

Responses to FMP Questions

Maine School Administrative District 75

Long Range Facilities Master Plan

July 23, 2026



Harriman



Traffic at Woodside Site

This would be part of the **Site Selection Process**.

We could look at this site and identify other alternatives.

- **Traffic Study** – solicit preliminary traffic analysis
- **Traffic Counts** this Fall

ROM Cost to Absorb Williams-Cone Population at Woodside

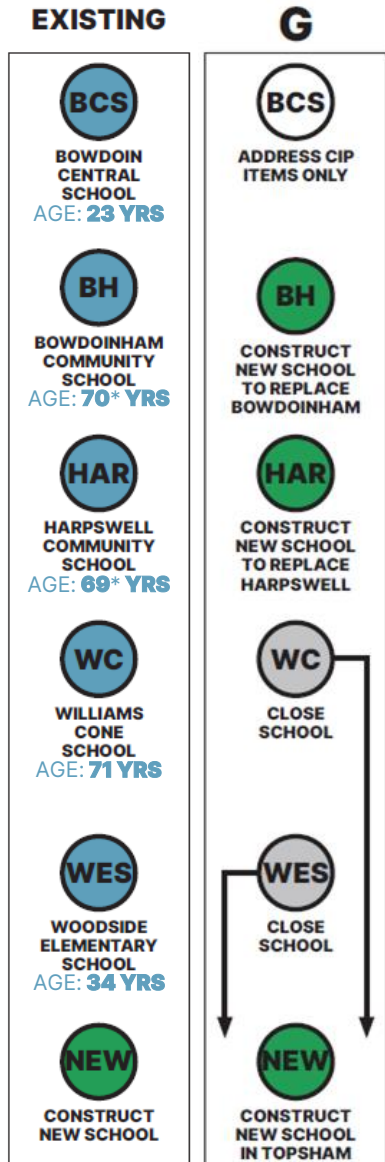
Upon review of the CIP list, it looks like there is an estimated \$9.7M in CIP, which does not include programmatic needs and/or expansion. If we identify Woodside as our long-term Topsham elementary school, we will want to address all programmatic deficiencies as well as the CIP.

- **As stated in your earlier email, there is not room to “absorb” Williams-Cone into Woodside without an addition. The size of an addition is based on assumptions at this point.**
- **Programming in concept design is needed to dial in the size of an addition (and therefore cost).**

Woodside CIP, Programming, and Addition ROM Cost	
CIP	\$14.4M to \$17.2M +/-
Programming	\$820K to \$950K +/-
Addition (Originally part of Option C1) Includes site work associated with addition; based on assumed addition of 32,000 SF (215 students @ 145 SF/student) OR 34,400 SF (215 students @ 160 SF/student)	\$23.2M to \$25M +/-
Existing Building is 68,000 SF	
Site & Building Modifications (Assume \$150/SF)	\$10.2M +/-
Off-Site Improvements Budget	\$2M +/-

SUBTOTAL (using highest number in ranges): **\$55.4M +/- for 102,400 SF**
(Note: New Build would be closer to 83,200 SF and would cost \$60.3M +/-) (Escalation to be added every out year)

Detailed Overview of What is Included in Option G



A summary with a bit more information for the items that were included in Option G? Such as:

- A general summary of what CIP at the Transportation garage might look like,*
- CIP at MAMS,*
- Adult Ed etc. I assume that those projects would be further developed based off of your initial condition assessments; however, I do not feel like handing out the spreadsheet would give the board a realistic summary of our goals.*

- 1. New Bowdoinham School** - assumed it will be located on existing site
 1. Abate and demo existing school
- 2. New Harpswell School** - assumed it will be located on existing site
 1. Abate and demo existing school

Continued on next slides...

Detailed Overview of What is Included in Option G

3. New school to replace Williams-Cone & Woodside or Addition and Renovation to Woodside to house Woodside and Williams Cone population. *(continued)*

1. If new school, abate and demo existing school. If reno, abate existing school.
2. If add/reno, the following CIP and Programing elements will be included but not limited to:
 1. CIP
 1. ADA accessibility (walkway, doors, bathrooms, etc.)
 2. Regrade portions of the site to improve drainage
 3. Address pavement conditions and signage
 4. Replace siding
 5. Add sink drain pipe installation
 6. CCTV system to cover entire school
 7. Roof replacement *(has this been done already?)*
 8. Replace carpet
 9. Replace kitchen ceiling tiles
 10. Harden secure entry vestibule
 11. Replace stage operable partitions
 12. Window replacement *(has this been done already?)*
 13. Evaluate and repair slab cracking
 14. Boiler replacement
 15. Exhaust fan replacement
 16. Provide new panel boards
 17. Occupancy sensor lighting controls
 18. fire alarm - upgrade to a system that is supported by a manufacturer.
 19. Life safety / egress lighting modifications
 20. Add fuel gas and carbon monoxide detection

