

FAIRFIELD HILLS CAMPUS PROPOSED WORK PROGRAM AND COST ESTIMATES

PREPARED BY:

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MAY 21, 2001

BACKGROUND

Harrall-Michalowski Associates has been requested to prepare a proposed work program and cost estimates for use by the Board of Selectmen and Legislative Council in their deliberations concerning the future use of the Fairfield Hills Campus and potential funding authorizations. The material presented herein has been assembled through a review of various independent studies commissioned by the Town over the last two years. The plan for the future of the Fairfield Hills Campus which has been used to assemble the work program and cost estimates is one which has evolved over several years. The basic components are very similar to the recommendations of the taskforce headed by Rep. Julia Wasserman and Richard Nuclio of the State Office of Policy and Management as well as the Selectmen's Fairfield Hills Advisory Committee. Direction as to the future of the Fairfield Hills Campus from a private market perspective has been provided by the two separate RFP processes undertaken by the State and the Town. There has been extensive public dialogue about the future of Fairfield Hills as part of both planning efforts as well as the RFP processes. In sum, several common themes have emerged as logical components for the future use of the Fairfield Hills Campus. These components are as follows:

The Campus should contain a substantial open space component inclusive of both active playing fields and passive open space.

One or more of the existing structures should be renovated and adapted for use as Town offices and possibly educational uses.

Selected structures within the entry plaza portion of the Campus should be renovated for economic development activity, such as small professional offices.

A core area of the Campus could be reserved for revenue generating economic development activities compatible with other uses and the surrounding area. All components should be provided within the context of a master plan which preserves the campus environment with the Town maintaining overall control of the Campus.

This last item is a basic underlying assumption: If the Town proceeds with the authorization to purchase Fairfield Hills, the initial task will be the preparation of a detailed master plan for re-use of the property. This master plan for re-use of the property would go through all appropriate approval processes including approval by the Planning and Zoning Commission, Board of Selectmen, Legislative Council and Town Meeting prior to implementation of the plan. If the implementation of the plan requires additional funding or disposition of property for private use, approvals of the Selectmen, Legislative Council and Town Meeting would be required.

PROPOSED WORK PROGRAM AND COST ESTIMATES

The proposed work program to implement the components listed above is based upon a combination of immediate actions to accomplish specific components as well as actions appropriate to create a foundation for long range components. The timing and the specifics of the work program would be detailed as part of the master plan process. However, we believe the timing of components listed below is logical. An underlying assumption of the work program is that an area of the campus presently occupied by Cochran House, Canaan House, Greenwich House, Kent House, Litchfield House, Bridgewater House, Yale Lab and Fairfield House proposed for economic development activities has questionable potential for such a concept based upon a re-use of existing structures. The size and nature of these buildings provides for limited economic re-use potential. In addition, the maintenance of these buildings by the Town in anticipation of some market interest represents a substantial cost burden. Therefore, demolition and land banking is suggested as a preferred choice. The balance of the buildings: Stamford Hall, Newtown Hall, Woodbury Hall, Plymouth House, Bridgeport House, Shelton House, Norwalk Hall, Danbury Hall, Stratford House, the duplexes and single family homes would be the focus of adaptive re-use analysis for Town use and compatible economic development uses. The provision of additional playing fields and open space would be a major component both as permanent uses and potentially as interim uses within the land banked economic development core area.

In addition to activities within the Fairfield Hills property, there are two other activities which have a programmatic relationship, but are located off the Campus. The need for updating of Edmond Town Hall is one such activity. The decision to accommodate Town offices on the Fairfield Hills Campus would eliminate the need for expansion of Edmond Town Hall. However, there are code related improvements to the existing Edmond Town Hall structure which are required with or without relocation of Town offices to the Fairfield Hills Campus. Secondly, within the overall recreation facility inventory for the Town, the rebuilding fields at the high school would be provided in addition to the new fields at the Fairfield Hills Campus.

The following is a suggested schedule for implementation of the various program components.

PHASE I

- Prepare Master Plan
- Secure all needed agreements and approvals
- Secure environmental insurance
- Close on property
- Enter into property maintenance agreement
- Address code items at Edmond Town Hall
- Rebuild playing fields at the high school

PHASE II

- Remediate site conditions
- Environmental remediation and demolition of buildings
- Construct playing fields at Fairfield Hills
- Renovate building for Town and school purposes including Board of Education offices as well as alternative high school and pre-school programs.
- General site / infrastructure improvements

PHASE III

Possible disposal of buildings for Town or private re-use or demolish

Possible lease of land for economic development activities or continue to use for interim uses. Also, has potential for long range public uses not currently anticipated.

COST ESTIMATE

The following are cost estimates for the program components. The source of the cost estimate has been noted. In some cases, no cost estimate is given due to lack of detail or the component's distant horizon.

<u>PHASE I</u>	\$6,400,000
Prepare Master Plan	200,000
Secure all agreements / approvals (water rights)	200,000
Secure environmental insurance	500,000
Purchase property	3,900,000
Address code items at Edmond Town Hall	1,000,000 ¹
Rebuild playing fields at high school	600,000 ²
<u>PHASE II</u>	\$15,323,600
Construct playing fields at Fairfield Hills	850,000 ²
Remediation of site conditions	800,000 ³
Remediation and demolition of buildings	7,173,600 ⁴
Renovate building for Town and school purposes	6,000,000 ⁵
General site / infrastructure improvements	500,000
<u>PHASE III</u>	
Dispose of buildings or demolish	TBD
Total	\$21,723,600

¹ Based upon request from Edmond Town Hall Managers

² Based on 5 to 7 fields at Fairfield Hills at average price of \$200,000 per field and \$600,000 estimate for high school field.

³ Based on Russell Bartley estimate.

⁴ Includes Canaan House, Cochran, Kent House, Greenwich House, Litchfield House, Bridgewater House, Yale Lab and Fairfield House. Demolition estimate assumes on-site crushing and disposal of building/masonry materials. Potential use for basement fill, roadway and parking area sub-surface and site grading for playing fields.

Demolition	\$1,570,000
Asbestos Roof & Windows	603,600
Balance of Remediation	<u>5,000,000</u>
	\$7,173,600

⁵ Assumes Shelton House @ 60,000 square feet at \$100 per square foot.

Estimates Per Kaestle Boos Associates

Shelton House Rehabilitation

- Assumes 60,000 square feet without basement.
- Assumes construction cost of \$90 per square foot.
- Assumes an additional \$10 per square foot for design and other soft costs.
- Would net 40,000 square feet.
- Town offices need 22,610 square feet net.
- Board of Education offices 6,200 square feet net.
- Balance for alternative high school / pre-school / Town office expansion.
- For comparison, new building could be \$150 per square foot construction.

Playing Fields

Fairfield Hills

Soccer / Lacrosse Fields	\$75,000 – 100,000
Baseball	\$125,000 – 150,000
Softball / Youth	\$75,000 – 100,000

Without knowing exact mix have used \$125,000 per field average. This would provide for design and contingencies when consider that majority of fields would probably be Soccer / Lacrosse or Softball / Youth.

High School

Lump sum for rebuilding playing fields \$600,000