

Public Forum #3

Maine School Administrative District 75

Long Range Facilities Master Plan

November 17, 2025



Harriman



Agenda

1. **Overview of Facility Needs**
2. **Overview of Program Needs**
3. **Summary of Feedback & Questions at the Previous Forum**
4. **Review of Revised Options with Cost**
5. **Public Feedback Poll:** Prioritizing the Options Without Cost
6. **Public Feedback Poll:** Prioritizing the Options With Cost
7. **Public Feedback Poll:** Your Considerations for the Options—Is Anything Missing?

Overview of Facility Needs



Your Facilities

Bowdoin Central School

Bowdoinham Community School

Woodside Elementary School

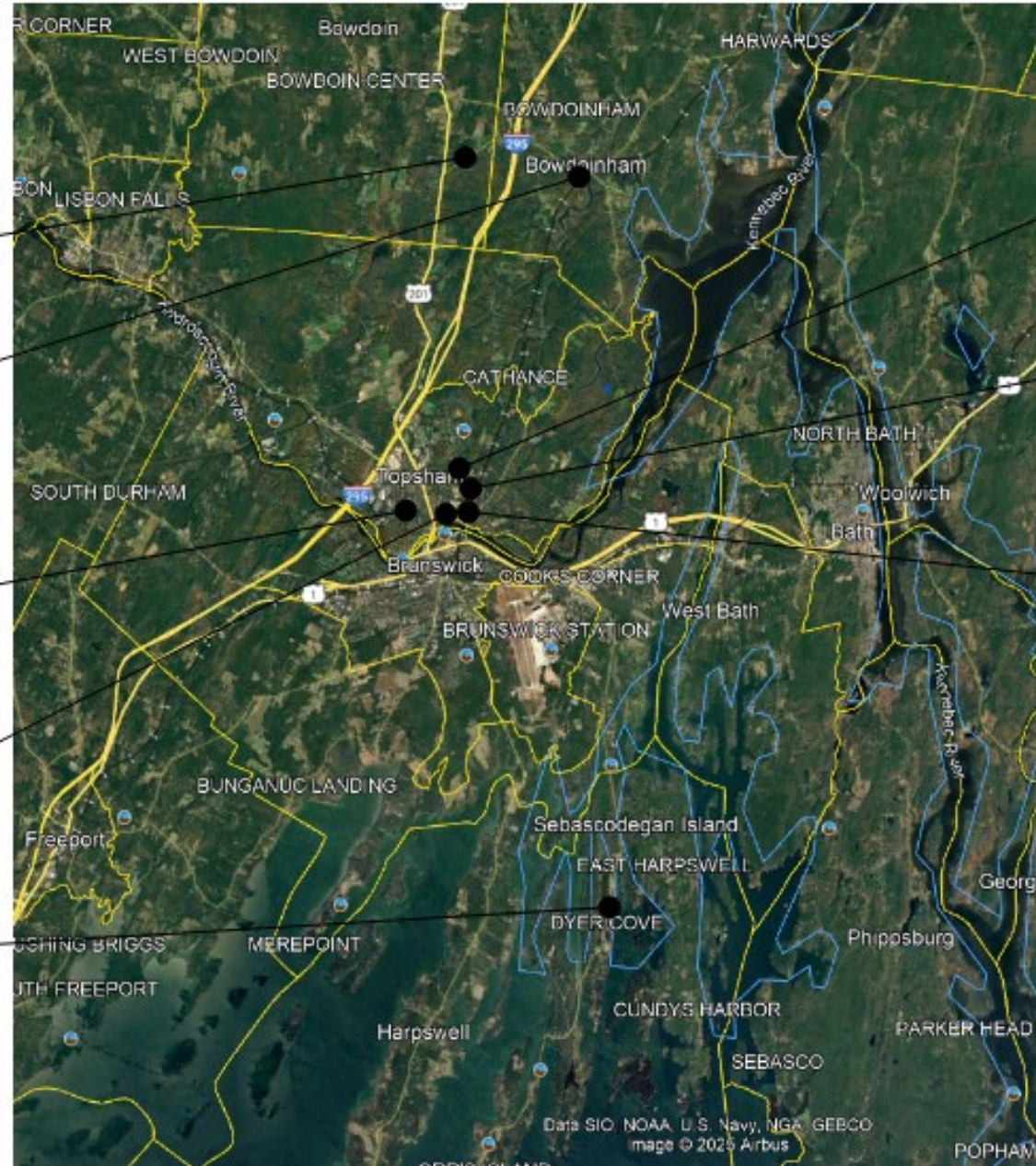
Williams Cone School

Harpswell Community School

Mt. Ararat Middle School

Other District Facilities

Mt. Ararat High School



Overview of Facility Needs

FACILITY NAME	YEAR BUILT (AGE)
Adult Ed / Special Services	1956 (69 Years Old)
Bowdoin Central School	2002 (23 Years Old)
Bowdoinham Community School	1955 (70 Years Old) *
Building 376	1950 (75 Years Old)
Harpswell Community School	1956 (69 Years Old) *
Mt. Ararat Middle School	2001 (24 Years Old)
Mt. Ararat High School	2020 (5 Years Old)
Superintendent's Office	1950 (75 Years Old)
Transportation Building	1980 (45 Years Old)
Williams-Cone School	1954 (71 Years Old)
Woodside Elementary School	1991 (34 Years Old)

*Bowdoinham Avg Age: 50 | Harpswell Avg Age: 46

As discussed in U.S. Department of Education, National Center for Education Statistics (1999) - " ...According to Ornstein (1994), when a school is

- **20 to 30** years old, frequent replacement of equipment is needed.
- Between **30 and 40** years old, the **original equipment should have been replaced**, including the roof and electrical equipment.
- After **40** years, a school building begins **rapid deterioration**, and after **60** years most schools are **abandoned.**"

Overview of Facility Needs

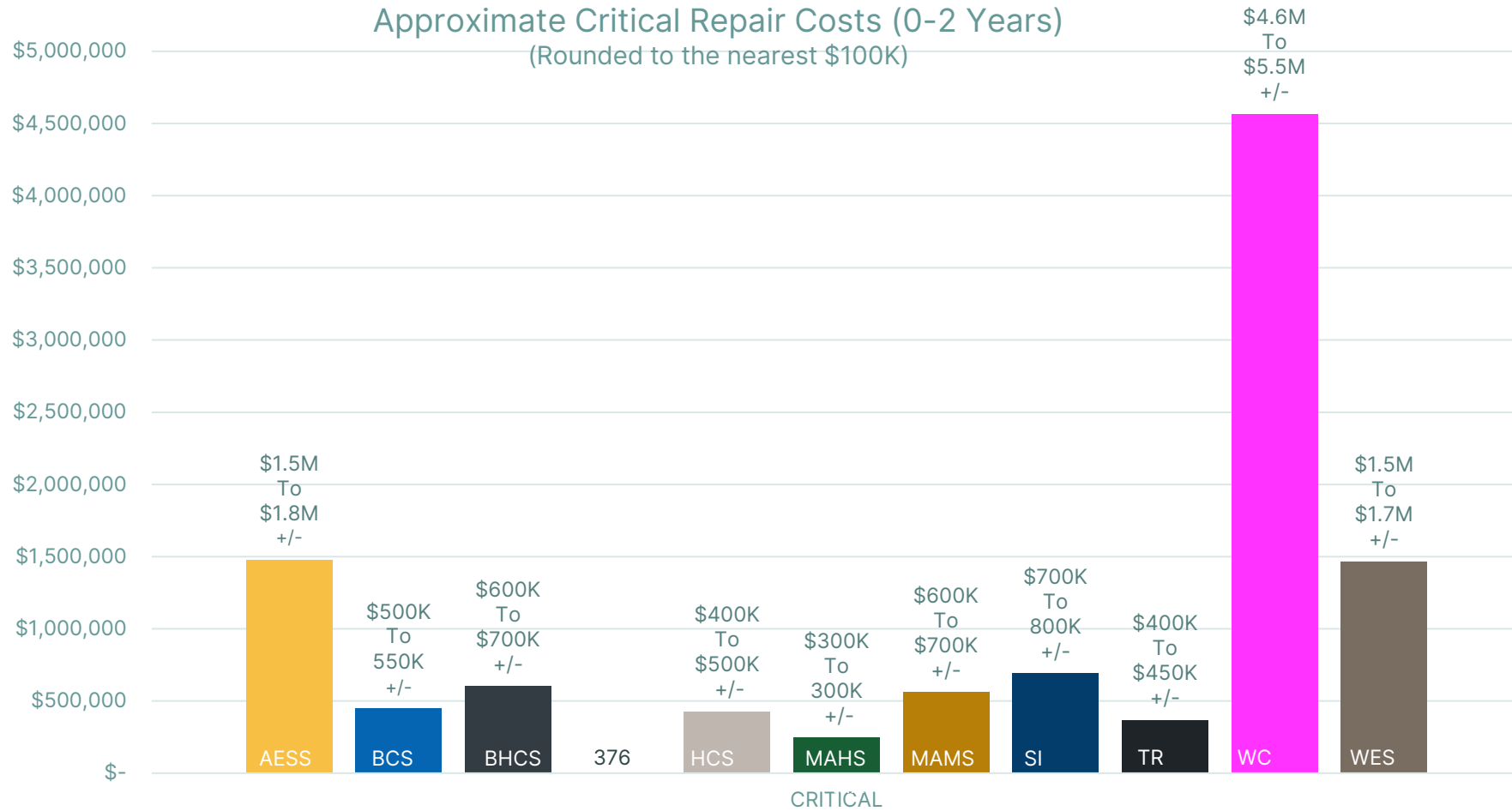
RATING LEGEND

EXCELLENT	New or like-new condition. Maintain item. No issues or expected failures to report.
GOOD	Good condition. Maintained and no reported issues or concerns.
FAIR	Average wear for building age. Continue to maintain.
POOR	Worn for use / end of expected life cycle met.
CRITICAL	Extremely worn or damaged. Replacement, repair, or attention immediately necessary.
N/A	Not applicable to this item.

