



Madison Public Schools – 10-year Master Plan

Presentation to Board of Education

April 4, 2017





Activities Completed to Date

- Draft Educational Specifications
- Early Studies Completed
 - Preliminary Geotechnical Borings
 - Phase 1 Environmental Site Assessments
 - Preliminary Hazardous Materials Assessment
- Budget Development
- Meeting with Office of School Construction Grants and Review
- Site Visit to South Windsor Orchard Hill school on 3/30/17.



Definitions & Vocabulary

10-year Master Plan: Programmatic, operational and physical transformational program to improve the physical facilities of the Madison Public Schools system through a series of planned alterations, extensions, renovations and new construction projects.

Major Capital Projects (Ryerson and Jeffrey): Large scale projects intended to be funded with local and state funds through submission of a grant application to the Office of School Construction Grants and Review. These projects consist of Renovation, a.k.a. “Renovate-Like-New”, Extensions and New Construction Projects.

Minor Capital Projects (Polson): Small scale projects intended to be funded solely with local funding. Funding may be with CIP funds or locally bonded funds. These projects primarily consist of alteration projects.



Definitions & Vocabulary (State of Connecticut)

Renovation: Defined by C.G.S. §10-282 (18) as a school building project to totally refurbish an existing building that will have a 20-year life expectancy of all building systems and components. A minimum of 75% of the building must be renovated and can not have been renovated using state funds within the last 20-years.

Replacement: Defined by C.G.S. §10-282 (5) as a replacing an existing building with a new one on the same site for which the existing building will be abandoned (e.g. Ryerson)

Alterations: Select improvements, repairs and long-term maintenance projects that have a limited scope, short construction duration, and are planned to occur over multiple years. Examples may be boiler replacements, classroom modifications and code upgrades. Some may qualify for state reimbursement, e.g. code upgrades, roof replacement and window replacement.



Definitions & Vocabulary (State of Connecticut)

Space Standard: The state of Connecticut's calculation for determining the maximum building size that they will reimburse. Exceedance of the space standard calculation without a **space waiver** will result in a reduction of the reimbursement percentage. Space standard is a function of the highest eight-year projected enrollment.

Space Waiver: Relief granted by either the OSCG&R administratively, or via notwithstanding legislation, to exceed the space standard.

Ineligible Costs: Project costs that are not eligible for reimbursement by the state. Reduces the amount of eligible cost that the town's reimbursement rate is applied to. Ineligible costs are deducted from the total project cost prior to application of reimbursement rate.

THE RULES ARE CHANGING JULY 1, 2017



Project Options

Three Options being Considered

Common Scope for all three options

- 5-School Option as final program
- Elementary Schools will be two K-3 schools
- Brown to house grades 4 & 5
- Polson to house grades 6, 7 & 8
- Daniel Hand to house grades 9 through 12
- Construct new Ryerson Elementary now
- Ultimately close Island Avenue Elementary
- Minor Capital Projects to be planned for Polson over 10-years
- Routine maintenance for Hand and Brown within CNRE.



Project Options

OPTION 1: Build New Ryerson and perform Minor Capital Improvements to Jeffrey and Polson under 10-year Master Plan

OPTION 2: Build New Ryerson and Renovate Jeffrey (Submit Grant Applications in 2017), perform Minor Capital Improvements to Polson under 10-year Master Plan

OPTION 3: Build New Ryerson and Renovate Jeffrey 2-3 years later, perform Minor Capital Improvements to Polson under 10-year Master Plan



Project Considerations for each option

- Cost
- Programmatic Needs
- Schedule
- Re-Districting
- Financing & Bonding



Project Considerations - Cost

| Options | Comments |
|---------|---|
| 1 | Least Expensive but does not address renovations to Jeffrey, places burden on minor capital improvement budget |
| 2 | Addresses both Ryerson and Jeffrey in single referendum, higher than option 1 due to two schools but less than Option 3 |
| 3 | Addresses Ryerson and Jeffrey in separate referendums, town share \$6M higher than Option 2 |



