

Public Forum #7

Maine School Administrative District 75 Long Range Facilities Master Plan

May 27, 2026



Harriman



Agenda

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

Project Overview

1

Project Intent



Why

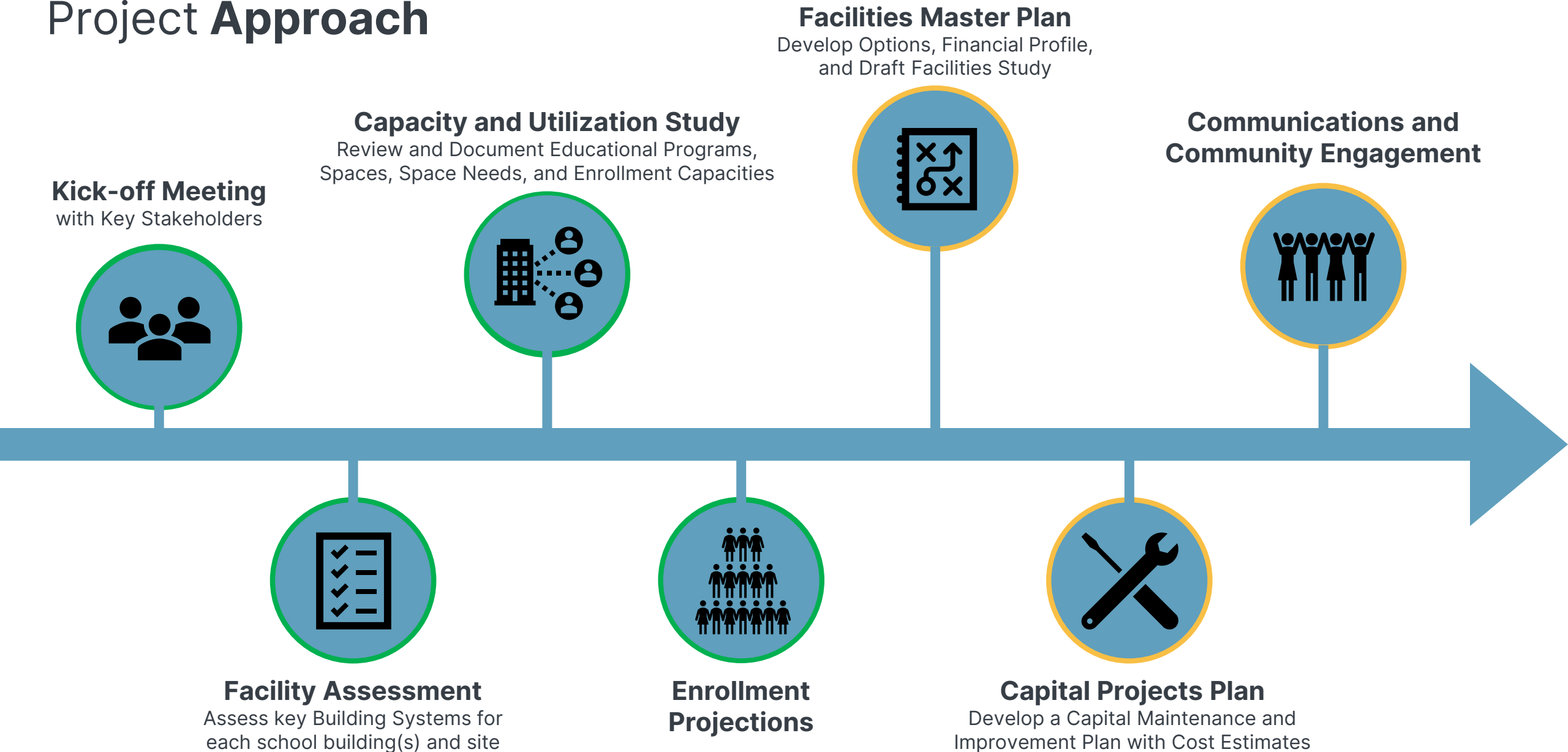
The Master Plan is intended to support the District's academic mission and serve as an essential tool to help guide:

- *Space allocation*
- *Renovation and/or new construction*
- *Land use and land development*
- *Accessibility*
- *Safety and security*
- *Expansion and/or consolidation*
- *Infrastructure needs*

Project Goals



Project Approach



Project Overview

WHERE ARE WE 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 HAS BEEN COMPLETED?



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.



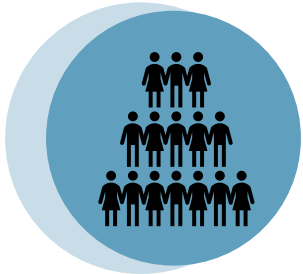
Facilities & Site Condition Assessment: Harriman conducted a thorough audit of all district buildings, identifying critical needs (0-3 years) and long-term capital improvement needs (3-10 years), confirming that an estimated \$67.5M to \$81M in total repairs are needed across the district over the next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

Project Overview

WHAT HAS BEEN COMPLETED?



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.

Project Overview

WHAT IS NEXT?

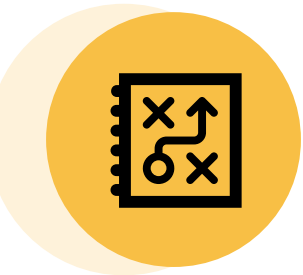
Determine which option is the best long-term solution for the district...



Continued Community Engagement: Meet with each town to review the three current options and discuss considerations for each of the options and questions and/or comments from each town.



Determine Supported Option: Determine the option that best supports the long-term goals of the district and the communities it serves.



Complete the Master Plan: Determine immediate, near-term, and long-term steps to achieve the overall vision. Develop conceptual plans as necessary for any projects and/or referendums.

Data Collection Summary

- Facility Condition Assessments
- Repair Needs with ROM Cost
- Energy Use
- Programming Needs
- Enrollment & Capacity Data

Your Facilities

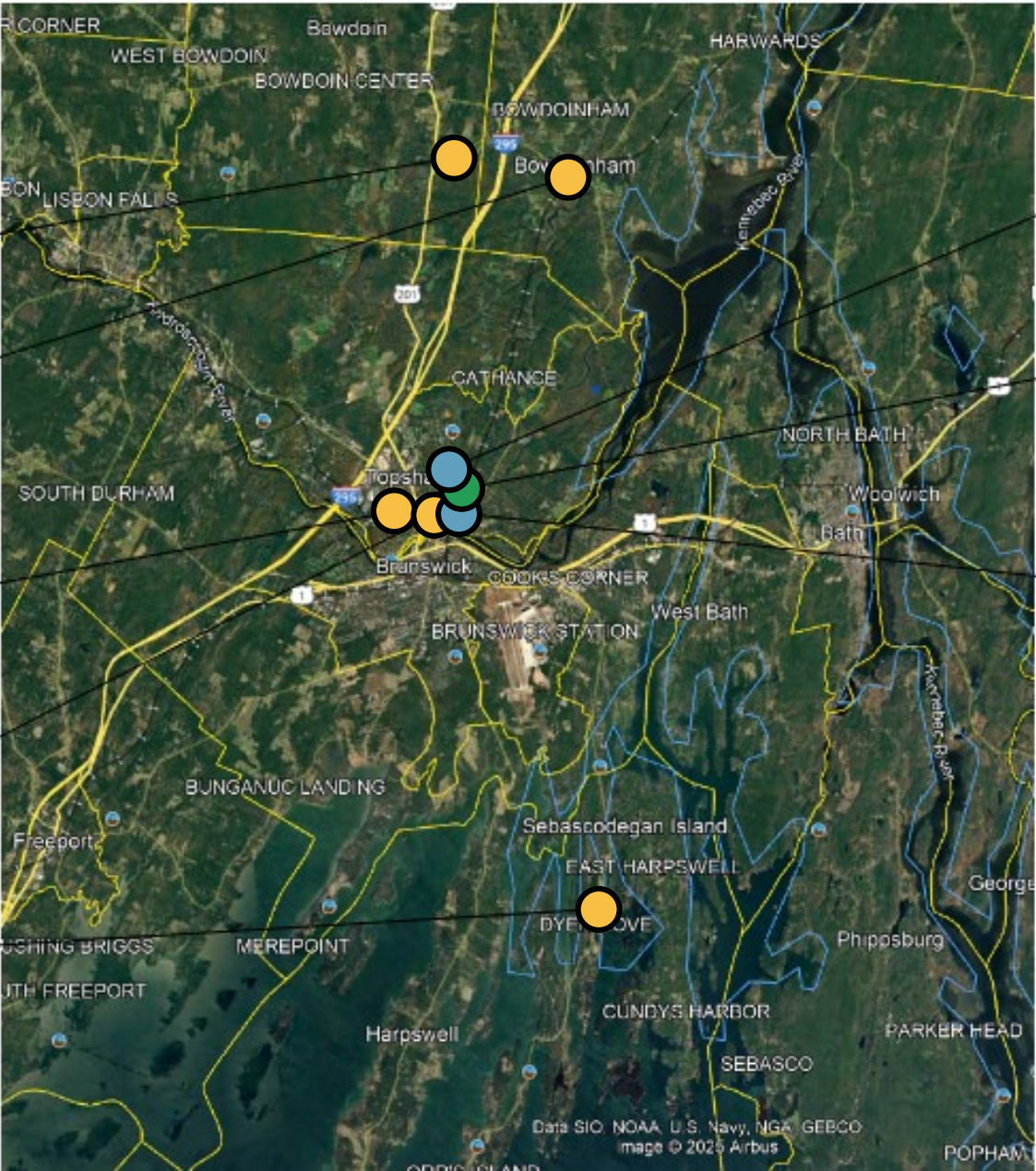
Bowdoin Central School

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

Ages of Existing Facilities

*Bowdoinham Avg Age: 50
Harpswell Avg Age: 46

School	Year Built (Age as of 2025)	0	5	10	15	20	25	30	35	40	45	50	55	60	65	70
Bowdoin	2002 (23 yrs old)															
Bowdoinham	1955 (70 yrs old)*															
Harpswell	1956 (69 yrs old)*															
Williams-Cone	1954 (71 yrs old)															
Woodside	1991 (34 yrs old)															
MAMS	2001 (24 yrs old)															
MAHS	2020 (5 yrs old)															

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.**”

Facility Condition Matrix

RATING LEGEND

EXCELLENT

GOOD

FAIR

POOR

CRITICAL

N/A

New or like-new condition. Maintain item. No issues or expected failures to report.

