Facilities Department

Summer 2026 Project Recap

October 27, 2026









Summer 2026 Goals

Manage construction phase of time-sensitive major projects

Execute several smaller projects as planned in CIP / P&CM

Construction of emergent projects

Plan for upcoming major projects



MANAGE CONSTRUCTION PHASE

of Time -Sensitive Major Projects

YEAR 1 PROJECTS



HVAC

Cool all instructional spaces by:

- Installing new cooling systems in currently uncooled spaces
- Replacing existing 30+ year old heating/cooling/ventilation systems



Auditorium

In addition to adding cooling to the space, the auditorium renovations include:

- Replacing all seating and flooring
- New lighting and sound system in the auditorium
- Stage renovations



Electrical System

Electrical improvements include:

- Updating the building's main electrical system
- Installation of whole-building generator
- Select ceiling and lighting renovations in common areas



Main Gym

In addition to adding cooling to the space, the main gym renovations include:

- Floor restoration
- New bleachers
- New lighting, paint, and finishes



Polson “Year 1” Projects

Main Electrical Service and Generator

Converts a former café storage room into a new main electrical gear room, with a new 3000A main utility service backfeedingthe existing building main service and feeding new panels for the additional HVAC equipment. Installs a new 1.5MW diesel-fueled generator capable of meeting the power needs of the entire building, with fully automatic switchover.

- Switchgear and generator ordered in June 2025 as part of an advance procurement bid package.
- Main service gear installed in May/June. Generator delayed from June to October
- Eversource livened new service 8/12/26
- Generator install scheduled for 11/3/26

Year 1 Projects

Main Electrical Service and Generator

Before….

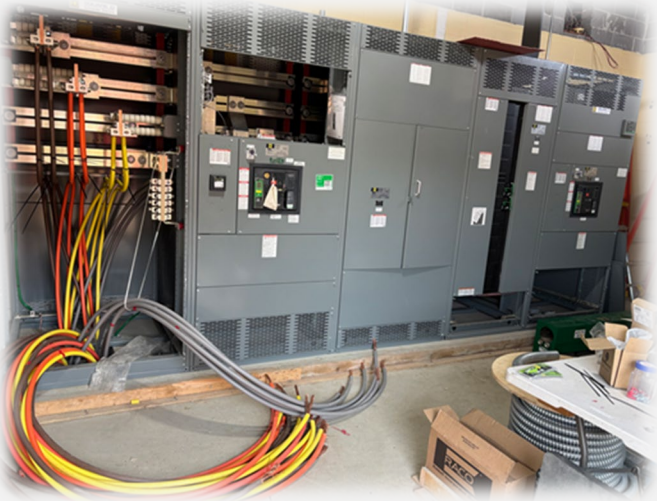




Year 1 Projects

Main Electrical Service and Generator

Progress…









Year 1 Projects

Main Electrical Service and Generator

Progress…







Year 1 Projects

Main Electrical Service and Generator

Rooftop Comparison- March 26, 2026



Year 1 Projects

Main Electrical Service and Generator

Rooftop Comparison – August 26, 2026



Year 1 Projects

Main Electrical Service and Generator

Nearing Completion…





Polson “Year 1” Projects

HVAC- Penthouses

Replaces the existing (43) end-of-life 1992 heating/cooling units located within (9) rooftop penthouse enclosures serving the 1970s vintage portion of the building

- Penthouses were custom manufactured in the 1990s to house split-style gas furnace heating and Dx cooling units with air cooled condensers, each serving 1-2 classrooms.
- OEM manufacturer (Lennox) contracted to provide direct replacements to ensure proper fit.
- Work began June 22 and all new systems operational by August 24 Staff start!

Year 1 Projects

HVAC- Penthouses

Before...







Year 1 Projects

HVAC- Penthouses

Progress….