Project Considerations – Programmatic Needs

| Options | Comments |
|---------|---|
| 1 | Does not address full programmatic goals Disparity between Ryerson and Jeffrey |
| 2 | Addresses programmatic goals and parity of both Ryerson and Jeffrey |
| 3 | Addresses programmatic goals and parity of both Ryerson and Jeffrey |

Project Considerations – Schedule

| Options | Comments |
|---------|---|
| 1 | <p>Shortest overall schedule</p> <p>Least impactful, single phase construction for Ryerson (some impact to site logistics)</p> |
| 2 | <p>Ryerson and Jeffrey designed and constructed at the same time but Jeffrey construction duration is longer due to renovations and tighter site.</p> <p>Jeffrey required to be off-line for two academic years due to length of construction</p> |
| 3 | <p>Separate grant applications, linear schedule with Jeffrey being occupied one-year later than in Option 2</p> <p>Jeffrey required to be off-line for two academic years similar to Option 2</p> |



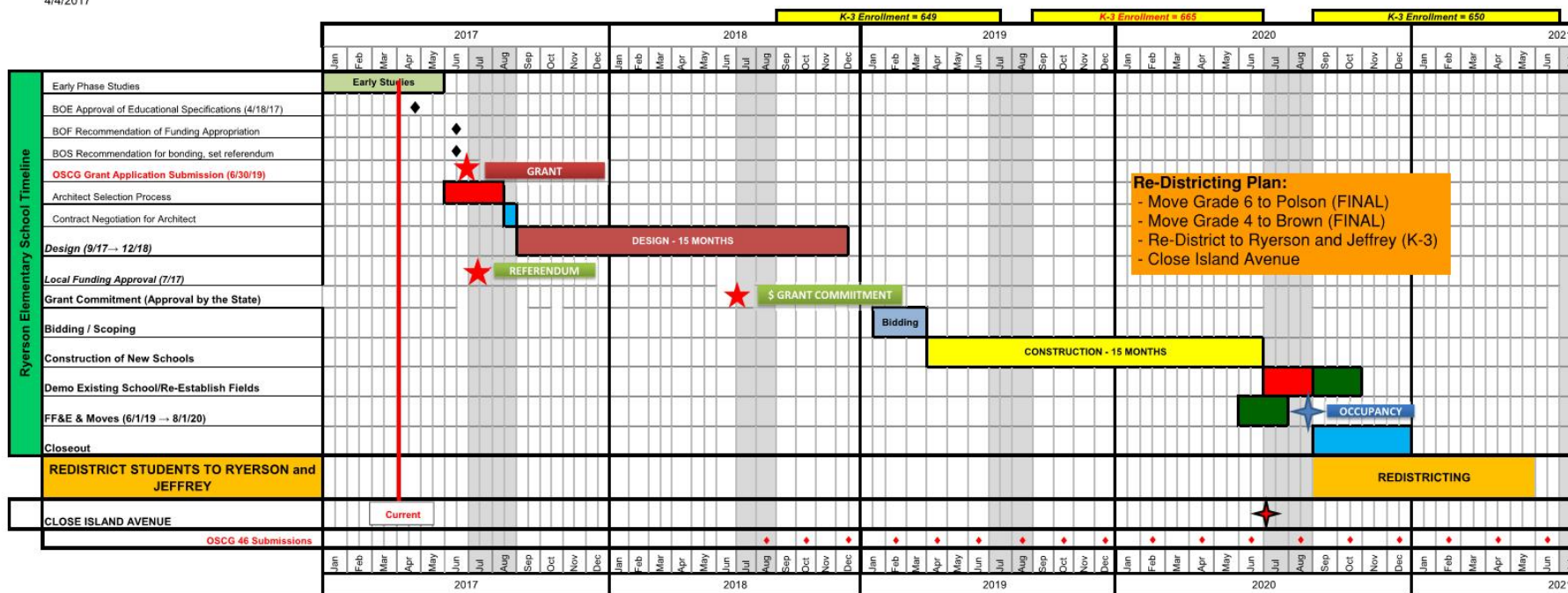
Option 1 - Schedule

Madison Public Schools

Option 1 - Construct New Ryerson w/ 10-year Minor Capital Improvements to Jeffrey and Brown

