

Regional School Unit 40

Capital Improvement Plan

August 22, 2023

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

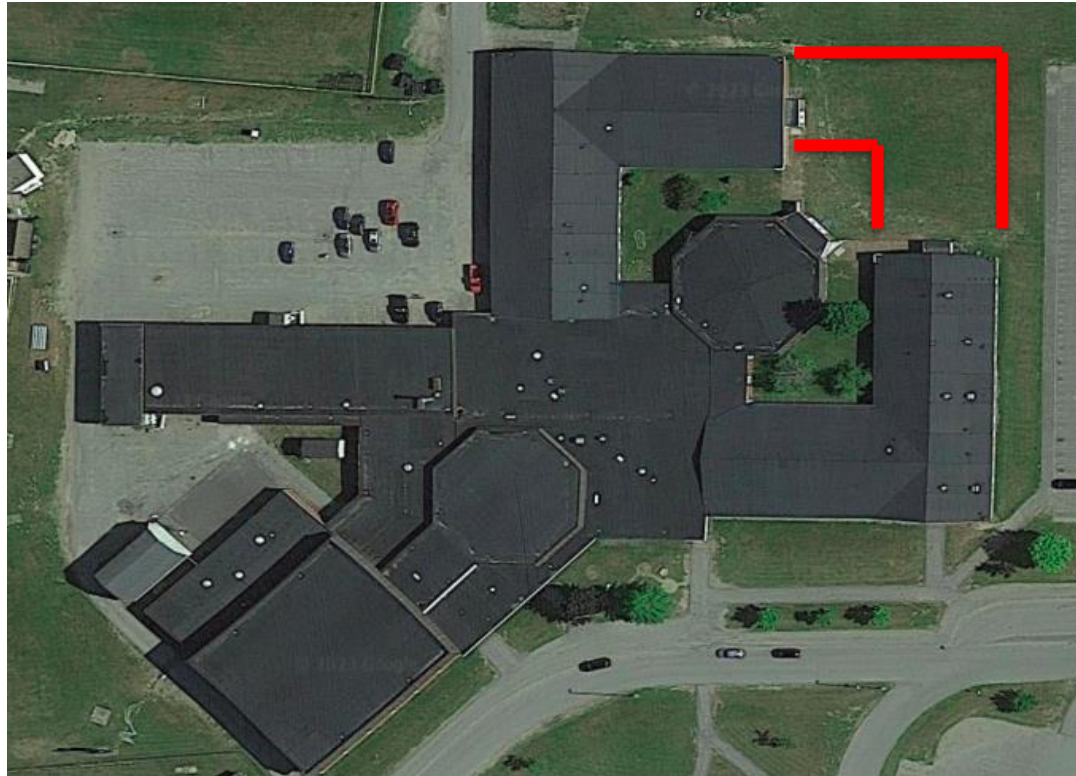
- **Replace Septic System - \$1,500,000**
- **Replace Water Treatment System - \$20,000**
- **Bleacher & Hoop Repairs - \$20,000**
- **Greenhouse Roof Replacement - \$12,000**
- **Auditorium Seating & Carpet - \$400,000**

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 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?