guilford). Milford's tax relief ordinance for elderly homeowners has an occupancy requirement of 280 days.

- 3) Section 95-8C(8) (Conditions for eligibility; delinquency disqualification)  
We removed the delinquency disqualification in its entirety. Removing this condition simplifies both the administration and application for this program. In addition, allowing a resident to participate in the program who may have been delinquent due to various circumstances which are difficult to assess (but often amount to hardship) seems more consistent with the goals of the ordinance to assist elderly and disabled property owners in the payment of their taxes. Only 5 applications (out of 1438) were removed/denied due to delinquency last year.

The tax relief ordinances for New Canaan, West Hartford, Easton,<sup>3</sup> Ridgefield, Redding, Glastonbury, Simsbury, and Orange do NOT disqualify applicants/participants based upon tax delinquency; whereas, Weston, Guilford, Newtown, Westport, Wilton, Greenwich, Farmington, Southbury, and Trumbull disqualify people based upon tax delinquency.

- 4) Miscellaneous grammatical errors/typos/updates  
95-8C(6)—remove unnecessary word “within”  
95-9—remove unnecessary word “next”  
95-10—remove unnecessary word “within”  
95-12—remove unnecessary word “within”  
95-13—remove unnecessary word “within” 2 times  
95-15.4—replace “2016” with “2020” to update

To reiterate, the committee has approached revisions to the town's senior and disabled tax relief ordinance in a 2-step process. The first step is approval of the revisions that we submit today to help Ross Murray administer the program; and the next step is to research, analyze, and then craft broader changes to the tax relief programs. Possible changes include increasing income levels for eligibility; increasing the tax credit amounts allocated for each income level bracket or certain targeted brackets; changing the bracket structure to add several more brackets; raising the qualifying total asset value (QTAV); replacing the QTAV with an assessment limit; eliminating the freeze program; enhancing the deferral program; and/or instituting a homestead credit or homestead freeze for all seniors in town. All of these potential changes require significant research and analysis. We must also carefully weigh which of these changes will be most effective in helping and retaining our seniors.

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<sup>3</sup> Easton's ordinance specifically states that people in the program may be in arrears (See Section 12).

There is consensus on the committee that more significant changes are required to make our tax relief programs more effective. We need more time to craft these changes and hope to have draft revisions to this body within the next year.

PROPOSED RESOLUTIONS APPROVING REVISED ORDINANCE REGARDING TAX  
ABATEMENT FOR LOW- OR MODERATE-INCOME HOUSING

WHEREAS: Pursuant to section 8-215 of the Connecticut General Statutes, any municipality may by ordinance provide for the abatement in part or in whole of real property taxes on any housing solely for low- or moderate-income persons or families and may by ordinance classify the property on which such housing is situated as property used for housing solely for low- or moderate-income persons or families; and

WHEREAS: Pursuant to Section 4.1 of the Charter of the Town of Fairfield the Representative Town Meeting may delegate its powers to any Town Board; and

WHEREAS: It is desirable that the Representative Town Meeting delegate to the Board of Selectmen the authority to enter into contracts to abate taxes on real property designated as low- or moderate-income; and

WHEREAS Chapter 95, Article I, Sections 95-1, 95-2, 95-3 and 95-4 of the Town of Fairfield Code of Ordinances deal with Tax Abatement for Church Housing for Fairfield, Inc., which ordinances are no longer needed as the property covered by said ordinance is no longer low- or moderate-income housing and therefore not subject to tax abatement.

NOW THEREFORE BE IT ORDAINED that Chapter 95, Article I, Sections 95-1, 95-2, 95-3 and 95-4 of the Town of Fairfield Code of Ordinances are repealed and the following substituted:

Chapter 95, Article I

**§95-1. Definitions.**

(A) "Low- or moderate-income housing" means housing, the construction or rehabilitation of which is financially subsidized, aided or assisted in any way, by federal or state statute, which housing is subject to regulation or supervision of rents, charges or sales prices and methods of operation by a governmental agency pursuant to a written agreement, contract or other written instrument with the Town as prescribed by §95-2 below that restricts occupancy of such housing to persons and/or families whose incomes do not exceed prescribed limits (each, a "Housing Agreement"), and shall be deemed to include the real property on which such housing is situated.

(B) "Owner" means a person or persons, partnership, joint venture, limited liability company, trust or corporation who or that has executed a Housing Agreement with the Town.

