

# New Fairfield Middle School



FEASIBILITY STUDY - MARCH 2024

**JCJ**ARCHITECTURE

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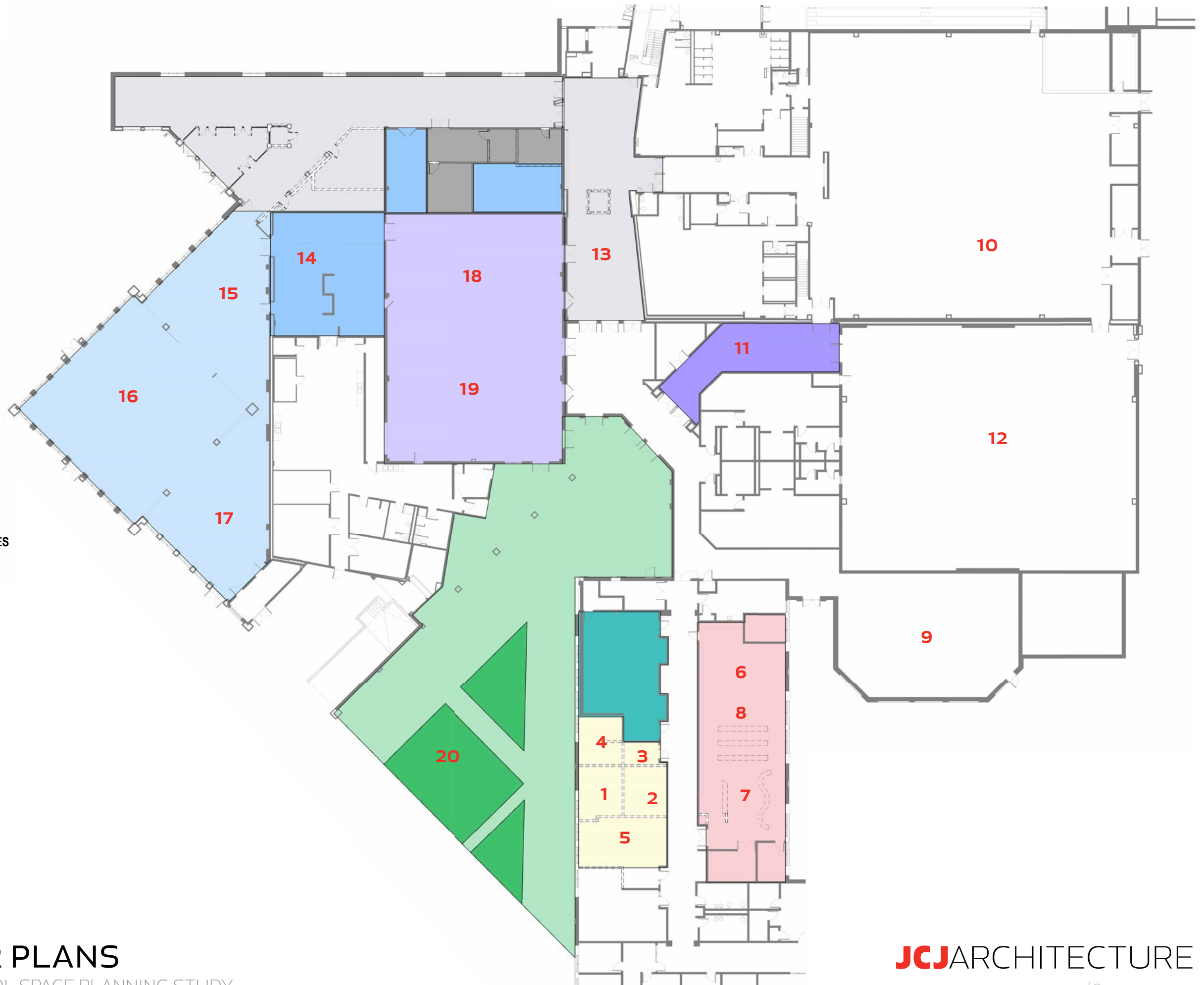
1. EXISTING CONDITIONS
2. CONCEPT LAYOUTS
3. PRECEDENT IMAGERY
4. ROUGH ORDER OF MAGNITUDE COSTS

# 1. EXISTING CONDITIONS

**LEGEND**

- CAFETERIA
- CAFETERIA SUPPORT
- CIRCULATION
- CLASSROOM - ART ROOM
- CLASSROOM - LIBRARY
- CLASSROOM - MAKER SPACE
- MEP / STORAGE
- MUSIC ROOM - CHOIR
- MUSIC ROOM - STRINGS
- OFFICES
- PLAYSCAPE
- PLAYSCAPE CIRCULATION

**00** NUMBERS TAGGED TO EXISTING PHOTOS - SEE FOLLOWING PAGES



# EXISTING FLOOR PLANS

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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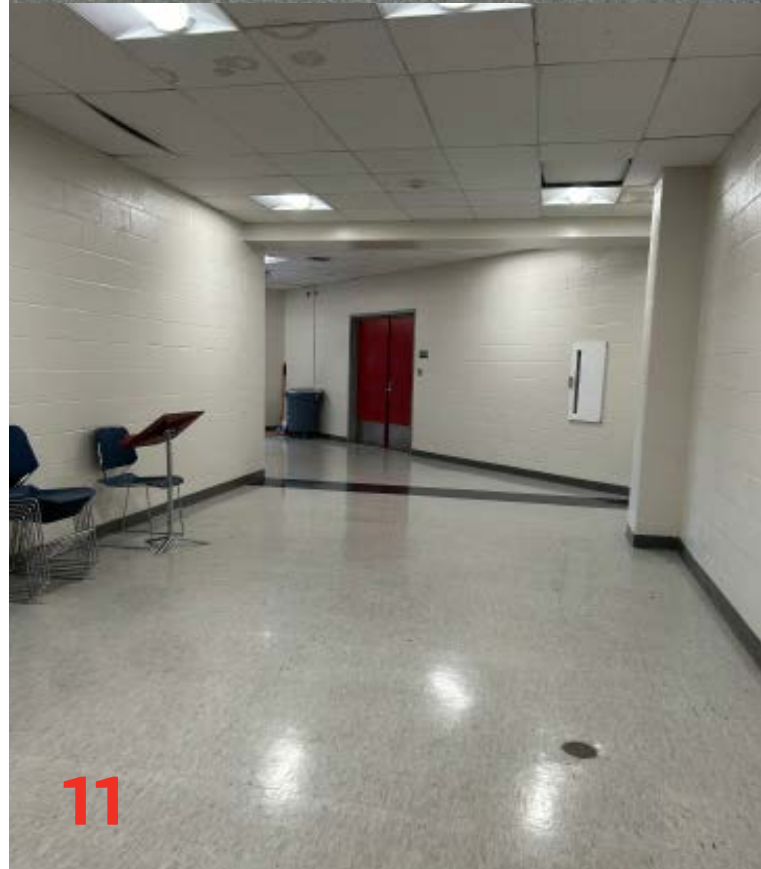




