

# Regional School Unit 40

**Capital Improvement Plan**

**September 19, 2023**

# Agenda

- **How We Got Here**
- **Objectives**
- **Medomak Valley High School Campus (MVHS)**
- **Medomak Middle School Campus (MMS)**
- **Medomak Valley High School/Medomak Middle Athletics & Grounds**
- **Miller School Campus**
- **Warren Community School Campus (WCS)**
- **Friendship Village School Campus (FVS)**
- **Prescott Memorial School Campus (Prescott)**
- **Union Elementary School/ Central Office Campus (UES/CO)**
- **District Wide**
- **Cost Analysis**
- **Previous/Current Capital Improvement Plans**
- **Way Ahead**
- **Final Thoughts**
- **Questions**

# How We Got Here

- **Guidance: Standardize Maintenance/Replacement Plan for Grounds, Buildings, Infrastructure & Equipment**
- **Siemens Facility Review (Feb 2020)**
- **Input From Administrators & Staff**
- **Input From Vendors (Rock Coast Plumbing/Alley Electric/ All Aspects Builders/ Siemens)**
- **Personal Assessment**
- **Energy Efficiency Investments**
- **Harriman Associates**
- **Scott Brown – Maine Department of Education**
- **May 4, 2023 – RSU School Board Approves Plan**

# Objectives

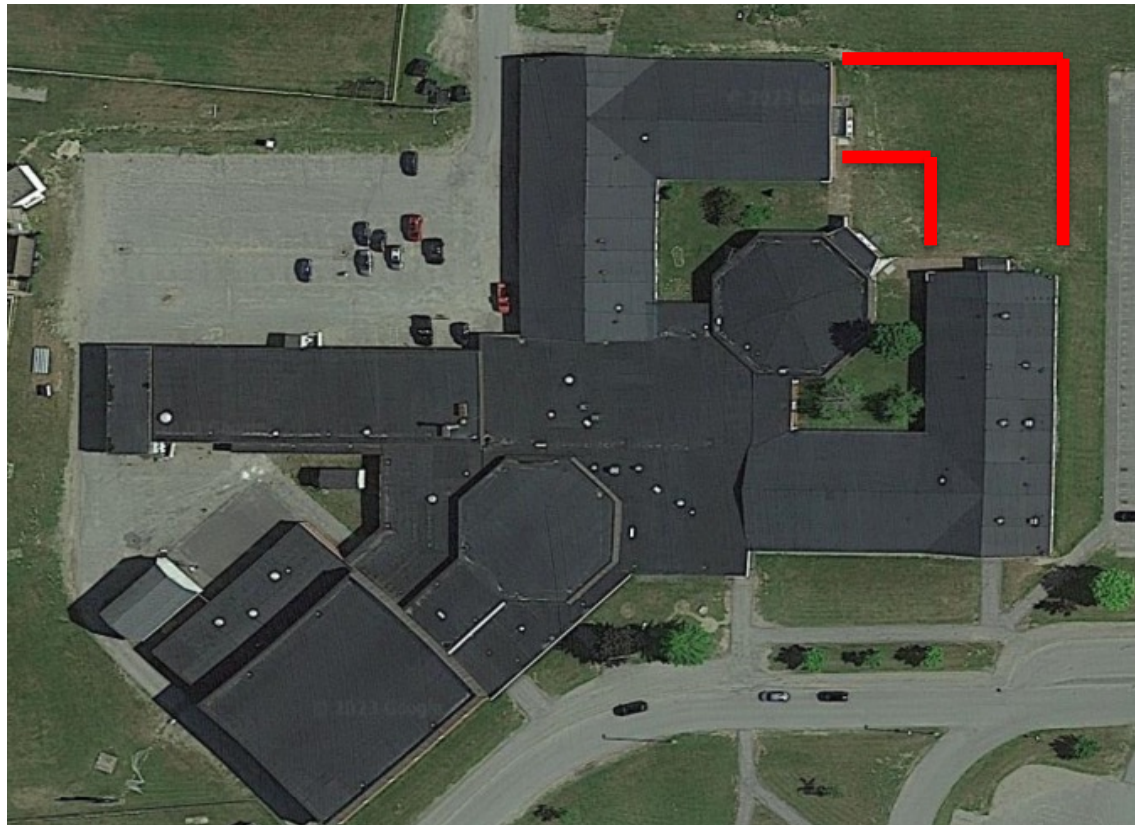
- **Improve Air Quality (ASHRAE Standards)**
- **Meet State Lead & PFAS Water Standards**
- **Meet State Electrical & Plumbing Codes**
- **Provide Increased Physical Security for Schools**
- **Protect Building Integrity & Longevity**
- **Mitigate Asbestos Threat**
- **Support Student, Staff and Community Physical and Social engagement**
- **Reduce Utility Costs**
- **Improve Building Infrastructure**
- **Update Facilities to Meet Required DOE Learning standards and address requirements of New England Association of Schools and Colleges (NEASC)**

# Medomak Valley High School

- **School Renovation – \$30,000,000**
  - **Replace Septic System**
  - **Upgrade Water Treatment System**
  - **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**
  - **Auditorium Seating & Carpet**

# 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**

# 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**



# MVHS/MMS/Athletics

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

# Miller School

- **School Renovation - \$6,500,000**
  - **Replace Parking Lot**
  - **Upgrade Playground & Ball Field**
  - **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 & Professional Services - \$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 Renovation 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**
  
  - **Estimated Cost (\$81m @ 25yrs):**
    - **Waldoboro: \$400 per \$100,000 home valuation**
    - **Warren: \$462 per \$100,000 home valuation**
    - **Friendship: \$280 per \$100,000 home valuation**
    - **Union: \$339 per \$100,000 home valuation**
    - **Washington: \$371 per \$100,000 home valuation**
- \*\* Estimates Based on Current Interest Rates, Home Valuations & Enrollment**

# Recent Capital Improvements

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

# Way Ahead

- **Presentations to Towns**
  - **Waldoboro: Tuesday, August 22**
  - **Warren: Wednesday, September 6**
  - **Friendship: Monday, September 11**
  - **Washington: Wednesday, September 13**
  - **Union: Tuesday, September 19**

# Way Ahead (Con't)

## - **School Walkthroughs**

- **Miller School: September 12 & October 10**

- **MVHS: September 14 & October 12**

- **WCS: September 20**

- **FVS: September 26**

- **Prescott: September 27**

- **UES: October 2**

**\*\* Walkthrough Hours for All Schools: 6pm – 7:30pm**

- **Public Hearing: Thursday, October 26 (6 – 7:30pm) at MVHS**

- **Referendum – November 7**

# Contacts

- **Brian Race (Facilities Director)**
  - Phone: (207) 785-2277 (ext 237)
  - Email: [brian\\_race@rsu40.org](mailto:brian_race@rsu40.org)
  
- **Karen Pike (Business Manager)**
  - Phone: (207) 785-2277 (option 2)
  - Email: [karen\\_pike@rsu40.org](mailto:karen_pike@rsu40.org)
  
- **Steve Nolan (Superintendent)**
  - Phone: (207) 785-2277 (option 1)
  - Email: [steve\\_nolan@rsu40.org](mailto:steve_nolan@rsu40.org)
  
- **Presentation: [www.rsu40.org](http://www.rsu40.org) (resources)**



# Final Thoughts

Questions?