

Facilities Committee Meeting

Maine School Administrative District 75

Long Range Facilities Master Plan

January 14, 2026



Harriman



Agenda

- 1. Existing Building Information**
- 2. Review of Options Selected for Further Consideration**
- 3. Option Cost**
- 4. Option Site Plans**
- 5. Draft Capacity and Student Projection Overview**
- 6. Discuss Additional Information Needed to further narrow down options and Draft Community Memo**
- 7. Next steps**

Existing Conditions



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

Per NCES (National Center for Education Statics) **According to Ornstein** (1994):

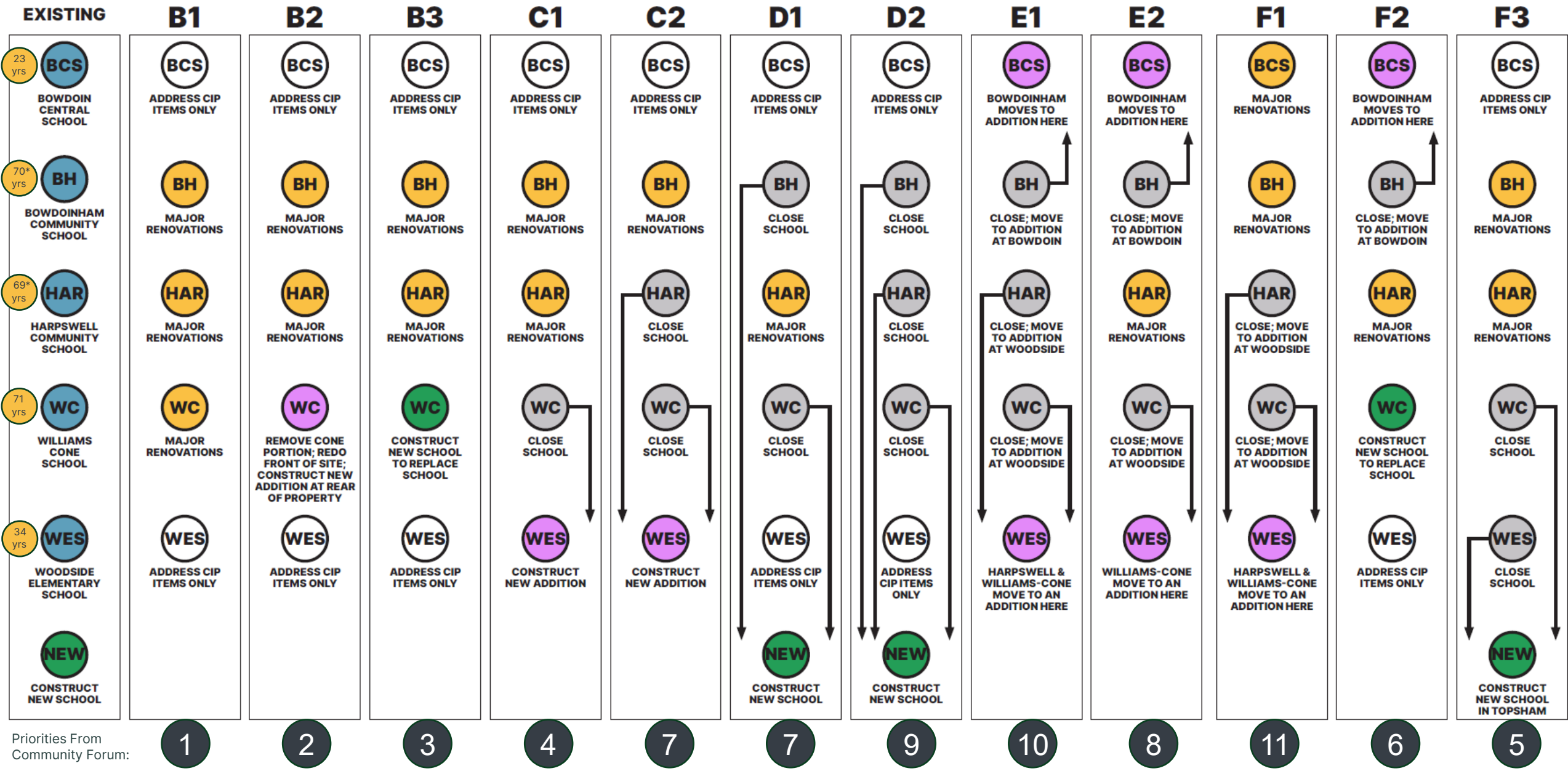
- when a school is **20 to 30 years old**, frequent **replacement of equipment** is needed.
- Between **30 and 40 years old**, the **original equipment** should have been **replaced, including the roof and electrical equipment.**
- After **40 years**, a school building begins **rapid deterioration**,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

