

Chapter 3

Planning Options

Madison Town and Elementary School Facilities Review

Planning Options

3.1 Study Goals

The goals of this study are to review Town of Madison facilities, to provide an existing building use study to determine

- 1) Efficient facilities use and priorities, and
- 2) Future needs assessment of the facilities for the next 5 to 10 years, including town agency needs and department needs.

3.2 Planning Assumptions

The study was undertaken under the direction of the Madison Joint Facilities Review Committee (JFRC). The JFRC captured their collective vision of the study goals in the following statement: “Optimizing the use of our facilities.”

The listing of facilities shown in the graphic represents the buildings and facilities included in this study.

Each building was visited by the study team. The buildings were photo documented, plans of each facility were developed for descriptive use, interviews were held with administrators, users, and those who maintain the buildings.

As the study team developed the documentation, it was evident that the facilities, while each of interest to the JFRC, were not equally weighted in terms of impact on study outcome.

The following four areas were ultimately identified as the contributing story buildings that would most significantly affect the outcome of the study. They include:

- Town Hall Building
- Scranton Memorial Library
- The elementary schools
- The Academy Building

Of these four areas, it was felt that the ultimate decisions relating to the Academy Building would have the most lasting impact on Madison, and therefore was seen as a significant component in the strategic planning.

The town provided enrollment projections for the schools, and the declining enrollment became a major factor of the planning for future school needs.

Facilities Included in This Study

Town Facilities	BOE Facilities
Memorial Hall	Ryerson Elementary
Visitor's Center	Jeffery Elementary + modulars
Youth and Family Services	Island Avenue + modulars
Scranton Library	Polson MS Auditorium
	Early Childhood modulars
Town Hall Building	Academy Building
Police HQ (Community Room)	
Police HQ (2nd Fl. Records Stor.)	
Bauer Farmhouse + CR Bldg.	
Arts Barn (Town Hall Campus)	
Gymnasium (Town Hall Campus)	
Public Works Garage	
Dog Pound Facility	
Surf Club Building	
Garvan Point Bathroom Facilities	

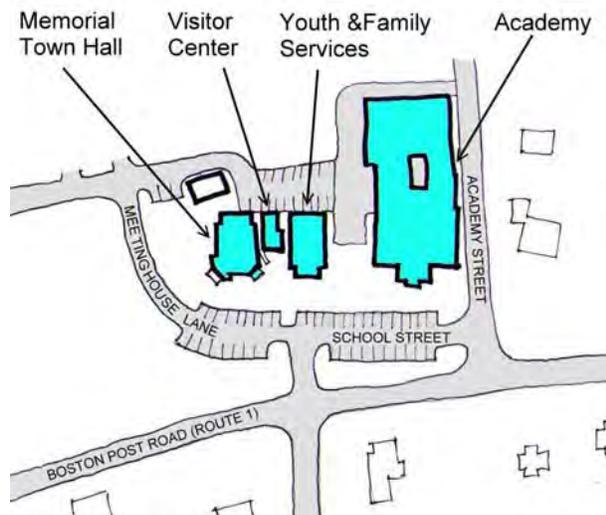
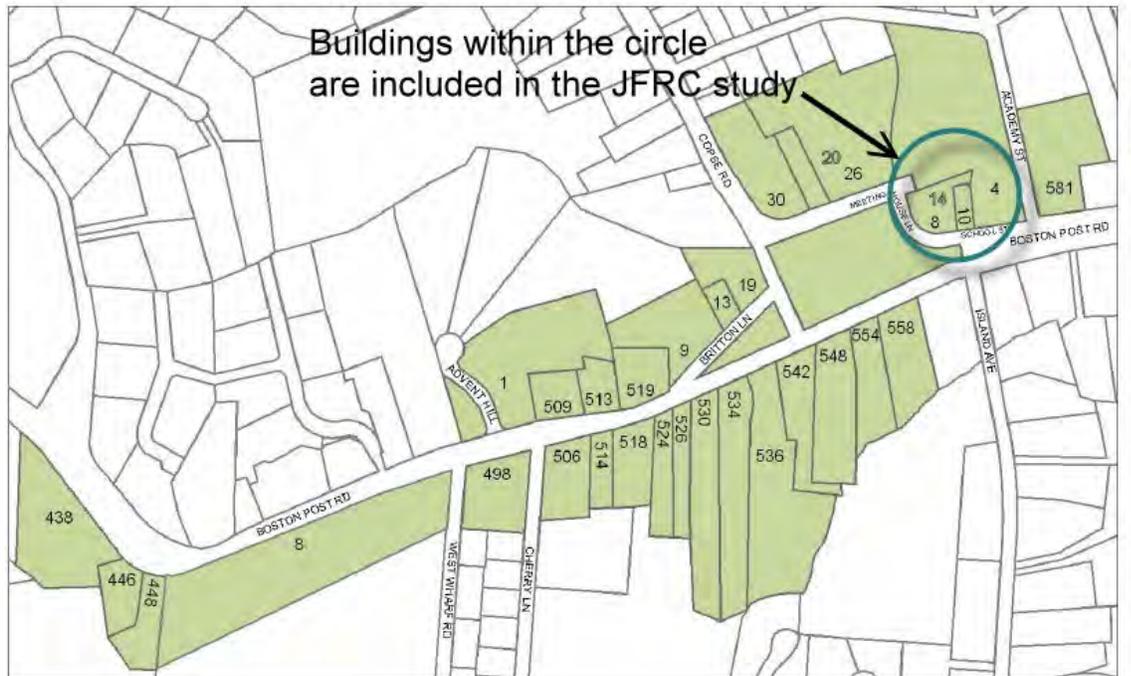
Madison Town and Elementary School Facilities Review

Planning Options

Historical Significance

Four of the buildings in this study have been included in the Final Report (dated August 18, 2006) of the Madison Historic District Study Committee (available on the Internet at www.madisonct.org/hdc/docs/Study%20Committee%20Report.pdf). This study looked at The Green and the surrounding area, and proposed creating a historic district that would include, among others, the Memorial Town Hall, the Visitor Center, the Youth and Family Services building, and the Academy Building. Any plans to alter these buildings would need to take into account their historic significance.

Proposed Local Historic District



Buildings in the JFRC study that are also within the proposed Historic District

Madison Town and Elementary School Facilities Review

Planning Options

3.3 List of Recommendations

In the List of Recommendations, facilities are each considered in turn, with comments and recommendations for changes and improvements to help meet anticipated future needs. Where these are not mandatory changes, they are suggestions of changes that would bring benefits to the town. The study team trusts Madison would find these suggestions useful in making decisions about optimizing the town’s facilities.

3.3a Madison Town Hall



Town Hall Front Entrance

The Town Hall building is in good shape and serves Madison well. However, some departments in the building, in comments shared with the JFRC and with the study team, have reported a sense of “tightness.” The study team has examined this concern and observed that the tightness relates to the need for additional storage and the need to accommodate growth in specific departments. A change in the needs of the Probate Court may improve the situation.

Due to a state mandate, Madison’s Probate Office will be combined with Guilford’s and both will be relocated to Memorial Town Hall in Madison (see section 3.3i). Madison will benefit from the additional business activity when the enlarged court is accommodated here.

Located adjacent to the Probate Court offices in Town Hall is the Finance Department, which needs more space. After the Probate Court is relocated to Memorial



Probate Court vault space

Madison Town and Elementary School Facilities Review

Planning Options

Town Hall, the Finance Department should expand to use this space to meet their office space needs.

Also, the court's vault space will be a welcome addition to the Town Clerk's department, with whom the vault is shared.

In the future, should growth dictate the need for more space, a win/win opportunity is seen in relocating the offices for the Beach and Recreation department. Beach and Recreation offices currently located in Town Hall could be moved to the Town Campus Gymnasium, for better oversight of that facility. It would require an addition at the gym, but it would free up some space in Town Hall right next to the main entrance and the School Administration offices.

3.3b E.C. Scranton Memorial Library

The needs of the E.C. Scranton Memorial Library have been detailed in Chapter 2, Section 2.03. The Library was added to this study to explore any alternatives offered by using the Academy building.

To use the Academy building as a library would be a change of use from its previous life as a school, requiring extensive renovations to reshape some of the spaces, as well as upgrades to the structural system due to higher design loads for a library. This means the cost per square foot to renovate the Academy to house the library is higher than to renovate it for school use.

A second alternative approach was suggested at one of the community workshops, "Should Madison consider satellite library facilities?" This approach would leave the physical size of the main library unchanged, but add a smaller satellite to the north of the community. This approach was reviewed, but ultimately rejected for the following reasons:

- 1) For communities serving the population of 20-25,000 satellite facilities are not common due to higher staffing, maintenance, and management considerations;
- 2) The main library would still require a significant investment in its mechanical and electrical systems, as well as upgrades to the overall facility.



Proposed Library Expansion Rendering

The most effective plan for library growth remains the expansion as previously proposed, using property adjacent to the existing building, land that has already been purchased for the expansion.

The rendering and plans included in this section come from the 2007 study by Tappé Associates, Inc.

