



# Madison School District Facility Review

January 26, 2021

# Agenda



- **Introduction**
- **Facility Assessment**
  - Summary
  - Priority Needs
  - Infrastructure
    - Mechanical, Electrical & Plumbing Systems
  - General Construction
    - Building Envelope
    - Secure Entry
    - Interior Materials, Finishes & Equipment
    - Restrooms
- **Program Assessment**
  - Educational Space & Space Utilization
- **Estimated Budget**

# Introduction Company Overview



- Established in 1998 to serve K-12 Schools
- Integrated Design and Construction
  - Architects/Engineers/Estimators/Project Mgmt.
- Complete Bond Campaign Support
- \$1.8B of projects
- 194 employees
- 134 ENERGY STAR Certified Buildings



*Commitment to 100% Customer Satisfaction*



## **Studies by Harvard, Carnegie and Yale show heating, cooling, and School construction improve:**

- School Enrollment (16%)
- Student Performance (15%)
- Health
  - ✓ Asthma is the number one cause of school absenteeism in America. (10-15%)
- Property values (4-5%)



## Areas Evaluated at High School:

- Exterior Envelope
- Interior Conditions
- Learning Environment
- Programmatic Functionality
- Space Utilization
- Mechanical
- Electrical

# High School Facility Summary



- Original Date of Construction = 1960 (61 Years Old)
- 50-70% of the roof is beyond its useful life
- Limited video surveillance
- Building entry is not apparent
- Main entry does not provide secure entry sequence
- Interior doors/hardware code issues
- Limited air conditioning/Aged mechanical systems
- Facility temperature controls not functioning or manual
- Classroom technology upgrades needed
- Program & space utilization improvements needed
- Learning environment improvements needed
- Additional toilet rooms desired

# High School Priority Facility Needs

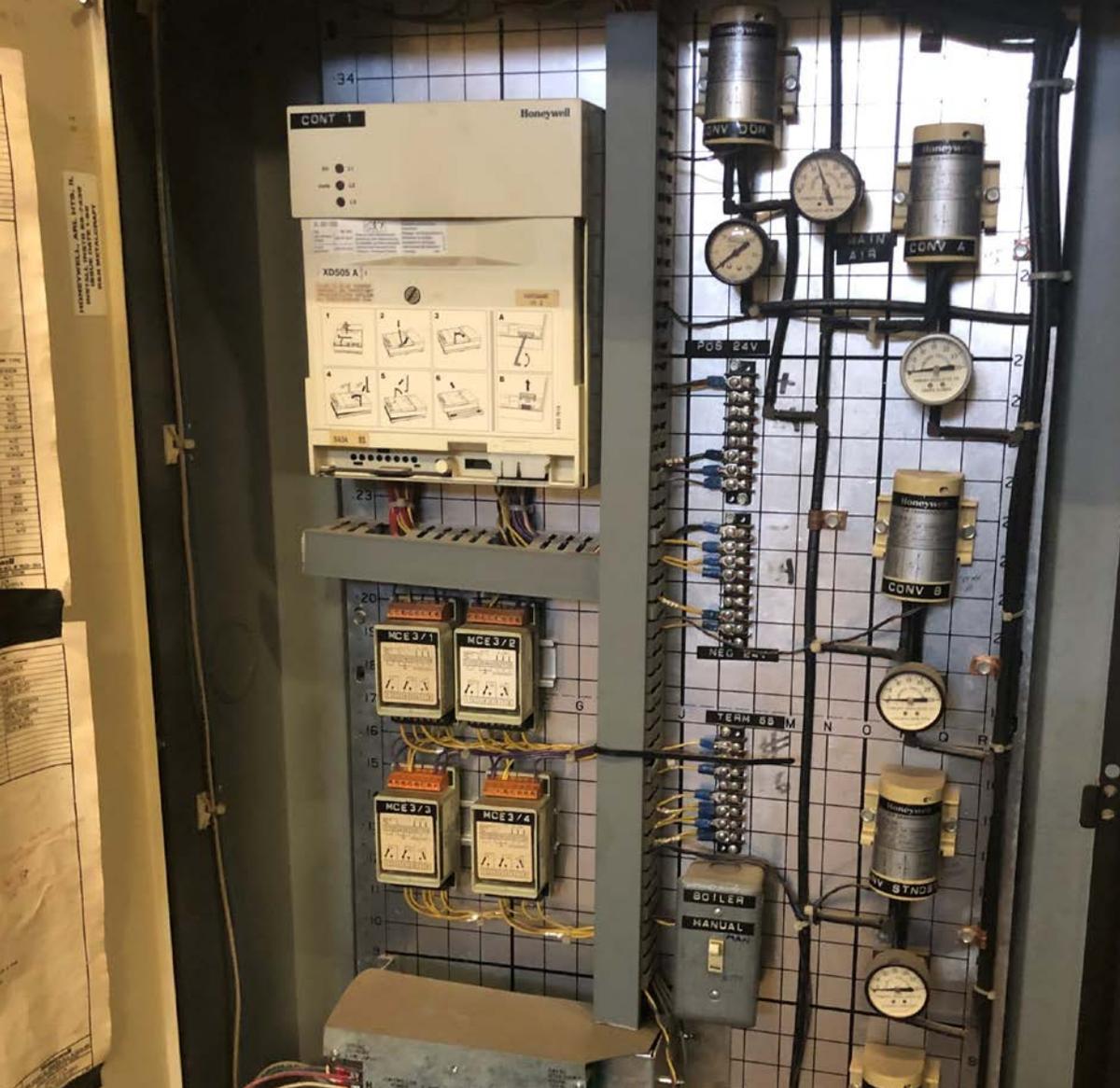
- Roof Replacement
- Classroom/Corridor Renovations
- Science Classrooms/Lab Renovations
- Alternative Education Area
- CNC Construction Lab
- Gymnasium Improvements
- Auditorium Improvements
- Pool Renovations
- Restroom Additions and Renovations
- E-Sports Area
- Main Entry Exterior Renovation
- Main Secure Entry
- Auxiliary Gym Addition
- Special Ed Life Skills Expansion