Review of Options for Further Consideration

2

Forum #3 Prioritization of the Options

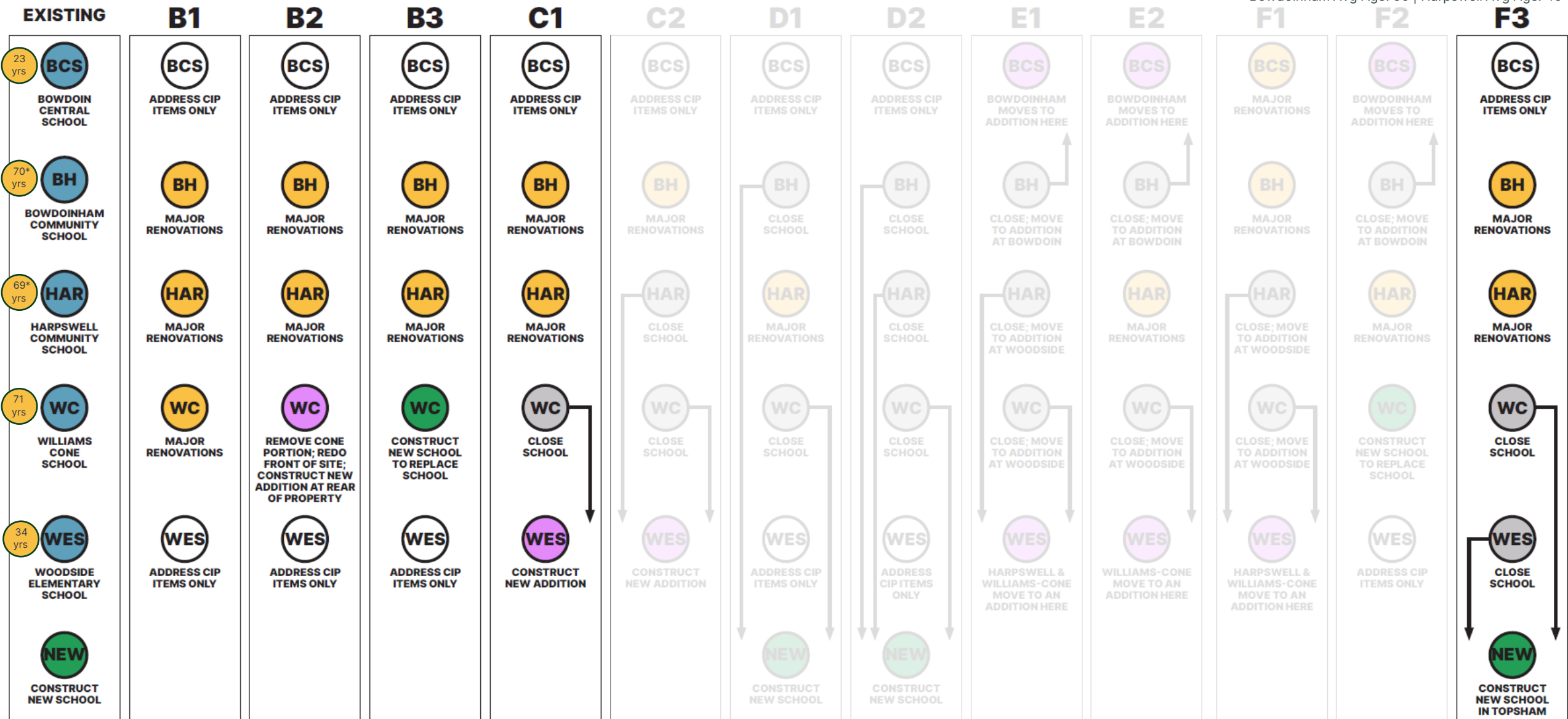
● EXISTING SCHOOL ● ADDITION ● CLOSE SCHOOL
● NEW SCHOOL ● RENOVATION CIP ITEMS ONLY



The Revised Options

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

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









Priorities From Community Forum:






































1
2
3
4
5

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

Option Considerations

 EXISTING SCHOOL	 ADDITION	 CLOSE SCHOOL
 NEW SCHOOL	 RENOVATION	 CIP ITEMS ONLY

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

EXISTING	B1	B2	B3	C1	F3
  BOWDOIN CENTRAL SCHOOL	 ADDRESS CIP ITEMS ONLY	 ADDRESS CIP ITEMS ONLY	 ADDRESS CIP ITEMS ONLY	 ADDRESS CIP ITEMS ONLY	 ADDRESS CIP ITEMS ONLY
  BOWDOINHAM COMMUNITY SCHOOL	 MAJOR RENOVATIONS	 MAJOR RENOVATIONS	 MAJOR RENOVATIONS	 MAJOR RENOVATIONS	 MAJOR RENOVATIONS
  HARPSWELL COMMUNITY SCHOOL	 MAJOR RENOVATIONS	 MAJOR RENOVATIONS	 MAJOR RENOVATIONS	 MAJOR RENOVATIONS	 MAJOR RENOVATIONS
  WILLIAMS CONE SCHOOL	 MAJOR RENOVATIONS	 REMOVE CONE PORTION; REDO FRONT OF SITE; CONSTRUCT NEW ADDITION AT REAR OF PROPERTY	 CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL	 CLOSE SCHOOL	 CLOSE SCHOOL
  WOODSIDE ELEMENTARY SCHOOL	 ADDRESS CIP ITEMS ONLY	 ADDRESS CIP ITEMS ONLY	 ADDRESS CIP ITEMS ONLY	 CONSTRUCT NEW ADDITION	 CLOSE SCHOOL
 CONSTRUCT NEW SCHOOL					 CONSTRUCT NEW SCHOOL IN TOPSHAM
	1	2	3	4	5

Priorities From Community Forum:

Option Considerations

- Option B1 Renovates all existing schools.
- Options that are being considered further all retain at least one elementary school in each of the four towns.
- Options that closed schools in at least one of the three surrounding towns have been eliminated.
- The selection is consistent with the community's sentiment expressed at the public forums.

