Public Forum #6

Maine School Administrative District 75

Long Range Facilities Master Plan

May 26, 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**

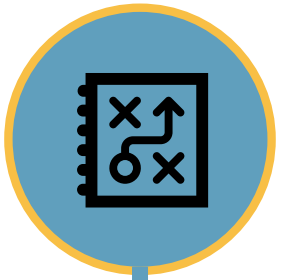
Kick-off Meeting
with Key Stakeholders



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

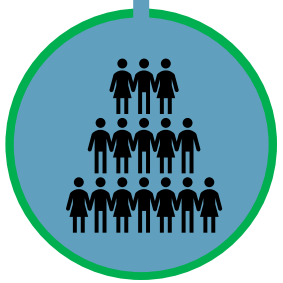


Communications and Community Engagement





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

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.



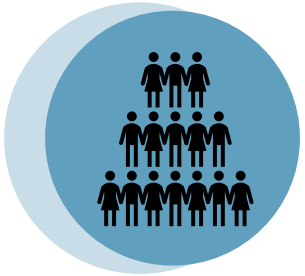
Facilities & Site Condition Assessment: Harriman conducted a thorough audit of all district buildings, identifying critical needs (0-3 years) and long-term capital improvement needs (3-10 years), confirming that an estimated $67.5M to $81M in total repairs are needed across the district over the next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

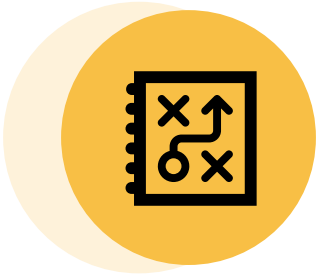
Determine which option is the best long-term solution for the district…



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

2

Your Facilities

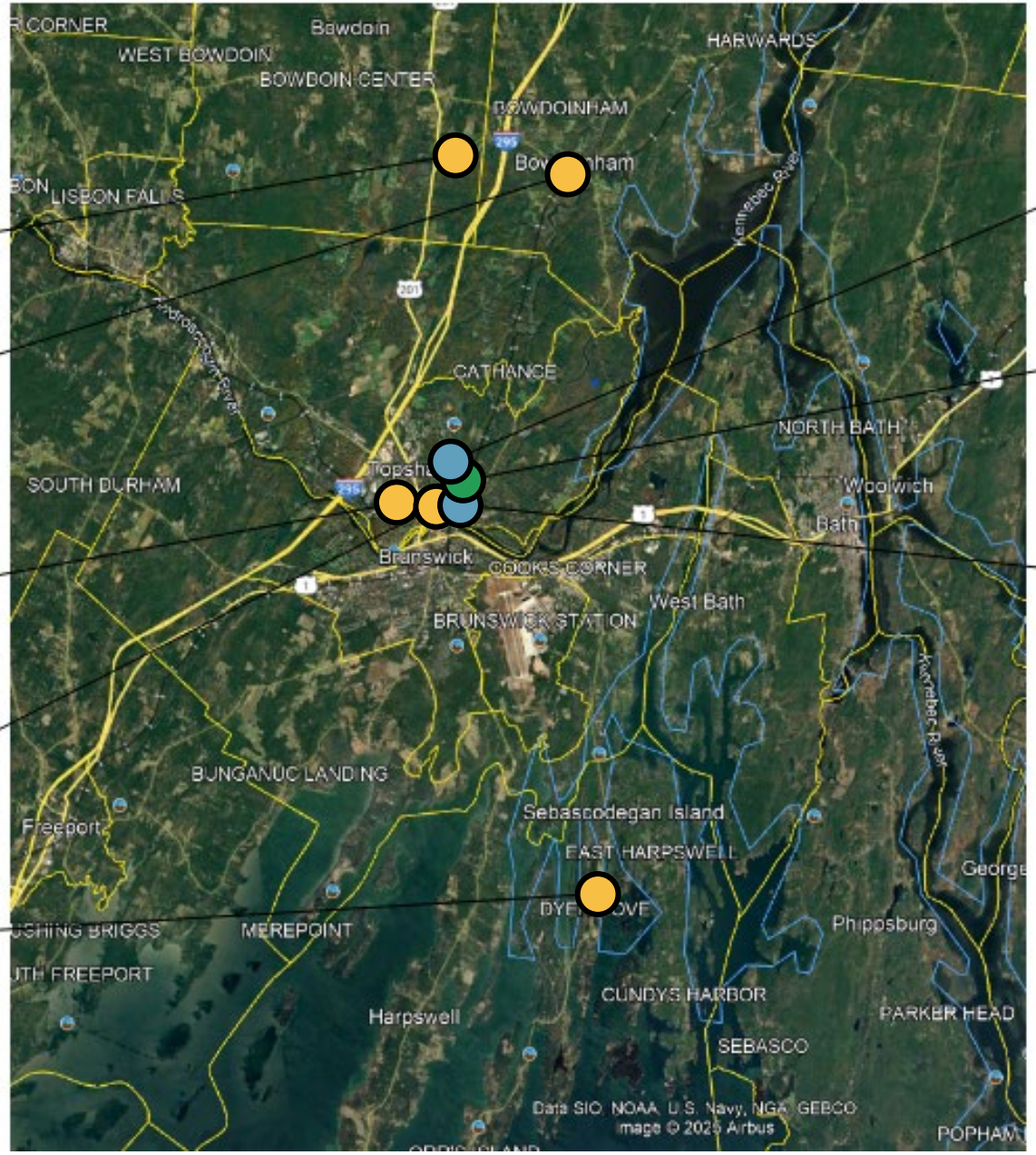
Bowdoin Central School

Bowdoinham Community School

Woodside Elementary School

Williams Cone School

Harpswell Community School



Mt. Ararat Middle School

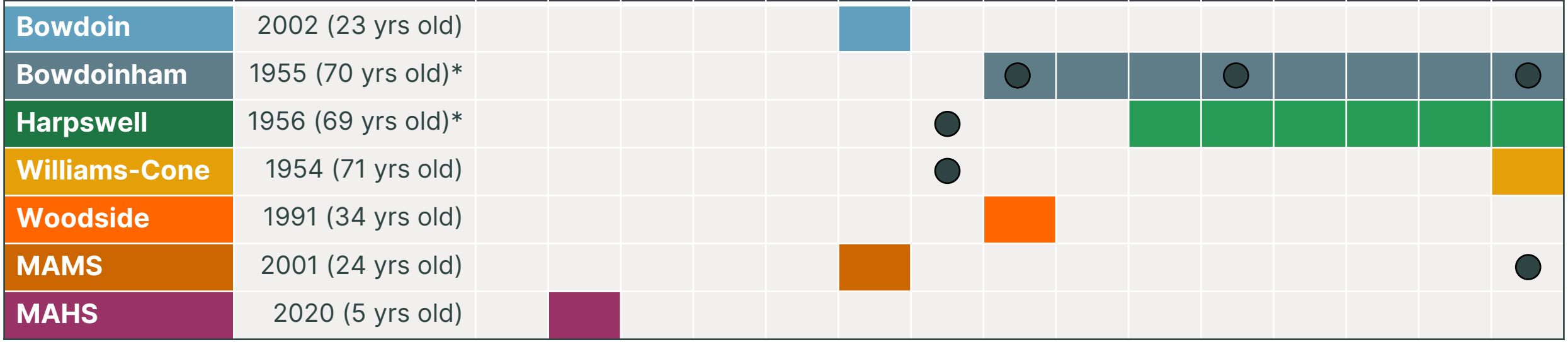
Other District Facilities
(Transportation Building & Building 376)