# INFRASTRUCTURE



**HVAC** (some components vintage 1961)



**HVAC** (non-functioning temperature controls)



**HVAC**



**Condensation in pool due to faulty HVAC and saturated or insufficient roof insulation**



**Lighting T-12** (original 1961)



# Restrooms



# GENERAL CONSTRUCTION

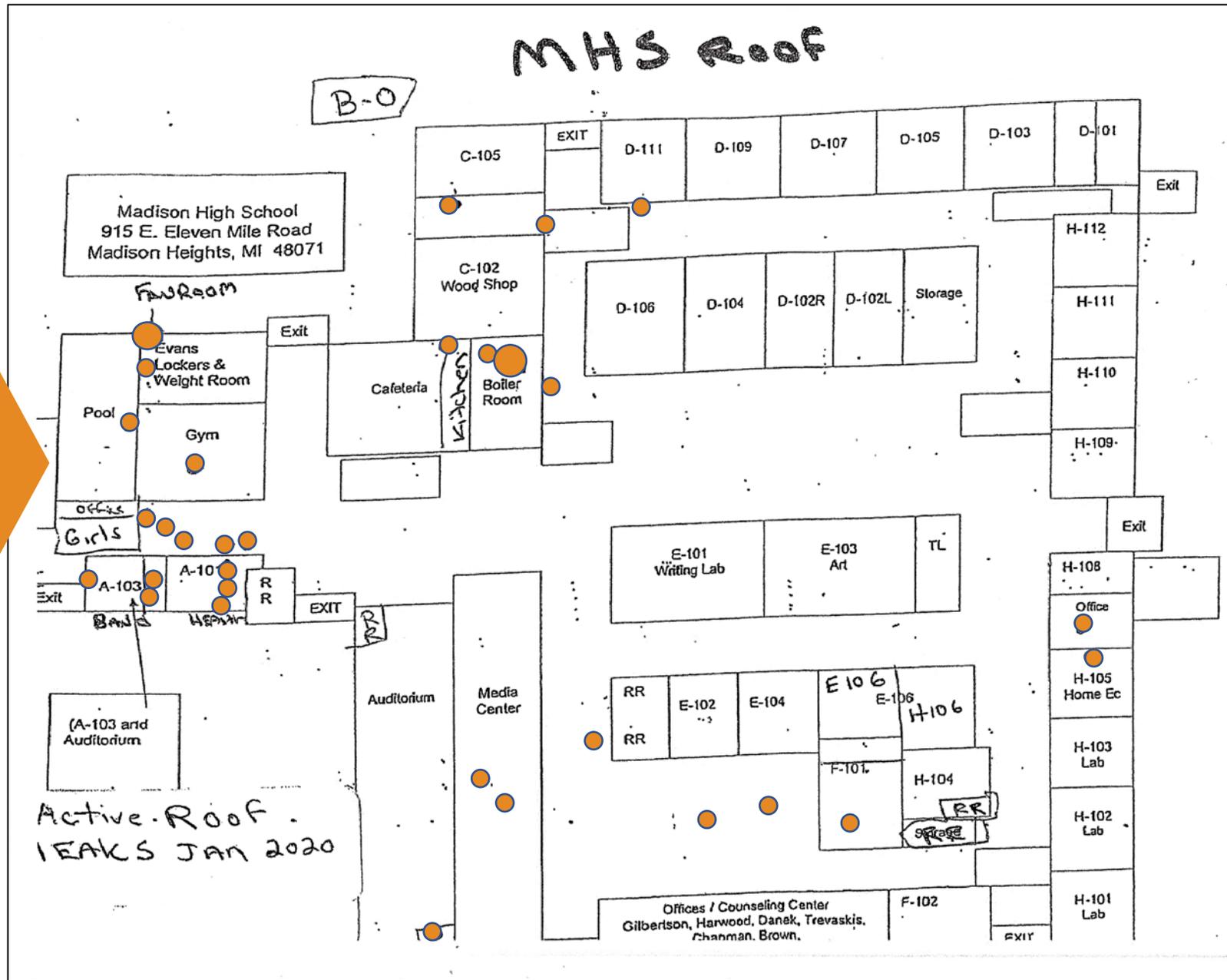


