

Board Meeting

Maine School Administrative District 75

Long Range Facilities Master Plan

February 24, 2026



Harriman



Agenda

- 1. Project Overview**
- 2. Data Collection Summary**
- 3. Review of Options**
- 4. Summary of Community Feedback**
- 5. Interactive Exercise: Board Feedback**
- 6. Next Steps in the Process**

Project Overview

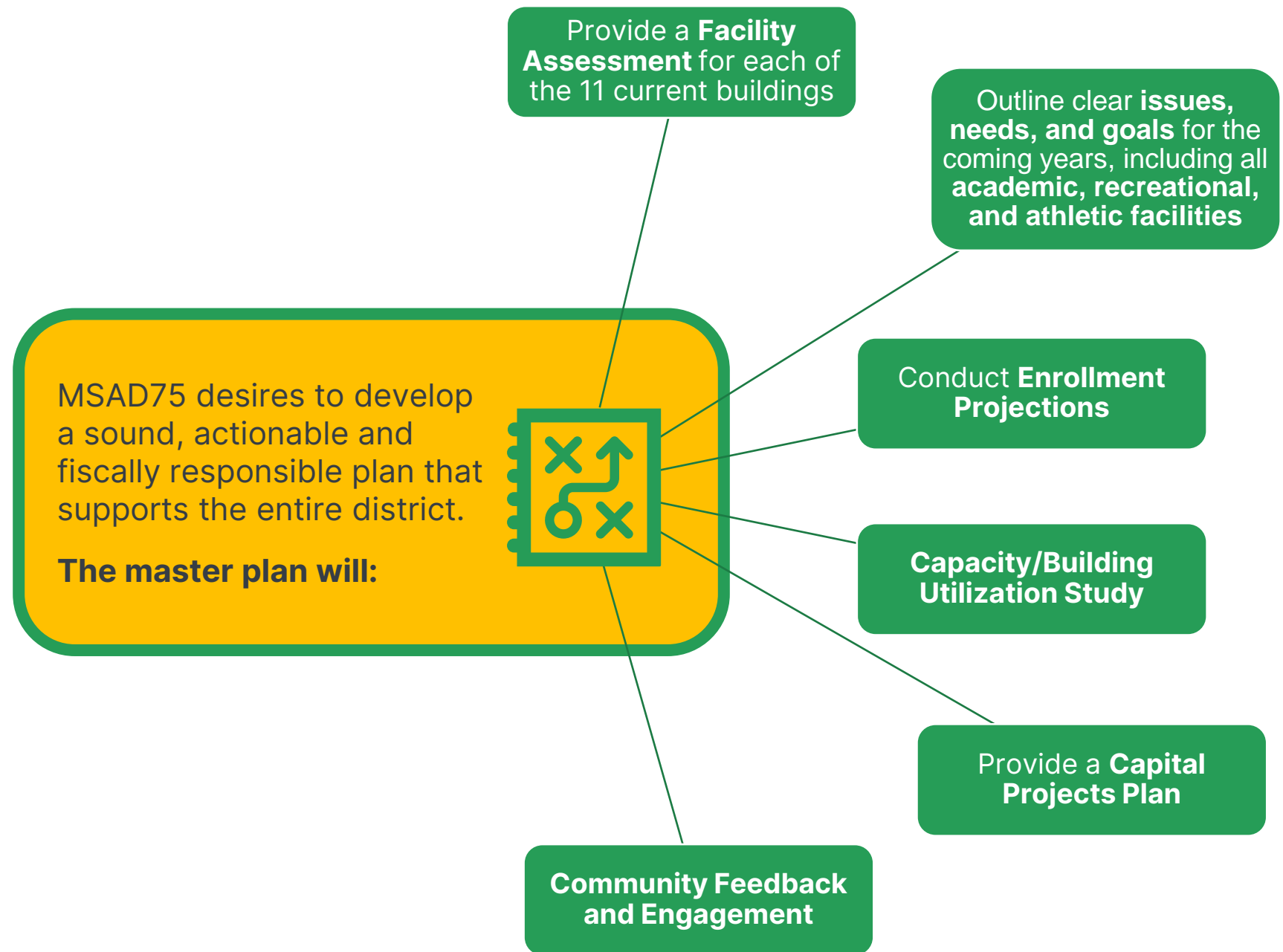


Why: Project Intent

The purpose of the Long Range Facilities Master Plan is to provide a **valuable fact-based planning tool** for future facility related decision making that will be **consistent with and supportive of the District's academic mission**.

The planning is intended to be an extensive process that will include school administration, teachers and staff, students, school board and community members.

The master plan is intended to be an **essential tool to help guide the school district regarding space allocations, renovation and/or new construction, land use and land development, accessibility, safety and security, expansion and/or consolidation and infrastructure needs**. The plan should be supported **with short and long range cost projections** to help with budget forecasting.



Where Are We Now & What Have We Done?

Where We Are Now:

The Maine School Administrative District 75 Board and Administration, in partnership with Harriman Architects & Engineers, has completed the initial, crucial data-gathering and community input phase for the Long Range Facilities Master Plan. This process is focused on addressing the immediate, 10-year, and long-term capital needs of our aging school facilities to ensure a safe, equitable, and modern learning environment for all students.

What We Have Done:



Kick-off Meeting and regular Facility Masterplan Committee (FMC) meetings: These meetings established the goals of the project and provided feedback and input throughout the process.



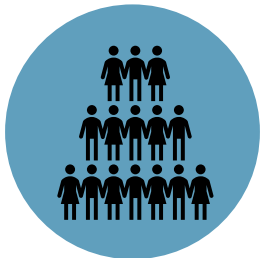
Facilities & Site Condition Assessment: Harriman conducted a thorough audit of all district buildings, identifying critical needs (0-3 years) and long-term capital improvement needs (3-10 years), confirming that an estimated \$67.5M to \$81M in total repairs are needed across the district over the next decade.

Where Are We Now & What Have We Done?

What We Have Done (continued):



Capacity, Utilization and Program Needs Analysis: We identified programmatic deficiencies in many of our buildings focusing on Accessibility (ADA) requirements, specialist spaces (e.g., SPED, OT, PT), and dedicated collaboration areas along with improper size classrooms for newer programs such as kindergarten and Pre K.



Enrollment Projections: Harriman reviewed the Demographic Study Report completed by New England School Development Council (NESDEC), dated September 4, 2024. The projection numbers indicate K-12 enrollment trending down, looking out to the 2034-35 school year.



Community Engagement: We have hosted three public forums to present the data and to gather vital feedback on priorities. The data collection and engagement process generated 12 preliminary draft options (B1 through F3) which include multiple variations of renovations, consolidations, and or new construction options. Included with those options are a Rough Order of Magnitude (ROM) cost estimates. The public feedback poll and a link for additional questions were kept open following the second forum.

What: Project Goals



**Thorough
Analysis to
Determine
Useful
Lifespan**



**Authentic
and Realistic**



**Financial Tool
to Help
District Plan
for the Future**



**Logical and
Organized**



**Help Answer
Questions
with Rational
Approach**



**Optimization
of Buildings
for Students**



**Provide
Options and
Impact on
Taxpayers**

Project Deliverables: Capital project plan for short term repairs; 20-year long-term master plan with phased approach

What: Approach

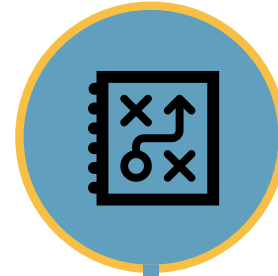
Kick-off Meeting
with Key Stakeholders



Capacity and Utilization Study
Review and Document Educational Programs,
Spaces, Space Needs, and Enrollment Capacities



Facilities Master Plan
Develop Options, Financial Profile,
and Draft Facilities Study



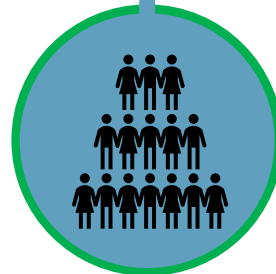
**Communications and
Community Engagement**



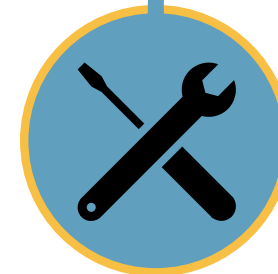
Facility Assessment
Assess key Building Systems for
each school building(s) and site



**Enrollment
Projections**



Capital Projects Plan
Develop a Capital Maintenance and
Improvement Plan with Cost Estimates



Data Collection Summary

- Facility Condition Assessments
- Energy Use
- Programming Needs
- Enrollment & Capacity Data