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

FACILITY CONDITION SUMMARY MATRIX

	ADULT ED/ SPECIAL SERVICES	BOWDOIN CENTRAL SCHOOL	BOWDOINHAM COMM. SCHOOL	BUILDING 376	HARPSWELL COMM. SCHOOL	MT. ARARAT HS	MT. ARARAT MS	SUPT. OFFICE	TRANSPORT. BUILDING	WILLIAMS CONE SCHOOL	WOODSIDE ELEM. SCHOOL
SITE/CIVIL SYSTEM	FAIR	FAIR	POOR	POOR	GOOD	GOOD	FAIR	FAIR	FAIR	POOR	FAIR
ADA COMPLIANCE	CRITICAL	CRITICAL	CRITICAL	CRITICAL	CRITICAL	N/A	CRITICAL	CRITICAL	CRITICAL	CRITICAL	CRITICAL
CODE COMPLIANCE	FAIR	GOOD	FAIR	CRITICAL	POOR	N/A	FAIR	FAIR	POOR	POOR	GOOD
SAFETY & SECURITY	FAIR	FAIR	FAIR	CRITICAL	POOR	N/A	FAIR	POOR	FAIR	POOR	FAIR
EXTERIOR ENVELOPE	FAIR	GOOD	POOR	POOR	POOR	N/A	FAIR	FAIR	POOR	POOR	POOR
INTERIOR FINISHES	FAIR	GOOD	FAIR	CRITICAL	FAIR	N/A	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	N/A	FAIR	FAIR	POOR	FAIR	FAIR
PLUMBING SYSTEM	POOR	GOOD	FAIR	CRITICAL	POOR	N/A	FAIR	POOR	POOR	CRITICAL	GOOD
FIRE PROTECTION SYSTEM	POOR	GOOD	N/A	N/A	POOR	N/A	FAIR	POOR	N/A	POOR	FAIR
ELECTRICAL SYSTEM	FAIR	N/A	FAIR	FAIR	FAIR	N/A	GOOD	FAIR	N/A	POOR	FAIR
ELECTRICAL LIFE SAFETY SYSTEM	POOR	FAIR	POOR	POOR	POOR	GOOD	FAIR	POOR	POOR	POOR	FAIR

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.

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**.

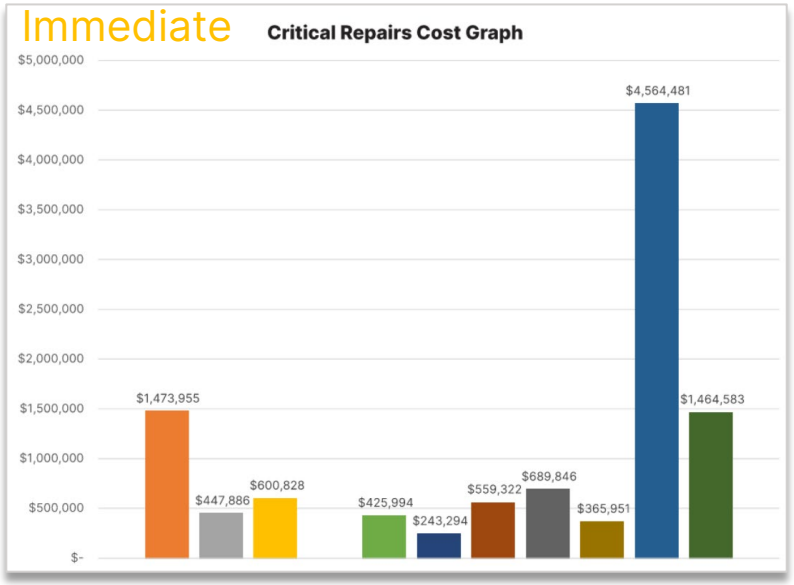
Williams-Cone and Mt. Ararat HS have the lowest energy cost/SF. MAHS receives solar credit. WCS has no A/C; unit ventilators may not all be providing proper ventilation, which can reduce heating cost; utilizes natural gas which is less expensive than LP/Propane used at other older schools. Building 376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

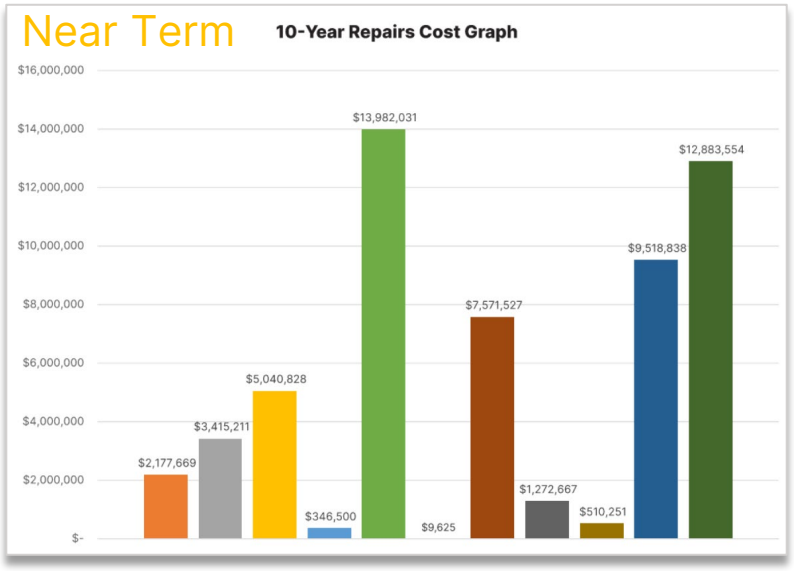
* Cost shown represents 2027 total project Rough Order of Magnitude (ROM) and assumes each item is done as its own project.