Madison Town and Elementary School Facilities Review

Planning Options

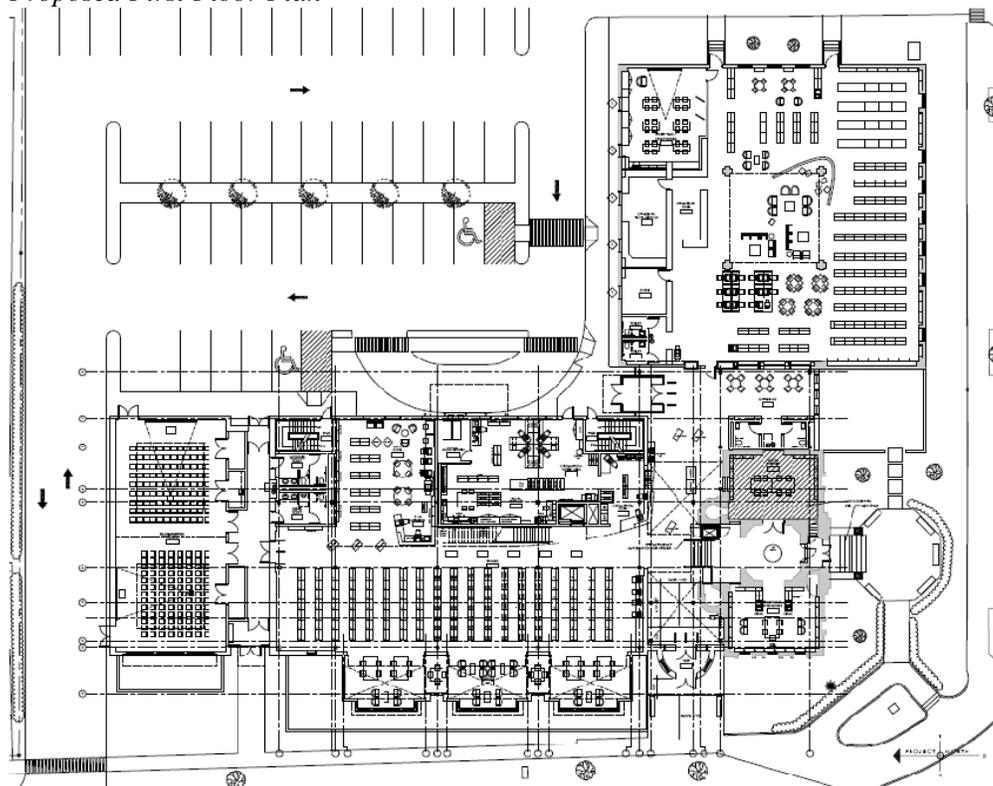


Proposed Site Plan

The site plan shows how the addition would add a new entrance on the side of the building facing a new onsite parking area with 59 spaces.

The total proposed building size would be 41,000 square feet, up from 19,730 square feet in the existing library.

Proposed First Floor Plan



Madison Town and Elementary School Facilities Review

Planning Options

Comment from the study team:

The proposed expansion of the building addresses the negative features of the current building. The site has been significantly expanded through the purchase and proposed demolition of the buildings behind the library. This has provided the opportunity to provide parking and to provide a drive-up book and media return.

In general, the expansion size appears to be appropriate for the community and consistent with instances in other similarly sized communities. There are two areas that may be reviewed as the proposed project moves forward. Firstly there is a large storage area on the lower level. Storage is always an important component to library design. In this case it appears to be larger than what might normally be expected. However, the building and site are a tight fit and there is no provision for future expansion. The storage area could meet that need should it occur. As it is Basement space it is relatively inexpensive. Adequate headroom should be provided.

The program and community space is large and can be divided into two separate rooms each with an occupant load of approximately one hundred people. The meeting rooms can be used at times when the library is closed. The meeting room is a second area within the proposed library program that may be revisited as the proposed project is brought forward. Also, continuing the exploration of future expansion we recommend that the meeting room area be designed to accommodate the potential of a second floor addition.

Madison Town and Elementary School Facilities Review

Planning Options

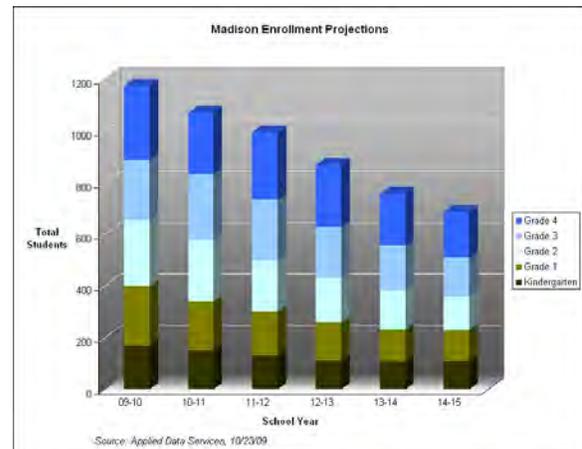
3.3c Madison Elementary Schools

Madison's elementary schools are facing several issues in the foreseeable future:

- Projections of declining enrollments.
- Modular classrooms at three schools.
- The need to plan for full-day Kindergarten.

Each of these issues will affect the future of the elementary schools in a different way.

Declining Enrollments, as an issue to be addressed by Madison Public Schools, has been introduced in Chapter 2. At first, the trend toward fewer students will gradually lower the student/teacher ratio, until the number of teachers is reduced, then some classrooms will become unassigned. Staff in the school who need more space will be looking to move into the unassigned rooms and use them for small group meeting rooms, office spaces, and storage. Also, there's an opportunity to use unassigned rooms to house full-day Kindergarten.



Modular Classrooms are intended to be a temporary solution to overcrowding. Often teachers and other users report liking the air-conditioned modular classrooms, because older classrooms are often uncomfortable in hot weather. However, modular units have a limited useful life, certainly less than permanent buildings. These units may be retired from the schools as a result of the declining enrollments. The Learning Center at Town Campus is entirely made of modular classroom units, purchased about 10 years ago. As space becomes available in the permanent structures of the school system, the Learning Center functions should be moved out of the modular classrooms. The Island Avenue School has a large wing of modulars containing 6 classrooms and the library, built in two phases, 1994 and 1998. The Jeffrey School has 6 modular classrooms, built in 2000.



Full-day Kindergarten will require more classrooms than the current half-day sessions. They could be either dispersed or centralized in the system, but currently they are centralized at the Jeffrey School. Educators prefer to keep them together to facilitate the sharing of resources and specialists, to allow the greatest flexibility in assigning students to classrooms, and to provide teachers opportunities to develop best practices together.

Here, then, is the opportunity. With declining enrollments, the schools may choose to implement a full-day Kindergarten center within one of the elementary schools, and

Madison Town and Elementary School Facilities Review

Planning Options

eventually remove all of the modular classrooms from the schools. In preparation for this change, the schools will need to engage in a planning process to decide where specific grades will be located. Each of the buildings may need mechanical, electrical, and/or plumbing improvements as outlined in the engineering sections of this report (Appendix A). In addition, architectural modifications should be considered to improve main entrance security, handicapped accessibility, energy efficiency, and sustainability.

The main office in each school is very small, and needs to be expanded to meet needs for office equipment, storage, and meeting spaces. In addition, when they cannot see the front doors from within the office, they can lose control of the entrance. Each building needs to determine how these needs can be satisfied.

Ryerson Elementary School and Island Avenue Elementary School each rely on a single multi-purpose space to serve as cafeteria, gymnasium, and performance space; neither school has a gymnasium. Scheduling conflicts for these spaces occur throughout the school day. Both schools would benefit in the future from the addition of a dedicated gymnasium that would both add a community recreation resource and permit the multi-purpose and gym spaces to be scheduled independently.

Recent Projects with SDOE Grants

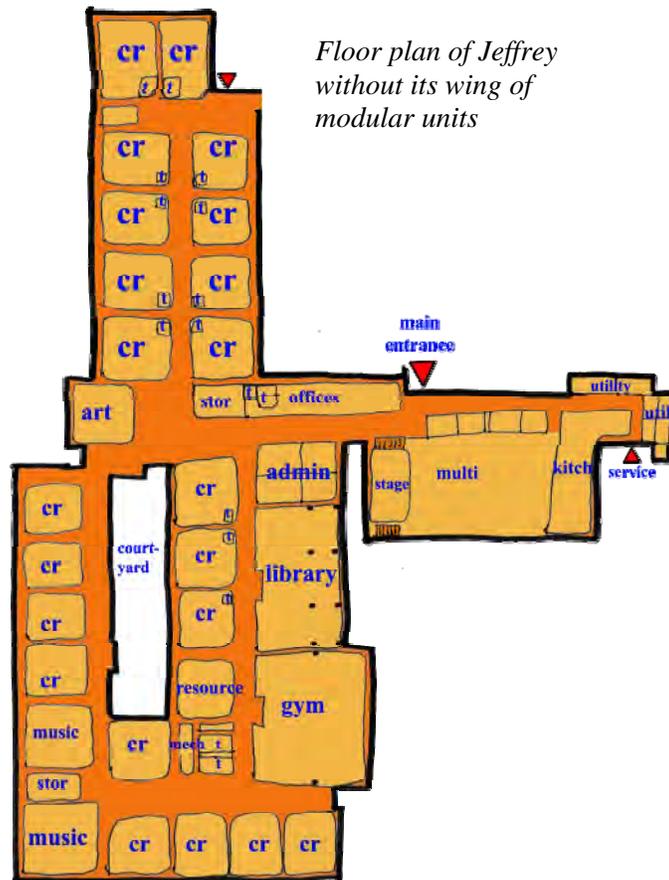
Please see Appendix F for a listing of recent elementary school construction or renovation projects with SDOE grants.

Madison Town and Elementary School Facilities Review

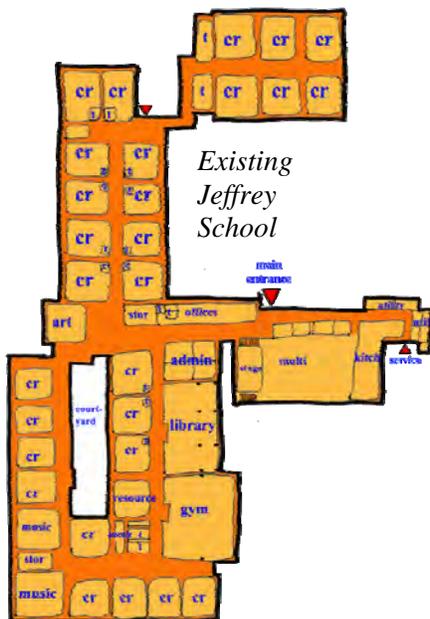
Planning Options

J.M. Jeffrey Elementary School

The Jeffrey Elementary School without the modular classrooms would look like this conceptual plan*. The school has an existing separate gym, although at 2400 sq.ft., it's too small for a basketball court. The multipurpose room serves as both cafeteria and auditorium, but a pair of toilet rooms should be located nearby, possibly by renovating spaces next to the multipurpose room.