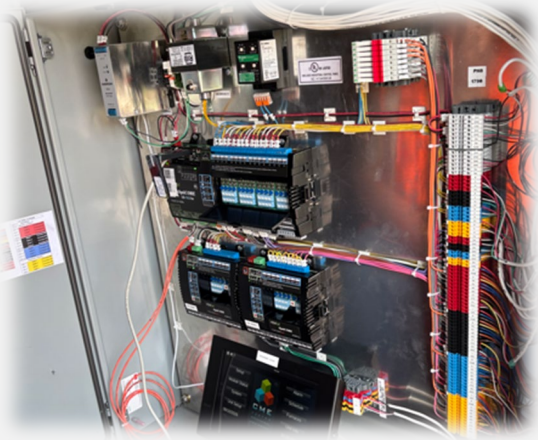


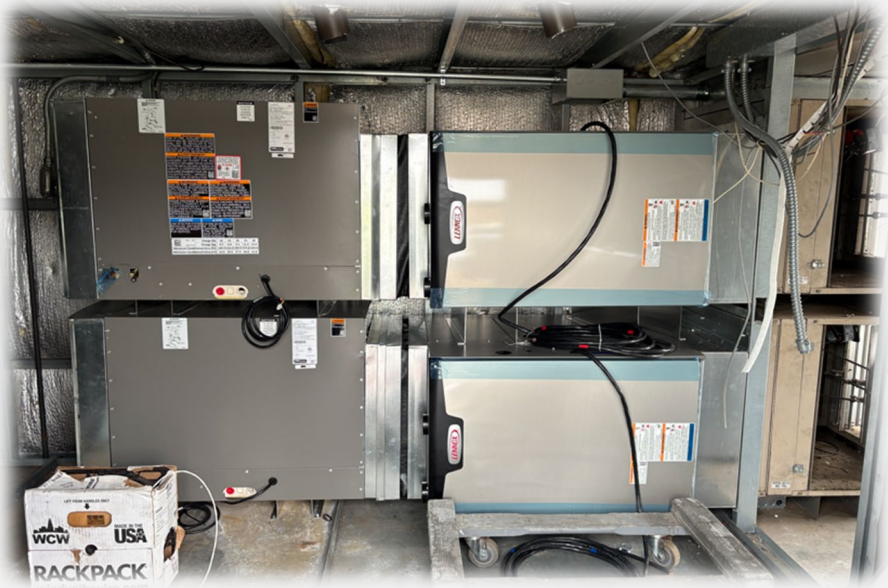


Year 1 Projects

HVAC- Penthouses

Progress….









Year 1 Projects

HVAC- Penthouses

Complete…









Polson "Year 1" Projects

HVAC – Variable Refrigerant Flow Split Units

Brand-new system provides energy-efficient cooling to 24 classrooms and other instructional spaces that did not have any cooling. 12 outdoor condensers feed 69 indoor units (mostly ceiling "cassettes").

- Electrical piping began in March
- Refrigerant piping and indoor unit hanging conducted during second shift to avoid disruption and maintain schedule
- Rooftop equipment (condensers) and all interior refrigerant linesets installed over summer break
- All systems online by 9/21/26, ahead of schedule

