

Madison Schools Renewal Plan

Referendum February 15, 2022



How We Got Here

**Fall
2017**

**Summer
2018**

**Fall
2018**

**Winter
18-19**

**Spring
2019**

**Fall
2019**

The plan to construct a new Ryerson Elementary School fails at referendum in September 2017.

The BOE votes to adopt the 10 Year \$100 million Capital Maintenance Plan, a plan that would maintain all of our current facilities over the next decade but would not include any new construction or significant improvements.

Board members and members of the public begin to question if there is a better way forward. Members of the BOE, BOS, and BOF come together to form the Tri Board School Facilities Working Group.

The group holds meetings, public forums, and meets with other town organizations and realtors over a period of months. The group ultimately considers more than 50 options for our facilities.

The group presents viable three, four, and five-school models for the town to consider. The committee agrees that any options must be fiscally reasonable, accommodate long-term enrollment trends, and provide for modern learning environments.

The Tri Board determines a 4-school model best fits these requirements. In fall 2019, the BOE votes unanimously to adopt a 4-school plan for the renewal of our school facilities.

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What
does this
plan
include?

Build a New
PreK-5
Elementary
School

Convert
Brown
Intermediate
to a K-5



Maintain DHHS
as a High
School

Complete major
renovations at
Polson Middle
School

Build a New PreK-5 Elementary School

- ❑ Will meet CT High Performance Building Standards
- ❑ Full size gym for Elementary - 6,000 square feet
- ❑ 600 students
- ❑ 82,000+/- square feet
- ❑ Will meet school security infrastructure standards
- ❑ Replaces 20 year old TCLC portables
- ❑ Build on Mungertown Road - land parcel will be purchased for \$1.3 million contingent upon a successful referendum



Convert Brown School

- ❑ Converts existing classrooms into a Kindergarten wing
- ❑ Bathroom and ADA upgrades
- ❑ Security Upgrades
- ❑ Furniture renewal including library
- ❑ Outdoor classroom
- ❑ Takes advantage of Brown's existing assets including a full size gym, an auditorium (not typical for a K-5 school), existing AC systems, and a large updated outdoor play area



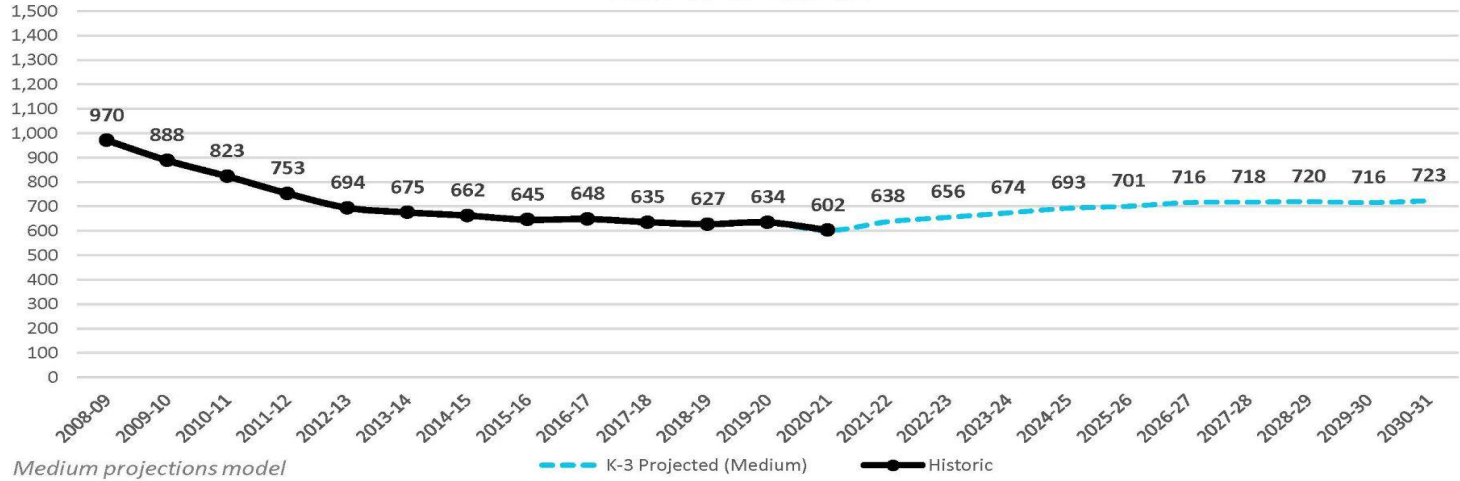
Renovate Polson Middle School

- ❑ 1960 Building
- ❑ Ventilation Systems Replacement
- ❑ Electrical Renovation
- ❑ Expand Air Conditioning System (50% of school is air conditioned now)
- ❑ Auditorium Upgrades/Improvements (auditorium is not air conditioned now)



