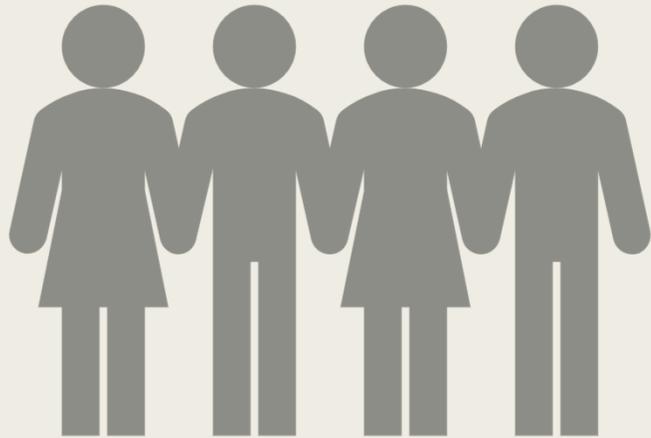


WINDHAM COMMUNITY CENTER COUNCIL UPDATE

March 10th



Agenda WCC

- Meeting Schedule

- *January 21, 2025,* *April 15th, 2025,* *January 10th, 2026*
- *February 1, 2025,* *May 29th, 2025,* *January 20th, 2026*
- *February 18, 2025,* *November 12th, 2025,* *January 29th, 2026*
- *March 18, 2025,* *December 16th, 2025,* *March 3rd, 2026*

- Charge of Committee. (Committee established by Council, December 2024, appointed members Q1, 2025)
- Flash Survey Results
- Space analysis
- Design options, and floor layout
- Financing Options
- Recommendations by Committee
- Necessary Materials for education of voters
- Timing on voting

Windham Middle School Committee Charge

1. **Utilize the community engagement results** from the study conducted in August 2019 which **identified the need to create a multigenerational home for all residents**, that enhances the quality of life for Windham, provides flexible spaces for a range of activities, and is a self-sustaining business practice that fosters fun.
2. **Incorporate the migration of the services and space** required for the Windham Library, Parks & Recreation Department, Social Services/Food Pantry facility and Medical Loan Closet facility into the new spaces as well as flexible spaces for the community to engage in various activities.
3. **Committee shall evaluate and consider adaptive reuse plans** by peer communities as templates as it considers proposing future uses for the facility and develop a conceptual plan within the boundaries of the existing building.
4. **Reorganize/repurpose the facility space** to improve the employee work experience and customer service experience that encompasses health and safety, e.g. access, egress, security, etc.
5. **Perform a complete review of the condition, strengths and weaknesses of current facilities** and how they relate to current and future Town needs.
6. **Recommend improvements to current building structures as appropriate for initial uses** and possible phased uses.
7. **Provide an operational budget for the facility, including maintenance, manpower, debt structure, with revenues/expenses.**
8. Report regularly to Council at their meetings during Committee Reports.

Community Survey

- Over the past several years a few Town surveys have been used to gauge public interest. The Committee utilized this information for incorporating key functions. A Flashvote survey was utilized to “fine tune” the options to this point.
- Results of the Flash Vote. 1st Round available end of week
- Prior community surveys in 2017-2019, 2025 indicated a strong desire for a Multi-generational Community Center

Space allocation for Middle School

This review identified existing spaces by department/function, and future concept spaces.

Description	Year Built	Existing Square Footage	Proposed Square Footage	Square Footage Increase	Increase / Decrease
Parks and Recreation	1910	2,488	30,847	28,359	1139%
Library	1971	11,000	15,934	4,934	45%
Municipal (Town Hall)	1910	10,739	15,154	4,415	41%
Social Services	1926	1,471 (1964)	3,819	2,348	159%

All three buildings had completed an in-depth review of the facilities in 2013 by independent Architectural companies. That information was used in the analysis of space usage, life and costs.

Recreation Space Analysis - Summary

- The work completed by the Community Center Committee established in 2017 and submitted to Council in 2020 was used to identify key function and programming areas for a successful center. Those concepts were incorporated within the design.
- Review of similar Community Center Buildings that have been successfully converted from a school or municipal building to a center.
- Visiting other municipal community centers that were converted. (Westbrook and Gorham).
- Research completed by staff and community members.
- Space allocation was not assigned to single uses but set as programmable space for various functions better enabling future growth and space utilization.

