

**DPW - CAPITAL PROJECT PLAN**

Updated April 12, 2012

<b>Project Description</b>	<b>Year 1 2013-2014</b>	<b>Year 2 2014-2015</b>	<b>Year 3 2015-2016</b>	<b>Year 4 2016-2017</b>	<b>Year 5 2017-2018</b>	<b>Next 5 Years 2018-2023</b>
(1) Independence Hall - (built in 1979 = 33 years old)						
(a) Membrane Roof = \$40,000	40					
(b) Paint & replace trim west side = \$20,000	20					
(c) New Boiler = \$50,000		50				
(d) Carpeting on 2nd floor = \$25,000	25					
(2) Old Town Hall - (original built in 1794 with additions in 1930 and 1955)						
(a) Install emergency generator including internal wiring changes to isolate applicable circuits = \$105,000	105					
(b) Replace membrane roof, 30 years old = \$30,000		30				
(c) Replace rotted sill, floor joists, and structural timbers includes jacking-up building		300				
(d) Removal of asbestos tiles and replacement of carpeting one floor per year						
(1) 1st Floor = 1,800 yd <sup>2</sup> x \$62.30/yd <sup>2</sup> (abatement = \$36/yd <sup>2</sup> + carpet = 26,301yd <sup>2</sup> ) = \$100,000		100				
(2) 2nd Floor = 2,500 yd <sup>2</sup> x 62.30/yd <sup>2</sup> = \$155,000			155			
(e) Develop Engineering plans and specs to upgrade building to meet electrical, plumbing and fire codes etc. \$250,000			250			
(f) Complete upgrade of building to meet electrical, plumbing and fire codes, HVAC upgrades, etc.				3,000		
(3) Fire Station #1 - Reef Road (built in 1954 = 58 years old)						
(a) Replace single pane windows			30			
(b) Upgrade HVAC System = \$175,000			175			
(4) Fire Station #2 - Jennings Road - (built in 1970 = 40 years old)						
(a) New siding			20			
(b) Replace existing heat pumps	28					
(5) Fire Station #3 - Jackman Ave (Built in 1922 = 88 years old)						
(a) Re-point bricks and seal = \$30,000	30					
(6) Fire Station #4 - Southport (Built in 1895 = 117 years old)						
(a) Replace roof = \$35,000	35					

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(7) Police Station - Reef Road (Build 1975 = 35 years old)						
(a) Original boilers to be replaced = \$85,000			85			
(8) Main Library - Rebuilt and Expanded in 2005						
(a) New elevator controls - Just elevator car was replaced during upgrade	30					
(b) New AC unit for IT area - this area was not properly addressed during the rehab = \$30,000	30					
(c) Replace roof top HVAC units -			40	60		
(9) Old Academy Building - Historic Building (Built in 1804 = 206 years old)						
(a) Exterior shingles are paper thin and need to be exchanged and or replaced including new nailers = \$50,000			50			
(10) 125 Penfield Road (Built in 1950's = 50+ years old)						
(a) New roof = \$30,000	30					
(b) Replace some rotting shingles, trim and gutters = \$20,000	20					
(11) Victorian Cottage (Built in 1888 = 122 years old) rebuilt in 1994						
(a) Work to complete interior includes: insulation, sheet rocking, alarm system and heating system = \$40,000	40					
(12) Burr Mansion (built in 1791 = 219 years old)						
Chemically strip paint from remaining 3 sides and paint = \$100,000			100			
(13) Fairfield Theatre Co. - Sanford St. (Circa 1940 approximately years 70 old)						
(a) Supply heat to warehouse			40			
(b) Rehab 2nd floor for office space = \$75,000					75	
(14) Operation Hope - Nichols St. (Built in 1952 = 60 years old)						
(a) Repoint and seal brick masonry and address lentils = \$60,000		60				
(b) New boiler = \$25,000	25					
(15) Jennings Beach Pavilion (Circa 1940 approximately 70 years old)						
(a) New roof, trim and doors	25					
(b) Rebuild rest rooms and make ADA compliant = \$75,000		75				