Option Cost

3

Program Considerations

Approximate adds for consideration to address program deficiencies indicated at the elementary schools:

Bowdoin Central School

- Playground Fencing (400 lineal feet)
- PK Classroom too small
- Storage to replace storage on stage

Bowdoinham Community School

- Music room w/ support (1700 SF addition)
- Teacher collaboration space (fit into existing plan)
- Single user toilets (Add 2 toilets adjacent to expanded kitchen)
- Add a pre-k classroom (1000 SF addition)
- Kitchen w/ stove and hood in FLS
- Storage (500 SF general storage addition)
- kitchen is too small, half equipment is in the corridor (Expand kitchen into adjacent gym storage) (400 SF Kitchen reno and (500 SF gym storage addition)
- Insufficient parking (site is too small) Sneak some additional parking in somewhere. 12 spaces

Harpwell Community School

- Classrooms 1-5 will be replaced in planned addition
- Multipurpose Room storage 500 SF needed
- Dedicated OT and PT rooms 1000 SF needed
- Psych office 100 SF needed
- Principal's office 150 SF needed












Williams-Cone Elementary School

- General and Library Storage 600 SF needed
- 4 Staff restrooms needed 300 SF needed
- OT and PT rooms 1000 SF needed
- Social worker, PE office and quiet room 400 SF needed
- Kiln room off art (fin in existing plan)

Woodside Elementary School












Storage (500 SF needed)
Cooking Kitchen FLS
Server room dedicated (200 SF)

Option B1: Renovate Bowdoinham, Harpswell, and Williams-Cone

EXISTING	B1
 BOWDOIN CENTRAL SCHOOL	 ADDRESS CIP ITEMS ONLY
 BOWDOINHAM COMMUNITY SCHOOL	 MAJOR RENOVATIONS
 HARPSWELL COMMUNITY SCHOOL	 MAJOR RENOVATIONS
 WILLIAMS CONE SCHOOL	 MAJOR RENOVATIONS
 WOODSIDE ELEMENTARY SCHOOL	 ADDRESS CIP ITEMS ONLY
 CONSTRUCT NEW SCHOOL	












Description	Area/Qty	2027 ROM Cost Plus 25% Soft Cost
CIP Adult/Center	20,000 SF	\$3.7M - 4.4M
CIP Bowdoin	37,500 SF	\$3.9M - 4.6M
CIP Bowdoinham	33,000 SF	\$5.6M - 6.8M
CIP Harpswell	29,000 SF	\$14.4M - 17.3M
CIP MAMS	130,000 SF	\$8.1M - 9.8M
CIP MAHS	154,000 SF	\$250K - 300K
CIP Williams-Cone	41,000 SF	\$14M - 16.9M
CIP Woodside	68,000 SF	\$14.3M - 17.2M
376 Abatement and Demo	9,000 SF	\$350K - 415K
CIP Superintendent	15,000 SF	\$2M - 2.4M
CIP Transportation	48,000 SF	\$990K - 1.1M
Program Bowdoin		\$1.5M - 1.7M
Program Bowdoinham		\$4.4M - 5M
Program Harpswell		\$1.8M - 2.2M
Program Williams-Cone		\$2.4M - 2.8M
Program Woodside		\$820K - 943K
Total ROM District Cost		\$78.6M - 93.8M

Option B2: Renovate Bowdoinham & Harpswell; Reno Williams, Replace Cone

EXISTING	B2
 BOWDOIN CENTRAL SCHOOL	 ADDRESS CIP ITEMS ONLY
 BOWDOINHAM COMMUNITY SCHOOL	 MAJOR RENOVATIONS
 HARPSWELL COMMUNITY SCHOOL	 MAJOR RENOVATIONS
 WILLIAMS CONE SCHOOL	 REMOVE CONE PORTION; REDO FRONT OF SITE; CONSTRUCT NEW ADDITION AT REAR OF PROPERTY
 WOODSIDE ELEMENTARY SCHOOL	 ADDRESS CIP ITEMS ONLY
 CONSTRUCT NEW SCHOOL	

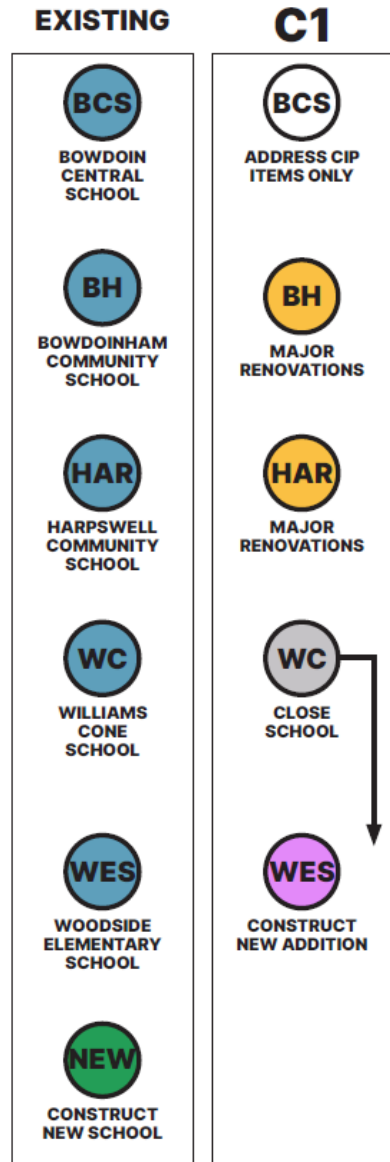
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CIP Adult/Center	20,000 SF	\$3.7M - 4.4M
CIP Bowdoin	37,500 SF	\$3.9M - 4.6M
CIP Bowdoinham	33,000 SF	\$5.6M - 6.8M
CIP Harpswell	29,000 SF	\$14.4M - 17.3M
CIP MAMS	130,000 SF	\$8.1M - 9.8M
CIP MAHS	154,000 SF	\$250K - 300K
CIP Williams (70% Portion)	41,000 SF	\$9.9M - 11.8M
CIP Woodside	68,000 SF	\$14.3M - 17.2M
376 Abatement and Demo	9,000 SF	\$350K - 415K
CIP Superintendent	15,000 SF	\$2M - 2.4M
CIP Transportation	48,000 SF	\$990K - 1.1M
Program Bowdoin		\$1.5M - 1.7M
Program Bowdoinham		\$4.4M - 5M
Program Harpswell		\$1.8M - 2.2M
Program Williams-Cone		\$2.4M - 2.8M
Program Woodside		\$820K - 943K
Cone Abatement	Carried Above	-
Cone/Ramp Demolition	19,000 SF	\$247K-248K
Cone Addition	129 Students @ 150 SF = 19,350 SF	\$14M - 16.1M
Cone Site Work		Included Above
Total ROM District Cost		\$88.6M - 105.1M

