



# COMMUNITY MEETING 3

December 4, 2025

## DISTRICT-WIDE STUDY

assessment and recommendations on the educational and operational efficiency of Thomaston Public Schools.

# Tonight's Agenda

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## Community Meeting


Third Community Meeting

December 4, 2025

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### *Proposed Agenda*

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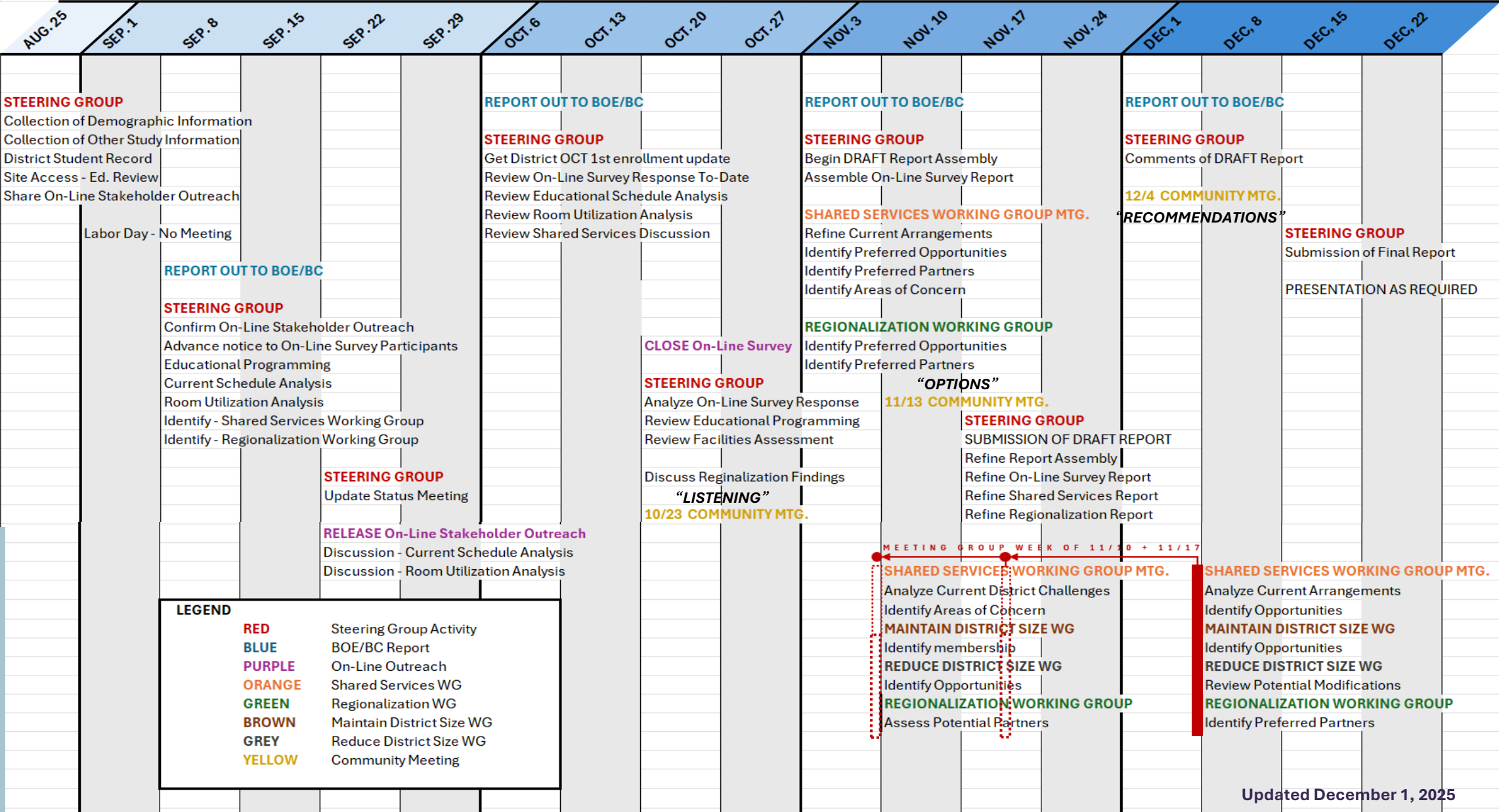
6:30 – 6:40	<b>Walk-About</b> ✓ <i>light refreshments, informal introductions / questions</i>	<b>TPS / DRA</b>
6:40 – 6:45	<b>Welcome</b> ✓ <i>where we've been, - where we're going</i>	<b>TPS</b>
6:45 – 6:50 	<b>Study Overview</b> <ul style="list-style-type: none"><li>▪ <i>goals of study process</i></li><li>▪ <i>work plan / study timeline overview</i></li><li>▪ <i>key discussion topics</i></li></ul>	<b>DRA</b>
6:50 – 7:45	<b>Options / Alternatives</b> Group Presentation / Discussion <ul style="list-style-type: none"><li>▪ <i>Retain / Reduce / Share / Regionalize</i></li><li>▪ <i>Preferred Grade Alignments</i></li></ul>	<b>TPS / DRA</b>
7:45 – 7:55	<b>Regroup / Recap</b> ✓ <i>brief recap of presentation / discussion session highlights</i>	<b>DRA</b>
7:55 – 8:00	<b>Concluding Comments</b>	<b>TPS</b>

