Madison School District

Strategic Five-Year Facility Maintenance Plan

2016 - 2020
Dear Madison Stakeholder,

Throughout the past twenty years, Madison School District has experienced tremendous growth. Since 1994, at least one project took place almost every year to accommodate enrollment and to further educational opportunities for students attending Madison Schools.

Adding areas to the facility has significantly increased the physical size of the school, and at the same time, provided new and expanded educational opportunities for students. We are extremely grateful that the residents of the Madison School District have supported the school and its students over the years.

There has been, and will continue to be, a focus on academic achievement, the performing arts, and the opportunity to strengthen student leadership through athletics and other extra-curricular activities. Students at Madison enjoy a facility that aligns well with the high level of academic achievement attained over the years. Members of the Madison Family are committed to sustaining the high standard of excellence that Madison students expect and deserve.

Currently, many areas of the school - some built in the 1950’s - require updating and preventative maintenance. Critical areas of the facility, such as the roof, parking lots, lighting, roof top heating units, and restrooms - if maintained - will continue to serve the District well into the future.

With this in mind, a Five-Year Strategic Facility Maintenance Plan has been established to lead efforts regarding the facility now through 2020. We refer to this as Madison’s “2020 Vision.” Details of this plan have been established over the past two years through collaborative efforts of students, faculty, administrators, parents and alumni of Madison Schools.

Madison School District is committed to a Five-Year Strategic Facility Maintenance Plan that will:

▶ provide a progressive, innovative, and safe learning environment to enhance student instruction and performance.
▶ allow the District to function in the most efficient and cost-effective manner possible.
▶ utilize technology to manage aspects of the facility to lower unnecessary expenses.
▶ improve branding and marketability of the District through progressive, innovative, yet cost-effective enhancements.

A plan to implement the maintenance and renovation of Madison School District Facilities:

The Madison 2020 Vision
The foundation of education is a partnership that includes two-way communication between family, school, and community... The Madison Family
**Madison School District Mission Statement**
Madison School District, in cooperation with our community, will enable each student to develop his or her full potential to be successful in an ever-changing world.

**Madison School District Vision Statement**
Developing individual excellence through rigorous academics, innovative technology, and personal attention
PROJECTS TO CONSIDER:  

*Roof Replacement*  

Replacement of roofs will occur beginning with portions that exceed the manufacturer's 10- or 15-year warranty.

There are 12 separate sections of our roof that were installed as additions. They were added to the facility from 1994 through 2013. Through an assessment of the roof, including a thermal scan and insulation core samples, it is advised that the district replace portions as they deteriorate and exceed warranty.

Roof replacement planned for 2016 includes 68,275 square feet covering a portion of the Middle and Elementary buildings. An additional, optional area of 8,700 square feet, covering the Middle School Gymnasium, may also be included.

**Top:** It is estimated that the current roof covers approximately seven acres.  
**Above left:** Sections of the rubber roofing material are threadbare and require frequent patching.  
**Above right:** Interior ceiling tiles sustain water damage due to roof leaks.
**Brick and Mortar**

Areas of bricks and mortar in need of repair will be replaced.

These areas are accessible from the roof and include brick walls adjacent to the gymnasiums as well as the two brick chimneys. Brick has fallen off or is loose, allowing moisture to enter the building. These areas will be covered by rubber roofing material.

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**Courtyard Windows & Exterior Walls**

Classroom windows facing the courtyard will be replaced with energy efficiency and thermal comfort within the classroom in mind and an exterior material, such as Dryvit, will be installed on exposed areas of exterior block.

Windows facing the courtyard are outdated and provide minimal insulation between the interior and exterior conditions, thus allowing for energy loss which makes it difficult to maintain classroom temperature. Dryvit, a siding and insulation product, was installed on portions of the building providing energy efficient qualities, moisture drainage performance, and a restorative finish. Future renovation projects, including exterior walls facing the courtyard, call for use of the Dryvit cladding system. Coupled with replacement windows, these updates will allow for a more energy-efficient and comfortable learning environment.

Above and inset left: Single-pane, courtyard-facing windows will be replaced with double-pane windows allowing for less energy loss and more comfortable classrooms.
HVAC Units

Replacement will occur of outdated Heating, Ventilation, and Air Conditioning (HVAC) units.

There are currently 53 HVAC units on the roof of the school, four of which are approximately 40 years old. The District replaced an outdated unit last year at the cost of $137,000. Fortunately, the District received a Balanced School Year (BSY) grant to cover the replacement cost. The four other similar units will be replaced over the next ten years.

Lighting Fixtures & Classroom Renovations

Outdated lighting fixtures will be replaced with new, energy-efficient LED fixtures and some elementary and middle school classrooms will receive renovations and aesthetic updates.

The update of approximately 1400 fixtures, will be accomplished through self-install LED replacement troffers. The District will also contract the installation of approximately 1100 LED light fixtures in rooms with outdated and inefficient T-12 light bulbs, as well as exterior lighting. It is estimated that the payback from electrical and maintenance costs is seven to eight years. The new LED troffers, updates, and upgrades will provide more attractive, energy-efficient fixtures and better lighting for learning environments. In addition, some elementary and middle school classrooms will receive a fresh coat of paint, updated flooring, and drop ceilings.
**Elementary Classrooms**

Three small elementary classrooms will be combined to create two larger classrooms.