Option B3: Renovate Bowdoinham & Harpswell, Replace Williams-Cone on Site

EXISTING	B3
 BOWDOIN CENTRAL SCHOOL	 ADDRESS CIP ITEMS ONLY
 BOWDOINHAM COMMUNITY SCHOOL	 MAJOR RENOVATIONS
 HARPSWELL COMMUNITY SCHOOL	 MAJOR RENOVATIONS
 WILLIAMS CONE SCHOOL	 CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL
 WOODSIDE ELEMENTARY SCHOOL	 ADDRESS CIP ITEMS ONLY
 CONSTRUCT NEW SCHOOL	

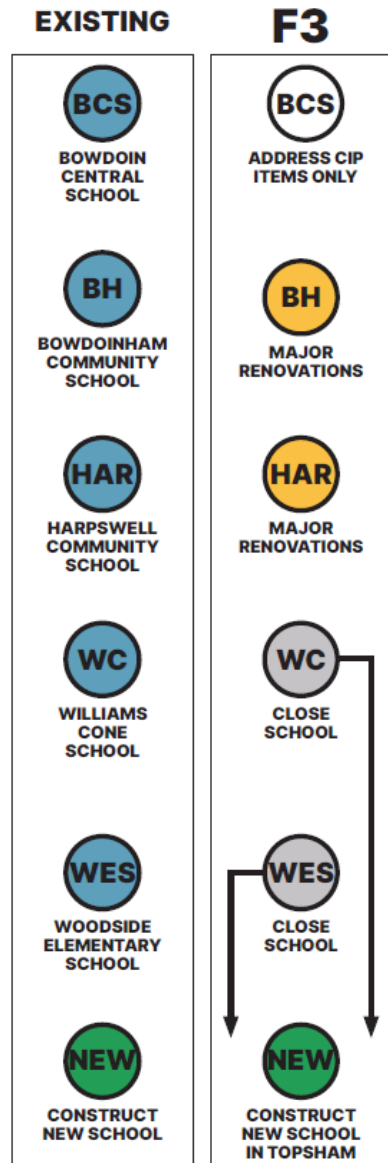
Description	Area/Qty	2027 ROM Cost Plus 25% Soft Cost
CIP Adult/Center	20,000 SF	\$3.7M - 4.4M
CIP Bowdoin	37,500 SF	\$3.9M - 4.6M
CIP Bowdoinham	33,000 SF	\$5.6M - 6.8M
CIP Harpswell	29,000 SF	\$14.4M - 17.3M
CIP MAMS	130,000 SF	\$8.1M - 9.8M
CIP MAHS	154,000 SF	\$250K - 300K
CIP Williams-Cone	41,000 SF	-
CIP Woodside	68,000 SF	\$14.3M - 17.2M
376 Abatement and Demo	9,000 SF	\$350K - 415K
CIP Superintendent	15,000 SF	\$2M - 2.4M
CIP Transportation	48,000 SF	\$990K - 1.1M
Program Bowdoin		
Program Bowdoin		\$1.5M - 1.7M
Program Bowdoinham		
Program Bowdoinham		\$4.4M - 5M
Program Harpswell		
Program Harpswell		\$1.8M - 2.2M
Program Williams-Cone		
Program Williams-Cone		\$2.4M - 2.8M
Program Woodside		
Program Woodside		\$820K - 943K
Williams-Cone Abatement		
Williams-Cone Abatement	41,000 SF	\$350K - \$402K
Williams-Cone Demolition		
Williams-Cone Demolition	41,000 SF	\$533K-613K
New Williams-Cone		
New Williams-Cone	220 Students @ 150 SF = 33,000 SF	\$24M - 27.6M
Cone Site Work		
Cone Site Work		Included Above
Total ROM District Cost		\$89.4M - 105.5M

Option C1: Renovate Bowdoinham & Harpswell; Move Williams-Cone to Woodside Addition



Description	Area/Qty	2027 ROM Cost Plus 25% Soft Cost
CIP Adult/Center	20,000 SF	\$3.7M - 4.4M
CIP Bowdoin	37,500 SF	\$3.9M - 4.6M
CIP Bowdoinham	33,000 SF	\$5.6M - 6.8M
CIP Harpswell	29,000 SF	\$14.4M - 17.3M
CIP MAMS	130,000 SF	\$8.1M - 9.8M
CIP MAHS	154,000 SF	\$250K - 300K
CIP Williams-Cone	41,000 SF	-
CIP Woodside	68,000 SF	\$14.3M - 17.2M
376 Abatement and Demo	9,000 SF	\$350K - 415K
CIP Superintendent	15,000 SF	\$2M - 2.4M
CIP Transportation	48,000 SF	\$990K - 1.1M
Program Costs		
Program Bowdoin		\$1.5M - 1.7M
Program Bowdoinham		\$4.4M - 5M
Program Harpswell		\$1.8M - 2.2M
Program Williams-Cone		\$2.4M - 2.8M
Program Woodside		\$820K - 943K
Construction Costs		
New Williams-Cone	220 Students @ 150 SF = 33,000 SF	\$24M - 27.6M
Cone Site Work		Included Above
Total ROM District Cost		\$88.5M - 104.5M

