

Medomak Valley High School

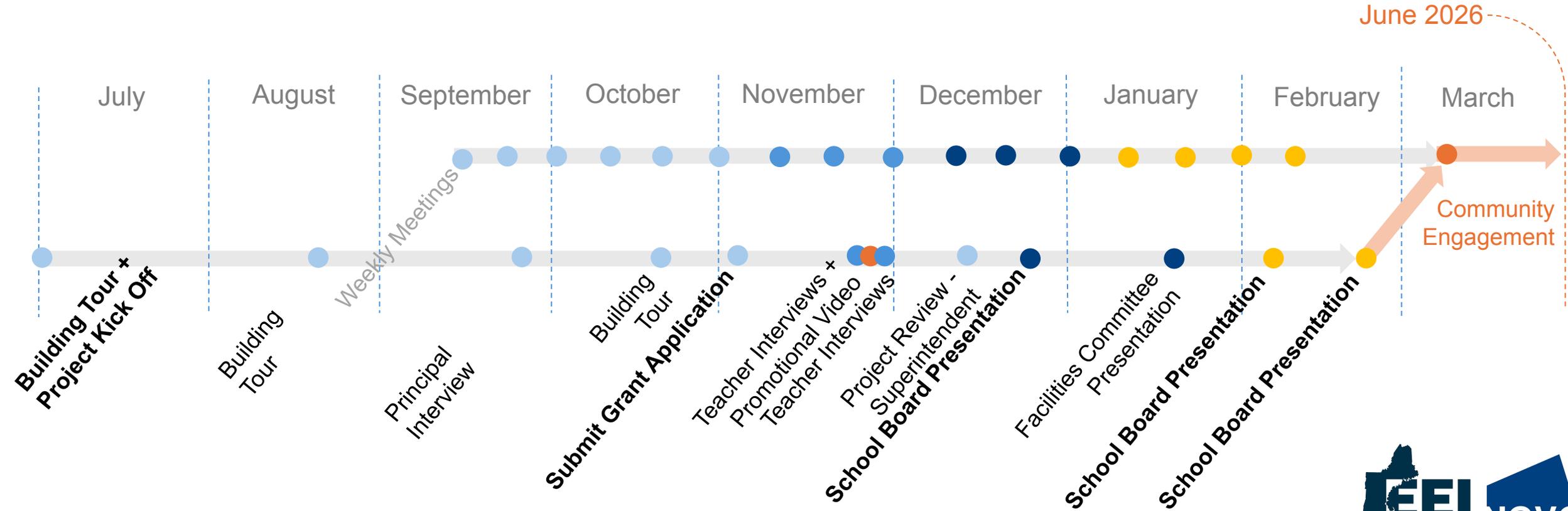
Performance Contract – Facility Enhancements

March 19, 2026



Timeline

- Existing Conditions Analysis
- Space Optimization
- Design Options
- Cost Estimating
- Community Engagement



Project Goals

Existing
Conditions
*Building
Needs*

1. Health, Safety and Accessibility

Students and staff deserve a safe and healthy environment. The conceptual design focuses on addressing overdue issues of hazardous materials, code compliance and required systems upgrade.

Space
Optimization
*Student
Needs*

2. Space Optimization For 21st Century Educational Delivery

The conceptual design for the renovation of the Medomak Valley High School was carefully done through extensive teacher input, building assessment and viewed through the lens of strategic long-term planning to ensure the district can meet the demands for 21st century learning environments.

Project
Budget
*Community
Needs*

3. Fiscally Responsible

The conceptual design addresses the building needs, focusing solely on scope items that directly address the project goals of Health, Safety, Security and 21st Century Learning Environments.

Summary of Project Scope

- Remediate Hazardous Materials
- Address Water Storage and Treatment
- Address Code Compliance Issues for Life Safety – Smoke Separations, Sprinklers
- Update Building Systems Function and Controls
- Address Accessibility
- Renovate Student Toilets
- Provide Secure Entry Vestibule

- Student Resource Suite
- Centralized Educational Departments
- Renovate Science Labs
- Renovate Locker Rooms

- The design will focus on the building and community NEEDS, not wants.

Board Design Questions

- **Why does the design note include an addition?**
- **Why does the design not include upgrades to the auditorium?**
- **Why does the design not move the greenhouse classroom into the building?**

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- Two reasons
 - One: The space optimization study indicated that the school did not need additional square footage.
 - Two: The cost of new construction is significantly higher than the cost to renovate, and the design team wanted to be mindful of Design Goal #3 – to be fiscally responsible

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 - Two: The cost of new construction is significantly higher than the cost to renovate, and the design team wanted to be mindful of Design Goal #3 – to be fiscally responsible
- Our work was confined to the project goals. If a scope item is not directly linked to a project goal, it was left out. Renovating the auditorium is a NICE to have, but it does not a NEED to have.