Good condition. Maintained and no reported issues or concerns.

Average wear for building age. Continue to maintain.

Worn for use / end of expected life cycle met.

Extremely worn or damaged. Replacement, repair, or attention immediately necessary.

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											
ADA COMPLIANCE											
CODE COMPLIANCE											
SAFETY & SECURITY											
EXTERIOR ENVELOPE											
INTERIOR FINISHES											
STRUCTURAL SYSTEM											
HVAC SYSTEM											
PLUMBING SYSTEM											
FIRE PROTECTION SYSTEM											
ELECTRICAL SYSTEM											
ELECTRICAL LIFE SAFETY SYSTEM											

Energy Use Comparison



Energy Use Intensity (EUI)



Total Energy Cost/SF

BOWDOIN CENTRAL SCHOOL	54.4	\$1.60
BOWDOINHAM COMMUNITY SCHOOL	44.3	\$1.47
HARPSWELL COMMUNITY SCHOOL	50.7	\$1.68
WILLIAMS-CONE SCHOOL	38.0	\$0.97
WOODSIDE ELEMENTARY SCHOOL	38.7	\$1.12
MT. ARARAT MIDDLE SCHOOL	36.2	\$1.39
MT. ARARAT HIGH SCHOOL	15.16	\$0.79
NEW ELEMENTARY SCHOOL	25-30	

Key Takeaways:

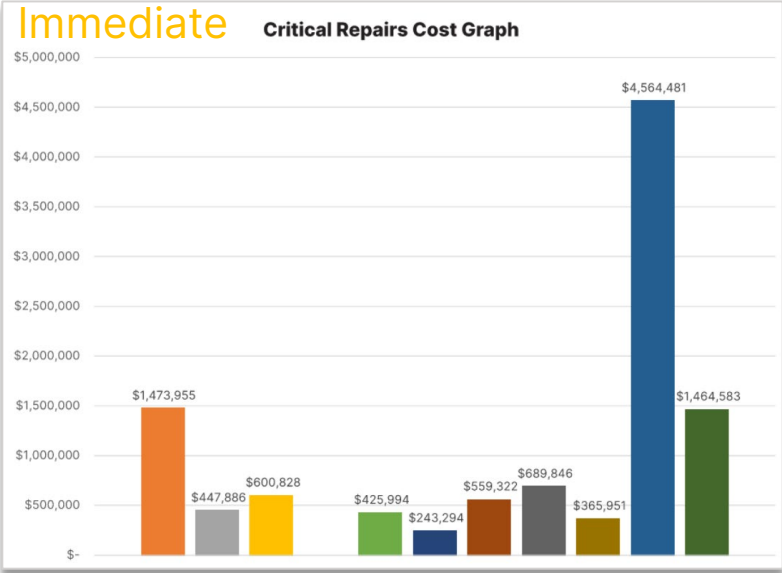
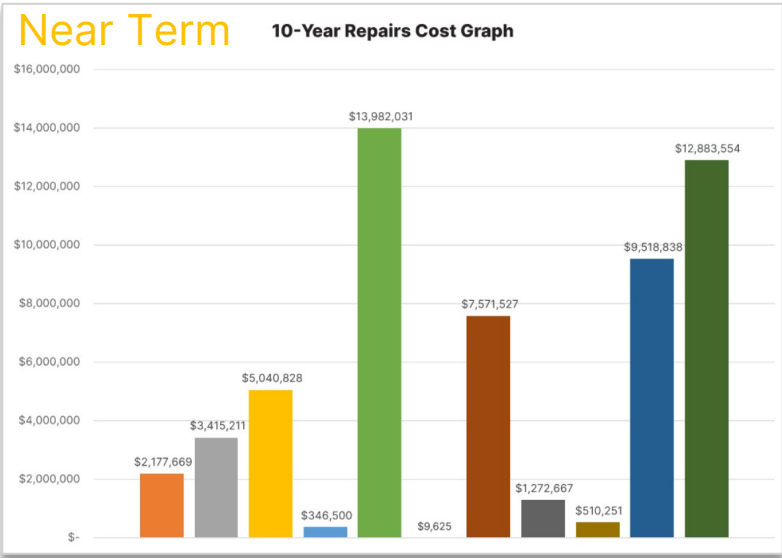
Bowdoin, Bowdoinham, and Harpswell currently have the **highest EUIs**.

Williams-Cone and Mt. Ararat HS have the **lowest energy cost/SF**. MAHS receives solar credit. WCS has no A/C; unit ventilators may not all be providing proper ventilation, which can reduce heating cost; utilizes natural gas which is less expensive than LP/Propane used at other older schools. Building 376 electrical is fed from the Middle School.

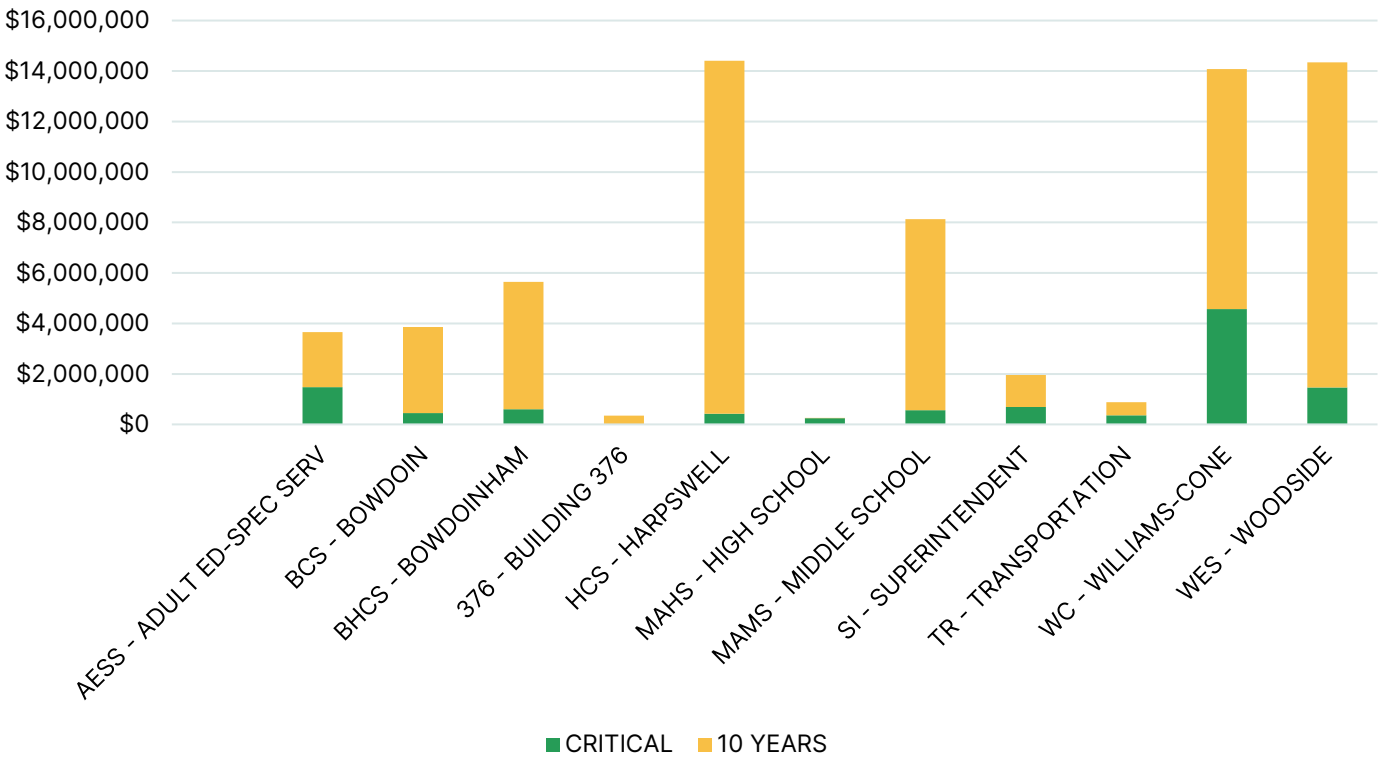
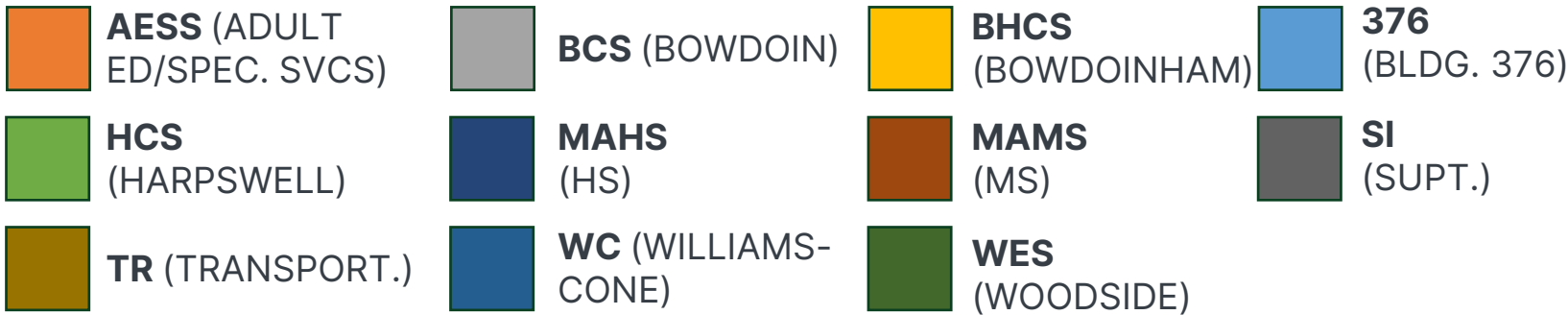
TOTAL 10-YEAR REPAIR COST SUMMARY			
SCHOOL	CRITICAL (0-2 YEARS) REPAIR COSTS	3-10 YEAR REPAIR COSTS	TOTAL 10-YEAR REPAIR COSTS
AESS - ADULT ED-SPEC SERV	\$1.5M-1.8M +/-	\$2.2M-2.6M +/-	\$3.7M-4.4M +/-
BCS - BOWDOIN	\$500K-550K +/-	\$3.4M-4.1M +/-	\$3.9M-4.6M +/-
BHCS - BOWDOINHAM	\$600K-700K +/-	\$5M-6.1M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