Year 1 Projects

HVAC – Variable Refrigerant Flow Split Units

Before…



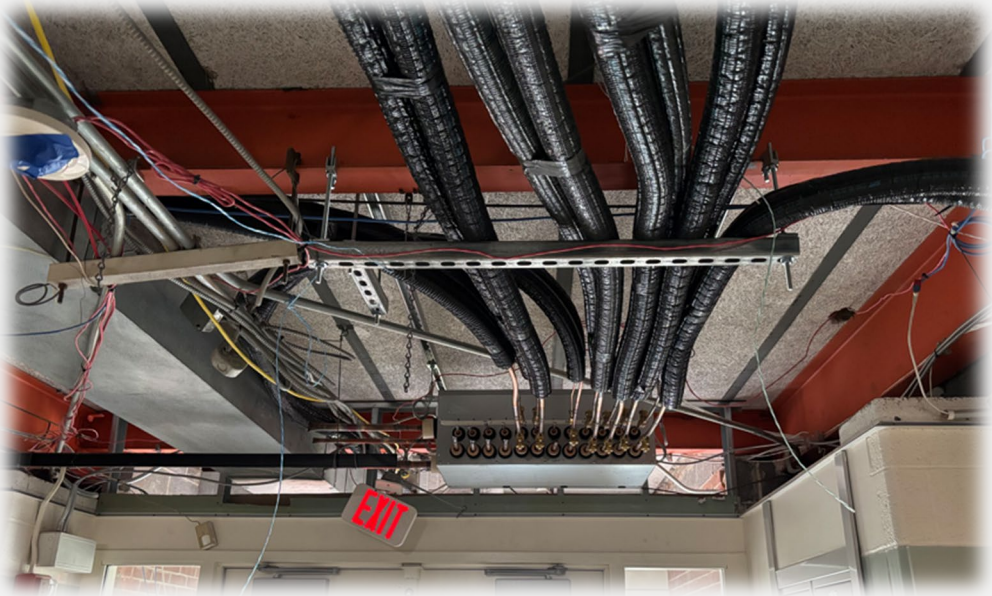


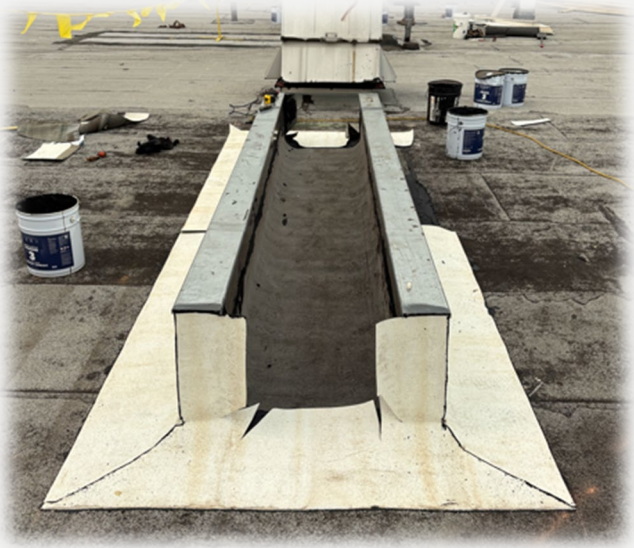
Year 1 Projects

HVAC – Variable Refrigerant Flow Split Units

Progress…







Year 1 Projects

HVAC – Variable Refrigerant Flow Split Units

Complete…





Year 1 Projects

HVAC – Variable Refrigerant Flow Split Units

Complete…





Polson "Year 1" Projects

Auditorium Renovations

Full-scale renovation including abatement, new ceiling, house lighting, theatrical lighting and sound, seating, flooring, curtains, stage refinishing, and cosmetics. All new HVAC via a rooftop mounted unit with the addition of cooling.

- Auditorium closed after last day of school for abatement (floor and ceiling), completed mid-July, allowing rest of tasks to commence
- Work continues first shift while school occupied, area segregated from building.
- Air handler install scheduled for November
- Full completion by 12/31/26

Year 1 Projects

Auditorium Renovations

Before…



Year 1 Projects

Auditorium Renovations

Before…









Year 1 Projects

Auditorium Renovations

Progress….





Year 1 Projects

Auditorium Renovations

Progress…. After Abatement and Demo







Year 1 Projects

Auditorium Renovations

Progress….







Year 1 Projects

Auditorium Renovations

Progress…. Stage Area 10/6/26



Polson “Year 1” Projects

Main Gym Renovations

Major renovation including new bleachers, lighting, floor refinishing (with new lines and branding), full ceiling/wall paint, and new HVAC via (2) new units on the adjacent rooftop with cooling capability.

- Gym taken offline May 11 and isolated from rest of building to facilitate first shift work
- HVAC, painting, floor restoration complete.
- Bleacher install scheduled for early November
- Gym will be back online by 11/23/26

Year 1 Projects

Main Gym Renovations

Before…



Year 1 Projects

Main Gym Renovations

Before...





Year 1 Projects

Main Gym Renovations

Progress…





Year 1 Projects

Main Gym Renovations

Progress…







Year 1 Projects

Main Gym Renovations

Progress…







Year 1 Projects

Main Gym Renovations

Progress…



DHHS Baseball Field Renovations

Reconfiguration and Conversion to Synthetic

Major realignment and expansion of baseball field including turf removal and regrading, drainage system, practice area development, synthetic turf system, fencing, backstop, dugouts, and other appurtenances to create a class-leading facility designed for extended season play. New turf field is 139,257 square feet.

- Permitted through the Planning and Zoning Commission and the Inland Wetland and Watercourses Agency in 2025
- Procured through a public bid process, with contract awarded to DeRita and Sons Construction, Inc. for $2,820,000
- Mobilized on site 6/22/26, substantially completed 10/9/26. Bleachers due by end October, Backstops due early December
- Project is ~$250k under budget

DHHS Baseball Field Renovations

Reconfiguration and Conversion to Synthetic Turf

Before...