# EXISTING CONDITIONS

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY





## EXISTING CONDITIONS

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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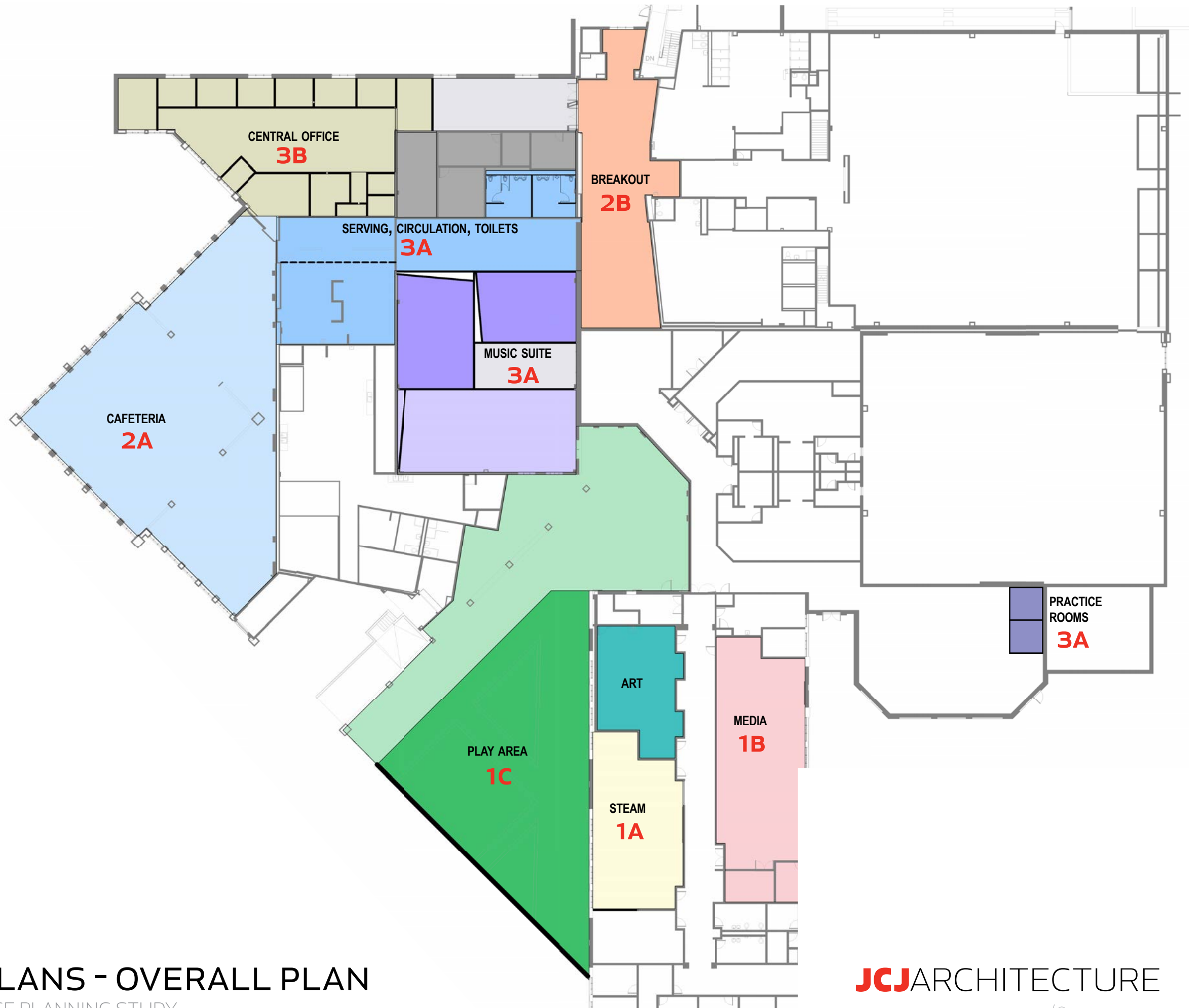
## 2. CONCEPT LAYOUTS



LEGEND

- BREAKOUT SPACE
- CAFETERIA
- CAFETERIA SUPPORT
- CIRCULATION
- CLASSROOM - ART ROOM
- CLASSROOM - MEDIA CENTER
- CLASSROOM - MAKER SPACE
- MEP / STORAGE
- MUSIC ROOM - CHOIR
- MUSIC ROOM - STRINGS
- OFFICES
- PLAY AREA
- PLAY AREA CIRCULATION

OO PHASES OF WORK



# PROPOSED FLOOR PLANS - OVERALL PLAN

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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1A - STEAM ROOM (1615 SF)

1B - MEDIA CENTER (2380 SF)