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

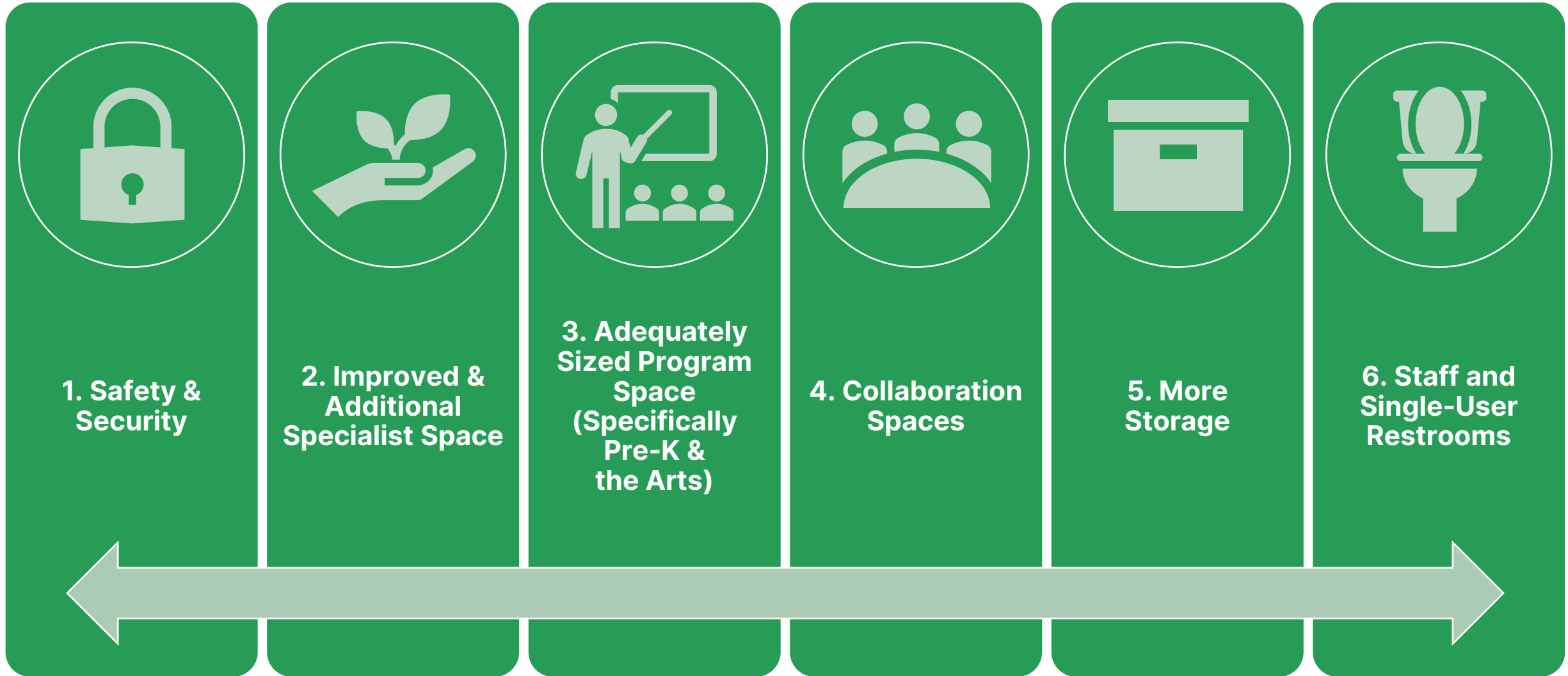
Repair Needs with ROM Costs



Approximate Next 10 Year Total Repair Costs



Programming Themes (Identified by School Leaders)



Summary of Scope of Work to Address Program Needs

Bowdoin Central School

- **Playground Fencing**
- Right-Sized **Pre-K Classrooms**
- **Storage**

Harpwell Community School

- Replacement of **Classrooms 1-5**
- Provide **Missing** SPED, Specialist & Admin Space
- **Storage**
- Separate **Gym & Cafeteria**; right-size **Kitchen**

Bowdoinham Community School

- **Music** Room
- Teacher **Collaboration** Space
- Single User **Toilet Rooms**
- **Pre-K** Classroom
- **Special Ed Kitchen** Space
- **Storage**
- Separate **Gym & Cafeteria**; right-size **Kitchen**
- Additional **Parking**

Williams-Cone Elementary School

- **Storage**
- Staff **Restrooms**
- Provide **Missing** SPED & Specialist Spaces
- **Kiln Room**

Woodside Elementary School

- **Storage**
- **Special Ed Kitchen** Space
- Dedicated **Server Room**

ROM COST SUMMARY					
SCHOOL	CRITICAL (0-2 YEARS) REPAIR COSTS	3-10 YEAR REPAIR COSTS	PROGRAM SCOPE OF WORK	TOTAL COSTS	EST. ROM REPLACEMENT COST**
AESS - ADULT ED-SPEC SERV	\$1.5M-1.8M +/-	\$2.2M-2.6M +/-		\$3.7M-4.4M +/-	
BCS - BOWDOIN	\$500K-550K +/-	\$3.4M-4.1M +/-	\$1.5M - 1.7M	\$4.6M-5.4M +/-	\$19.1M -\$27M+/-
BHCS - BOWDOINHAM	\$600K-700K +/-	\$5M-6.1M +/-	\$4.4M - 5M	\$10M-11.8M +/-	\$21M - \$24M+/-
376 - BUILDING 376	\$0	\$350K-400K +/-		\$350K-415K +/-	
HCS - HARPSWELL	\$400K-500K +/-	\$14M-16.8M +/-	\$1.8M - 2.2M	\$16.2M-19.5M +/-	\$17M-\$21M+/-
MAHS - HIGH SCHOOL	\$250K-300K +/-	\$10K-11K +/-		\$260K-310K +/-	
MAMS - MIDDLE SCHOOL	\$600K-700K +/-	\$7.6M-9M +/-		\$8.1M-9.8M +/-	
SI - SUPERINTENDENT	\$700K-800K +/-	\$1.3M-1.5M +/-		\$2M-2.4M +/-	
TR - TRANSPORTATION	\$400K-450K +/-	\$510K-610K +/-		\$900K-1.1M +/-	
WC - WILLIAMS-CONE	\$4.6M-5.5M +/-	\$9.5M-11.4M +/-	\$2.4M - 2.8M	\$16.4M-19.7M +/-	\$23.6M-\$30M+/-
WES - WOODSIDE	\$1.5M-1.7M +/-	\$12.9M-15.5M +/-	\$820K - 950K	\$15.1M-18.1M +/-	\$33M-\$49M +/-
Total (All Schools)	\$10.8M-13M +/-	\$56.7M-68M +/-		\$77.6M-93M +/-	

Consolidated:
\$57M to \$60M +/-

* Cost shown represents 2027 total project Rough Order of Magnitude (ROM) and assumes each item is done as its own project.
 ** Does not include purchase of new site. Assumes use of existing site. High end assumes same sq ft as existing school and total project cost of \$725/ sf. Low end assumes 150sf / existing student to arrive at sf.

Demographic Trends*

Impacting Enrollment

**Data Source: MSAD#75 Demographic Study Report
Dated September 4, 2025 by NESDEC*



Population Growth
(1990-2020)



Median Age
(2000-2023)



**% of Population
0-18 Years Old**
(2013 to 2023)



Town Births
(2009-2019)

BOWDOIN

42.09%
INCREASE



44.6
YEARS OLD (2023)

36.3
YEARS OLD (2000)

19.3%
(2023)

24.7%
(2013)



10.81%
DECREASE

BOWDOINHAM

39.00%
INCREASE



48.7
YEARS OLD (2023)

39.1
YEARS OLD (2000)

19.0%
(2023)

23.8%
(2013)



47.38%
DECREASE

HARPSWELL

0.38%
INCREASE



61.6
YEARS OLD (2023)

45.3
YEARS OLD (2000)

9.5%
(2023)

16.9%
(2013)



15%
DECREASE

TOPSHAM

9.30%
INCREASE



46.3
YEARS OLD (2023)

36.3
YEARS OLD (2000)

19.4%
(2023)

22.0%
(2013)



25.47%
DECREASE

Demographic Trends*

Impacting Enrollment

**Data Source: MSAD#75 Demographic Study Report
Dated September 4, 2025 by NESDEC*



Population Growth
(1990-2020)



Median Age
(2000-2023)

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42.09%
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BOWDOINHAM

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INCREASE



48.7
YEARS OLD (2023)
39.1
YEARS OLD (2000)

HARPSWELL

0.38%
INCREASE



61.6
YEARS OLD (2023)
45.3
YEARS OLD (2000)

TOPSHAM

9.30%
INCREASE



46.3
YEARS OLD (2023)
36.3
YEARS OLD (2000)

Key Takeaway:

Population has increased in each of the towns, however, the median age, has also 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.**

Demographic Trends*

Impacting Enrollment

**Data Source: MSAD#75 Demographic Study Report
Dated September 4, 2025 by NESDEC*

BOWDOIN

BOWDOINHAM

HARPSWELL

TOPSHAM

Key Takeaways:

Birth rates have declined
in all 4 towns.