FACILITY CONDITION SUMMARY MATRIX

	ADULT ED/SPECIAL SERVICES	BOWDOIN CENTRAL SCHOOL	BOWDO-INHAM COMM. SCHOOL	BUILDING 376	HARP-SWELL COMM. SCHOOL	MT. ARARAT HS	MT. ARARAT MS	SUPT. OFFICE	TRANS-PORT. BUILDING	WILLIAMS CONE SCHOOL	WOOD-SIDE ELEM. SCHOOL
SITE/CIVIL SYSTEM	FAIR	FAIR	POOR	POOR	GOOD	GOOD	FAIR	FAIR	FAIR	POOR	FAIR
ADA COMPLIANCE	CRITICAL	CRITICAL	CRITICAL	CRITICAL	CRITICAL	GOOD	CRITICAL	CRITICAL	CRITICAL	CRITICAL	CRITICAL
CODE COMPLIANCE	FAIR	GOOD	FAIR	CRITICAL	POOR	GOOD	FAIR	FAIR	POOR	POOR	GOOD
SAFETY & SECURITY	FAIR	FAIR	FAIR	CRITICAL	POOR	GOOD	FAIR	POOR	FAIR	POOR	FAIR
EXTERIOR ENVELOPE	FAIR	GOOD	POOR	POOR	POOR	GOOD	FAIR	FAIR	POOR	POOR	POOR
INTERIOR FINISHES	FAIR	GOOD	FAIR	CRITICAL	FAIR	GOOD	FAIR	GOOD	FAIR	POOR	FAIR
STRUCTURAL SYSTEM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HVAC SYSTEM	CRITICAL	FAIR	FAIR	POOR	FAIR	GOOD	FAIR	FAIR	POOR	FAIR	FAIR
PLUMBING SYSTEM	POOR	GOOD	FAIR	CRITICAL	POOR	GOOD	FAIR	POOR	POOR	CRITICAL	GOOD
FIRE PROTECTION SYSTEM	POOR	GOOD	N/A	N/A	POOR	GOOD	FAIR	POOR	N/A	POOR	FAIR
ELECTRICAL SYSTEM	FAIR	GOOD	FAIR	FAIR	FAIR	GOOD	GOOD	FAIR	GOOD	POOR	FAIR
ELECTRICAL LIFE SAFETY SYSTEM	POOR	FAIR	POOR	POOR	POOR	GOOD	FAIR	POOR	POOR	POOR	FAIR

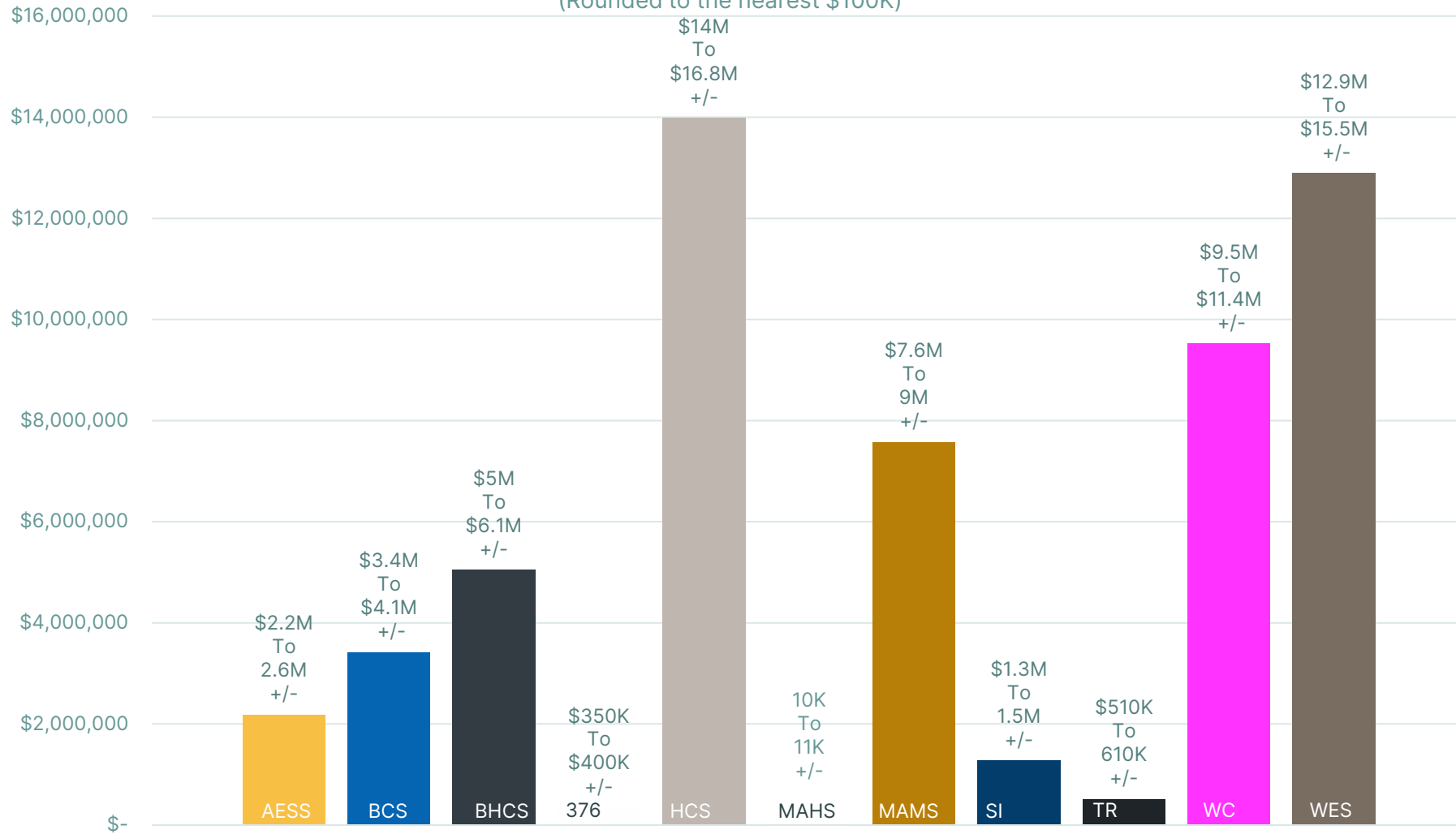
Approximate Critical Repair Costs (0-2 Years) (Rounded to the nearest \$100K)



- AESS - ADULT ED-SPEC SERV
- BCS - BOWDOIN
- BHCS - BOWDOINHAM
- 376 - BUILDING 376
- HCS - HARPSWELL
- MAHS - HIGH SCHOOL
- MAMS - MIDDLE SCHOOL
- SI - SUPERINTENDENT
- TR - TRANSPORTATION
- WC - WILLIAMS-CONE
- WES - WOODSIDE

3-10 Year Repair Costs

(Rounded to the nearest \$100K)



10 YEARS

- AESS - ADULT ED-SPEC SERV
- BCS - BOWDOIN
- BHCS - BOWDOINHAM
- 376 - BUILDING 376
- HCS - HARPSWELL
- MAHS - HIGH SCHOOL
- MAMS - MIDDLE SCHOOL
- SI - SUPERINTENDENT
- TR - TRANSPORTATION
- WC - WILLIAMS-CONE
- WES - WOODSIDE

Approximate Next 10 Year Total Repair Costs



TOTAL 10-YEAR REPAIR COST SUMMARY			
SCHOOL	CRITICAL (0-2 YEARS) REPAIR COSTS	3-10 YEAR REPAIR COSTS	TOTAL 10-YEAR REPAIR COSTS
AESS - ADULT ED-SPEC SERV	\$1.5M-1.8M +/-	\$2.2M-2.6M +/-	\$3.7M-4.4M +/-
BCS - BOWDOIN	\$500K-550K +/-	\$3.4M-4.1M +/-	\$3.9M-4.6M +/-
BHCS - BOWDOINHAM	\$600K-700K +/-	\$5M-6.1M +/-	\$5.6M-6.8M +/-
376 - BUILDING 376	\$0	\$350K-400K +/-	\$350K-415K +/-
HCS - HARPSWELL	\$400K-500K +/-	\$14M-16.8M +/-	\$14.4M-17.3M +/-
MAHS - HIGH SCHOOL	\$300K-300K +/-	\$10K-11K +/-	\$250K-300K +/-
MAMS - MIDDLE SCHOOL	\$600K-700K +/-	\$7.6M-9M +/-	\$8.1M-9.8M +/-
SI - SUPERINTENDENT	\$700K-800K +/-	\$1.3M-1.5M +/-	\$2M-2.4M +/-
TR - TRANSPORTATION	\$400K-450K +/-	\$510K-610K +/-	\$900K-1.1M +/-
WC - WILLIAMS-CONE	\$4.6M-5.5M +/-	\$9.5M-11.4M +/-	\$14M-16.9M +/-
WES - WOODSIDE	\$1.5M-1.7M +/-	\$12.9M-15.5M +/-	\$14.3M-17.2M +/-
Total (All Schools)	\$10.8M-13M +/-	\$56.7M-68M +/-	\$67.5M-81M +/-

* Cost shown represents 2027 total project Rough Order of Magnitude (ROM) and assumes each item is done as its own project.

Overview of Facility Needs: Energy Use

BOWDOIN CENTRAL SCHOOL

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption =
193,600 KWH
Annual Cost = \$40,489.51

NATURAL GAS HEATING FUEL

Annual Consumption* =
1,537,200,000 Therms
Annual Cost = \$24,271.79

ENERGY USE INTENSITY (EUI)

Existing = 54.4 EUI
Median Baseline** = 66.4 EUI
(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$1.60 Per Square Foot

WOODSIDE ELEMENTARY SCHOOL

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption =
203,400 KWH
Annual Cost = \$42,315.58

NATURAL GAS HEATING FUEL

Annual Consumption* =
17,007 Therms
Annual Cost = \$27,081.78

ENERGY USE INTENSITY (EUI)

Existing = 38.7 EUI
Median Baseline** = 67.9 EUI
(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$1.12 Per Square Foot

WOODSIDE ES:

*Based on three-year average
**Calculations for Median EUI are based on a comparison to a similar property that has an Energy Star score of 50.

BOWDOIN CS:

*Based on three-year average
**Calculations for Median EUI are based on a comparison to a similar property that has an Energy Star score of 50.

Overview of Facility Needs: Energy Use

BOWDOINHAM COMMUNITY SCHOOL

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption = 102,600 KWH
Annual Cost = \$22,032.79

LP GAS HEATING FUEL

Annual Consumption* = 11,932.67 gallons
Annual Cost = \$25,726.79

ENERGY USE INTENSITY (EUI)

Existing = 44.3 EUI
Median Baseline** = 74.9 EUI
(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$1.47 Per Square Foot

HARPSWELL COMMUNITY SCHOOL

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption = 87,333 KWH
Annual Cost = \$20,607.67

LP GAS HEATING FUEL

Annual Consumption* = 12,194.73 gallons
Annual Cost = \$26,323.64

ENERGY USE INTENSITY (EUI)

Existing = 50.7 EUI
Median Baseline** = 80.7 EUI
(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$1.68 Per Square Foot

WILLIAMS-CONE SCHOOL

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption = 143,480 KWH
Annual Cost = \$30,590.85

NATURAL GAS HEATING FUEL

Annual Consumption* = 19,265 Therms
Annual Cost = \$31,141.97

ENERGY USE INTENSITY (EUI)

Existing = 38.0 EUI
Median Baseline** = 74.6 EUI
(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$0.97 Per Square Foot

Note at Williams Cone School:

- There is no AC which reduces electrical usage.
- They have unit vents which may not all be providing proper ventilation which would reduce heating cost.
- It has natural gas which is less expensive than LP/Propane that is used in other older schools like Bowdoinham and Harpswell.