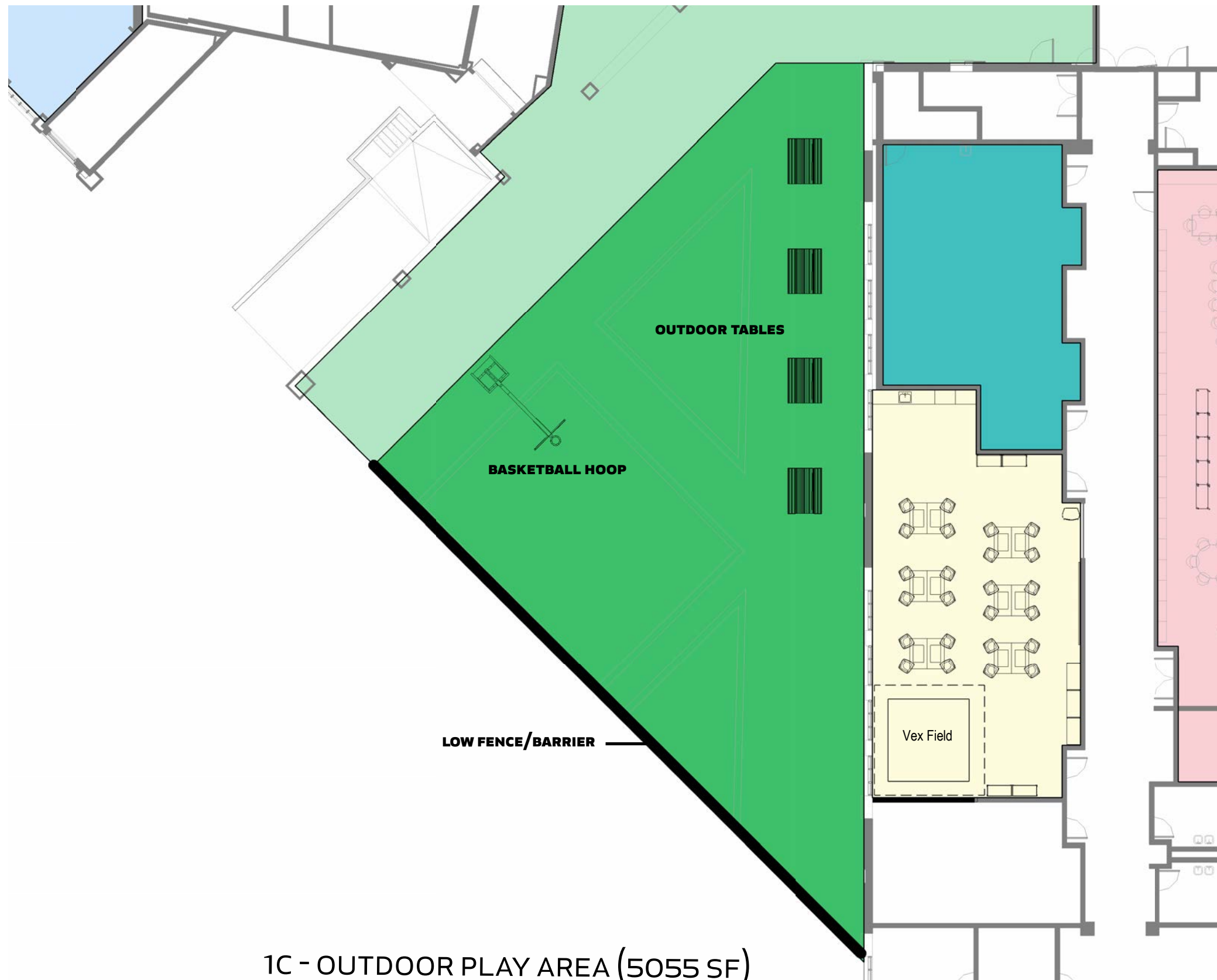
## PROPOSED FLOOR PLANS - PHASE 1

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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## PROPOSED FLOOR PLANS - PHASE 1

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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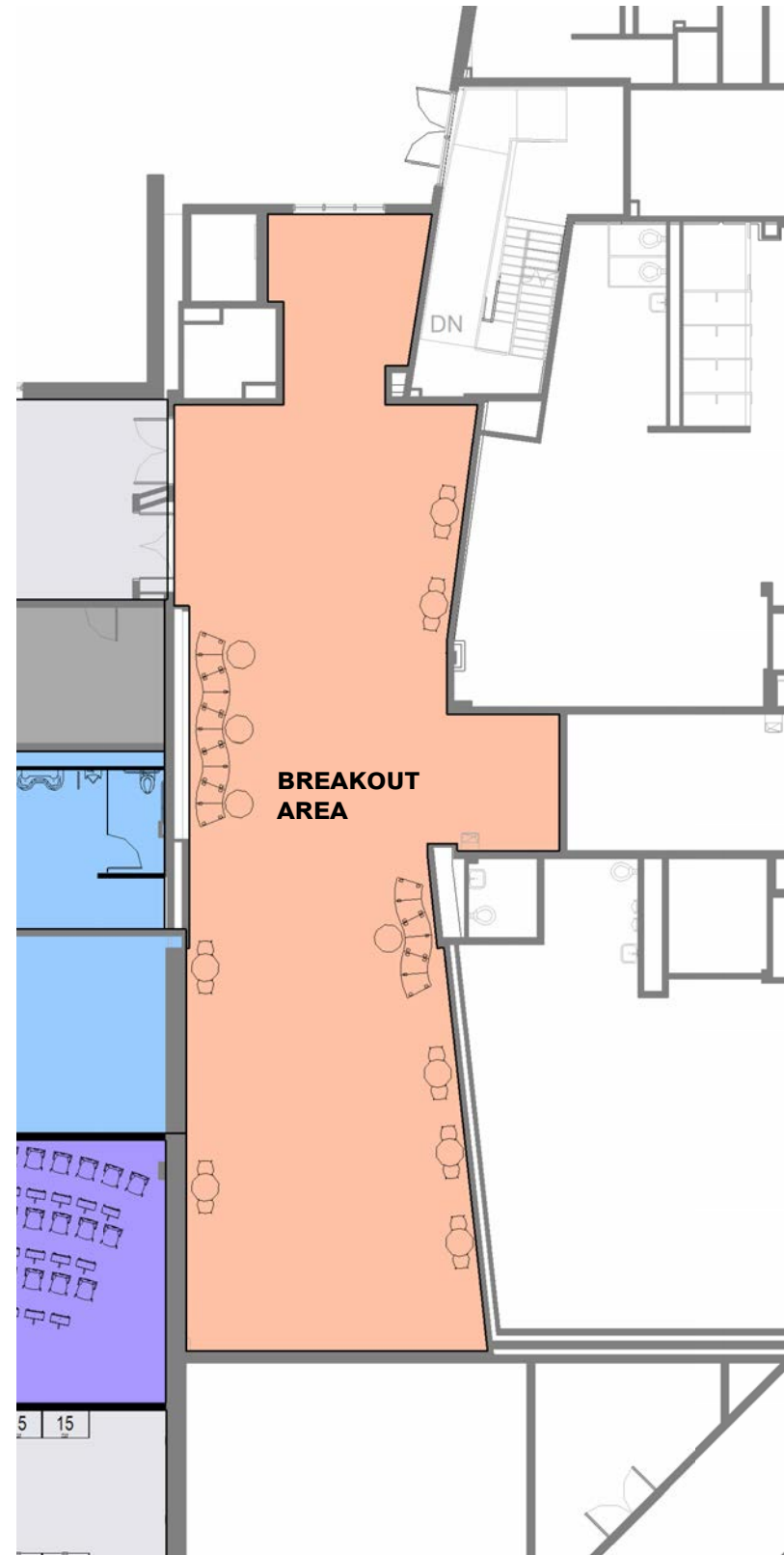