Facility Condition Assessments

Your Facilities

Bowdoin Central School

Bowdoinham Community School

Woodside Elementary School

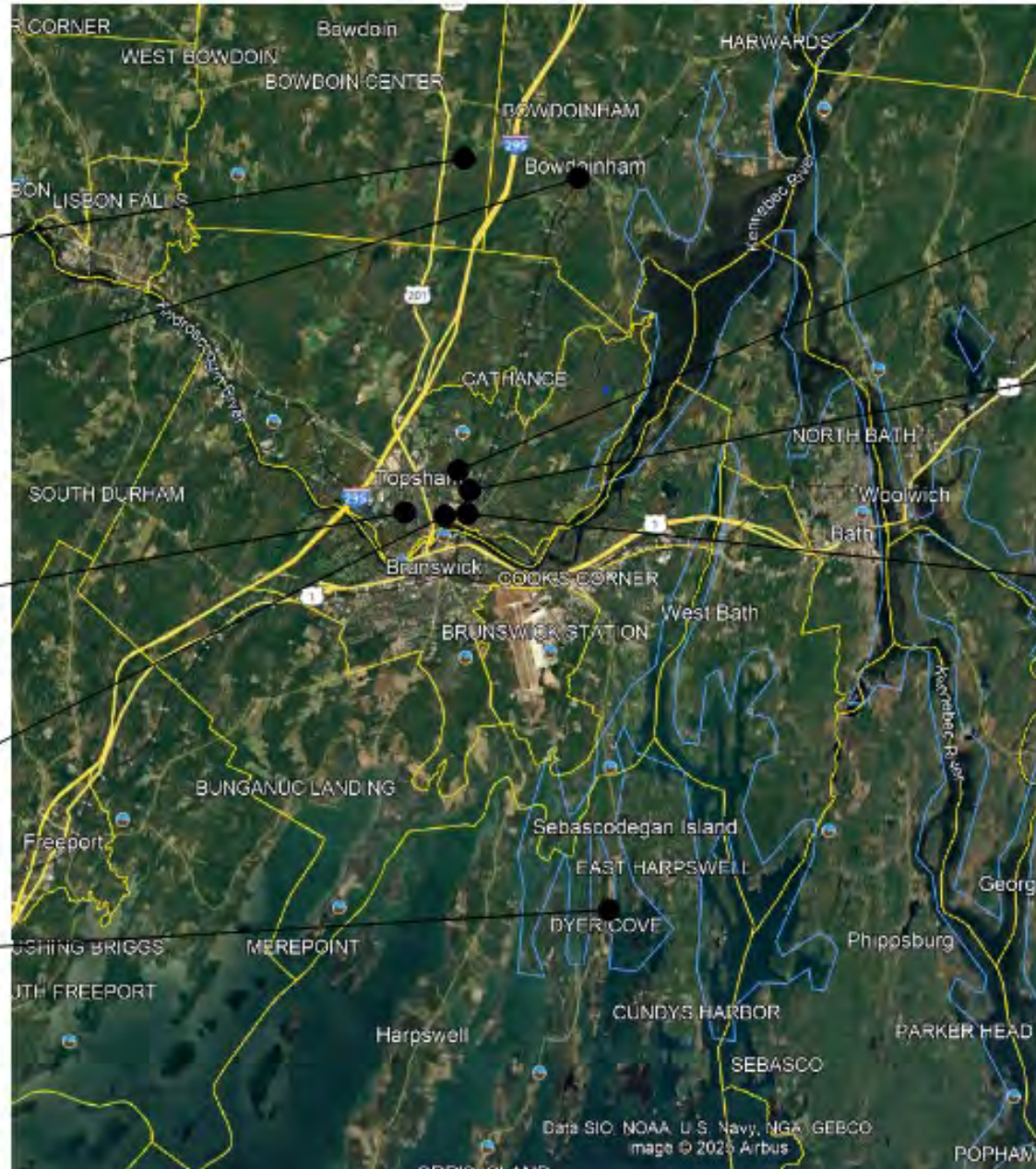
Williams Cone School

Harpswell Community School

Mt. Ararat Middle School

**Other District Facilities
(Transportation Building
& Building 376)**

Mt. Ararat High School



Data Collection Summary: Ages of Existing Facilities

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 Average 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.**”

Data Collection Summary: Facility Condition Matrix

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

HOW TO READ THE FACILITY & SITE ASSESSMENT DASHBOARDS IN THIS SECTION

B. FACILITY ASSESSMENTS

FACILITY & SITE ASSESSMENT OVERVIEW

School Name →

Grades served, Building age, Building size →

Rating Legend →

Overall existing system assessed condition →

GRADE LEVEL CONFIGURATION:		K-5
APPROXIMATE YEARS BUILT:		
Original Building (Age)		2002 (23 Years Old)
Additions (Age):		N/A
APPROXIMATE SQUARE FOOTAGE:		
Original Building SF		Approx. 37,500 SF
Additions SF:		Unknown
Total SF		Approx. 37,500 SF

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.

EXISTING SYSTEMS OVERALL RATING SUMMARY

FAIR SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	FAIR HVAC SYSTEM
GOOD CODE COMPLIANCE	GOOD PLUMBING SYSTEM
FAIR SAFETY & SECURITY	GOOD FIRE PROTECTION SYSTEM
GOOD EXTERIOR ENVELOPE	EXCELLENT ELECTRICAL SYSTEM
GOOD INTERIOR FINISHES	FAIR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

Existing Enrollment →

Calculated remaining or deficit of space capacity of the school →

Existing energy usage of the school →

EXISTING 2024-25 ENROLLMENT

196

TBD % CAPACITY REMAINING

TBD PROJECTED HIGH ENROLLMENT

CALCULATED CAPACITY*

FORTHCOMING

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 = XXX EUI
(Lower EUI = Better Efficiency)

TOTAL ENERGY COST PER SF:

\$XXX Per Square Foot

*BASED ON THREE YEAR AVERAGE

BOWDOIN CENTRAL SCHOOL

GRADE LEVEL CONFIGURATION:	K-5
APPROXIMATE YEARS BUILT:	
Original Building (Age)	2002 (23 Years Old)
Additions (Age):	N/A
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF	Approx. 37,500 SF
Additions SF:	Unknown
Total SF	Approx. 37,500 SF

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.

EXISTING SYSTEMS OVERALL RATING SUMMARY

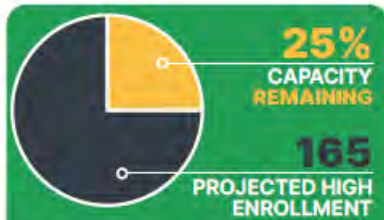
FAIR SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	FAIR HVAC SYSTEM
GOOD CODE COMPLIANCE	GOOD PLUMBING SYSTEM
FAIR SAFETY & SECURITY	GOOD FIRE PROTECTION SYSTEM
GOOD EXTERIOR ENVELOPE	EXCELLENT ELECTRICAL SYSTEM
GOOD INTERIOR FINISHES	FAIR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*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.

176
EXISTING 10/1/25 ENROLLMENT



220
CALCULATED CAPACITY
BASED ON 145 SF/STUDENT

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)

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

BOWDOINHAM COMMUNITY SCHOOL

GRADE LEVEL CONFIGURATION:	K-5
APPROXIMATE YEARS BUILT:	
Original Building (Age)	1955 (70 Years Old)
Additions (Age):	1976, 1992
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF	Unknown
Additions SF:	Unknown
Total SF	Approx. 33,000 SF

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.

EXISTING SYSTEMS OVERALL RATING SUMMARY

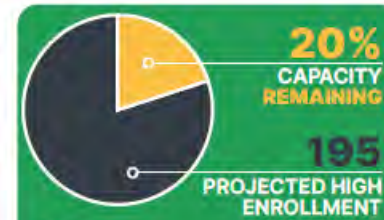
POOR SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	FAIR HVAC SYSTEM
FAIR CODE COMPLIANCE	FAIR PLUMBING SYSTEM
FAIR SAFETY & SECURITY	N/A FIRE PROTECTION SYSTEM
POOR EXTERIOR ENVELOPE	FAIR ELECTRICAL SYSTEM
FAIR INTERIOR FINISHES	POOR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*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.

194
EXISTING 10/1/25 ENROLLMENT



245
CALCULATED CAPACITY
BASED ON 145 SF/STUDENT

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)

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

GRADE LEVEL CONFIGURATION:	K-5
APPROXIMATE YEARS BUILT:	
Original Building (Age)	1956 (69 Years Old)
Additions (Age):	1986, 1995
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF	Unknown
Additions SF:	Unknown
Total SF	Approx. 29,000 SF

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.

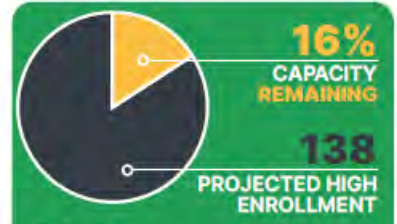
EXISTING SYSTEMS OVERALL RATING SUMMARY

GOOD SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	FAIR HVAC SYSTEM
POOR CODE COMPLIANCE	POOR PLUMBING SYSTEM
POOR SAFETY & SECURITY	POOR FIRE PROTECTION SYSTEM
POOR EXTERIOR ENVELOPE	FAIR ELECTRICAL SYSTEM
FAIR INTERIOR FINISHES	POOR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*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.

155
 EXISTING 10/1/25 ENROLLMENT



164
 CALCULATED CAPACITY BASED ON 145 SF/STUDENT

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)

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

GRADE LEVEL CONFIGURATION:	K-5
APPROXIMATE YEARS BUILT:	
Original Building (Age):	1954 (71 Years Old)
Additions (Age):	1964, 1966, 1997
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF:	Unknown
Additions SF:	Unknown
Total SF:	Approx. 41,000 SF

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.

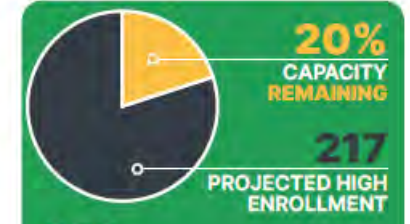
EXISTING SYSTEMS OVERALL RATING SUMMARY

POOR SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	FAIR HVAC SYSTEM
POOR CODE COMPLIANCE	CRITICAL PLUMBING SYSTEM
POOR SAFETY & SECURITY	POOR FIRE PROTECTION SYSTEM
POOR EXTERIOR ENVELOPE	POOR ELECTRICAL SYSTEM
POOR INTERIOR FINISHES	POOR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*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.