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to view study information, visit the town website at <https://www.thomastonct.org/>  
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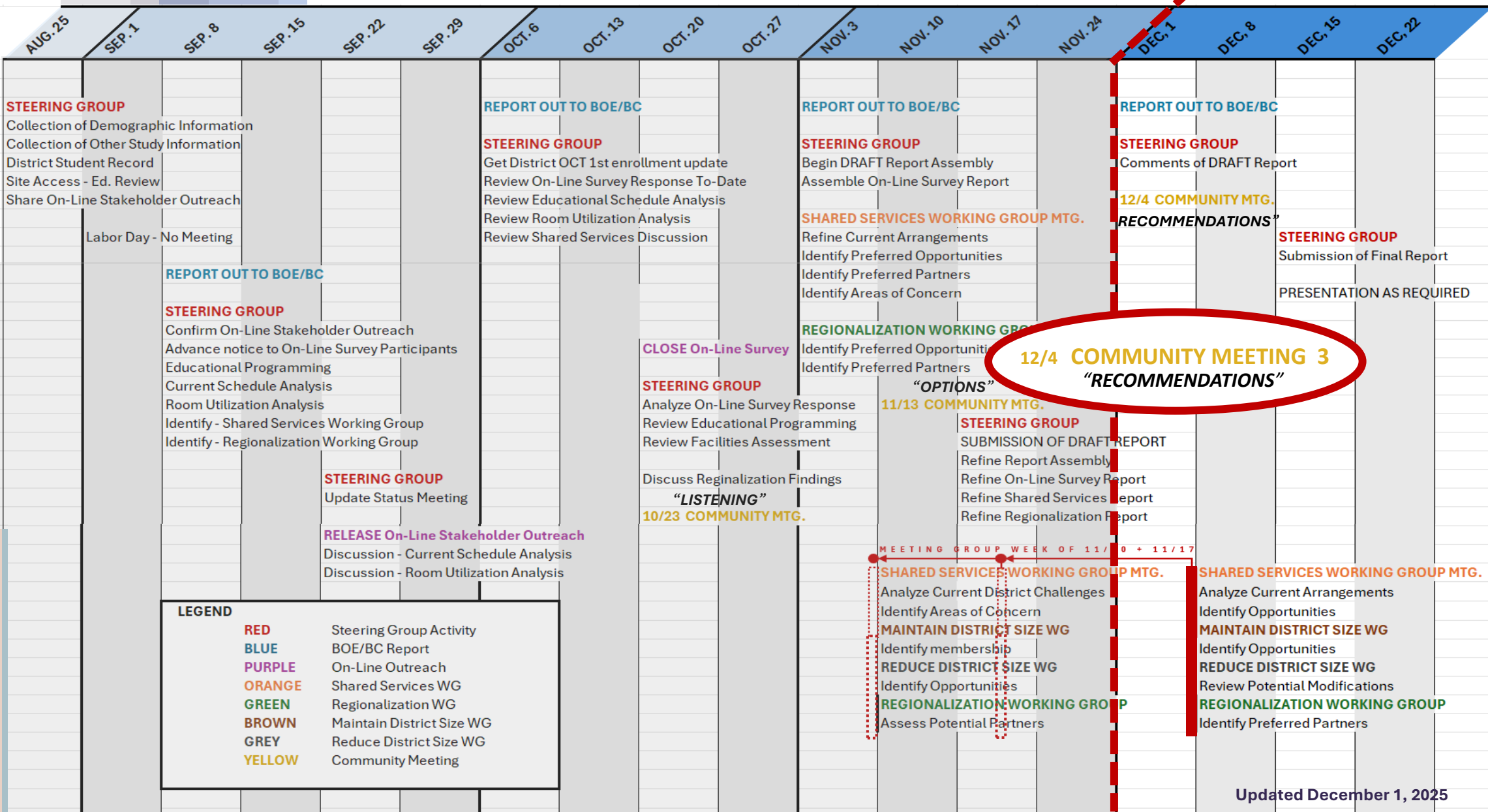
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# Project Plan / Timeline | August - December 2025



Project Plan / Timeline | August - December 2025

THOMASTON  
Public Schools



Updated December 1, 2025

# Key Discussion Topics

Topic #1 | **RETAIN** - *Retaining the Current Facilities*

Topic #2 | **REDUCE** - *Reducing the Total Number of Facilities*

Topic #3 | **SHARE** - *Operational Shared Services Potential*

Topic #4 | **REGIONALIZE** - *Comprehensive Regionalization Potential*

# Tonight's Agenda

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**Community Meeting**  
Third Community Meeting  
*December 4, 2025*

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***Proposed Agenda***

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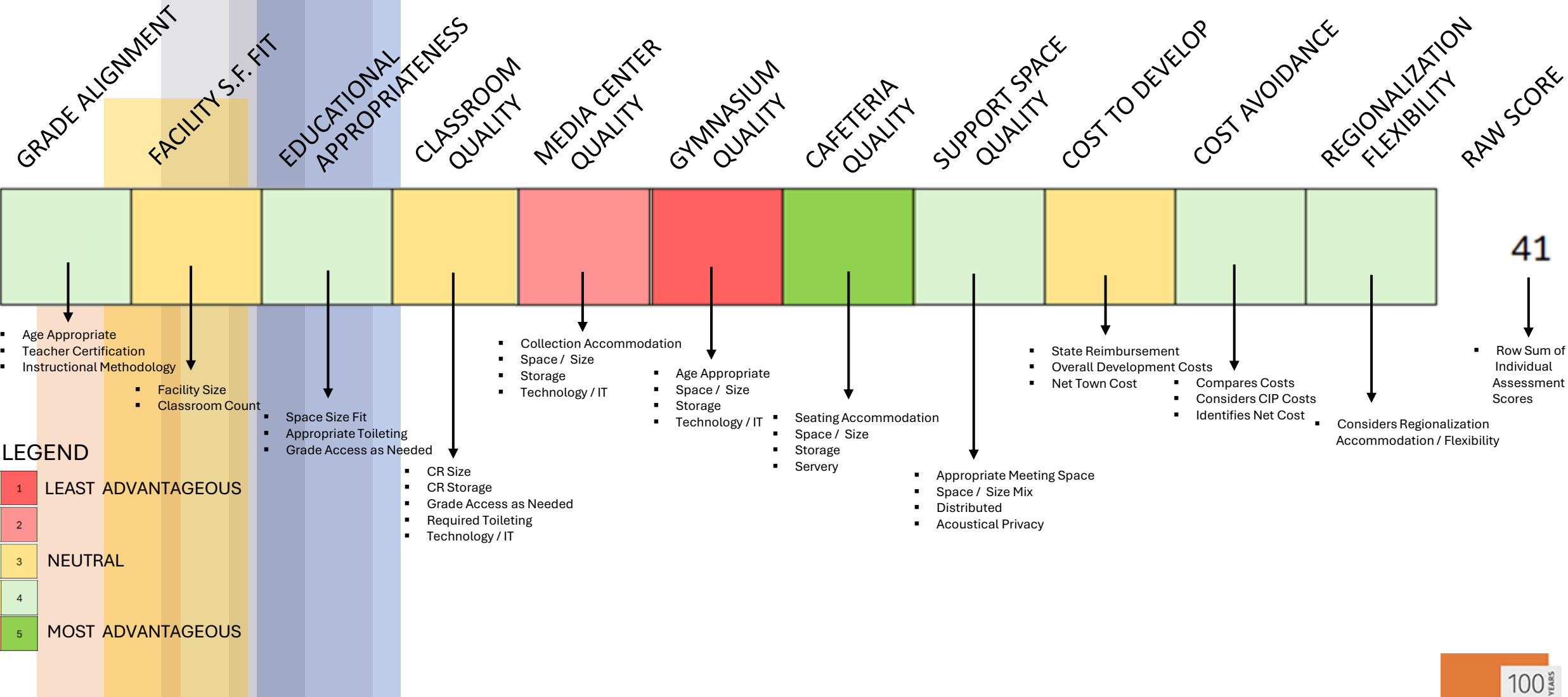
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# Qualitative Assessment – Descriptive Key



# Regionalization | Potential Timeframe

YEAR 1

**Identify potential strengths and weaknesses, opportunities and threats.** Build understanding of staffing, facilities (capacities and needs), curriculum offerings. Potential partnerships and regionalization potential.