Option F3: Renovate Bowdoinham & Harpswell; Construct New School to Replace Williams-Cone & Woodside



Description	Area/Qty	2027 ROM Cost Plus 25% Soft Cost
CIP Adult/Center	20,000 SF	\$3.7M - 4.4M
CIP Bowdoin	37,500 SF	\$3.9M - 4.6M
CIP Bowdoinham	33,000 SF	\$5.6M - 6.8M
CIP Harpswell	29,000 SF	\$14.4M - 17.3M
CIP MAMS	130,000 SF	\$8.1M - 9.8M
CIP MAHS	154,000 SF	\$250K - 300K
CIP Williams-Cone	41,000 SF	-
CIP Woodside	68,000 SF	-
376 Abatement and Demo	9,000 SF	\$350K - 415K
CIP Superintendent	15,000 SF	\$2M - 2.4M
CIP Transportation	48,000 SF	\$990K - 1.1M
Program Costs		
Program Bowdoin		\$1.5M - 1.7M
Program Bowdoinham		\$4.4M - 5M
Program Harpswell		\$1.8M - 2.2M
Program Williams-Cone		\$2.4M - 2.8M
Program Woodside		\$820K - 943K
Other Costs		
Demo Woodside	68,000 SF	\$900K - 1.1M
New Williams-Cone/Woodside	493 Students @ 150 SF = 74,000 SF	\$61.3M - 129.3M
Williams-Cone & Woodside Site Work		Included Above
Total ROM District Cost		\$104.7M - 120.4M

Option Site Plans

4

Site Development Option Harpswell: Addition





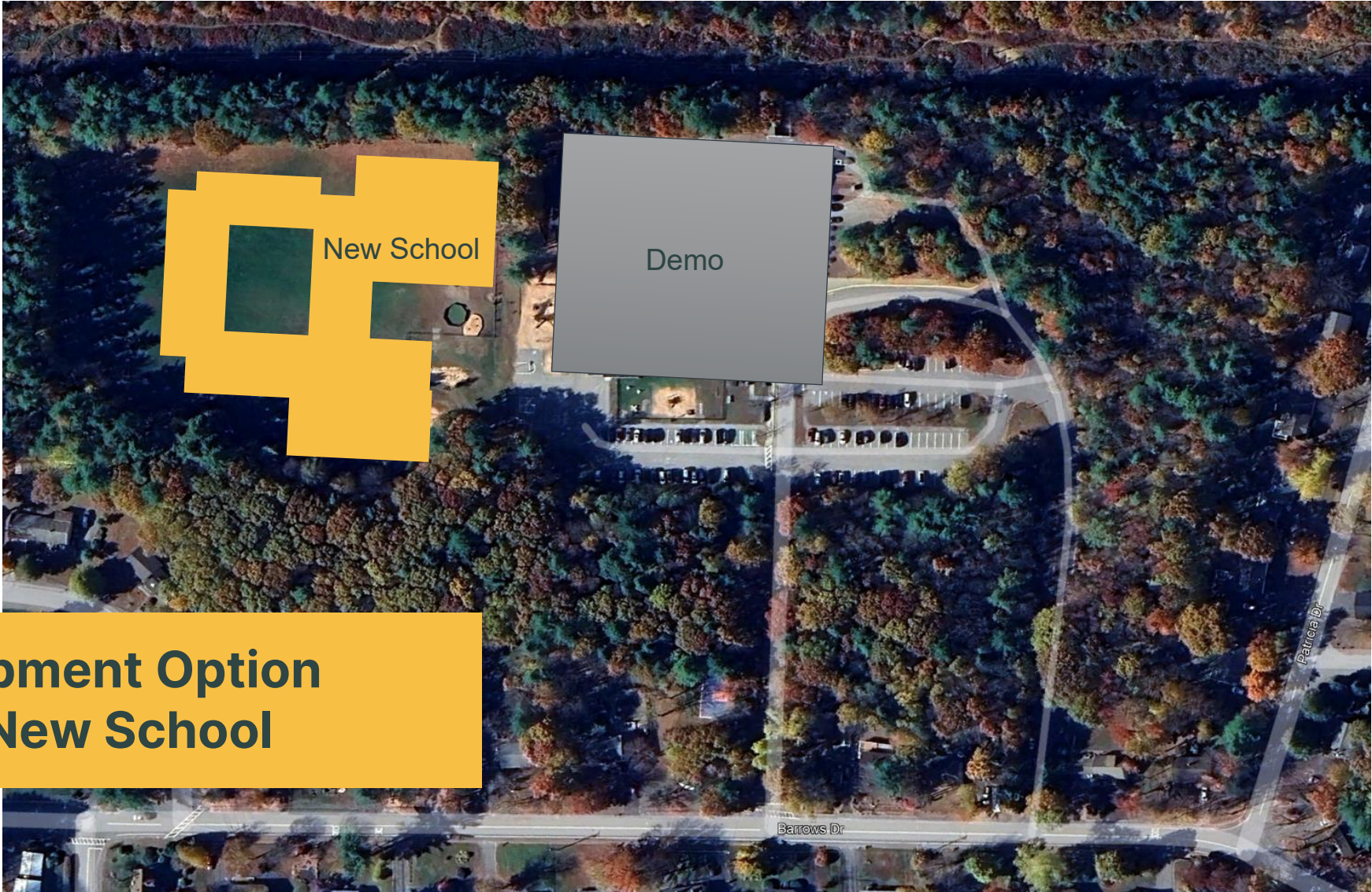
**Site Development Option
Williams-Cone: Addition**