215
 EXISTING 10/1/25 ENROLLMENT



272
 CALCULATED CAPACITY BASED ON 145 SF/STUDENT

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)

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

WOODSIDE ELEMENTARY SCHOOL

GRADE LEVEL CONFIGURATION:	K-5
APPROXIMATE YEARS BUILT:	
Original Building (Age):	1991 (34 Years Old)
Additions (Age):	N/A
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF:	Approx. 68,000 SF
Additions SF:	N/A
Total SF:	Approx. 68,000 SF

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.

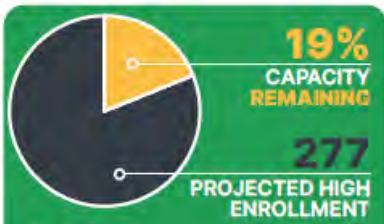
EXISTING SYSTEMS OVERALL RATING SUMMARY

FAIR SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	FAIR HVAC SYSTEM
GOOD CODE COMPLIANCE	GOOD PLUMBING SYSTEM
FAIR SAFETY & SECURITY	FAIR FIRE PROTECTION SYSTEM
POOR EXTERIOR ENVELOPE	GOOD ELECTRICAL SYSTEM
FAIR INTERIOR FINISHES	FAIR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*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.

304
 EXISTING 10/1/25 ENROLLMENT



341
 CALCULATED CAPACITY BASED ON 145 SF/STUDENT

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)

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

MT. ARARAT MIDDLE SCHOOL

GRADE LEVEL CONFIGURATION:	6-8
APPROXIMATE YEARS BUILT:	
Original Building (Age)	2001 (24 Years Old)
Additions (Age):	N/A
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF	Approx. 130,000 SF
Additions SF:	N/A
Total SF	Approx. 130,000 SF

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.

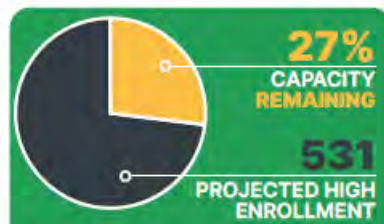
EXISTING SYSTEMS OVERALL RATING SUMMARY

FAIR SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	FAIR HVAC SYSTEM
FAIR CODE COMPLIANCE	FAIR PLUMBING SYSTEM
FAIR SAFETY & SECURITY	FAIR FIRE PROTECTION SYSTEM
FAIR EXTERIOR ENVELOPE	GOOD ELECTRICAL SYSTEM
FAIR INTERIOR FINISHES	FAIR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*Building 376 electric fed from Middle School
 **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.

532
 EXISTING 10/1/25 ENROLLMENT



730
 CALCULATED CAPACITY BASED ON 165 SF/STUDENT & 75% UTILIZATION RATE

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

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

GRADE LEVEL CONFIGURATION:	9-12
APPROXIMATE YEARS BUILT:	
Original Building (Age)	2020 (5 Years Old)
Additions (Age):	N/A
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF	Approx. 154,000 SF
Additions SF:	N/A
Total SF	Approx. 154,000 SF

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.

EXISTING SYSTEMS OVERALL RATING SUMMARY

GOOD SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
EXCELLENT ADA COMPLIANCE	EXCELLENT HVAC SYSTEM
EXCELLENT CODE COMPLIANCE	EXCELLENT PLUMBING SYSTEM
EXCELLENT SAFETY & SECURITY	EXCELLENT FIRE PROTECTION SYSTEM
EXCELLENT EXTERIOR ENVELOPE	EXCELLENT ELECTRICAL SYSTEM
EXCELLENT INTERIOR FINISHES	GOOD ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*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.



735
CALCULATED CAPACITY
BASED ON 185 SF/STUDENT &
75% UTILIZATION RATE

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

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*)

ADULT ED/SPECIAL SERVICES

GRADE LEVEL CONFIGURATION:	Various
APPROXIMATE YEARS BUILT:	
Original Building (Age)	1956 (69 Years Old)
Additions (Age):	N/A
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF	Approx. 20,000 SF
Additions SF:	N/A
Total SF	Approx. 20,000 SF

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.

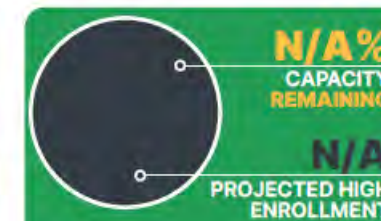
EXISTING SYSTEMS OVERALL RATING SUMMARY

FAIR SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	CRITICAL HVAC SYSTEM
FAIR CODE COMPLIANCE	POOR PLUMBING SYSTEM
FAIR SAFETY & SECURITY	POOR FIRE PROTECTION SYSTEM
FAIR EXTERIOR ENVELOPE	FAIR ELECTRICAL SYSTEM
FAIR INTERIOR FINISHES	POOR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*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.



N/A
CALCULATED CAPACITY

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

BUILDING 376

GRADE LEVEL CONFIGURATION:	N/A
APPROXIMATE YEARS BUILT:	
Original Building (Age)	1950 (75 Years Old)
Additions (Age):	N/A
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF	Approx. 9,000 SF
Additions SF:	N/A
Total SF	Approx. 9,000 SF

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.

EXISTING SYSTEMS OVERALL RATING SUMMARY

POOR SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	POOR HVAC SYSTEM
CRITICAL CODE COMPLIANCE	CRITICAL PLUMBING SYSTEM
CRITICAL SAFETY & SECURITY	N/A FIRE PROTECTION SYSTEM
POOR EXTERIOR ENVELOPE	FAIR ELECTRICAL SYSTEM
CRITICAL INTERIOR FINISHES	POOR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*Based on three-year average
 **EUI is for heat only. Electrical power originates from Mt. Ararat Middle School.
 ***Electric fed from Middle School

EXISTING 10/1/25 ENROLLMENT

N/A

N/A% CAPACITY REMAINING

N/A

PROJECTED HIGH ENROLLMENT

N/A

CALCULATED CAPACITY

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

GRADE LEVEL CONFIGURATION:	N/A
APPROXIMATE YEARS BUILT:	
Original Building (Age):	1980 (45 Years Old)
Additions (Age):	N/A
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF:	Approx. 4,800
Additions SF:	N/A
Total SF:	Approx. 4,800 SF

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.

EXISTING SYSTEMS OVERALL RATING SUMMARY

FAIR SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	POOR HVAC SYSTEM
POOR CODE COMPLIANCE	POOR PLUMBING SYSTEM
FAIR SAFETY & SECURITY	N/A FIRE PROTECTION SYSTEM
POOR EXTERIOR ENVELOPE	EXCELLENT ELECTRICAL SYSTEM
FAIR INTERIOR FINISHES	POOR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*Includes Transportation parking lot
 **Based on three year average

EXISTING 10/1/25 ENROLLMENT

N/A

N/A% CAPACITY REMAINING

N/A

PROJECTED HIGH ENROLLMENT

N/A

CALCULATED CAPACITY

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*

SUPERINTENDENT'S OFFICE

GRADE LEVEL CONFIGURATION:	N/A
APPROXIMATE YEARS BUILT:	
Original Building (Age):	1950 (75 Years Old)
Additions (Age):	N/A
APPROXIMATE SQUARE FOOTAGE:	
Original Building SF:	Approx. 15,000 SF
Additions SF:	N/A
Total SF:	Approx. 15,000 SF

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.

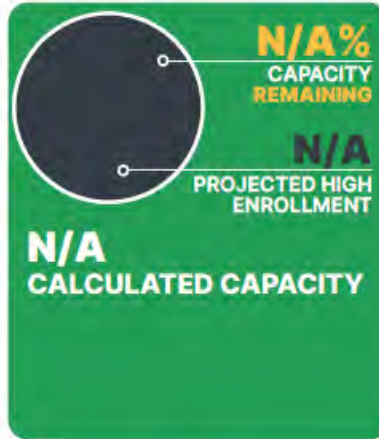
EXISTING SYSTEMS OVERALL RATING SUMMARY

FAIR SITE/CIVIL SYSTEM	NOT RATED STRUCTURAL SYSTEM
CRITICAL ADA COMPLIANCE	FAIR HVAC SYSTEM
FAIR CODE COMPLIANCE	POOR PLUMBING SYSTEM
POOR SAFETY & SECURITY	POOR FIRE PROTECTION SYSTEM
FAIR EXTERIOR ENVELOPE	FAIR ELECTRICAL SYSTEM
GOOD INTERIOR FINISHES	POOR ELECTRICAL LIFE SAFETY SYSTEM

Note: Specific items in each discipline may vary from overall condition; refer to detailed Facilities Assessment.

*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.



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



Repair Items with ROM Cost

Data Collection Summary: Repair Items with ROM Costs

HOW TO READ THE COST DATA IN THIS SECTION

Each school has a spreadsheet that identifies the repair items and the rough order of magnitude cost of the repairs in 2025 dollars.