# Building Envelope - Roof



# Roof Leaks Damage

# Active Roof Leaks / Damage Areas





# Main Entry - Security



# Main Entry Identification and Aesthetic Improvements

**M**

**Main  
Entrance  
Concept  
Images**





# Main Entrance Concept Images





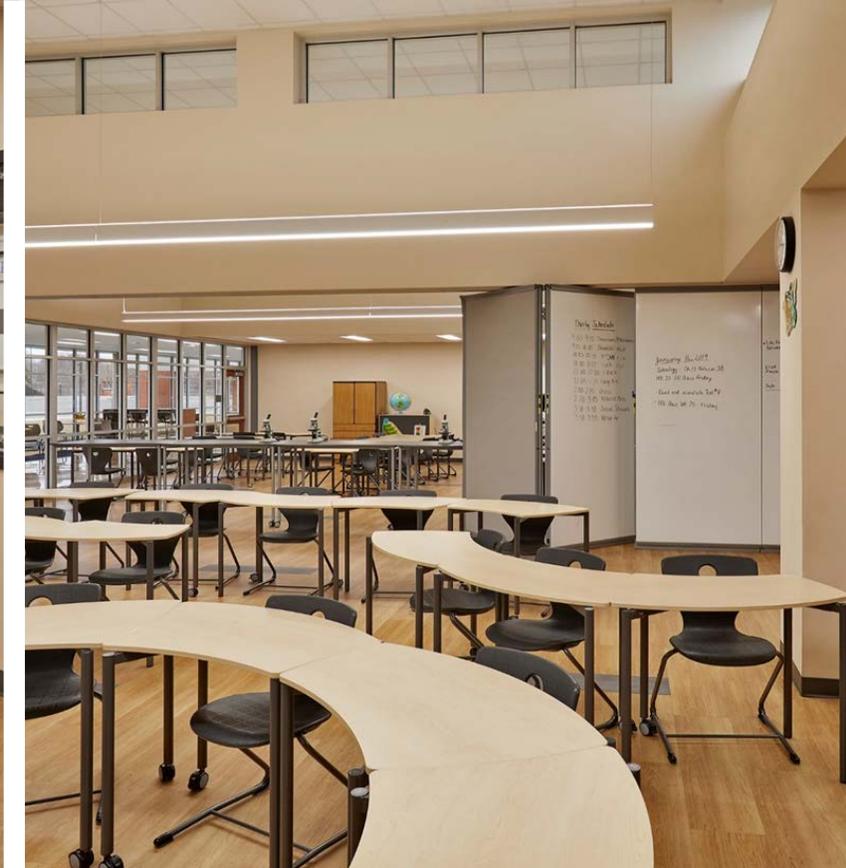
# Classrooms - Finishes & Learning Environment