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system = \$400,000						<b>400</b>
(b) Restore masonry on building envelope and large chimney structure		40				
(c) Replace old energy inefficient windows					500	
(d) Upgrade HVAC system					450	
(25) Sullivan McKinney Building (Built 1941 = 71 years old)						
(a) Replace remaining original roof section of the flat roof, install insulated membrane roof and new roof top HVAC units = \$80,000=				80		
(26) Recreation Center - Mill Plain Road (Circa 1940 approximately 70 years old)						
(a) The existing piping should be reconfigured with zone valves and independent returns from each room and the existing heating elements need to be pulled away from the exterior walls with insulation installed behind = \$70K. This will increase the energy efficiency and provide better control and comfort for employees who currently use electric heaters.			70			
(27) <u>South Benson Marina</u> The Marina was constructed during the early 60's)						
(a) Dredging - The complex requires constant maintenance dredging. The boat basin was done in 1990. The entrance channel consists of three sections Area I near the gas dock, Area II is along the breakwater and Area III is the Buoy Area. Area I has been done 3 times since 1990 and fills in after intense storms. It was dredged as an emergency in the spring of 2010 because of the March storm but still needs work. Areas II & III have not been done since 1990 and are filling in. We will be surveying the bottom to update previous estimates:						
(1) Basin - spot dredging 2000 yd <sup>3</sup> @ \$25/yds = \$50,000	50					
(2) Area I = 2,000 yd <sup>3</sup> @ \$25/yds = \$50,000		50				
(3) Area II = 5,000 yd <sup>3</sup> @ \$25/yd <sup>3</sup> = \$125,000			125			
(4) Area III = 4,000 yd <sup>3</sup> @ \$25/yd <sup>3</sup> = \$100,000				100		
(b) Pilings - There are 300 pilings that hold the boat docks in place. One half or 150 have been replaced. The remaining 150 which are 40+ years old need to be replaced. Replacing the piles all at once should yield the lowest cost because the mobilization component is						

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significant. 150 pilings @ \$1200 each = \$180K Note: Both items (a) and (b) are amortized and charged against the marina slip fees thus creating offsetting revenues.				180		
(c) The concession stand is 40 plus years old and consists of a mobile trailer that is in very poor condition. The plan is to replace it with a prefabricated building on a new pad. Cost estimated at \$80,000					80	
<b>(28) Fairfield Beach Road Bulkhead</b> The Town owns 83 feet of wooden bulkhead @ the turn around before the private section of Fairfield Beach Road and it is in poor condition and will need to be replaced 83 ft x 1,200/ft = \$100,000					100	
<b>(29) Perry's Green Southport Bulkhead</b> The town owns 452 feet of wood and steel bulkhead that is over 70 years old. One wood section (126 feet) is in very poor condition and in danger of collapsing into LIS. Cost = 126 ft x \$1,200/ft = \$150,000. The remaining 326 ft will need to be replaced in the next 5 year plan 326 ft x \$1,200/ft = \$390,000				150		390
<b>(30) Gould Manor Pond</b> The pond has not been dredged in over 30 years and has been filling in to the point that it is clogged with weeds in the summer and no longer provides adequate storage for flood protection for the downstream neighborhoods. Unfortunately the sediment is contaminated and will most likely have to be shipped to an authorized land fill. Estimated cost = 5,000 yd <sup>3</sup> @ \$50/yd <sup>3</sup> = \$250,000			250			
<b>(31) Underground Storage Tanks (UST) -</b> The DPW has been identifying USTs that are not in compliance with current state and federal standards and methodically bringing them into compliance. This is an ongoing program because regulations get stricter and tanks continually reach their expiration date. (a) Remove 4 abandoned tanks at: (1) Owen Fish VFW (2) Tunxis Hill Garage (3) Fire Training Center (4) Beanery = \$30,000 (b) Removal of existing tanks when they exceed their useful life	30		25	25	25	