School Name

SCHOOL	ID	OVERVIEW
ADULT ED-SPEC SERV	ADULT-01	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-02	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-03	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-04	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-05	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-06	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-07	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-08	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-09	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-10	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-11	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-12	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-13	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-14	ADULT ED-SPEC SERV
ADULT ED-SPEC SERV	ADULT-15	ADULT ED-SPEC SERV

System Type

Repair Timeframe Recommendation

TIMEFRAME PRIORITY	Color
1	Red
2	Orange
3	Yellow
4	Green
5	Blue

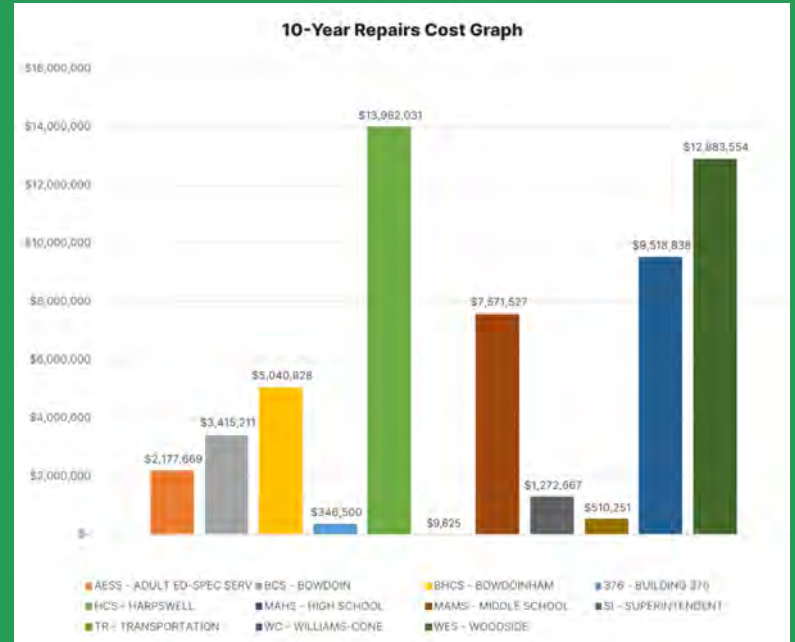
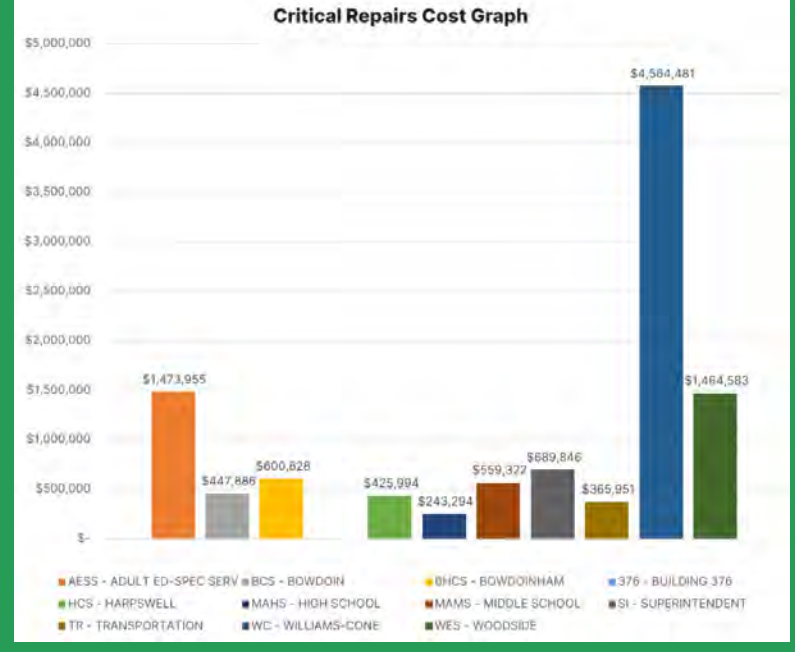
Repair Opinion of Probable Cost for 2025 and Calculation Data

SCHOOL	ID	OVERVIEW	CONDITION DESCRIPTION AND COMMENTS	RECOMMENDATION	TIMEFRAME PRIORITY	NOTES	ROM COST (2025 \$)	SOFT COST (2025 \$)	PROBABLE COST (2025 \$)
ADULT ED-SPEC SERV	ADULT-01	ADULT ED-SPEC SERV	Handrails in restrooms	Replace handrails in restrooms	1	Handrails in restrooms are missing or damaged.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-02	ADULT ED-SPEC SERV	ADA Accessibility	Install ADA accessible entrance and exitways at the rear of the building	1	ADA accessible entrance and exitways are missing.	50,000	0	50,000
ADULT ED-SPEC SERV	ADULT-03	ADULT ED-SPEC SERV	ADA Accessibility	Install ADA accessible entrance and exitways at the rear of the building	1	ADA accessible entrance and exitways are missing.	50,000	0	50,000
ADULT ED-SPEC SERV	ADULT-04	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-05	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-06	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-07	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-08	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-09	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-10	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-11	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-12	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-13	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-14	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000
ADULT ED-SPEC SERV	ADULT-15	ADULT ED-SPEC SERV	Handrail Condition	Replace hand rail post (1 ADA) and ADA access without (1) ADA	1	Handrail post is missing.	10,000	0	10,000

Item Identifier from Report Narrative

Item Repair Recommendation

Column Indicates Total Project Cost





Energy Use Data

Data Collection Summary: Existing Facilities 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

Energy Use Comparison

School	EUI	Cost/ SF	
Bowdoin Central	54.4	\$1.60	
Woodside	38.7	\$1.12	
Bowdoinham	44.3	\$1.47	
Harpswell	50.7	\$1.68	
Williams Cone	38	\$0.97	No A/C; unit ventilators which may not be providing adequate ventilation. Natural gas which is less than propane.
Mt. Ararat MS	36.2	\$1.39	Bldg. 376 elec. Fed from MS
Mt. Ararat HS	15.16	\$0.79	w/ solar credit

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.

Data Collection Summary: Existing Facilities 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

WILLIAMS CONE NOTE:

- There is no A/C, which reduces electrical usage.
- It has unit vents which may not all be providing proper ventilation, which would reduce heating cost.
- It has natural gas, which is less expensive than the 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.

Data Collection Summary: Existing Facilities 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*)

MAHS:

*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.

Data Collection Summary: Existing Facilities 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.

Data Collection Summary: Existing Facilities 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:

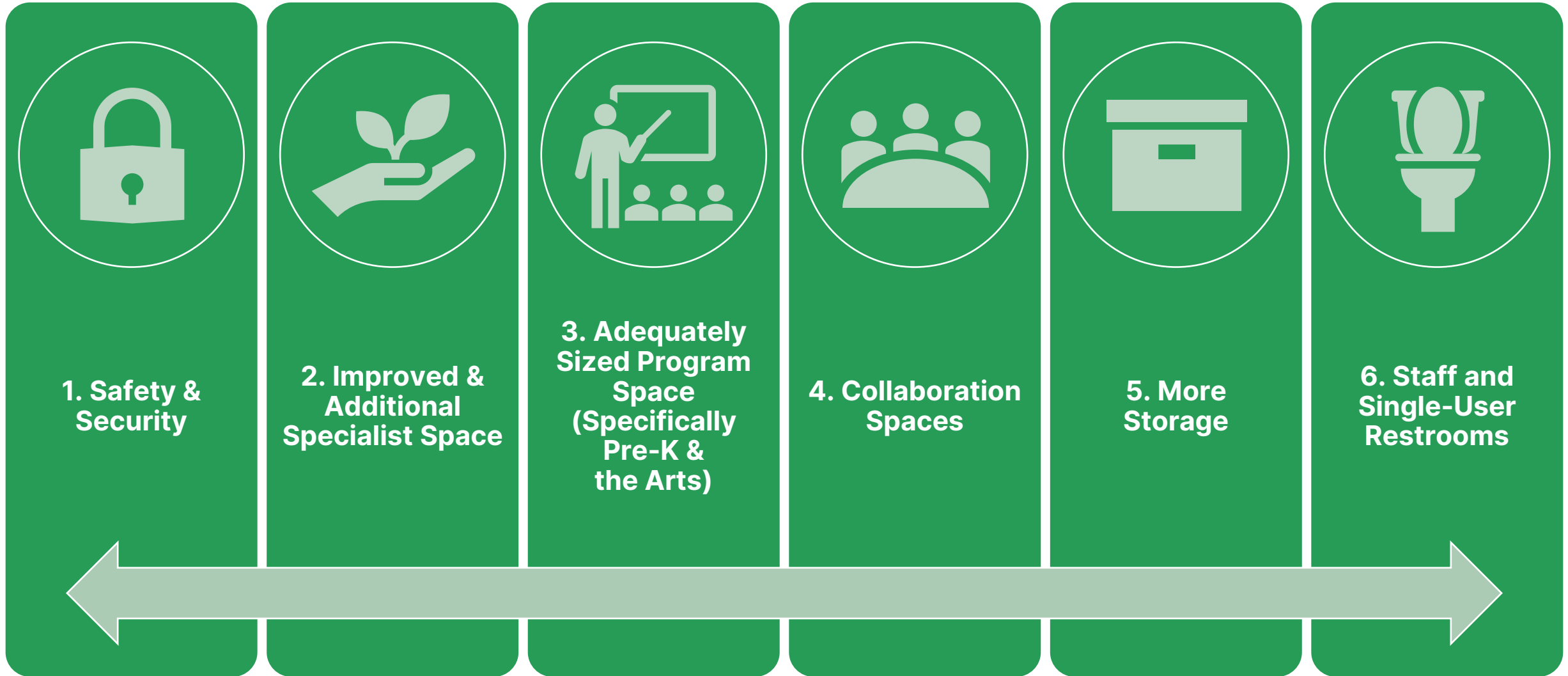
*Includes transportation parking lot

**Based on three-year average



Programming Needs

Data Collection Summary: Programming Themes



Data Collection Summary: Programming Needs, by Facility

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)