Town Hall and Social Services Space Analysis Summary

- The Town Hall space was allocated by current usage and revamping space to be more efficient.
- In redesigning the locations of the departments within a new building and the functionality of services provided, space was saved (found) and this re-assigned space allows for the future.
- The current building was reviewed for future repairs, current costs of maintenance and necessary staffing to maintain.
- Social Services space was in need of providing an economic work area for delivery and pick-up, usable workspace, delivery of services under “one roof”. This new space provides for privacy of services.

Library Space Analysis- Summary

- We used national, state and local data trends to review options for space utilization
- National standards for space allocation range from .04 to 1.25 per capita depending on what part of the country, population density, & local
 - *Preferred range for Windham is .07 to .09 which yields around 15,000 sq ft for a stand alone building. Per capita range used was .08.*
- Local data (examining 12 libraries and their space allocations)
 - *Analysis included 12 libraries, dropping the highest and lowest then averaging, this yields approximately 15,000 sq ft.*
- **Both methods indicate that 15,000 sq ft is a reasonable number.** This number provides for programming space and future growth. Additional programming space is available within the center. The locating of this facility within the proposed community center additionally provides, reduced operating costs, and long-term building costs.
- The increase in new library space is slightly larger than the size of the “Pratt Abbot Garment Care at 835 Roosevelt Tr” or “Northstar Mortgage at 625 Roosevelt Tr”. (4934 sq ft increase)