**§95-2. Contracts for Abatement.**

The First Selectman may, by resolution enacted by majority vote of the Board of Selectmen, enter into one or more Housing Agreements on behalf of the Town with an Owner granting abatement, in whole, or in part, of the real property taxes on such housing; provided, that such abatement need not be conditioned upon receipt of state reimbursement to the Town for such abatement; and provided, further that each such Housing Agreement shall require that the Owner apply the money equivalent of the taxes abated to one or more of the following specified purposes; (1) to reduce rents below the levels which would be achieved in the absence of abatement and to improve the quality and design of such housing; (2) to effect occupancy by persons and families of varying income levels, within limits determined by the Commissioner of Housing by regulation, or (3) to provide necessary related facilities or services in such housing. Such abatement shall be made pursuant to a Housing Agreement between the Town and the Owner of any such low- or moderate-income housing, which Housing Agreement shall provide the terms of such abatement, that funds equal to the amount of such abatement shall be used for any one or more of the purposes herein stated, and that such abatement shall terminate at any time when such housing is not used solely for low- or moderate-income persons or families. The amount of such abatement shall be established in each such Housing Agreement, giving due consideration to the purpose or purposes to which the money equivalent to the taxes so abated is to be applied.

#### **§95-3. Procedure.**

Any property owner desiring to have real property taxes abated pursuant to General Statutes §8-215 and the provisions of this Article may apply to the Tax Assessor, in accordance with rules and regulations promulgated by the Tax Assessor, for such abatement. The Tax Assessor shall investigate the circumstances regarding such real property and if the Tax Assessor finds that the property qualifies for tax abatement pursuant to General Statutes §8-215 and the provisions of this Article shall prepare a resolution regarding same and submit said resolution to the Board of Selectmen along with the recommendation of the Tax Assessor. Said Housing Agreement shall be considered by the Board of Selectmen in accordance with its procedures. The recommendation of the Tax Assessor shall be considered by the Board of Selectmen but shall not be binding upon said body.

#### **§95-4. Term.**

The abatement shall become effective on the date specified in the Housing Agreement between the Town and the Owner of low- or moderate-income housing. The terms of abatement shall extend for the remainder of the fiscal year in which such abatement becomes effective and may continue as specified in the Housing Agreement; provided, that such abatement shall terminate at any time when the Housing Agreement is terminated in accordance with its terms, including without limitation when the property for which tax abatement had been granted is not used solely for low- or moderate-income housing.

#### **§95-5. Valuation.**

For the purpose of determining the amount of taxes to be abated as aforesaid, the present true and actual value of low- or moderate-income housing on which rents and carrying charges are limited by regulatory agreement with, or otherwise regulated by, federal or state government or department or agency thereof, shall be based upon and shall not exceed the capitalized value of the net rental income of the housing project. For purposes of this ordinance, "net rental income" shall mean gross income of the project as limited by schedule of rents or carrying charges, less reasonable operating expenses and property taxes.

#### **§95-6. State Assistance.**

The First Selectman of the Town of Fairfield may, when authorized by resolution enacted by a majority vote of the Board of Selectmen, enter into written agreements, contracts or other instruments with the State for financial assistance by the State in the form of reimbursement for all or part of the tax abatement granted to an owner of low or moderate-income housing in accordance with this Ordinance; provided that such an agreement, contract or instrument with the State need not be a condition of any tax abatement.

#### **§95-7. Abated Property Report**

At fiscal year end the Tax Assessor shall provide to the Affordable Housing Commission a list of all Housing Agreements approved by the Board of Selectmen pursuant to this ordinance during such fiscal year. The list shall include the property address, Owner and dollar amount of taxes abated at fiscal year-end for the property. The Affordable Housing Commission shall include the Tax Assessors Abated Property Report in the annual report to the Representative Town Meeting as prescribed by Town Code Section 6-1.

### **Article III: Tax Relief for Elderly and Disabled Homeowners**

[Adopted 9-20-1982; amended in its entirety 9-23-2013]

The Town of Fairfield hereby enacts a tax relief program for elderly homeowners or permanently and totally disabled homeowners pursuant to Section 12-129n of the Connecticut General Statutes for eligible residents of the Town of Fairfield on the terms and conditions provided herein. This article is enacted for the purpose of assisting elderly or permanently disabled homeowners with a portion of the costs of property taxation. This program shall become effective for the assessment year commencing October 1, 2012.