Percentage of the
population ages 0-18
is declining across
all towns as well.



**% of Population
0-18 Years Old
(2013 to 2023)**

19.3%
(2023)
24.7%
(2013)



**Town Births
(2009-2019)**

10.81%
DECREASE

19.0%
(2023)
23.8%
(2013)

47.38%
DECREASE

9.5%
(2023)
16.9%
(2013)

15%
DECREASE

19.4%
(2023)
22.0%
(2013)

25.47%
DECREASE

PK-5 Capacity Data



Current Enrollment*
(Oct. 1, 2025)



Calculated Capacity**

BOWDOIN
CENTRAL SCHOOL

176
STUDENTS

UNDER CAPACITY
(80% UTILIZED)

(75% Utilized Based on District Standard Class Sizes)

BOWDOINHAM
COMMUNITY SCHOOL

194
STUDENTS

UNDER CAPACITY
(79% UTILIZED)

(76% Utilized Based on District Standard Class Sizes)

HARPSWELL
COMMUNITY SCHOOL

155
STUDENTS

AT* CAPACITY**
(95% UTILIZED)

(85% Utilized Based on District Standard Class Sizes)

WILLIAMS-CONE
ELEMENTARY SCHOOL

215
STUDENTS

UNDER CAPACITY
(79% UTILIZED)

(75% Utilized Based on District Standard Class Sizes)

WOODSIDE
ELEMENTARY SCHOOL

304
STUDENTS

UNDER CAPACITY
(89% UTILIZED)

(76% Utilized Based on District Standard Class Sizes)

Key Takeaway:

*Based on MDOE guidelines, **4 of the 5 elementary schools** currently operate **under capacity** by a range of 11-21%. **Harpswell** is currently operating **at capacity**.*

*Based on the District's guidelines for class size, **all 5 schools** currently operate **under capacity**.*

**10/1/25 Enrollment Data provided by MSAD#75 on 11/4/25*

***Calculated Capacity based on SF per student in classroom spaces, using MDOE Guidelines and existing classroom SF derived from floor plans.*

****Based on NESDEC projected high enrollment between 2025/26 and 2029/30, Harpswell would shift to UNDER capacity.*

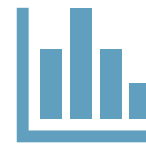
PK-5 Enrollment Data



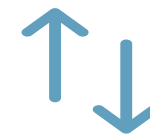
Oct. 1, 2025
Enrollment*



2024-25
Enrollment**



2029-30
Projected
Enrollment**



Projected Student
Increase/Decrease**
(2024/25 to 2029/30)



Projected High
Enrollment**
(2025/26 to 2029/30)

BOWDOIN
CENTRAL SCHOOL

176
STUDENTS

194
STUDENTS

140
STUDENTS

-54
STUDENTS

165
STUDENTS
(Projected in Year 2025-26)

BOWDOINHAM
COMMUNITY SCHOOL

194
STUDENTS

192
STUDENTS

183
STUDENTS

-9
STUDENTS

195
STUDENTS
(Projected in Year 2025-26)

HARPSWELL
COMMUNITY SCHOOL

155
STUDENTS

132
STUDENTS

130
STUDENTS

-2
STUDENTS

138
STUDENTS
(Projected in Year 2028-29)

WILLIAMS-CONE
ELEMENTARY SCHOOL

215
STUDENTS

224
STUDENTS

194
STUDENTS

-30
STUDENTS

217
STUDENTS
(Projected in Year 2025-26)

WOODSIDE
ELEMENTARY SCHOOL

304
STUDENTS

294
STUDENTS

244
STUDENTS

-50
STUDENTS

277
STUDENTS
(Projected in Year 2025-26)

Summary of Key Takeaways:



Population has increased in each of the towns, however, the median age, has also 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.**



Birth rates have declined in all 4 towns.



Percentage of the population ages 0-18 is declining across all towns as well.



Based on MDOE guidelines, 4 of the 5 elementary schools currently operate **under capacity** by a range of 11-21%. Harpswell is currently operating **at capacity**. *Based on the District's guidelines for class size, all 5 schools* currently operate **under capacity**.



Enrollment is projected to decrease through 2030, which will result in **all 5 schools operating under capacity.**

Review of the Options

3

Prioritized Options (Forum #3)