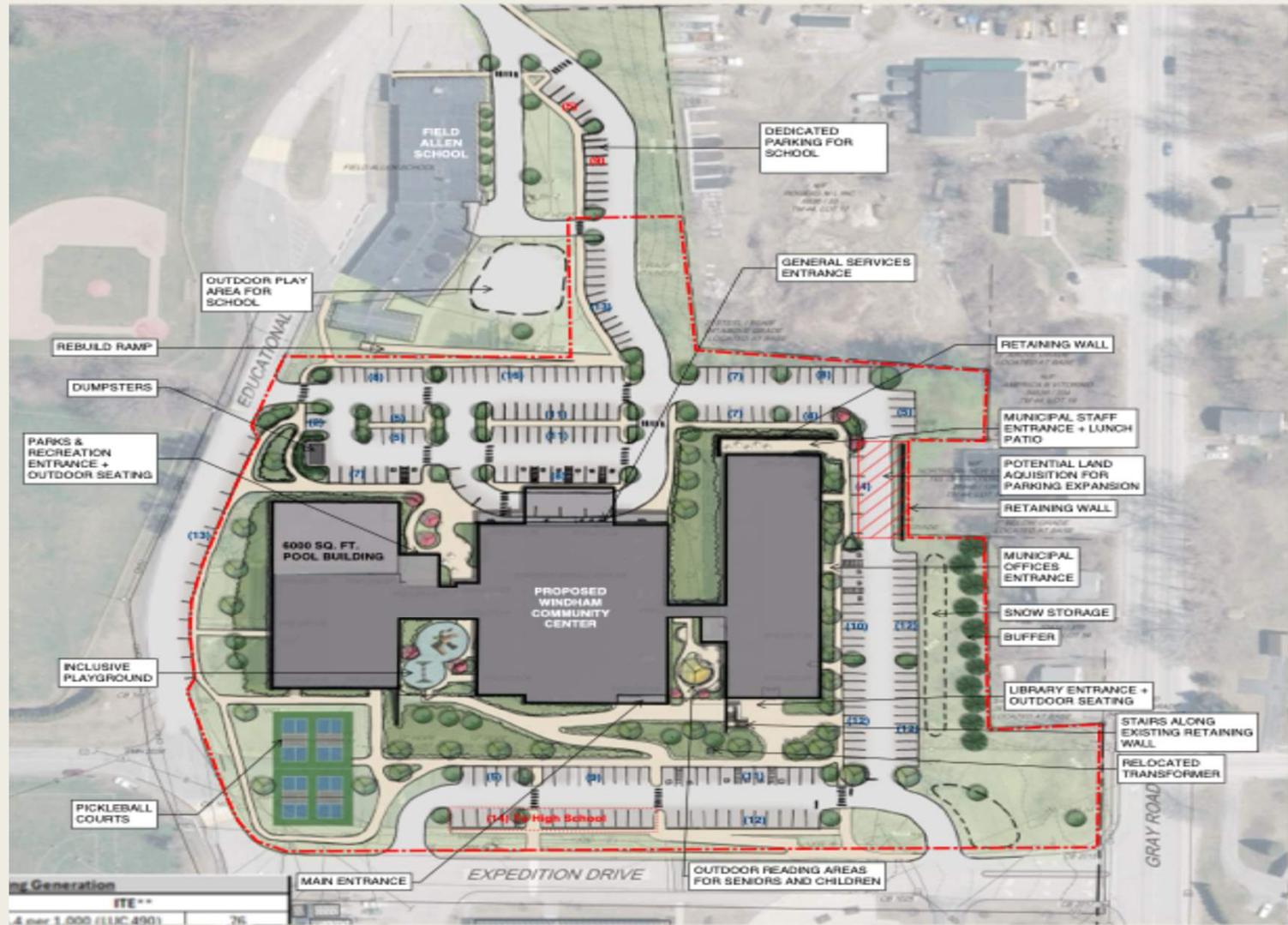
Exterior Design Options



TOP TWO
EXTERIOR
DESIGNS BY
COMMITTEE



Site Layout

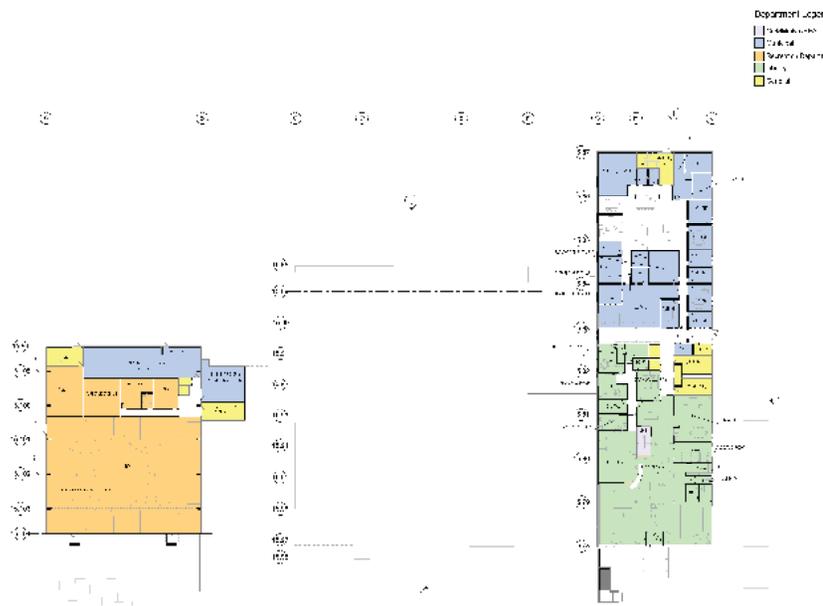


Exterior Courts