*Based on three-year average

**Calculations for Median EUI are based on a comparison to a similar property that has an Energy Star score of 50.

Overview of Facility Needs: Energy Use

MT. ARARAT MIDDLE SCHOOL

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption* =
835,333 KWH
Annual Cost = \$163,070.76

NATURAL GAS HEATING FUEL

Annual Consumption** =
23,806 Therms
Annual Cost = \$38,412.85

ENERGY USE INTENSITY (EUI)

Existing = 36.2 EUI
Median Baseline*** = 59.2 EUI
(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$1.39 Per Square Foot*

MT. ARARAT HIGH SCHOOL

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption* =
640,554 KWH
Annual Cost = \$110,867.11

HEATING FUEL

Annual Consumption = N/A
Annual Cost = N/A
Mt. Ararat HS has no fossil fuel

ENERGY USE INTENSITY (EUI)

Existing = 15.61 EUI (35.7 Gross)
Median Baseline** = 42.0 EUI
(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$1.81*** Per Square Foot (\$0.79*)

MAMS:

*Building 376 electric fed from MS

**Based on three-year average

***Calculations for Median EUI are based on a comparison to a similar property that has an Energy Star score of 50.

MAHS:

*With PV Panel Credit

**Calculations for Median EUI are based on a comparison to a similar property that has an Energy Star score of 50.

***kWH interpolated based on cost savings.

Overview of Facility Needs: Energy Use

ADULT EDUCATION

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption =
28,326 KWH
Annual Cost = \$5,817.23

NATURAL GAS HEATING FUEL

Annual Consumption* =
812,500,000 Therms
Annual Cost = \$13,460.39

ENERGY USE INTENSITY (EUI)

Existing = 48.5 EUI
Median Baseline** = 79.4 EUI
(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$1.03 Per Square Foot

SUPERINTENDENT'S OFFICE

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption =
58,707 KWH
Annual Cost = \$12,182.29

NATURAL GAS HEATING FUEL

Annual Consumption* =
6,020 Therms
Annual Cost = \$10,166.93

ENERGY USE INTENSITY (EUI)

Existing = 53.0 EUI
Median Baseline** = 65.3 EUI
(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$1.48 Per Square Foot

*Based on three-year average

**Calculations for Median EUI are based on a comparison to a similar property that has an Energy Star score of 50.

Overview of Facility Needs: Energy Use

BUILDING 376

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption = N/A
Annual Cost = N/A
Electric fed from Middle School

OIL HEATING FUEL

Annual Consumption* =
1,183 gallons
Annual Cost = \$8,000

ENERGY USE INTENSITY (EUI)

Existing = 17.3 EUI**

(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$0.84 Per Square Foot***

TRANSPORTATION BUILDING

EXISTING 2024-25 ENERGY USE

ELECTRIC

Annual Consumption* =
52,687 KWH
Annual Cost = \$12,636.53

LP GAS / OIL HEATING FUEL

Annual Consumption** =
303.27 Gallons / 676 Gallons
Annual Cost = \$572.03 / \$ 2,257.00

ENERGY USE INTENSITY (EUI)

Existing = 64.1 EUI

(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$3.29 Per Square Foot*

BLDG 376:

*Based on three-year average

**EUI for heat only. Electric power originates from Mt. Ararat Middle School.

***Electric fed from MS

TRANSPORTATION BLDG:

*Includes transportation parking lot

**Based on three-year average

Summary: Enrollment and Demographic Study

DATA COLLECTION

Summary of key points from the NESDEC enrollment and demographic report:

- Reviews district and municipal records
- DOE enrollment data
- US Census Bureau population trends
- state birth rate data
- housing sales data
- conversations with local realtors HUD trends
- new residential construction starts.

Enrollment projects are most accurate for first 3 years and for elementary schools.

Summary: Enrollment and Demographic Study

DATA COLLECTION

1990 – 2020 Population growth

Bowdoin:	42.09%
Bowdoinham:	39%
Harpowell:	0.38%
Topsham:	9.3%

The median age however has increased between 2000 and 2023, **meaning people are aging in place** and retiring in the area **reducing the number of children in the school system.**

Bowdoin:	36.3 to 44.6 (>8.3)
Bowdoinham:	39.1 to 48.7 (>9.6)
Harpowell:	45.3 to 61.6 (>16.3)
Topsham:	36.3 to 46.3 (>10)

Population trends show a decrease in 0-18 year old between 2013 and 2023

Bowdoin:	24.7% to 19.3% (<5.4%)
Bowdoinham:	23.8% to 19% (<4.8%)
Harpowell:	16.9% to 9.5% (<7.4%)
Topsham:	22% to 19.4% (<2.6%)

Town births between 2009 and 2019

Bowdoin:	-10.81%
Bowdoinham:	-47.38%
Harpowell:	-15%
Topsham:	-25.47%

Summary: Enrollment and Demographic Study

DATA COLLECTION

Population Trends Bowdoin, ME			
	2013	2018	2023
Total Population	3,066	3,139	3,180
Ages 5 to 19			
Ages 5 to 9	7.3%	9.2%	5.3%
Ages 10 to 14	7.1%	5.0%	4.2%
Ages 15 to 19	7.2%	7.2%	3.0%
Other age breakouts			
Under 5	5.8%	2.2%	8.1%
Under 18	24.7%	22.1%	19.3%
18 to 64	65.5%	63.5%	62.9%
65 +	9.8%	14.4%	17.8%

Source: U.S. Census, 2013-2023 U.S. Census American Community Survey S0101, 7.15.25



Population Trends Bowdoinham, ME			
	2013	2018	2023
Total Population	2,880	2,940	3,115
Ages 5 to 19			
Ages 5 to 9	7.6%	4.9%	9.3%
Ages 10 to 14	9.1%	3.8%	2.7%
Ages 15 to 19	4.5%	3.7%	1.2%
Other age breakouts			
Under 5	3.6%	8.7%	5.8%
Under 18	23.8%	18.5%	19.0%
18 to 64	64.8%	57.6%	61.9%
65 +	11.4%	23.9%	19.1%

Source: U.S. Census, 2013-2023 U.S. Census American Community Survey S0101, 7.15.25

From 2013-2023, trends in Bowdoin school-aged population over the past ten years:

- Ages 5-9 have decreased by 2.0%, indicating a decline in early elementary enrollments over this time period.
- Ages 10-14 have decreased by 2.9%, an indicator of a decline in middle school enrollments.
- Ages 15-19 have decreased by 4.2%, indicating decline of high school enrollments over the past 10 years.

From 2013-2023, trends in Bowdoinham school-aged population over the past ten years:

- Ages 5-9 have increased by 1.7%, indicating an increase in early elementary enrollments over this time period.
- Ages 10-14 have decreased by 6.4%, an indicator of a decline in middle school enrollments.
- Ages 15-19 have decreased by 3.3%, indicating a decrease of high school enrollments over the past 10 years.

Summary: Enrollment and Demographic Study

DATA COLLECTION

Population Trends Harpswell, ME			
	2013	2018	2023
Total Population	4,778	4,879	5,029
Ages 5 to 19			
Ages 5 to 9	4.8%	4.7%	2.2%
Ages 10 to 14	4.2%	4.5%	3.2%
Ages 15 to 19	2.2%	2.4%	5.1%
Other age breakouts			
Under 5	5.8%	3.8%	1.2%
Under 18	16.9%	14.7%	9.5%
18 to 64	52.4%	53.3%	52.6%
65 +	30.7%	32.0%	37.9%

Source: U.S. Census, 2013-2023 U.S. Census American Community Survey S0101, 7.15.25

Population Trends Topsham, ME			
	2013	2018	2023
Total Population	8,750	8,763	9,644
Ages 5 to 19			
Ages 5 to 9	4.3%	4.4%	3.9%
Ages 10 to 14	6.6%	4.7%	5.9%
Ages 15 to 19	7.6%	5.0%	6.1%
Other age breakouts			
Under 5	6.6%	4.3%	5.6%
Under 18	22.0%	17.1%	19.4%
18 to 64	61.7%	60.0%	57.8%
65 +	16.3%	22.9%	22.8%

Source: U.S. Census, 2013-2023 U.S. Census American Community Survey S0101, 7.15.25



From 2013-2023, trends in Harpswell school-aged population over the past ten years:

- Ages 5-9 have decreased by 2.6%, indicating a decline in early elementary enrollments over this time period.
- Ages 10-14 have decreased by 1.0%, an indicator of a slight decline in middle school enrollments.
- Ages 15-19 have increased by 2.9%, indicating an increase of high school enrollments over the past 10 years.

From 2013-2023, trends in Topsham school-aged population over the past ten years:

- Ages 5-9 have decreased by 0.4%, indicating a possible stabilization in early elementary enrollments over this time period.
- Ages 10-14 have decreased by 0.7%, an indicator of a possible stabilization in middle school enrollments.
- Ages 15-19 have decreased by 1.5%, indicating a slight decline of high school enrollments over the past 10 years.

Summary: Enrollment and Demographic Study

DATA COLLECTION

MSAD 75 Birth to Kindergarten Relationship

The district typically **enrolls slightly more** or the same number of **Kindergarteners than the number of recorded births.**

97% Birth to Pre-K ratio

Real Estate Trends

The number of **family households increased in Bowdoinham** but **decreased in the other three communities.** The number of persons living along 65+ has also increased in every community except Bowdoinham. There are some planned housing projects that will have small impacts on the expected population.

3 Year projection:

Total student enrollment **decrease of 169 students**

3 Year projection:

K-5 student enrollment **decrease of 126 students**

Overview of Program Needs

2

Programming Themes



1. Safety & Security



2. Improved & Additional Specialist Space



3. Adequately Sized Program Space (Specifically Pre-K & the Arts)



4. Collaboration Spaces



5. More Storage



6. Staff and Single-User Restrooms



Overview of Program Needs

BOWDOIN CENTRAL SCHOOL

KEY THEMES FROM PROGRAM MEETINGS



SECURITY FEATURES, SUCH AS INTERCOM (INDOOR & OUTDOOR), ADDITIONAL CAMERAS, PLAYGROUND FENCING



INSUFFICIENT STORAGE



PK CLASSROOMS UNDERSIZED

MISSING PROGRAM SPACES



1. Storage (stage is utilized for storage)

KEY THEMES FROM PROGRAM MEETINGS



ADEQUATE SPACE NEEDED FOR THE ARTS



SPACES TO SUPPORT COLLABORATION



COMMITMENT TO KEEPING KIDS ON SITE FOR SPECIAL ED PROGRAMMING



SINGLE USER & STAFF RESTROOMS

MISSING PROGRAM SPACES



1. Music classroom (must take place in the gym currently)
2. Desire to add Pre-K
3. Teacher collaboration space
4. Single User Restrooms
5. Staff bathrooms in the west wing
6. Kitchen with stove for FLS Program
7. Lack of storage, including for large items like furniture, sleds, stage sets, etc
8. Insufficient parking on site

HARPSWELL COMMUNITY SCHOOL

KEY THEMES FROM PROGRAM MEETINGS



LARGER CLASS SIZES MAY RESULT IN INSUFFICIENT SPACE



CLASSROOMS 1-5 ARE NOT ADA ACCESSIBLE



ADDITIONAL SPACE FOR SPECIALISTS



MULTIPURPOSE ROOM STORAGE NEEDS

MISSING PROGRAM SPACES



1. Classrooms 1-5 are not ADA accessible (accessed by stairs)
2. PT does not have a space (PT is part time)
3. OT and Behavior Strategist share a space (OT is part time, Behavior is full time)
4. Psychologist does not have a designated space when she's on site
5. Principal Office is shared with Conference and Storage
6. Storage room in Multi-Purpose Space

WILLIAMS-CONE SCHOOL

KEY THEMES FROM PROGRAM MEETINGS



SAFETY & SECURITY CONCERNS



STORAGE (GENERAL, LIBRARY, GYM)



LACKING STAFF RESTROOMS & SINGLE-USER



IMPROVED & DEDICATED SPECIALIST SPACES

MISSING PROGRAM SPACES



1. Dedicated spaces for Speech and OT
2. Quiet Room for the older kids
3. Appropriate Social Worker Office (very small and cramped in Cone wing; need confidential space)
4. Single User Restrooms (staff and student)
5. Separation of Kiln in Art Room
6. PE Teacher Office (currently in storage room)
7. Storage (Behavior Strategist stores things in server room; Library; etc.)