Two of our elementary classrooms are not large enough to accommodate a full class of students. Similar to previous elementary classroom renovations, three classrooms will be merged to create two classrooms. The computer lab adjacent to this space will be renovated to provide support and interventions for elementary students.

**Restroom Facilities**

Middle School restrooms and the restrooms near the Elementary main entrance will be renovated.

Boys and girls restrooms will have new toilet fixtures and partitions installed. All fixtures including toilets, sinks, and hand dryers will be automatic to ensure proper hygiene for students. ADA compliance will also be maintained.

**Middle School Locker Rooms**

Middle School boys and girls locker rooms will be updated.

The Middle School locker rooms will receive new lockers, a drop ceiling, fresh paint, and renovated storage areas. LED lighting will be included as a part of the project.
Middle School Gymnasium

The Middle School gymnasium will receive updates to structural features.

The green tile surrounding the gym floor will be replaced with rubber flooring. Wooden bleachers would be replaced with a new bleacher system similar to those already in place along the east wall of the gym.
Science Lab

An Innovative Science Lab will be constructed in the Elementary.

The new state-of-the-art, hands-on science lab will fundamentally change the way science instruction is provided to our elementary students. Students will engage in science concepts aligned with Next Generation Science Standards (NGSS) and Michigan State Science Standards through a co-taught classroom setting.

Main Entrances

Main entrances at the Elementary, Middle, and High schools will receive security upgrades.

A vestibule or secure doorway will be constructed at each main entrance. A buzzer system with camera will be installed for visitor access to the building during the school day. Staff will use access cards for entry.
Sidewalks & Parking Lots

Select areas of sidewalk and parking lots will be replaced or expanded to accommodate student and visitor traffic.

A three-year maintenance cycle is established to fill cracks, seal, and stripe parking lots on campus. The high school and Performing Arts Center, the middle School, and elementary School parking lots each receive preventative maintenance every third year. Some areas of cement pedestrian walkways require replacement or addition based on current pedestrian traffic levels.

Elementary Parking & Traffic Flow

Elementary parking lots will be redesigned for improved safety and traffic flow.

The gravel parking lot south of the elementary gym will be expanded and paved for faculty parking. The front row of parking nearest the entrance will be eliminated, allowing for proper traffic flow for morning drop off. A gate will be installed limiting this area to pedestrian traffic for student pick up in the afternoon. Expanded sidewalk areas will help decrease congestion during these peak times.
Building & Site Sinking Fund

Throughout the years, additions to the current facility were funded primarily through the Building & Site Sinking Fund and the General Fund, with only the High School Activities Center and Performing Arts Center financed by bonds approved by District voters.

Whenever feasible, Madison has used the Building & Site Sinking Fund, rather than a school bond, thus maximizing the return on each dollar provided by our taxpayers. The current 1.25 mill Building & Site Sinking Fund is set to expire in 2016.

A school bond yields large sums of revenue, but the district must pay it back with interest, similar to a home mortgage. The sinking fund provides revenue that can be used annually as it is received. There is no borrowing and no interest. Every tax dollar is utilized for the repair and maintenance of our facilities.

The Building & Site Sinking fund can only be used for major repairs and facilities - not salaries or other operational expenses. Every dollar collected through the Building & Site Sinking Fund is used for building repairs, updates and improvements.

Information for Homeowners

Property values have decreased over the past several years. 1.0 mill of tax generated $198,000 in 2009. That same mill only generates approximately $175,000 today. Between the decreased value of homes and the phasing out of the industrial personal property tax, the District collects less tax revenue today than it did five years ago.

<table>
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<th>Year</th>
<th>Taxable Value</th>
<th>1 Mill Revenue</th>
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<td>2007</td>
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<td>2015</td>
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The 1.25 mills currently in place through 2016 produces approximately $218,750 annually. Approval of the Building & Site Sinking Fund millage will ensure that we can continue to properly maintain and repair our buildings.

The Board is requesting an additional 0.25 mill at the May 3, 2016 election to offset the decrease in taxable value and help address some of the major maintenance and renovation issues detailed here. An additional $43,730 would be collected annually if residents approve the additional millage.

**The additional 0.25 mill would cost a taxpayer approximately:**

<table>
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<th>Value of Home</th>
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<th>Yearly Cost</th>
<th>Monthly Cost</th>
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The potential renewal of the current 1.25 mills and the addition of a .25 mill would generate approximately $262,500 each year; totaling $1,312,500 over the course of the five-year levy.

The 18 mill Operating Millage, which is assessed on businesses and those with a second home (non-homestead), expires in 2017. To eliminate the cost of holding an election in 2017, the Board is requesting that the Operational millage be renewed at the May 3 election.

“We are extremely grateful that the residents of the Madison School District have supported the school and its students over the years.” ~ Kyle Ehinger, Board President