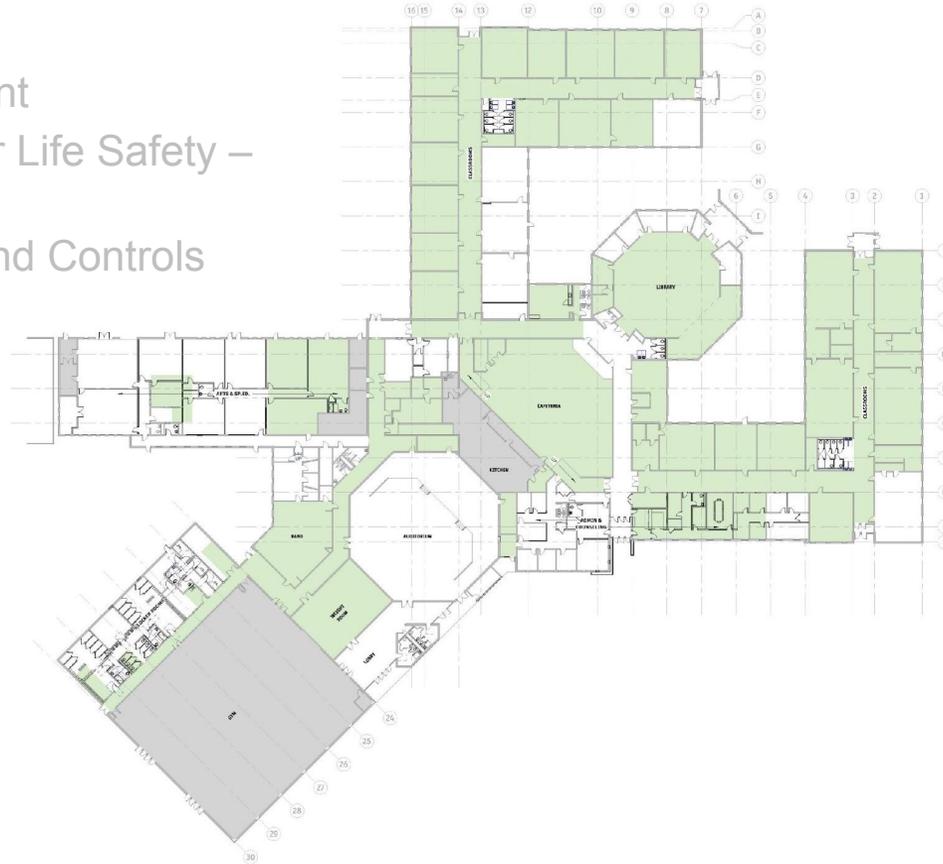
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- **Why does the design not include upgrades to the auditorium?**
- **Why does the design not move the greenhouse classroom into the building?**

- Two reasons:
 1. The space optimization study indicated that the school did not need additional square footage.
 2. The cost of new construction is significantly higher than the cost to renovate, and the design team wanted to be mindful of Design Goal #3 – to be fiscally responsible
- Our work was confined to the project goals. If the scope was not directly linked to a project goal, it was left out of the project. Renovating the auditorium would be lovely but it does not meet the goal of Safety and Security, 21st Century Learning Environments or Fiscal Responsibility
- During the programming meeting with the Horticulture program teacher, we learned that he and the students prefer to be in the outbuilding, directly adjacent to the greenhouses.

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Corridor - Cut VCT to patch the missing asbestos tiles