176

EXISTING ENROLLMENT



194

EXISTING ENROLLMENT



155

EXISTING ENROLLMENT



215

EXISTING ENROLLMENT

Overview of Program Needs

WOODSIDE ELEMENTARY SCHOOL

KEY THEMES FROM PROGRAM MEETINGS



ADDITIONAL STORAGE
NEEDED



MAINTENANCE NEEDS
(PAINT, FINISHES,
MOISTURE,
FIREPROOFING)



DRAINAGE ISSUES
OUTSIDE THE BUILDING

MISSING PROGRAM SPACES



1. Cooking kitchen for Special Education programming
2. Separation of server for better space utilization
3. Storage



304

EXISTING
ENROLLMENT

MT. ARARAT MIDDLE SCHOOL

KEY THEMES FROM PROGRAM MEETINGS



SAFETY & SECURITY
UPDATES DESIRED



OPERABLE WALLS NEED
TO BE REPLACED



UPDATES TO DATED
FINISHES & EQUIPMENT



HVAC
ISSUES

MISSING PROGRAM SPACES



1. Bathroom in FLS Room
2. Paved ambulance access for Nurse
3. Admin Conference Room is too small to accommodate IEP Meetings



532

EXISTING
ENROLLMENT

MT. ARARAT HIGH SCHOOL

KEY THEMES FROM PROGRAM MEETINGS



DESIRE FOR
INDUSTRIAL ARTS/SHOP
SPACE OR BUILDING
FOR ELECTIVES



PLUMBING ODOR
ISSUES AT WASHER/
DRYER LOCATIONS



TRAFFIC BACKUP AT
PARENT DROP OFF

MISSING PROGRAM SPACES



1. Traditional Industrial Arts/Shop Space (vocational programs are in high demand)
2. Building/Barn for niche electives



716

EXISTING
ENROLLMENT

Overview of Program Needs

ADULT EDUCATION

KEY THEMES FROM PROGRAM MEETINGS



UPDATED CLASSROOM TECHNOLOGY



UPDATED ACCESSIBLE RESTROOMS



ADDITIONAL PROGRAM SPACE



UPDATED FINISHES (HARD FLOORING)

MISSING PROGRAM SPACES



1. General lack of program space in this facility (4 classrooms)
2. ADA accessible single-user gender-neutral bathrooms



EXISTING ENROLLMENT

N/A

SPECIAL SERVICES

KEY THEMES FROM PROGRAM MEETINGS



IMPROVED HVAC (COOLING)



UPDATED RESTROOMS



EXTERIOR FENCING, LOCKDOWN FEATURE, AND PA SYSTEM DESIRED

MISSING PROGRAM SPACES



No Missing Spaces Reported.



EXISTING ENROLLMENT

N/A

SUPERINTENDENT'S OFFICE

KEY THEMES FROM PROGRAM MEETINGS



BETTER SPACE UTILIZATION NEEDED IN MULTIPLE AREAS



ADDITIONAL STORAGE NEEDED



MORE DEFINED ASSISTANT SPACES



IMPROVED SIGNAGE/ WAYFINDING ON SITE

MISSING PROGRAM SPACES



1. More defined assistant spaces
2. Reception outside Superintendent's Office (better utilization of space with photocopiers)
3. Improved storage



EXISTING ENROLLMENT

N/A

TRANSPORTATION BUILDING

KEY THEMES FROM PROGRAM MEETINGS



GARAGE & SITE ARE GENERALLY TOO SMALL



RESTROOMS ARE VERY SMALL AND NOT ADA ACCESSIBLE



NEED ADEQUATE PARTS STORAGE



GARAGE LACKS EXHAUST SYSTEM

MISSING PROGRAM SPACES



1. ADA Accessible Restrooms
2. Adequate Parts Storage
3. Garage is generally too shallow to fit the buses and maintain them



EXISTING ENROLLMENT

N/A

Summary of Feedback & Questions (with Responses) from the Previous Forum

3

Public Forum #2: Summary

Community Forum #2 Agenda

1. Overview of Facility Needs
2. Overview of Program Needs
3. Review of the Options
4. Public Engagement Exercise:
Your Considerations for the Options
5. Public Feedback Poll:
Prioritizing the Options



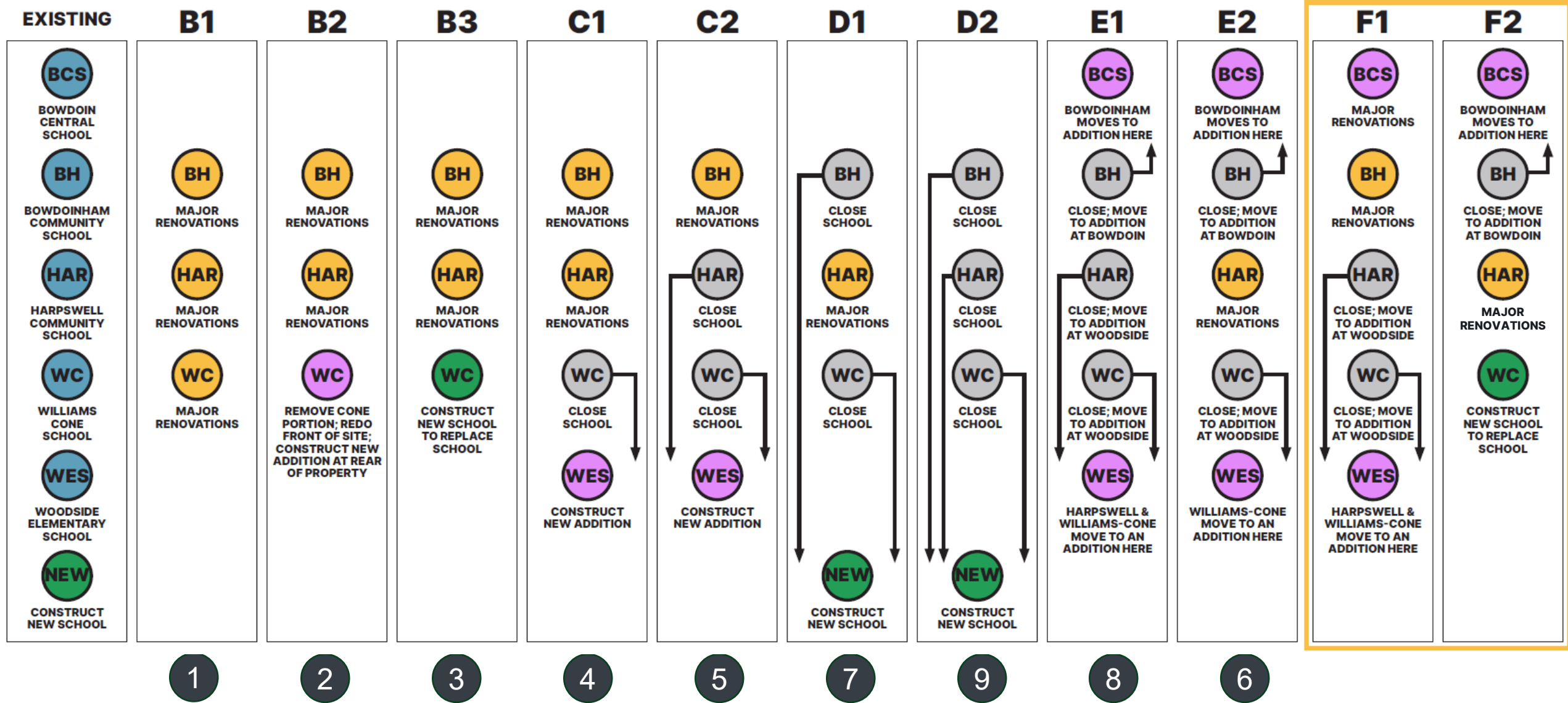
Prioritizing the Options Without Cost (230 Participants Total)

1. Option B1
2. Option B2
3. Option B3
4. Option C1
5. Option C2
6. Option E2
7. Option D1
8. Option E1
9. Option D2



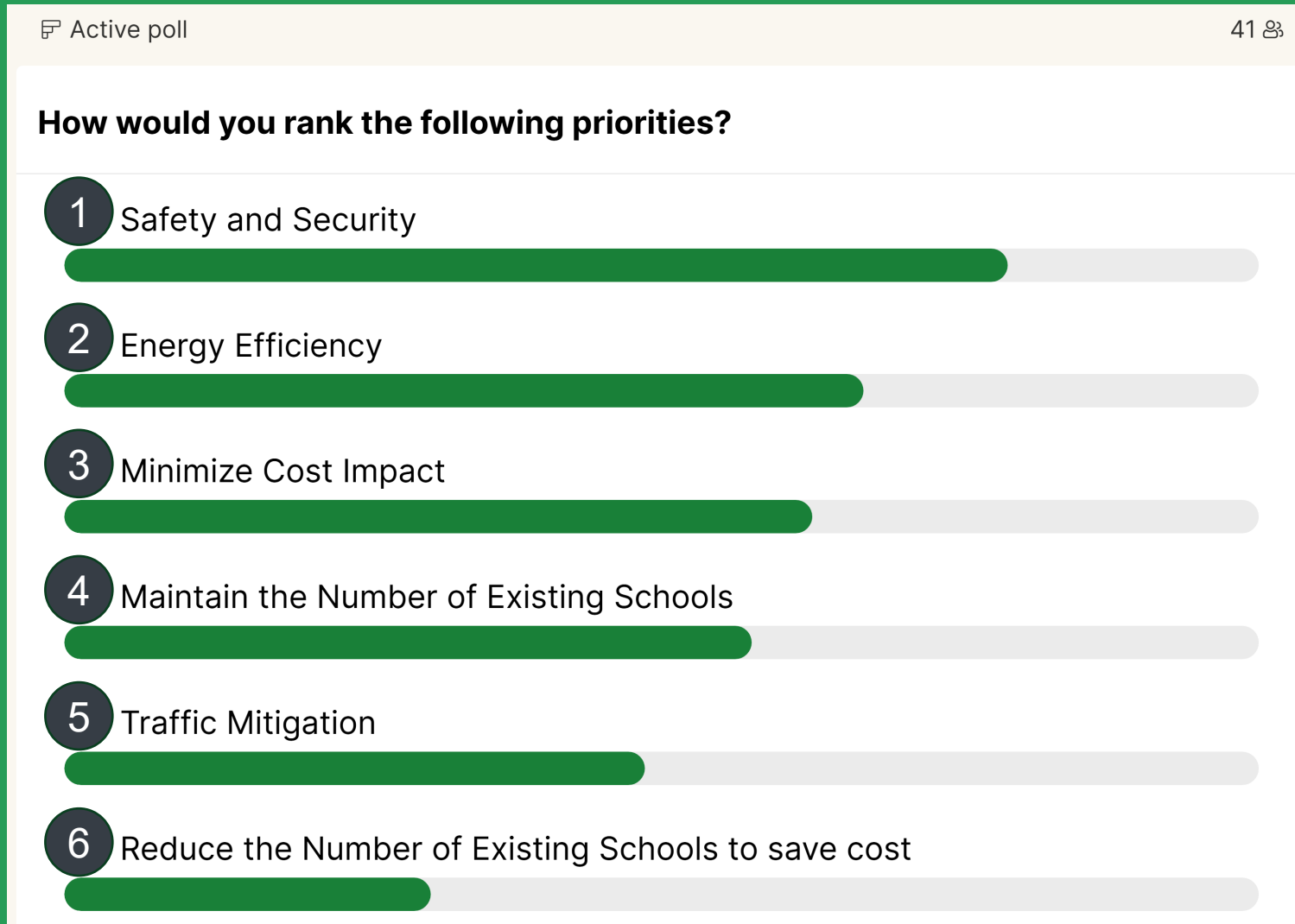
Forum #2: Ranking of the Options

● EXISTING SCHOOL ● ADDITION ● CLOSE SCHOOL
● NEW SCHOOL ● RENOVATION ● COMM. PRIORITY



OPTIONS F1 & F2 WERE PROPOSED AT COMMUNITY FORUM #2

Public Forum #2: Priorities



Public Forum #2: Public Comments

CONSIDERATIONS SHARED BY FORUM ATTENDEES (VIA SLIDO POLL)

- Vast geographic space supports community schools.
- I am pretty sure the residents of Bowdoinham would go on a hunger strike before accepting its closure. It is the best elementary school in the state with the best principal and staff anywhere. Culture and school size matter.
- Investments in our public education system is the best investment in our communities. They are a place of employment, community building, good for home values, and good for local businesses.
- Williams-Cone school is amazing. Staff students and families are essential in the district. 2/3 of these options are unacceptable (don't close WCS!)
- A lot of Williams Cone School families are not in support of getting rid of the school. They all think the community schools are an important part of our district.
- Is it really wise to spend money on major renovations on these buildings when some of them are already aged out, only to have to spend more money on them in the not distant future to replace them?
- All options sound \$\$\$ for taxpayers.
- It's hard to imagine having zero elementary schools in Harpswell given the size of the town — many parts of town are already far from HCS
- Lots of housing being built and projected at town meetings in Topsham. Growth.
- WCS has field space for construction? Build in phases like the HS.
- Hard to consider any of these options without knowing the cost attached to them (range)

Included in tonight's forum.