Floor plan of Jeffrey without its wing of modular units



Existing Jeffrey School

***A note about conceptual plans:**

These projects have not yet been designed. The test fit sketches shown here are concept illustrations to show at least one possible arrangement, but should not be taken as the only or best solution.

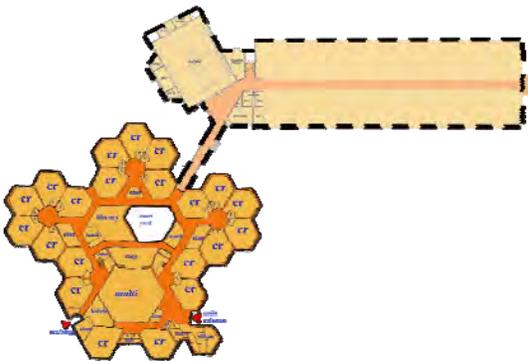
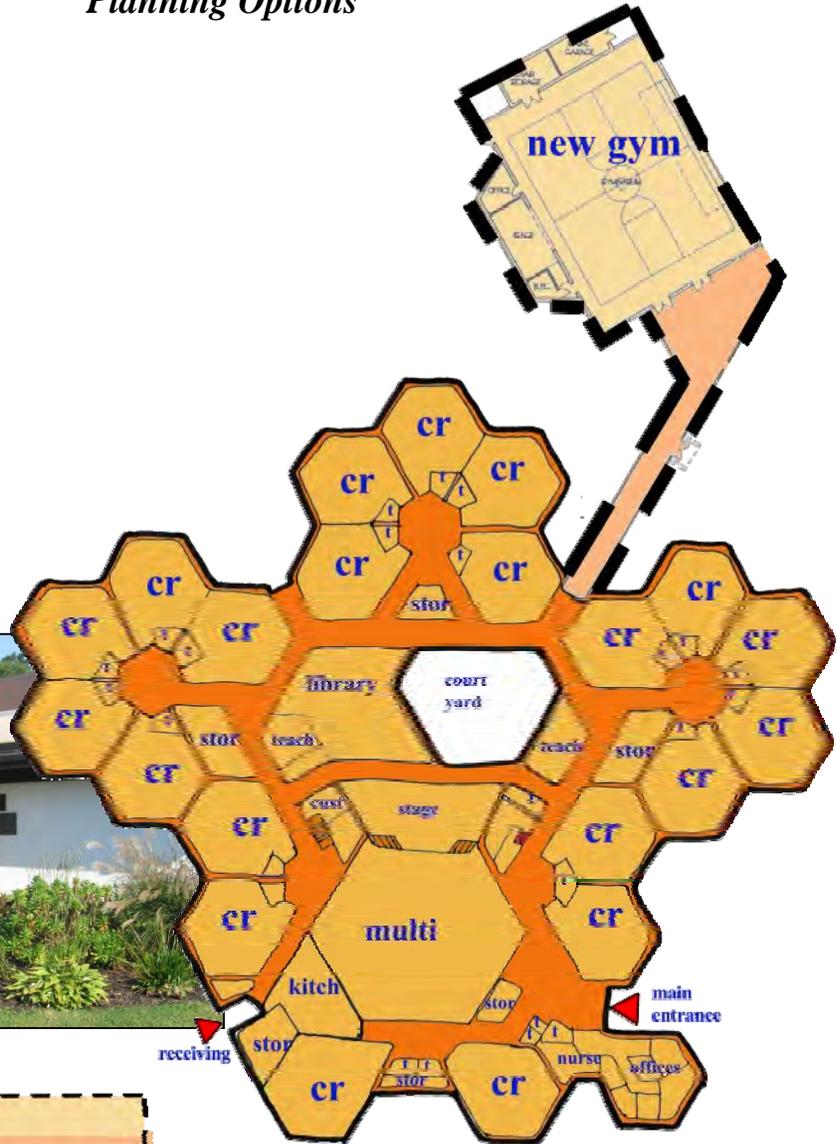


Madison Town and Elementary School Facilities Review

Planning Options

Kathleen Ryerson Elementary School

The Ryerson School has no modular classrooms currently. A new gym would be a welcome programmatic addition to the school, improving the availability of the multipurpose room, and offering a new resource to the community.



Conceptual Plan, 1990s
(C.J. Lawler Assoc.)

A previous study (C.J. Lawler Assoc., 1990s) showed how this school might be expanded as shown in this conceptual plan. *

***A note about conceptual plans:**

These projects have not yet been designed. The test fit sketches shown here are concept illustrations to show at least one possible arrangement, but should not be taken as the only or best solution.

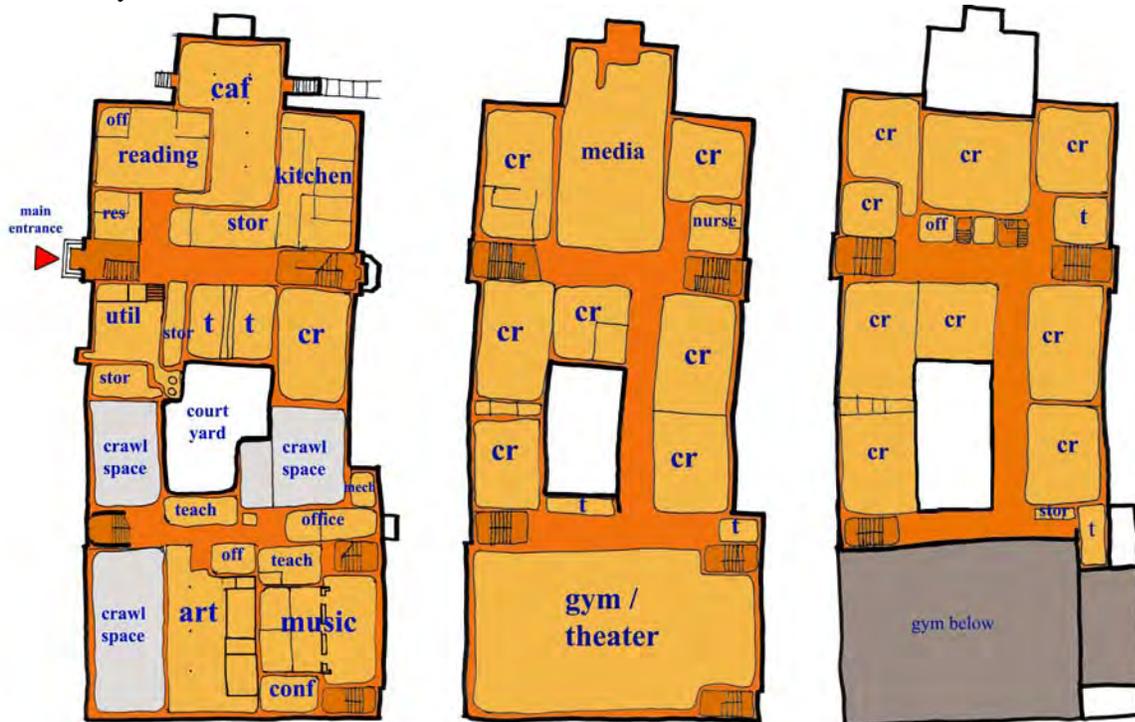
Current enrollment projections indicate that the extra classrooms are not needed, but the conceptual plan demonstrates that the site could accommodate a larger addition if required in the future.

Madison Town and Elementary School Facilities Review

Planning Options

3.3d Academy Elementary School (Hand Academy)

The inactive school known as the Academy has not been used as a school in the last five years. The engineering report states that the building would require the installation of new mechanical, electrical, and plumbing systems in order to be reactivated. The good news is that the enrollment projections clearly demonstrate that the Academy is no longer required to serve the school system, as there is sufficient capacity in the other elementary schools. Should the Board of Education concur with this finding, and choose to return the Academy building and site to the town, we have considered the following possible uses of the Academy site.



Existing Plans of the Academy

Potential Public Uses for the Academy

Other potential public uses for the building (besides as a school) that have been considered include:

- Town offices
- Community Center
- Cultural Center
- Main Library

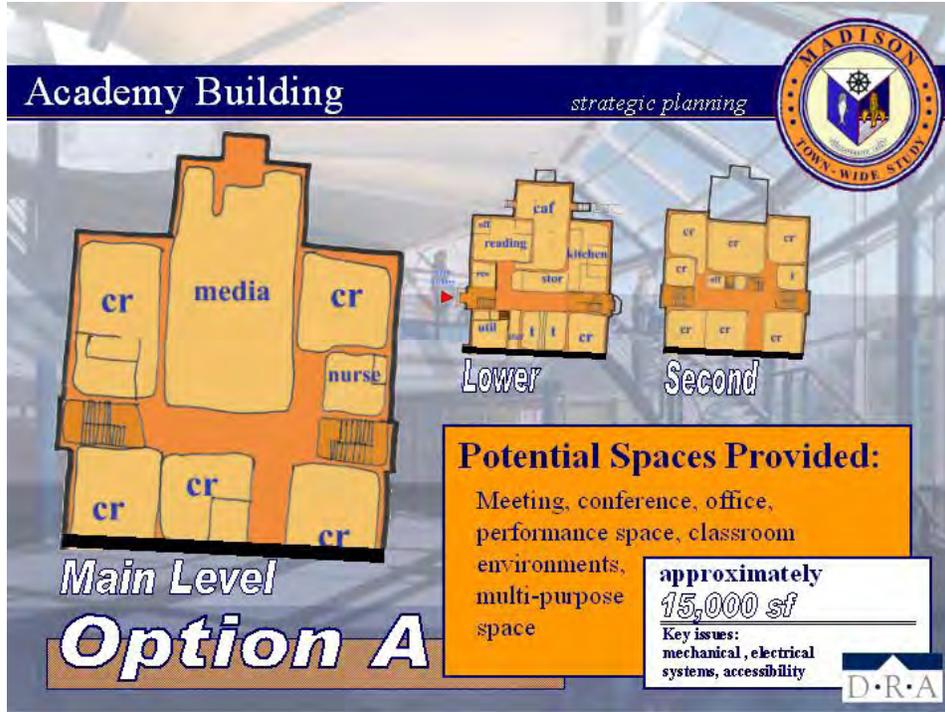
The Academy Building is 49,200 square feet on three floors. Based on the information gathered as part of this study relating to square footage needs for office space and community use, it is difficult to recommend a full renovation of the building.