YEARS 2-4

**Seek to identify and share non-contractual positions** (Superintendent, Assistant Superintendent, Payroll, Purchasing, Curriculum Director). Seek to share purchasing and services (busing, food services, custodial, maintenance). Develop a Memorandum of Understanding with potential regionalization partners.

YEARS 5-7

**Seek to unify curricular offerings and contracts** for contracted employees. Formulate basis of regionalization framework.

YEARS 7-10

**Formalize Memorandum of Understanding** / Regionalization Agreement / Shared Services / Shared Curriculum instruments.



# Projected Cost

THOMASTON PUBLIC SCHOOLS				
Grade Alignment C - Thomaston High School				
PRELIMINARY PROJECTION OF COSTS				
Summary				
The following represents an order of magnitude projection of total project costs for construction, sitework, and other associated costs for additions to and the renovation to as-new condition of the Thomaston High School. This work includes additions and renovations to all areas of the building as well as replacement of furniture, fixtures, and equipment. The costs shown are conceptual and should be used for general planning and budgetary purposes only.				
CONSTRUCTION COSTS				\$102,601,640
SITE DEVELOPMENT				
Site Development & Improvements	8.0 Acres	\$500,000	\$4,000,000	
Site Development Contingency	12%		\$480,000	
Subtotal for Site Development			\$4,480,000	
BUILDING				
Building Demolition	500 sf	\$28	\$14,000	
Major Renovation	98,950 sf	\$600	\$59,370,000	
New Construction	35,600 sf	\$925	\$32,930,000	
Subtotal Construction			\$96,794,000	
Program/Design Contingency	6%		\$5,807,640	
CONSTRUCTION COSTS ESCALATION				\$15,390,250
Escalation to mid-point of Construction	5.0%	3.0 yrs	\$15,390,250	
TOTAL CONSTRUCTION COST				\$117,991,890
Construction Contingency	10%			\$9,679,400
Total Construction Budget				\$127,671,290
EQUIPMENT				
Technology Program	100 workstations	\$400.00	\$240,000	
Fixtures, Furnishings & Equipment	1,000 sf	\$20.00	\$2,000,000	
FFE/Technology Contingency			\$67,300	
PROJECT DEVELOPMENT				\$18,874,350
Architectural/ Engineering Fees	8.0%		\$10,453,567	
Other Consultants	0.5%		\$638,356	
Construction Management Fee	1.5%		\$1,769,878	
Construction Management Costs	4.0%		\$5,106,852	
Special Inspections & Testing	0.3%		\$383,014	
Reimbursable Expenses	5.0%		\$522,678	
A/E On-Site Representation	0.00%		\$0	
OTHER COSTS				
Site Acquisition	0 acres	\$0	\$0	
City/Town Permit Fees (assumed waived)	0.000		\$0	
State Permit Fees			\$21,200	
Bonding/Legal Fees			\$50,000	
Builders Risk Insurance, Utilities, Staff	\$1.00 sf		\$98,950	
Printing, Mailing, Advertising			\$118,000	
Moving Expenses	1 allow		\$55,000	
Premium Work Time	1 allow	\$	-	
TOTAL PROJECT COST				\$149,900,000

# Quantitative Assessment – Cost Analysis

## DEVELOPMENT COSTS

### State Grant - Approach A

BLACK ROCK SCHOOL (RENOV) 10%+/- State Grant	\$	XX	\$	10%	\$	XX-10%
THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 2025-26 State Grant	\$	XX	\$	68%	\$	XX-68%
TOTAL	\$	XX	\$	XX%	\$	XX

### State Grant - Approach B

BLACK ROCK SCHOOL (NEW) 68%+/- 68%+/- 2025-26 State Grant	\$	XX	\$	68%	\$	XX-68%
THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 68%+/- 2025-26 State Grant	\$	XX	\$	68%	\$	XX-68%
TOTAL	\$	XX	\$	XX%	\$	XX

## AVOIDANCE COSTS

BLACK ROCK SCHOOL (CIP*) 10%+/- State Grant	\$	XX	\$	10%	\$	10%
CENTER SCHOOL (CIP*) 10%+/- State Grant	\$	XX	\$	10%	\$	10%
THOMASTON HIGH SCHOOL (CIP*) 10%+/- State Grant	\$	XX	\$	10%	\$	10%
TOTAL	\$	XX	\$	XX	\$	XX

