

Facilities Committee Meeting

Tuesday, April 7, 2026 6:00 PM

Town Campus Hammonasset Room/Zoom, 10 Campus Drive , Madison, CT 06443

I. Polson Improvement Project Presentation

Speaker(s): Ben Whittaker, Director of Construction and Planning

II. Public Comment

III. The Town of Madison does not discriminate on the basis of disability, and the meeting facilities are ADA accessible. Individuals who need assistance are invited to make their needs known by contacting the Town ADA/Human Resources Director, Debra Ferrante, at 203-245-6310 or by email at ferranted@madisonct.org at least five (5) business days prior to the meeting.

Polson Improvement Plan

Project Update to MPS Facilities Committee



April 7, 2026



Polson *Improvement Plan*

4- Year Plan Review

Year 1 Project Overview

Closures and Timeline

Electrical

HVAC – Penthouses & VRF

Auditorium

Main Gym

Look Ahead



Project *Optimization*

What began as an infrastructure - only project was strategically re - aligned in October 2024 to dramatically improve the building's look, feel, and functionality - while keeping with the 2022 Referendum.

4-Year Incremental Process

Individual projects balance a prioritized mix of infrastructure and cosmetic upgrades- maximizing the \$21,557,300 bond fund and the \$3,140,796 of grant-leveraged CIP funds

Renovate Learning and Community Spaces

Focuses on greatest value to students, staff, and Town residents while increasing building value and lifespan.

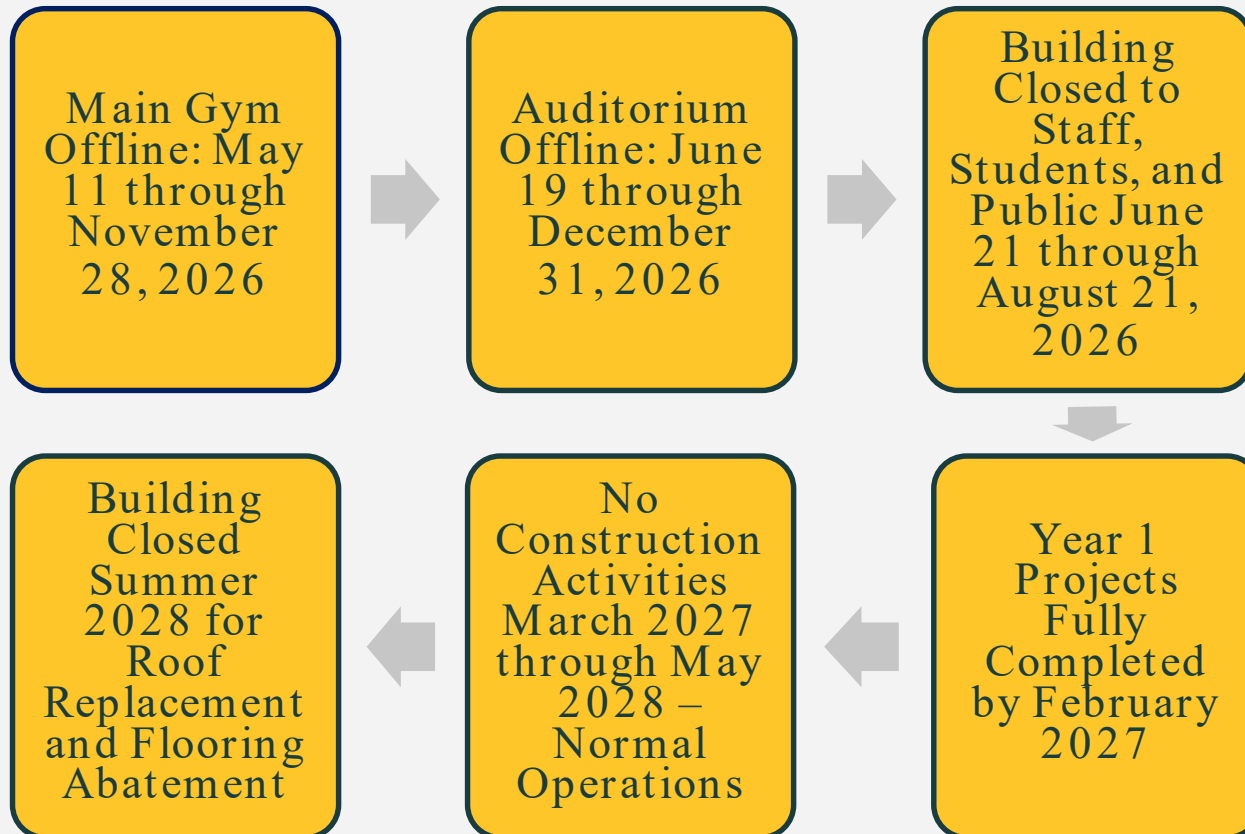
No Operational Disruptions

Avoids building closure during academic year. All classrooms remain operational for duration of project.

All Year 1 Projects are being executed through a Construction Manager- at- Risk (CM) project delivery method. Gilbane serving as the CM under a \$15,333,637 Guaranteed Maximum Price contract – with all trades publicly bid

Closures and *Timeline*

Daytime project work during the academic year is limited to Auditorium/Gym and exterior, with classroom work on second shift.