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EXISTING ENROLLMENT

BOWDOINHAM COMMUNITY SCHOOL

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



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EXISTING ENROLLMENT

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



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EXISTING ENROLLMENT

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



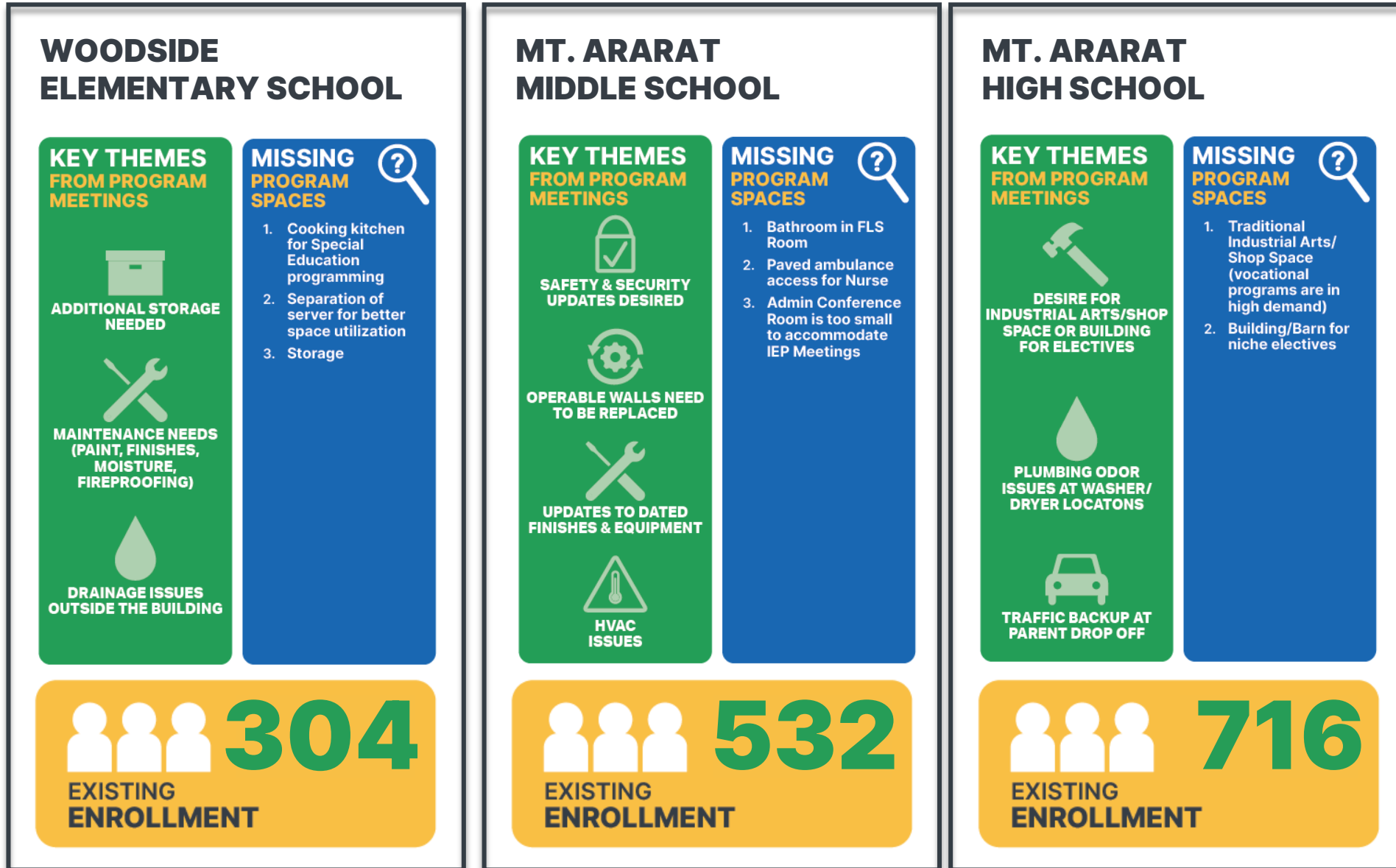
1. Dedicated spaces for Speech and OT
2. Quiet Room for the older kids
3. Appropriate Social Worker Office (very small and cramped in Cone wing; need confidential space)
4. Single User Restrooms (staff and student)
5. Separation of Kiln in Art Room
6. PE Teacher Office (currently in storage room)
7.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



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EXISTING ENROLLMENT

Data Collection Summary: Programming Needs, by Facility



Data Collection Summary: Programming Needs, by Facility

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

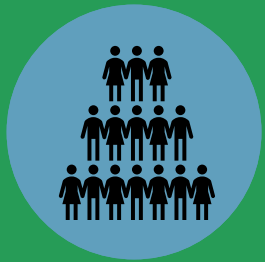


1. ADA Accessible Restrooms
2. Adequate Parts Storage
3. Garage is generally too shallow to fit the buses and maintain them



EXISTING ENROLLMENT

N/A



Enrollment & Capacity Studies

Data Collection Summary: Enrollment and Demographic Study

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.

Data Collection Summary: Enrollment and Demographic Study

1990 – 2020 Population growth

Bowdoin:	42.09%
Bowdoinham:	39%
Harpswell:	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)
Harpswell:	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%)
Harpswell:	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%
Harpswell:	-15%
Topsham:	-25.47%

Data Collection Summary: Enrollment and Demographic Study

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 alone 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**

Data Collection Summary: 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.*

Data Collection Summary: Capacity and Enrollment 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.

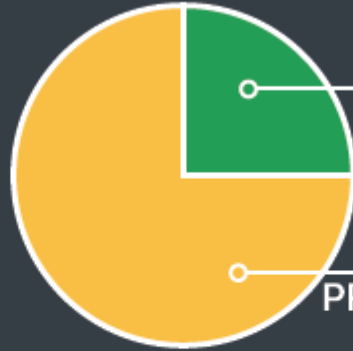
Note: Enrollment projections are more reliable in years #1-3, and less reliable in the “out years.” Projections four to ten years out may serve as a guide to future enrollments and are useful for planning purposes. These projections incorporate estimated birth rates for 2024-2029, based on a five-year 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.

BOWDOIN CENTRAL SCHOOL

220
**CALCULATED
CAPACITY**

BASED ON 145
SF/STUDENT



25%
**CAPACITY
REMAINING**

165

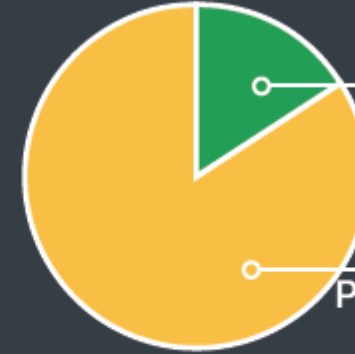
PROJECTED HIGH
ENROLLMENT

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

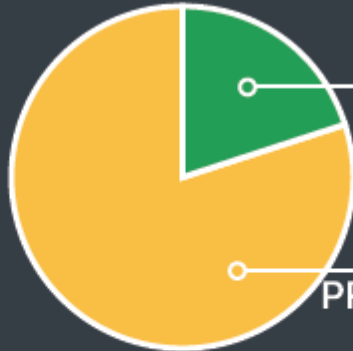
PROJECTED HIGH
ENROLLMENT

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

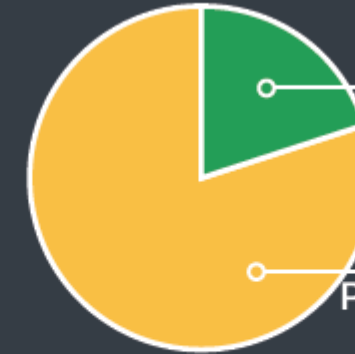
PROJECTED HIGH
ENROLLMENT

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

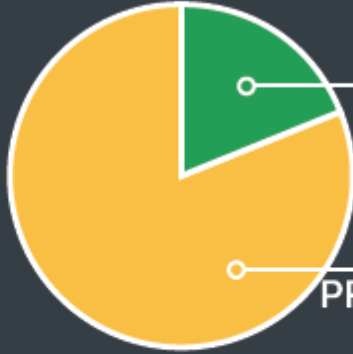
NOTE: Capacity Based on District policy is 288, based on 18 students per classroom (Grades K-3) and 25 students per classroom (Grades 4-5)

WOODSIDE ELEMENTARY SCHOOL

341

**CALCULATED
CAPACITY**

BASED ON 145
SF/STUDENT



19%
**CAPACITY
REMAINING**

277

**PROJECTED HIGH
ENROLLMENT**

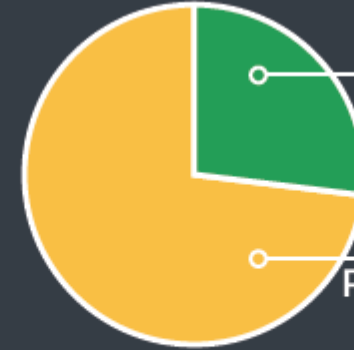
NOTE: Capacity Based on District policy is 400, based on 18 students per classroom (Grades K-3) and 25 students per classroom (Grades 4-5)