 EXISTING SCHOOL

 ADDITION

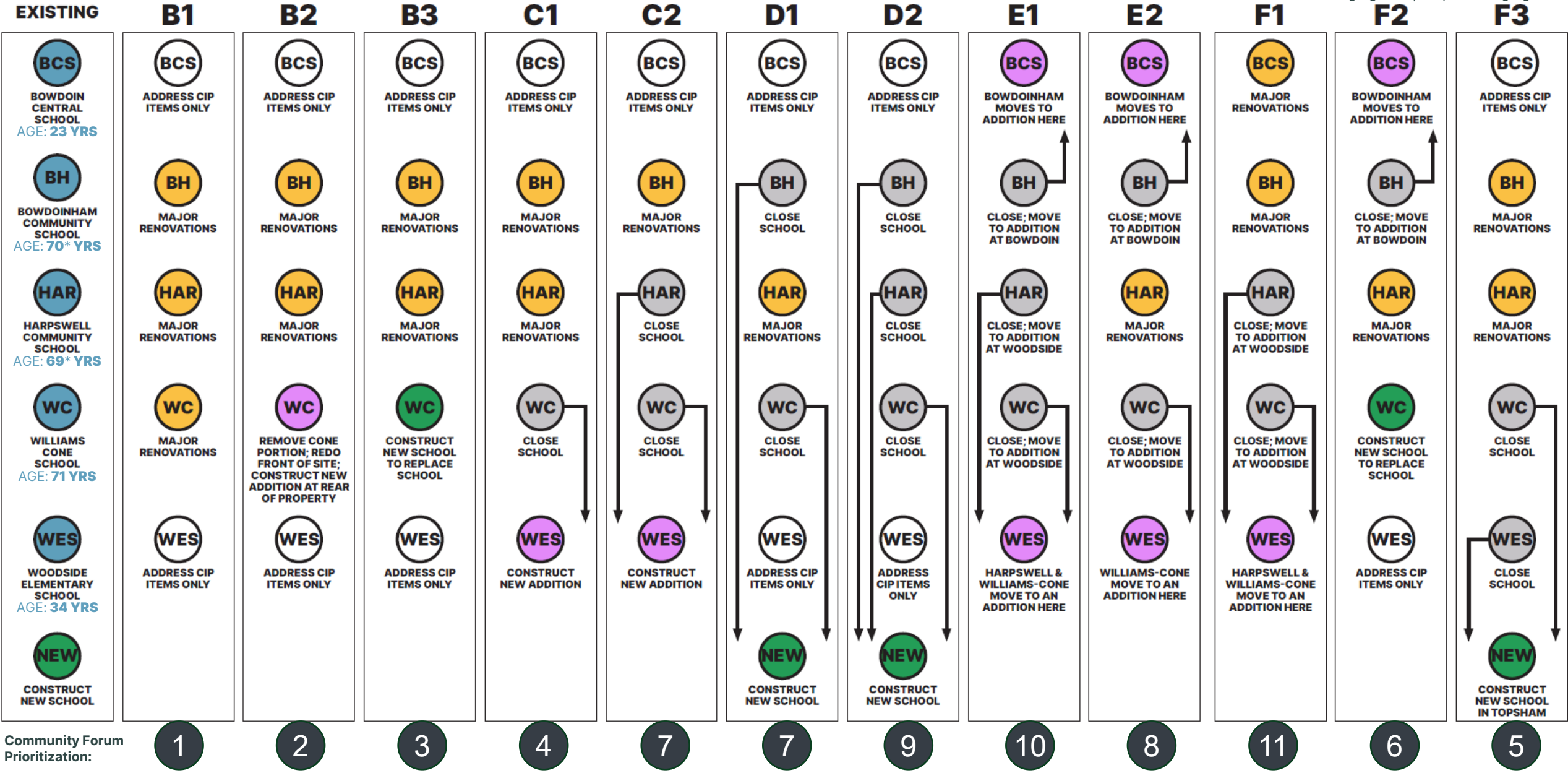
 CLOSE SCHOOL

 NEW SCHOOL

 RENOVATION

 CIP ITEMS ONLY

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



Top Prioritized Options Considerations

EXISTING SCHOOL

NEW SCHOOL

ADDITION

RENOVATION

CLOSE SCHOOL

CIP ITEMS ONLY

*Bowdoinham Avg Age: 50

| Harpswell Avg Age: 46

EXISTING	B1	B2	B3	C1	F3
<div>BCS</div> <div>BOWDOIN CENTRAL SCHOOL</div> <div>AGE: 23 YRS</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>
<div>BH</div> <div>BOWDOINHAM COMMUNITY SCHOOL</div> <div>AGE: 70* YRS</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>
<div>HAR</div> <div>HARPSWELL COMMUNITY SCHOOL</div> <div>AGE: 69* YRS</div>	<div>HAR</div> <div>MAJOR RENOVATIONS</div>	<div>HAR</div> <div>MAJOR RENOVATIONS</div>	<div>HAR</div> <div>MAJOR RENOVATIONS</div>	<div>HAR</div> <div>MAJOR RENOVATIONS</div>	<div>HAR</div> <div>MAJOR RENOVATIONS</div>
<div>WC</div> <div>WILLIAMS CONE SCHOOL</div> <div>AGE: 71 YRS</div>	<div>WC</div> <div>MAJOR RENOVATIONS</div>	<div>WC</div> <div>REMOVE CONE PORTION; REDO FRONT OF SITE; CONSTRUCT NEW ADDITION AT REAR OF PROPERTY</div>	<div>WC</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE SCHOOL</div>	<div>WC</div> <div>CLOSE SCHOOL</div>	<div>WC</div> <div>CLOSE SCHOOL</div>
<div>WES</div> <div>WOODSIDE ELEMENTARY SCHOOL</div> <div>AGE: 34 YRS</div>	<div>WES</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>WES</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>WES</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>WES</div> <div>CONSTRUCT NEW ADDITION</div>	<div>WES</div> <div>CLOSE SCHOOL</div>
<div>NEW</div> <div>CONSTRUCT NEW SCHOOL</div>					<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>
	1	2	3	4	5

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.

3 Remaining Options Considerations

EXISTING SCHOOL

NEW SCHOOL

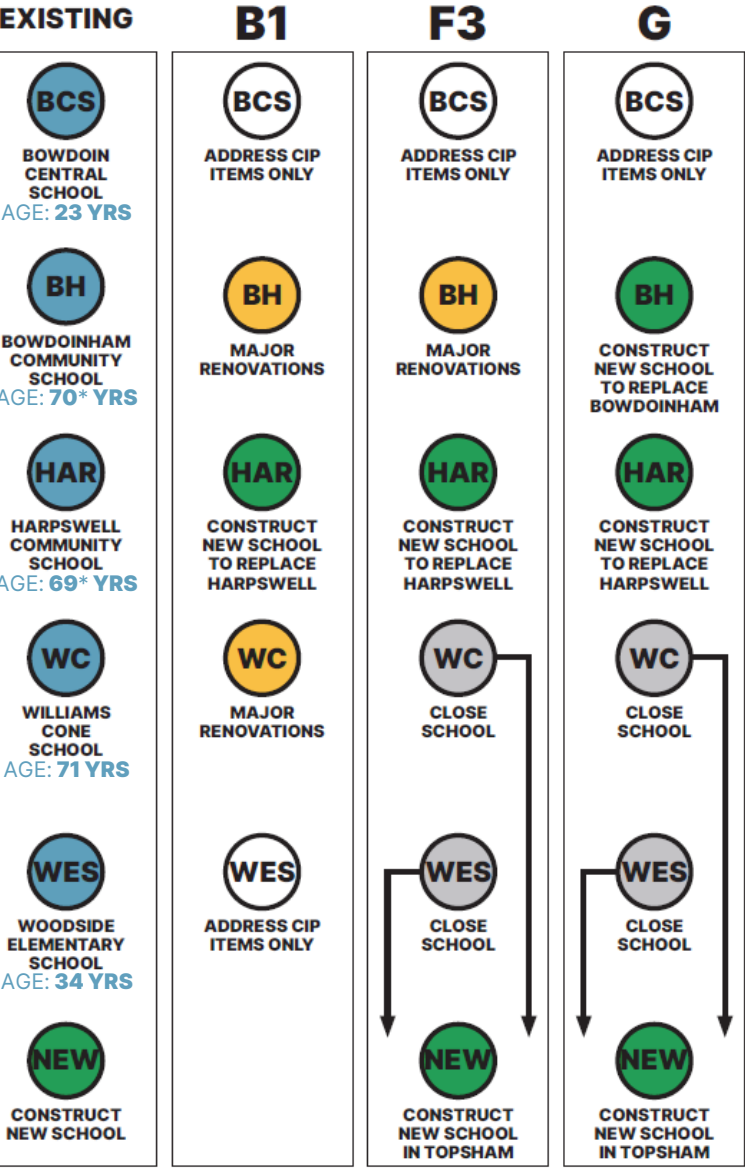
ADDITION

RENOVATION

CLOSE SCHOOL

CIP ITEMS ONLY

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



Option Considerations

- Option B1 Renovates all existing schools. It replaces Harpswell due to repair cost being close to replacement cost.
- Options that are being considered further, all retain at least one elementary school in each of the four towns.
- Option F3 and G consolidate two schools in one town. Providing equitable facilities and programming with more efficient square footage and lower operating costs.
- Option F3 replaced three schools, Option G replaces four schools, and both provide CIP improvements to BCS – resetting the clock on two (F3) or three (G)schools that are nearly 70 years old.

Option B1

EXISTING

B1



BOWDOIN
CENTRAL
SCHOOL
AGE: 23 YRS



BOWDOINHAM
COMMUNITY
SCHOOL
AGE: 70* YRS



HARPSWELL
COMMUNITY
SCHOOL
AGE: 69* YRS



WILLIAMS
CONE
SCHOOL
AGE: 71 YRS



WOODSIDE
ELEMENTARY
SCHOOL
AGE: 34 YRS



CONSTRUCT
NEW SCHOOL



ADDRESS CIP
ITEMS ONLY



MAJOR
RENOVATIONS



CONSTRUCT
NEW SCHOOL
TO REPLACE
HARPSWELL



MAJOR
RENOVATIONS



ADDRESS CIP
ITEMS ONLY

OPTION B1

Major Renovations at Bowdoinham & Williams-Cone; Construct New School to Replace Harpswell

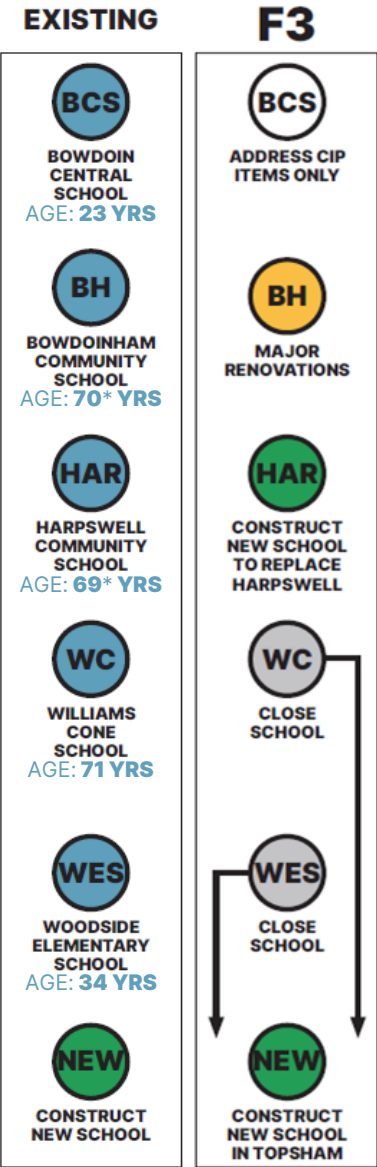
CONSIDERATIONS

Addresses Major Issues at Older Buildings

Does Not Offer Benefits of Consolidation (more efficient SF, reduced operating cost, program equity)

Resets the clock on 1 school.
Replacement cost of Harpswell is close to cost of repairs and programming needs.

Description	Area/Qty	2027 ROM Cost Plus 25% Soft Cost
CIP Adult/Center	20,000 SF	\$3.7M - 4.4M+/-
CIP & Program Bowdoin	37,500 SF	\$5.4M-6.3M +/-
CIP & Program at Bowdoinham	33,000 SF	\$10M-11.8M +/-
CIP MAMS	130,000 SF	\$8.1M - 9.8M+/-
CIP MAHS	154,000 SF	\$260K - 310K+/-
CIP & Program Williams-Cone	41,000 SF	\$16.4M-19.7M +/-
CIP & Program Woodside	68,000 SF	\$15.1M-18.1M +/-
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+/-
New Grounds Building	5,000SF	\$2.2M - \$2.5M+/-
Harpswell Abatement and Demo	29,000 SF	\$530K-\$635K+/-
New Harpswell School (existing site)	155 Students @ 150 SF = 23,250 SF or 29,000 sf (same as existing)	\$17M - \$21M
Total ROM District Cost		\$82M to 98.5M +/-



OPTION F3

Major Renovations at Bowdoinham; Construct New School to Replace Harpswell; Construct New School to Replace Williams-Cone & Woodside

CONSIDERATIONS

Addresses Major Issues at Older Buildings

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

Resets the clock on three schools. Replacement cost of Harpswell is close to cost of repairs and programming needs.

