

TOWN OF
WINDHAM
MAINE
Community Center



Exterior design would be as Maintenance free as possible with multiple seating and function areas to enjoy

The Town of Windham has the opportunity to receive the current middle school in year 2027. The Middle School Advisory Committee was established in July of 2024 (members appointed in Nov./Dec. 2024) to review the opportunity to repurpose the current Middle School and present options to the Council. The Committee unanimously agreed to retain the property and to convert it to a one stop municipal center.

The Council after reviewing the recommendations decided to have a November 2026 Ballot for the voters on a Community Center and the inclusion of various municipal services.

This brochure represents what this community center would provide in the future.

The Town could convert this school into a multi-purpose building which includes; Recreation, Social Services (General Assistance, Food Pantry, Clothes and Medical Closets), Library and Town Hall offices, with the potential to add a fitness and swim lesson pool on the property. This consolidation would create a **one-stop approach to municipal services**, lowering short- and long-term building infrastructure costs within the Town.

Implementation of all Municipal Services could happen over a 5 year period limiting the tax impact to approximately \$20/yr on a \$450,000 home.



For detailed plans and meeting minutes visit:
<https://www.windhammaine.us/881/Community-Center>

Recreation and Social Services

The Current Town Hall building includes 2,488sq ft for Recreational Activities. The remodeled Middle School would include 30,847sq ft of operational/programming space (in Orange). This new space would include a multi-purpose gym with 4 indoor pickleball courts and 2 basketball courts. Additionally, the facility would include 3 outdoor pickleball courts, an indoor walking path, an auxiliary gym, a community cafeteria and numerous function rooms.

These rooms could be utilized for programming, functions or meeting space by both the Recreation Department or residents, vastly increasing Recreation programming opportunities and useable event spaces for private functions.



With the additional space The Parks And Recreation Department anticipates being able to add up to 47 new programs for both youth and seniors.

The current Social Services building represents 1,471sq ft The remodeled area (in Red) would provide 3,819sq ft for Social Services including the Food Pantry, Clothes and Medical Loan Closet.

Cost to renovate the designated Recreational and Social Services areas for usage is \$3,673,000. This includes all parking upgrades and a sprinkler system. This results in a tax increase of \$27 on a \$450,000 home. In contrast, renovating existing spaces would be vastly more expensive, and building a new Community Center and Social Services building would result in approximately a \$45 million dollar expense.

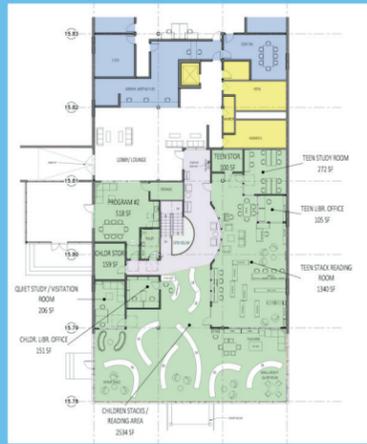
Front and side areas of the Library would provide exterior seating and reading spaces

Library Services



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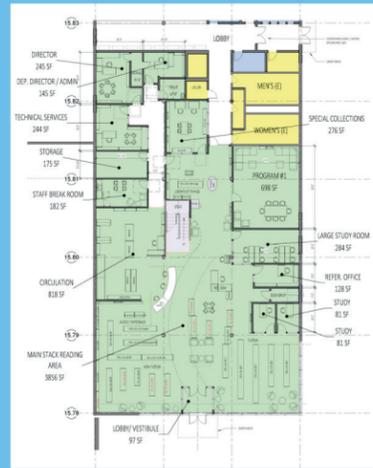
2nd Floor



With this renovation, the Library's sq ft (in green) would increase function space by **93%**. This additional space provides for new programming, additional book/art displays, learning opportunities, increased seating capacity, along with extra space for community functions.

The library would operate on two floors with designated areas for children, teens and adults providing ample space for programming, study and recreational reading.

Ground Floor



The current Library building has nearly reached capacity. With the Community Center being a universal facility, the additional function space will also benefit municipal operations by providing residents with a one-stop shop experience.

The inclusion of this building would free up the current library to be added to the tax rolls, or could be used as a revenue generator for the Town.

Cost to renovate the designated library areas for usage is \$3,500,000. This results in a tax increase of \$22.50 for \$450,000 home. To replace or renovate the current library space to 15,000 sq ft would be \$10.9 million or \$4.5 million respectively.

Municipal Services

The inclusion of the Municipal services would stream line the delivery of services by creating a **one-stop shop** opportunity to our families, and businesses.

It would eliminate upgrades currently needed to the existing buildings, and provide an opportunity for current locations to be added to the tax rolls. Reuse is **TBD**, but could be senior housing or a revenue generator for the town.

The cost to renovate the space for the Municipal Offices would be \$3,630,000 or \$27.00 on the valuation of a \$450,000 home.

The current Municipal building does not have adequate space for growth. This consolidation of buildings optimizes usage, reduces short and long-term infrastructure costs, including savings on maintenance, and allows for future growth, providing a facility that can grow with Windham.

Ground Floor



2nd Floor



Services	Projected Cost	P & I	Tax Increase on a \$450,000 Home
Recreation & Social Services	\$ 3,673,333	\$ 269,352	\$ 27
Library	\$ 3,000,000	\$ 220,000	\$ 23
Town Hall	\$ 3,630,000	\$ 266,200	\$ 27
Pool *Children	\$ 3,000,000	\$ 220,000	\$ 23
Total	\$ 13,303,333	\$ 975,551	\$ 99

Implementation of all Municipal Services could happen over a 5 year period limiting the tax impact to approximately \$20/yr on a \$450,000 home.

Pool Option



The Pool would be a 25 x 40, which is ideal for swimming lessons, and fitness exercises. The smaller size accommodates numerous programming options for families and events and is less costly to build and maintain.

A Q&A Summary is available on our website.

The cost of the pool is \$3,000,000 and would increase the tax on a \$450,000 home by \$22.50. A High School Competition Pool would be approximately \$10,000,000+ and would not fit on this location.



The parking layout indicates changes needed to accommodate the multi-user approach. This layout will provide adequate parking and traffic flow for all these combined uses.

Final Thoughts

The consolidation of buildings and the improvements to the middle school building would result in limited budget adjustments for maintenance and cleaning. The effects on plowing are near zero. With fewer parking lots, the additional winter manpower could be utilized for roads instead of parking lots.

The Town can accommodate all these changes by balancing the renovations over 4 years, thusly providing a 5 year "window" on the budget to limit the increase to \$20.00 per year over 5 years on a \$450,000 home.

The Town would put this proposed project to the voters in November of 2026. The ballot question would be broken in to 5 segments. As each municipal property is vacated the Council, with public input, would decide the best usage for the community.

Please share this information with your family, friends and neighbors.

For further detail visit:
<https://www.windhammaine.us/881/Community-Center>