2A - CAFETERIA &  
MEETING SPACE (6,675 SF)

PROPOSED FLOOR PLANS - PHASE 2

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY





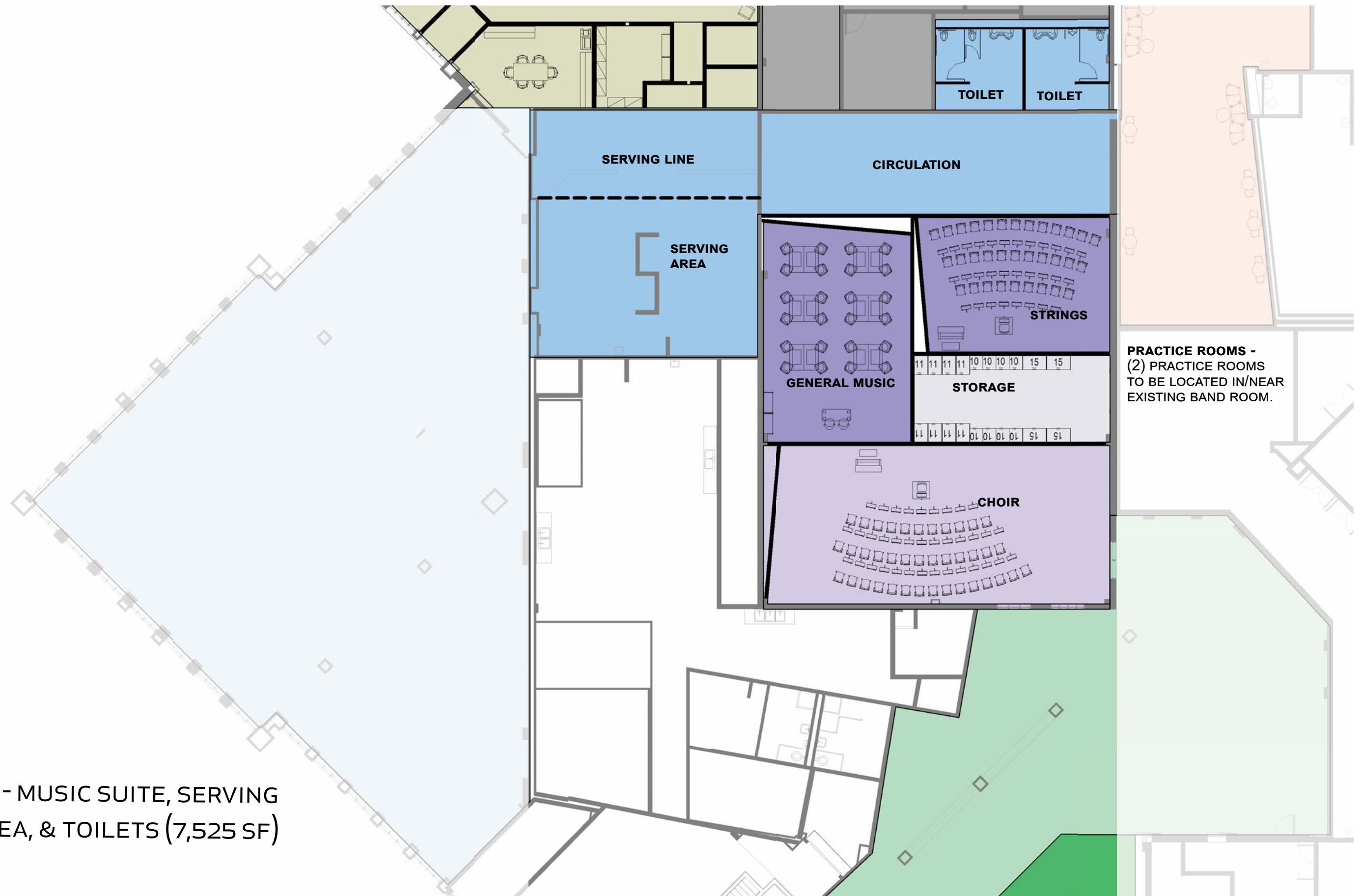
2B - BREAKOUT AREA (2330 SF)