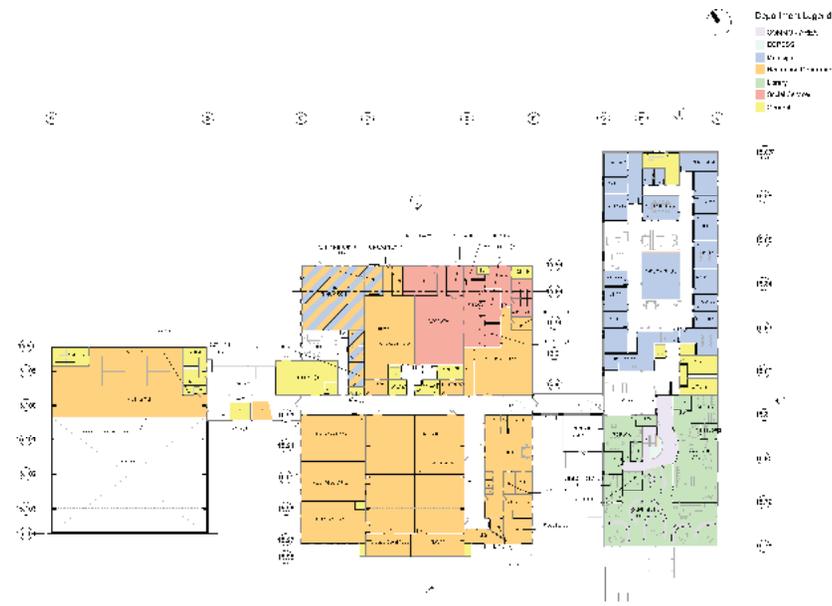


Plan Layout for Various Functions

OVERALL PLAN - LOWER FLOOR

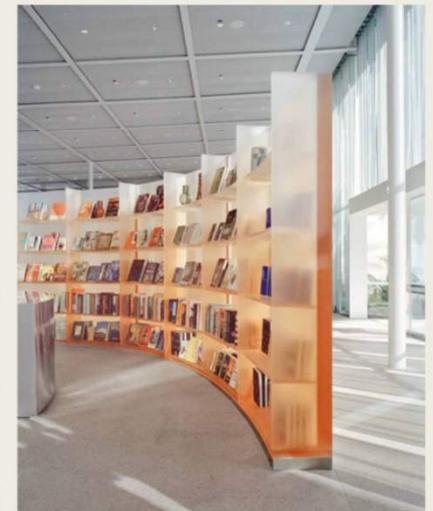
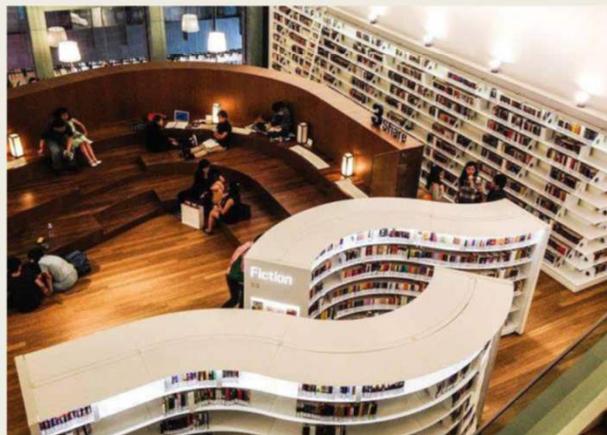