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(32) <u>Flood Control Projects</u> - During April 2006 to April 2007 the Town experienced 3 twenty five year storms, one fifty year storm and one one hundred year storm. Based on this experience the Town increased its efforts to improve its drainage system. It should be kept in perspective that the drainage system lines installed in the streets over the past 70 years were designed to meet only a 10 year storm criteria. Culverts under roads were designed at best to a 25 year storm criteria. A lot of projects were completed since 2007 but upgrading the storm-water drainage system will be an ongoing project. The following projects were identified by a report prepared by Tighe & Bond Engineers that looked at several areas that flooded frequently, but only the following had acceptable cost to benefit ratio:						
(a) Construction of a detention basin for storage of stormwater during heavy rains, near Norstrand Ave and Villa Place = \$1,250,000						1,250
(b) <u>Woodside Circle/Rooster River Erosion Control Project</u> - The Town owns property along the Rooster River in an area that is in danger of eroding away and exposing the sanitary sewer line. Our consulting engineer is developing a computer model of the river in this area to design a plan to stabilize the banks of the river to prevent futher erosion. Estimated future cost of erosion control project = \$300,000		300				
(c) <u>Miscellaneous Flood Control Projects</u> - We should plan on spending at least \$50,000/year on various projects to upgrade our 186 miles of drainage system	50	50	50	50	50	250
(33) <u>Rehabilitation of Ballfields</u> - We maintain 25 baseball, softball and little league fields, 10 soccer fields and one football field. Because of the intense use of the fields it has been very difficult to take a field off-line for a summer and rebuild it. Construction of a basevall field on Hoydens Lane will help. We must catch up on correcting problems such as drainage, regrading fields to re-establish the proper pitch and upgrade features such as fencing, backstops and playground equipment:						
(a) <u>Tunxis Hill Lower Field</u>						
(1) Rebuild infield drainage system =		\$45,000				
(2) Replace/repair backstop =		30,000				

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Subtotal = \$75,000	75					
(b) <u>Dover Park</u>						
(1) Rebuild outfield drainage system = \$45,000						
(2) Replace outdated playground equipment = 25,000						
Subtotal = \$70,000		70				
(c) <u>Riverfield School Ballfield</u>						
(1) Rebuild/repair both backstops and fencing = \$52,000						
(2) Rebuild infield drainage on both fields = 60,000						
Subtotal = \$112,000			112			
(d) <u>Haydon Softball Field - Old Dam Road</u>						
(1) Rebuild infield drainage system = \$30,000						
(2) Replace obsolete bleachers = 25,000						
(3) Replace/repair backstops and fencing 26,000						
Subtotal = \$81,000			81			
(e) <u>Tunxis Park - Upper Field</u>						
(1) Fill and regrade complete outfield = 75,000						
(2) Rebuild infield drainage = 30,000						
(3) Replace backstop and fencing = 26,000						
Subtotal = \$131,000					131	
(f) <u>Dwight Field</u>						
(1) Rebuild infield drainage = \$30,000		30				
(g) <u>Sherman School</u>						
(1) Rebuild infield drainage system = \$30,000						
(2) Replace backstop = 20,000						
(3) Rebuild soccer field drainage = 50,000						
Subtotal = \$100,000					100	
(h) <u>Burr School</u>						
(1) Soccer field - rebuild drainage and level = \$56,000	56					
(i) <u>North Stratfield School</u>						
(1) Soccer field - rebuild drainage and level = \$48,000		48				
(j) <u>McKinley School</u>						
(1) Soccer field - rebuild drainage and level = \$60,000			60			
(k) <u>Dwight School</u>						
(1) Soccer field - rebuild drainage and level = \$120,000				120		
(l) <u>Jennings School</u>						
(1) Soccer field - rebuild drainage and level = \$75,000				75		