Two options were developed by the study team to demonstrate a project that could save cost by demolishing part of the structure and renovating the rest into spaces for public use.

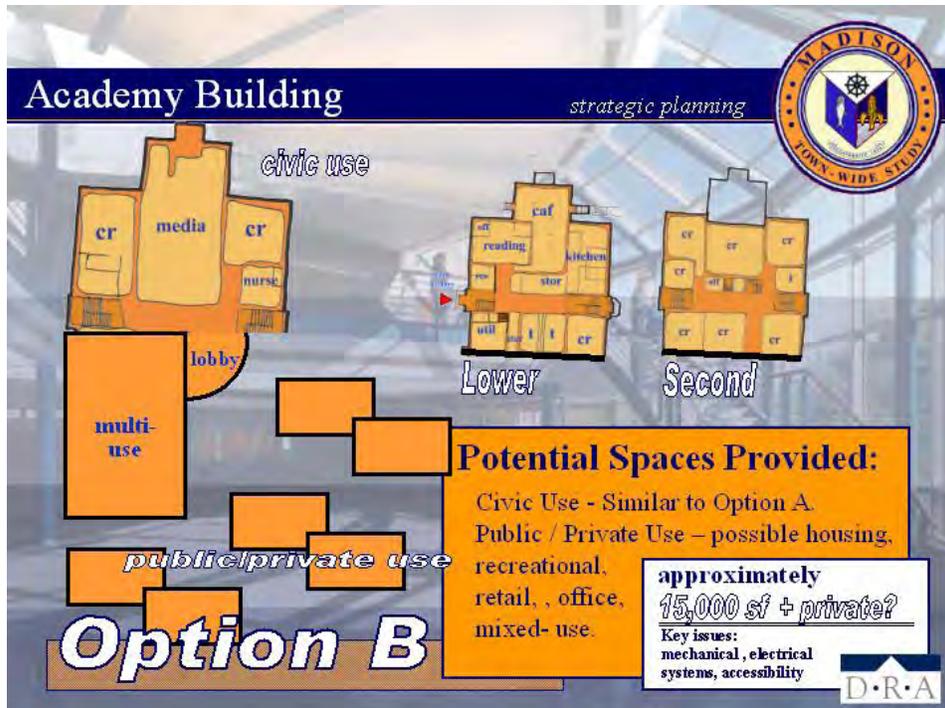
Madison Town and Elementary School Facilities Review

Planning Options

Option A (see illustration) removes the newer portion of the building, renovates and restores the original portion, and provides approximately 15,000 square feet of meeting and office space for public organizations, with some multipurpose/performance space in the old media center.



Option B (see next illustration) takes the concept one step further, adding a new multi-use space and lobby at the north side, and develops private structures for housing, recreational, retail or office use.



Madison Town and Elementary School Facilities Review

Planning Options

Potential Private Uses for the Academy

Possible private uses for the building were explored. These could be developed by the town, by private developers, or by a public/private partnership. In any case, the users of the building would not be entirely public entities, and the success of the development would relate to market conditions. A consultant study, “Market Reconnaissance For Potential Reuse Options for the Former Daniel Hand Academy Building,” is included in Appendix C.

The study analyzed the following potential uses for this building:

- Residential—multi-family housing units, a condominium complex, or elderly housing.
- Office uses.
- Retail uses.

The study concluded that the most supportable use for the building is residential, specifically of the following types:

- Subsidized affordable rental units
- Condominium units
- Age-restricted units

The location of this development is attractive for residential units. It’s convenient to major transportation routes and the train station, within walking distance of the retail center of town, and close to the seashore.

For a complete discussion regarding market rate rental and other housing options, see the “Marketing Reconnaissance Report” by Milone & MacBroom Company, Appendix C.



Mixed Use Option

One final option was proposed in the study, that of a mixed-use development, with roughly 70% of the space utilized for residential, and the remainder for public office, meeting, and performance uses. This would be an interesting way to provide more space to some of the non-profit agencies that are currently located in Memorial Town Hall and neighboring buildings.

Community Values

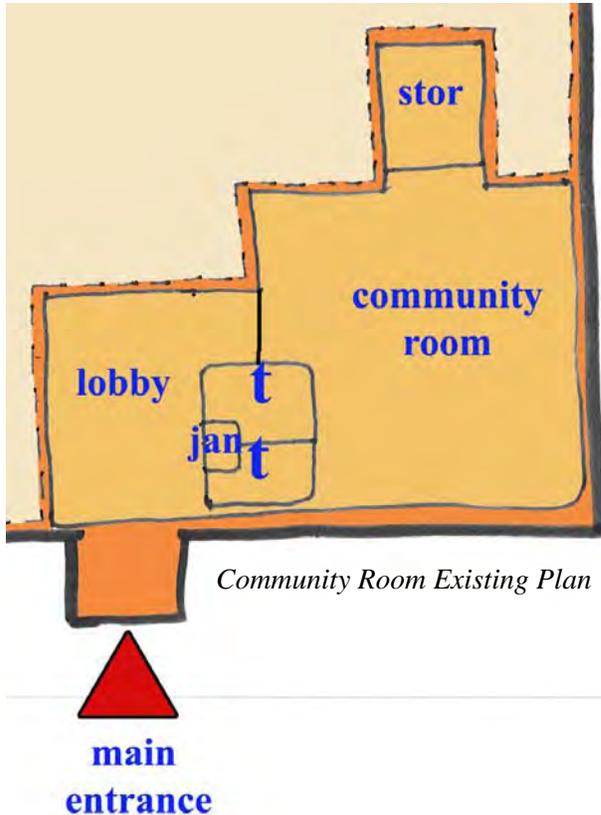
It’s been difficult for the community to see this property deteriorate while its usefulness was being debated. The long history of the Hand Academy building and its prominent location in Madison speak to the community values it represents. Rather than being a burden on the community, slowly declining, it needs to be renovated and occupied. Then it can once again make a unique and positive contribution to the life of Madison.

Madison Town and Elementary School Facilities Review

Planning Options

3.3e Madison Police Department Community Room

This room is in good shape, and serves the community well. It is available strictly to non-profit groups in the community, as well as to the police for training classes. This is a flexible room, 825 square feet in size, with 30 seats and 15 tables. The furniture is movable and can be re-arranged as needed. The room is equipped with audio/visual equipment, a 90-square-foot storage room, a coat closet, and a refreshment area with counters, cabinets, and a sink. Its location is convenient to both the entrance lobby and public toilets within the police headquarters building.



Community Room Existing Plan



Community Room location within Police Headquarters.

A potential future use for the space was identified by Chief John Drumm. Community colleges have expressed interest in using the space on weekends, offering courses of study conveniently located for Madison residents and the police department. The existing space could easily support this additional potential use as it is currently configured.

Community Room furniture and A/V equipment.



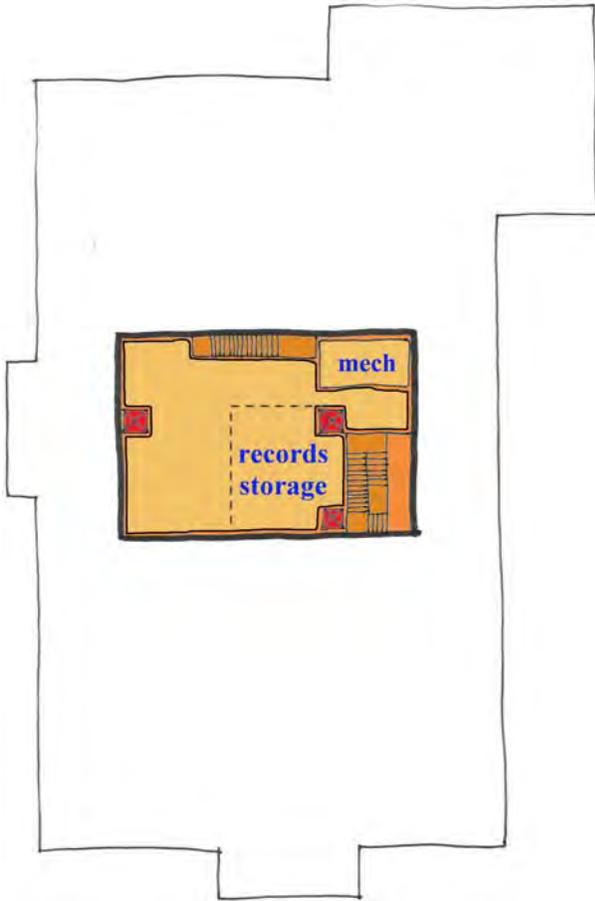
Madison Town and Elementary School Facilities Review

Planning Options

3.3f Madison Police Department Attic Storage

The storage in the attic of the Police Headquarters serves the following departments in the Town Hall:

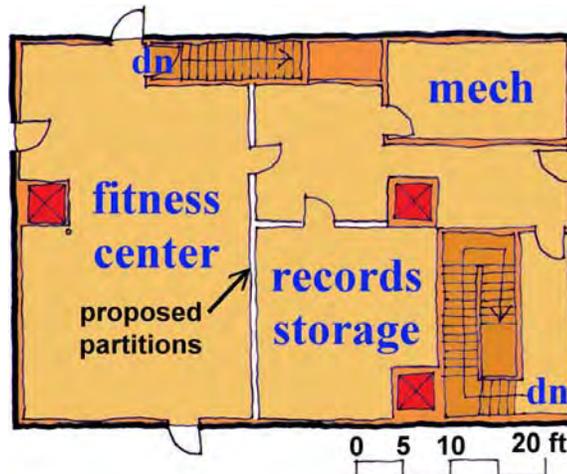
- Town Clerk
- Registrars
- Assessor
- Finance
- Personnel
- Payroll



Currently, records storage occupies approximately half of the available attic space. For stronger security, this area should be fenced from the rest of the attic with a lockable gate. Physical records retention is required for many town departments by state law (Regulations of Connecticut State Agencies, Sec. 11-8-1 through 12). Storage space will need to grow as physical records are added.