Project Schedule

4/4/2017





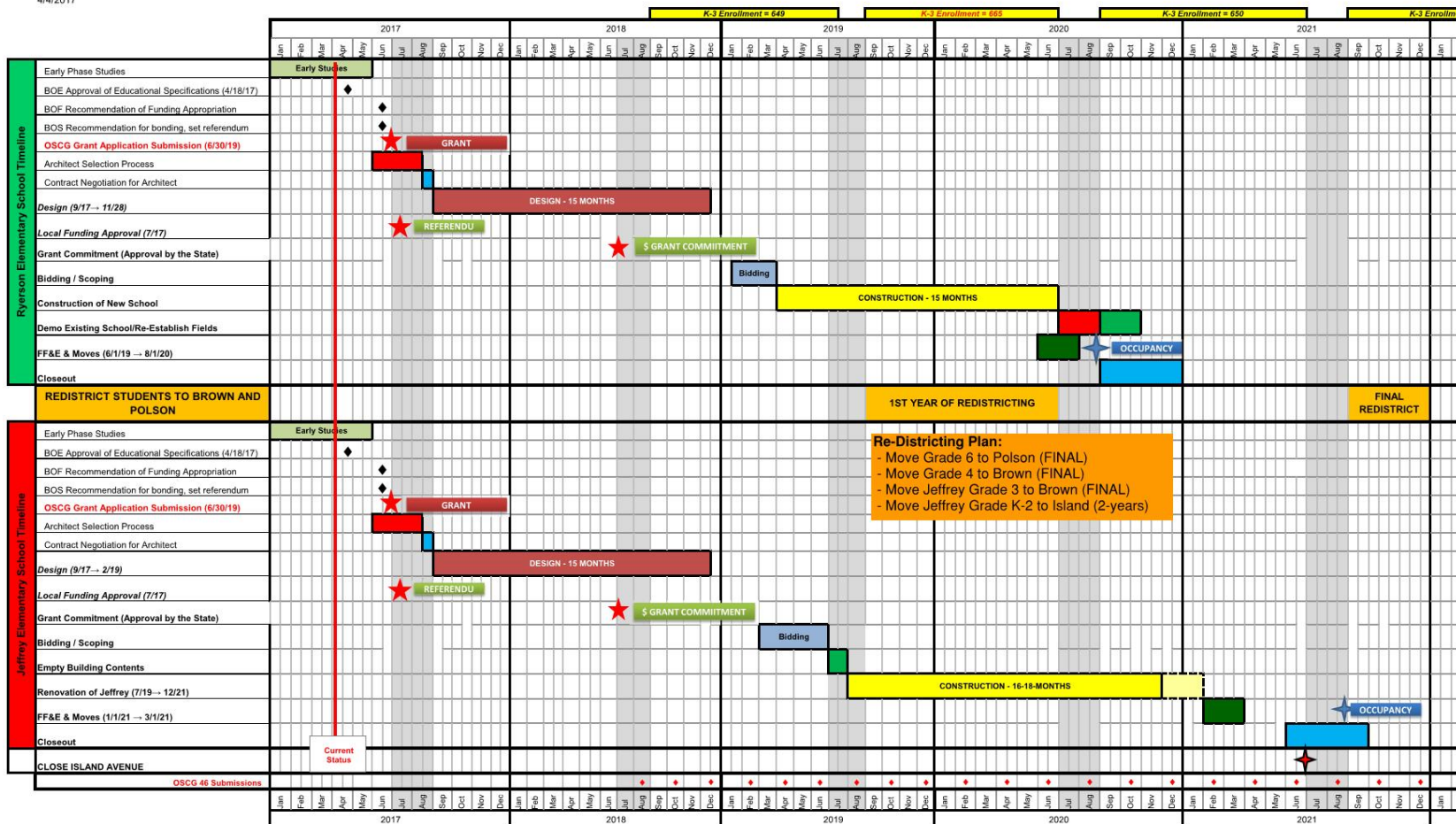
Option 2 - Schedule

Madison Public Schools

Option 2 - Construct New Ryerson & Renovate Jeffrey ES, Submit Grant Application at Same Time