DHHS Baseball Field Renovations

Reconfiguration and Conversion to Synthetic Turf

Progress... 6/26



DHHS Baseball Field Renovations

Reconfiguration and Conversion to Synthetic Turf

Progress...







DHHS Baseball Field Renovations

Reconfiguration and Conversion to Synthetic Turf

Progress... 7/24



DHHS Baseball Field Renovations

Reconfiguration and Conversion to Synthetic Turf

Progress 8/26...







DHHS Baseball Field Renovations

Reconfiguration and Conversion to Synthetic Turf

Progress 9/8... Ready for Turf



DHHS Baseball Field Renovations

Reconfiguration and Conversion to Synthetic Turf

Progress 9/18... Turf installed, infill being added



DHHS Baseball Field Renovations

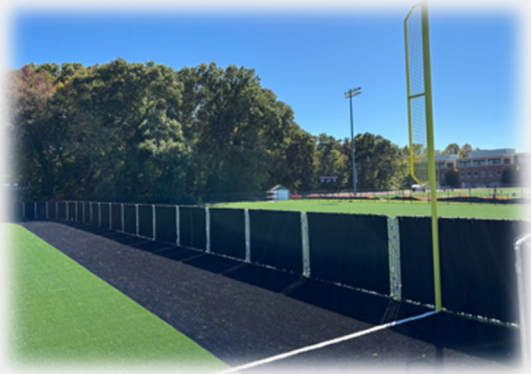
Reconfiguration and Conversion to Synthetic Turf

Nearing Final Completion...









EXECUTE SEVERAL SMALLER PROJECTs

As planned in CIP / P&CM

Polson Life Skills / Teacher Lounge

Abatement and Space Refresh

Abatement of ACT flooring, new VCT flooring. replacement of cabinetry/millwork, appliance replacement, minor electrical/ventilation.

- Originally designed for the 2024 restroom/exterior door CIP project, but removed due to budget concerns.
- Funded through $110k of the CIP project residuals and $68,417 of DRIP grant funding
- Executed through Gilbane's contract for the HVAC/Electrical project to use economy of contractors already mobilized- or the project would be delayed until Summer 2027.
- Substantially completed in time for staff start 8/24

Polson Life Skills / Teacher Lounge

Abatement and Space Refresh

Before...







Polson Life Skills / Teacher Lounge

Abatement and Space Refresh

Progress...







Polson Life Skills / Teacher Lounge

Abatement and Space Refresh

Complete...







Brown Basketball Court

Repave and conversion to multi - activity use

Removal of deteriorated asphalt surface, regrading to address water ponding, overhanging tree removal, new basketball goals (count reduced to 3), new asphalt paving and curbing, multi-sport lines.

- Attempted crack sealing in 2025, but heaving/deterioration continued rapidly.
- $153,141 total cost, $37,994 through DRIP grant, balance through P&CM and residual FF&E funds
- Executed through CRCOG EZIQC program
- Mobilized 6/22, completed 7/31. Extra fencing installed 8/26

Brown Basketball Court

Repave and conversion to multi - activity use

Before...





Brown Basketball Court

Repave and conversion to multi - activity use

Progress...





Brown Basketball Court

Repave and conversion to multi - activity use

Complete...



Brown Basketball Court

Repave and conversion to multi - activity use

Complete...



Brown PreK - K Playground

Development of former softball area

Design and install an additional play area to support the Pre-K consolidation to Brown, including age-appropriate play structures on a rubberized surface, swings, and fencing.

- Site selected to complement existing Grade 1-5 playscape while providing dedicated space for the youngest students.
- $191,397 total cost, funded between Brown FF&E CIP project residuals and P&CM fund.
- Executed through MHEC contract
- Mobilized 6/22, Completed 8/7

Brown PreK - K Playground

Development of former softball area

Before...



Brown PreK - K Playground

Development of former softball area

Progress...







Brown PreK - K Playground

Development of former softball area

Complete...



Polson Interior Door Refinishing

Phase 1- Classrooms and Corridors

Remove existing 1950s and 1960s vintage doors from classrooms and other spaces accessed from main corridors, install new wood veneer and trim, clean hardware, and reinstall.