Future changes to records storage methods may lead to more electronic filing and less need for physical file storage. Electronic files would be more accessible.

A plan to address this area has been developed by the architect John A. Matthews, and is shown in the diagram below. The proposed plan addresses the need for a fitness room to serve the police department, and it will also enclose the attic storage area, making it more secure.



Madison Town and Elementary School Facilities Review

Planning Options

3.3g Town Campus Gymnasium



Town Campus Gymnasium plan

The Beach and Recreation Department runs many programs in the gym spaces, as well as renting it to outside organizations for recreational purposes and events.

Part of the mezzanine storage is used by the town's Emergency Services Management (ESM). An addition on the ground floor is desired and has been researched to increase the ESM storage, shown dotted on the plan.

The Beach and Recreation offices are currently located in the nearby Town Hall building, and does not have to move, but if relocated to the gym, the B&R staff might better oversee the gym's operations. The study team offers this suggestion as a way to improve the situation for both the Town Hall and the Beach and Recreation Department. This would require another small addition to the gym, freeing approximately 1050 sq.ft. in Town Hall. The possible location for an addition is shown on the plan in dashed lines, labeled "B&R office possible addn."



Entrance to the Gymnasium

Madison Town and Elementary School Facilities Review

Planning Options

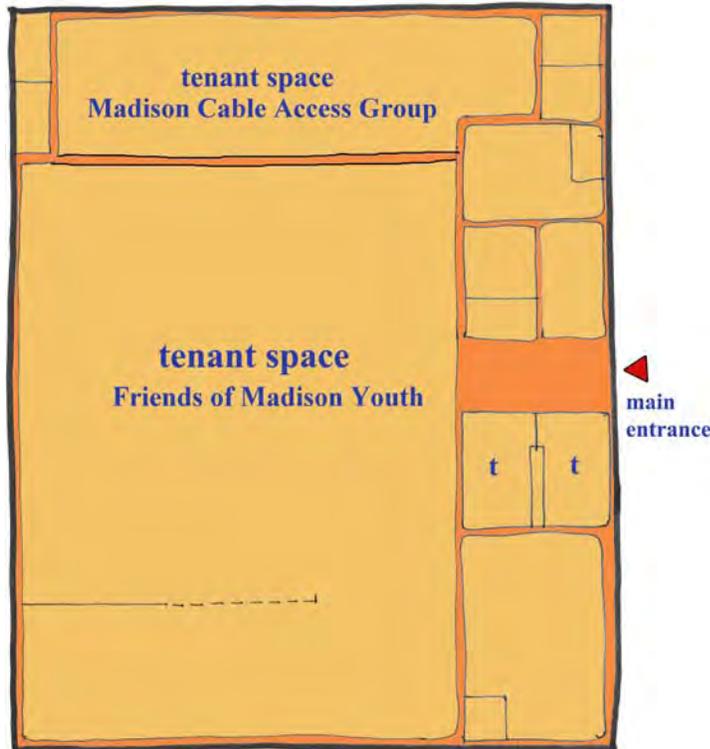
3.3h Town Campus Arts Barn

The Arts Barn has two tenants. Part of the Arts Barn serves Madison Cable Access Group*, and the rest of the building houses the Friends of Madison Youth, who use it for the Teen Center. Neither of the tenants are municipal organizations.

The TV studio reports that sometimes the power is inadequate, and that the Teen Center noise in the afternoon makes it difficult to use the studio at those times.



Entrance to the Arts Barn



Power supply recommendations are contained in the CES reports, Appendix A, page 08-5.

Architecturally, it is recommended that the acoustic separation between the tenants be improved by building next to the existing partition a new separate partition (with no openings) full height to the underside of the roof.

*Madison Cable Access Group is the umbrella organization for Madison Public Television (MPTV), Madison Educational Television (METV), and Madison Government Television (MGTV).

Madison Town and Elementary School Facilities Review

Planning Options

3.3i Memorial Town Hall



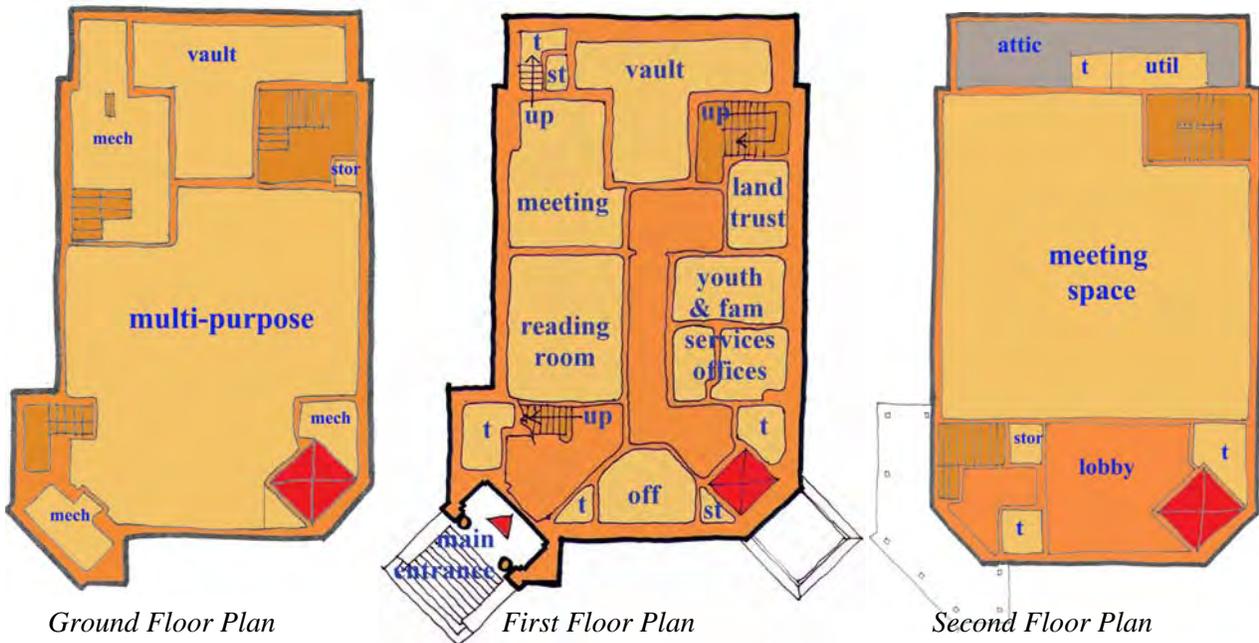
The Memorial Town Hall is an active building within the Madison community, used by a variety of user groups.

Beach and Recreation runs activities in the multi-purpose room on the ground floor. If Probate moves from Town Campus, this is where it would be located (see plan on next page). The first floor has office spaces. The large meeting space on the second floor is used by many groups, including Youth and Family Services, Beach

Front entrance to Memorial Town Hall

and Recreation, and Madison has held town meetings here. All three levels are served by an elevator (shown in red on the plans).

Existing Memorial Town Hall plans:



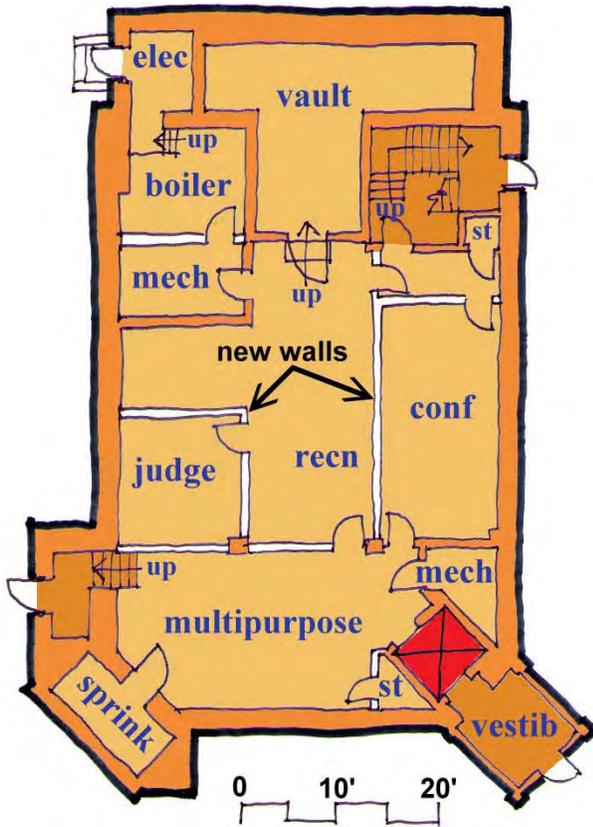
Ground Floor Plan

First Floor Plan

Second Floor Plan

Madison Town and Elementary School Facilities Review

Planning Options



Ground Floor proposed plan

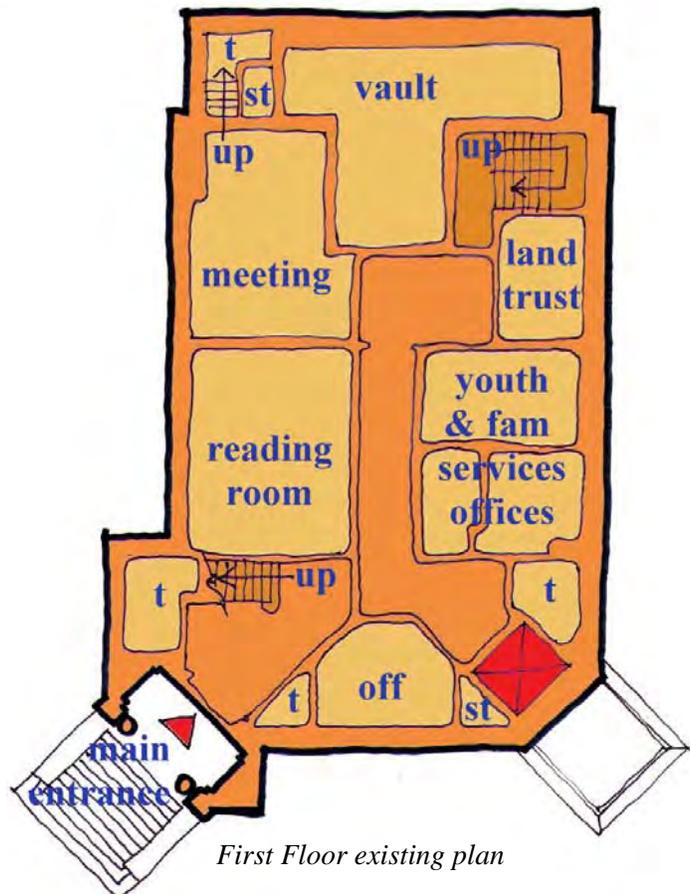
First Floor Spaces

On the first floor of Memorial Town Hall are several offices, a vault, and four small toilet rooms. Currently, these spaces are used by the Charlotte L. Evarts Memorial Archives, the Madison Land Conservation Trust, and the Youth and Family Services Department.