Project Schedule

4/4/2017



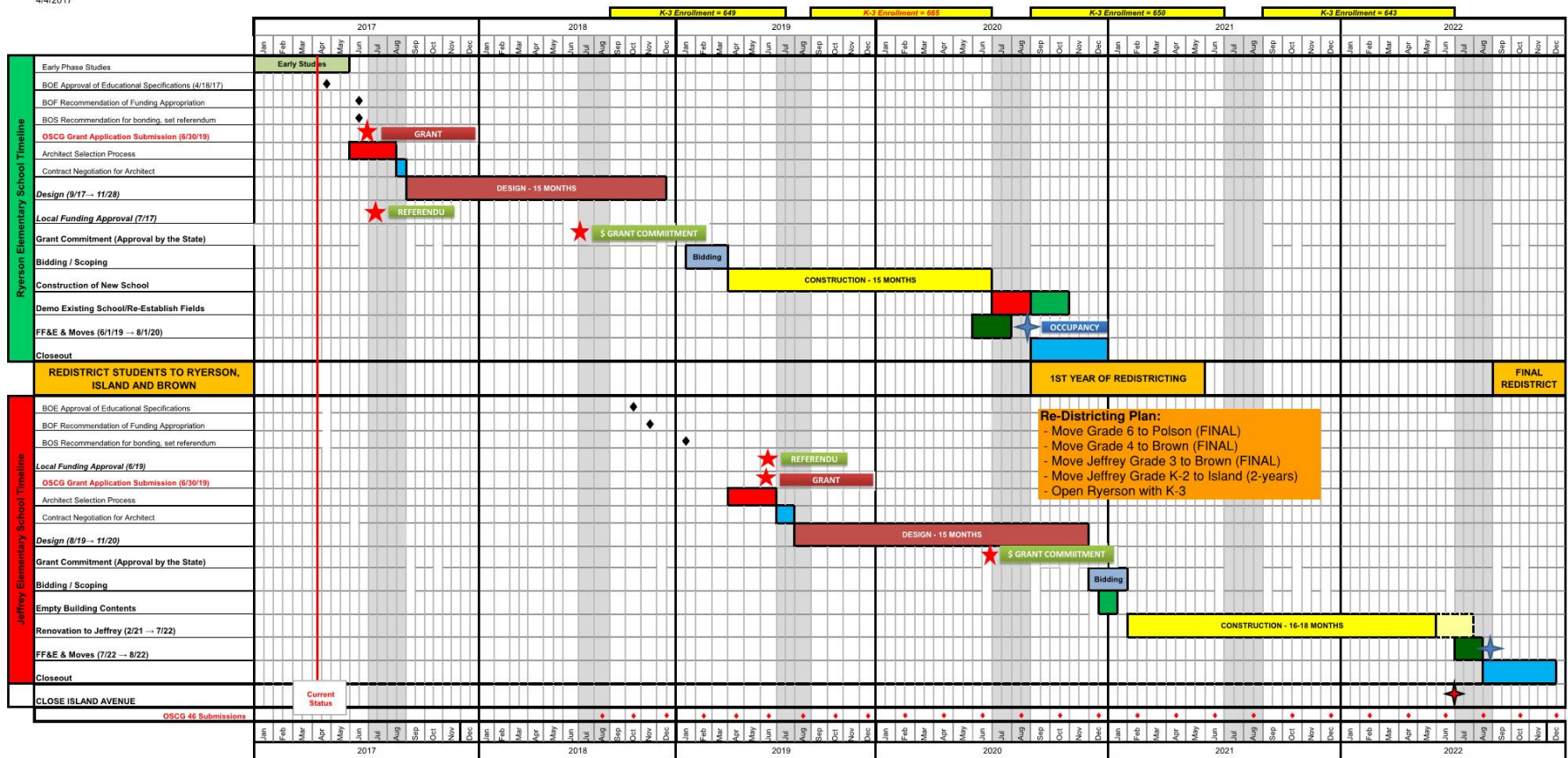


Option 3 - Schedule

Madison Public Schools
Option 3 - Construct New Ryerson & Renovate Jeffrey ES, Stagger Grant Applications

Project Schedule
4/4/2017

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Project Considerations – Re-Districting

| Options | Comments |
|---------|---|
| 1 | One re-districting effort after Ryerson completion |
| 2 | Light/Moderate Impact for Re-Districting (2019/20) <ul style="list-style-type: none"> •Grade 6 moves from Brown to Polson (FINAL) •Grade 4 from all 3 schools move to Brown (FINAL) •Grade 3 from Jeffrey to Brown (2-yrs) •Jeffrey Grade K-2 to Island (2-yrs) |
| 3 | Similar Impact as Option 2 but one year later (2020/21) |



Project Considerations - Financing & Bonding

| Options | Comments |
|---------|---|
| 1 | Least impactful to tax payers Lowest referendum amount |
| 2 | Larger impact over shorter amount of time with two projects in construction at same time Largest Single Referendum |
| 3 | Two smaller referendums, impact to tax payers not as significant as Option 2, debt service spread out over time |



Option 1 – Estimated Project Costs

(Major Capital Improvements Only*)

Ryerson Elementary School New Construction

Estimated Total Project Cost: \$33.3M

Estimated District Share: \$27.5M - \$29.2M

Factors Affecting Estimate:

- Reimbursement Rate = 17.5%
- Space Waiver Approval
- Prevailing Wage Rate Project
- Based on current educational specifications, i.e. SF