#### **§ 95-8 Conditions for eligibility.**

##### **A.**

Any person who owns real property in the Town of Fairfield or is liable for payment of taxes thereon pursuant to Section 12-48 of the Connecticut General Statutes and who occupies said real property as a residence and fulfills the following eligibility requirements shall be entitled to tax relief on the Grand List immediately preceding the application period provided for in § 95-9 below. The reference to "person" pursuant to this subsection shall hereinafter mean either "applicant" or "recipient."

##### **B.**

After the applicant's claim has been filed and approved, such applicant shall be required to file such an application biannually. All persons receiving Town tax relief under the article on the October 1, 2011, Grand List shall refile for such tax relief for October 1, 2012, and biennially thereafter based on the year of the initial claim. If a tax payer's initial year of filing was for an odd-numbered grand list year, refiling will occur for an odd-numbered Grand List year. If a tax payer's initial year of filing was for an even-numbered Grand List year, refiling will occur for an even-numbered grand list year."

##### **C.**

The applicant shall be entitled to tax relief if all the following conditions are met:

##### **(1)**

Such applicant (or a spouse domiciled with such applicant) has attained age 65 or over at the end of the preceding calendar year or is 60 years of age or over and the surviving spouse of a taxpayer qualified for tax relief under this program at the time of his or her death; or has not attained the age of 65 years and is eligible in accordance with the federal regulations to receive permanent total disability benefits under social security or has not been engaged in employment covered by social security and accordingly has not qualified for benefits thereunder, but has qualified for permanent total disability benefits under any federal, state or local government retirement or disability plan, including the Railroad Retirement Act and any teacher's retirement plan in which requirements with respect to qualifications for such permanent total disability benefits are comparable to such requirements under social security.

##### **(2)**

Such applicant shall have been a taxpayer of the Town of Fairfield and have paid taxes for ~~a period of one year immediately prior to his or her receipt of tax benefits under this article~~ at least one year as of October 1st of the current Grand List year.

##### **(3)**

The property for which the benefit is claimed is the legal residence of such applicant and is occupied more than ~~265~~ 183 days of each year by such applicant.

(4)

Such applicant(s) shall have applied for property tax relief under any state statutes applicable to persons 65 and over and the permanently and totally disabled for which he or she is eligible. If such applicant has not applied for tax relief under any state statutes because he or she is not eligible, he or she shall so certify by filing on a form acceptable to the Assessor an affidavit attesting to his or her inability.

(5)

Such persons shall have individually, if unmarried, or jointly, if married, qualifying income in an amount not to exceed limits described below for each program for the tax year ending immediately preceding the application for tax relief benefits. "Qualifying income" is defined as adjusted gross income, as defined in the Internal Revenue Code of 1986, as may be amended from time to time, plus the nontaxable portion of any social security benefits, railroad retirement benefits, any tax shelter losses, income from other tax-exempt retirements and annuity sources and income from tax-exempt bonds and any other income not includable in adjusted gross income. Unreimbursed gross medical and dental expenses (qualifying as and included on a federal income tax return of the calendar year immediately preceding the year of application as an itemized deduction before application of the 7.5% or other limitation) of such person and the spouse are deductible from their income in arriving at qualifying income to the extent such expenses exceed 30% of their qualifying income determined before this medical deduction.

(6)

Such person shall have applied or reapplied in person to the Assessor for the ~~within~~-tax relief during the application period established in § 95-9 below.

(7)

Benefits granted under this article shall be prorated by the office of the Assessor in the event of the sale or transfer of the affected real estate or the death of the applicant and the surviving spouse, if applicable.

(8)

~~The taxpayer shall not be delinquent in payment of real property taxes, personal property taxes, motor vehicle taxes, sewer use charges, or sewer assessments for any period extending back more than one year immediately preceding the date of his application.~~

(9)

Any applicant and spouse who qualify for property tax relief under this article shall have a qualifying total asset value (QTAV) not exceeding \$650,000. Qualifying total asset value shall consist of any and all assets of the applicant and spouse as of the date of application but shall specifically exclude the value of the applicant's primary legal residence and all tangible personal property contained therein. Each applicant to whom QTAV applies shall make a sworn statement in a form satisfactory to the Assessor that such applicant's QTAV does not exceed \$650,000.

D.

A married homeowner whose spouse is a resident of a health-care facility or nursing home in Connecticut that is receiving payment related to such spouse under Title XIX (Medicaid) need not declare the spouse's social security income. Proof that the spouse is in a facility must be provided, including the period of time said spouse was in the facility, the time that Title XIX commenced, and the name and address of the facility. The statement of proof must be on the facility's letterhead and signed by the administrator or other official of the facility.