OVERALL PLAN - UPPER FLOOR



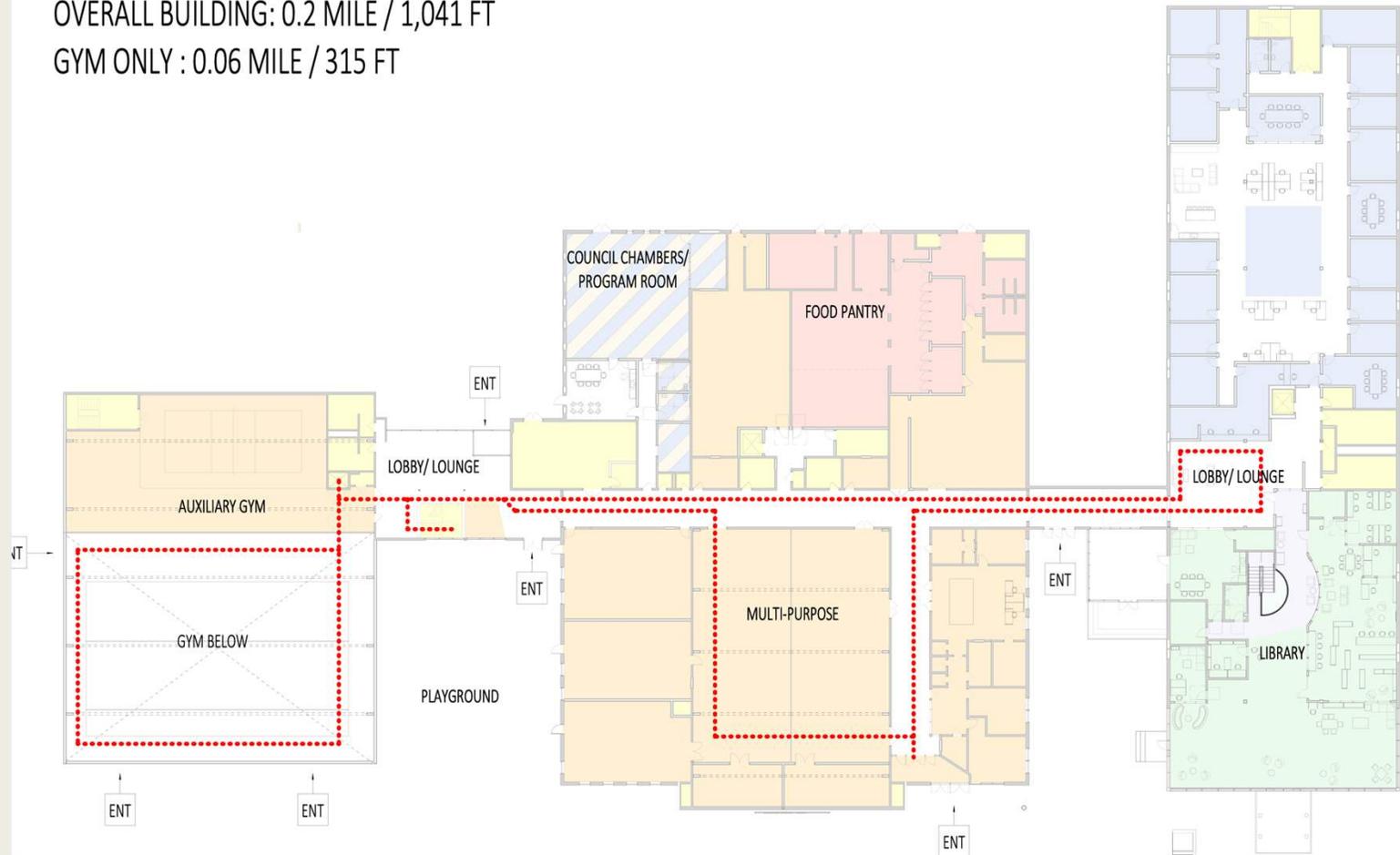
Interior Design Shelving

LIBRARY - REFERENCE IMAGES



Walking Path

OVERALL BUILDING: 0.2 MILE / 1,041 FT
GYM ONLY : 0.06 MILE / 315 FT



Utilities, Maintenance, Custodians & Supplies

	Utilities	Contracted Services	Maintenance Staff	Custodian Staff	Maintenance Equip. Mat's	Total
RSU	\$242,895	\$68,323	includes cleaning	\$391,655	\$56,400	\$759,273
Current 3 Buildings	\$67,460	\$42,503	\$87,664	\$356,750	\$197,628	\$752,005
Estimated total cost Vs RSU costs					\$100,000	\$652,005

This chart shows the current expenditures by RSU and projected by Town. The projection indicates totals of expenditures for the Library, Town Hall and Social Services.

Swimming Pool options

- The discussions around swimming pool options provided two scenarios. The locations are different, one at the current library facility, and the second location adjacent to the Middle School Gym (separate building).
 1. *High School Competition pool (location to be Library, medical loan closet and potentially receiving corner storage lot from the RSU). Estimated construction cost is 7.7 million for the building and approx. 1.5 million on site work. Approximately 9.2 million.*
 2. *Children Pool (location would be next to the current middle school gym, parking would be inclusive to the whole facility). Estimated construction cost is 3.0 million for the building. Site would be within the current estimated 1.7 million for parking on that site.*

Property Reuses

Description	Possible Future Use	Sale of land
Town Hall	Senior Housing (40 - 50 units)	\$400,000 (guess-estimate)
Social Services	Senior Housing (12-16 units)	\$150,000 (guess-estimate)
Library	TBD Could be Future HS Pool or Senior Housing	TBD

Estimating cost of Building Improvements

Description	Projected Cost	P & I 30 year bond	Projected Mil rate increase	\$ cost increase in taxes on average home of \$450,000
Recreation (sprinklers)	\$1,973,000	\$133,662	0.03	\$13.50
Social Services	Included above	Included above	Included above	Included above
Site Work (parking, entrances, etc.)	\$1,700,000	\$115,167	0.03	\$13.50
Library <i>(front expansion 20 feet, 2 Floors)</i>	\$3,000,000 \$1,500,000	\$203,236 +\$101,618	0.05 .025	\$22.50 \$11.00
Town Hall <i>(includes carrying Utility expenses)</i>	\$3,630,000	\$245,915	0.06	\$27.00
Pool (children)	\$3,000,000	\$203,236	0.05	\$22.50
Total	\$13,303,000	\$901,126	0.22	\$99.00

\$77

Library front extension #3000=approx. 1.5mil or \$11, total square footage to #18,000

Community Center Funding Options

- Since all work could not be completed within one year, a 4-5-year phasing approach could be used.