Public Forum #2: Questions with Responses

QUESTIONS SHARED BY FORUM ATTENDEES (VIA SLIDO POLL)

- Has there been conversation surrounding what happens to the properties in the scenarios where a school closes?
 - *Not at this time. The town would have first right of refusal.*
- Why does your "heat map" have n/a across the board for structural stability? How can we consider major renovations/additions on buildings without information on structural stability?
 - *A rating of the system cannot be made due to the limited exposed structural systems observed during the site visit. Items included in the Facilities Assessment Report are limited to the areas of exposed structure observed at the time of the visit. The condition of concealed structural systems is unknown. Recommended repairs are included in the report.*
- Are there long term solutions that retain community schools?
 - *The newest proposed option F3 retains schools in all communities.*
- B3 why a new site?
 - *Limitations of existing site; see next slide for additional information.*

Public Forum #2: Questions with Responses

QUESTIONS SHARED BY FORUM ATTENDEES (VIA SLIDO POLL)

- **Is the environmental impact of demolishing those community school buildings and sending that building material to landfills being considered? like the HS.**
 - *We are not familiar with what was considered for the old HS. We have evaluated the existing buildings in the portfolio for condition and ability to meet the educational programing needs for the community. None of the buildings are historically significant. Buildings or portions of buildings deemed necessary to demolish would need to be abated of all hazardous materials like asbestos and PCBs before any construction debris is recycled or goes to a landfill. Alternatively, some buildings may be closed by the school district and either taken over by the town or sold.*
- **If Williams Cone School was taken down, couldn't the building be put in the back field and put the playground in the area of where the Cone wing is?**
 - *If Williams-Cone School was taken down, it may fit in the back field, but the challenge with that site is limited access through the residential neighborhood. If the new school were out back, we would need a large portion of the new front yard for proper bus and parent drop-off, along with parking for staff. In an ideal scenario we would have a second access point to this property on the opposite side.*

Public Forum #2: Questions with Responses

QUESTIONS SHARED BY FORUM ATTENDEES (VIA SLIDO POLL)

- **How does the Maine Major Capital School Construction Program play into moving forward with new builds?**
 - *Harpwell was submitted for 'the 17/18 application and placed 51 out of 74. The Maine DOE opens applications for state funding approx every 7 years. It was decided not to apply for the most recent state funding and instead use those funds directly for school improvements. The latest list was released in July 2025. 95 schools were ranked across Maine. The state historically funds projects for approximately the top 10 ranked schools.*
- **If schools are combined, how will the larger spaces be modified to be appropriate for the increase in student population? I'm thinking specifically about the library at Woodside. More space would be needed for book quantities adequate to serve double the students or more.**
 - *If Woodside were enlarged, available spaces and proposed programming would all need to be reviewed to ensure adequate space is available in all shared areas like the cafeteria, gymnasium, library etc. In some cases, modified schedules can accommodate more students in the same spaces, but in other cases these spaces simply need to be made larger to support the larger student population. These ideas would all be taken into consideration as design options are developed.*

Review of Revised Options With Cost

General Note: These options consider several renovation and re-configuration options between the 5 elementary schools in the district.

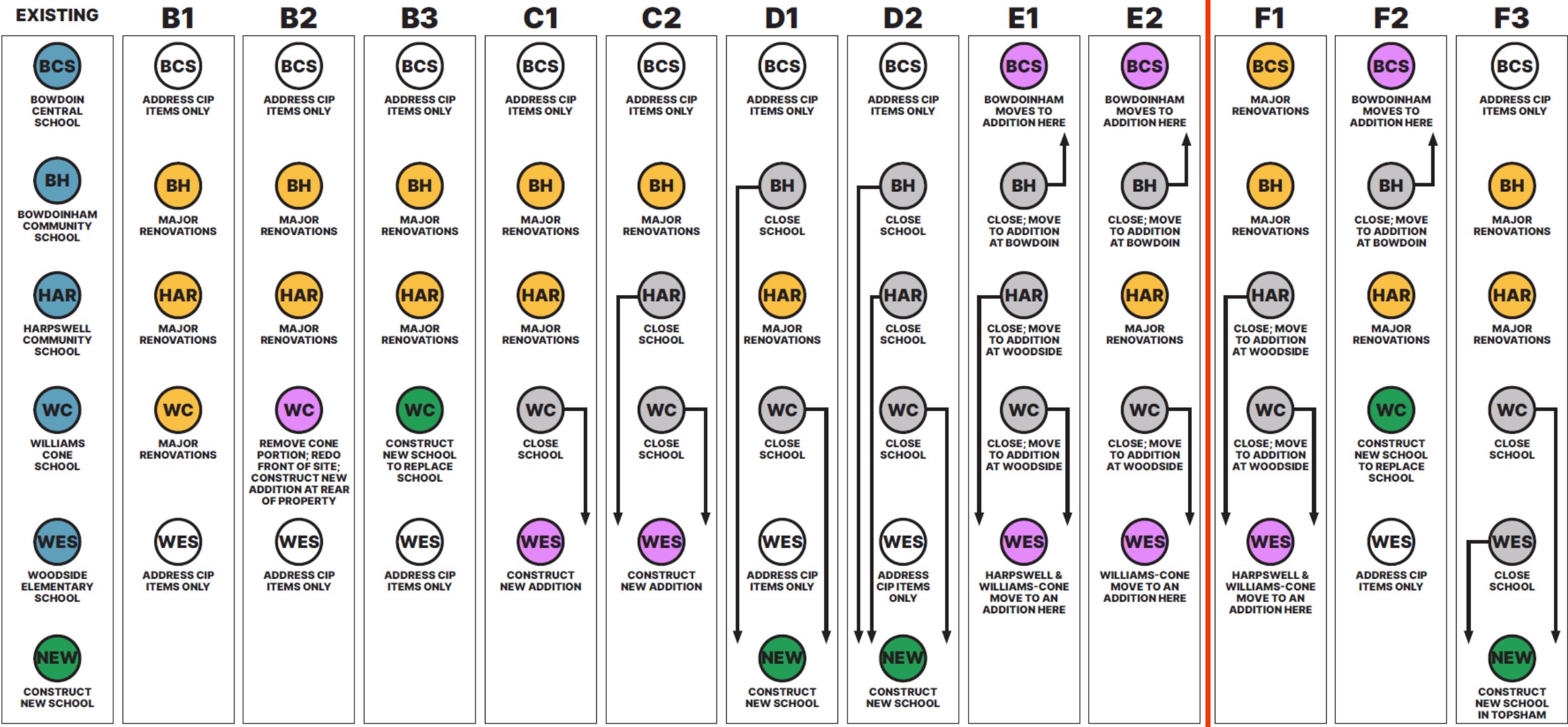
In addition to this work, there remains short-term and long-term renovation work required at the other district buildings, including the High School, Middle School, Superintendent's Office, Adult Ed/Special Ed and Transportation Building.

Building 376 should be abated and torn down.

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The Revised Options

● EXISTING SCHOOL ● ADDITION ● CLOSE SCHOOL
● NEW SCHOOL ● RENOVATION CIP ITEMS ONLY



NEW OPTIONS F1 & F2 WERE PROPOSED AT COMMUNITY FORUM #2
NEW OPTION F3 WAS PROPOSED BY AN ADVISORY COMMITTEE MEMBER

Review of Draft Options & Considerations: Short Term Maintenance

SHORT TERM MAINTENANCE

Addresses Critical Items

(maintain buildings; replace items at or near end of useful life)

**No Program Items/Concerns/
Needs Addressed**

CONSIDERATIONS: SHORT TERM MAINTENANCE

Potential Lower Upfront Cost

Short Term Solution—CIP Only (not a 20-year plan)

Keeps 3 Antiquated Schools in the Portfolio

Does Not Address Programmatic Needs

Does Not Fully Address Safety & Security

Does Not Improve or Provide Additional Specialist Spaces

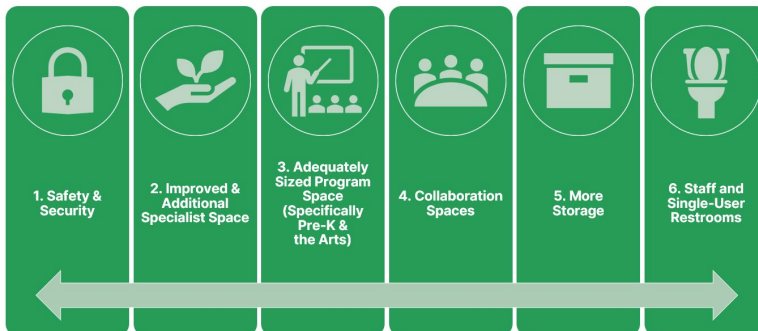
Does Not Provide Adequately Sized Program Spaces (Specifically for Pre-K and the Arts)

Does Not Provide Additional Collaboration Spaces

Does Not Provide More Storage Space

Does Not Provide Additional Staff or Single User Restrooms

Does not address programmatic needs



CONSIDERATIONS FROM FORUM #2

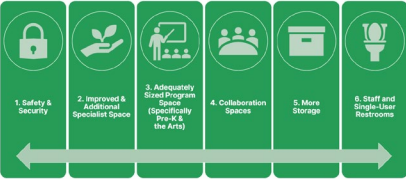
None Noted

Review of Draft Options & Considerations: Options B1, B2, B3

OPTION B1
Major Renovations at Bowdoinham, Harpswell, & Williams-Cone
CONSIDERATIONS: Option B1
Addresses Major Issues at Older Buildings
Does Not Offer Benefits of Consolidation
Addresses Some of the Programmatic Issues at the 3 Renovated Schools
CONSIDERATIONS FROM FORUM #2
Seems to kick the can down the road
With major renovations, how much longer could these buildings last?
Would investments in short term objectives at WES, BCS, MAMS, MAHS be part of final proposal (especially where AC is needed)
In the short term, I think B1 is a great option, especially as we gather community feedback.
Will climate control be included in renovations?
I would select B1
Maintains character of district – less dramatic impact, invest in smaller community schools
B1 is expensive, yet it is the best option
C1 maybe C2

OPTION B2
Major Renovations at Bowdoinham & Harpswell
At Williams-Cone: Removes Cone Portion, Redo Front of Site, Construct New Addition at Rear of Property
CONSIDERATIONS: Option B2
Addresses Major Issues at Older Buildings
Replaces the Cone Building
Does Not Offer Benefits of Consolidation
Addresses Some of the Programmatic Issues at the 3 Renovated Schools
CONSIDERATIONS FROM FORUM #2
B Options are all penny-wise and pound foolish
In the long term, B2 or B3. Most community members I have spoken to are not in support of closing any community schools.
Community schools are the heart of the community and should be maintained and improved where they are.
The Cone is the newest part. The Williams wing is in rough shape.
Bowdoinham's location has exceptional access to outdoor learning spaces (Red Rose Preserve)
WCS-could a 2 nd floor be added to the Williams wing instead of using more ground space?
Topsham is growing and Willaims-Cone can't go away, just renovated.
In Bowdoinham, there is space adjacent to the school on Town owned athletic fields if a new building is needed.

