

Public Information Bullet Points for School Buildings.

A legal opinion by the town attorney is that the town would have to, by public vote, accept the schools back from the RSU. Accepting the buildings back from the RSU puts us in control of their future. Should the town not accept the buildings back, the RSU would most likely sell them as fast as they can to rid themselves of the operating costs of the buildings, which would still be substantial even if mothballed. Not accepting the buildings puts us in the position of having NO control over what happens to these buildings and a substantial risk of them becoming Blight, instead of being returned to the town tax base.

The town had a study done by KVCOG and it says that ultimately our options are Sell, Lease, Mothball or Demolish, with Demolish being a last resort.

SELL

- Selling HLC - Maine State Housing Looked at the building and said it would be a good candidate for repurposing as senior housing.
- Selling MMS - Maine State Housing Looked at the complex and said it would not consider helping to repurpose these buildings.

REFURBISH

- Refurbishing Entire MMS complex – Total cost, Needs plus code compliance is \$2.16 million dollars - \$5.40 per \$1000 of evaluation which is approximately \$934 for the average property in Monmouth which is \$193,000 with a \$20,000 homestead exemption.
- Refurbish Just Gym and Rear Classrooms – Total cost, Needs plus code compliance is \$424,000 - \$1.06 per \$1000 of evaluation which is approximately \$183 for the average property in Monmouth which is \$193,000 with a \$20,000 homestead exemption.

MOTHBALL

- Mothballing MMS - \$58,608 Annual cost plus initial mothball costs of 27,000 - which is \$0.21 per \$1000 of evaluation which is approximately \$37 for the average property in Monmouth which is \$193,000 with a \$20,000 homestead exemption.
- Mothballing HLC - \$37,226 Annual cost plus initial mothball costs of 27,000 - which is \$0.16 per \$1000 of evaluation which is approximately \$28 for the average property in Monmouth which is \$193,000 with a \$20,000 homestead exemption.

DEMOLITION

- Demolition of MMS - \$400,000 to \$750,000 which is \$1 to \$1.88 per \$1000 of evaluation which is approximately \$173 to \$325 for the average property in Monmouth which is \$193,000 with a \$20,000 homestead exemption.
- Demolition of HLC - \$200,000 to \$365,000 which is \$0.50 to \$0.91 per \$1000 of evaluation which is approximately \$87 to \$157 for the average property in Monmouth which is \$193,000 with a \$20,000 homestead exemption.

Town of Monmouth

School Reuse Taskforce Fact Sheet and Discussion

Cottrell School

- Size - 26,124 Sq. Ft.
- 10 Acre Lot
- \$12,000 Annual cost of water and sewer
- \$1200 Per month electricity
- Average 100 Gal of oil / day during heating season
- Additions in 1952, 1956, 1971, 1999
- 2 Boilers for heat
- Asbestos tiles have been removed
- Some asbestos in 1 boiler room
- 10,000 Gallon underground fuel tank
- Building is probably poorly insulated.

