Agenda

- How We Got Here
- Medomak Valley High School Campus
- Medomak Valley High School/Medomak Middle
- Medomak Middle School Campus
- Miller School Campus
- Warren Community School Campus
- Friendship Village School Campus
- Prescott Memorial School Campus
- Union Elementary School/ Central Office Campus
- District Wide
- Cost Analysis
- Previous/Current Capital Improvement Plans
- Way Ahead
- Final Thoughts
- Questions
How We Got Here

- Siemens Facility Review (Feb 2020)
- Input From Administrators & Staff
- Input From Vendors (RCP/Alley Electric/ All Aspects Builders/ Siemens)
- Personal Assessment
- Energy Efficiency Investments
- Harriman Associates
- Scott Brown – Maine Department of Education
Medomak Valley High School

- Replace Septic System - $1,500,000
- Replace Water Treatment System - $20,000
- Bleacher & Hoop Repairs - $20,000
- Greenhouse Roof Replacement - $12,000
- Auditorium Seating & Carpet - $400,000
Medomak Valley High School

- School Renovation – $30,000,000
  - Asbestos Abatement
  - Electrical Upgrades/Additions
  - IA Wing Reconfiguration & HVAC
  - Sprinkler System
  - New Boiler
  - Exterior upgrade & Lights
  - Replace Pneumatic Controls & Valves
  - Upgrade Class & Specialty Rooms
  - Replace/Repair Roof
  - Generator
  - Safety & Security Upgrades/Additions
Medomak Valley High School

- School Addition - $9,000,000
  - 15,000 SF x $600/SF
Why a Renovation & Addition

- Maine DOE School Capital School Construction
  - Currently #53 on the Priority List (2017/2018)
  - 9 High Schools with Higher Priority
- Anticipated New Application cycle in 2024
  - Release Expected in 2026
- 8 High Schools in Last 20 Years
- Cost of New Build
MVHS/MMS/Athletics

- Resurface Parking Lots - $430,000
- Repair/Resurface Track - $120,000
- Athletic Field Improvement - $2,000,000
  - Sports Turf
  - Seating
  - Lighting
Medomak Middle School

- Bleacher & Hoop Repairs - $20,000
- Classroom Repairs - $15,000
- Refurbish Cooling Tower - $200,000
- Install Generator - $100,000
- Exterior Painting - $40,000
- Replace Water System - $150,000
- Safety & Security Upgrades - $100,000
Miller School

- Replace & Expand Parking Lot - $350,000
- Refurbish Playground & Ball Field - $450,000
Miller School

- School Renovation – $5,900,000
  - 43,000 Sf x $140/Sf +
  - Asbestos Abatement
  - Security Upgrades/Additions
  - Replace Fire Alarm & Add Fire Suppression System
  - Exterior upgrade
  - Replace Pneumatic Controls & Valves
  - Upgrade/Reconfigure Class & Specialty Rooms
  - Safety & Security Upgrades
Miller School

- School Addition - $6,300,000
  - 12,000 SF

- Added Program Space
  - Classrooms
  - Administrative Offices
  - Conference Room
  - Gifted & Talented
  - Teacher Work Room
  - Music Room
Why Miller

- Currently 15,000 SF Undersized
- Not on 2017/18 Maine Capital Construction List
Warren Community School

- Boiler Conversion to Propane - $600,000
- Exterior Painting & Repairs - $60,000
- Upgrade Playground - $75,000
- Replace/Upgrade Ventilation - $150,000
- Replace Pneumatic Controls & Valves - $266,000
- Replace Parking Lot - $510,000
- Safety & Security Upgrade - $150,000
Friendship Village School

- Improve Drainage Behind Gym - $10,000
- Refurbish Ball Field - $10,000
- Exterior Repairs & Painting - $300,000
- Replace/Upgrade Playground - $75,000
- Repair/Resurface Parking Lot - $100,000
- Replace Pneumatic Controls & Valves - $130,000
- Classroom Addition/Reconfiguration - $1,300,000
- Boiler Conversion to Propane - $400,000
- Ventilation Upgrades - $60,000
- Fire Alarm Upgrade - $50,000
- Generator - $75,000
- Safety & Security Upgrades - $75,000
Prescott Memorial School

- Repair/Resurface Parking Lot - $200,000
- Exterior Repairs & Painting - $50,000
- Replace/Upgrade Boiler - $500,000
- Install Generator - $75,000
- Replace Pneumatic Controls & Valves - $140,000
- Upgrade Playground - $50,000
- Safety & Security Upgrade - $75,000
Union Elementary School/
Central Office

- Repair/Resurface Parking Lot - $360,000
- Replace Windows - $300,000
- Replace/Repair Roof - $650,000
- Replace Domestic Hot Water Heater - $100,000
- Replace/Repair HVAC - $2,000,000
- Pneumatic Control Upgrade - $260,000
- Classroom Upgrades/Reconfiguration - $10,000
- Replace Fire Alarm System - $200,000
- Refurbish Walking Trail - $100,000
- Safety & Security Upgrades - $300,000
District Wide

- Build/Buy Bus Garage - $2,500,000
- Architect Design – $3,300,000
- Construction Contingency (5%) - $2,300,000
- Bid Contingency (5%) - $2,300,000
## Cost Analysis

- **MVHS:** $41,000,000
- **MVHS/MMS/Athletics:** $2,400,000
- **MMS:** $600,000
- **Miller:** $16,000,000
- **WCS:** $2,000,000
- **FVS:** $3,000,000
- **Prescott:** $1,200,000
- **UES/CO:** $4,200,000
- **District Wide:** $10,400,000
- **Total:** $81,000,000
Cost Analysis (Con’t)

- Anticipated Savings: $500,000/yr
  - Electricity/Heating/Maintenance

- Continue to Evaluate Funding Options
  - Federal & State Grants
  - State Revolving Credit
Cost Analysis (Con’t)

- **Tax Payer Impact**
  - Incremental Withdrawal (4-6 years for project completion)
  - Interest Rates Established at time of Loan

- **Upcoming Debt Loss:**
  - MMS: FY 29 - $76,000/year
  - Siemens Lease 1: FY 27 - $101,000/year
  - Siemens Lease 2: FY 30 - $106,000/year
  - Siemens Lease 3: FY 31 - $73,000/year

- **Rough Estimate ($81m @ 25yrs):**
  - Waldoboro: $400 per $100,000 in 2030 based on current tax valuations.
Previous/Current Capital Improvements

- MVHS: Windows/Gym/Auditorium/Ventilation/ Modular Classroom/Lights/Exterior Doors
- MMS: Lights
- MVHS/MMS: Parking lot/Drainage/Exit Road/Multipurpose Field
- Miller: Windows/Ventilation/Boiler/Lights/Exterior Doors/ Pre-K Building
- WCS: Exterior Repairs/Lights
- FVS: Windows/Ventilation/Lights
- UES: Ventilation/DDC/Lights/Exterior Doors
- Prescott: Windows/Ventilation/Lights
- District Wide: Facilities Building/Upgraded Equipment
Way Ahead

- Brief the other towns
- Tours of the school
  - I ask that everyone come out to see for yourself
- Public Meeting
- Referendum – November 2023
Final Thoughts
Questions?