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



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 backfeeding the 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.
- Most of the gear arrived in late February/Early March and is being stored off-site. Generator due in June 2026
- New electrical room site has been demolished, underground conduit installed, and distribution conduit to new equipment of roof in process.



Year 1 Projects

Main Electrical Service and Generator

Before....



Year 1 Projects

Main Electrical Service and Generator

Progress...



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.
- All work to take place during Summer 2026 with units fully online by start of school in August.



Year 1 Projects

HVAC- Penthouses

Before...



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 beginning this week and is being performed on second shift, followed by indoor unit installation
- Rooftop equipment (condensers) will be installed in Summer 2026
- Systems will be online and commissioned in September/October 2026



Year 1 Projects

HVAC – Variable Refrigerant Flow Split Units

Before...



Year 1 Projects

HVAC – Variable Refrigerant Flow Split Units

Progress...



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.

- Mechanical equipment ordered and on-schedule
- Auditorium closed after last day of school for abatement (floor and ceiling)
- Project activities take place during the summer and continue until the end of the year. Space is isolated from the rest of the building during school year to facilitate first shift work.



Year 1 Projects

Auditorium Renovations

Before...



Year 1 Projects

Auditorium Renovations

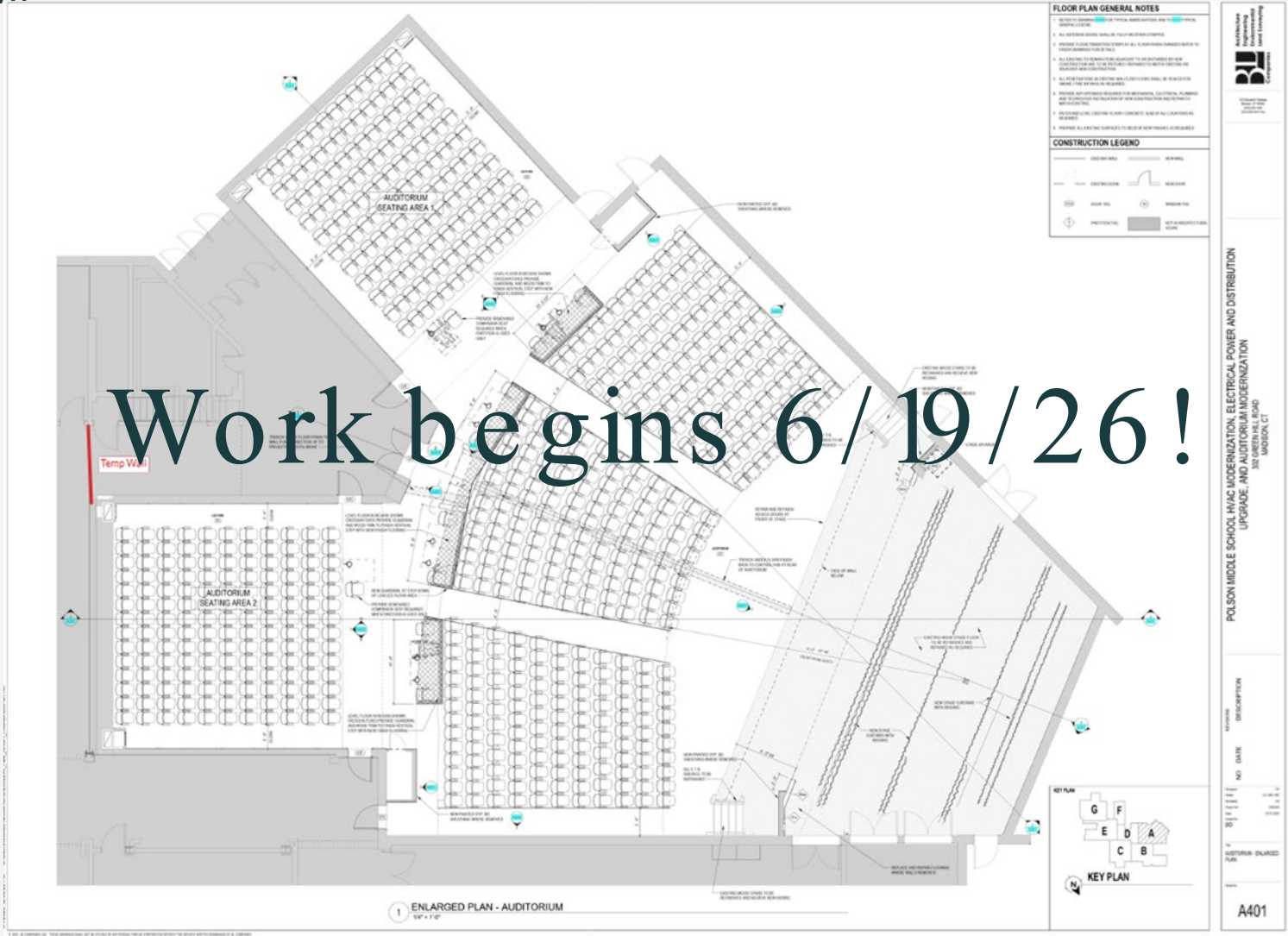
Before...