**Site Development Option
Williams-Cone: New Build**



**Site Development Option
Woodside: Addition**



**Site Development Option
Woodside: New School**

Draft Capacity Study

5

Capacity Study Overview

CALCULATED CAPACITY (STUDENTS)	CALCULATED CAPACITY INCLUDING POTENTIAL FLEX SPACES [MAX CAPACITY TOTAL] (STUDENTS)	DISTRICT CAPACITY (STUDENTS)	DISTRICT CAPACITY INCLUDING POTENTIAL FLEX SPACES [MAX CAPACITY TOTAL] (STUDENTS)	CURRENT ENROLLMENT	CALCULATED CAPACITY TO ENROLLMENT**	CAPACITY LIMIT PER MDOE GUIDELINES	DISTRICT CAPACITY TO ENROLLMENT**	CAPACITY LIMIT PER DISTRICT
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ELEMENTARY SCHOOLS

BOWDOIN CENTRAL SCHOOL	220	320	236	336	176	+44	UNDER	+60	UNDER
BOWDOINHAM COMMUNITY SCHOOL	245	305	256	316	194	+51	UNDER	+62	UNDER
HARPSWELL COMMUNITY SCHOOL	164	205	182	222	155	+9	AT	+27	AT
WILLIAMS-CONE SCHOOL	272	452	288	468	215	+57	UNDER	+73	UNDER
WOODSIDE ELEMENTARY SCHOOL	341	540	400	600	304	+37	UNDER	+96	UNDER
<i>***Elementary Total: 100%</i>	1,243	1,822	1,362	1,942		+199	UNDER	+318	UNDER

MIDDLE SCHOOL

MT.ARARAT MIDDLE SCHOOL	974	1,247	1,025	1,325	532	+442	UNDER	+493	UNDER
<i>***Optimal Utilization Rate: 75%</i>	730	935	768	993		+198	UNDER	+236	UNDER
<i>***Optimal Utilization Rate: 85%</i>	827	1,059	871	1,126		+295	UNDER	+339	UNDER
<i>***Optimal Utilization Rate: 90%</i>	876	1,122	922	1,192		+344	UNDER	+390	UNDER

HIGH SCHOOL

MT.ARARAT HIGH SCHOOL	980	1,240	1,000	1,275	716	+264	UNDER	+284	UNDER
<i>***Optimal Utilization Rate: 75%</i>	735	930	750	956		+19	AT	+34	AT
<i>***Optimal Utilization Rate: 85%</i>	833	1,054	850	1,083		+117	UNDER	+134	UNDER
<i>***Optimal Utilization Rate: 90%</i>	882	1,116	900	1,147		+166	UNDER	+184	UNDER

ALTERNATIVE EDUCATION

*THE CENTER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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Calculated Capacity: Based on square footage per student using MDOE guidelines and existing classroom square footages derived from floor plans.

District Capacity: Suggested maximum allowable students per grade level per classroom, as indicated by the school district.

Capacity Study Overview

The **low end of the range is used to report the capacity of the elementary schools**, as this aligns with the district's current student-to-teacher ratios and programming.

For the Middle and High Schools, we look at a range of three utilization factors: 75%, 85%, and 90%. **The 75% utilization factor provides the greatest flexibility in scheduling for these cohorts**, in our conclusion, but the district should look at other utilization factors to see how they work with their scheduling.

The following schools are **currently** AT capacity:

- **Harpwell Community School*** (current enrollment 155/ calculated capacity 164) (95% utilized)
- **Mt. Ararat High School** (current enrollment 716/ calculated capacity at 75% 735)

The following schools are **currently** UNDER capacity:

- **Bowdoin Central School** (current enrollment 176/ calculated capacity 220) (80% utilized)
- **Bowdoinham Community School** (current enrollment 194/ calculated capacity 245) (79% utilized)
- **Williams-Cone School** (current enrollment 215/ calculated capacity 272) (79% utilized)
- **Woodside Elementary School** (current enrollment 304/ calculated capacity 341) (89% utilized)
- **Mt. Ararat Middle School** (current enrollment 532/ calculated capacity at 75% 730)(73% utilized)

**Based on the NESDEC projected high enrollment for each of the schools, this would shift Harpswell to the list of schools UNDER capacity.*

Capacity Study Overview

PK-5 enrollments - Over the next three years:

- Bowdoin Central School: projected decline 53 students
- Bowdoinham Community School: projected decline 12 students
- Harpswell Community School: projected increase 2 students
- Williams – Cone Elementary School: projected decline 20 students
- Woodside Elementary School: projected decline of 42 students
 - Approx 125 student decrease in next 3 years
 - Possibly 148 over the next 10 years
 - Capacity of current 5 schools is 1,242. Current population around 1003. Utilizing 80% of capacity. Population at 878 – 70% capacity. Population at 855 – 69% capacity.

Over the next three years, MSAD #75 Grades K-5 enrollments are projected to decrease by 126 students (12.56%), Grades 6-8 are projected to decrease by 11 students (2.06%), and Grades 9-12 are projected to decrease by 32 students (4.37%), as students move through the grades. Overall, Grades K-12 enrollments are projected to decrease by 169 students (7.45%) over the next three years.