\* CIP - Capital Improvement Plan

Minimal State Grant - Cost Avoidance Projection

\$ XX M

Potential State Grant - Cost Avoidance Projection

\$ XX M

# Key Discussion Topics

Topic #1 | **RETAIN** - *Retaining the Current Facilities*

Topic #2 | **REDUCE** - *Reducing the Total Number of Facilities*

Topic #3 | **SHARE** - *Operational Shared Services Potential*

Topic #4 | **REGIONALIZE** - *Comprehensive Regionalization Potential*

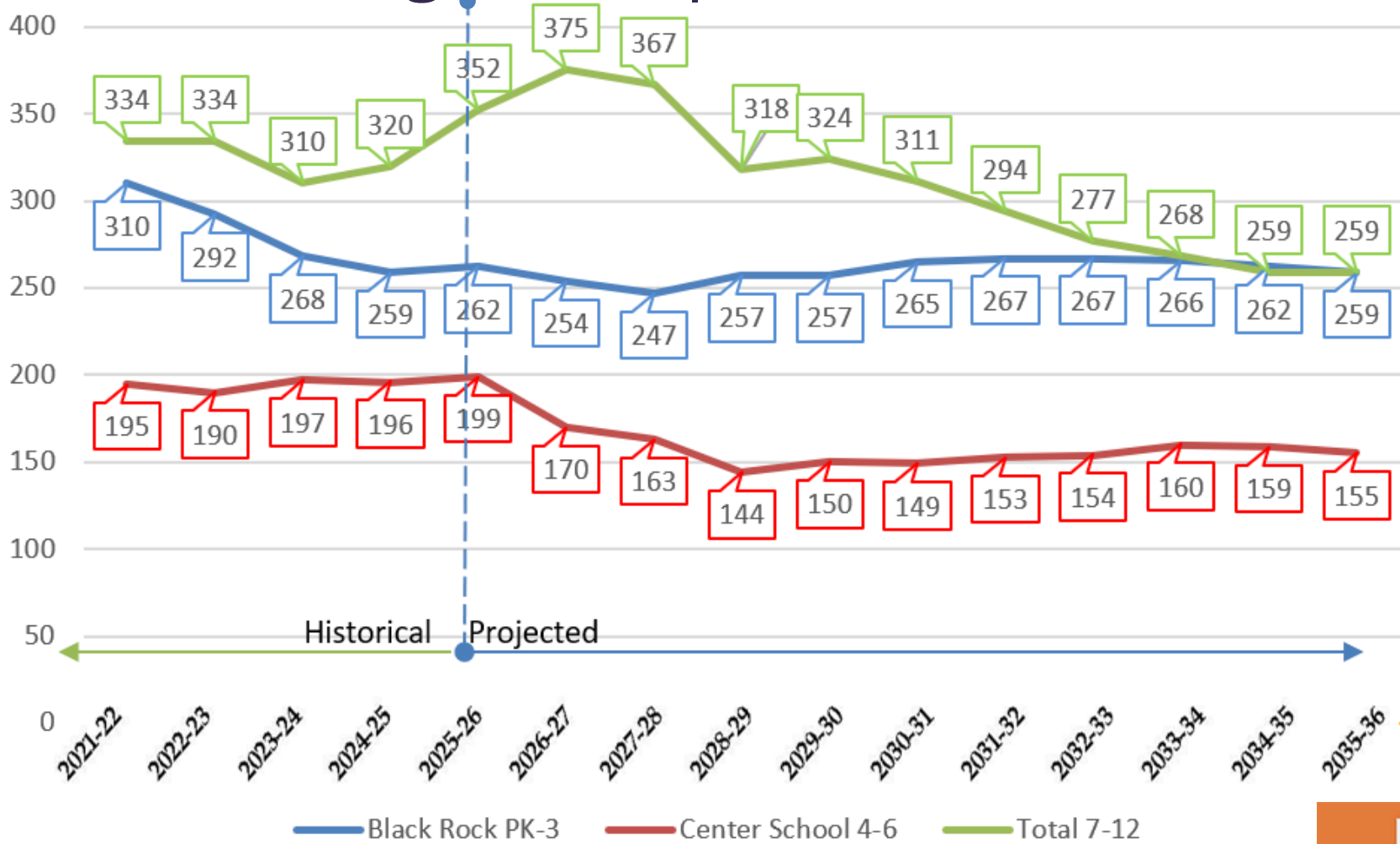
# Retain Existing Facilities

## Current Grade Alignment | PK-3 (BRS), 4-6 (TCS), 7-12 (THS)

THOMASTON HIGH SCHOOL

BLACK ROCK ELEMENTARY

THOMASTON CENTER SCHOOL



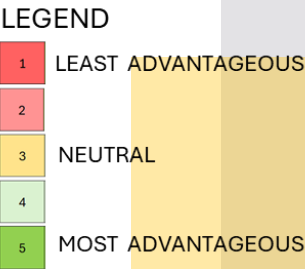
# Retain Existing Facilities

## Current Grade Alignment | PK-3, 4-6, 7-12

BLACK ROCK ELEMENTARY					THOMASTON CENTER SCHOOL			THOMASTON HIGH SCHOOL					
PK	K	1	2	3	4	5	6	7	8	9	10	11	12
PROJECTED 8-YEAR MAX ENROLLMENT 267 STUDENTS – 2031-'32					PROJECTED 8-YEAR MAX 170 STUDENTS – '26-'27			PROJECTED 8-YEAR MAX ENROLLMENT 375 STUDENTS – 2026-'27					
54,700sf 410 – 457 student target capacity range Target CR 20 – 22 Students Target PK-K 13 – 15 Students Reasonable Capacity Fit					105,800sf – 520 – 572 capacity Target CR 20 – 22 Students Includes Auditorium Under Capacity			98,950sf – 720-792 student target capacity range Target CR 20 – 22 Students Under Capacity					

# Retain Existing Facilities

Current Grade Alignment | PK-3 (BRS), 4-6 (TCS), 7-12 (THS)



	GRADE ALIGNMENT	FACILITY S.F. FIT	EDUCATIONAL APPROPRIATENESS	CLASSROOM QUALITY	MEDIA CENTER QUALITY	GYMNASIUM QUALITY	CAFETERIA QUALITY	SUPPORT SPACE QUALITY	COST TO DEVELOP	COST AVOIDANCE	REGIONALIZATION FLEXIBILITY	RAW SCORE
BLACK ROCK SCHOOL GRADES PK-3	4	3	4	2	4	4	3	3	1	2	2	32
CENTER SCHOOL GRADES 4-6	4	3	3	2	3	4	3	3	1	2	2	30
THOMASTON HIGH SCHOOL GRADES 7-12	4	2	4	3	4	4	4	3	1	2	4	35



# Retain Existing Facilities

Current Grade Alignment | PK-3 (BRS), 4-6 (TCS), 7-12 (THS)

## Maintain Existing Buildings | No Significant Educational Improvements

	PROJECTED COST	POTENTIAL GRANT	PROJECTED NET COST
BLACK ROCK SCHOOL (CIP*) 10%+/- State Grant	\$ 29.6 M	\$ 3	\$ 27 M
CENTER SCHOOL (CIP*) 10%+/- State Grant	\$ 31.1 M	\$ 3	\$ 28 M
THOMASTON HIGH SCHOOL (CIP*) 10%+/- State Grant	\$ 56.2 M	\$ 6	\$ 51 M
TOTAL	\$ 116.9 M	\$ 12	\$ 105 M

\* CIP - Capital Improvement Plan

# Retain Existing Facilities

Current Grade Alignment | PK-3 (BRS), 4-6 (TCS), 7-12 (THS)