### **§ 95-9 Application.**

In order to be entitled to the tax relief provided herein, an application must be filed with the Assessor not earlier than February 1 and not later than May 15 ~~next~~ preceding the fiscal year in which the tax is payable.

#### **A.**

Any eligible taxpayer, or his/her authorized agent, shall file applications for tax relief and tax deferral under this chapter with the Town of Fairfield Assessor, any time from the first of February to the 15th day of May, prior to the commencement of the tax year for which tax relief is claimed, on a form or forms prescribed and furnished by the Town of Fairfield. In making such application, the taxpayer shall present to the Assessor, in substantiation of his/her application, a copy of his/her federal income tax return for the calendar year immediately preceding the year of application, a copy of the Social Security Act Administration Form 1099, or, if not required to file a return, such other evidence of qualifying income which the Assessor may reasonably require to establish compliance with the income qualifications provided in § 95-15 of this article. The applicant, or his/her authorized agent, shall sign a sworn affidavit in the presence of the Assessor affirming the accuracy of the statements in the application.

#### **B.**

When the Assessor is satisfied that the applying taxpayer qualifies under this article, he/she shall compute the amount of such tax relief and tax deferral and cause certificates of tax credit and tax deferral to be issued in such form as to permit the Tax Collector to reduce the amount of tax levied against the taxpayer and make proper record thereof, and a copy thereof shall be delivered to the applicant. Neither the Assessor nor the Tax Collector shall unreasonably withhold the issuance of such a tax credit and tax deferral to a properly qualifying taxpayer. The tax credit shall be applied to the tax payments.

#### **C.**

Affidavits or applications or other documents presented in support of the application for tax relief or tax deferral shall not be open for public inspection and shall not be disclosed except in connection with claims of fraud.

#### **D.**

An eligible taxpayer may make his/her application for tax relief or tax deferral to the Assessor up until August 15th of the claim year if approved for extension by the Assessor. The Assessor may grant such extension in the case of extenuating circumstance due to illness or incapacitation as evidenced by a [physician's] certificate signed by a physician or an advanced practice registered nurse, or if the Assessor determines there is good cause for doing so. Reference Public Act 12-197 amending 12-170w of the Connecticut General Statutes.

### **§ 95-10 Amount of tax relief per person limited.**

No property tax relief provided for any person shall exceed in the aggregate 75% of the tax which would, except for the benefits provided by state statutes and the ~~within~~ program(s), be laid against such person.

### **§ 95-11 Amount of relief granted through program limited.**

The total of all relief granted under the provisions of these programs shall not exceed an amount equal to 2.5% of the total real property tax levied in Fairfield in the preceding fiscal year. The total amount that can be deferred under § [95-15B](#) is limited to a maximum of \$500,000 in any tax year. In the event that either foregoing limitation on relief is reached, relief shall be prorated among qualified applicants.

#### **§ 95-12 Relief per parcel of property limited to eligible persons.**

Only one tax relief benefit shall be allowed for each parcel of real property eligible for tax relief under the ~~within~~-programs. In the event that title to real property is recorded in the name of the taxpayer or his or her spouse who are eligible for tax relief and any other person or persons, the tax relief under the within programs shall be prorated to allow a tax relief benefit equivalent to the fractional share in the property of such taxpayer or spouse, and the person or persons not eligible shall not receive any tax relief.

#### **§ 95-13 Effect on other benefits.**

The tax relief provided to any person under the ~~within~~-programs shall not disqualify such person with respect to any benefits for which such person is eligible under any state statute, and any tax relief provided under the ~~within~~-article shall be in addition to any such benefits.

#### **§ 95-14 Partial waiver of lien rights.**

The Town of Fairfield hereby waives any lien rights given to it by Section 12-129n of the Connecticut General Statutes with respect to the tax freeze and tax credit programs but will exercise such rights as provided below with respect to the tax deferral program.