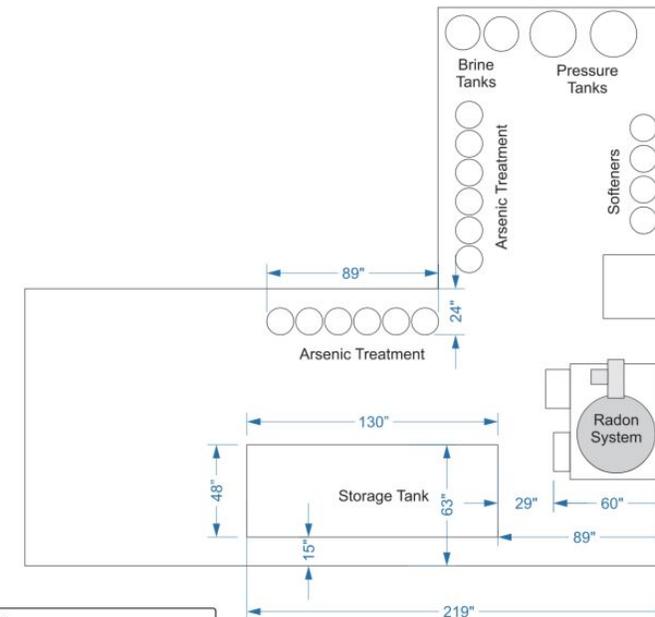
Corridor - Cracked, chipped, damaged asbestos tiles

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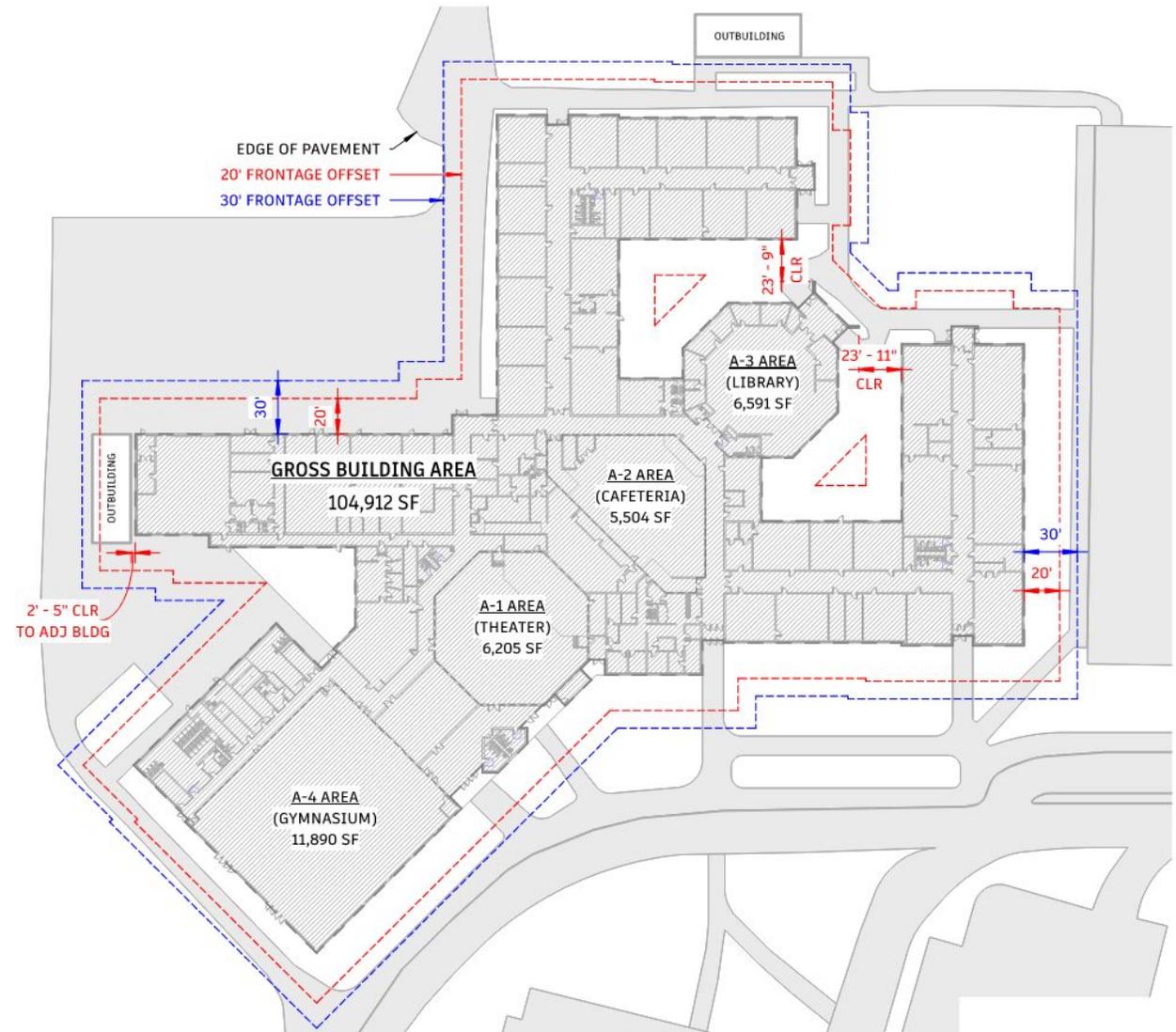
Mechanical Room – Post-Treatment Water Storage Tank (too small, frequently cannot keep up with demand)