Year 1 Projects

Auditorium Renovations

Progress...



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 will be taken offline on May 11 and isolated from rest of building to facilitate first shift work. Moved up from June closure in order to have back online by Thanksgiving as requested by athletics.
- Weight room being moved to DHHS during April break
- Equipment and seating ordered (long lead times)



Year 1 Projects

Main Gym Renovations

Before...



Year 1 Projects

Main Gym Renovations

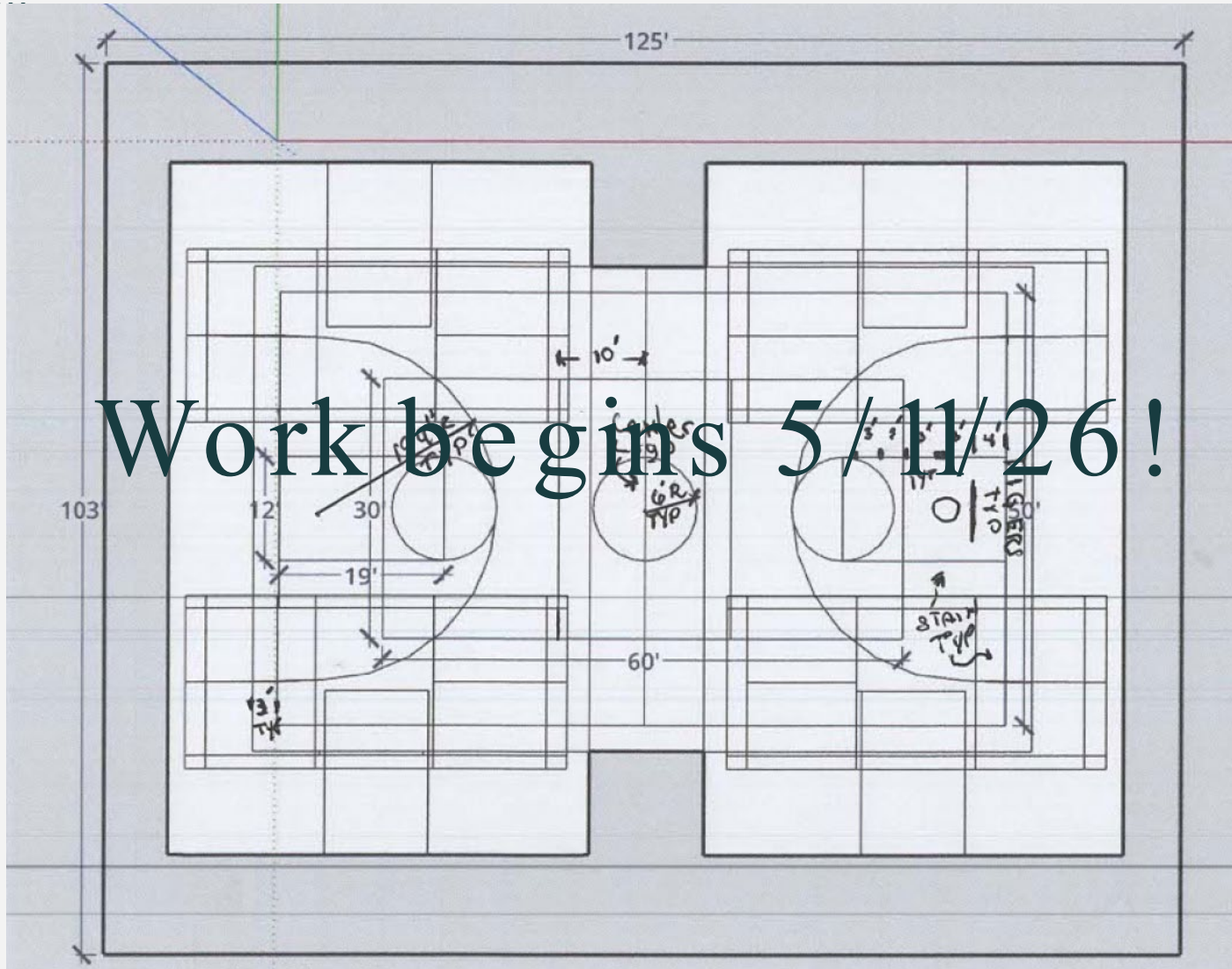
Before...



Year 1 Projects

Main Gym Renovations

Progress...



Look Ahead

Bond Fund Budget Remaining

- Potentially ~\$7M
- Final determined in Feb 2027
- Deploy towards “Year 2 Projects”

Year 2 Projects

- Roof Replacement - \$5.9M, \$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 in FY27 CIP (pending Budget Referendum approval) 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 (budget permitting) will complete the space into a welcoming environment.

Polson Now...

Brown Before...



Polson Library Media Center Furniture Replacement

Brown After...



Project requires a three week shutdown. Constructing Summer '26 if furniture available in time, if not will bookend a Dec/April break or wait until Summer '27

Questions