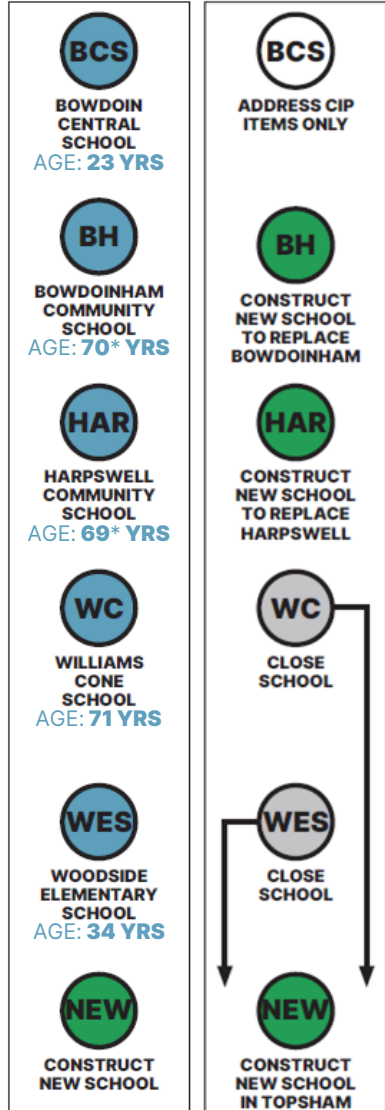
More efficient use of SF when consolidating WC and WES. Currently WC and WES combined have 109,000 SF for 519 students (210 SF/student). New ES schools for 500+/- students are typically designed with 150-160 SF/student. Replacement with consolidation is closer to repair and program cost for the two schools.

Description	Area/Qty	2027 ROM Cost Plus 25% Soft Cost
CIP Adult/Center	20,000 SF	\$3.7M - 4.4M+/-
CIP & Program Bowdoin	37,500 SF	\$5.4M-6.3M +/-
CIP & Program Bowdoinham	33,000 SF	\$10M-11.8M +/-
CIP MAMS	130,000 SF	\$8.1M - 9.8M+/-
CIP MAHS	154,000 SF	\$260K - 310K+/-
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+/-
New Grounds Building	5,000 SF	\$2.2M - \$2.5M+/-
Harpswell Abate/Demo	29,000 SF	\$530K-\$635K+/-
New Harpswell School (existing site)	155 Students @ 150 SF= 23,250 SF or 29,000 sf (same as existing)	\$17M - \$21M +/-
Demo Woodside	68,000 SF	\$900k - \$1.1M +/-
New Combined WC and WES	520 Students @ 150 SF = 78,000 SF 520 Students @ 160 SF = 83,200 SF	\$57M - \$60M +/-
Total ROM District Cost		\$108.4M to 121.9M +/-

Option G

EXISTING

G



OPTION G

Construct New School to Replace Bowdoinham; Construct New School to Replace Harpswell; Construct New School to Replace Williams-Cone & Woodside

CONSIDERATIONS

Addresses Major Issues at Older Buildings

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

Resets the clock on four schools. Replacement cost of Harpswell is close to cost of repairs and programming needs.

More efficient use of SF when consolidating WC and WES. Currently WC and WES combined have 109,000 SF for 519 students (210 SF/student). **New ES schools** for 500+/- students are typically designed with **150-160 SF/student**. Replacement with consolidation is closer to repair and program cost for the two schools.

Description	Area/Qty	2027 ROM Cost Plus 25% Soft Cost
CIP Adult/Center	20,000 SF	\$3.7M - 4.4M +/-
CIP & Program Bowdoin	37,500 SF	\$5.4M-6.3M +/-
CIP MAMS	130,000 SF	\$8.1M - 9.8M +/-
CIP MAHS	154,000 SF	\$260K - 310K +/-
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 +/-
New Grounds Building	5,000 SF	\$2.2M - \$2.5M +/-
Harpwell Abate/Demo	29,000 SF	\$530K-\$635K +/-
New Harpswell School (existing site)	155 Students @ 150 SF = 23,250 SF or 29,000 sf (same as existing)	\$17M - \$21M +/-
Demo Woodside	68,000 SF	\$900k - \$1.1M +/-
New Combined WC and WES	520 Students @ 150 SF = 78,000 SF; 520 Students @ 160 SF = 83,200 SF	\$57M - \$60M +/-
Bowdoinham Abate/Demo	33,000 SF	\$445K - \$545k +/-
New Bowdoinham	195 Students @ 150 SF = 29,250 SF or 33,000 sf (same as existing)	\$21M - \$24M +/-
Total ROM District Cost		\$119.8M to 134.7M +/-

3 Remaining Options Considerations

EXISTING SCHOOL

NEW SCHOOL

ADDITION

RENOVATION

CLOSE SCHOOL

CIP ITEMS ONLY

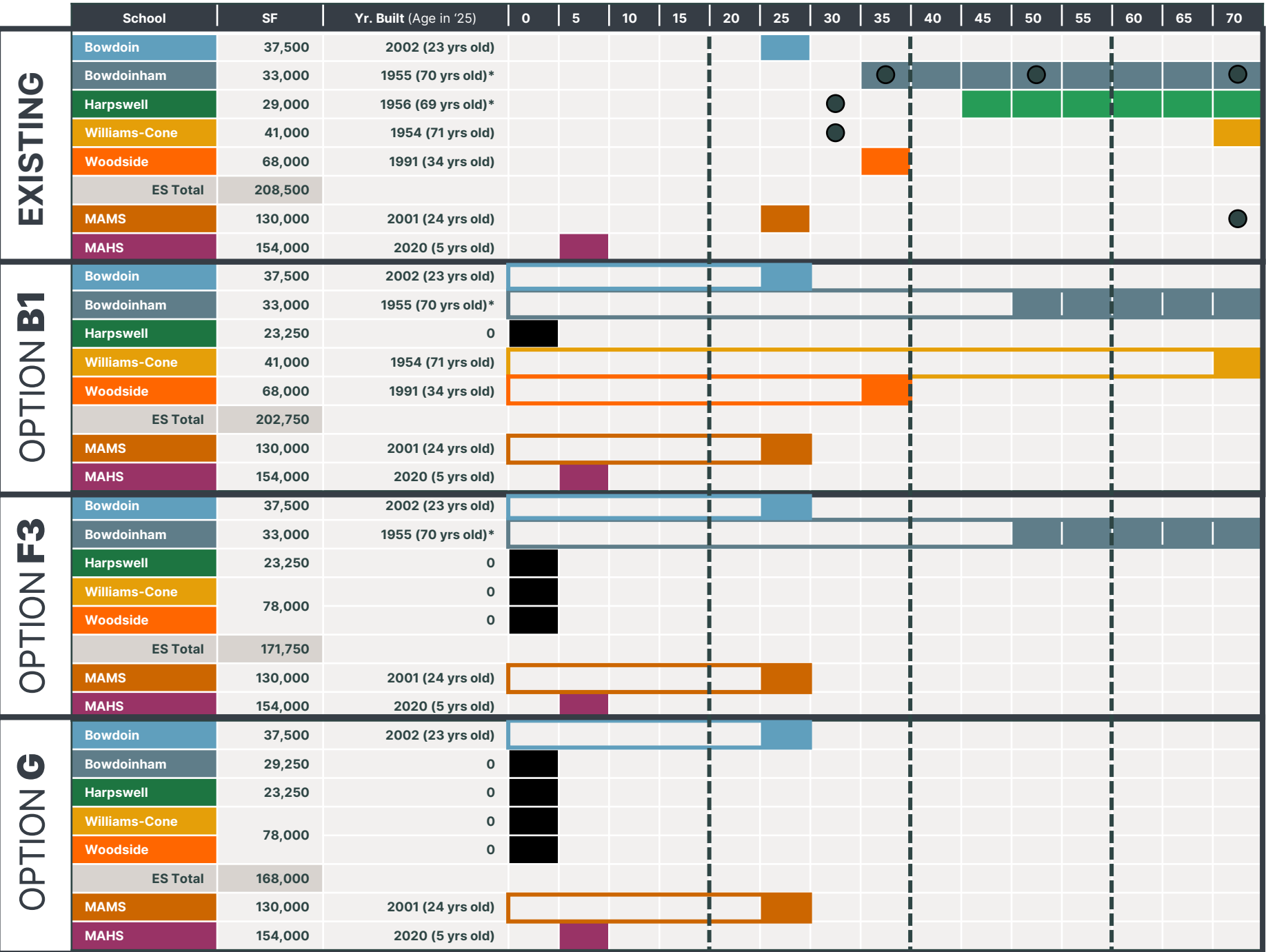
*Bowdoinham Avg Age: 50 | Harpswell Avg Age: 46

EXISTING	B1	F3	G
<div><div>BCS</div><div>BOWDOIN CENTRAL SCHOOL</div><div>AGE: 23 YRS</div></div>	<div><div>BCS</div><div>ADDRESS CIP ITEMS ONLY</div></div>	<div><div>BCS</div><div>ADDRESS CIP ITEMS ONLY</div></div>	<div><div>BCS</div><div>ADDRESS CIP ITEMS ONLY</div></div>
<div><div>BH</div><div>BOWDOINHAM COMMUNITY SCHOOL</div><div>AGE: 70* YRS</div></div>	<div><div>BH</div><div>MAJOR RENOVATIONS</div></div>	<div><div>BH</div><div>MAJOR RENOVATIONS</div></div>	<div><div>BH</div><div>CONSTRUCT NEW SCHOOL TO REPLACE BOWDOINHAM</div></div>
<div><div>HAR</div><div>HARPSWELL COMMUNITY SCHOOL</div><div>AGE: 69* YRS</div></div>	<div><div>HAR</div><div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div></div>	<div><div>HAR</div><div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div></div>	<div><div>HAR</div><div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div></div>
<div><div>WC</div><div>WILLIAMS CONE SCHOOL</div><div>AGE: 71 YRS</div></div>	<div><div>WC</div><div>MAJOR RENOVATIONS</div></div>	<div><div>WC</div><div>CLOSE SCHOOL</div></div>	<div><div>WC</div><div>CLOSE SCHOOL</div></div>
<div><div>WES</div><div>WOODSIDE ELEMENTARY SCHOOL</div><div>AGE: 34 YRS</div></div>	<div><div>WES</div><div>ADDRESS CIP ITEMS ONLY</div></div>	<div><div>WES</div><div>CLOSE SCHOOL</div></div>	<div><div>WES</div><div>CLOSE SCHOOL</div></div>
<div><div>NEW</div><div>CONSTRUCT NEW SCHOOL</div></div>		<div><div>NEW</div><div>CONSTRUCT NEW SCHOOL</div></div>	<div><div>NEW</div><div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div></div>
	<div>\$82M to \$98.5M +/-</div>	<div>108.4M to \$121.9M +/-</div>	<div>\$119.8M to \$134.7M +/-</div>

Option Considerations

- Option B1 Renovates all existing schools. It replaces Harpswell due to repair cost being close to replacement cost.
- Options that are being considered further, all retain at least one elementary school in each of the four towns.
- Option F3 and G consolidate two schools in one town. Providing equitable facilities and programming with more efficient square footage and lower operating costs.
- Option F3 replaced three schools, Option G replaces four schools, and both provide CIP improvements to BCS – resetting the clock on two (F3) or three (G)schools that are nearly 70 years old.