Floor Plan Water Room	
 AJR & WATER QUALITY INC. 100 US Route 1-Friegport, ME 04032 388 Bangor Road-Elsworth, ME 04605	For: Medomak HS Date: 10/17/2025 Scale: NTS

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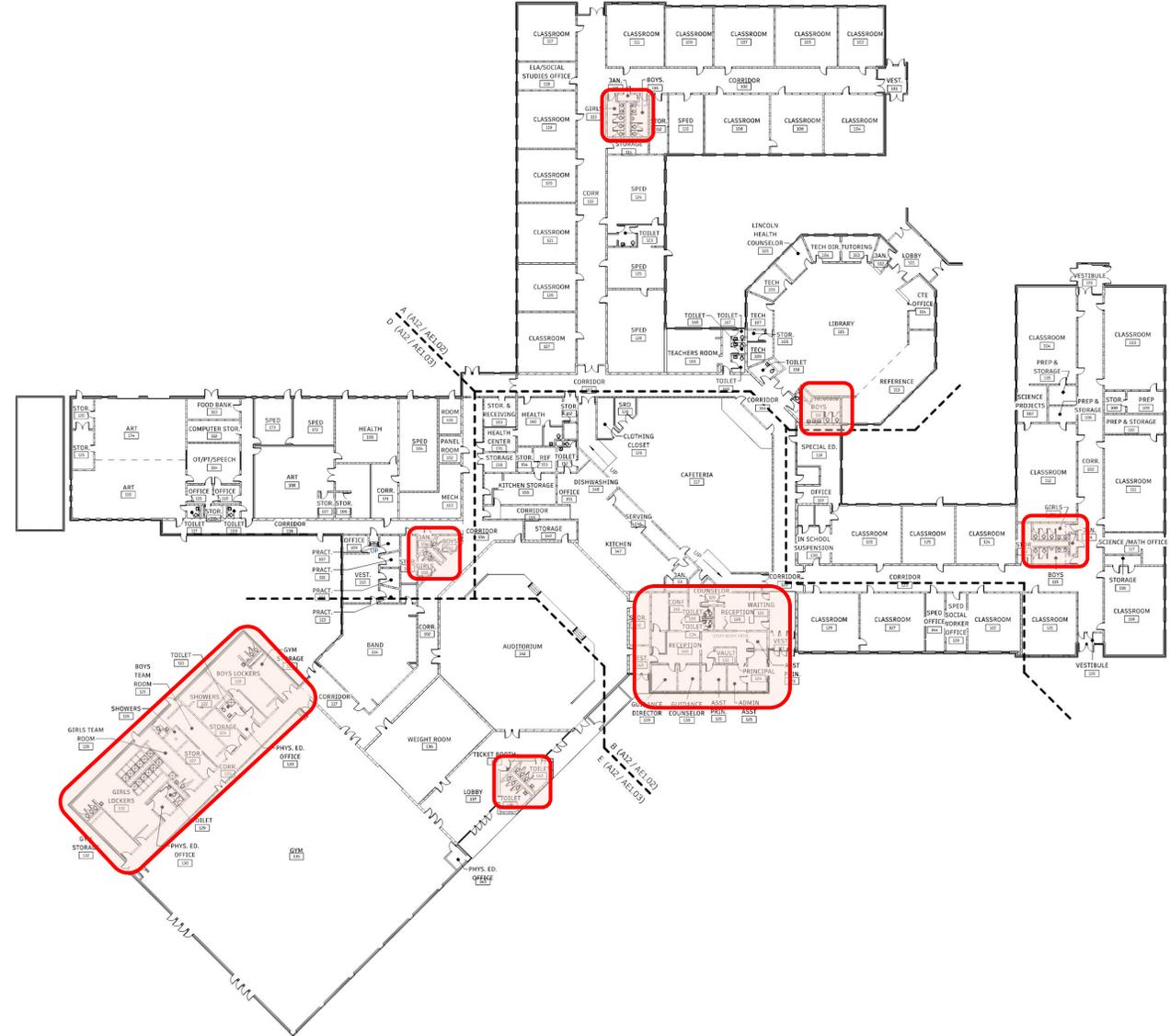