Proposed Probate Court Plan

Although the Probate Court changes have not been finalized, if the court were to be moved here, this plan illustrates proposed renovations at the Memorial Town Hall to accommodate the Probate Court office, the hearing room, and the vault. (This plan has been developed by the architect John A. Matthews.)

This would replace a meeting/activity space called the multi-purpose room on the ground floor of the building. This level is handicapped accessible. However, there are no toilets on the ground floor of the building.



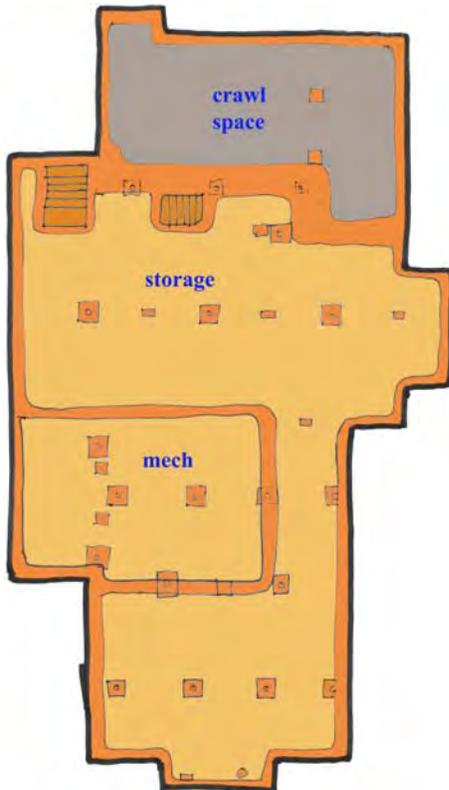
First Floor existing plan

Madison Town and Elementary School Facilities Review

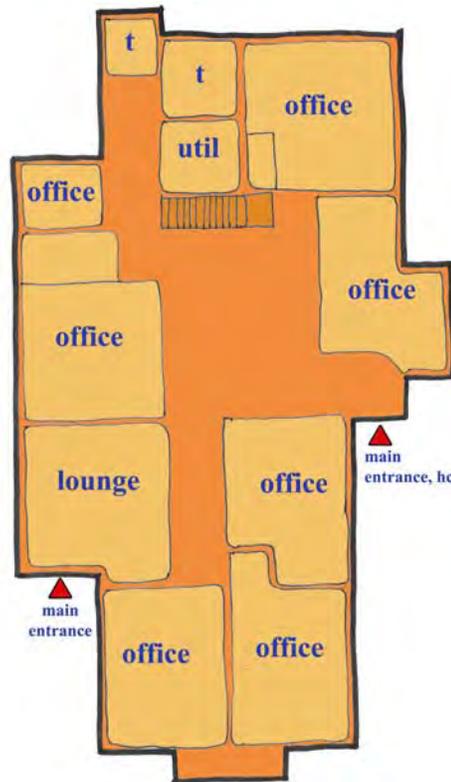
Planning Options

3.3j Madison Youth and Family Services

This department offers senior services, youth services, social services, and family services. They hold meetings in Memorial Town Hall for 40-60 parents and children, at a frequency of less than one every month. They also use Memorial Town Hall and the Visitor Center for small meetings for parenting, and staff meetings, 10-25 people each, approximately 30 per month.



Basement Plan



First Floor Plan

The building houses Youth and Family Services. There is also some counseling, dependant on the success of securing grants. Upstairs is storage, and the basement is unfinished, with a dirt floor.

Building improvements might include placement of a concrete floor in the basement to better control the air quality in the building. The

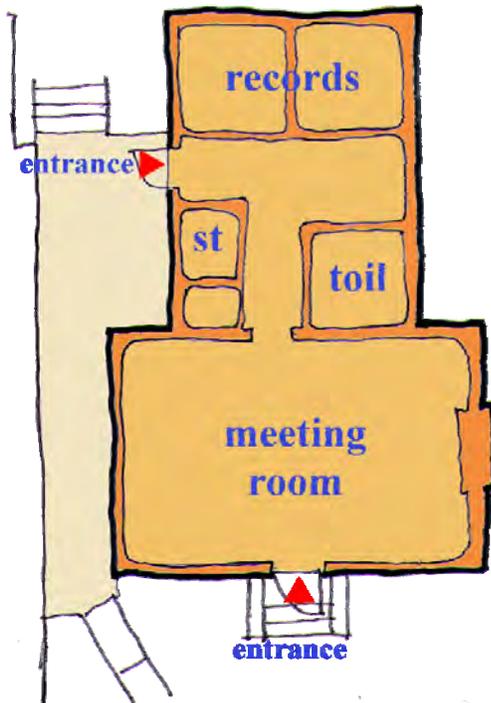
engineering report states that the mechanical and electrical systems are in good shape and the report does not recommend any major upgrades in the near future. See Appendix A for the full MEP report, starting on page 10-2.



Madison Town and Elementary School Facilities Review

Planning Options

3.3k Visitor Center (Powder House)



The Visitor Center, also known as the Powder House, is shared by Youth and Family Services, the Chamber of Commerce, the Madison Foundation (non-profit fundraiser for the community), and the Tourist Information Center.

No architectural changes or upgrades are recommended at this time.

The engineering report in Appendix A (starting on page 11-2) states that this building is served by underground connections to the adjacent Memorial Town Hall. Some upgrades are recommended for the mechanical and lighting systems in this building, to improve reliability, provide better controls, and improve energy efficiency.

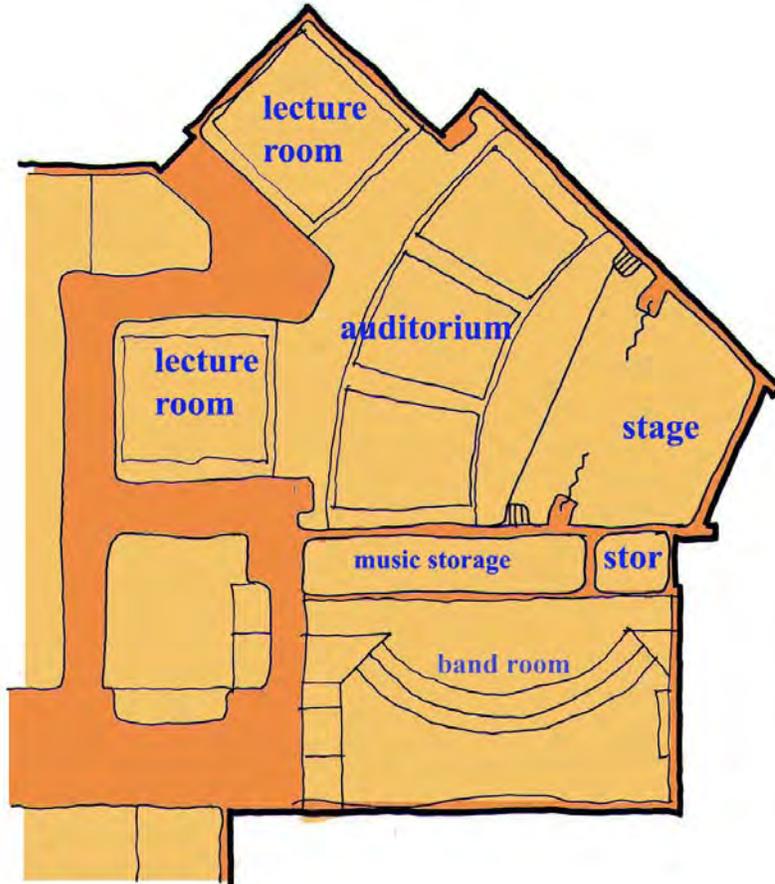
Madison Town and Elementary School Facilities Review

Planning Options

3.31 Walter C. Polson Upper Middle School Auditorium

An auditorium was excluded from the plans when the new High School was built. So, the Polson Middle School Auditorium is serving both the High School and the Middle School for theatrical performances and assemblies. It also is used for Town Meeting when the expected attendance is at least 100. Due to the significant educational and community use of the

auditorium, the JFRC included this part of the Polson Upper Middle School in the study. Several possible improvements to the space have been considered, but expanding the seating capacity was the first question to be discussed.



Structural Implications

The structure above the seating area spans from wall to wall. If a wall were to be removed to expand the seating, the structural supports would also need to be moved out of the way, triggering an expensive structural upgrade to the entire auditorium to meet structural and seismic requirements.

Other Issues With Adding Seats

Any seating expansion would need to take into account sightlines to the stage, acoustics, and handicapped accessibility, as well as possible dislocation of adjacent spaces within the

school. For these reasons, a pure expansion of seating capacity was not recommended by this study team.



Site Constraints

The site is tight west of the auditorium, as shown on the aerial photo, with an access drive right outside the building, and athletic fields beyond that. The most likely direction of expansion is to the front of the building, north of the auditorium. This is the stage side, not the seating side of the plan.