## PROPOSED FLOOR PLANS - PHASE 2

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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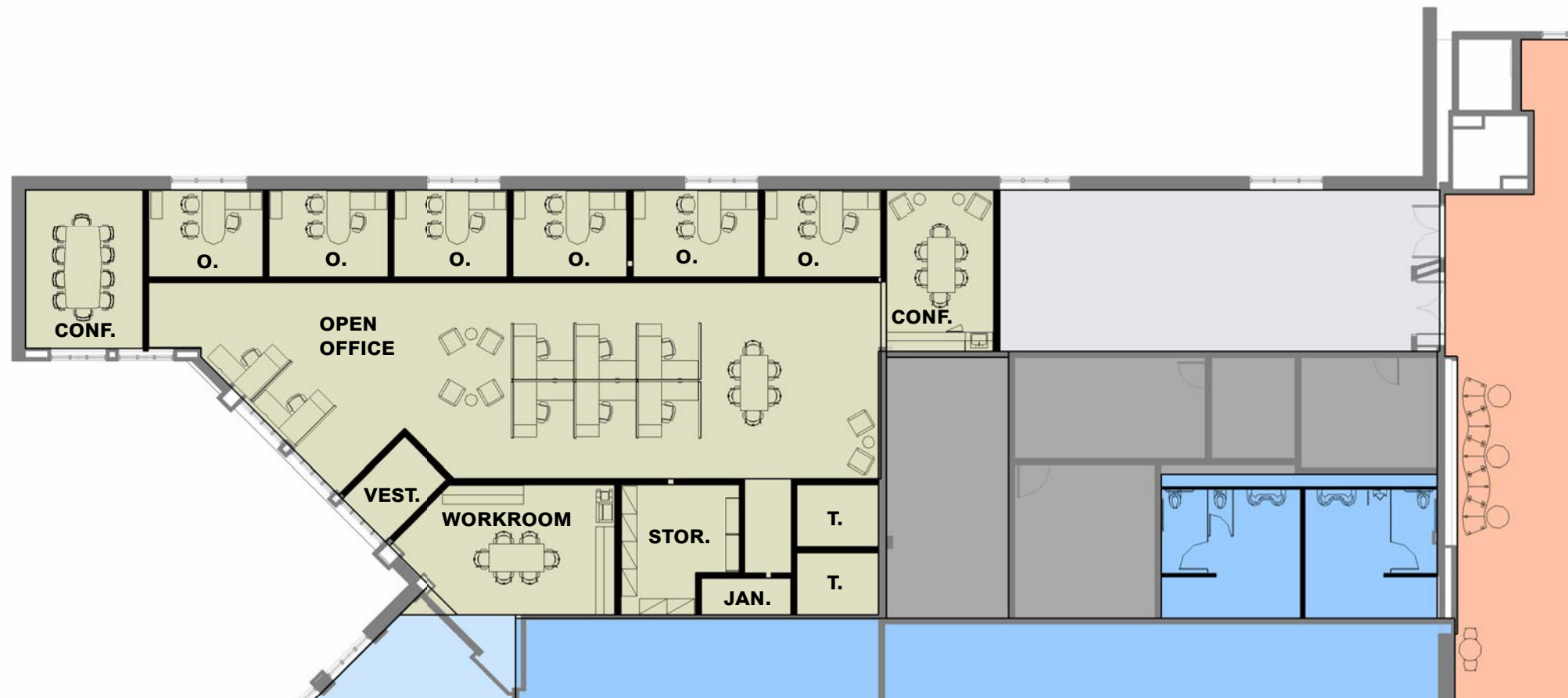


3A - MUSIC SUITE, SERVING  
AREA, & TOILETS (7,525 SF)

PROPOSED FLOOR PLANS - PHASE 3

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY





**3B - OFFICE SUITE (3575 SF)**  
 6 OFFICES & 6 WORK STATIONS IN OPEN AREA

## PROPOSED FLOOR PLANS - PHASE 3

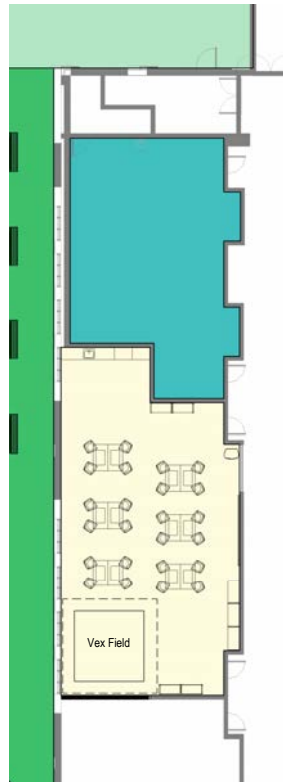
NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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### 3. PRECEDENT IMAGERY





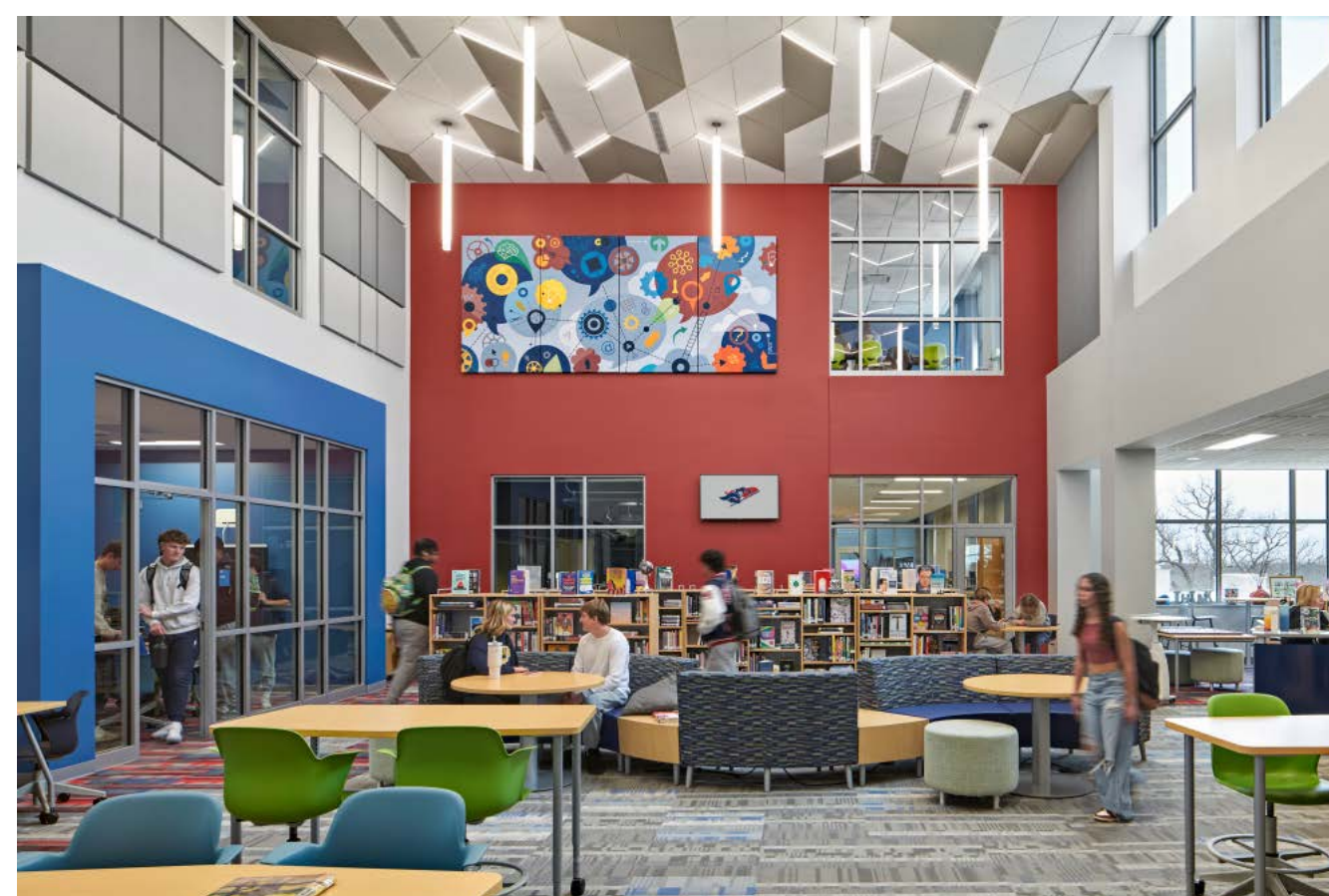
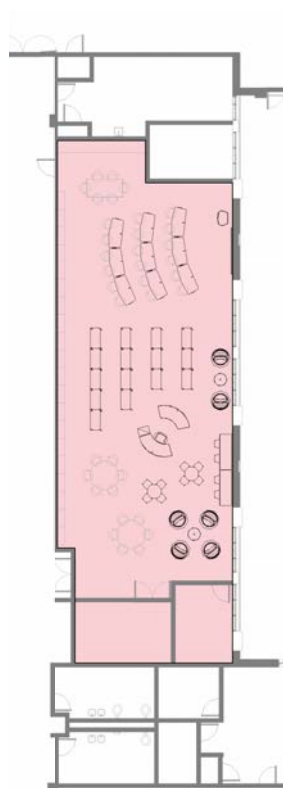
## PRECEDENT IMAGERY - MAKERSPACE