Repair Needs with ROM Costs

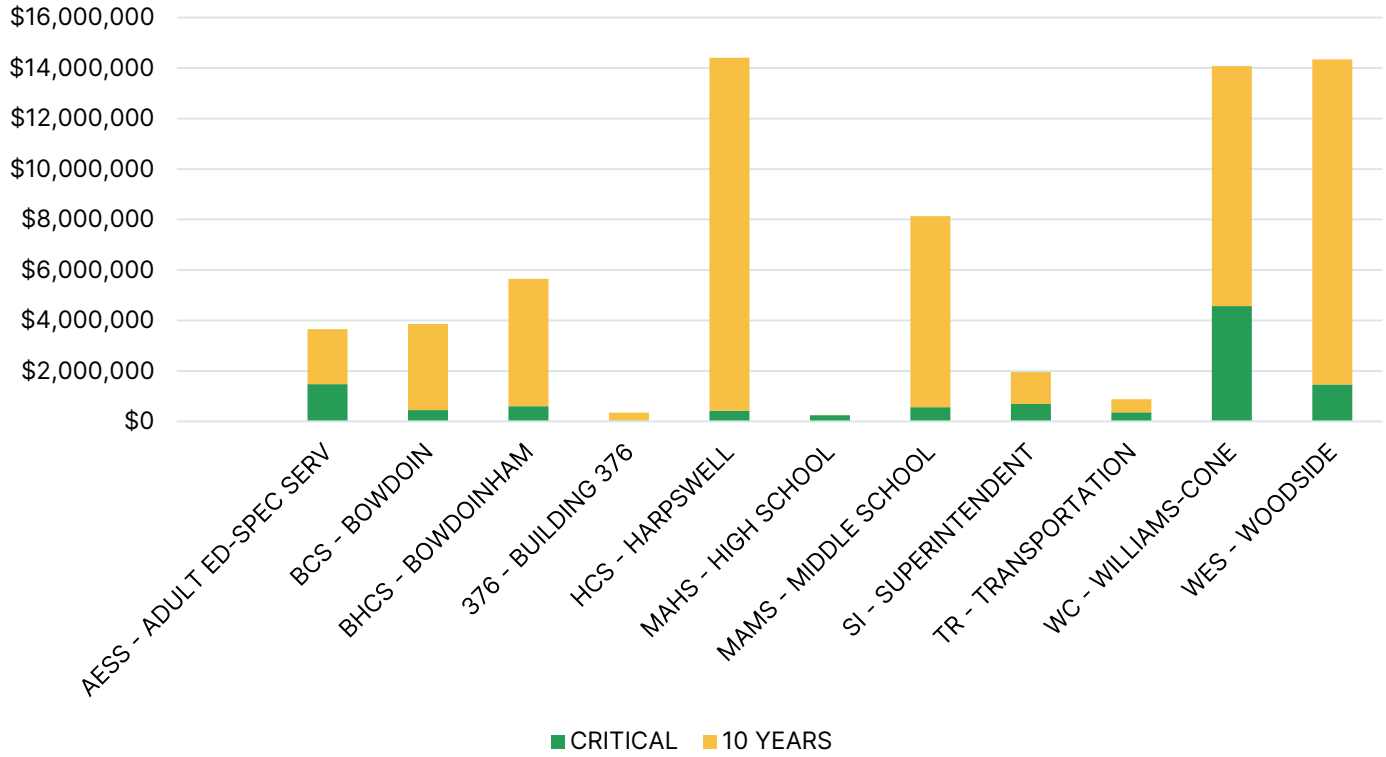
Immediate



Near Term

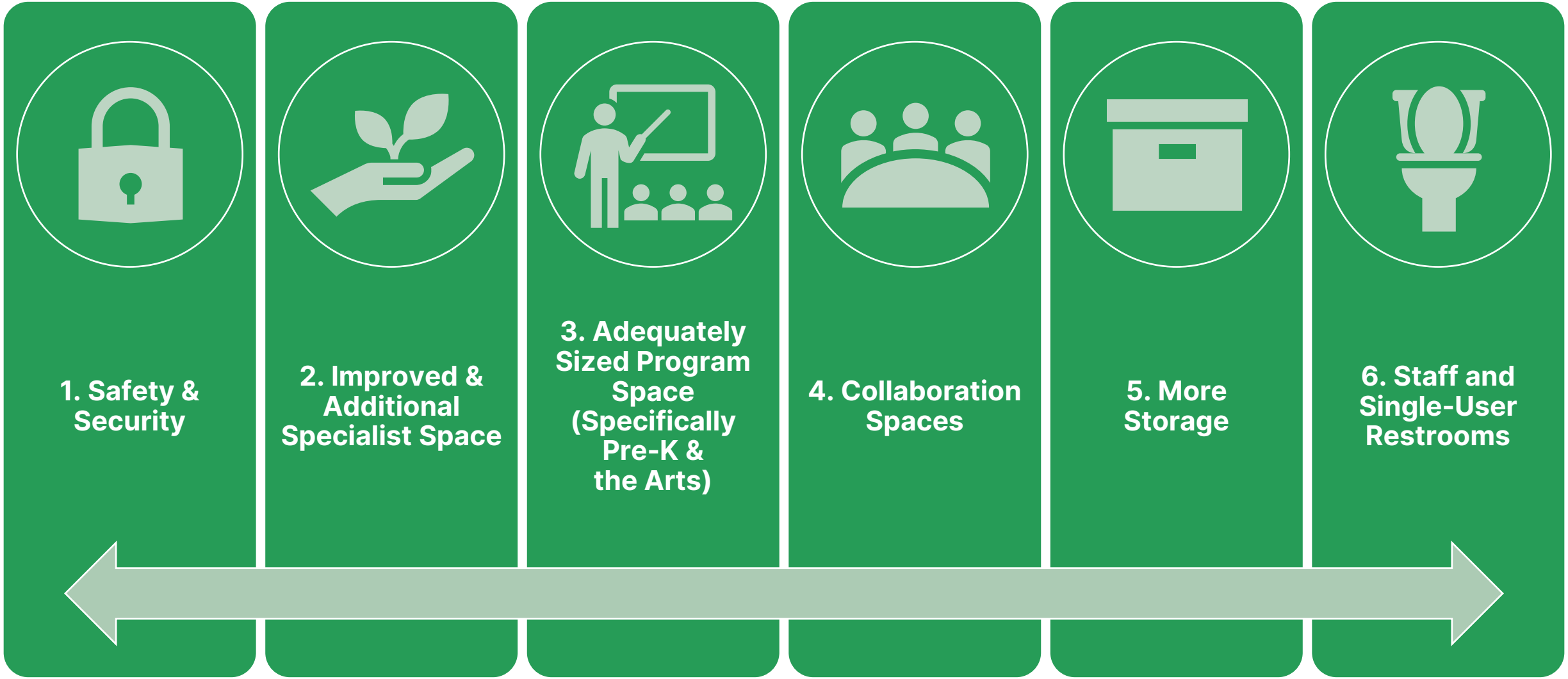


Approximate Next 10 Year Total Repair Costs



- **AESS** (ADULT ED/SPEC. SVCS)
- **BCS** (BOWDOIN)
- **BHCS** (BOWDOINHAM)
- **376** (BLDG. 376)
- **HCS** (HARPSWELL)
- **MAHS** (HS)
- **MAMS** (MS)
- **SI** (SUPT.)
- **TR** (TRANSPORT.)
- **WC** (WILLIAMS-CONE)
- **WES** (WOODSIDE)

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**

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**

Harpswell Community School

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

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 +/-		
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WC - WILLIAMS-CONE	$4.6M-5.5M +/-	$9.5M-11.4M +/-	$2.4M - 2.8M	$16.4M-19.7M +/-	$23.6M-$30M+/-	Consolidated: **$57M to $60M +/-**
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** +/-		

* 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

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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

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Key Takeaways:

Birth rates have declined in all 4 towns.