Madison Town and Elementary School Facilities Review

Planning Options

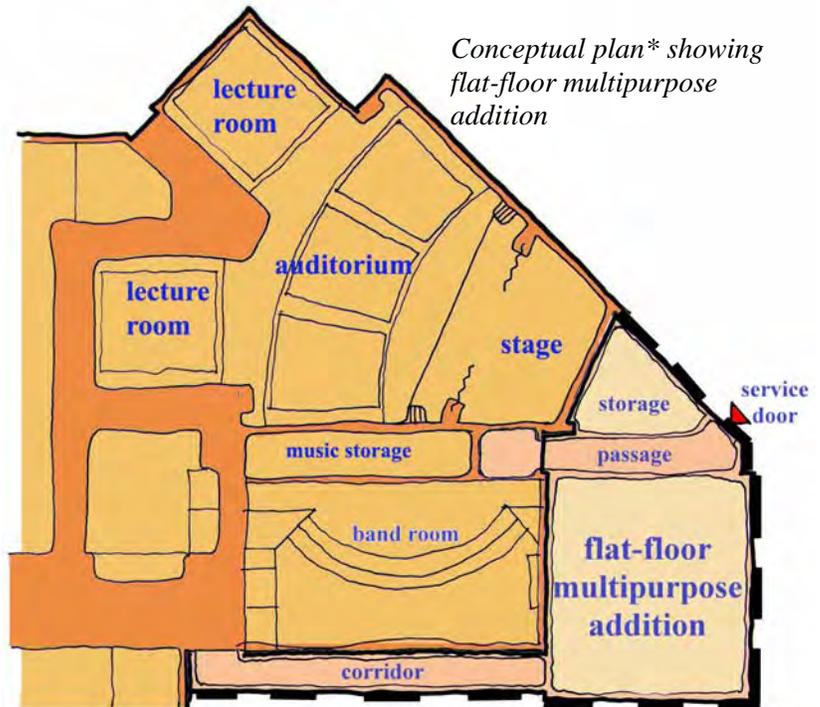
Improvements to Consider

The study team developed a prioritized list of possible improvements that would include the following:

1. MEP improvements to the basic building systems (mechanical, electrical, plumbing).
2. MEP improvements to the theatrical systems (acoustics, electrical, and lighting).
3. An exploration of options to expand seating within the building footprint.
4. More storage and backstage support.
5. Add a flat-floor rehearsal/performance space.

Conceptual Addition

If an addition were considered, building a new flexible flat-floor rehearsal/performance space (sometimes known as a blackbox theater) at the front of the school would add a great alternative location for smaller performances and meetings. A flat-floor space would be a multi-use, flexible area that could be reconfigured as needed. It could serve as a practice stage, large enough to use the actual sets so actors can work on their performances without tying up the main auditorium stage.



The drives at the front of the school would need to be adjusted to allow space on the site for the addition.

The conceptual plan* shows the new performance space connected to the school's corridor system with a new corridor that runs along the band room wall. This new corridor could serve as an entrance lobby for both the existing auditorium as well as the new addition, providing a more visible and inviting entrance for these assembly areas. A new storage area is created behind the existing auditorium stage; a new passage connects both the performance spaces to a new service door.



*A note about conceptual plans:

These projects have not yet been designed. The test fit sketches shown here are concept illustrations to show at least one possible arrangement, but should not be taken as the only or best solution.

Madison Town and Elementary School Facilities Review

Planning Options

The proposed additions of storage and alternative performance space look to augment and improve the existing auditorium by providing options and flexibility in serving its many educational and community users.

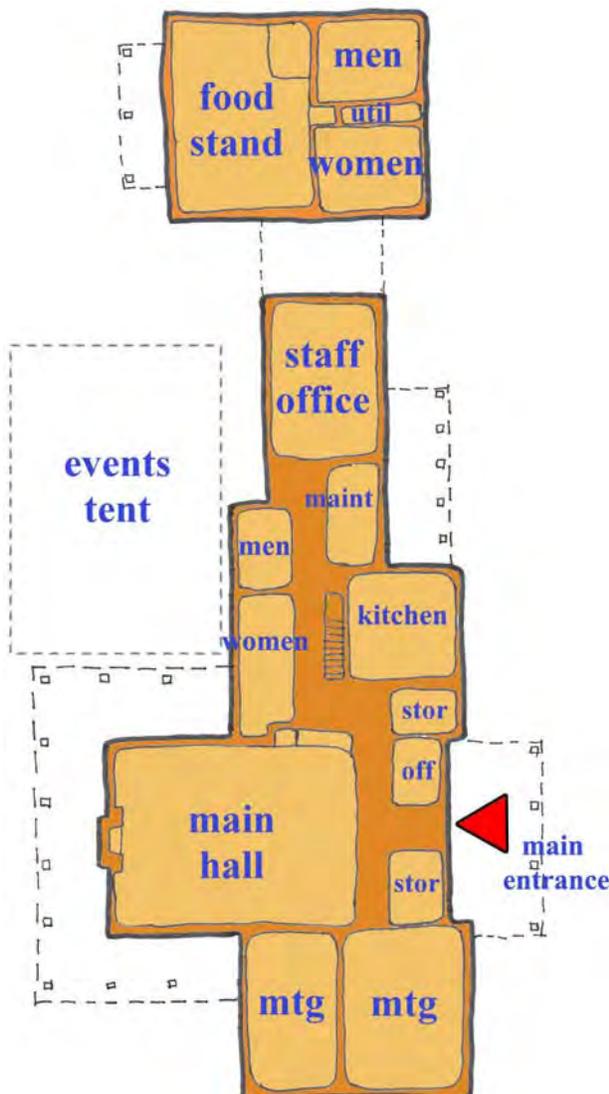
3.3m Surf Club Main Building

The Surf Club Beach is a 45-acre park owned by the town of Madison, open seasonally (Memorial Day to Labor Day) to town residents and guests.



Buildings

The Surf Club building contains a concession stand that serves food through windows facing the beach. Toilets and showers serving the beach patrons are located in the opposite end of this building.



The building serves the Madison community, providing shelter, food, and facilities. Also, the facility is available for rental. Meeting spaces are used year round for groups such as the Jaycees, SurfCasters, Lion's Club, and Exchange Club. These uses are supported from a facility that is predominantly wood-framed residential quality construction. It contains a Main Room (28'x38' = 1060 square feet) with a capacity of 75 at tables and chairs, two smaller meeting rooms of 360 and 500 square feet, a Staff Office of 440 square feet, and several smaller rooms with toilets, storage, utility, and office space. The catering kitchen is a warming kitchen, not a full-service kitchen. If the event needs more seating than what's available in the Main Room, they may also rent a 30'x50' tent on the deck facing Long Island Sound, for a total capacity of 125 seats, according to the rental agreement form.

Substantial improvements (defined in Section 2.09) or expansion of the Surf Club building

Madison Town and Elementary School Facilities Review

Planning Options

would likely trigger compliance with floodplain management ordinances, including raising the building approximately 3 feet, and moving all mechanical systems above the basement level.

3.3n Garvan Point Restroom Facilities

The Garvan Point Restroom Facilities contains two toilet rooms and a service room containing utilities for the freestanding building, and storage for supplies and rescue equipment.

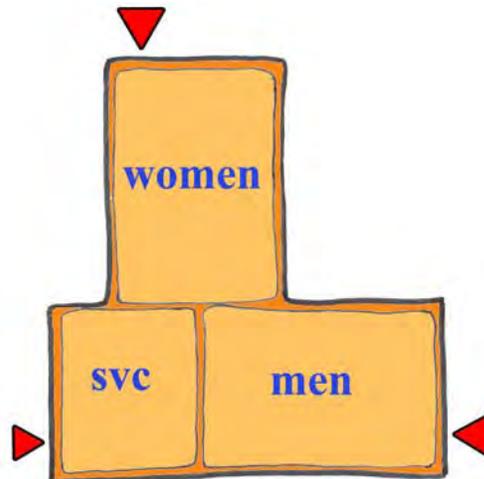
The women's room contains 4 water closets and 2 lavatories, for a capacity of 300 (2005 CT Plumbing Code); the men's room contains 2 water closets, 2 urinals, and 2 lavatories, for a capacity of 300. There is a



service sink in the service room. Mounted on the outside wall is a showerhead for swimmers.

The plumbing fixtures are not ADA compliant (not providing handicapped accessibility). Key architectural improvements to the facility would focus on addressing accessibility. Reconfiguration of plumbing fixtures would be considered to meet current ADA requirements.

This is a very simple and efficient building, meant for seasonal use only. The engineering report in Appendix A, page 14-5, states that the bathrooms are lighted by glass block windows and skylights (no artificial lighting system), ventilated by louvers (no mechanical ventilation system), and has no heating system. The only problem noted in the report was the corrosion of the electrical distribution panel, which should be replaced.



Garvan Point Bathrooms plan

Madison Town and Elementary School Facilities Review

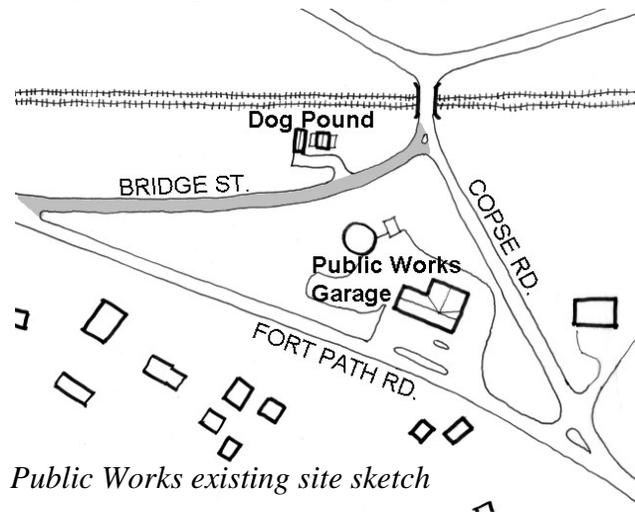
Planning Options

This building is within the coastal floodplain, as described in Section 2.09. Undertaking substantial improvements (worth more than 50 percent of the structure) would trigger compliance with the regulations requiring that the building be raised above the flood level.