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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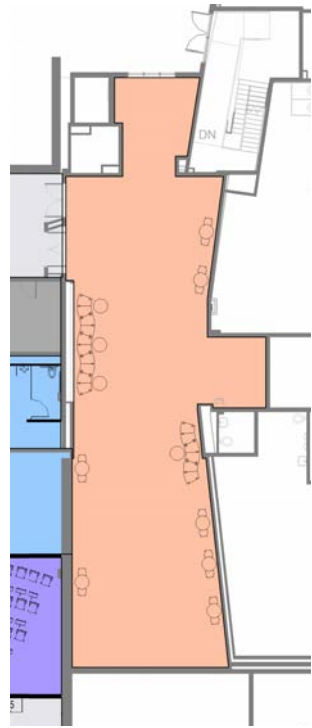
## PRECEDENT IMAGERY - MEDIA CENTER

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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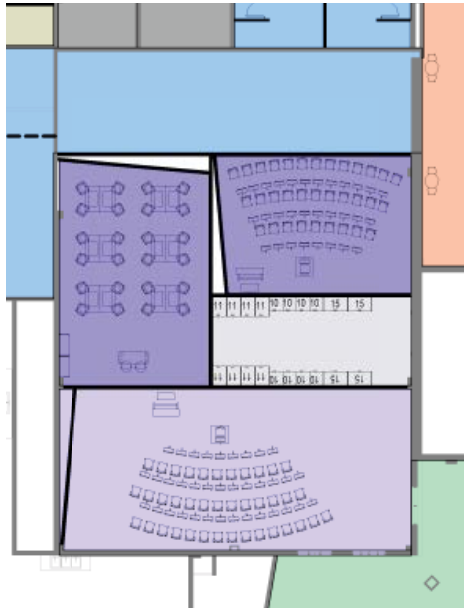
## PRECEDENT IMAGERY - BREAKOUT SPACES

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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# PRECEDENT IMAGERY - MUSIC SPACES

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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# PRECEDENT IMAGERY - OUTDOOR PLAY AREA

NEW FAIRFIELD MIDDLE SCHOOL SPACE PLANNING STUDY

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## 4. ROUGH ORDER OF MAGNITUDE COSTS



March 29, 2024

**PHASE 1A - STEAM ROOM**  
**FEASIBILITY STUDY ESTIMATE OF PROBABLE COSTS**

**Summary**

The following represents an order of magnitude estimate of total project costs for construction and other associated costs for the renovation of spaces identified within the New Fairfield Middle School. The costs have been established based on conversations with the district staff and include some self performed work. The budgets shown are conceptual and should be used for general planning and budgetary purposes only.

Total Building Area - Renovation 1,615 nsf

<b>CONSTRUCTION COSTS</b>					<b>\$63,000 - \$81,000</b>
<b>Building Construction</b>					<b>\$57,000 - \$73,000</b>
STEAM Classroom	1	@	1,615 nsf	\$35.00 - \$45.00 sf	\$57,000 - \$73,000
<b>Subtotal Construction (includes GC &amp; OH)</b>					<b>\$57,000 - \$73,000</b>
<b>Program/Design Contingency</b>			5.0%		\$3,000 - \$4,000
<b>Construction Contingency</b>			5.0%		\$3,000 - \$4,000
<b>CONSTRUCTION COSTS ESCALATION</b>					<b>\$1,000 - \$1,000</b>
Escalation to Mid-Point of Construction			6.00%	0.25 yrs	\$1,000 - \$1,000
<b>TOTAL CONSTRUCTION COST</b>					<b>\$40 - \$51 sf \$64,000 - \$82,000</b>
<b>EQUIPMENT</b>					<b>\$34,000 - \$45,000</b>
Technology, Security			5.00% of Total Construction Cost		\$4,000 - \$5,000
Fixtures, Furnishings & Equipment					\$30,000 - \$40,000
<b>OTHER COSTS</b>					<b>\$0 - \$0</b>
Building Permit Fees	\$	-	per \$1,000		\$0 - \$0
Builders Risk Insurance			0.00% of Total Construction Cost		\$0 - \$0
Performance & Payment Bond			0.00% of Total Construction Cost		\$0 - \$0
<b>TOTAL SOFT COSTS</b>					<b>\$34,000 - \$45,000</b>
<b>TOTAL PROJECT COST*</b>					<b>\$61 - \$79 \$98,000 - \$127,000</b>

\*Total Project Costs are rounded.