- (94) doors- about half of the doors in the school- were refinished.
- Much more economical option than replacing with new doors with no fitment or timely completion risk
- Executed through in-house Specialty Carpentry RFP, funding by Door Hardware/Replacement multi-year CIP/CNRE project- $87,429 total cost
- Mobilized 6/22, Completed 8/24

Polson Interior Door Refinishing

Phase 1 Classrooms and Corridors

In the shop...





Polson Interior Door Refinishing

Phase 1 Classrooms and Corridors

Before...





After...



Polson Interior Door Refinishing

Phase 1 Classrooms and Corridors

Before...



After...



Polson Interior Door Refinishing

Phase 1 Classrooms and Corridors

Before...



After...



Polson Tech Lab Build Out

Phase 1- Prep for Use Cases

Begins the conversion of the former E-Storage area (originally a wood shop) into a Tech Lab. Phase 1 included demolishing old wood shop infrastructure, new electrical service, wall framing, ceiling grid and lighting installation to complement the new VRF HVAC units.

- Executed through in-house Specialty Carpentry RFP, funded through P&CM- $46,300 total cost. New electric feed to space in FY26 for $6,500
- Mobilized 8/31, completed 9/18. Ready for Phase 2 planning.
- Monitoring VRF system's ability to provide adequate heating this winter- may require a supplemental system

Polson Tech Lab Build Out

Phase 1 Prep for Use Cases

Before...



Polson Tech Lab Build Out

Phase 1 Prep for Use Cases

Progress...



Polson Tech Lab Build Out

Phase 1 Prep for Use Cases

Complete…



Miscellaneous (But Still Important!)

- DHHS Public Address System Replacement
- Polson Sewer Ejection Pit/Station Replacement
- TCLC Demolition Preparations
- Ryerson Abatement/Demolition Plans/Specs - ITB Published 10/16





Look *Ahead*

Bond Fund Budget Remaining

- Potentially ~$7M- Current project is still within original GMP
- Final determined in Feb 2027
- Deploy towards “Year 2 Projects”

Year 2 Projects

- Roof Replacement - $5.98M, $4.5M LS
- Abate/Replacement of all ACT Flooring - $1.4M, $1M LS
- Start State grant process Spring 2027, construct Summer 2028. Must guarantee full funding to apply for grant

Future Years

- Year 3- Ceilings/Lighting Common Areas ($543k) Window Replacement ($3.8M, $2.8M LS)
- Year 4- Classroom Refreshes ($650k), Interior Common Area Painting ($236k)
- Contingent upon residual funding

Integration info CIP

- Adding windows and Year 4 projects to CIP as backup, easily scaled
- Supplemented by new CIP projects: Restroom Refreshes ($100k/yr), Aux Gym Renovation ($2M), Hydronic Controls ($325k), and Team Room conversions ($2M)
- Submitting as part of FY28 CIP process for FY32 funding (except Restroom Refreshes)
- Process never “done” but Polson will be in a modernized state!

While we are *Talking Projects…*

Polson Library/Media Center

Furniture Replacement

$150k approved in FY27 CIP for new book stacks and library furniture to emulate the look/feel of the new furniture installed at Brown in Summer 2025. Paint and flooring will complete the space into a welcoming environment.

Polson Now…



Brown Before…



Polson Library Media Center

Furniture Replacement

Brown After…



Construction scheduled to take place from 6/217/26/2027

Town of Madison Projects (Non - BOE)

TC Parking Lot Paving Phase 1

Before…



Town of Madison Projects (Non - BOE)

TC Parking Lot Paving Phase 1

After…



Town of Madison Projects (Non - BOE)

MHC #1 Addition and EOC

Before…





Town of Madison Projects (Non - BOE)

MHC #1 Addition and EOC

Progress…





Town of Madison Projects (Non - BOE)

MHC #1 Addition and EOC

Progress…









Town of Madison Projects (Non - BOE)

MHC #1 Addition and EOC

Complete (Almost!)…





Town of Madison Projects (Non - BOE)

MHC #1 Addition and EOC

Complete…









Town of Madison Projects (Non - BOE)

Police Facility Storage Garage

Before…



Town of Madison Projects (Non - BOE)

Police Facility Storage Garage

Progress…







On track for November 2026 Completion

Town of Madison Projects (Non - BOE)

Police Facility Roof Replacement

Before…



Town of Madison Projects (Non - BOE)

Police Facility Roof Replacement

After…



Questions