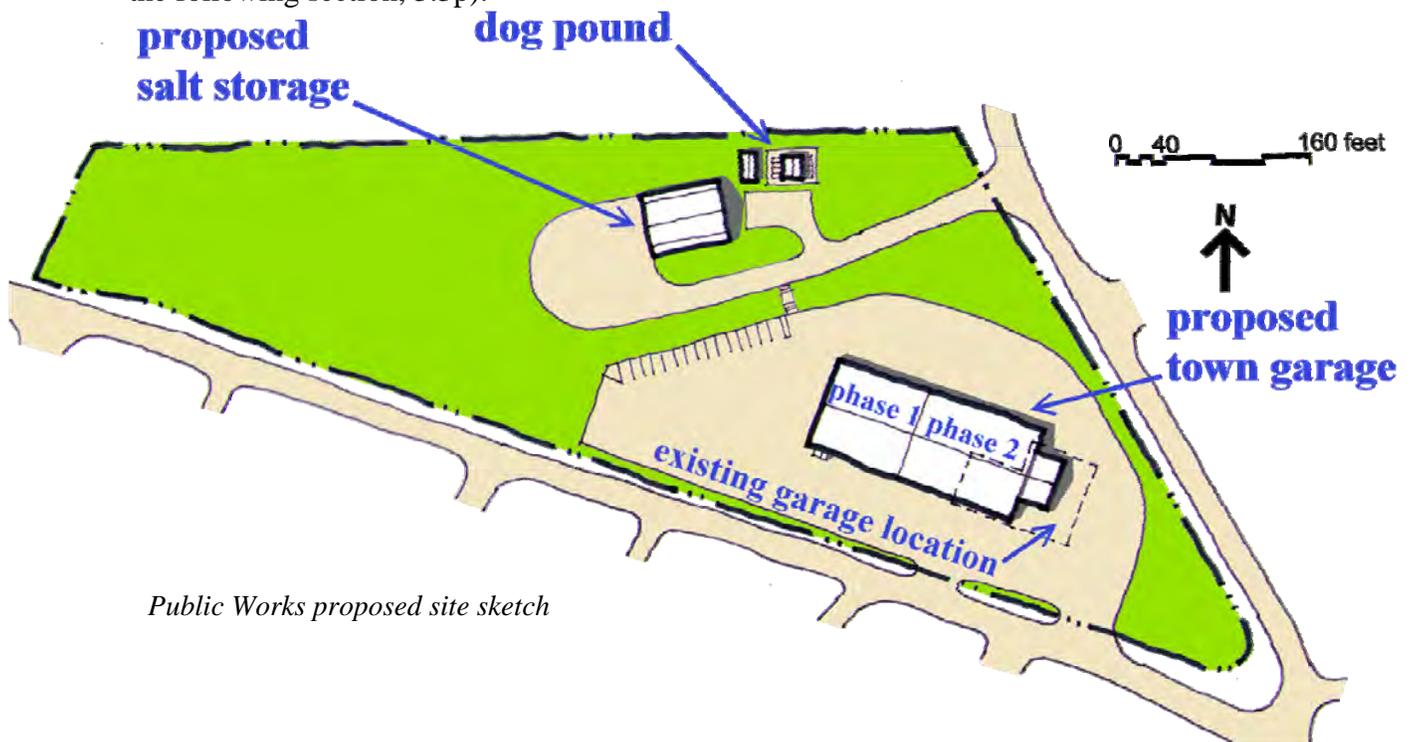
3.3o Town Garage (Public Works Garage)

The Town Garage (Public Works Garage) provides storage and repair facilities for Madison's vehicles, as well as materials for the maintenance of town roads. (See Section 2.10 for a description of the physical condition of the facility.) An expansion of the garage is recommended, to provide more service bays. The yard would have to be reorganized to allow the building to expand.

The triangular site containing the Public Works Garage can be expanded by closing Bridge Street (see the gray area on the site sketch). This would provide much more flexibility to reorganize the garage site, as well as the possibility to expand the onsite storage areas. The only building on this street is the Dog Pound, which belongs to the town (see the following section, 3.3p).



Public Works existing site sketch



Public Works proposed site sketch

Madison Town and Elementary School Facilities Review

Planning Options

The conceptual site plan above is based on a permit set of drawings from the Madison Department of Public Works, showing the potential development of the garage site when combined with the Dog Pound property.

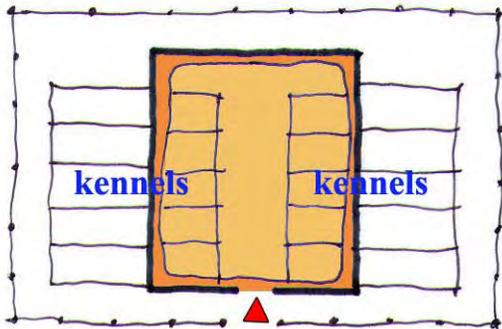
3.3p Animal Shelter (Dog Pound)



Dog Pound

The Animal Shelter is a simple building with cages enclosed with chain link fencing. See Section 2.11 for a description of the physical condition of the facility. Next to the building is a windowless garage used by the town for storage. The garage was not evaluated for this study.

This building is located across the street from the Public Works Garage facility, and that street is being considered for closure. If it is closed and absorbed into the Public Works site, then the Dog Pound will be accessed through Public Works (see the Public Works Garage section, 3.3o for plans).



Existing Dog Pound plan

The service area within the building is a utilitarian room without a toilet, and is not designed for handicapped accessibility.

No architectural changes or upgrades are recommended at this time.



Service area within the Dog Pound

Madison Town and Elementary School Facilities Review

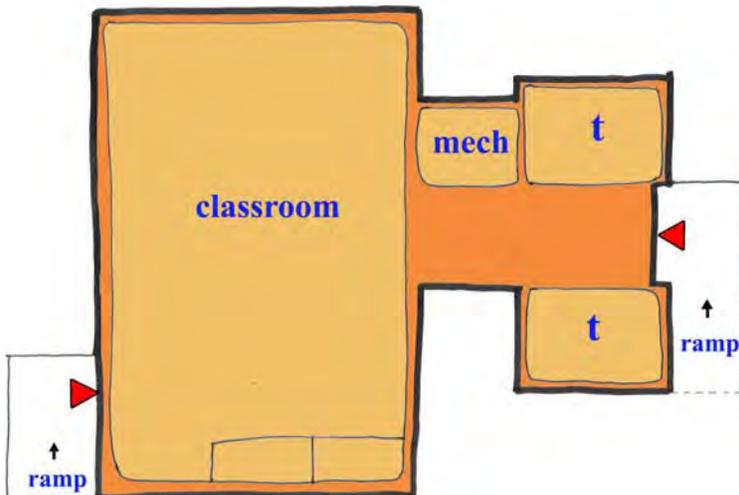
Planning Options

3.3q Bauer Classroom

The small classroom building is located on the grounds of the Bauer Farm. It contains handicapped accessible toilet rooms, and a classroom of 460 square feet. Environmental classes are taught here.



According to drawings, the building was designed in 2002, and it appears to be in good shape. No architectural changes or upgrades are recommended at this time.



Madison Town and Elementary School Facilities Review

Planning Options

3.3r Bauer Farmhouse

The farmhouse at the Bauer Farm has been unoccupied for some time. The MEP engineer's report in Appendix A, page 18-5, states that all the systems would need extensive renovations to put the building back into service. The study team asked about the future use of the building, and received the following reply from Scot Erskine:

The farmhouse plans were to re-work the first floor to allow for ADA access and to house a museum of the Bauer's life showcasing the agricultural history in Madison as well as having an Environmental Studies aspect incorporated into the museum. The existing dining room would be used as a small meeting/activity room for community use as well. In the future it is envisioned that the upstairs could be used as an office and possible living quarters for a resident park supervisor/ranger.

It is the recommendation of the study team that no architectural changes need to be undertaken before the plans for the farmhouse are developed further.



Aerial photo of Bauer Farmhouse and Classroom Building



Bauer Farmhouse

Madison Town and Elementary School Facilities Review

Planning Options

3.4 Moving Forward

Next Steps:

The Joint Facilities Review Committee recommends that each of the three Boards – the Board of Education, the Board of Selectmen, and the Board of Finance – have an open discussion among its members of the study’s outcomes that affect facilities or spending priorities under their control.

We recommend that the Board of Education immediately begin an evaluation and public discussion of the recommendations with respect to future needs for Academy School. Should the BOE decide to return Academy School to the town, the JFRC supports the study’s recommendations that the Board of Selectmen request proposals from non-profit and for-profit developers interested in redeveloping the Academy School building. Consistent with the Harrall-Michalkowski market study in the DRA Report, the request for proposals should target primarily residential redevelopment options that include either or both market-rate and subsidized residential units.

We also recommend that the Board of Selectmen define for the developers the extent of the proposed redevelopment project. The study’s preferred option should be included, namely, that any redevelopment preserve the historic façade and the front quarter of the building for municipal uses while giving developers leeway to demolish or redevelop the newer rear portion of the building up to the perimeter of the current building’s footprint.

We also recommend that the Board of Selectmen coordinate the relocation of the Probate Court to Memorial Town Hall with the town’s Beach and Recreation Commission, Senior Commission, and other non-profit users who reserve and use spaces at Memorial Town Hall. This discussion should address the availability in 2011 of new program space at the Madison Senior Center that could provide relief for user groups and activities that are displaced from Memorial Town Hall program space by the Probate Court move.

For the JFRC, we first plan to re-examine the long-term project list and spending priorities of the LoCap and Planned and Cycled Maintenance Funds. Second, we will discuss whether to add – or advance in priority – any facility upgrades or equipment replacements identified as a high priority need in the report’s Capital Needs Survey Forms. Third, we will then discuss whether the LoCap and Planned and Cycled Maintenance funding level is sufficient to complete the critical capital projects and maintenance needs identified in the study.