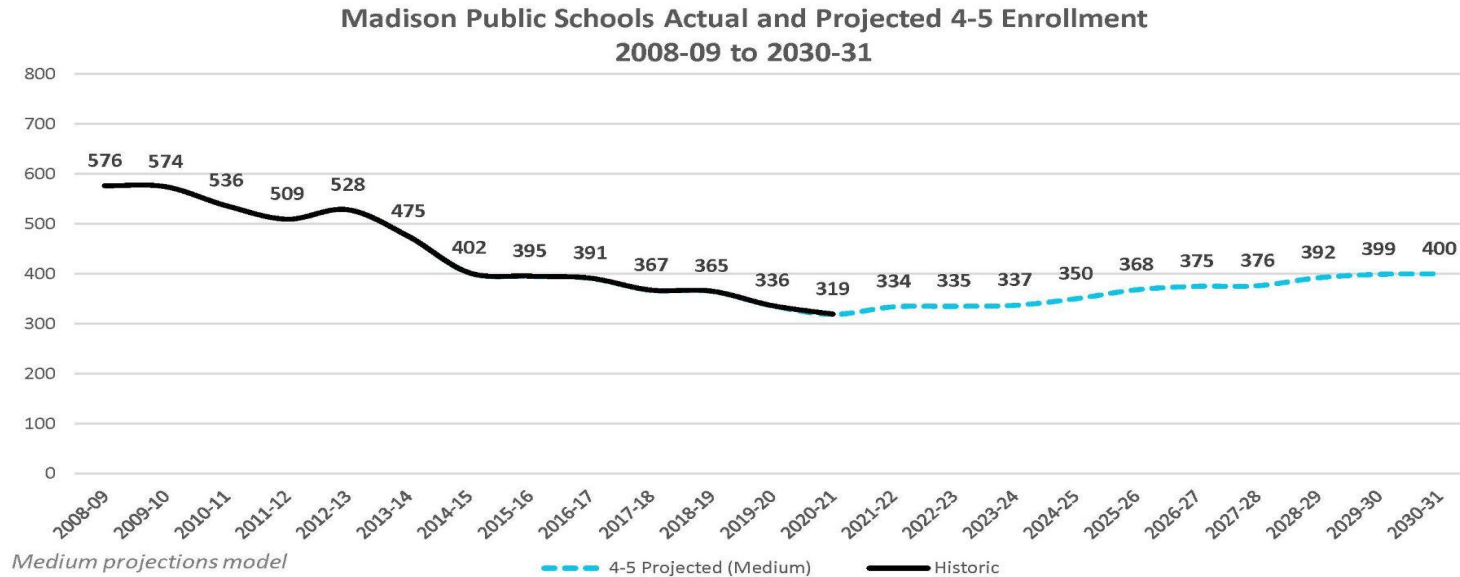
Elementary Projections (Medium)

Madison Public Schools Actual and Projected K-3 Enrollment
2008-09 to 2030-31



- **Enrollments projected to rebound next year as homeschool students, delayed entry students, and private school students return to MPS**
- **Projections show steady increase in elementary enrollment over the next five years as larger birth cohorts enter kindergarten**
- Elementary enrollment is projected to level off at about 720 students over the final five years of the projections

Intermediate School Projections (Medium)



- **Brown Intermediate School enrollment projected to increase by 25.4% over the next ten years, reaching 400 students by 2030-31**