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

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)*

**Source: 10/1/25 Enrollment Data provided by MSAD#75 on 11/4/25*
***Source: MSAD#75 Demographic Study Report Dated September 4, 2025 by NESDEC*

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.**



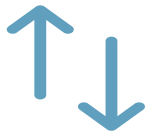
Birth rates have declined in all 4 towns.



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.**



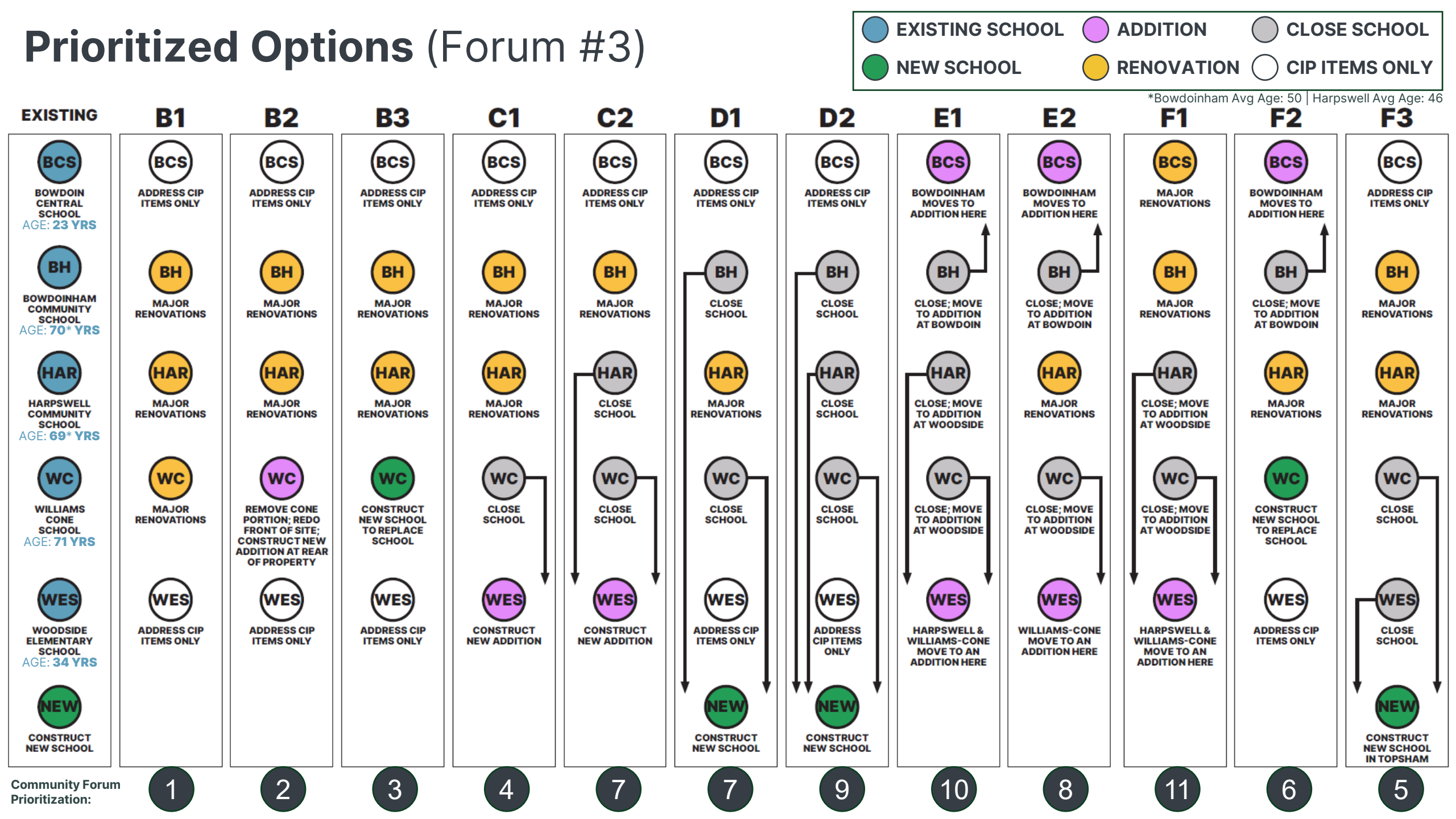
Enrollment is projected to decrease through 2030, which will result in **all 5 schools operating under capacity.**

*Source: MSAD#75 Demographic Study Report Dated September 4, 2025 by NESDEC
**Based on NESDEC projected high enrollment, Harpswell would shift to UNDER capacity.

Review of the Options

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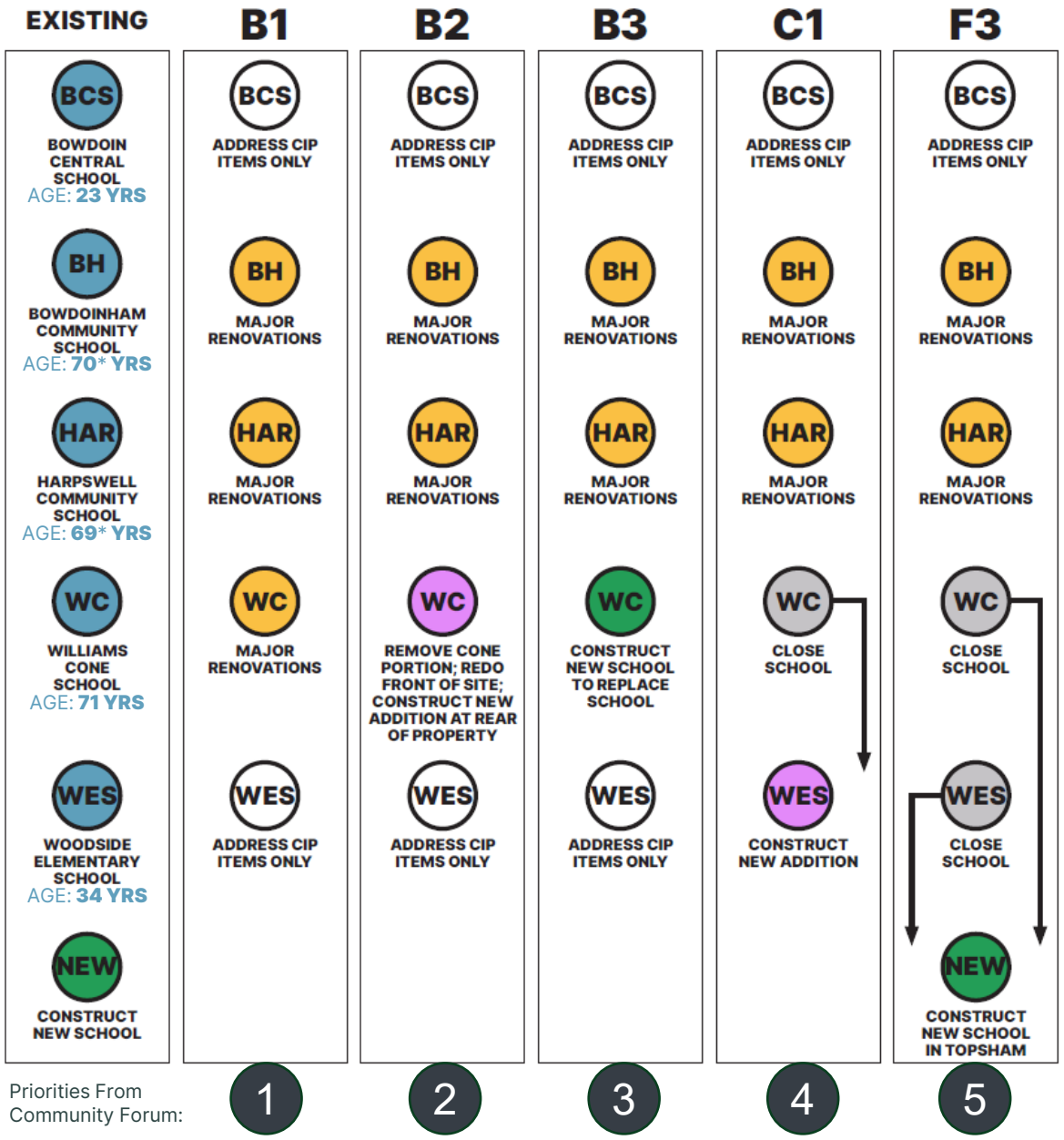
Prioritized Options (Forum #3)