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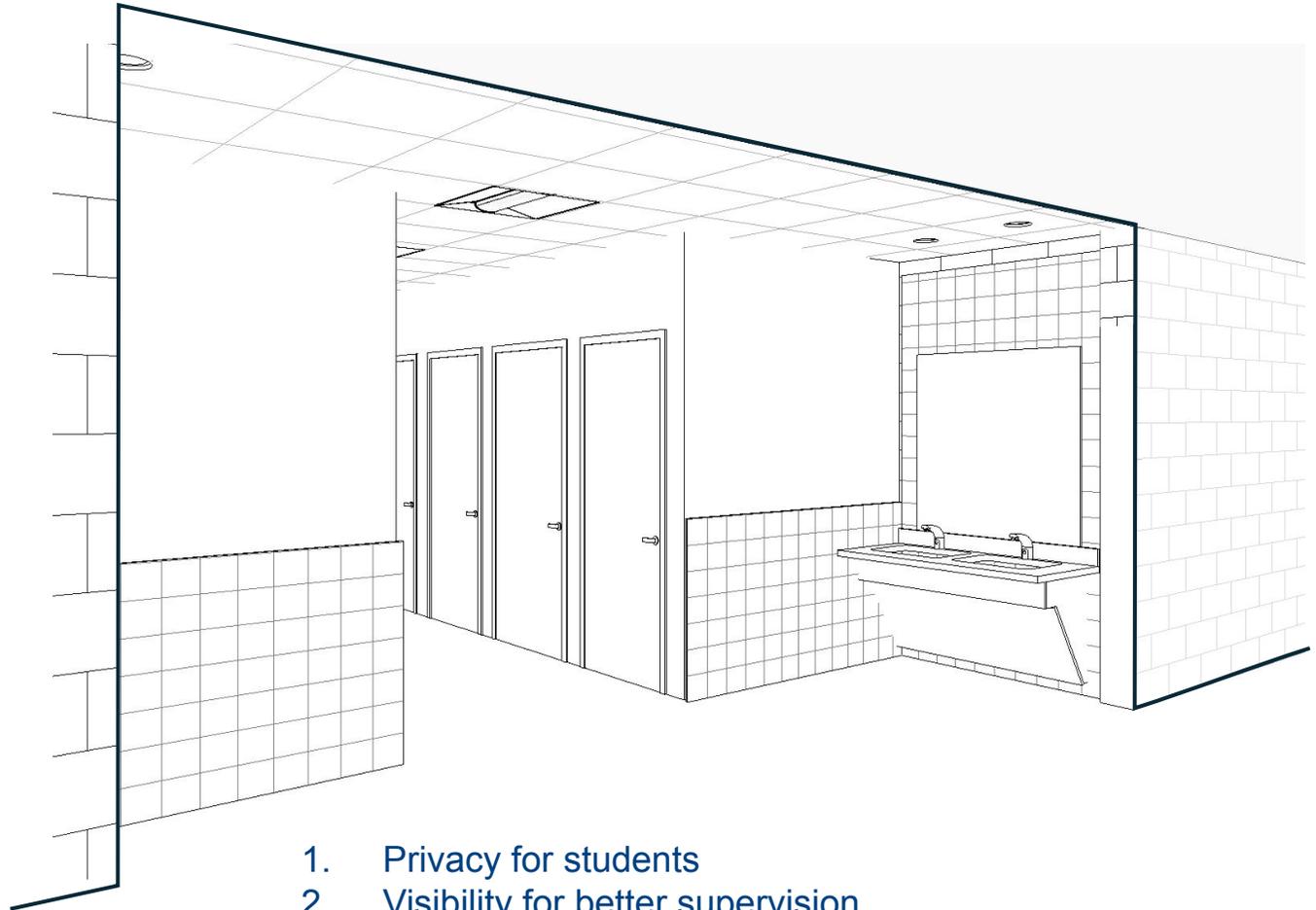
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1. Privacy for students
2. Visibility for better supervision, safety and security
3. ADA accessibility
4. Prevent costly vandalism