Project Costs

\$89 Million estimated cost

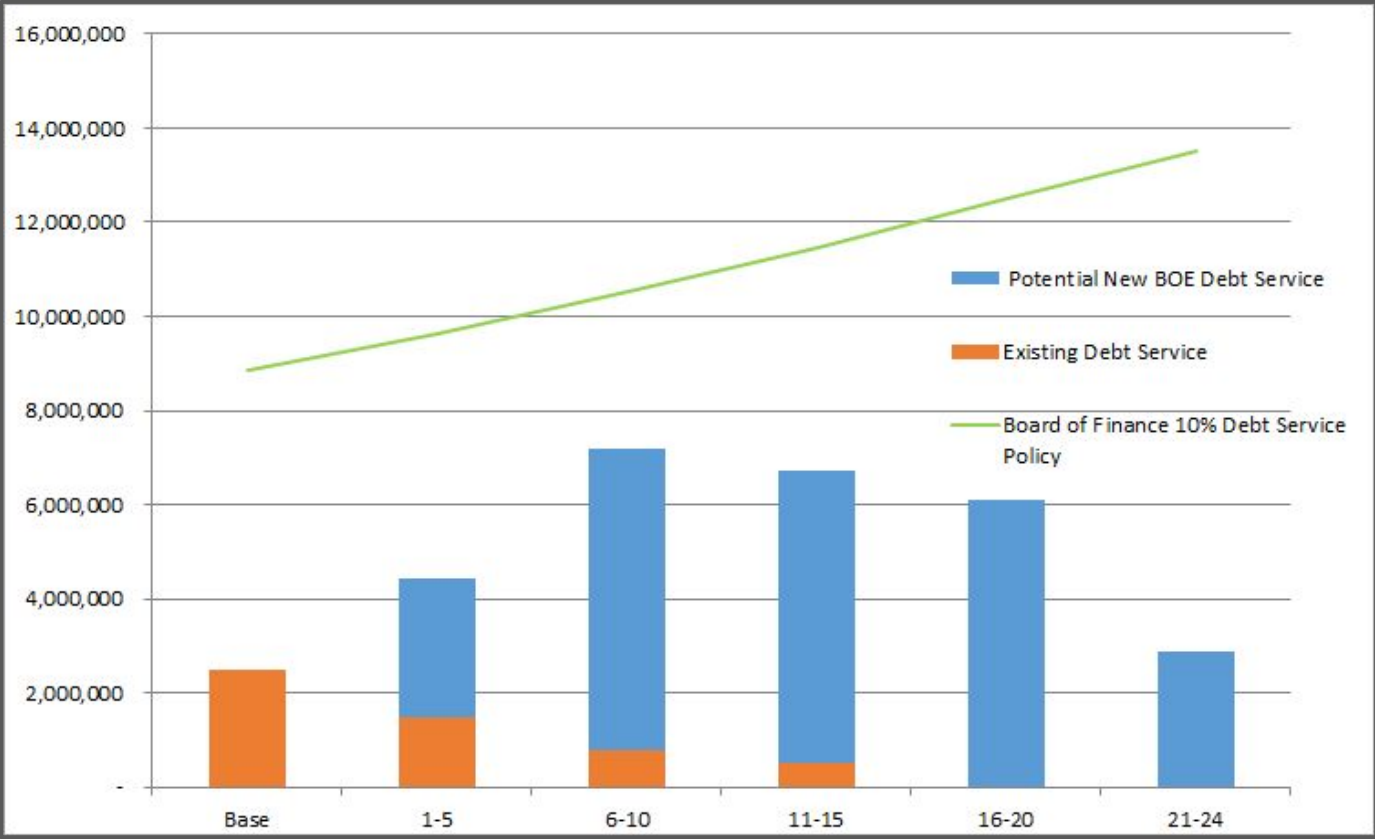
Estimated Project Appropriation:	\$89 Million
Estimated reimbursement from the state:	<u>\$10 Million</u>
Estimated net cost of the project to Madison:	\$79 Million

Remaining future CIP project costs on all schools post-referendum through 2031: estimated \$50 Million

Results In...

- 4 schools versus 6 school sites
- One new school and two renovated schools
- Supported by the Tri-Boards
- Combines Pre-k into an elementary school
- Average age of schools after new school is built = 35.5 years old

Project Financing



* Debt service calculation assumes \$10 million in state reimbursement

Projected Tax Impact (New Debt Service Only)

	Taxes	Percent of increase over existing base year
Years 1-5, average annual tax, for each \$100k assessed	\$96	3.32%
Years 6-10, average annual tax, for each \$100k assessed	\$202	6.99%
Years 11-15, average annual tax, for each \$100k assessed	\$189	6.55%
Years 16-20, average annual tax, for each \$100k assessed	\$180	6.24%
Years 21-24, average annual tax, for each \$100k assessed	\$83	2.87%