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(34) <u>Sherman Green</u> - is intensely used by the public especially at the weekly concerts which several hundred people attend. It would be very desirable to replace the temporary portable toilets with a permanent ADA accessible restroom. We would use a pre-fab modular unit. Estimated cost = \$80,000			80			
(35) <u>DPW - Fill Pile</u> - For 40 plus years the DPW Yard accumulated fill from its road and construction projects consisting of soil, stones, concrete, asphalt, rebar, etc. With a cost sharing contract with a contractor we have been able to reduce the pile by 20,000 cubic yards to 40,000 cubic yards. The contractor processed the material into sellable products and the Town received a share. Down turn in the market for these products and the fact that the remaining material is less desirable to process has ended this approach.						
The neighbors are still upset with the sight of the pile and it is taking up valuable yard space. Our only current option is to pay to have the material removed at a cost of \$10/yd <sup>3</sup> spread out over several years 40,000 yd <sup>3</sup> x \$10/yd = \$400,000		100	100	100	100	
(36) <u>DPW - Vehicle Wash Station</u> - The current wash bay is manual and inadequate to wash the large trucks used for plowing. They need to be thoroughly washed after every storm to prevent the aggressive corrosion caused by salt from reducing the life of the vehicles. Estimated cost = \$150,000			150			
(37) <u>Turning Creek - Tide Gates</u> - Two tide gates and one self-regulating tide gate (SRT) were installed in the 70's to restore the marsh and prevent neighborhood flooding. Culverts were installed under the Riverside Dr. Bridge and the gates were attached to a bulkhead at the face of the bridge. The whole system (culverts, bulkhead, gates etc.) is at the end of its useful life. The plan is to install the tide gate control system upstream away from the bridge for easier access and a simpler more effective design. Estimated cost = \$400,000				400		

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(38) <u>Center St. - Southport Drainage Project</u> - In order to continue to flood the local marsh area and reduce flooding in the neighborhood, we are considering a project that involves the following:						
(a) Installation of tide gates and culverts under Harbor Rd. = \$100,000						
(b) Center Street control structure = 25,000						
(c) Removal of excess fill over sanitary sewer and marsh = 75,000						
Subtotal = \$200,000		200				
(39) <u>Bridges</u> - There are approximately 20 bridges of significant size in Fairfield. The State DOT routinely inspects the bridges and rates their condition. The following bridges are scheduled for replacement during the next 5 years. We will seek Federal and State grants which have covered 80% of the cost in the past.						
(a) Sturges Rd. - 20% local share of \$800,000 = 160,000			160			
(b) Riverside Dr. - 20% local share of \$1,700,000 = \$340,000				340		
(40) <u>Parking Lots</u> - Paving funds have traditionally been dedicated for paving roads with the exception of paving some small parking lots at Fire Stations etc. There are seven railroad parking lots with a total paving cost of \$590,000 but I am assuming that they will be paid for by the Parking Authority. The following are large parking lots that should be done within the next 5 years:						
(a) <u>Independence Town Hall</u> - 5,423 yd <sup>2</sup> of paving plus 1,330 ft. of curbing = \$125,000	125					
(b) <u>Old Town Hall</u> - 3,462 yd <sup>2</sup> of paving plus 1,500 ft. of curbing = \$85,000	85					
(c) <u>Recreation Building Lot</u> - Mill Plain Rd. - The final layout has not been developed but the range is \$165,00 to \$250,000, let's say \$200,000		200				
(d) <u>Owen Fish Park</u> - 3,505 yd <sup>2</sup> and 703 ft of curbing = \$77,500, say 78K			78			
(e) <u>Upper Tunxis Hill Lot</u> - 2,487 yd <sup>2</sup> = \$43,487 say 44K			44			
(41) <u>Transfer Station One Rod Highway</u> - The facility was built in 1975 but not put into service until 1985 therefore it has 25 years of use. In 2009 the town took over responsibility of the maintenance of the transfer station as part of its 5 year contract renewal. Projected maintenance includes:						
(a) Replace residential compactor = \$40,000		40				

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(b) Replace commercial compactor = \$40,000			40			
(c) Replace fire sprinkler system, oil water separator etc						
(d) Rebuild scale = \$50,000			50			
<b>TOTAL =</b>	<b>1,314</b>	<b>1,968</b>	<b>3,993</b>	<b>5,930</b>	<b>1,363</b>	<b>1,040</b>
<b>NOTE:</b>						
Shaded items may be considered "Non-recurring Capital" Items - Total =	255	915	887	3,950	1,281	2,680