Top Prioritized Options Considerations

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

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



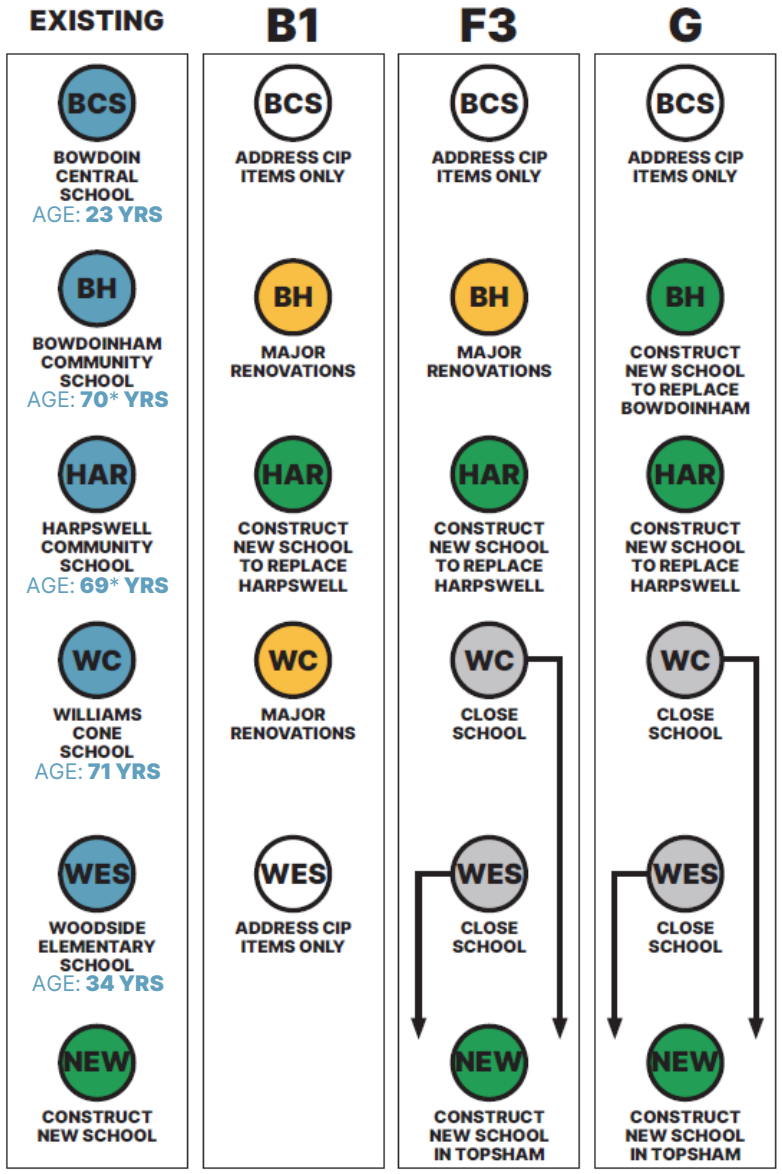
Option Considerations

- 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 | ADDITION | CLOSE SCHOOL
NEW SCHOOL | RENOVATION | CIP ITEMS ONLY

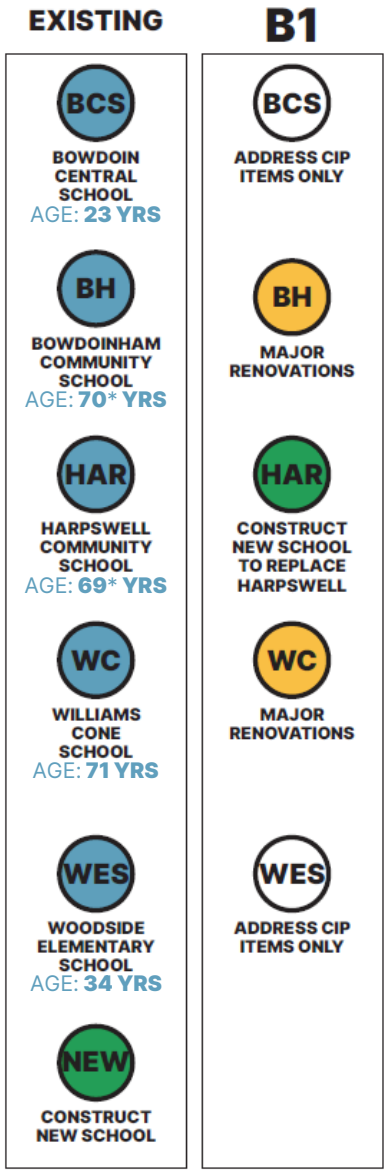
*Bowdoinham Avg Age: 50 | Harpswell Avg Age: 46



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



OPTION B1

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

CONSIDERATIONS

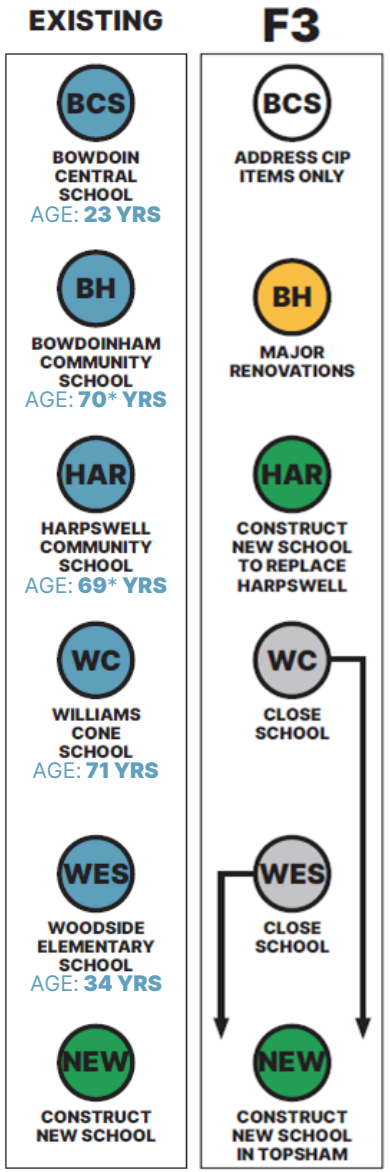
Addresses Major Issues at Older Buildings