**Average annual tax over 24 years per \$100K:
\$153**

The \$100 Million Alternative

Referendum Project: \$79 Million
CIP: \$50 Million

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CIP: \$100 Million

- Status of Pre-school and Pre-school building in Madison is not addressed
- No modernized learning spaces
- Still have aging school buildings - Average Age = **49 years old**



Estimated Cost Savings

- Electrical - we anticipate saving **\$30,000** to potentially over **\$100,000** depending on the school that is built.
- Transportation - eliminate one school site and different time for drop off. Would be more efficient but not anticipating significant savings.
- Staffing neutral based on anticipated enrollment projections at this time
- Eliminates all module (trailer) classrooms across the district
- Reduced the district down from 6 school sites to 4 sites

Reasons why this is the best plan for...

Students

- Provides students with a continuum of 21st century learning spaces grades PreK-12.
- This plan will make the buildings more welcoming and make our buildings healthier and safer places to learn by providing air conditioning to the district's learning spaces.
- Operating two school buildings Prek-5 will ensure better continuity of educational programming for students' entire elementary school years.



Reasons why this is the best plan for...

Teachers & Staff

- Teachers will no longer be constrained by classrooms that were designed for a 1960's-70's education system.
- This plan will give our dedicated teachers better facilities so they can focus less on the temperature of their classroom and more on what they do best.
- Provides adequate space for all staff needs - having a principal's office double as a conference room will be a thing of the past.



Reasons why this is the best plan for...

The Community

- Auditorium renovations at Polson Middle School will give the community a new space for meetings, performances, etc.
- The pandemic changed our enrollment projections - this plan provides adequate the space for all our new and continuing learners.
- This plan will ensure that the caliber of our buildings finally matches the caliber of teaching and learning taking place in our classrooms.



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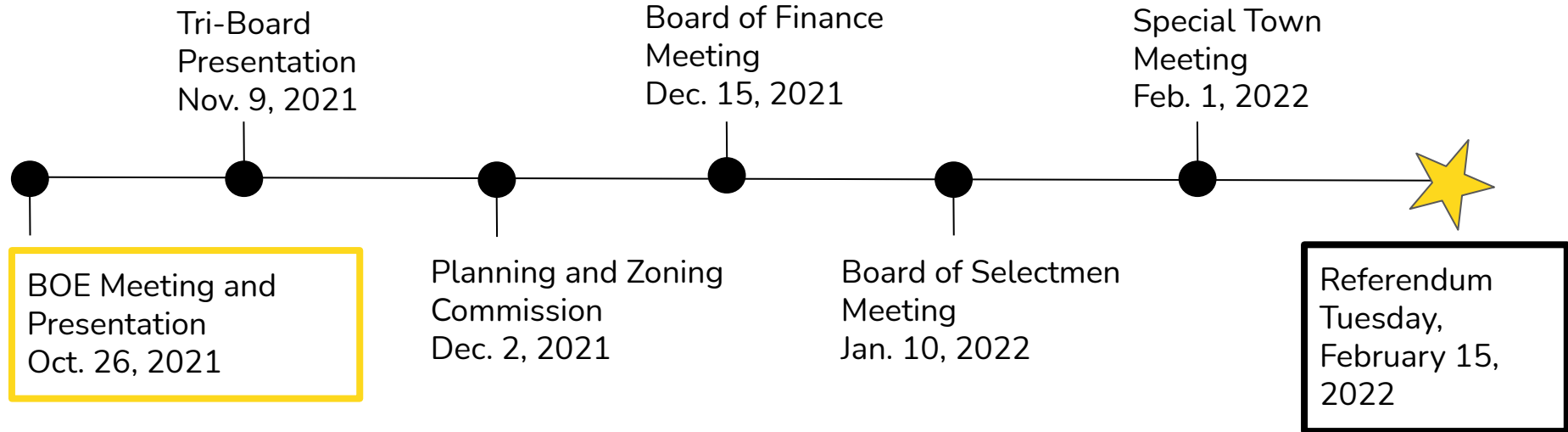
Taxpayers

- Greater value for your dollar - rather than spending your tax dollars trying to repair facilities that are nearly 70 years old, your money will go towards new and improved facilities.
- The new building is eligible for state reimbursement grants of up to approximately 18.2% of its cost.
- Young families move to town for the education system. This plan makes sure our buildings attract as many new families to town as possible.



Road to Referendum

Some important dates to keep in mind:



Questions?