March 29, 2024

**PHASE 1B - MEDIA CENTER**  
**FEASIBILITY STUDY ESTIMATE OF PROBABLE COSTS**

**Summary**

The following represents an order of magnitude estimate of total project costs for construction and other associated costs for the renovation of spaces identified within the New Fairfield Middle School. The costs have been established based on conversations with the district staff and include some self performed work. The budgets shown are conceptual and should be used for general planning and budgetary purposes only.

Total Building Area - Renovation 2,380 nsf

<b>CONSTRUCTION COSTS</b>					<b>\$17,000 - \$43,000</b>
<b>Building Construction</b>					<b>\$15,000 - \$39,000</b>
Media Center	1	@	2,380 nsf	\$6.00 - \$16.00 sf	\$15,000 - \$39,000
<b>Subtotal Construction (includes GC &amp; OH)</b>					<b>\$15,000 - \$39,000</b>
<b>Program/Design Contingency</b>			5.0%		\$1,000 - \$2,000
<b>Construction Contingency</b>			5.0%		\$1,000 - \$2,000
<b>CONSTRUCTION COSTS ESCALATION</b>					<b>\$0 - \$1,000</b>
Escalation to Mid-Point of Construction		6.00%	0.25 yrs		\$0 - \$1,000
<b>TOTAL CONSTRUCTION COST</b>					<b>\$7 - \$18 sf \$17,000 - \$44,000</b>
<b>EQUIPMENT</b>					<b>\$61,000 - \$73,000</b>
Technology, Security			5.00% of Total Construction Cost		\$1,000 - \$3,000
Fixtures, Furnishings & Equipment					\$60,000 - \$70,000
<b>OTHER COSTS</b>					<b>\$0 - \$0</b>
Building Permit Fees		\$ -	per \$1,000		\$0 - \$0
Builders Risk Insurance			0.00% of Total Construction Cost		\$0 - \$0
Performance & Payment Bond			0.00% of Total Construction Cost		\$0 - \$0
<b>TOTAL SOFT COSTS</b>					<b>\$61,000 - \$73,000</b>
<b>TOTAL PROJECT COST*</b>					<b>\$33 - \$49 \$78,000 - \$117,000</b>

\*Total Project Costs are rounded.



March 29, 2024

**PHASE 1C - PLAY AREA  
FEASIBILITY STUDY ESTIMATE OF PROBABLE COSTS**

**Summary**

The following represents an order of magnitude estimate of total project costs for construction and other associated costs for the renovation of spaces identified within the New Fairfield Middle School. The costs have been established based on conversations with the district staff and include some self performed work. The budgets shown are conceptual and should be used for general planning and budgetary purposes only.

Total Building Area - Renovation 5,050 nsf

CONSTRUCTION COSTS						\$32,000 - \$92,000
Site Work					\$26,000 - \$76,000	
Play Area	1	@	5,050 nsf	\$5.00 - \$15.00 sf	\$26,000 - \$76,000	
Subtotal Construction (includes GC & OH)					\$26,000 - \$76,000	
Program/Design Contingency			10.0%		\$3,000 - \$8,000	
Construction Contingency			10.0%		\$3,000 - \$8,000	
CONSTRUCTION COSTS ESCALATION						\$0 - \$1,000
Escalation to Mid-Point of Construction			6.00%	0.25 yrs	\$0 - \$1,000	
TOTAL CONSTRUCTION COST					\$6 - \$18 sf \$32,000 - \$93,000	
EQUIPMENT					\$0 - \$0	
Technology,Security			0.00% of Total Construction Cost		\$0 - \$0	
Fixtures,Furnishings & Equipment					\$0 - \$0	
OTHER COSTS					\$0 - \$0	
Building Permit Fees			\$ -	per \$1,000	\$0 - \$0	
Builders Risk Insurance			0.00% of Total Construction Cost		\$0 - \$0	
Performance & Payment Bond			0.00% of Total Construction Cost		\$0 - \$0	
TOTAL SOFT COSTS						\$0 - \$0
TOTAL PROJECT COST*					\$6 - \$18	\$32,000 - \$93,000

\*Total Project Costs are rounded.

March 29, 2024

**PHASE 2A - CAFETERIA & MEETING SPACE**  
**FEASIBILITY STUDY ESTIMATE OF PROBABLE COSTS**

**Summary**

The following represents an order of magnitude estimate of total project costs for construction and other associated costs for the renovation of spaces identified within the New Fairfield Middle School. The costs have been established based on conversations with the district staff and include some self performed work. The budgets shown are conceptual and should be used for general planning and budgetary purposes only.

Total Building Area - Renovation 6,675 nsf

**CONSTRUCTION COSTS \$64,000 - \$145,000**

**Building Construction \$54,000 - \$121,000**

Cafeteria & Meeting Area 1 @ 6,675 nsf \$8.00 - \$18.00 sf \$54,000 - \$121,000

**Subtotal Construction (includes GC & OH)** \$54,000 - \$121,000  
**Program/Design Contingency** 10.0% \$5,000 - \$12,000  
**Construction Contingency** 10.0% \$5,000 - \$12,000

**CONSTRUCTION COSTS ESCALATION \$4,000 - \$9,000**

Escalation to Mid-Point of Construction 6.00% 1.00 yrs \$4,000 - \$9,000

**TOTAL CONSTRUCTION COST \$10 - \$23 sf \$68,000 - \$154,000**

**EQUIPMENT \$100,000 - \$130,000**

Technology, Security, Broadcast Equipment allowance \$80,000 - \$100,000  
Fixtures, Furnishings & Equipment \$20,000 - \$30,000

**OTHER COSTS \$0 - \$0**

Building Permit Fees \$ - per \$1,000 \$0 - \$0  
Builders Risk Insurance 0.00% of Total Construction Cost \$0 - \$0  
Performance & Payment Bond 0.00% of Total Construction Cost \$0 - \$0

**TOTAL SOFT COSTS \$100,000 - \$130,000**

**TOTAL PROJECT COST\* \$25 - \$43 \$168,000 - \$284,000**

\*Total Project Costs are rounded.

March 29, 2024

**PHASE 2B - BREAKOUT AREA**  
**FEASIBILITY STUDY ESTIMATE OF PROBABLE COSTS**

**Summary**

The following represents an order of magnitude estimate of total project costs for construction and other associated costs for the renovation of spaces identified within the New Fairfield Middle School. The costs have been established based on conversations with the district staff and include some self performed work. The budgets shown are conceptual and should be used for general planning and budgetary purposes only.