Detailed Overview of What is Included in Option G

3. New school to replace Williams-Cone & Woodside or Addition and Renovation to Woodside to house Woodside and Williams Cone population. *(continued)*

2. Program
 1. Storage
 2. Staff Restrooms
 3. Provide Missing SPED & Specialist Spaces
 4. Kiln Room

4. CIP and program renovation at Bowdoin School, including but not limited to:

1. Programming:
 1. Playground fencing
 2. Right-Sized PK Classrooms
 3. Storage
2. CIP:
 1. ADA Accessibility
 2. Address pavement conditions and signage
 3. Relocate existing sheds to be 20' from building
 4. CCTV system to cover entire school
 5. Harden secure entry vestibule
 6. Prep and paint rusted surfaces
 7. Replace siding
 8. Carpet replacement
 9. Replace rooftop air handlers and condensing units
 10. Replace ductless split cooling
 11. Replace sprinkler system to be NFPA compliant
 12. Fire Alarm – upgrade to a system that is supported by manufacturer
 13. Life safety/egress lighting modifications

Detailed Overview of What is Included in Option G

5. **New Grounds Building** (location TBD)

1. Abate and demo existing Building 376

6. **Capital Improvement Projects** at the following schools, including but not limited to:

1. **Adult Ed/Special Services Center**

1. ADA accessibility (entrance, walkway, signage, access to play areas, etc.)
2. Abatement
3. Add ventilation
4. Add backflow preventers
5. Replace plumbing fixtures
6. Separate domestic water from sprinkler systems
7. Update main distribution panel
8. Repair spalling concrete
9. Address paving
10. Add emergency illumination at exterior of all egress doors
11. Fire alarm - upgrade to a system that is supported by a manufacturer.

Detailed Overview of What is Included in Option G

6. Capital Improvement Projects (continued):

2. MAMS

1. ADA accessibility
2. Address pavement conditions and signage
3. Add sink drain pipe installation
4. Select door replacement
5. Frost protection slab outside gym doors
6. Harden secure entry vestibule
7. CCTV system to cover entire school
8. Address severe degradation of CMU base around building
9. Replace carpet and walk off mats (very worn).
10. Replacement of cooling plant
11. Heating/ cooling distribution –
 1. Replace inline pumps that have surpassed life expectancy
 2. Replace water-to-air heat pumps
12. Air systems - replace RTU -1
13. Replace existing water heater
14. Plumbing fixture replacement
15. Fire pump replacement
16. Add general and egress lighting at exterior doors
17. Add cooling at IDF rooms
18. Add fuel gas and carbon monoxide detection

Detailed Overview of What is Included in Option G

6. Capital Improvement Projects (continued):

3. MAHS

1. Repair roof cuts in roof above kitchen per independent roof report
2. Life Safety / Egress Lighting and Exit Sign modifications
3. Detectable warning pads at all street crossings
4. Add fuel gas detection
5. Add carbon monoxide detection where permanently installed fuel burning appliance are installed: kitchen

4. Superintendent's Office Building

1. ADA accessibility (entrance, restrooms, door hardware, etc)
2. Address pavement conditions and signage
3. Install bollards to protect utilities
4. Harden secure entry vestibule
5. Repair spalling concrete
6. Replace heating plant
7. Replace ductless split system
8. Separate domestic water from sprinkler systems
9. Replace drainage piping and roof drains
10. Replace water heaters
11. Replace panelboards
12. Continue to replace fixtures with LED
13. Add emergency illumination at exterior of all egress doors
14. Fire alarm - upgrade to a system that is supported by a manufacturer.

Detailed Overview of What is Included in Option G

6. Capital Improvement Projects (continued):

5. Transportation Building

1. ADA accessibility (entrance, restrooms, door hardware, etc)
2. Install bollards to protect utilities
3. Provide 1 hr fire barrier separation between garage and office space
4. Replace damaged siding sections
5. Replace doors and windows
6. Provide vehicle exhaust system for each vehicle\bay
7. Replace water heater
8. Provide emergency eyewash/ shower
9. Provide drinking fountains
10. Replace fluorescent fixtures with LED
11. Add exit signs and battery backup lighting on exterior of building at egress doors

Completion of the Master Plan

The other thing that has been asked about is when we can anticipate seeing a final draft Master Plan. I recognize that there are still some outstanding pieces that will finalize the plan but it would be good to provide an up to date draft version to the committee for some late night reading.

Next Steps:

- Committee to determine selected option
- Once the above is complete, we will finish the executive summary and a few other summaries to complete the master plan. The report can be completed within 3-4 weeks of receiving formal selection of the option.