## ADVANTAGES

- Known Alignment for Community
- Addresses Code Upgrades
- Addresses All CIP Items

## DISADVANTAGES

- No Educational Improvement to System
- Continues Operation of Excess Space
- Does Not Maximize State Grants
- Does Not Encourage Regionalization

# Key Discussion Topics

Topic #1 | **RETAIN** - *Retaining the Current Facilities*

Topic #2 | **REDUCE** - *Reducing the Total Number of Facilities*

Topic #3 | **SHARE** - *Operational Shared Services Potential*

Topic #4 | **REGIONALIZE** - *Comprehensive Regionalization Potential*

## Alignment A | PK-3 (BRS), 4-12 (THS)

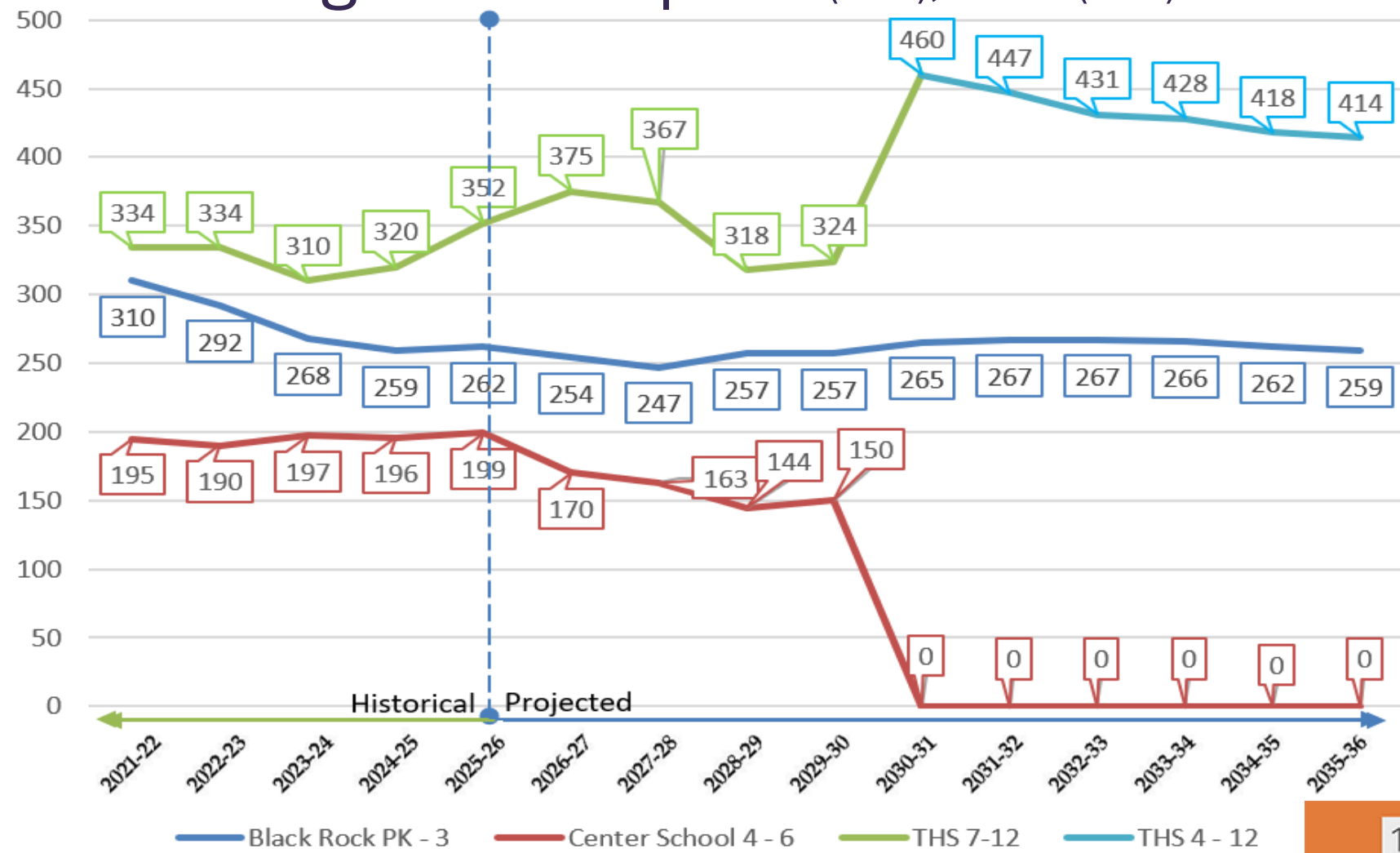
# Reduce Facilities | SF Footprint

## Alignment A | PK-3 (BRS), 4-12 (THS)

THOMASTON HIGH SCHOOL

BLACK ROCK ELEMENTARY

THOMASTON CENTER SCHOOL  
Off-Line



# Reduce Facilities | SF Footprint

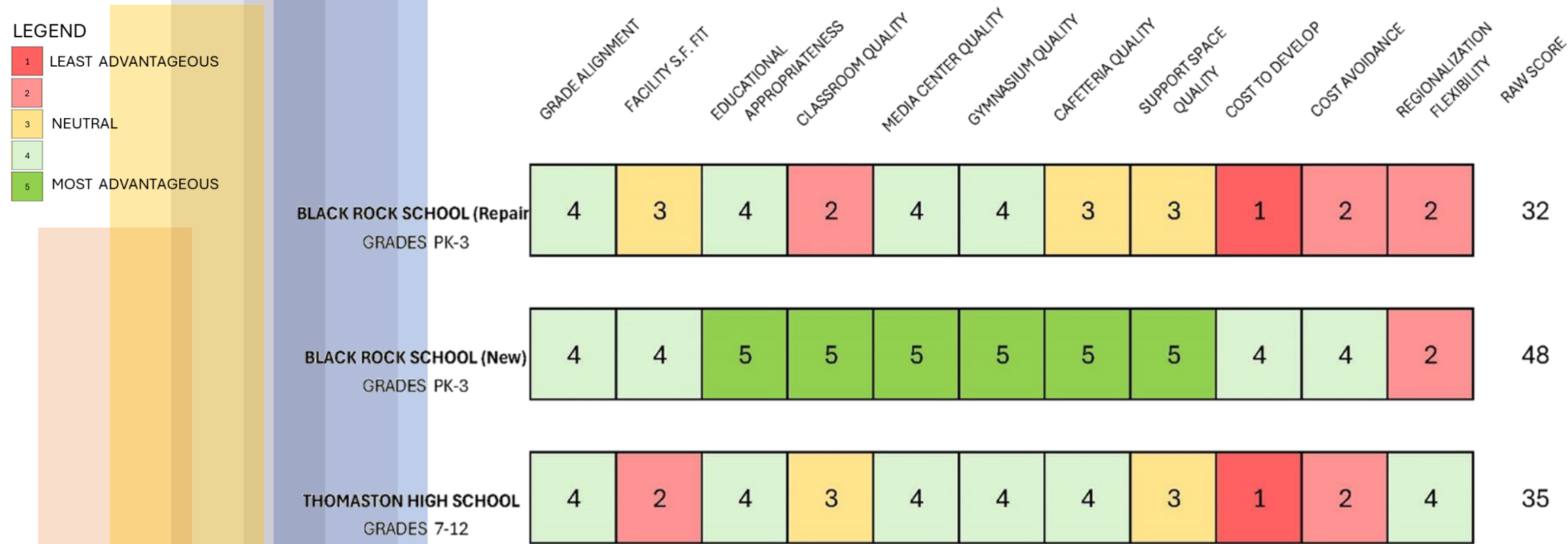
## Alignment A | PK-3 (BRS), 4-12 (THS)