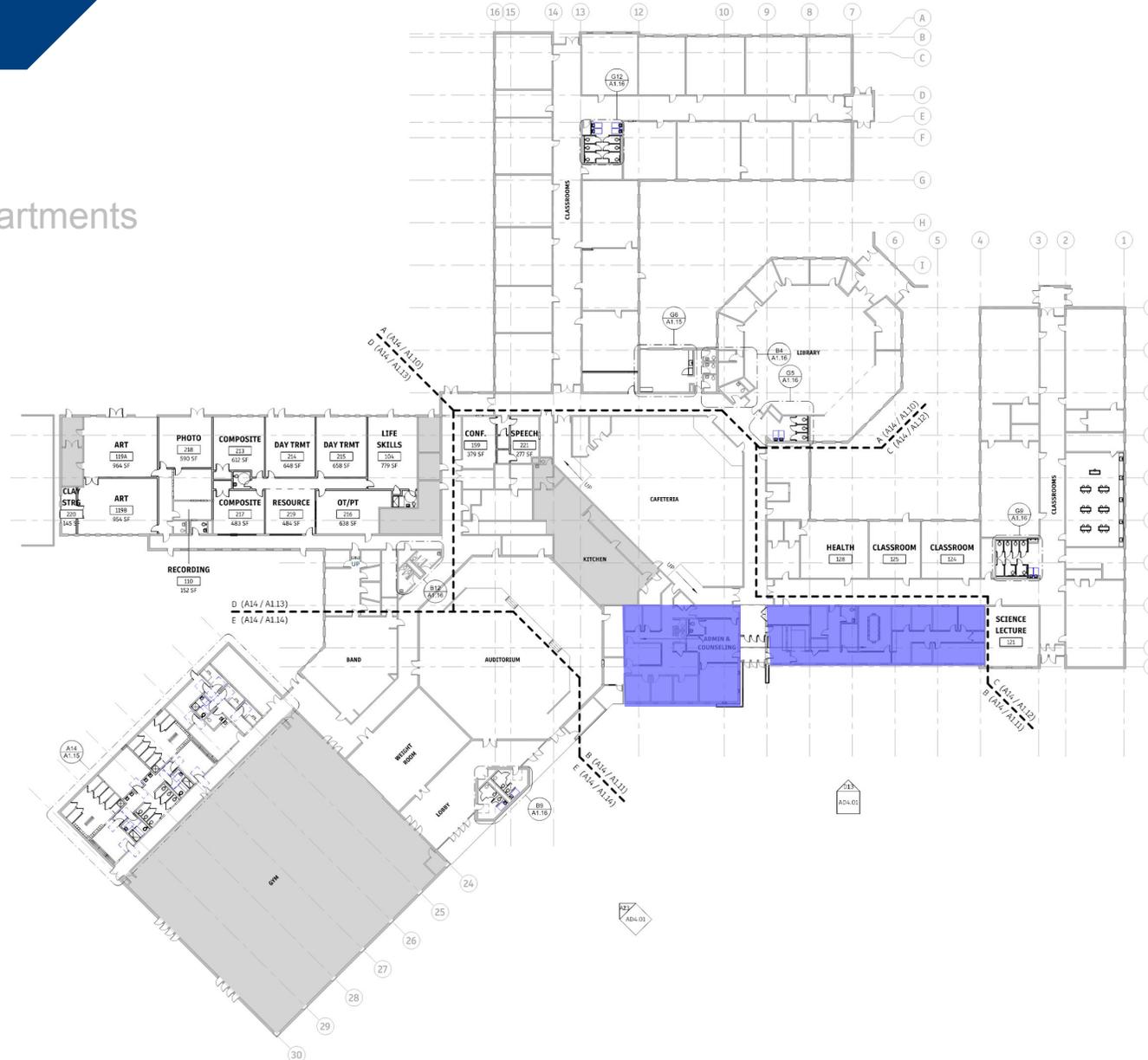
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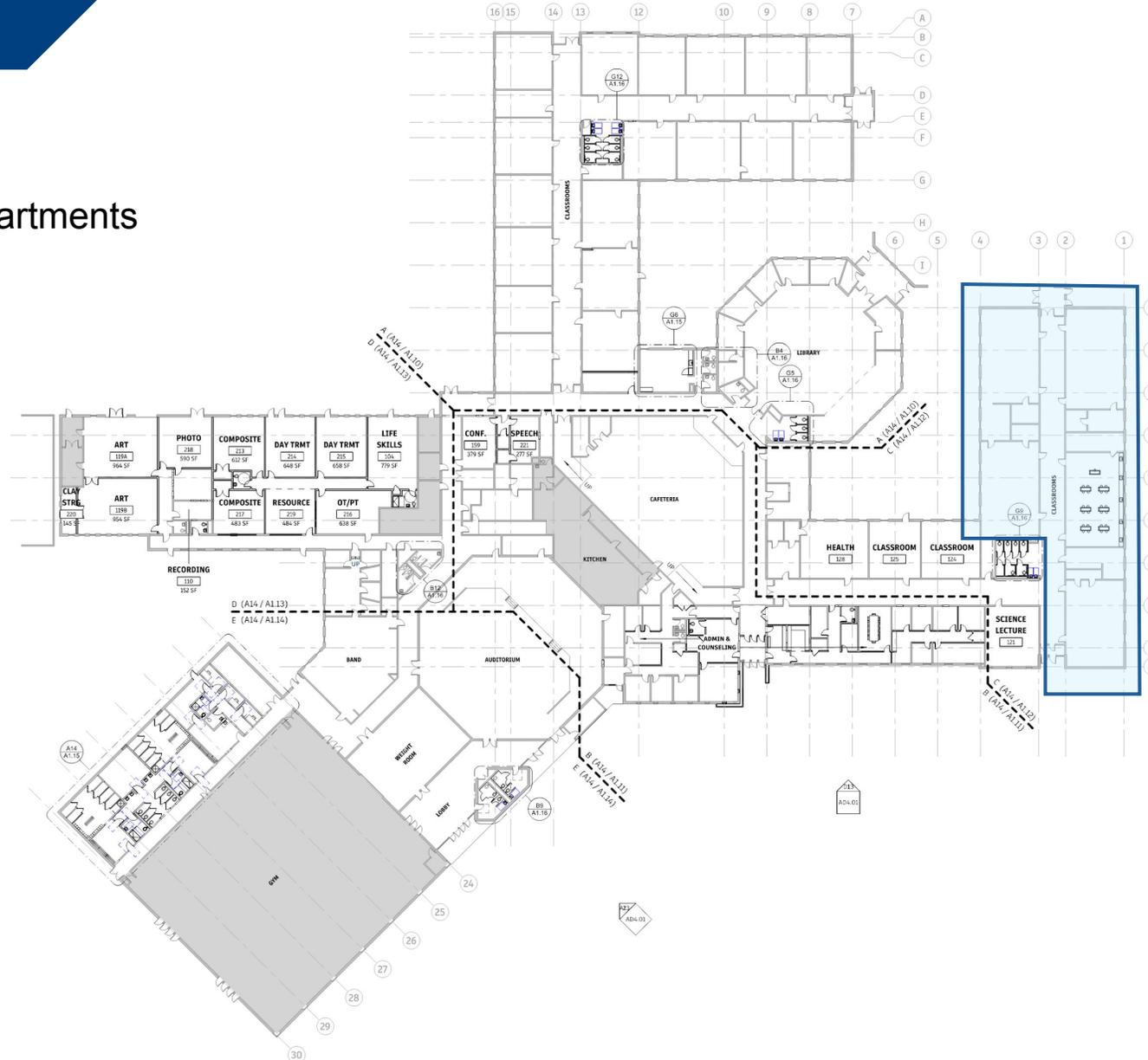
2. Space Optimization For 21st Century Educational Delivery