#### **§ 95-15 Tax relief programs.**

An applicant may not apply, in any assessment year, for more than one of the following Town tax relief programs:

##### **A.**

Tax freeze. Any taxpayer meeting the eligibility requirements of § [95-8](#) and having qualifying income not exceeding \$50,600 may elect to apply for a freeze under which such taxpayer shall pay the gross tax levied on applicable property, calculated for the first year the application is granted (the "freeze amount") and shall be entitled to continue to pay no more than the freeze amount for each subsequent year in which the taxpayer, or his surviving spouse, continues to meet such qualifications, subject to the following:

##### **(1)**

In the event that the applicant shall make improvements to his property resulting in an increase in his assessment, an amount calculated by multiplying the increase in the taxpayer's assessment attributable to the improvement by the mill rate in effect in the year such reassessment takes place shall be added to the freeze amount then applicable to obtain a revised freeze amount which will be the freeze amount for subsequent assessment years;

##### **(2)**

The applicant or his or her spouse must be at least 65 years of age at the time of such application;

(3)

Relief under this tax freeze is limited to not more than six consecutive years (not including the initial year that is used as the year to determine the freeze amount). Should the applicant choose to apply for the tax deferral program, described below, in the year following the last year of tax freeze eligibility, the freeze amount shall be used as the deferral base under that program;

(4)

An applicant and/or his or her spouse may only receive tax relief under the tax freeze program once during his or her life with an individual also being deemed to have received such tax relief under the tax freeze program if their spouse received such benefits while they were married;

(5)

The qualifying income threshold of \$50,600 for the tax freeze program indicated in § [95-15A](#) above shall be adjusted in the same manner as described in § [95-15C\(2\)](#) with respect to the tax credit program; and

(6)

If a decrease in the mill rate lowers the normal tax bill below the original frozen tax level, the applicant will pay the normal tax. When the normal tax bill exceeds the original frozen tax bill, the applicant will pay his original frozen tax bill. The counting of the six-year period specified in § [95-15A\(3\)](#) shall be suspended during the period in which the applicant pays the normal tax.

B.

Tax deferral. Any taxpayer age 75 or older at the end of the preceding calendar year and meeting the eligibility requirements of § [95-8](#) and having qualifying income not exceeding \$80,000 may elect to apply for a deferral of up to 50% of the gross tax levied on applicable property each year in which the taxpayer, or his surviving spouse, continues to meet such eligibility requirements, subject to the following:

(1)

The recipient shall enter into a written agreement with the Town providing for reimbursement, which shall be recorded in the land records of the Town and shall constitute a lien on the property payable upon death or conveyance.

(2)

All benefits shall be reimbursed to the Town upon the death of the recipient, unless the recipient's surviving spouse applies for benefits under this program and also qualifies under § [95-8](#), or conveyance of the real property subject to taxation.

(3)

All benefits shall be subject to an interest charge at the greater of the annual percentage rate of 3% or the rate on ten-year United States Treasury Notes. The rate for the purposes of this subsection shall be set by the Chief Fiscal Officer of the Town of Fairfield on January 31 in each calendar year or, if such day is a day on which the fiscal office of the Town of Fairfield is not open, on the next prior day on which it is open. Such rate shall be effective for the following year. Such interest shall be simple interest, not compounded, and shall accrue from the date of deferral until the date of repayment.

(4)

Total deferments, including accrued interest, for all years shall not exceed 70% of the most recent assessed value of the real property.

(5)

The qualifying income threshold of \$80,000 for the tax deferral program indicated in § [95-15B](#) above shall be adjusted in the same manner as described in § [95-15C\(2\)](#) with respect to the tax credit program.

[\(6\)](#)

If a decrease in the mill rate lowers the normal tax bill below the original deferral base, the applicant will pay the normal tax. When the normal tax bill exceeds the original deferral base, the applicant will pay the original deferral base.

[\(7\)](#)

Taxpayers between the age 65 and 75 who had participated in the tax deferral option as of the 2012 Grand List may reapply for their original deferral base (deferring tax above that base), provided their qualifying income for the preceding year did not exceed \$80,000.

[C.](#)

Tax credit.

[\(1\)](#)

Any applicant meeting the eligibility requirements of § [95-8](#) and having qualifying income shown in the table below, adjusted annually as provided in Subsection [C\(2\)](#) below, shall be entitled to a tax credit of up to a maximum (as limited by § [95-10](#)) provided in the following table, effective for the assessment year beginning October 1, 2012, and for each assessment year thereafter:

Qualifying Income		Tax Credit (percentage of tax due)	Cap (not to exceed)
Over	To		
\$0	\$16,700	67%	\$5,000
\$16,701	\$23,900	60%	\$4,500
\$23,901	\$29,500	50%	\$3,700
\$29,501	\$35,300	42%	\$3,500
\$35,301	\$43,400	33%	\$2,700
\$43,401	\$50,600	25%	\$2,000
\$50,601	\$70,000	15%	\$1,400

For prior credit option participants, tax credit will not be less than calculated for 2012/2013, based upon 2012/2013 qualification levels.

