

Five (5) Year
School Improvement Plan
Building and Grounds

Buildings

Year 1: Buildings Exteriors

Approximate Cost - \$335,000.00

- 1) Structures – cracks in mortar, bricks chipping, chalking, flashing, wood or metal that needs repaired or replaced
- 2) Doors – sealed – not sprung, locks, cracked glass, hardware
- 3) Windows – sealed, locks, cracked glass, hardware
- 4) Pest Control

Year 2: Building Roofs

Approximate Cost - \$750,000.00

- 1) Repair – all flashing, seams, drainage and roofing materials
- 2) Replace – rubber or metal roofing

Year 3: Building Interiors

Approximate Cost - \$360,000.00

- 1) Electric – outlets, switches, lighting, wiring, clocks, bells, intercom, (technology) security systems (cameras and fire), and equipment ran by electricity (water heater, hand dryers, etc.)
- 2) Plumbing – all rest room fixtures, water fountains, shower areas, custodial work areas, classroom areas, locker room areas, and lab areas
- 3) Ceiling – tiles, drywall, metal
- 4) Walls – holes, cracks
- 5) Floors – wood, carpet, tile in classrooms, hallways, gym and locker rooms
- 6) Pest Control
- 7) All items in these areas will be repaired or replaced

Year 4: Building Interiors and Exteriors

Approximate Cost - \$450,000.00

- 1) Heating – clean coils, general maintenance (check motors, sensors, fans, drains, and lines – repair or replace
- 2) Cooling - clean coils, general maintenance (check motors, sensors, fans, drains, and lines – repair or replace
- 3) Clean Air – monitor clean air and circulation in buildings

Year 5: Building Interiors and Exteriors

Approximate Cost - \$120,000.00

- 1) Painting – all general painting to be done (doors, doorways, under frames, walls, trim)
- 2) Floor Finishing – gym floors, waxing hallways, concrete stained

Grounds

Year 1: Parking Lots, Sidewalks, Ramps & Curbs

Approximate Cost - \$175,000.00

- 1) Patching – holes and cracks
- 2) Resealing
- 3) Repaving
- 4) Striping and lining
- 5) Repair, replace or add new

Year 2: Security**Approximate Cost - \$120,000.00**

- 1) Gates
- 2) Fencing
- 3) Lighting
- 4) Cameras
- 5) Locks (entry locks)
- 6) Signage
- 7) Intercoms (speakers)
- 8) School safety zones
- 9) Access routes in and out of school travel zones

Year 3: Athletic Structures**Approximate Cost - \$200,000.00****General Construction Condition**

- 1) Press Boxes – repair, replace
- 2) Bleachers - repair, replace
- 3) Field House - repair, replace
- 4) Dugouts - repair, replace
- 5) Scoreboards - repair, replace
- 6) Sound Systems - repair, replace

Year 4: Athletic Fields**Approximate Cost - \$125,000.00**

- 1) Fields – seeding, sodding, drainage, fertilization, irrigation, spraying
- 2) Playgrounds – mulch, gravel, new equipment, repairs, replace and spraying

Year 5: Landscaping**Approximate Cost - \$75,000.00**

- 1) Grasses – reseed, sodding, and aerating
- 2) Flowers – planting, mulching, replacing
- 3) Shrubs – trim, remove, replace, mulching
- 4) Trees – trim, remove or replace, mulch
- 5) Spray for weed control

Safety and Security

- Safety and security management in all areas of our school corporation will be looked at and handled on a daily basis for the safety of our students, employees, and community.

Yearly

- Implementing new technology
- Security and security systems
- Energy efficiency plans and usage will be looked at and updated

General Maintenance

- All general maintenance and emergency problems will be handled on a daily basis.
- All maintenance contracts will be looked at on a yearly basis (for the best, pricing, service, reliability and product delivery).

1) HVAC	None (currently)
2) Trash pickup	\$20,643.00
3) Elevators	\$450.00 (per building, includes State permit)
4) Food services	Bids
5) Custodial products	Best quote for product
6) Lawn care	\$31,360.00
7) Security systems (fire & alarm)	\$19,409.00
8) Petroleum products	Contract with fluctuating pricing
9) Pool chemicals	\$2.65 per gal. & 0.40 per gal. (chemicals)
10) Parts purchasing	Best quote for product
-mechanical	Best quote for product
-auto	Best quote for product
-hardware	Best quote for product
-lumber	Best quote for product
11) General maintenance	Best quote for product
12) Pest control	\$3,025.00
13) School supplies (paper)	Best quote for product
14) Transportation (buses)	Best quote for product
15) Paper shredding	\$5.00 per box
16) Recycling materials	\$65.00 per load per school

Pricing Chart for Five (5) Year Plan

Buildings and Grounds

Year One: \$335,000.00

Buildings and Roofs

Year Two: \$750,000.00

Building Interiors

Year Three: \$360,000.00

Building Interiors & Exteriors (HVAC)

Year Four: \$425,000.00

Building Interiors & Exteriors (Painting)

Year Five: \$120,000.00

Total \$1,990,000.00

Parking lots, Sidewalks, Ramps & Curbs

Year One: \$175,000.00

Security

Year Two: \$120,000.00

Athletic Structures

Year Three: \$200,000.00

Athletic Fields

Year Four: \$125,000.00

Landscaping

Year Five: \$75,000.00

Total \$695,000.00

Total Five Years \$2,685,000.00

Average per Five (5) Years \$537,000.00

Madison Consolidated Schools Buildings

Seven (7) Education Buildings:

• Madison Consolidated High School	Flat roof
• Madison Consolidated Junior High School	Flat roof
• E.O. Muncie Elementary School	Flat roof
• Lydia Middleton Elementary School	Flat roof
• Rykers' Ridge Elementary School	Flat roof
• Deputy Elementary School	Flat roof
• M.A.P. Building	Gable roof
Maintenance Building	Gable roof
Maintenance/Warehouse	Gable roof
Building Trades/Warehouse	Gable roof
Bus Garage	Gable roof
Administration Building	Gable roof

Roof styles have a lot to do with the ongoing leaking problems in our buildings. Flat roofs cause 95% of our leaking problems while gable roofs are seldom a maintenance problem.

HVAC systems are an ongoing problem at a very costly price. Preventive service maintenance programs set up on a six (6) month basis is a key in reducing downtime maintenance issues and costs.

These are the two major maintenance issues we deal with, but with the proper preventive maintenance programs in place all areas of maintenance will operate in a more efficient way.

Future goals:

- More training for maintenance employees
- More preventive maintenance plans:
 - HVAC systems
 - Boiler systems
 - Roofing
 - Responding and completing help desk requests in a timely manner