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 Wiliams-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 Tranportation	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



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

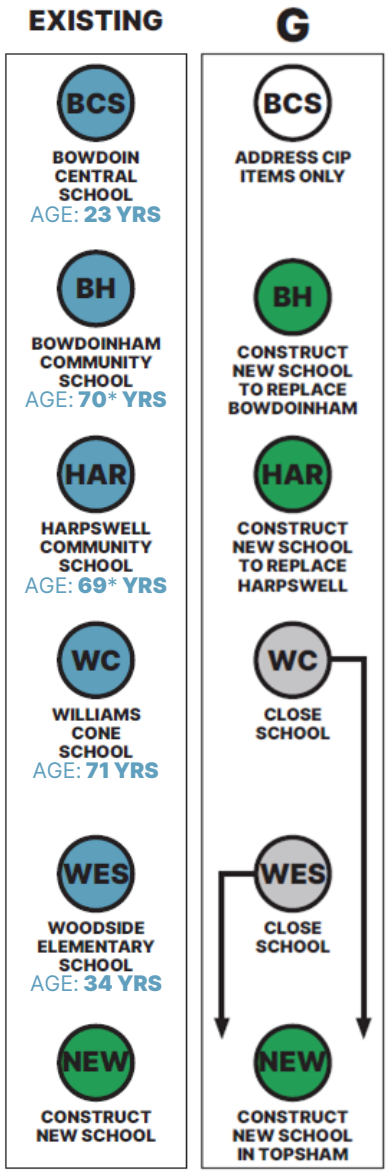
This **maintains local schools in each of the 4 communities** and **avoids the cost** to address **serious envelope issues at Woodside.**

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 Tranportation	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



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.

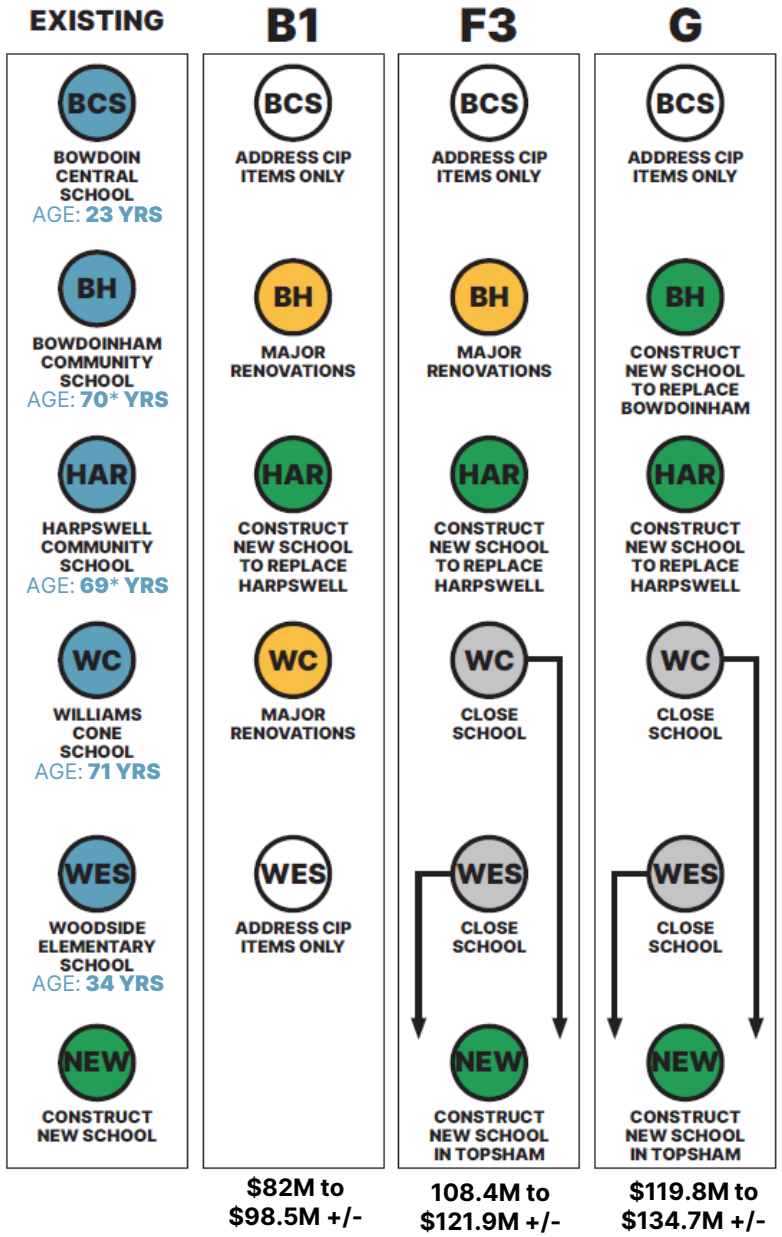
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Description	Area/Qty	2027 ROM Cost Plus 25% Soft Cost
CIP Adult/Center	20,000 SF	$3.7M - 4.4M+/-
CIP & Program Bowdoin	37,500 SF	$5.4M-6.3M +/-
CIP MAMS	130,000 SF	$8.1M - 9.8M+/-
CIP MAHS	154,000 SF	$260K - 310K+/-
376 Abatement and Demo	9,000 SF	$350K - 415K+/-
CIP Superintendent	15,000 SF	$2M - 2.4M+/-
CIP Tranportation	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 +/-
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 | ADDITION | CLOSE SCHOOL
NEW SCHOOL | RENOVATION | CIP ITEMS ONLY