BLACK ROCK ELEMENTARY					THOMASTON HIGH SCHOOL								
PK	K	1	2	3	4	5	6	7	8	9	10	11	12
PROJECTED 8-YEAR MAX ENROLLMENT 267 STUDENTS – 2032-'33					PROJECTED 8-YEAR MAX ENROLLMENT 460 STUDENTS – 2030-'31								
54,700sf – 410 – 457 student target capacity range Target CR 22 – 25 Students Target PK-K 13 – 15 Students Reasonable Capacity Fit					98,950sf – 720-792 student target capacity range Target CR 20 – 22 Students Reasonable Capacity Fit								
THOMASTON CENTER SCHOOL Off-Line													



# Reduce Facilities

## Alignment A | PK-3 (BRS), 4-12 (THS)



# Reduce Facilities

## Alignment A | PK-3 (BRS), 4-12 (THS)

### DEVELOPMENT COSTS

#### State Grant - Approach A

BLACK ROCK SCHOOL (RENOV) 10%+/- State Grant

\$ 26 M \$ 3 M \$ 24 M

THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 2025-26 State Grant

\$ 116 M \$ 79 M \$ 37 M

TOTAL \$ 142 M \$ 82 M \$ 61 M

#### State Grant - Approach B

BLACK ROCK SCHOOL (NEW) 68%+/- 68%+/- 2025-26 State Grant

\$ 37 M \$ 25 \$ 12 M

THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 68%+/- 2025-26 State Grant

\$ 116 M \$ 79 \$ 37 M

TOTAL \$ 153 M \$ 104 \$ 49 M

### AVOIDANCE COSTS

BLACK ROCK SCHOOL (CIP\*) 10%+/- State Grant

\$ 29.6 M \$ 3 \$ 27 M

CENTER SCHOOL (CIP\*) 10%+/- State Grant

\$ 31.1 M \$ 3 \$ 28 M

THOMASTON HIGH SCHOOL (CIP\*) 10%+/- State Grant

\$ 56.2 M \$ 6 \$ 51 M

\* CIP - Capital Improvement Plan

TOTAL \$ 116.9 M \$ 12 \$ 105 M

State Grant – Approach A | Cost Avoidance Projection

\$ 44 M

State Grant – Approach B | Cost Avoidance Projection

\$ 56 M

# Reduce Facilities

Alignment A | PK-3 (BRS), 4-12 (THS)

## ADVANTAGES

- Better SF / Student Fit
- Cost Avoidance Potential
- Uses State Grants
- Addresses All CIP Items

## DISADVANTAGES

- Unfamiliar HS Alignment
- Modification to Address Student Ages
- 
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## Alignment B | K-6 (BRS), PK,7-12 (THS)