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**

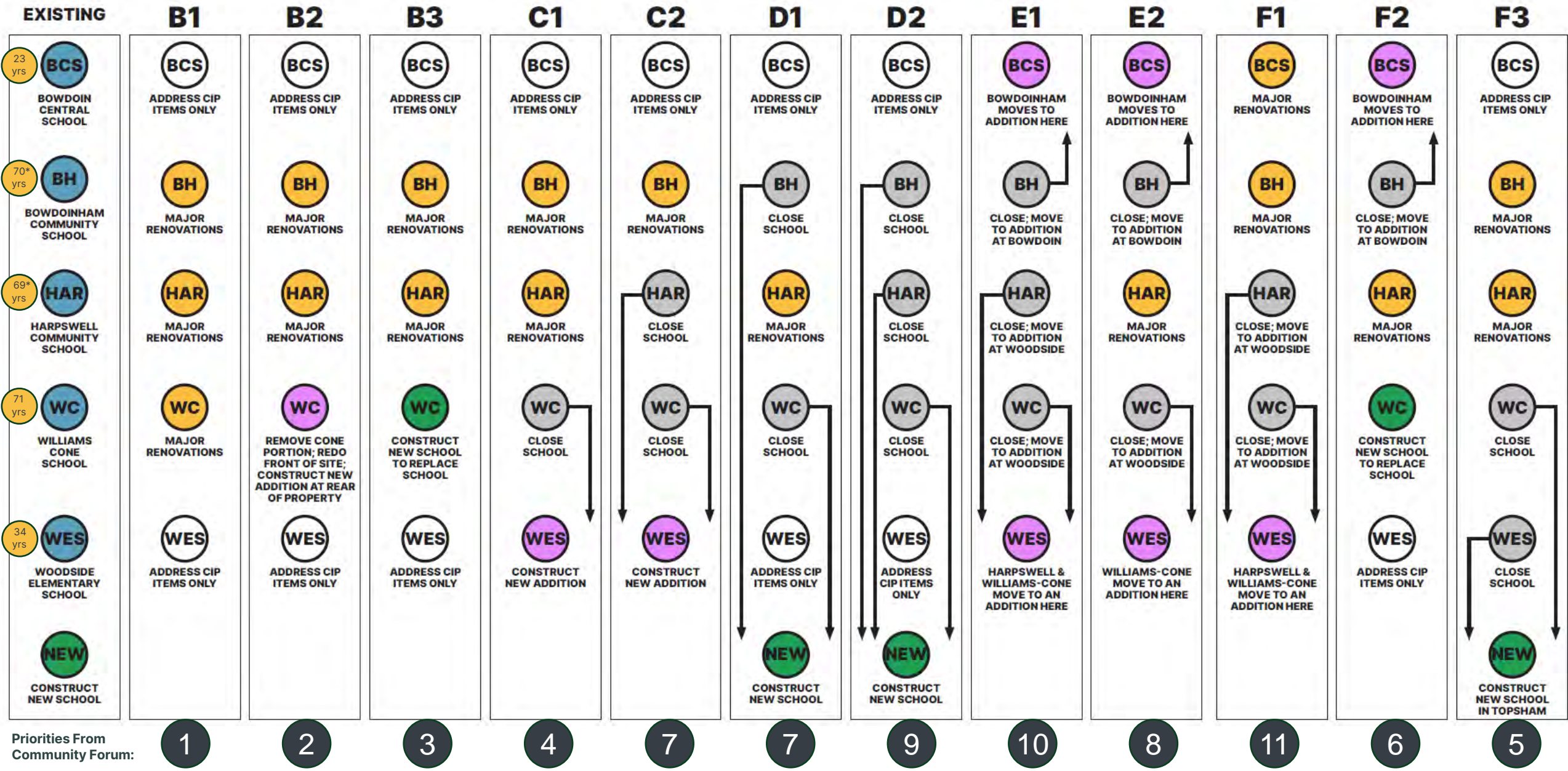
NOTE: Capacity Based on District policy is 750, based on 25 students per classroom and a 75% utilization rate.

Review of the Options







3

Forum #3 Prioritization of the Options

































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



Prioritized Options 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
23 yrs	 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
70+ yrs	 BH BOWDOINHAM COMMUNITY SCHOOL	 BH MAJOR RENOVATIONS	 BH MAJOR RENOVATIONS	 BH MAJOR RENOVATIONS	 BH MAJOR RENOVATIONS	 BH MAJOR RENOVATIONS
69+ yrs	 HAR HARPSWELL COMMUNITY SCHOOL	 HAR MAJOR RENOVATIONS	 HAR MAJOR RENOVATIONS	 HAR MAJOR RENOVATIONS	 HAR MAJOR RENOVATIONS	 HAR MAJOR RENOVATIONS
71 yrs	 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
34 yrs	 WES WOODSIDE ELEMENTARY SCHOOL	 WES ADDRESS CIP ITEMS ONLY	 WES ADDRESS CIP ITEMS ONLY	 WES ADDRESS CIP ITEMS ONLY	 WES CONSTRUCT NEW ADDITION	 WES CLOSE SCHOOL
	 NEW CONSTRUCT NEW SCHOOL					 NEW CONSTRUCT NEW SCHOOL IN TOPSHAM

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.

Priorities From Community Forum:

- 1
- 2
- 3
- 4
- 5

Program Considerations

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
- **Creating separate gym and cafeteria (build cafeteria and kitchen addition) (2300sf at \$1.7M+/-)**

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
- **Creating separate gym and cafeteria (build cafeteria and kitchen addition) (2000sf at \$1.5M+/-)**

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

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

EXISTING	B1
<p>23 yrs BCS BOWDOIN CENTRAL SCHOOL</p>	<p>BCS ADDRESS CIP ITEMS ONLY</p>
<p>70+ yrs BH BOWDOINHAM COMMUNITY SCHOOL</p>	<p>BH MAJOR RENOVATIONS</p>
<p>69+ yrs HAR HARPSWELL COMMUNITY SCHOOL</p>	<p>HAR MAJOR RENOVATIONS</p>
<p>71 yrs WC WILLIAMS CONE SCHOOL</p>	<p>WC MAJOR RENOVATIONS</p>
<p>34 yrs WES WOODSIDE ELEMENTARY SCHOOL</p>	<p>WES ADDRESS CIP ITEMS ONLY</p>
<p>NEW CONSTRUCT NEW SCHOOL</p>	

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		\$6.1M - 6.7M
Program Harpswell		\$3.3M - 3.7M
Program Williams-Cone		\$2.4M - 2.8M
Program Woodside		\$820K - 943K
Total ROM District Cost		\$81.8M - 97M

School Replacement Rough Order of Magnitude Estimate Cost:

- Harpswell - \$20M+/-
- Williams Cone - \$28M+/-
- Bowdoin - \$22M+/-
- Bowdoinham - \$25M+/-
- Woodside - \$35M+/-

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

OPTION B1

Major Renovations at Bowdoinham, Harpswell, & Williams-Cone

CONSIDERATIONS: Option B1

Addresses Major Issues at Older Buildings

Does Not Offer Benefits of Consolidation

COMMUNITY 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.

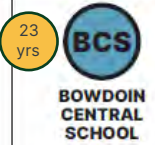

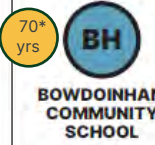



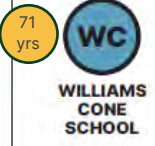

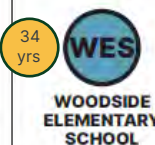


Will climate control be included in renovations?

Maintains character of district – less dramatic impact, **invest in smaller community schools**

B1 is **expensive**, yet it is the **best option**

Option B2

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

EXISTING	B2
	
	
	
	
	
	

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 (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 Costs		
Program Bowdoin		\$1.5M - 1.7M
Program Bowdoinham		\$6.1M - 6.7M
Program Harpswell		\$3.3M - 3.7M
Program Williams-Cone		\$2.4M - 2.8M
Program Woodside		\$820K - 943K
Other Costs		
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		\$91.8M - 108.3M

School Replacement Rough Order of Magnitude Estimate Cost:

- Harpswell - \$20M+/-
- Williams Cone \$28M+/-
- Bowdoin - \$22M+/-
- Bowdoinham - \$25M+/-
- Woodside - \$35M+/-

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

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

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)

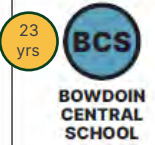

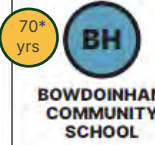



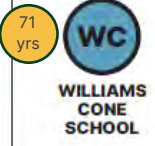

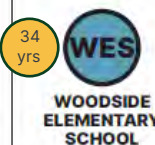


WCS-could a 2nd floor be added to the Williams wing instead of using more ground space?

Topsham is growing and Williams-Cone can't go away, just renovated. *(note projections don't support this statement)*

In **Bowdoinham, there is space adjacent to the school** on Town owned athletic fields **if a new building is needed**.