OPTION B3
Major Renovations at Bowdoinham & Harpswell
Constructs New School to Replace Williams-Cone
CONSIDERATIONS: Option B2
Addresses Major Issues at Older Buildings
Replaces the Williams-Cone Building
Does Not Offer Benefits of Consolidation
Addresses Some of the Programmatic Issues at the 2 Renovated Schools and All of Them at 1 School
Likely Requires a New Site
CONSIDERATIONS FROM FORUM #2
Recommend close Williams-Cone, build new elementary school. B3 W F recommend.
What happens to the WCS lot? Town-owned recreational building?
Addition on WCS and B2/B3 demolish Cone or new WCS 700 kids is too big. WCS + WES
B3: Good option retains community schools for Harpswell and Bowdoinham, which seems good-but fresh start for WCS
New Option* New WCS State Funded. Extension on BCS, BHS goes to BCS, HCS renovation go to Brunswick.
We may need to self fund a new school to plan for new schools every 10 years.
B3 I do not think is a good option. Topsham has 2 schools.
New Option* Renovate Bowdoinham, close school with lowest attendance only, combine WC and Woodside. Close WC School.



Programmatic needs addressed at 1-3 schools

Review of Draft Options & Considerations: Options C1, C2

OPTION C1

Major Renovations at Bowdoinham & Harpswell

Construct a New Addition at Woodside

Close Williams-Cone

CONSIDERATIONS: Option C1

Replaces the School Building in Worst Condition

Offers Limited Benefits of Consolidation

Topsham Loses a Community School

Addresses Some of the Programmatic Issues at 2 Schools, and All of Them at 1 School

CONSIDERATIONS FROM FORUM #2

Combining WCS + WES is a lot of kids.

New Option* Remove WEC, WC, build new in Topsham

Seems like a workable option, though design would have to maintain small school feel.

C1 seems to be the most practical approach to the financial constraints we face. It conquers more.

C1 or C2—could the addition be built without impact to instruction at WES/WCS?

Please do not close Williams-Cone. We have a very special community. It would be heartbreaking to lose it.

C1—I believe consolidating the schools in Topsham is the best idea.

OPTION C2

Major Renovations at Bowdoinham

Construct a New Addition at Woodside

Close Williams-Cone & Harpswell

CONSIDERATIONS: Option C2

Closes 2 Schools

Potential Large Addition to the Woodside Site with Impact on the Neighborhood Traffic

Harpswell Students Now Have a Longer Travel Distance

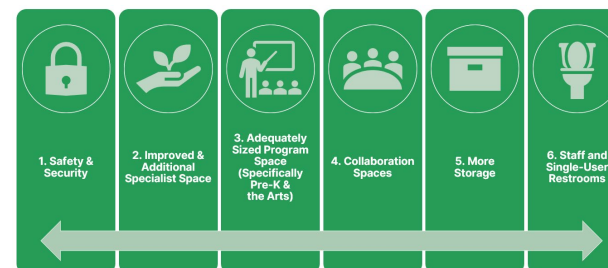
Harpswell and Topsham Lose a Community School

Addresses Some of the Programmatic Issues at 1 School, and All of Them at 2 Schools

CONSIDERATIONS FROM FORUM #2

Concern about the social/cultural impact of Harpswell students being grouped with much larger population of Topsham students.

C2—I am concerned about commutes for students, bus time frames, change for the youth for schools closed in BH, HAR & WC



Programmatic needs addressed at 1-3 schools

Review of Draft Options & Considerations: Options D1, D2

OPTION D1

Renovate Harpswell

Construct 1 New School

Close Bowdoinham & Williams-Cone

CONSIDERATIONS: Option D1

Closes 2 Schools; Maintains Harpswell School

Could be an Expensive Option Due to Site Procurement & Site Work

Bowdoinham & Topsham Lose Community Schools

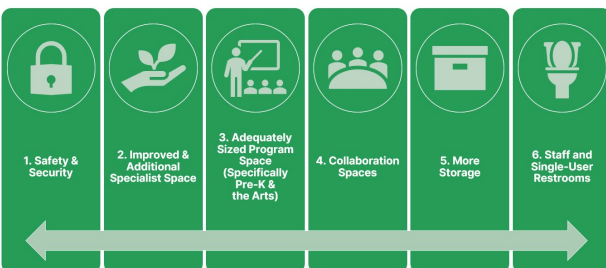
Addresses Some of the Programmatic Issues at 1 School, and All of Them at 2 Schools

CONSIDERATIONS FROM FORUM #2

Please don't choose this option. We need our community school in Bowdoinham.

D1—what are the implications of School Board seats? Based on enrollment.

No. Keep community schools.



Programmatic needs addressed at 1-3 schools

OPTION D2

Construct 1 New School

Close Bowdoinham, Harpswell, & Williams-Cone

CONSIDERATIONS: Option D2

Closes 3 Schools

Could be an Expensive Option Due to Site Procurement & Site Work

Bowdoinham, Harpswell, & Topsham Lose Community Schools

Addresses All of the Programmatic Issues at 3 Schools

CONSIDERATIONS FROM FORUM #2

No. Keep community schools.

D2—too large of ES

Don't close our community school in Bowdoinham

D2—this would pull students from 3 distinct communities to create a school significantly larger than the 2 remaining schools (cultural impact is real)

Why taking away BH, HAR, and WCS and build one school?

D2 is not a good option. I believe the transportation length will be too long for this age group.

Don't take BH, HAR or WCS and make one school, you should at least make two.

Why would you take away our main 3 schools if we want to make a new school instead of a --

How long will it take for the new school to be made and where will they work while it's getting built?

D2 is putting all 3 schools into a new one, which is very expensive, or more expensive than B1

D's and E's are the most dramatic and not really worth consideration

The E's and D's seem very expensive.

Review of Draft Options & Considerations: Options E1, E2

OPTION E1

Move Bowdoinham to an Addition at Bowdoin

Move Harpswell and Williams-Cone to an Addition at Woodside

Close Bowdoinham, Harpswell & Williams-Cone

CONSIDERATIONS: Option E1

Closes 3 Schools

Avoids the cost of a new site

Bowdoinham, Harpswell & Topsham Lose Community Schools

Addresses Some of the Programmatic Issues at all 3 Schools

CONSIDERATIONS FROM FORUM #2

What about before & after care? When combined, it's a big need.

We need our school. Please don't close Bowdoinham.

E1—Rec programs use elementary school for bball and other programs. We need the space for more than learning.

If all 3 schools close and change positions, or 1 or 2 schools close, how is it going to work because right now there are different start and stop times at each school.

Is there space at Woodside for such a large addition?

No. Keep community schools.

Why would we take away our 3 main schools if more and more people are going into the towns?

OPTION E2

Move Bowdoinham to an Addition at Bowdoin

Move Williams-Cone to an addition at Woodside.

Major Renovations at Harpswell

Close Bowdoinham & Williams-Cone

CONSIDERATIONS: Option E2

Closes 2 Schools

Avoids the cost of a new site

Bowdoinham & Topsham Lose Community Schools

Addresses Some of the Programmatic Issues at 1 School and All of the Programmatic Issues at 2 Schools

CONSIDERATIONS FROM FORUM #2

E2—this option appears to address the most overall issues across 3 broad geographical areas, but may be \$\$!! (pricey)

E2—worry about too many kids at 1 school.

Please don't choose this option. We need our community school in Bowdoinham.

E2 appears to be a decent alternative to C1.

No, keep community schools.



Programmatic needs addressed at 3-5 Elementary Schools

NEW Draft Options and Considerations: Options F1, F2, F3

OPTION F1: NEW OPTION PROPOSED AT FORUM #2

Renovate Bowdoinham

Provide an Addition on Woodside

Close Williams-Cone

Close the Smallest School:
Harpswell

CONSIDERATIONS: Option F1

This is essentially the C2 Option

OPTION F2: NEW OPTION PROPOSED AT FORUM #2

Build a New Williams-Cone School

Construct an Addition on Bowdoin

Major Renovations at Harpswell

Close Bowdoinham

CONSIDERATIONS: Option F2

This is essentially the B3 Option,
except it closes Bowdoinham

OPTION F3: NEW OPTION PROPOSED BY ADVISORY COMMITTEE MEMBER

Build a New School in Topsham

Major Renovations at Bowdoinham
and Harpswell

Close Woodside and Williams-
Cone School

CONSIDERATIONS: Option F3

This maintains local schools in
each of the 4 communities and
avoids the cost to address serious
envelope issues at Woodside.

It would be built on neighboring
land to Williams Cone if they could
acquire it.

Draft Options With Estimated Rough Order of Magnitude Cost

OPTION B1				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M
Harpswell	Major Reno	29,000	\$14.4M	\$17.3M
Williams-Cone	Major Reno	41,000	\$14.1M	\$16.9M
Total		103,000	\$34.1M	\$41M

OPTION B2				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M
Harpswell	Major Reno	29,000	\$14.4M	\$17.3M
Williams-Cone	Major Reno 70%	29,000	\$9.9M	\$11.8M
	New Cone Addition	12,000	\$6.4M	\$7.2M
Total		103,000	\$36.3M	\$43.1M

OPTION B3				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M
Harpswell	Major Reno	29,000	\$14.4M	\$17.3M
Williams-Cone	New W-C School	41,000	\$23.2M	\$26.7M
Total		103,000	\$43.2M	\$50.8M

OPTION C1				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M
Harpswell	Major Reno	29,000	\$14.4M	\$17.3M
Woodside	Addition	41,000	\$23.2M	\$26.7M
Total		103,000	\$43.2M	\$50.8M

OPTION C2				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M
Woodside	Addition	70,000	\$33.3M	\$38.5M
Total		103,000	\$38.9M	\$45.3M

OPTION D1				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Harpswell	Major Reno	29,000	\$14.4M	\$17.3M
New Site	New BH & W-C School	74,000	\$33.3M	\$40.7M
Total		103,000	\$47.7M	\$58M

Draft Options With Estimated Rough Order of Magnitude Cost

OPTION D2				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
New Site	New BH, HAR & W-C School	103,000	\$45.8M	\$56.7M
Total		103,000	\$45.8M	\$56.7M

OPTION E1				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Bowdoin	BH Addition	33,000	\$18.6M	\$21.5M
Woodside	W-C Addition	70,000	\$33.3M	\$38.5M
Total		103,000	\$51.9M	\$60M

OPTION E2				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Bowdoin	BH Addition	33,000	\$18.6M	\$21.5M
Harpswell	Major Reno	29,000	\$14.4M	\$17.3M
Woodside	W-C Addition	41,000	\$23.2M	\$26.7M
Total		103,000	\$56.2M	\$65.5M

OPTION F1 (same as C2)				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M
Woodside	BH & HAR Addition	70,000	\$33.3M	\$38.5M
Total		103,000	\$38.9M	\$45.3M

OPTION F2 (Harpswell goes to Brunswick)				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Bowdoin	BH Addition	33,000	\$18.6M	\$21.5M
New Site	New HAR & W-C School	41,000	\$23.2M	\$26.7M
Total		74,000	\$41.8M	\$48.2M

OPTION F3				
SCHOOL	CONSTRUCTION TYPE	AREA SF	ESTIMATED ROM COST (LOW RANGE)	ESTIMATED ROM COST (HIGH RANGE)
Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M
Harpswell	Major Reno	29,000	\$14.4M	\$17.3M
New Site	New W-C & WS School	109,000	\$48.5M	\$60M
Total		103,000	\$68.5M	\$84.1M