# Classrooms - Finishes & Learning Environment



# General Conditions

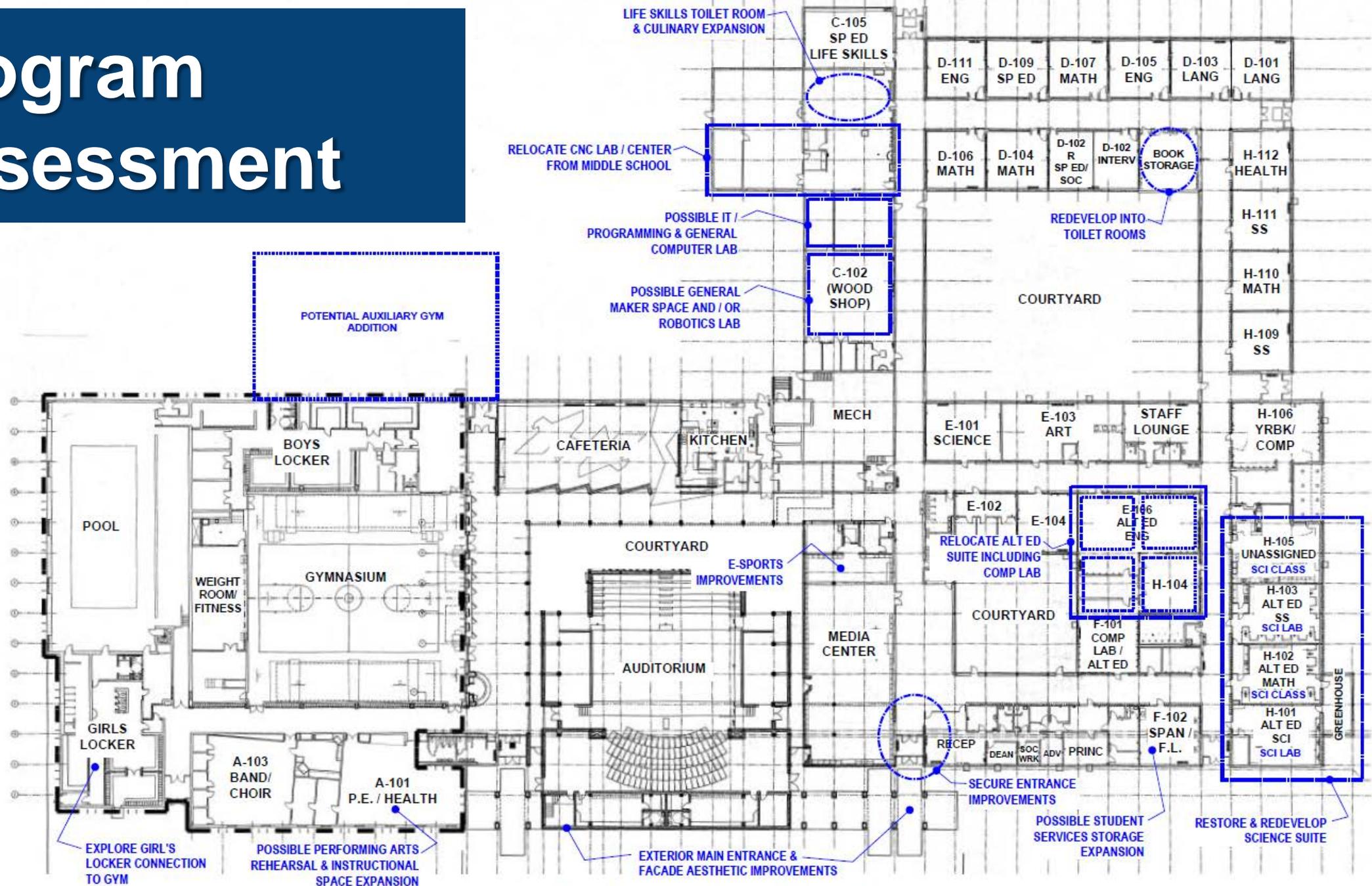


# Classroom Improvements – Learning Environment Examples



# Program Assessment

# Program Assessment



MADISON HIGH SCHOOL OVERALL FLOOR PLAN

# Preliminary Budget Priorities

Item	Description	Budget Cost
MHS-1	Roof Replacement and Decking Repair/Trim <ul style="list-style-type: none"> <li>* Install EPDM roofing system</li> <li>* Replace wet insulation, add additional for R-?? insulation</li> <li>* Metal decking repair/replacement</li> <li>* Metal flashing and trim repair/replacement</li> </ul>	\$2,242,000
MHS-2	Classroom and Corridor Renovation (27 Classrooms) <ul style="list-style-type: none"> <li>* Classrooms: Replace Doors, Window Blinds, Ceilings, Flooring, Whiteboards, Painting, Casework, HVAC (including cooling), Lighting, Electrical, Technology</li> <li>* Corridors: Ceilings and Lighting</li> </ul>	\$2,389,500
MHS-3	Science Classrooms Renovations (2 labs & 2 Classrooms) <ul style="list-style-type: none"> <li>* Replace Doors, Window Blinds, Ceilings, Flooring, Whiteboards, Painting, Casework, HVAC (including cooling), Lighting, Electrical, Technology</li> <li>* New Lab Workstations, Plumbing, Power</li> </ul>	\$654,000
MHS-4	Alternative Education Renovation <ul style="list-style-type: none"> <li>* Reconfigure walls to make Alt Ed Suite, including Comp Lab</li> <li>* Replace Doors, Ceilings, Flooring, Whiteboards, Painting, Casework, HVAC (including cooling), Lighting, Electrical, Technology</li> </ul>	\$100,000
MHS-5	CNC Lab Construction <ul style="list-style-type: none"> <li>* Wall Reconfiguration, Doors, Window Blinds, Whiteboards, Painting, Epoxy Floor, HVAC (including cooling), Power, Lighting, Electrical, Technology</li> </ul>	\$200,000
MHS-6	Life Skills Expansion <ul style="list-style-type: none"> <li>* Wall Reconfiguration, Doors, Window Blinds, Whiteboards, Painting, Flooring, HVAC (including cooling), Power, Lighting, Technology, Kitchen Training Area, add Dedicated Restrooms</li> </ul>	\$200,000