Note: Enrollment projections are more reliable in years #1-3, and less reliable in the “out years.” Projections four to ten years out may serve as a guide to future enrollments and are useful for planning purposes. These projections incorporate estimated birth rates for 2024-2029, based on a five-year rolling average, and could be subject to change, which could have an impact on Kindergarten enrollment.

Birth rates are projected based on historical data provided by the State of Maine. Official birth data for 2023 is not yet available; therefore, from 2023-2030 we have estimated the birth rate using a rolling average of the previous five years. Of note, over the past ten years, births averaged 171. Over the next ten years, births are projected to average 151, a decrease that will have an impact on Kindergarten enrollments in the future. Recorded births for 2021 numbered 137, which will impact Kindergarten enrollments for School Year 2026-2027.

Enrollment Projections Overview

School District: MSAD #75, ME

7/9/2025

Enrollment Projections By Grade*																				
Birth Year	Births*		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2019	180		2024-25	33	156	157	148	173	178	181	179	173	181	176	209	178	170	0	2269	2302
2020	148		2025-26	33	144	152	158	147	174	177	189	175	167	183	177	207	181	0	2231	2264
2021	137		2026-27	33	133	140	153	157	148	173	175	185	169	169	184	175	211	0	2172	2205
2022	154		2027-28	34	149	130	141	152	158	147	171	172	179	171	170	182	178	0	2100	2134
2023	148	(prev.)	2028-29	34	144	145	131	140	153	157	146	168	168	181	172	168	186	0	2067	2091
2024	153	(est.)	2029-30	34	149	140	146	130	141	152	155	143	162	168	182	170	171	0	2009	2043
2025	148	(est.)	2030-31	35	144	145	141	145	131	141	151	152	138	164	169	180	173	0	1974	2008
2026	148	(est.)	2031-32	35	144	140	146	140	146	131	140	148	147	139	165	167	183	0	1936	1971
2027	150	(est.)	2032-33	35	146	140	141	145	141	145	130	137	143	148	140	163	170	0	1889	1924
2028	160	(est.)	2033-34	35	145	142	141	140	146	141	144	127	132	144	149	139	166	0	1856	1892
2029	150	(est.)	2034-35	35	145	141	143	140	141	145	140	141	123	133	145	148	142	0	1827	1863

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births

Based on children already born

Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Projected Enrollment in Grade Combinations*										
School Year	PK-5	K-5	K-2	3-5	6-8	K-8	PK-8	7-8	6-12	9-12
2024-25	1036	1003	461	542	533	1536	1568	354	1266	733
2025-26	985	952	454	498	531	1483	1516	342	1279	748
2026-27	937	904	426	478	529	1433	1488	354	1268	738
2027-28	911	877	420	457	522	1399	1433	351	1223	701
2028-29	904	870	420	450	480	1360	1384	334	1187	707
2029-30	892	858	435	423	460	1316	1352	305	1151	691
2030-31	882	847	430	417	441	1288	1323	290	1127	686
2031-32	882	847	430	417	435	1282	1317	285	1088	664
2032-33	880	858	427	431	410	1268	1303	280	1031	621
2033-34	891	855	428	427	403	1258	1294	259	1001	598
2034-35	891	855	429	426	404	1259	1286	264	972	568

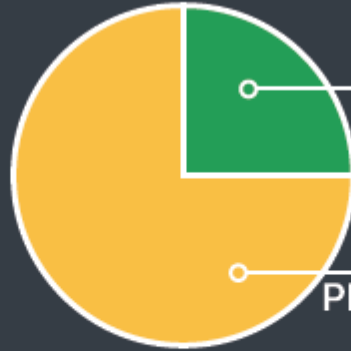
Projected Percentage Changes			
School Year	K-12	Diff.	%
2024-25	2269		
2025-26	2231	-38	-1.7%
2026-27	2172	-59	-2.6%
2027-28	2100	-72	-3.3%
2028-29	2067	-43	-2.0%
2029-30	2009	-68	-2.3%
2030-31	1974	-35	-1.7%
2031-32	1936	-38	-1.9%
2032-33	1889	-47	-2.4%
2033-34	1856	-33	-1.7%
2034-35	1827	-29	-1.6%
Change		-442	-19.5%

*Projections should be updated annually to reflect changes in in/out-migration of families, births, and similar factors.

BOWDOIN CENTRAL SCHOOL

220
CALCULATED
CAPACITY

BASED ON 145
SF/STUDENT



25%
CAPACITY
REMAINING

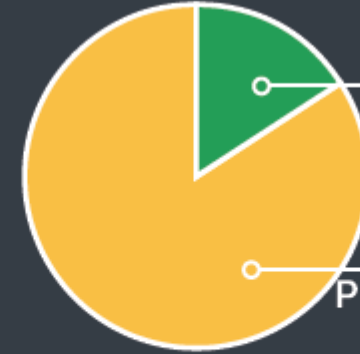
165
PROJECTED HIGH
ENROLLMENT

NOTE: Capacity Based on District policy is 236, based on 18 students per classroom (Grades K-3) and 25 students per classroom (Grades 4-5)

HARPSWELL COMMUNITY SCHOOL

164
CALCULATED
CAPACITY

BASED ON 145
SF/STUDENT



16%
CAPACITY
REMAINING

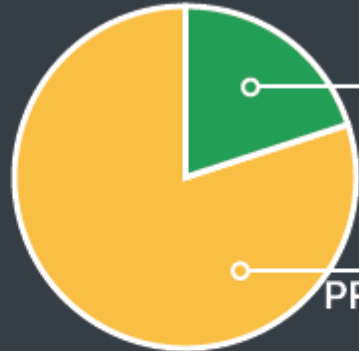
138
PROJECTED HIGH
ENROLLMENT

NOTE: Capacity Based on District policy is 182, based on 18 students per classroom (Grades K-3) and 25 students per classroom (Grades 4-5)