Total Building Area - Renovation 2,330 nsf

CONSTRUCTION COSTS						\$14,000 - \$39,000
Building Construction					\$12,000 - \$35,000	
Breakout Area	1	@	2,330 nsf	\$5.00 - \$15.00 sf	\$12,000 - \$35,000	
<hr/>						
Subtotal Construction (includes GC & OH)					\$12,000 - \$35,000	
Program/Design Contingency			5.0%		\$1,000 - \$2,000	
Construction Contingency			5.0%		\$1,000 - \$2,000	
CONSTRUCTION COSTS ESCALATION						\$1,000 - \$2,000
Escalation to Mid-Point of Construction			6.00%	1.00 yrs	\$1,000 - \$2,000	
TOTAL CONSTRUCTION COST					\$6 - \$18 sf	\$15,000 - \$41,000
EQUIPMENT						\$21,000 - \$33,000
Technology,Security			5.00% of Total Construction Cost		\$1,000 - \$3,000	
Fixtures,Furnishings & Equipment					\$20,000 - \$30,000	
OTHER COSTS						\$0 - \$0
Building Permit Fees			\$ -	per \$1,000	\$0 - \$0	
Builders Risk Insurance			0.00% of Total Construction Cost		\$0 - \$0	
Performance & Payment Bond			0.00% of Total Construction Cost		\$0 - \$0	
TOTAL SOFT COSTS						\$21,000 - \$33,000
TOTAL PROJECT COST*					\$15 - \$32	\$36,000 - \$74,000

\*Total Project Costs are rounded.



March 29, 2024

**PHASE 3A - MUSIC SUITE, SERVING AREA & TOILETS**  
FEASIBILITY STUDY ESTIMATE OF PROBABLE COSTS

**Summary**

The following represents an order of magnitude estimate of total project costs for construction and other associated costs for the renovation of spaces identified within the New Fairfield Middle School. The costs have been established based on conversations with the district staff and include some self performed work. The budgets shown are conceptual and should be used for general planning and budgetary purposes only.

Total Building Area - Renovation 7,525 nsf

**CONSTRUCTION COSTS \$2,475,000 - \$2,655,000**

<b>Building Construction</b>						<b>\$2,063,000 - \$2,213,000</b>
Music Suite	1 @	4,325 nsf	\$300.00 - \$320.00	sf	\$1,298,000 - \$1,384,000	
Circulation	1 @	1,050 nsf	\$250.00 - \$270.00	sf	\$263,000 - \$284,000	
Kitchen/Servery	1 @	1,675 nsf	\$200.00 - \$220.00	sf	\$335,000 - \$369,000	
Toilet Rooms	1 @	475 nsf	\$350.00 - \$370.00	sf	\$167,000 - \$176,000	

<b>Subtotal Construction (includes GC &amp; OH)</b>					<b>\$2,063,000 - \$2,213,000</b>
<b>Program/Design Contingency</b>	10.0%				<b>\$206,000 - \$221,000</b>
<b>Construction Contingency</b>	10.0%				<b>\$206,000 - \$221,000</b>

**CONSTRUCTION COSTS ESCALATION \$297,000 - \$319,000**

Escalation to Mid-Point of Construction	6.00%	2.00 yrs	\$297,000 - \$319,000
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**TOTAL CONSTRUCTION COST \$368 - \$395 sf \$2,772,000 - \$2,974,000**

**EQUIPMENT \$414,000 - \$458,000**

Technology, Security	2.00% of Total Construction Cost	\$56,000 - \$60,000
Broadcast Equipment		\$80,000 - \$100,000
Fixtures, Furnishings & Equipment	10.00% of Total Construction Cost	\$278,000 - \$298,000

**OTHER COSTS \$56,000 - \$60,000**

Building Permit Fees	\$ - per \$1,000	\$0 - \$0
Builders Risk Insurance	1.00% of Total Construction Cost	\$28,000 - \$30,000
Performance & Payment Bond	1.00% of Total Construction Cost	\$28,000 - \$30,000

**TOTAL SOFT COSTS \$470,000 - \$518,000**

**TOTAL PROJECT COST\* \$431 - \$464 \$3,242,000 - \$3,492,000**

\*Total Project Costs are rounded.

March 29, 2024

PHASE 3B - OFFICE SUITE  
FEASIBILITY STUDY ESTIMATE OF PROBABLE COSTS

Summary

The following represents an order of magnitude estimate of total project costs for construction and other associated costs for the renovation of spaces identified within the New Fairfield Middle School. The costs have been established based on conversations with the district staff and include some self performed work. The budgets shown are conceptual and should be used for general planning and budgetary purposes only.

Total Building Area - Renovation 3,575 nsf

CONSTRUCTION COSTS						\$1,287,000 - \$1,372,000	
Building Construction						\$1,073,000 - \$1,144,000	
Office Suite	1	@	3,575 nsf	\$300.00 - \$320.00	sf	\$1,073,000 - \$1,144,000	
Subtotal Construction (includes GC & OH)						\$1,073,000 - \$1,144,000	
Program/Design Contingency			10.0%		\$107,000 - \$114,000		
Construction Contingency			10.0%		\$107,000 - \$114,000		
CONSTRUCTION COSTS ESCALATION						\$154,000 - \$165,000	
Escalation to Mid-Point of Construction			6.00%		2.00 yrs	\$154,000 - \$165,000	
TOTAL CONSTRUCTION COST						\$403 - \$430 sf \$1,441,000 - \$1,537,000	
EQUIPMENT				\$174,000 - \$185,000			
Technology,Security			2.00% of Total Construction Cost		\$29,000 - \$31,000		
Fixtures,Furnishings & Equipment			10.00% of Total Construction Cost		\$145,000 - \$154,000		
OTHER COSTS				\$28,000 - \$30,000			
Building Permit Fees			\$ - per \$1,000		\$0 - \$0		
Builders Risk Insurance			1.00% of Total Construction Cost		\$14,000 - \$15,000		
Performance & Payment Bond			1.00% of Total Construction Cost		\$14,000 - \$15,000		
TOTAL SOFT COSTS						\$202,000 - \$215,000	
TOTAL PROJECT COST*						\$460 - \$490 \$1,643,000 - \$1,752,000	

\*Total Project Costs are rounded.