[\(2\)](#)

The amounts of qualifying income shown in the above table shall be adjusted annually in a uniform manner to reflect the annual inflation adjustment in social security income, with each adjustment of qualifying income determined to the nearest \$100. Each such adjustment shall be prepared by the Secretary of the Office of Policy and Management, State of Connecticut, in relation to the annual inflation adjustment in social security, if any, becoming effective at any time during the twelve-month period immediately preceding the first of October of each year, and shall be the amount of such adjustment which is distributed to the Assessor as of December 31 next following. Adjustments for any bracket of qualifying income not included in the adjustments made by the Secretary of the Office of Policy and Management shall be made by the Assessor by applying the same percentage used by the Secretary of the Office of Policy and Management in making its adjustments and with each adjustment of qualifying income determined to the nearest \$100.

### **§ 95-15.1 Report by Assessor.**

The Assessor shall report to the RTM every June on the tax relief program established under Article [III](#) of Chapter [95](#).

### **§ 95-15.2 Severability.**

In the event that any provision of §§ [95-7](#) through [95-15](#) of the Fairfield Town Code is found to be unlawful, only such unlawful provision shall be ineffective, and all other provisions shall remain in full force and effect.

### **§ 95-15.3 When effective.**

The amendments to §§ [95-7](#) through [95-15.2](#) shall become effective immediately after the period for subjecting them to a referendum has expired.

### **§ 95-15.4 RTM Review Committee.**

[Amended 2-23-2015]

At its first regularly scheduled meeting in January ~~2016~~[2020](#), the Representative Town Meeting shall convene a special committee to review Article [III](#) of Chapter [95](#), Tax Relief for Elderly and Disabled Homeowners.

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## An Ordinance Concerning the Safe Discharge of Firearms within the Town of Fairfield

### Section 1: Purpose.

The purpose of this chapter is to regulate the discharge of Firearms in the Town of Fairfield in furtherance of the protection of public peace and safety.

### Section 2: Definitions.

- A. The term “Firearm” shall have the same definition as in the Connecticut Penal Code, Conn. Gen. Stat. § 53a-3(19), as the same may from time to time be amended.
- B. The term “Peace Officer” shall have the same definition as in the Connecticut Penal Code, Conn. Gen. Stat. § 53a-3(9), as the same may from time to time be amended.

### Section 2: Discharge of a Firearm in Town.

- A. It shall be unlawful for any person to discharge any Firearm in the Town on public or private property, except as follows:
  - 1) By the following persons in the performance of their official or ceremonial duties: a) Peace Officers; or b) members of the armed forces of the United States or of the State of Connecticut; or c) authorized or licensed security personnel.
  - 2) By any person acting to defend himself or herself or a third person from physical force, solely in a manner consistent with all federal, state, and local laws.
  - 3) By any person responding to wildlife threatening human safety, solely in a manner consistent with all federal, state, and local laws.
  - 4) On any ranges authorized in writing by the Chief of Police of the Town for the discharge of Firearms. Such written authorization must be received on an annual basis, and all such ranges shall be inspected by the Chief of Police, or his or her designee, prior to any such written authorizing being provided.
  - 5) By any person hunting who is legally authorized to hunt under the provisions of the Connecticut General Statutes and any regulations issued thereunder, in such places and such manner as is authorized under such statutes and regulations, including open space land of the Town subject to the regulations of the Conservation Commission of the Town; provided, however, hunting is strictly prohibited on any other land owned or leased by the Town, including, but not limited to, public beaches or parks.

### Section 3: Written Notification Requirement.

Before any Firearm is discharged on a person's property as authorized by Section 2(A)(5) herein, the owner of the property shall provide annual written notice to all abutting property owners which shall state: i) the person's address; and ii) that the person intends hunt, or to allow hunting by third parties, on his or her property consistent with this chapter.

### Section 4: Penalties for Offenses.

Each and every discharge of any Firearm in violation of this chapter shall constitute an offense and be punishable by a fine of \$250 per offense.

### Section 5: State Law.

This chapter shall not supersede any provision of State law, including, but not limited to, any State criminal law or State law regulating hunting.

### Section 6: Effective Date.

This chapter shall become effective 30 days after its passage by the Representative Town Meeting.