Option B3

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

EXISTING	B3
	
	
	
	
	
	

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		
		\$1.5M - 1.7M
Program Bowdoinham		
		\$6.1M - 6.7M
Program Harpswell		
		\$3.3M - 3.7M
Program Williams-Cone		
		\$2.4M - 2.8M
Program Woodside		
		\$820K - 943K
Williams-Cone Abatement		
	41,000 SF	\$350K - \$402K
Williams-Cone Demolition		
	41,000 SF	\$533K-613K
New Williams-Cone		
	220 Students @ 150 SF = 33,000 SF	\$24M - \$28M
Cone Site Work		
		Included Above
Total ROM District Cost		\$92.6M - 109.1M

School Replacement Rough Order of Magnitude Estimate Cost:

- Harpswell - \$20M+/-
- Williams Cone \$28M+/-
- Bowdoin - \$22M+/-
- Bowdoinham - \$25M+/-
- Woodside - \$35M+/-

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

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

May Require a New Site – existing site access is not ideal

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 (*note projections show this would be closer to 500 kids*)

B3: Good option **retains community schools** for Harpswell and Bowdoinham, which seems good-but **fresh start for WCS**

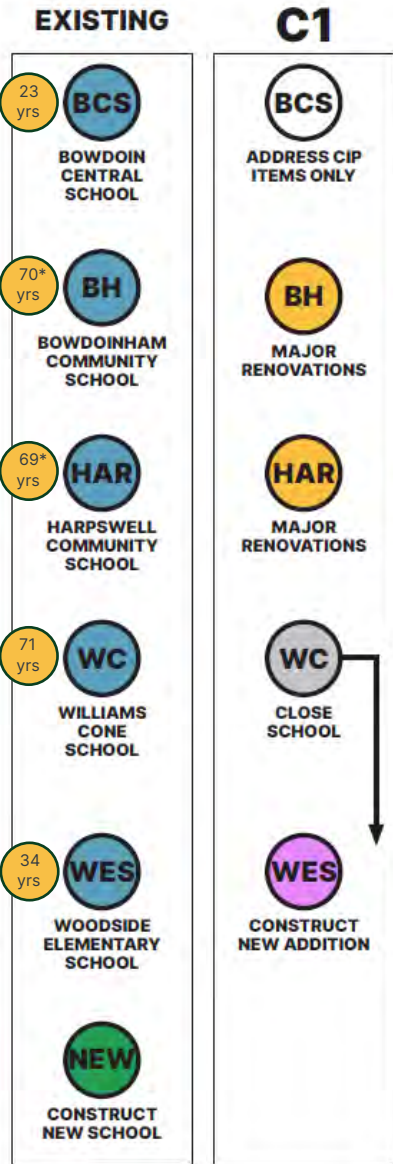
We may need to **self fund a new school to plan for new schools every 10 years.**

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.

Option C1

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		\$6.1M - 6.7M
Program Harpswell		\$3.3M - 3.7M
Program Williams-Cone		\$2.4M - 2.8M
Program Woodside		\$820K - 943K
Additional Costs		
New Williams-Cone	220 Students @ 150 SF = 33,000 SF	\$24M - 27.6M
Cone Site Work		Included Above
Total ROM District Cost		\$91.7M - 107.7M

School Replacement Rough Order of Magnitude Estimate Cost:

- Harpswell - \$20M+/-
- Williams Cone \$28M+/-
- Bowdoin - \$22M+/-
- Bowdoinham - \$25M+/-
- Woodside - \$35M+/-

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

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 one of two Community Schools

CONSIDERATIONS FROM FORUM #2

Combining WCS + WES is a lot of kids.

New Option* Remove WEC, WC, build new in Topsham (F3)

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.

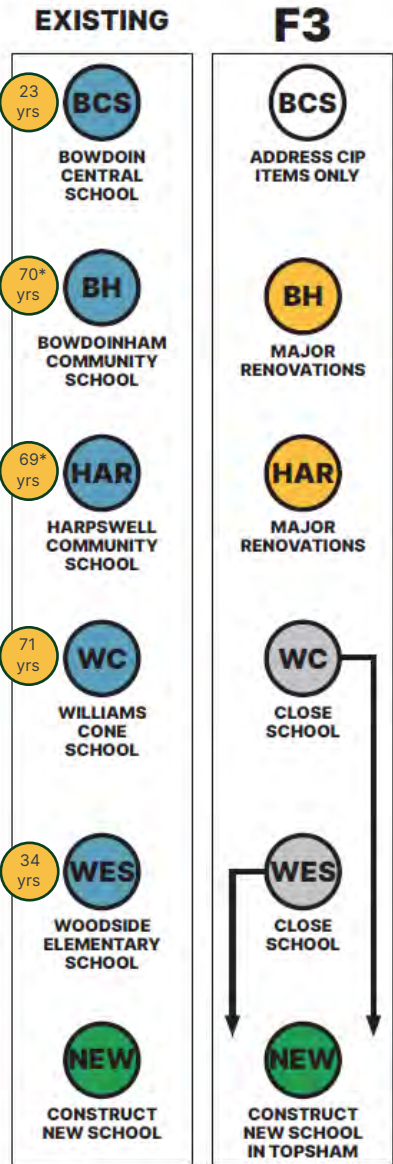
C1 or C2—could the addition be built without impact to instruction at WES/WCS?

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 F3

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 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
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

- School Replacement Rough Order of Magnitude Estimate Cost:**
- Harpswell - \$20M+/-
 - Williams Cone - \$28M+/-
 - Bowdoin - \$22M+/-
 - Bowdoinham - \$25M+/-
 - Woodside - \$35M+/-

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

OPTION C1

Major Renovations at Bowdoinham & Harpswell

Construct a New Addition at Woodside

Close Williams-Cone

CONSIDERATIONS FROM FORUM #2







N/A – this option was proposed by an Advisory Committee Member after Forum #2 had taken place.

CONSIDERATIONS: Option C1

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.

Prioritized Options Considerations

 EXISTING SCHOOL	 ADDITION	 CLOSE SCHOOL
 NEW SCHOOL	 RENOVATION	 CIP ITEMS ONLY

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

ROM Estimated Cost (rounded):

\$82- \$97M

\$92M -108M

\$93M -109M

\$92M -108M

\$105- \$120M

EXISTING




B1

B2

B3

C1

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
  BH BOWDOINHAM COMMUNITY SCHOOL	 BH MAJOR RENOVATIONS	 BH MAJOR RENOVATIONS	 BH MAJOR RENOVATIONS	 BH MAJOR RENOVATIONS	 BH MAJOR RENOVATIONS
  HAR HARPSWELL COMMUNITY SCHOOL	 HAR MAJOR RENOVATIONS	 HAR MAJOR RENOVATIONS	 HAR MAJOR RENOVATIONS	 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
  WES WOODSIDE ELEMENTARY SCHOOL	 WES ADDRESS CIP ITEMS ONLY	 WES ADDRESS CIP ITEMS ONLY	 WES ADDRESS CIP ITEMS ONLY	 WES CONSTRUCT NEW ADDITION	 WES CLOSE SCHOOL
 NEW CONSTRUCT NEW SCHOOL					 NEW CONSTRUCT NEW SCHOOL IN TOPSHAM

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.

Priorities From Community Forum:

1 2 3 4 5

Option Site Plans

Site Development Option: Bowdoin Central School

EXISTING	B1	B2	B3	C1	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
BH BOWDONHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	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
WES WOODSIDE ELEMENTARY SCHOOL	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES CONSTRUCT NEW ADDITION	WES CLOSE SCHOOL
NEW CONSTRUCT NEW SCHOOL					NEW CONSTRUCT NEW SCHOOL IN TOPSHAM



Site Development Option: Bowdoinham Community School Combined Addition

EXISTING	B1	B2	B3	C1	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
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	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
WES WOODSIDE ELEMENTARY SCHOOL	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES CONSTRUCT NEW ADDITION	WES CLOSE SCHOOL
NEW CONSTRUCT NEW SCHOOL					NEW CONSTRUCT NEW SCHOOL IN TOPSHAM



Site Development Option: Harpswell Community School Combined Addition

EXISTING	B1	B2	B3	C1	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
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	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
WES WOODSIDE ELEMENTARY SCHOOL	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES CONSTRUCT NEW ADDITION	WES CLOSE SCHOOL
NEW CONSTRUCT NEW SCHOOL					NEW CONSTRUCT NEW SCHOOL IN TOPSHAM



Site Development Option: Harpwell Community School NEW School

EXISTING	B1	B2	B3	C1	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
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	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
WES WOODSIDE ELEMENTARY SCHOOL	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES CONSTRUCT NEW ADDITION	WES CLOSE SCHOOL
NEW CONSTRUCT NEW SCHOOL					NEW CONSTRUCT NEW SCHOOL IN TOPSHAM

New school
in lieu of
renovation



Site Development Option: Williams-Cone School Combined Addition

EXISTING	B1	B2	B3	C1	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
BH BOWDONHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	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
WES WOODSIDE ELEMENTARY SCHOOL	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES CONSTRUCT NEW ADDITION	WES CLOSE SCHOOL
NEW CONSTRUCT NEW SCHOOL					NEW CONSTRUCT NEW SCHOOL IN TOPSHAM



Site Development Option: Williams-Cone School Combined NEW School

EXISTING	B1	B2	B3	C1	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
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	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
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NEW CONSTRUCT NEW SCHOOL					NEW CONSTRUCT NEW SCHOOL IN TOPSHAM