	Project Cost	P & I	Mil Rate	Impact on 450K tax bill	5 year tax increase
Total= Rec, Town Hall, Library, Social Serv., Pool	\$13,303,000	\$901,126	0.22	\$99.00	\$19.80/year
Projected sale of buildings Social Serv. + Town Hall	\$150,000 + \$400,000				
Net to be Funded	\$12,753,000				
Use Town Savings (Undesignated Fund)	\$2,000,000 or \$3,000,000				
Donations	TBD				
Residual to Fund after (2mil reduction)	\$10,753,000	\$728,464	0.18	\$81.00	\$16.20/year
Residual to Fund after (3mil reduction)	\$9,753,000	\$660,719	0.16	\$76.50	\$15.30/year
No Pool (w 2mil or 3mil reduction)	\$7,753,000 \$6,753,000	\$525,229 \$457,483	0.13 / 0.11	\$58.50 \$49.50	\$11.70/year \$9.90/year

If Recreation, Town Hall, Social Services and Library are moved then there is no maintenance, cleaning increasing in budget.

Library at 18K = \$1.30 mil increase

Alternative Building Replacement Costs

Description	Addition costs current sites	Raze building with new structure current sites	Proposed cost at (old-remodeled) Middle School
Library (15,000 sq ft) <i>At 18,000 square feet</i>	\$4,500,000 \$6,000,000	\$9,000,000 \$13,000,000	\$3,000,000 (Negates long term issues) \$4,500,000
Social Services (3821 sq ft)	n/a	\$1,146,300	Included below
Town Hall (15,000 sq ft) (not the whole building)	\$1,800,000 (Short Term Fixes)	n/a (+social services)	\$3,630,000 (Negates long term issues)
Recreation		\$40,000,000	\$3,673,000 (Negates long term issues)
Subtotal <i>With Larger Library</i>	\$6,300,000 \$7,800,000	\$50,146,300 \$54,146,300	See last slide. 8.2 or 9.2
Pool (lessons and fitness pool) <i>High School Competition</i>	n/a	n/a	\$3,000,000 \$10,000,000

Timing of Vote and Bonding Implementation

- Voting - Vote in November 2026 Gubernatorial (2nd largest turnout of voters)
 - *May. Discussion on Project*
 - *June. Discussion on Project*
 - *July. Public Hearing on warrant article*
 - *August. Vote on warrant articles to be sent to Gubernatorial Election*
- Bonding Timing for phasing
 - **Recreation, GA and Sitework** *Use Undesignated Fund Balance for start then supplement with bond
(Bond approval January 2027- budget (26/27) interest payment= 20%)*
 - **Town Hall and Library** *(Bond approval in Jan. 2027, budget 27/28- payment=20%)*
 - **Pool** *(Bond approval in Jan. 2027, issued in January 2028- budget 28/29=30% then 29/30=30%)*
 - *Bond Payments structured to begin in; (2026/27 interest payment), 2027/2028, 2028/2029, 2029/2030*
 - *First payment in 2027(fall-interest) – Bonds can be layered as work is built out (Bonding agent to review timing)*

Committee Recommendations

- Committee recommend,
 - *Acquiring the old Middle School*
 - *Repurposing the School for a community center*
 - *Have agreed on potential design options*

(committee has not voted on these individual uses)

 - *Recreation,*
 - *Library*
 - *Town Hall*
 - *Social Services*- *Funding the project as economically as possible over 4 to 5 years*

Fund Raising and Donations

- Develop a Donor Naming Rights funding policy
- Identify and pursue private foundation grants
- Identify federal or state grants which may be applicable

Information Campaign

- Social Media
- Local Paper
- Public Hearing at Council meeting
- Flyer detailing the Project and Costs
- Other

Next Steps