* Jeffrey improvements under Minor Capital Improvement budget



Option 2 – Estimated Project Costs

(Major Capital Improvements Only)

Ryerson Elementary School New Construction Jeffrey Elementary School Renovation (2017 Application)

Estimated Total Project Cost: \$33.3M + \$29.8M = \$63.1M

Estimated District Share: \$49.1M to \$54.9M

Factors Affecting Estimate:

- Reimbursement Rate = 17.5% & 27.5% (2017 Rates)
- Obtaining Renovation Status (Notwithstanding Legislation)
- Space Waiver Approval
- Prevailing Wage Rate Project
- Based on current educational specifications, i.e. SF



Option 3 – Estimated Project Costs

(Major Capital Improvements Only)

Ryerson Elementary School New Construction Jeffrey Elementary School Renovation (2019 Application)

Estimated Total Project Cost: \$33.3M + \$32.5M = \$65.8M

Estimated District Share: \$55.2M to \$59.4M

Factors Affecting Estimate:

- Reimbursement Rate = 17.5% & 15% (Future Reimbursement for renovation is unknown, subject to proposed legislation)
- Obtaining Renovation Status (Notwithstanding Legislation)
- Space Waiver Approval
- Prevailing Wage Rate Project
- Based on current educational specifications, i.e. SF



Upcoming Activities and Key Dates

- First Reading of Educational Specifications (4/4/17)
- Second Reading of Educational Specifications (4/18/17)
- Joint Meeting with BOS, BOF, and BOE (4/24/17)
- Recommendation by BOF/BOS (6/7/17 & 6/12/17)
- **SCG-049 Grant Application Due (6/30/17)**



Accelerating success.