BOWDOINHAM COMMUNITY SCHOOL

245
CALCULATED
CAPACITY

BASED ON 145
SF/STUDENT



20%
CAPACITY
REMAINING

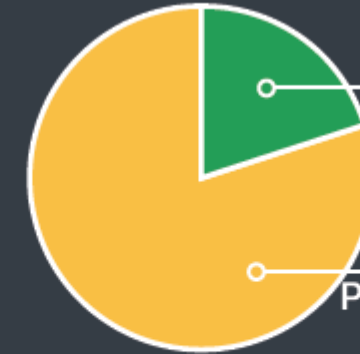
195
PROJECTED HIGH
ENROLLMENT

NOTE: Capacity Based on District policy is 256, based on 18 students per classroom (Grades K-3) and 25 students per classroom (Grades 4-5)

WILLIAMS-CONE SCHOOL

272
CALCULATED
CAPACITY

BASED ON 145
SF/STUDENT



20%
CAPACITY
REMAINING

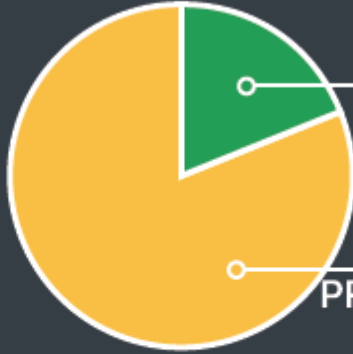
217
PROJECTED HIGH
ENROLLMENT

NOTE: Capacity Based on District policy is 288, based on 18 students per classroom (Grades K-3) and 25 students per classroom (Grades 4-5)

WOODSIDE ELEMENTARY SCHOOL

341
CALCULATED
CAPACITY

BASED ON 145
SF/STUDENT



19%
CAPACITY
REMAINING

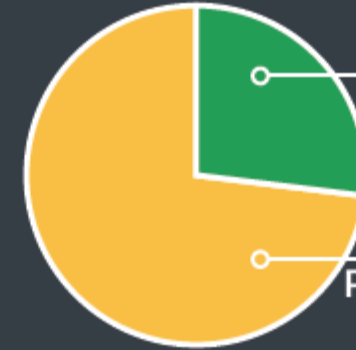
277
PROJECTED HIGH
ENROLLMENT

NOTE: Capacity Based on District policy is 400, based on 18 students per classroom (Grades K-3) and 25 students per classroom (Grades 4-5)

MT. ARARAT MIDDLE SCHOOL

730
CALCULATED
CAPACITY

BASED ON 165
SF/STUDENT



27%
CAPACITY
REMAINING

531
PROJECTED HIGH
ENROLLMENT

NOTE: Capacity Based on District policy is 768, based on 25 students per classroom and a 75% utilization rate.

MT. ARARAT HIGH SCHOOL

735
CALCULATED
CAPACITY

BASED ON 185
SF/STUDENT



2%
CAPACITY
OVERAGE

748
PROJECTED HIGH
ENROLLMENT

NOTE: Capacity Based on District policy is 750, based on 25 students per classroom and a 75% utilization rate.

Additional Information Needed to Make Recommendations and or Memo

6

Additional Information Needed to Make Recommendations

Discussion: What additional information does the committee need to make a recommendation for the best short-term, mid-term, and long-term approach?

Option Shortlisting:

The Facilities Committee (FC) must analyze the quantitative poll results from Forum #3 to identify the 3 to 4 viable options most favored by the community. The FC will formally select these options to represent the full spectrum of community preferences (e.g., Max Renovation, Moderate Consolidation, Max Consolidation).

Some of the Key Actions and Deliverables:

- **Formal FC analysis and selection of the final 3-4 viable options.**
- Deliverable: **Shortlist Memo justifying the selection of the options for deep analysis.**

Draft memo

Harriman has been working with MSAD 75 to evaluate the conditions and programming needs of the thirteen facilities in the district's portfolio. We have completed an extensive maintenance needs assessment, compiled a list of programming deficiencies and reviewed the projected student enrollment study completed by NSDEC.

This information has been presented to the district community in three public forums during the fall and early winter of 2025. Through these workshops, 13 different options were developed and presented. These options ranged from the renovation of existing schools to consolidation of multiple elementary schools into a new larger one.

The different options were discussed with the attending community members with opportunity provided for comments. Additional feedback was received via email, all of which was compiled for consideration. These options were then ranked by the community members and further discussed with the Facilities Committee.

As there are many arguments for school consolidation there was overwhelming support for retaining community schools in each of the four towns of Bowdoin, Bowdoinham, Harpswell and Topsham. There was some support for also keeping both Williams-Cone and Woodside as separate schools.

At the December 16th Facilities Committee meeting the list of 13 options were evaluated further with the objective of identifying the preferred and most likely scenarios. The list was reduced to five options. B1 remains as an option to simply renovate all the existing schools. All the options which left one of the four communities without an elementary school were eliminated. The five remaining options will now be evaluated further in terms of, programming needs, potential layout and estimated cost in the anticipation of narrowing the options down further.

Harriman will continue to work with the MSAD 75 district leadership, staff and community to identify the best option for the school district to maintain the facilities, providing quality educational space, while making prudent long-term financial investments.

Next Steps



Next Steps

1. Determine additional information needed to further narrow down options
2. Finalize Memo
3. Establish community presentations
4. Narrow down options
5. Develop implementation plan
6. Next Meeting: TBD