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

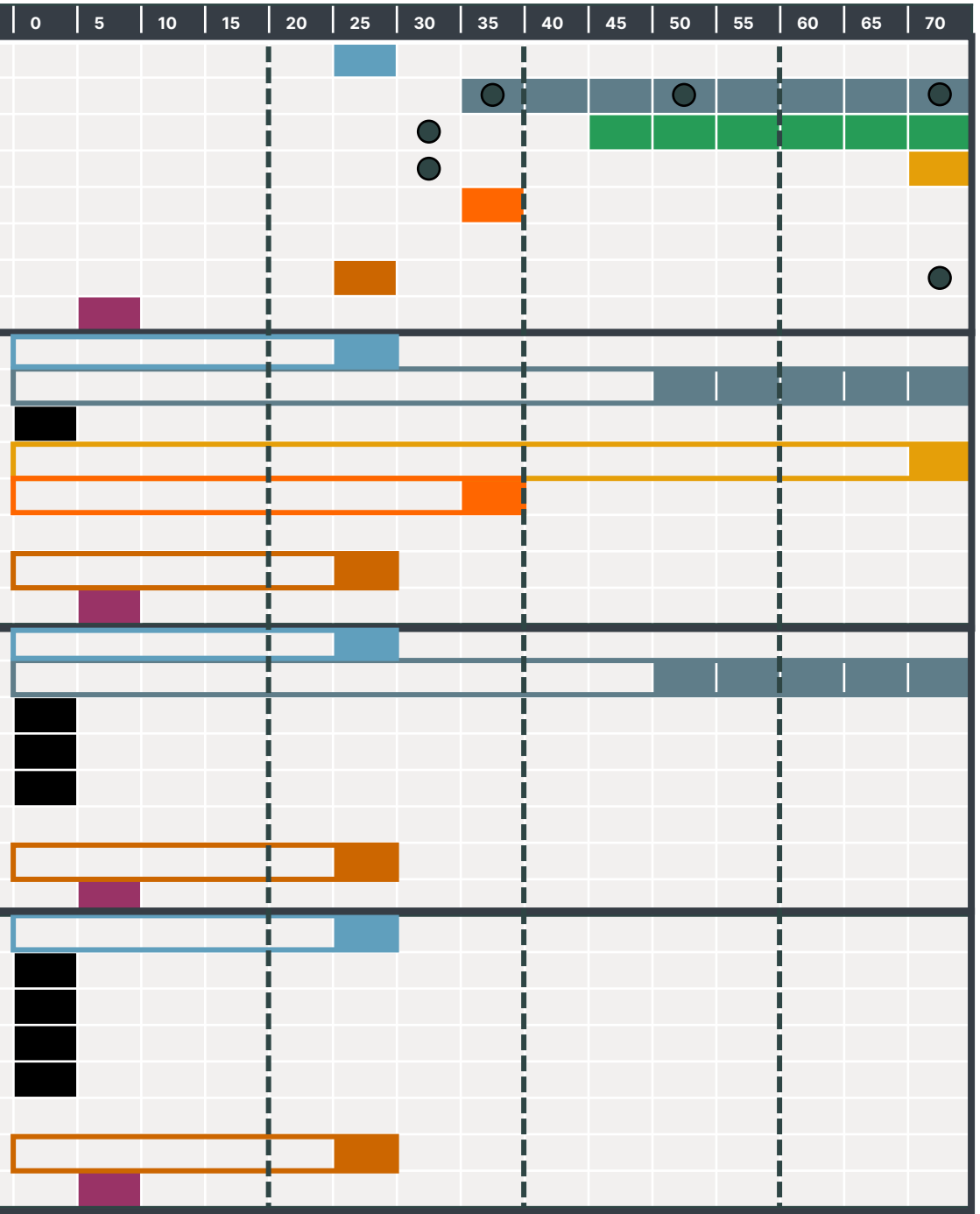


Option Considerations

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- 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

	School	SF	Yr. Built (Age in '25)
EXISTING	Bowdoin	37,500	2002 (23 yrs old)
	Bowdoinham	33,000	1955 (70 yrs old)*
	Harpswell	29,000	1956 (69 yrs old)*
	Williams-Cone	41,000	1954 (71 yrs old)
	Woodside	68,000	1991 (34 yrs old)
	ES Total	208,500	
	MAMS	130,000	2001 (24 yrs old)
	MAHS	154,000	2020 (5 yrs old)
OPTION B1	Bowdoin	37,500	2002 (23 yrs old)
	Bowdoinham	33,000	1955 (70 yrs old)*
	Harpswell	23,250	0
	Williams-Cone	41,000	1954 (71 yrs old)
	Woodside	68,000	1991 (34 yrs old)
	ES Total	202,750	
	MAMS	130,000	2001 (24 yrs old)
	MAHS	154,000	2020 (5 yrs old)
OPTION F3	Bowdoin	37,500	2002 (23 yrs old)
	Bowdoinham	33,000	1955 (70 yrs old)*
	Harpswell	23,250	0
	Williams-Cone	78,000	0
	Woodside		0
	ES Total	171,750	
	MAMS	130,000	2001 (24 yrs old)
	MAHS	154,000	2020 (5 yrs old)
OPTION G	Bowdoin	37,500	2002 (23 yrs old)
	Bowdoinham	29,250	0
	Harpswell	23,250	0
	Williams-Cone	78,000	0
	Woodside		0
	ES Total	168,000	
	MAMS	130,000	2001 (24 yrs old)
	MAHS	154,000	2020 (5 yrs old)



*Bowdoinham Avg Age: 50
Harpswell Avg Age: 46

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

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

Conceptual Site Plans for Various Options

Bowdoin Central School Site Development Option

(Address CIP Only)

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



Bowdoinham Community School Site Development Option

(Major Renovations)

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



Bowdoinham Community School Site Development Option

(NEW School)

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



Harpswell Community School Site Development Option

(NEW School)