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Design Objectives

- Flexible + Adaptable for Lecture and Lab
- Lab Stations Along the Perimeter
- Mobile Furniture to Adjust to the Curriculum
- Drop Down Power

2. Space Optimization For 21st Century Educational Delivery

- Student Resource Suite
- Centralized Educational Departments
- Renovate Science Labs
- Renovate Locker Rooms

Design Objectives

- Right-Size Spaces
- Update Plumbing Fixtures
- Provide Better Privacy
- Accessibility
- Provide Larger Training Room



3. Fiscal Responsibility

RSU 40 High School Improvement Project Scope Breakdown

Trade/ Cost Bucket	% of Total	Budget \$
Demo/ Selective Demo	9%	\$2,141,000
Architectural elements (walls, flooring, ACT, millwork, door, etc)	28%	\$6,924,164
Electrical	7%	\$1,668,000
Mechanical Equipment (major HVAC/Controls, pumps, etc)	11%	\$2,780,000
Mechanical Install (duct/piping/insulation/rigging/startup)	8%	\$2,085,000
Plumbing	8%	\$2,085,000
GC General Conditions + O/P	18%	\$4,587,000
Design (Architect & Engineers)	6%	\$1,390,000
Miscellaneous costs (permits, Cx, FF&E/IT, moving, testing)	5%	\$1,251,000
TOTAL		\$24,911,164

3. Fiscal Responsibility

Maine School Revolving Renovation Fund Awards

MVHS Asbestos Abatement-\$1,469,458

MVHS Water Quantity Improvements-\$493,574 (*second highest rated application*)