SUMMARY OF DRAFT OPTIONS WITH ESTIMATED ROUGH ORDER OF MAGNITUDE COST

OPTION	SCHOOL	CONST. TYPE	AREA SF	EST. ROM COST (LOW)	EST. ROM COST (HIGH)	TOTAL AREA SF	EST. TOTAL ROM COST RANGE	OPTION
B1	Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M	103,000 SF	\$34.1M - \$41M +/-	B1
	Harpowell	Major Reno	29,000	\$14.4M	\$17.3M			
	Williams-Cone	Major Reno	41,000	\$14.1M	\$16.9M			
B2	Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M	103,000 SF	\$36.3M - \$43.1M +/-	B2
	Harpowell	Major Reno	29,000	\$14.4M	\$17.3M			
	Williams-Cone	Major Reno 70%	29,000	\$9.9M	\$11.8M			
		New Cone Bldg.	12,000	\$6.4M	\$7.2M			
B3	Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M	103,000 SF	\$43.2M - \$50.8M +/-	B3
	Harpowell	Major Reno	29,000	\$14.4M	\$17.3M			
	Williams-Cone	New School	41,000	\$23.2M	\$26.7M			
C1	Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M	103,000 SF	\$43.2M - \$50.8M +/-	C1
	Harpowell	Major Reno	29,000	\$14.4M	\$17.3M			
	Woodside	Addition	41,000	\$23.2M	\$26.7M			
C2	Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M	103,000 SF	\$38.9M - \$45.3M +/-	C2
	Woodside	Addition	70,000	\$33.3M	\$38.5M			
D1	Harpowell	Major Reno	29,000	\$14.4M	\$17.3M	103,000 SF	\$47.7M - \$58M +/-	D1
	New Site	New School	74,000	\$33.3M	\$40.7M			
D2	New Site	New School	103,000	\$45.8M	\$56.7M	103,000 SF	\$45.8M - \$56.7M +/-	D2
E1	Bowdoin	Addition	33,000	\$18.6M	\$21.5M	103,000 SF	\$51.9M - \$60M +/-	E1
	Woodside	Addition	70,000	\$33.3M	\$38.5M			
E2	Bowdoin	Addition	33,000	\$18.6M	\$21.5M	103,000 SF	\$56.2M - \$65.5M +/-	E2
	Harpowell	Major Reno	29,000	\$14.4M	\$17.3M			
	Woodside	Addition	41,000	\$23.2M	\$26.7M			
F1	Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M	103,000 SF	\$38.9M - \$45.3M +/-	F1
	Woodside	New Addition	70,000	\$33.3M	\$38.5M			
F2	Bowdoin	Addition	33,000	\$18.6M	\$21.5M	74,000 SF	\$41.8M - \$48.2M +/-	F2
	New Site	New School	41,000	\$23.2M	\$26.7M			
F3	Bowdoinham	Major Reno	33,000	\$5.6M	\$6.8M	103,000 SF	\$68.5M - \$84.1M +/-	F3
	Harpowell	Major Reno	29,000	\$14.4M	\$17.3M			
	New Site	New School	109,000	\$48.5M	\$60M			

Draft Options With Estimated Rough Order of Magnitude Cost

HIGH LEVEL SUMMARY OF DRAFT OPTIONS & CIP ESTIMATED ROUGH ORDER OF MAGNITUDE COST

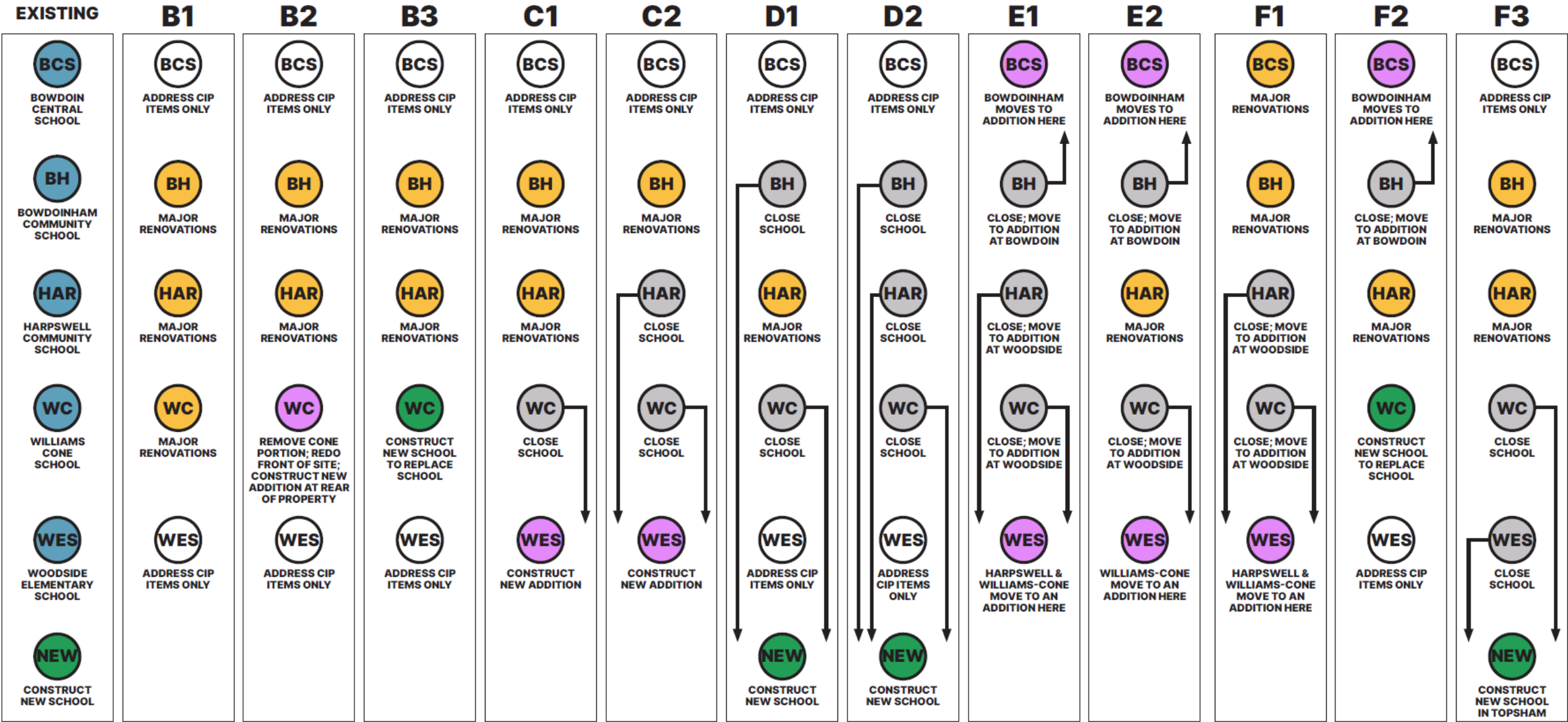
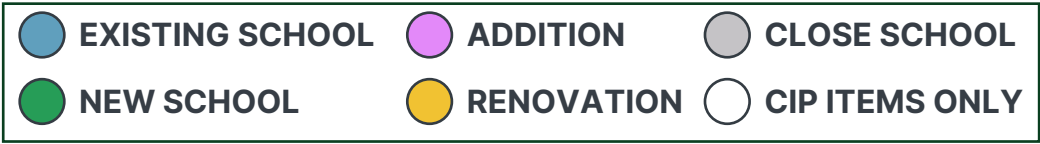
Option	Estimated Total ROM Cost Range For Option	Bowdoin & Woodside CIP (All Options Except F3)	Bowdoin CIP (Option F3 Only)	Middle School & High School CIP (All Options)	Supt., Adult Ed, Special Ed, Transportation CIP (All Options)	Estimated Total ROM Cost Range (Including All CIP)
B1	\$34.1M - \$41M +/-	\$18.2M - \$21.9M	N/A	\$8.3M-\$10.1M	\$6.8M-\$8.2M	\$67.4M - \$81.2M +/-
B2	\$36.3M - \$43.1M +/-					\$69.6M - \$83.3M +/-
B3	\$43.2M - \$50.8M +/-					\$76.5M - \$91M +/-
C1	\$43.2M - \$50.8M +/-					\$76.5M - \$91M +/-
C2	\$38.9M - \$45.3M +/-					\$72.2M - \$85.5M +/-
D1	\$47.7M - \$58M +/-					\$81M - \$98.2M +/-
D2	\$45.8M - \$56.7M +/-					\$79.1M - \$96.9M +/-
E1	\$51.9M - \$60M +/-					\$85.2M - \$100.2M +/-
E2	\$56.2M - \$65.5M +/-					\$89.5M - \$105.7M +/-
F1	\$38.9M - \$45.3M +/-					\$72.2M - \$85.5M +/-
F2	\$41.8M - \$48.2M +/-					\$75.1M - \$88.4M +/-
F3	\$68.5M - \$84.1M +/-	N/A	\$3.9M-\$4.6M	\$8.3M-\$10.1M	\$6.8M-\$8.2M	\$87.5M - \$107M +/-

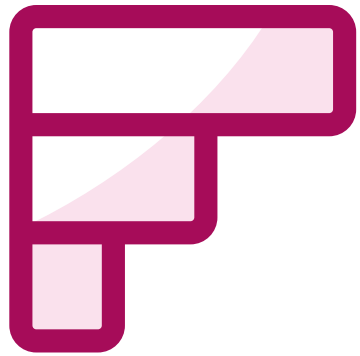
Public Feedback Poll: Prioritizing the Updated Options Without Cost

4

Prioritizing Updated Options

WITHOUT COST



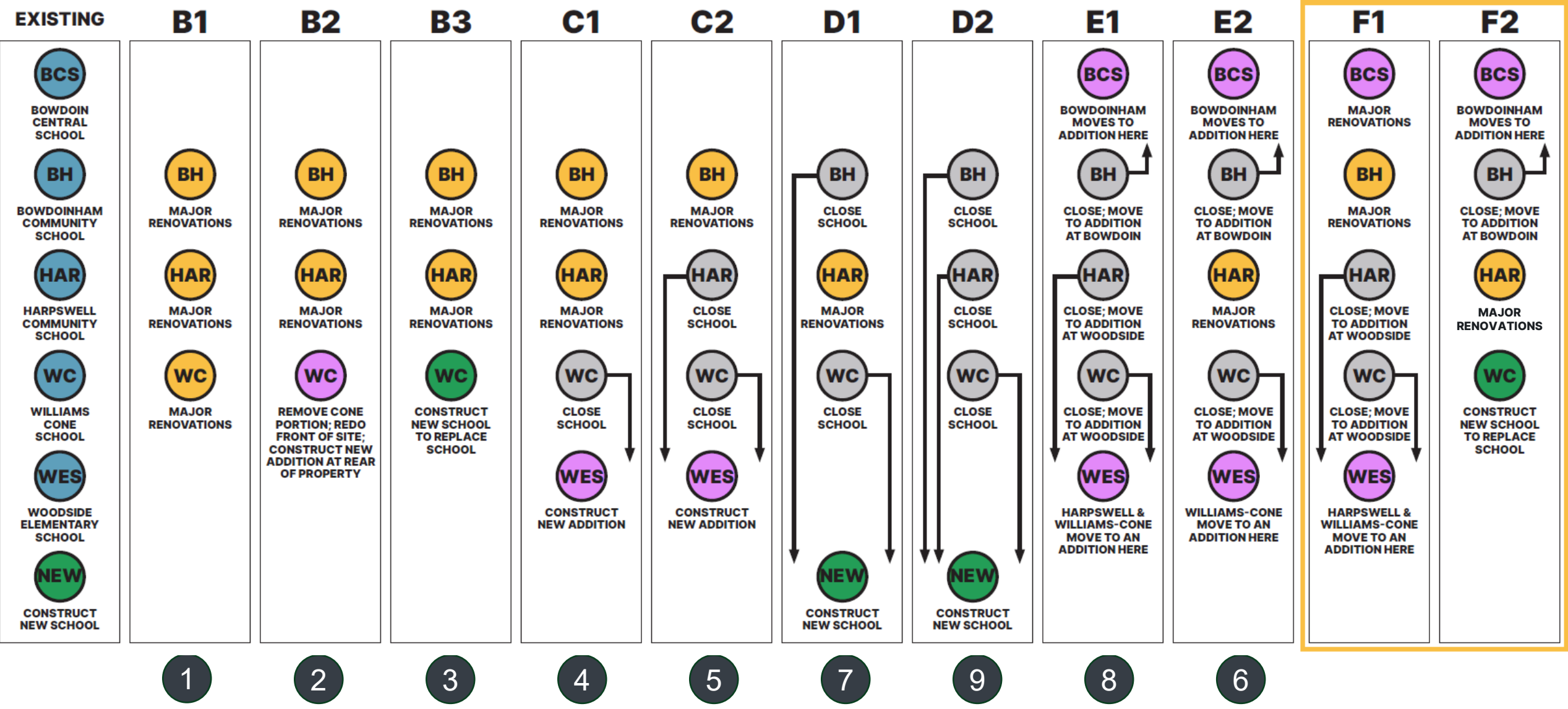


How Would you Prioritize the Updated Options Without Cost?