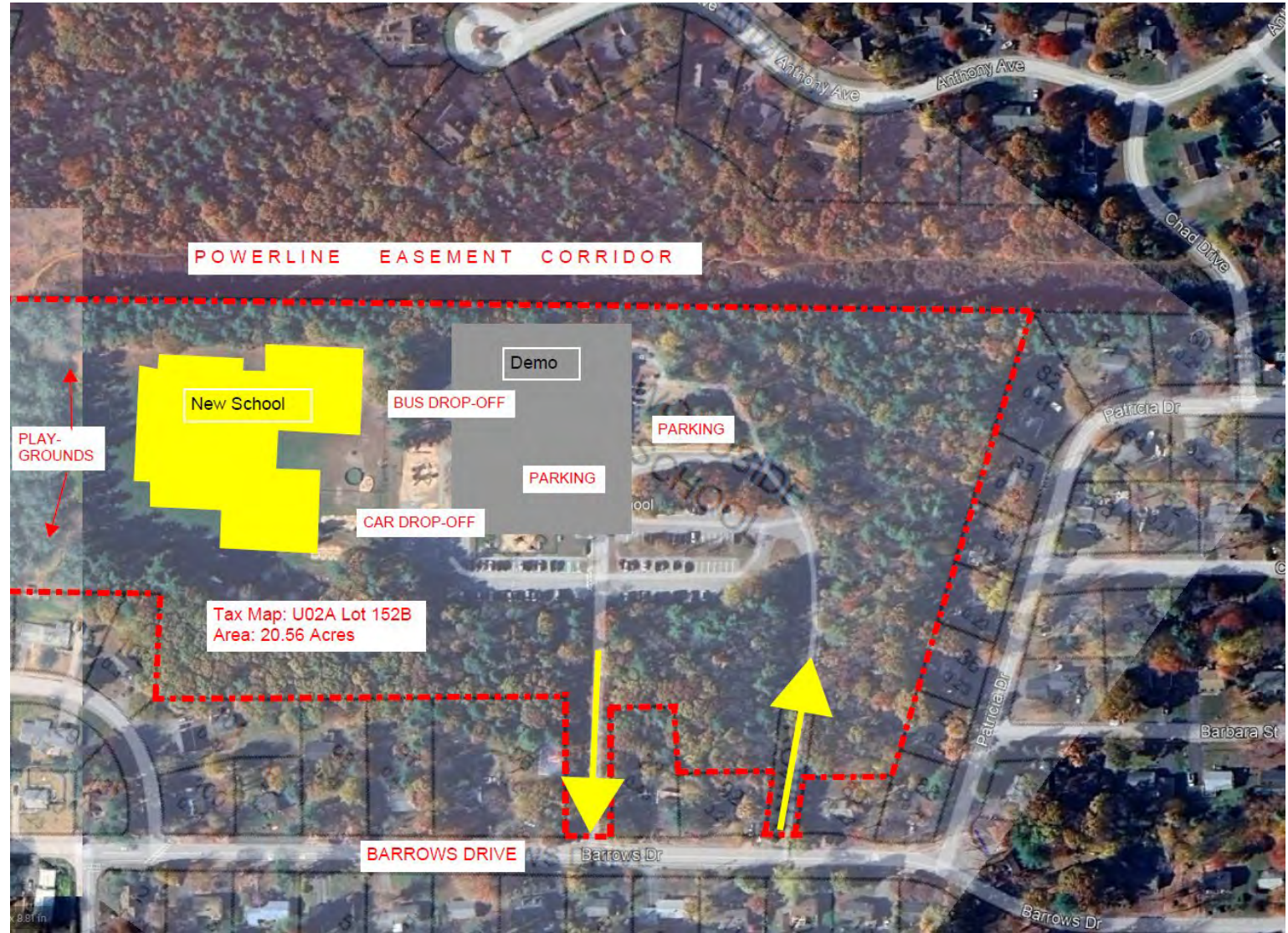
Site Development Option: Woodside School Combined Addition

EXISTING	B1	B2	B3	C1	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
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	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
WES WOODSIDE ELEMENTARY SCHOOL	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES ADDRESS CIP ITEMS ONLY	WES CONSTRUCT NEW ADDITION	WES CLOSE SCHOOL
NEW CONSTRUCT NEW SCHOOL					NEW CONSTRUCT NEW SCHOOL IN TOPSHAM



Site Development Option: Woodside School Combined NEW School

EXISTING	B1	B2	B3	C1	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
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS
HAR HARPSWELL COMMUNITY SCHOOL	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	HAR MAJOR RENOVATIONS	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
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NEW CONSTRUCT NEW SCHOOL					NEW CONSTRUCT NEW SCHOOL IN TOPSHAM



Summary of Community Feedback

4

Summary of Community Feedback: Forum #2 Ranking of Priorities

Active poll

41

How would you rank the following priorities?

- 1 Safety and Security
- 2 Energy Efficiency
- 3 Minimize Cost Impact
- 4 Maintain the Number of Existing Schools
- 5 Traffic Mitigation
- 6 Reduce the Number of Existing Schools to save cost



Summary of Community Feedback: Prioritization of the Options

	FORUM #2: Prioritizing the Options WITHOUT Cost (230 Participants)	FORUM #3: Prioritizing the Options WITHOUT Cost (54 Participants)	FORUM #3: Prioritizing the Options WITH Cost (58 Participants)
1	Option B1	Option B1	Option B1
2	Option B2	Option B2	Option B2
3	Option B3	Option B3	Option B3
4	Option C1	Option C1	Option C1
5	Option C2	Option F3	Option F3
6	Option E2	Option F2	Option F2
7	Option D1	Option D1	Option C2 / D1 (tied)
8	Option E1	Option C2	
9	Option D2	Option E2	Option E2
10	N/A	Option D2	Option D2
11	N/A	Option F1	Option E1
12	N/A	Option E1	Option F1

Note:
Options F1 and F2 were proposed at Community Forum #2.

Option F3 was proposed by an Advisory Committee member after Forum #2 had already taken place.

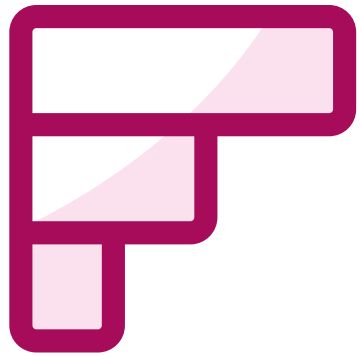
Summary of Community Feedback: Forum #3 Themes

Summary of Public Feedback Themes:

- **Opposition to closing community schools**, with many participants emphasizing that local schools are central to town identity, family decisions, and long-term community viability.
- There was **broad support for prioritizing renovations and maintenance of existing facilities over consolidation or new construction**, along with requests for clearer structural data, enrollment trends, and long-term cost comparisons.
- Participants requested **transparency regarding tax impacts, timelines, and decision-making processes**, as well as **expanded communication and engagement opportunities**.
- **Overall, the feedback underscored a desire to keep community schools open, improve existing facilities responsibly, and ensure that educational impacts and local voices remain central to future decisions.**

Interactive Exercise: Board Feedback

5



How would you prioritize the options?



What feedback do you want to provide the FMS in regards to which options you prioritized?

Next Steps in the Process

6

Estimated Decision-Making Timeline

Option Shortlisting:

The Facilities Committee (FC) must analyze the quantitative data 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).

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.**
- Additional Community Forums as Necessary
- **Complete Facility Masterplan (anticipated Spring of 2026). Note this is a living document so this will be the data collection, analysis and recommendation made by the FC to the School Board for short term, mid-term and long-term approach.**
- **Ensure all necessary statutory reports for state approval are underway.**

Estimated Decision-Making Timeline (Phases I, II, III, IV)

Phase/Step	Goal/Action	Owner	Milestone/Decision
Phase I - Estimated completion 12 - 18 Months	Exploration & Data (Study)	Harriman/Adm/FC	School Board Authorizes Master Plan Study
1a. Review Collection of Data	Share data with facilities Committee	Harriman/Adm/FC	Multiple Facilities Meetings to review preliminary results
1b. . Community Forums	Public receives information	Harriman/Adm/FC	Informational public forums via in-person and Zoom
1c. Concept/Feasibility	Schematic options; cost-estimates; site analysis	Supt/FC/Architect	Community straw poll / concept meeting
Phase II- Estimated completion 6-12 Months.	Targeted Town Consultations	Admin/FC/ Harriman	Small-group discussions held in all towns to review specific impact data
2a. . Review Community Data	Formally Identify and Document Top Options	FC	Shortlist Memo of 3-4 viable options
2b. . Final Proposal Prep	Compile statutory reports, prepare recommendation package	FC	FC compiles all statutory reports and Shortlist Memo

Estimated Decision-Making Timeline (Phases I, II, III, IV)

<p>Phase III - Estimated completion 3 to 6 months</p>	<p>Formal Proposal & Authorization</p>	<p>Admin/Legal/Consultants</p>	<p>Prepare for approval process for school construction project by state board or commissioner as required by 20-A M.R.S. § 4102(1) and §15901 et seq.</p> <p>Non-state funded projects must be approved by the Commissioner pursuant to § 15905-A</p> <p>If closing a school building for lack of need, unless the building is replaced by other school buildings as part of a school construction project, a full analysis will be required by 20-A M.R.S. §4102(3), which may include a comprehensive cost analysis pursuant to 05-071 C.M.R. Ch. 26.</p>
<p>Without replacement 3 a. Board Vote to File</p>	<p>Authorize filing with DOE and call for referendum</p>	<p>Board</p>	<p>Official political approval to move into statutory public phase</p>
<p>Phase IV - Estimated Completion 12 - 24 Months</p> <p>If a new build. 12 months of design, 24-30 months completion</p>	<p>Statutory Steps & Hearings</p>	<p>Board/Supt/DOE Liaison</p>	<p>DOE acceptance</p>

Estimated Decision-Making Timeline (Phases I, II, III, IV)

4. A. Referendum(s) & Bond Vote	Warrant signed; municipal ballots; communications	Board/Town Clerks	Bond/closure referendum result – the vast majority of school construction projects must be approved by voters pursuant to 20-A M.R.S. § 15904, § 15905-A
4. B Design & Permitting	Detailed design; permitting; grant agreements	Architect / Facilities / BoD	Construction contract awarded
4. C. Construction	Construction, commissioning, procurement Final report to Commissioner	Contractor / Facilities FC/BoD	Substantial completion Pursuant to 20-A M.R.S. § 15902, upon completion of a school construction project or a permanent space lease-purchase project, Board must certify to the commissioner that the construction project has been completed in conformity with the approved plans and specifications.
4. D. Transition & Move-in	Staff/student assignment, transportation, opening plan	Adm / Principals / HR	New building opens; final closure of old buildings
4. E. Post-implementation Review	Student outcome monitoring; final asset disposition	BoD / Adm	One year review completed