MHS-7	Maker Space Development <ul style="list-style-type: none"> <li>* Wall Reconfiguration, Doors, Window Blinds, Painting, Epoxy Floor, HVAC (including cooling), Power, Lighting, Technology</li> </ul>	\$200,000
MHS-8	Gymnasium Renovation <ul style="list-style-type: none"> <li>* Wall Repair, Painting, Lighting and HVAC (including cooling)</li> <li>* Steam system conversion to hot water</li> <li>* Bleacher refurbishment</li> <li>* Baseball/Softball Netting</li> </ul>	\$900,000
MHS-9	Auditorium Renovation <ul style="list-style-type: none"> <li>* Lighting and HVAC</li> </ul>	\$300,000
MHS-10	Pool Renovation <ul style="list-style-type: none"> <li>* Lighting and HVAC</li> </ul>	\$450,000
MHS-11	Restroom Renovation, Addition & Expansion <ul style="list-style-type: none"> <li>* New ceramic tile walls, epoxy floors and acoustical ceilings</li> <li>* ADA Compliance</li> <li>* New Plumbing Fixtures, Lighting, HVAC</li> </ul>	\$900,000
MHS-12	E-Sports Area <ul style="list-style-type: none"> <li>* New Power and Technology</li> </ul>	\$50,000
MHS-13	Secure Entry, Office Renovation <ul style="list-style-type: none"> <li>* Wall Reconfiguration, Façade Improvements, Ceilings, Flooring, Walls, Doors, Window Film, HVAC, Lighting</li> </ul>	\$450,000
MHS-14	Furniture and Loose Equipment	\$360,000
MHS-15	New Auxiliary Gym Addition (8,050 sf)	\$2,415,000
	Subtotal	\$11,810,500
	Design Contingency (5%)	\$590,525
	<b>Total</b>	<b>\$12,401,025</b>

# Sample Timeline for Bond Election

- February 1, 2022 Schedule PQ Meeting
- February 2, 2022 RFP for Selection of Professional Services
- March 15, 2022 Board Approval of PQ Application
- **March 18, 2022** **Submit PQ Draft Application**
- **March 25, 2022** **PQ Meeting with Treasury**
- April 5, 2022 Board Approval of Bond Application
- **April 6, 2022** **Submit Official Bond Application**
- May 7, 2022 Receive PQ Approval
- May 8, 2022 Call for Election
- August 3, 2022 Election



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