Options Prioritized Without Cost

AT COMMUNITY FORUM #2

● EXISTING SCHOOL ● ADDITION ● CLOSE SCHOOL
● NEW SCHOOL ● RENOVATION ● COMM. PRIORITY



OPTIONS F1 & F2 WERE PROPOSED AT COMMUNITY FORUM #2

Public Feedback Poll: Prioritizing the Updated Options With Cost

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Prioritizing Updated Options

WITH COST: OPTION ONLY

● EXISTING SCHOOL ● ADDITION ● CLOSE SCHOOL
● NEW SCHOOL ● RENOVATION CIP ITEMS ONLY

EXISTING	B1	B2	B3	C1	C2	D1	D2	E1	E2	F1	F2	F3
BCS BOWDOIN CENTRAL SCHOOL	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS MAJOR RENOVATIONS	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS ADDRESS CIP ITEMS ONLY
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH CLOSE SCHOOL	BH CLOSE SCHOOL	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH MAJOR RENOVATIONS	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR CLOSE SCHOOL	HAR MAJOR RENOVATIONS	HAR CLOSE SCHOOL	HAR CLOSE; MOVE TO ADDITION AT WOODSIDE	HAR MAJOR RENOVATIONS	HAR CLOSE; MOVE TO ADDITION AT WOODSIDE	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS
WC WILLIAMS CONE SCHOOL	WC MAJOR RENOVATIONS	WC REMOVE CONE PORTION; REDO FRONT OF SITE; CONSTRUCT NEW ADDITION AT REAR OF PROPERTY	WC CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL	WC CLOSE SCHOOL
WES WOODSIDE ELEMENTARY SCHOOL	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES CONSTRUCT NEW ADDITION	WES CONSTRUCT NEW ADDITION	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES HARPSWELL & WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES HARPSWELL & WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES ADDRESS CIP ITEMS ONLY	WES CLOSE SCHOOL
NEW CONSTRUCT NEW SCHOOL						NEW CONSTRUCT NEW SCHOOL	NEW CONSTRUCT NEW SCHOOL					NEW CONSTRUCT NEW SCHOOL IN TOPSHAM
OPTION ONLY:	\$34.1M to \$41M +/-	\$36.3M to \$43.1M +/-	\$43.2M to \$50.8M +/-	\$43.2M to \$50.8M +/-	\$38.9M to \$45.3M +/-	\$47.7M to \$58M +/-	\$45.8M to \$56.7M +/-	\$51.9M to \$60M +/-	\$56.2M to \$65.5M +/-	\$38.9M to \$45.3M +/-	\$41.8M to \$48.2M +/-	\$68.5M to \$84.1M +/-

Prioritizing Updated Options

WITH COST: CIP ONLY

● EXISTING SCHOOL ● ADDITION ● CLOSE SCHOOL
● NEW SCHOOL ● RENOVATION CIP ITEMS ONLY

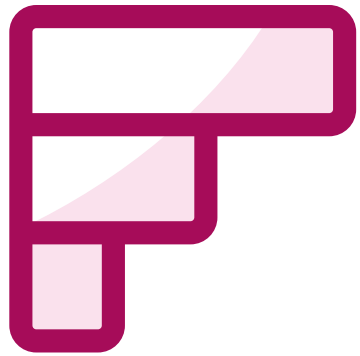
EXISTING	B1	B2	B3	C1	C2	D1	D2	E1	E2	F1	F2	F3
BCS BOWDOIN CENTRAL SCHOOL	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS MAJOR RENOVATIONS	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS ADDRESS CIP ITEMS ONLY
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH CLOSE SCHOOL	BH CLOSE SCHOOL	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH MAJOR RENOVATIONS	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR CLOSE SCHOOL	HAR MAJOR RENOVATIONS	HAR CLOSE SCHOOL	HAR CLOSE; MOVE TO ADDITION AT WOODSIDE	HAR MAJOR RENOVATIONS	HAR CLOSE; MOVE TO ADDITION AT WOODSIDE	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS
WC WILLIAMS CONE SCHOOL	WC MAJOR RENOVATIONS	WC REMOVE CONE PORTION; REDO FRONT OF SITE; CONSTRUCT NEW ADDITION AT REAR OF PROPERTY	WC CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL	WC CLOSE SCHOOL
WES WOODSIDE ELEMENTARY SCHOOL	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES CONSTRUCT NEW ADDITION	WES CONSTRUCT NEW ADDITION	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES HARPSWELL & WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES HARPSWELL & WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES ADDRESS CIP ITEMS ONLY	WES CLOSE SCHOOL
NEW CONSTRUCT NEW SCHOOL						NEW CONSTRUCT NEW SCHOOL	NEW CONSTRUCT NEW SCHOOL					NEW CONSTRUCT NEW SCHOOL IN TOPSHAM
CIP ONLY:	\$33.3M to \$40.2M +/-	\$33.3M to \$40.2M +/-	\$33.3M to \$40.2M +/-	\$33.3M to \$40.2M +/-	\$33.3M to \$40.2M +/-	\$33.3M to \$40.2M +/-	\$33.3M to \$40.2M +/-	\$33.3M to \$40.2M +/-	\$33.3M to \$40.2M +/-	\$33.3M to \$40.2M +/-	\$33.3M to \$40.2M +/-	\$19M to \$22.9M +/-

Prioritizing Updated Options

WITH COST: OPTION + CIP TOTAL

● EXISTING SCHOOL ● ADDITION ● CLOSE SCHOOL
● NEW SCHOOL ● RENOVATION CIP ITEMS ONLY

EXISTING	B1	B2	B3	C1	C2	D1	D2	E1	E2	F1	F2	F3
BCS BOWDOIN CENTRAL SCHOOL	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS MAJOR RENOVATIONS	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS ADDRESS CIP ITEMS ONLY
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH CLOSE SCHOOL	BH CLOSE SCHOOL	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH MAJOR RENOVATIONS	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR CLOSE SCHOOL	HAR MAJOR RENOVATIONS	HAR CLOSE SCHOOL	HAR CLOSE; MOVE TO ADDITION AT WOODSIDE	HAR MAJOR RENOVATIONS	HAR CLOSE; MOVE TO ADDITION AT WOODSIDE	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS
WC WILLIAMS CONE SCHOOL	WC MAJOR RENOVATIONS	WC REMOVE CONE PORTION; REDO FRONT OF SITE; CONSTRUCT NEW ADDITION AT REAR OF PROPERTY	WC CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL	WC CLOSE SCHOOL
WES WOODSIDE ELEMENTARY SCHOOL	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES CONSTRUCT NEW ADDITION	WES CONSTRUCT NEW ADDITION	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES HARPSWELL & WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES HARPSWELL & WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES ADDRESS CIP ITEMS ONLY	WES CLOSE SCHOOL
NEW CONSTRUCT NEW SCHOOL						NEW CONSTRUCT NEW SCHOOL	NEW CONSTRUCT NEW SCHOOL				NEW CONSTRUCT NEW SCHOOL IN TOPSHAM	NEW CONSTRUCT NEW SCHOOL IN TOPSHAM
OPTION + CIP:	\$67.4M to \$81.2M +/-	\$69.6M to \$83.3M +/-	\$76.5M to \$91M +/-	\$76.5M to \$91M +/-	\$72.2M to \$85.5M +/-	\$81M to \$98.2M +/-	\$79.1M to \$96.9M +/-	\$85.2M to \$100.2M +/-	\$89.5M- \$105.7M +/-	\$72.2M- \$85.5M +/-	\$75.1M- \$88.4M +/-	\$87.5M- \$107M +/-



How Would You Prioritize the Update Options, Considering Cost?



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How Would you Prioritize the Updated Options, Considering Cost?

Public Engagement Exercise:
Your Considerations for the
Options—Is Anything Missing?

6

Your Considerations for the Options

WITH COST: OPTION + CIP TOTAL

● EXISTING SCHOOL ● ADDITION ● CLOSE SCHOOL
● NEW SCHOOL ● RENOVATION CIP ITEMS ONLY

EXISTING	B1	B2	B3	C1	C2	D1	D2	E1	E2	F1	F2	F3
BCS BOWDOIN CENTRAL SCHOOL	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS MAJOR RENOVATIONS	BCS BOWDOINHAM MOVES TO ADDITION HERE	BCS ADDRESS CIP ITEMS ONLY
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH CLOSE SCHOOL	BH CLOSE SCHOOL	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH MAJOR RENOVATIONS	BH CLOSE; MOVE TO ADDITION AT BOWDOIN	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR CLOSE SCHOOL	HAR MAJOR RENOVATIONS	HAR CLOSE SCHOOL	HAR CLOSE; MOVE TO ADDITION AT WOODSIDE	HAR MAJOR RENOVATIONS	HAR CLOSE; MOVE TO ADDITION AT WOODSIDE	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS
WC WILLIAMS CONE SCHOOL	WC MAJOR RENOVATIONS	WC REMOVE CONE PORTION; REDO FRONT OF SITE; CONSTRUCT NEW ADDITION AT REAR OF PROPERTY	WC CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE SCHOOL	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CLOSE; MOVE TO ADDITION AT WOODSIDE	WC CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL	WC CLOSE SCHOOL
WES WOODSIDE ELEMENTARY SCHOOL	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES CONSTRUCT NEW ADDITION	WES CONSTRUCT NEW ADDITION	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES HARPSWELL & WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES HARPSWELL & WILLIAMS-CONE MOVE TO AN ADDITION HERE	WES ADDRESS CIP ITEMS ONLY	WES CLOSE SCHOOL
NEW CONSTRUCT NEW SCHOOL						NEW CONSTRUCT NEW SCHOOL	NEW CONSTRUCT NEW SCHOOL				NEW CONSTRUCT NEW SCHOOL IN TOPSHAM	NEW CONSTRUCT NEW SCHOOL IN TOPSHAM
OPTION + CIP:	\$67.4M to \$81.2M +/-	\$69.6M to \$83.3M +/-	\$76.5M to \$91M +/-	\$76.5M to \$91M +/-	\$72.2M to \$85.5M +/-	\$81M to \$98.2M +/-	\$79.1M to \$96.9M +/-	\$85.2M to \$100.2M +/-	\$89.5M- \$105.7M +/-	\$72.2M- \$85.5M +/-	\$75.1M- \$88.4M +/-	\$87.5M- \$107M +/-



What Considerations Would You Like to Share About the Options? Is there Anything Missing?



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**What considerations
would you like to share
about the options?**

Is anything missing?

Next Steps



Next Steps

- Review community feedback
- Facilities Improvement Committee to make a recommendation
- Harriman to conclude the Facility Master Plan