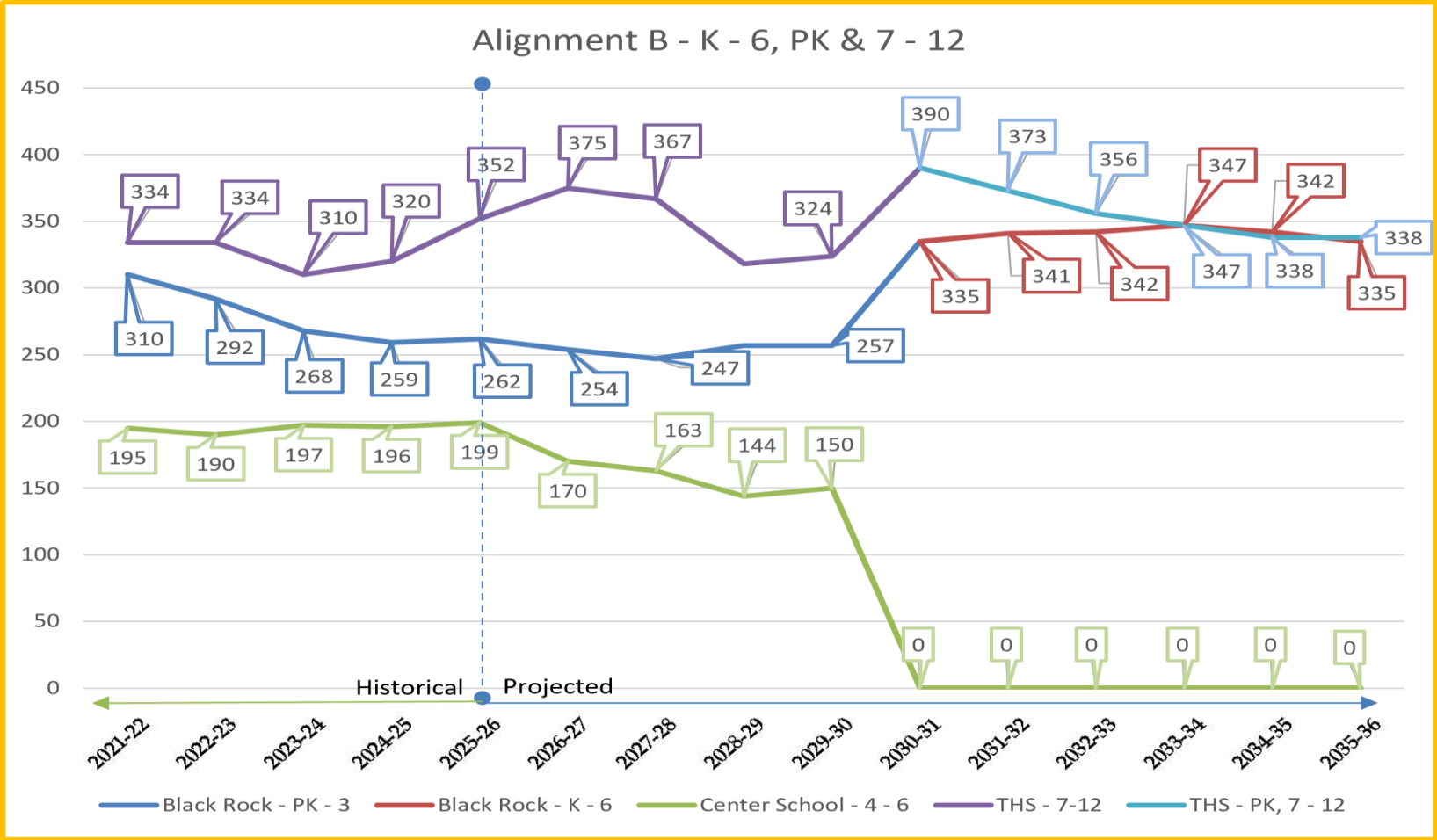
# Reduce Facilities | SF Footprint

## Alignment B | K-6 (BRS), PK,7-12 (THS)

THOMASTON HIGH  
SCHOOL

BLACK ROCK  
ELEMENTARY

THOMASTON  
CENTER SCHOOL  
Off-Line



# Reduce Facilities | SF Footprint

## Alignment B | K-6 (BRS), PK, 7-12 (THS)

BLACK ROCK ELEMENTARY							THOMASTON HIGH SCHOOL						
K	1	2	3	4	5	6	7	8	9	10	11	12	PK
PROJECTED 8-YEAR MAX ENROLLMENT 347 STUDENTS – 2033-’34							PROJECTED 8-YEAR MAX ENROLLMENT 390 STUDENTS – 2030-’31						
54,700sf – 410 – 457 student target capacity range Target CR 22 – 25 Students Target PK-K 13 – 15 Students Reasonable Capacity Fit							98,950sf – 720-792 student target capacity range Target CR 20 – 22 Students Reasonable Capacity Fit						
THOMASTON CENTER SCHOOL Off-Line													



# Reduce Facilities

## Alignment B | K-6 (BRS), PK,7-12 (THS)

LEGEND

1

LEAST ADVANTAGEOUS

2

3

NEUTRAL

4

5

MOST ADVANTAGEOUS

BLACK ROCK SCHOOL  
GRADES K-6

THOMASTON HIGH SCHOOL  
GRADES 7-12' + PK +  
GROSS MOTOR + DINING

GRADE ALIGNMENT	FACILITY'S F. FIT	EDUCATIONAL APPROPRIATENESS	CLASSROOM QUALITY	MEDIA CENTER QUALITY	GYMNASIUM QUALITY	CAFETERIA QUALITY	SUPPORT SPACE QUALITY	COST TO DEVELOP	COST AVOIDANCE	REGIONALIZATION FLEXIBILITY	RAW SCORE
4	4	4	4	4	4	4	3	3	3	4	41
4	4	4	5	5	4	4	3	3	3	4	43

# Reduce Facilities

## Alignment B | K-6 (BRS), PK, 7-12 (THS)

### DEVELOPMENT COSTS

#### State Grant - Approach B

BLACK ROCK SCHOOL (ADD/NEW) 68%+/- 68%+/- 2025-26 State Grant	\$	62	M	\$	42	\$	20	M
THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 68%+/- 2025-26 State Grant	\$	96	M	\$	65	\$	31	M
<b>TOTAL</b>	<b>\$</b>	<b>158</b>	<b>M</b>	<b>\$</b>	<b>107</b>	<b>\$</b>	<b>51</b>	<b>M</b>

### AVOIDANCE COSTS

BLACK ROCK SCHOOL (CIP*) 10%+/- State Grant	\$	29.6	M	\$	3	\$	27	M
CENTER SCHOOL (CIP*) 10%+/- State Grant	\$	31.1	M	\$	3	\$	28	M
THOMASTON HIGH SCHOOL (CIP*) 10%+/- State Grant	\$	56.2	M	\$	6	\$	51	M
<b>TOTAL</b>	<b>\$</b>	<b>116.9</b>	<b>M</b>	<b>\$</b>	<b>12</b>	<b>\$</b>	<b>105</b>	<b>M</b>

\* CIP - Capital Improvement Plan

### Potential State Grant - Cost Avoidance Projection

\$ 55 M

# Reduce Facilities

Alignment B | K-6 (BRS), PK, 7-12 (THS)

## ADVANTAGES

- Familiarity w/ HS Alignment
- Potential Early Childhood Program
- Traditional Elementary Alignment
- Addresses All CIP Items