Summary of Average Age of Building/Systems and Square Footage



*Bowdoinham Avg Age: 50
Harpswell Avg Age: 46

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

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

Conceptual Site Plans for Various Options

Bowdoin Central School Site Development Option

(Address CIP Only)

EXISTING	B1	F3	G
<div>BCS</div> <div>BOWDOIN CENTRAL SCHOOL</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>
<div>BH</div> <div>BOWDOINHAM COMMUNITY SCHOOL</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE BOWDOINHAM</div>
<div>HAR</div> <div>HARPSWELL COMMUNITY SCHOOL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>
<div>WC</div> <div>WILLIAMS CONE SCHOOL</div>	<div>WC</div> <div>MAJOR RENOVATIONS</div>	<div>WC</div> <div>CLOSE SCHOOL</div>	<div>WC</div> <div>CLOSE SCHOOL</div>
<div>WES</div> <div>WOODSIDE ELEMENTARY SCHOOL</div>	<div>WES</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>WES</div> <div>CLOSE SCHOOL</div>	<div>WES</div> <div>CLOSE SCHOOL</div>
<div>NEW</div> <div>CONSTRUCT NEW SCHOOL</div>		<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>	<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>



Bowdoinham Community School Site Development Option

(Major Renovations)

EXISTING	B1	F3	G
<div>BCS</div> <div>BOWDOIN CENTRAL SCHOOL</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>
<div>BH</div> <div>BOWDOINHAM COMMUNITY SCHOOL</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE BOWDOINHAM</div>
<div>HAR</div> <div>HARPSWELL COMMUNITY SCHOOL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>
<div>WC</div> <div>WILLIAMS CONE SCHOOL</div>	<div>WC</div> <div>MAJOR RENOVATIONS</div>	<div>WC</div> <div>CLOSE SCHOOL</div>	<div>WC</div> <div>CLOSE SCHOOL</div>
<div>WES</div> <div>WOODSIDE ELEMENTARY SCHOOL</div>	<div>WES</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>WES</div> <div>CLOSE SCHOOL</div>	<div>WES</div> <div>CLOSE SCHOOL</div>
<div>NEW</div> <div>CONSTRUCT NEW SCHOOL</div>		<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>	<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>



Bowdoinham Community School Site Development Option

(NEW School)

EXISTING	B1	F3	G
<div>BCS</div> <div>BOWDOIN CENTRAL SCHOOL</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>
<div>BH</div> <div>BOWDOINHAM COMMUNITY SCHOOL</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE BOWDOINHAM</div>
<div>HAR</div> <div>HARPSWELL COMMUNITY SCHOOL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>
<div>WC</div> <div>WILLIAMS CONE SCHOOL</div>	<div>WC</div> <div>MAJOR RENOVATIONS</div>	<div>WC</div> <div>CLOSE SCHOOL</div>	<div>WC</div> <div>CLOSE SCHOOL</div>
<div>WES</div> <div>WOODSIDE ELEMENTARY SCHOOL</div>	<div>WES</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>WES</div> <div>CLOSE SCHOOL</div>	<div>WES</div> <div>CLOSE SCHOOL</div>
<div>NEW</div> <div>CONSTRUCT NEW SCHOOL</div>		<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>	<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>



Harpswell Community School Site Development Option

(NEW School)

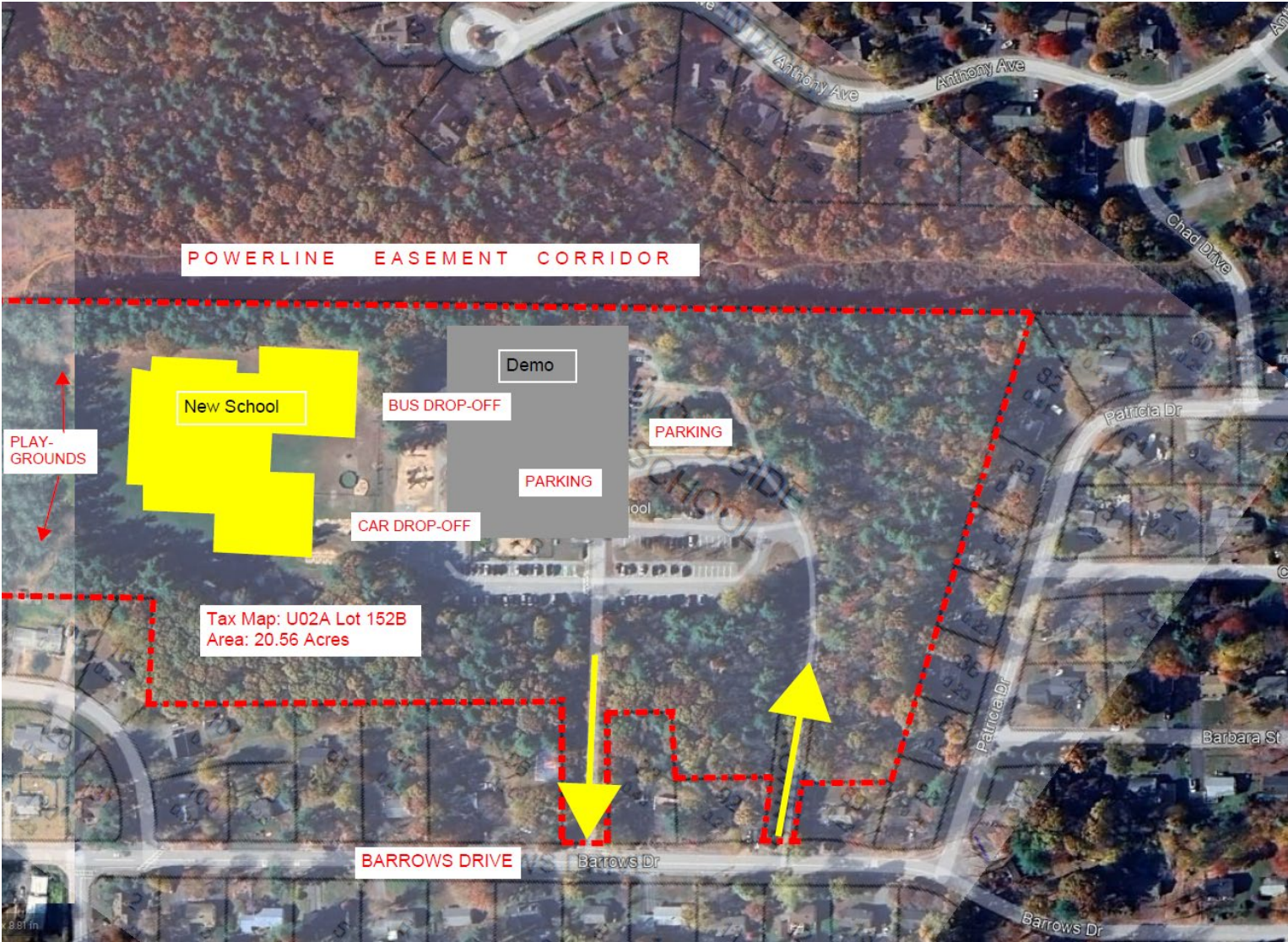
EXISTING	B1	F3	G
<div>BCS</div> <div>BOWDOIN CENTRAL SCHOOL</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>
<div>BH</div> <div>BOWDOINHAM COMMUNITY SCHOOL</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE BOWDOINHAM</div>
<div>HAR</div> <div>HARPSWELL COMMUNITY SCHOOL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>
<div>WC</div> <div>WILLIAMS CONE SCHOOL</div>	<div>WC</div> <div>MAJOR RENOVATIONS</div>	<div>WC</div> <div>CLOSE SCHOOL</div>	<div>WC</div> <div>CLOSE SCHOOL</div>
<div>WES</div> <div>WOODSIDE ELEMENTARY SCHOOL</div>	<div>WES</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>WES</div> <div>CLOSE SCHOOL</div>	<div>WES</div> <div>CLOSE SCHOOL</div>
<div>NEW</div> <div>CONSTRUCT NEW SCHOOL</div>		<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>	<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>



Woodside Elementary School Site Development Option

(Combined NEW School)