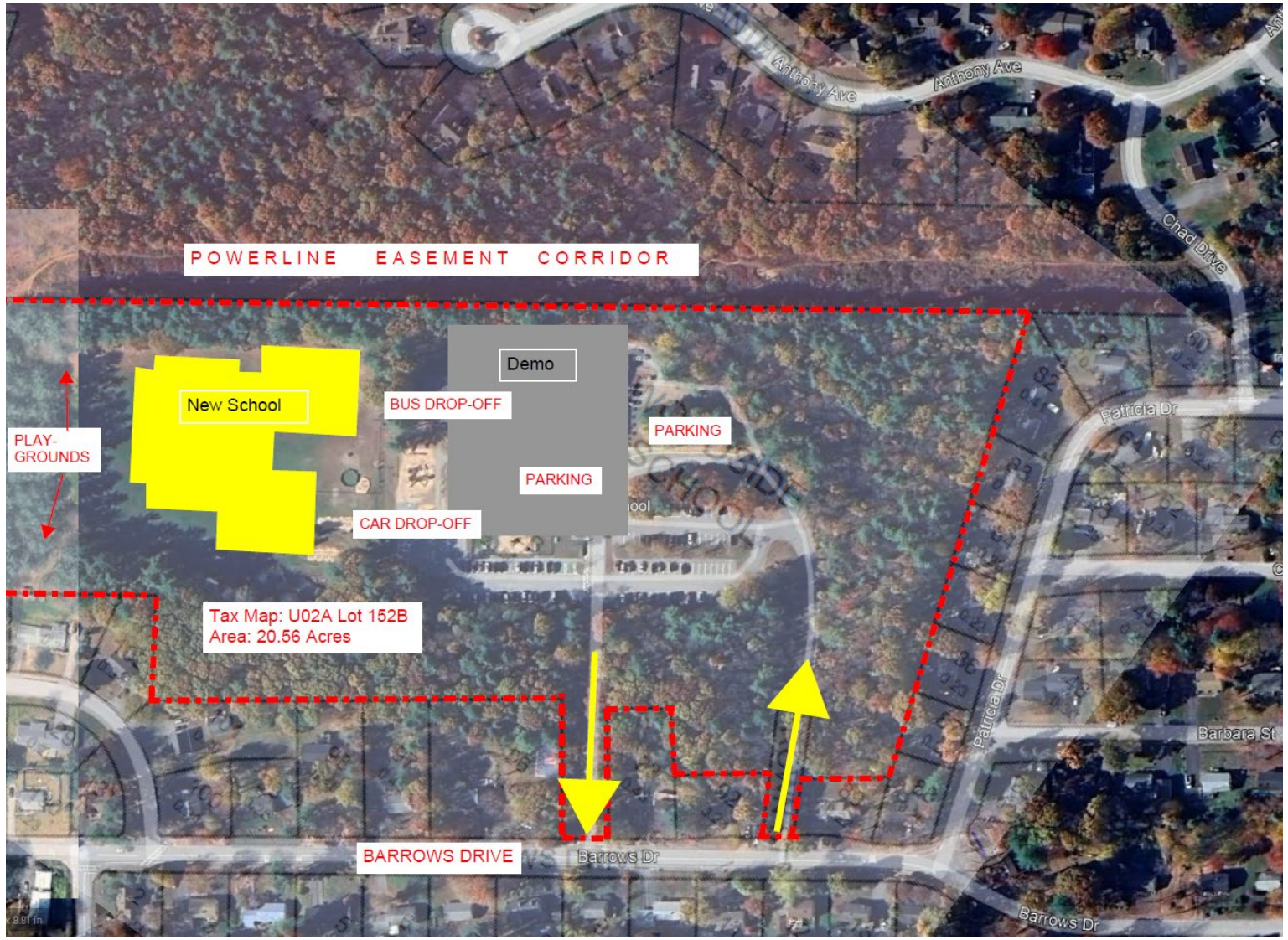
EXISTING	B1	F3	G
BCS BOWDOIN CENTRAL SCHOOL	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY	BCS ADDRESS CIP ITEMS ONLY
BH BOWDOINHAM COMMUNITY SCHOOL	BH MAJOR RENOVATIONS	BH MAJOR RENOVATIONS	BH CONSTRUCT NEW SCHOOL TO REPLACE BOWDOINHAM
HAR HARPSWELL COMMUNITY SCHOOL	HAR CONSTRUCT NEW SCHOOL TO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



Woodside Elementary School Site Development Option

(Combined NEW School)

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



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

Do not edit
How to change the design



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

ⓘ The Slido app must be installed on every computer you're presenting from

slido

Next Steps in the Process

6

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

2026

SPRING

APR/MAY
VERNAL POOL STUDY (UNDERWAY)



MAY 13, 26, 27
COMMUNITY FORUMS



MAY 28
FACILITIES COMMITTEE DETERMINES RECOMMENDED OPTION



SUMMER

JUN 11
BOARD WORKSHOP
(FACILITIES COMMITTEE PRESENTS RECOMMENDATION)



JUN 25
BOARD MEETING
(VOTE TO DEVELOP CONCEPT DESIGN FOR RECOMMENDED OPTION)



JUL/AUG
HARRIMAN COMPLETES MASTER PLAN



10/28
DISTRICT SOLICITS 3RD PARTY PROPOSALS
(SITE & HAZMAT IMPACT SURVEYS)



2027

FALL

NOV
REFERENDUM VOTE



Across 2026–2027

CONTINUED STAKEHOLDER MEETINGS

HARRIMAN DEVELOPS CONCEPT DESIGN

DISTRICT SOLICITS THIRD PARTY PROPOSALS
(GEOTECH, PHASE 1 ENVIRONMENTAL ASSESSMENT, PRELIMINARY TRAFFIC ASSESSMENT)

CONTINUED COMMUNITY OUTREACH

SPRING

SPRING
BOARD MEETING
(FACILITIES COMMITTEE PRESENTS CONCEPT OPTION & BUDGET)



SUMMER

SPRING/SUMMER
BOARD MEETING(S)
(BOARD VOTES TO PUT PROJECT/ BUDGET ON NOV. 2027 REFERENDUM)



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

2026

SPRING

APR/MAY
VERNAL POOL STUDY (UNDERWAY)

MAY 13, 26, 27
COMMUNITY FORUMS

MAY 28
FACILITIES COMMITTEE DETERMINES RECOMMENDED OPTION

SUMMER

JUN 11
BOARD WORKSHOP
(FACILITIES COMMITTEE PRESENTS RECOMMENDATION)

JUN 25
BOARD MEETING
(VOTE TO DEVELOP CONCEPT DESIGN FOR RECOMMENDED OPTION)

JUL/AUG
HARRIMAN COMPLETES MASTER PLAN

10/28
DISTRICT SOLICITS 3RD PARTY PROPOSALS
(SITE & HAZMAT IMPACT SURVEYS)

FALL / WINTER

CONTINUED STAKEHOLDER MEETINGS

HARRIMAN DEVELOPS CONCEPT DESIGN

DISTRICT SOLICITS THIRD PARTY PROPOSALS
(GEOTECH, PHASE 1 ENVIRONMENTAL ASSESSMENT, PRELIMINARY TRAFFIC ASSESSMENT)

CONTINUED COMMUNITY OUTREACH

2027

FALL

FALL
BOARD MEETING
(FACILITIES COMMITTEE PRESENTS CONCEPT OPTION & BUDGET)

FALL / WINTER

FALL/WINTER
BOARD MEETING(S)
(BOARD VOTES TO PUT PROJECT/ BUDGET ON NOV. 2027 REFERENDUM)

2028

SPRING

SPRING 2028
REFERENDUM VOTE

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

2026

SPRING

APR/MAY
VERNAL POOL STUDY (UNDERWAY)

MAY 13, 26, 27
COMMUNITY FORUMS

MAY 28
FACILITIES COMMITTEE DETERMINES RECOMMENDED OPTION

SUMMER

JUN 11
BOARD WORKSHOP
(FACILITIES COMMITTEE PRESENTS RECOMMENDATION)

JUN 25
BOARD MEETING
(VOTE TO DEVELOP CONCEPT DESIGN FOR RECOMMENDED OPTION)

JUL/AUG
HARRIMAN COMPLETES MASTER PLAN

10/28
DISTRICT SOLICITS 3RD PARTY PROPOSALS
(SITE & HAZMAT IMPACT SURVEYS)

FALL / WINTER

CONTINUED STAKEHOLDER MEETINGS

HARRIMAN DEVELOPS CONCEPT DESIGN

DISTRICT SOLICITS THIRD PARTY PROPOSALS
(GEOTECH, PHASE 1 ENVIRONMENTAL ASSESSMENT, PRELIMINARY TRAFFIC ASSESSMENT)

CONTINUED COMMUNITY OUTREACH

2027

SPRING

SPRING
BOARD MEETING
(FACILITIES COMMITTEE PRESENTS CONCEPT OPTION & BUDGET)

SPRING/SUMMER
BOARD MEETING(S)
(BOARD VOTES TO PUT PROJECT/ BUDGET ON NOV. 2027 REFERENDUM)

2028

FALL

FALL 2028
REFERENDUM VOTE

VOTE