## DISADVANTAGES

- Site Constraints at Black Rock
- Scope of Addition at THS

## Alignment C | PK-K (NEW), 1-12 (THS)

# Reduce Facilities | SF Footprint

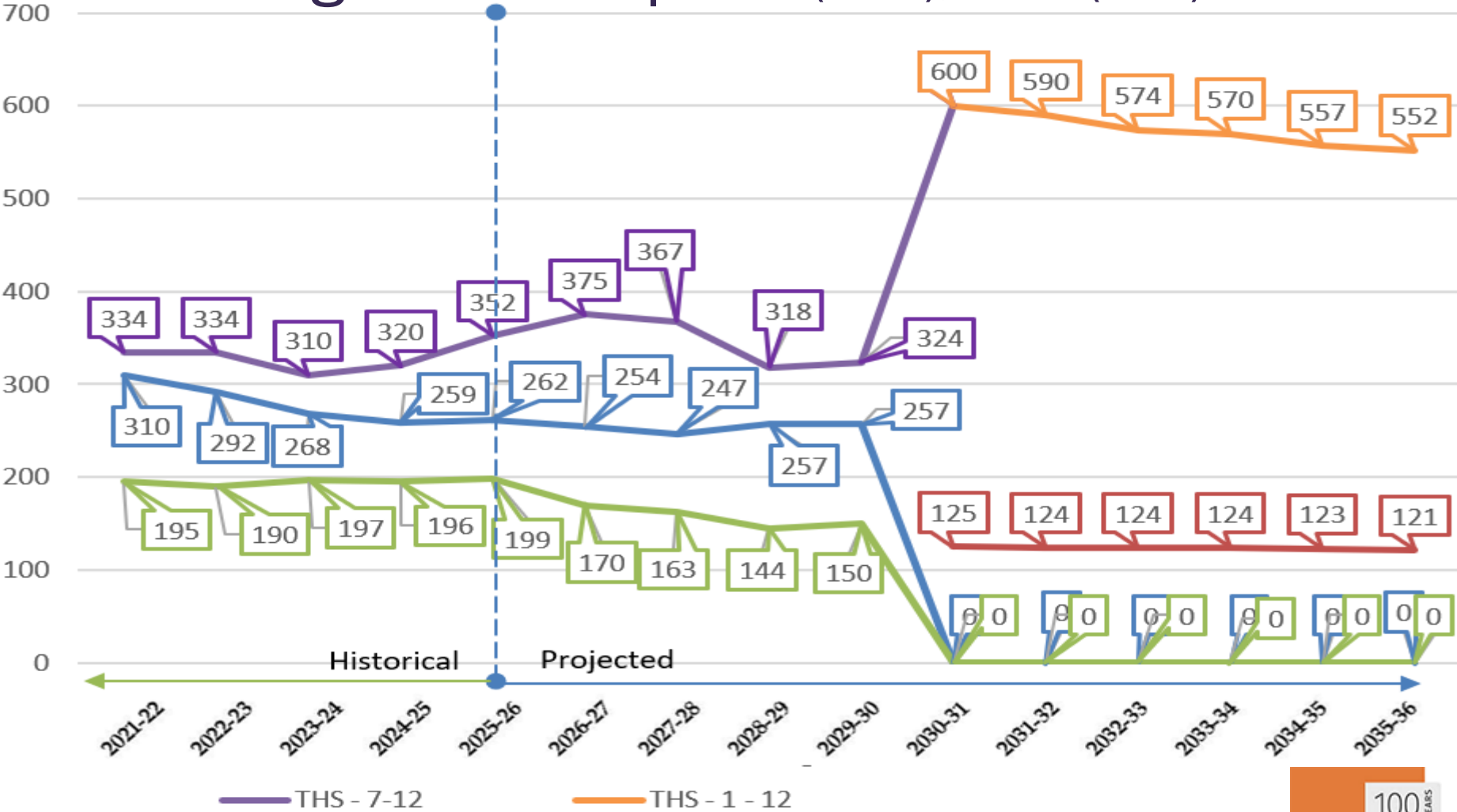
## Alignment C | PK-K (New), 1-12 (THS)

THOMASTON HIGH SCHOOL

NEW PK-K FACILITY

BLACK ROCK ELEMENTARY  
Off-Line

THOMASTON CENTER SCHOOL  
Off-Line



# Reduce Facilities | SF Footprint

## Alignment C | PK-K (New), 1-12 (THS)

NEW BUILDING		THOMASTON HIGH SCHOOL											
PK	K	1	2	3	4	5	6	7	8	9	10	11	12
PROJECTED 8-YEAR MAX ENROLLMENT 125 STUDENTS – '29-'30		PROJECTED 8-YEAR MAX ENROLLMENT 606 STUDENTS – 2029-'30* *likely first year of use											
Build Facility To Meet Student Population <b>Reasonable Fit</b>		98,950sf – 720-792 student target capacity range + 20,000sf new construction early childhood Target CR 22 – 25 Students Target PK-K 13 – 15 Students <b>Reasonable Fit</b> (- assumes 20,000sf new construction for early childhood)											
THOMASTON CENTER SCHOOL Off-Line													



# Reduce Facilities |

## Alignment C | PK-K (New), 1-12 (THS)

LEGEND

1

LEAST ADVANTAGEOUS

2

3

NEUTRAL

4

5

MOST ADVANTAGEOUS

NEW BUILDING  
GRADES PK-K

THOMASTON HIGH SCHOOL  
GRADES 1-12'

GRADE ALIGNMENT	FACILITY S.F. FIT	EDUCATIONAL APPROPRIATENESS	CLASSROOM QUALITY	MEDIA CENTER QUALITY	GYMNASIUM QUALITY	CAFETERIA QUALITY	SUPPORT SPACE QUALITY	COST TO DEVELOP	COST AVOIDANCE	REGIONALIZATION FLEXIBILITY	RAW SCORE
5	5	5	5	5	5	5	5	3	4	2	49
4	3	4	4	4	4	4	4	3	4	4	42

# Reduce Facilities |

## Alignment C | PK-K (New), 1-12 (THS)

DEVELOPMENT COSTS			TOTAL COST		STATE GRANT		NET TO TOWN				
State Grant - Approach B											
BLACK ROCK SCHOOL (ADD/NEW) 68%+/- 68%+/- 2025-26 State Grant			\$	21	M	\$	14	\$	7	M	
THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 68%+/- 2025-26 State Grant			\$	150	M	\$	102	\$	48	M	
TOTAL			\$	171	M	\$	116	\$	55	M	
AVOIDANCE COSTS											
BLACK ROCK SCHOOL (CIP*) 10%+/- State Grant			\$	29.6	M	\$	3	\$	27	M	
CENTER SCHOOL (CIP*) 10%+/- State Grant			\$	31.1	M	\$	3	\$	28	M	
THOMASTON HIGH SCHOOL (CIP*) 10%+/- State Grant			\$	56.2	M	\$	6	\$	51	M	
* CIP - Capital Improvement Plan			TOTAL	\$	116.9	M	\$	12	\$	105	M
Potential State Grant - Cost Avoidance Projection									\$	50	M

# Reduce Facilities |

## Alignment C | PK-K (New), 1-12 (THS)

### ADVANTAGES

- Improved Curriculum Alignment
- Most Efficient Use of District SF
- Affords Widest Curricular Offering

### DISADVANTAGES

- Uncommon Grade Alignment
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# Tonight's Agenda

**THOMASTON**  
*Public Schools*



Thomaston Public Schools and Town of Thomaston  
**District-Wide Educational Study**

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## Community Meeting

Third Community Meeting

December 4, 2025

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### *Proposed Agenda*

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