EXISTING	B1	F3	G
<div>BCS</div> <div>BOWDOIN CENTRAL SCHOOL</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>BCS</div> <div>ADDRESS CIP ITEMS ONLY</div>
<div>BH</div> <div>BOWDOINHAM COMMUNITY SCHOOL</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>MAJOR RENOVATIONS</div>	<div>BH</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE BOWDOINHAM</div>
<div>HAR</div> <div>HARPSWELL COMMUNITY SCHOOL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>	<div>HAR</div> <div>CONSTRUCT NEW SCHOOL TO REPLACE HARPSWELL</div>
<div>WC</div> <div>WILLIAMS CONE SCHOOL</div>	<div>WC</div> <div>MAJOR RENOVATIONS</div>	<div>WC</div> <div>CLOSE SCHOOL</div>	<div>WC</div> <div>CLOSE SCHOOL</div>
<div>WES</div> <div>WOODSIDE ELEMENTARY SCHOOL</div>	<div>WES</div> <div>ADDRESS CIP ITEMS ONLY</div>	<div>WES</div> <div>CLOSE SCHOOL</div>	<div>WES</div> <div>CLOSE SCHOOL</div>
<div>NEW</div> <div>CONSTRUCT NEW SCHOOL</div>		<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>	<div>NEW</div> <div>CONSTRUCT NEW SCHOOL IN TOPSHAM</div>



Summary of Community Feedback to Date

4

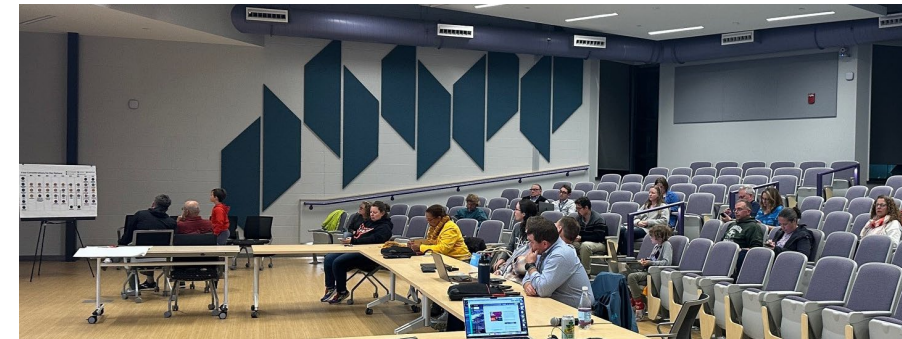
Summary of Community Feedback: Forum #2 Ranking of Priorities

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



Interactive Exercise: Feedback on the Options

5

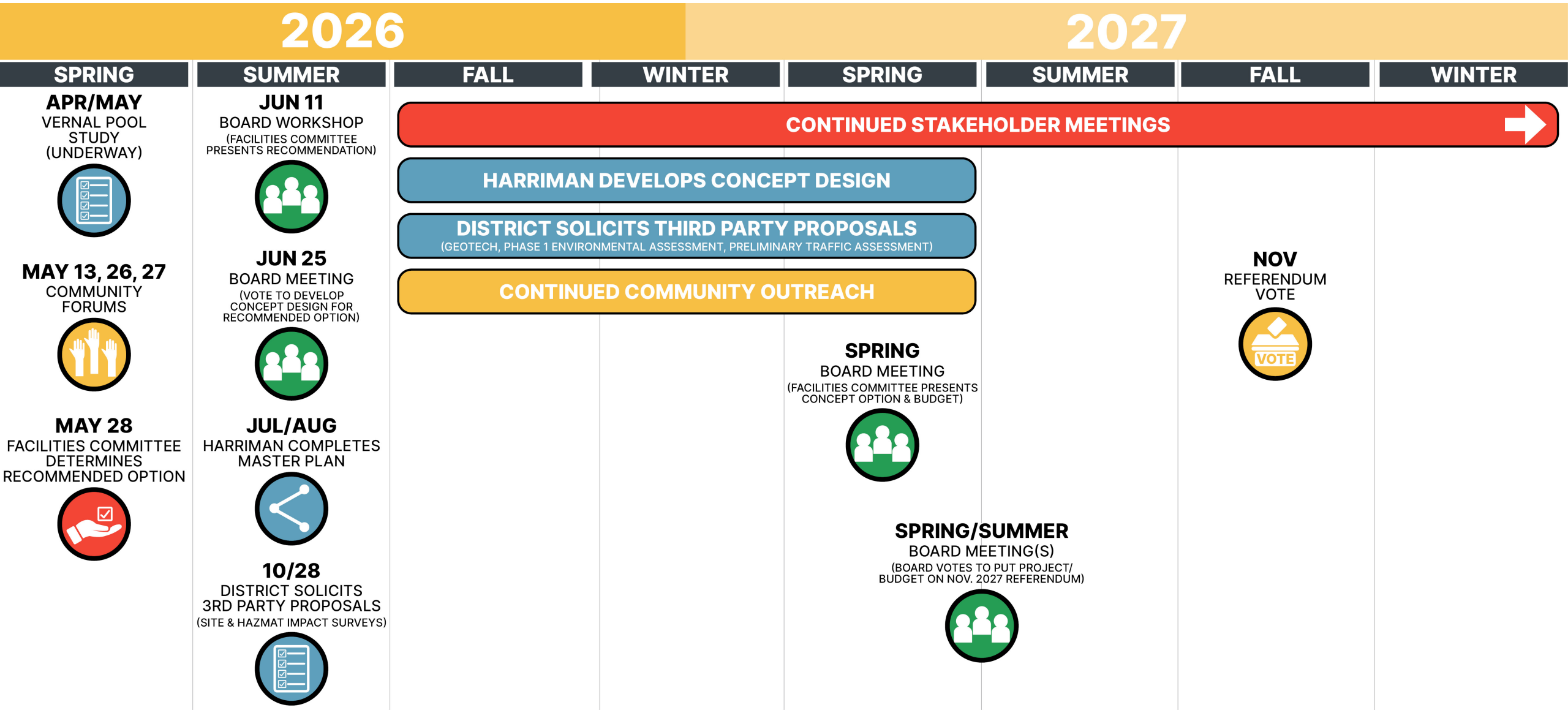


Provide your thoughts on the options (pros, cons, or neutral comments). Please include the Option letter in your response.

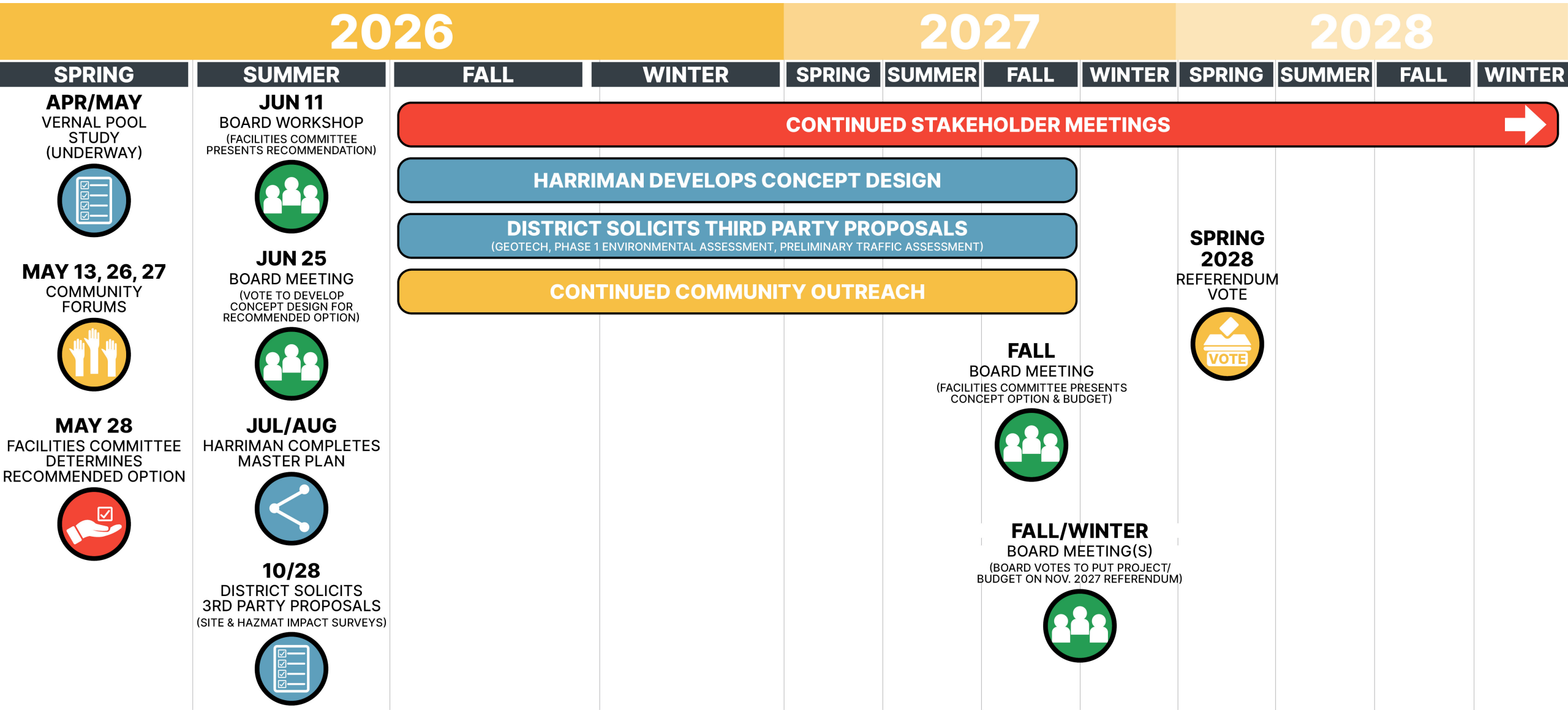
Next Steps in the Process

6

Possible Next Steps Timeline—Scenario 1 (Final Timeline to be Determined)



Possible Next Steps Timeline—Scenario 2 (Final Timeline to be Determined)



Possible Next Steps Timeline—Scenario 3 (Final Timeline to be Determined)