Union Ventilation- \$2,000,000

Total Awarded to RSU40: \$3,963,032

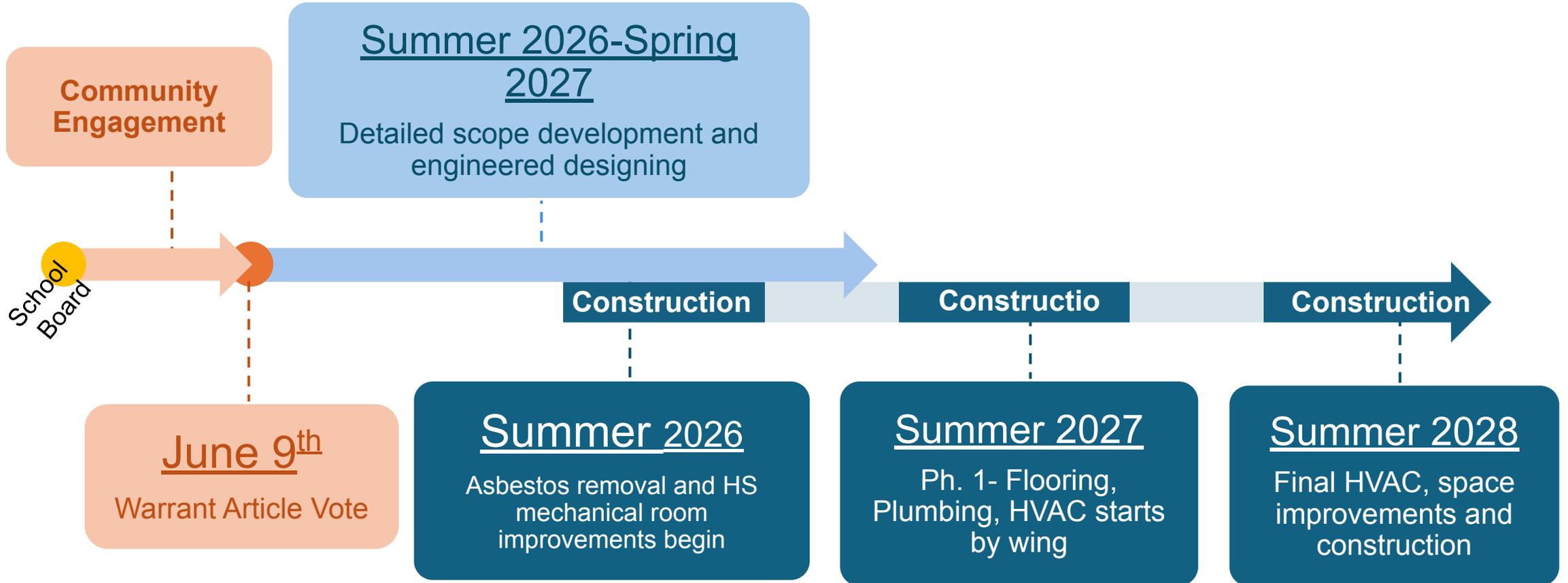


Mechanical Room – Post-Treatment Water Storage Tank (too small, frequently cannot keep up with demand)



Classroom - Exposed asbestos mastic at tiles in classrooms

Tentative Timeline



Project History

Project	School
Septic System Replacement	MVHS
Oil Fired Boiler Replacement with LP Condensing and Mechanical Room Improvements	MVHS
High School Ventilation	MVHS
Replace Water Treatment System	MVHS
Window Replacement throughout Union	Union
Replacement of Ventilation System on basement level	Union
Upgrade valves and Controls	Miller
Controls Upgrade (removal of pneumatics)	Union
Exterior Lighting– Summer 2025	Miller, Prescott and Warren
Noise Issue with Ventilation Unit (Insulation)- Spring/Summer 2025	Prescott
Roof Replacement at Union	
Replacement of Boiler Room	Prescott
Condensing Boiler Propane Conversion	Friendship
Electric Hot water Heater	Friendship
Boiler Room Upgrade and Propane Conversion	Warren
Friendship Controls Upgrade	Friendship
Ventilation Unit Replacements (end of life)	Miller
Replacement of Inoperable Gym Ventilation Unit	Friendship
Add Basement Ventilation	Friendship

2024 Project
 2025-2026 Projects
 Remaining Items- Ph. 3- 2027 and HS Warrant Article

- Revolving Renovation Fund Applications
- HS Water Storage Issues
 - HS ADA Application
 - HS Asbestos Abatement
 - Union Basement Ventilation

Questions?