Middle School Complex

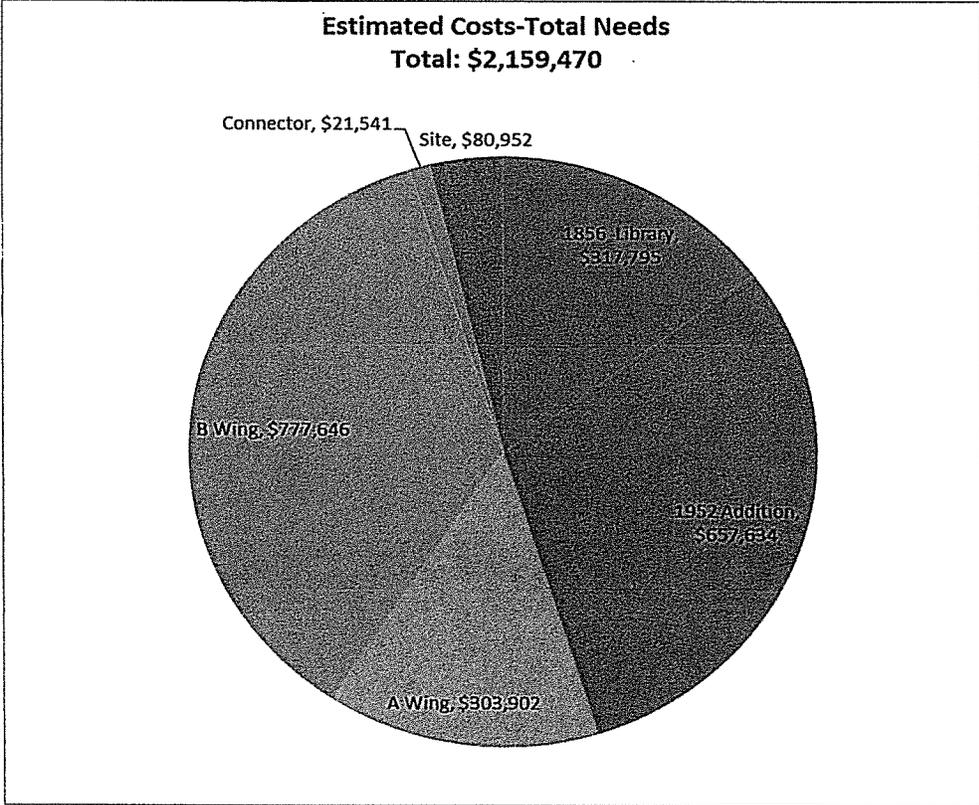
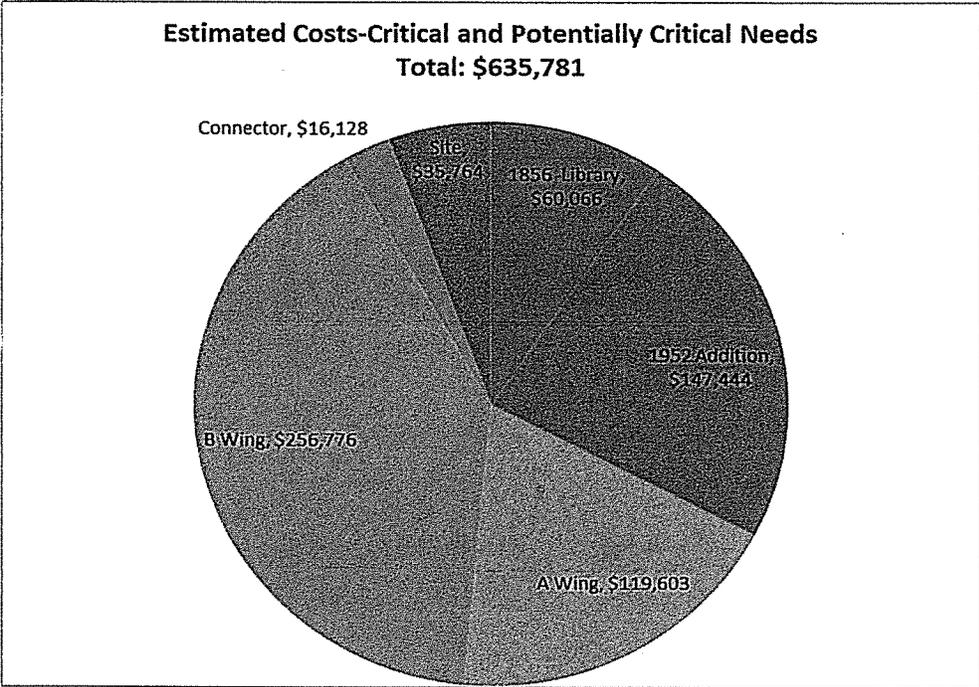
- Size - 54,178 Sq. Ft.
- 5 Acre Lot
- \$13,000 Annual cost of water and sewer
- Average 200 Gal of oil per day during heating season – 300 Gal per day when very cold.
(At least 36,000 Gallons or about \$82,800 at \$2.30 Gallon)
- 10,000 Gallon underground fuel tank
- 3 Boilers for Heat – Steam boilers (one loop in new wing is a hot water loop)
- May need to tear part or most of it down.
- Will need extensive renovations to be useable – Estimates could range in the millions of dollars depending on how much we wanted to save of reuse.
- Are there Grants available? Brownfield grants for asbestos (there may be some left) – Brownfield available to town, NOT School. There a lot of hoops to jump through for other grants, like State or Federal housing grants. or Energy efficiency Grants
- Will need an engineering study to determine costs if we decide to keep part or all. This could cost tens of thousands of dollars.
- Building is probably poorly insulated.

Superintendents Building

- 1900 Gallons of oil to heat per season.
- Fairly New, 2002?

Building Assessment

The School Reuse Committee had an assessment completed by a licensed facility contractor. The following is a summary of the assessment.



What to do with Old School Buildings

1. Do we need vote from towns' people to accept buildings back? - Yes
2. Form a committee to explore our options and costs. – School Reuse Committee
3. Do we want to check if we want to get the old Academy building on the National Registry?

Findings and Suggestions

Cottrell School

1. There appears to be interest to make it into an assisted living facility.
2. Sell to developer. Possible Assisted living center, Industrial Space, Educational space.
3. Split the lot and sell to developers.
4. Town keep, renovate and run as a senior assisted living center and daycare with a management company – this will not return property to the tax rolls.

Middle School

1. Make part of it into senior apartments. (To provide revenue to fund Community Center or provide more housing for seniors in town). This would require a substantial investment on the order of several million dollars.
2. Make part of it into a Recreation and Community center. There would be annual maintenance and upkeep costs, which could be tens of thousands of dollars.
3. Make part of the land, part of Cumston Park and add to the fairgrounds.
4. Sell all to a developer – with covenants in deed to preserve Original building Exterior, or Get the old Academy Building on Historical registry.
5. Move Town office and PD to this area, make it the town complex and sell “possibly” valuable Main Street Property.
6. Sell Admin Building with requirement to move from property.
7. Sell Admin Building and a foot print of land for parking spaces to a local community service group.
8. Sell a corner lot from this property.
9. Split the property by removing building corridor between Gym and Old Academy building, and Sell the Right side, but keep and renovate the left side for some purpose.
10. Develop Old Gym and attached buildings into Recreation center. Perhaps demolish concrete additions.
11. Business Park, Incubator space? Partner with colleges. Economic development, start your business here. TIF money could be used for this which would reduce or eliminate Property tax impact.
12. CoWorking space, reuse or develop as business Space – There are companies that specialize in this.
13. Use part of Front lawn as green space and put in Mustang statue.
14. Demolish everything and build a new building for a recreation center.