THOMASTON Public Schools

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



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

Community Meeting

Third Community Meeting December 4, 2025

Proposed Agenda

6:30 – 6:40 Walk-About TPS / DRA

√ light refreshments, informal introductions / questions

6:40 - 6:45 Welcome TPS

✓ where we've been, - where we're going

6:45 – 6:50 Study Overview DRA



goals of study process

work plan / study timeline overview

key discussion topics

6:50 – 7:45 Options / Alternatives TPS / DRA

Group Presentation / Discussion

Retain / Reduce / Share / Regionalize

Preferred Grade Alignments

7:45 – 7:55 Regroup / Recap DRA

√ brief recap of presentation / discussion session highlights

7:55 – 8:00 Concluding Comments TPS

to view study information, visit the town website at https://www.thomastonct.org/ click on Government and then click on Thomaston Public Schools





Project Plan / Timeline | August - December 2025



KUG-25 SEP. 2	skr. skr. tr	548.72 548.78	OCT.6	oct. ³³	oct.20	oct.27	MON'3	MOV.20	MON. 27	404.24	SEC. 7	0kc.8	DEC.15	DEC.32
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	YELLOW	Community Meeting	J											
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Project Plan / Timeline | August - December 2025



KUG-25 SEP-2	5EP.5 5EP.55	5K ² L ² 5K ² L ²	oct.6	oct. ³³	oct.20	oct. ²⁷	MO1.3	MON.70	MON. 27	MON. 2A	pec.1	OFC.8	DEC. 15	DECTO
STEERING GROUP			REPORT OUT	TO BOE/BC	;		REPORT OU	T TO BOE/BO	;		REPORT O	UT TO BOE/BO	;	
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	BLUE	BOE/BC Report						Identify mer		J		Identify Opp		14/0
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	GREY	Reduce District Size W	_					ASSESS FOLE	nual Faithe	3		identity Prei	eneu rattit	
	YELLOW	Community Meeting												
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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



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

Community Meeting

Third Community Meeting December 4, 2025

Proposed Agenda

TPS / DRA 6:30 - 6:40Walk-About √ light refreshments, informal introductions / questions **TPS** 6:40 - 6:45Welcome ✓ where we've been, - where we're going 6:45 - 6:50Study Overview DRA goals of study process

work plan / study timeline overview

TPS / DRA

key discussion topics

6:50 - 7:45Options / Alternatives Group Presentation / Discussion Retain / Reduce / Share / Regionalize Preferred Grade Alignments

7:45 - 7:55DRA Regroup / Recap √ brief recap of presentation / discussion session highlights

7:55 - 8:00**Concluding Comments** TPS

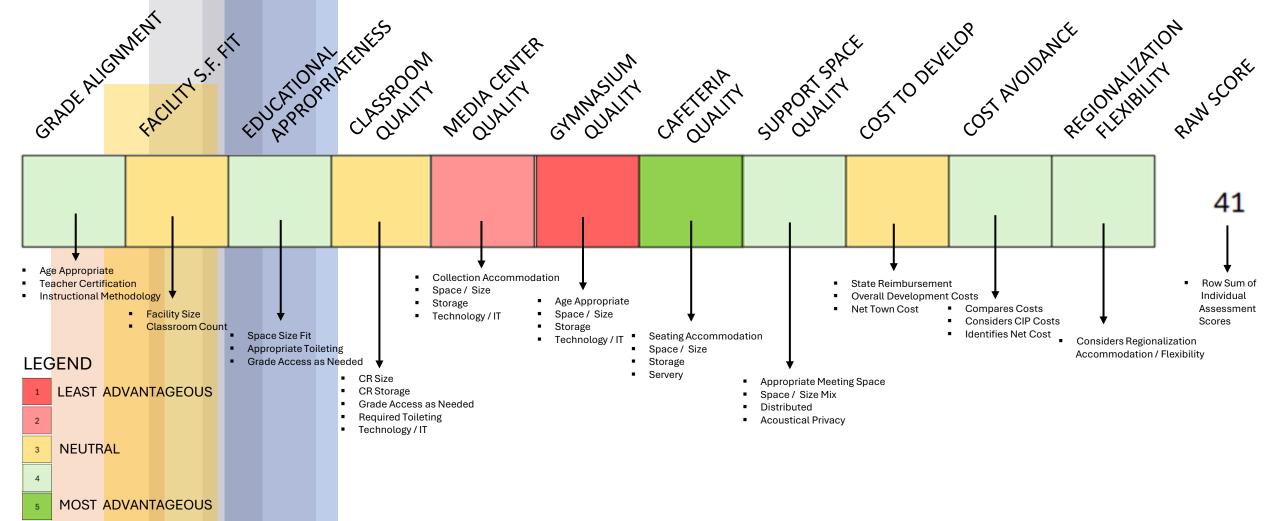
to view study information, visit the town website at https://www.thomastonct.org/ click on Government and then click on Thomaston Public Schools

Thomaston | Public School District



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

Summar

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 furnture, fixtures, and equipment. The costs shown are conceptual and should be used for general planning and budgetary purposes only.

	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		4	\$96,794,000	\ (
Program/Design Contingency	6%		\$5,807,640	1
CONSTRUCTION COSTS ESCALATION			1,	\$15,390,250
Escalation to mid-point of Construction	5.0%	3.0 yrs	\$15,390,250	
TOTAL CONSTRUCTION COST			1	\$117,991,890
Construction Contingency	10%			\$9,679,400
Total Construction Budget				\$127,671,290
EQUIPMENT				\$2,998,300
Technology Program	90 A V	nts \$400.00	\$240,000	
Fixtures, Furnishings & Equipment	1 55 sf	\$20.00	\$2,691,000	
FFE/Technology Contingency	112	3	\$67,300	
PROJECT DEVELOPMENT				\$18,874,350
Architectural/ Engineering Fe	8.0%		\$10,453,567	
Othe	0.5%		\$638,356	
Col uction Management Fee	1.5%		\$1,769,878	
Consument Costs	4.0%		\$5,106,852	
Special ons & Testing	0.3%		\$383,014	
Reimbursable Expenses	5.0%		\$522,678	
A/E On-Site Representation	0.00%		\$0	
OTHER COSTS				\$343,200
Site Acquistion	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
TOTAL PROJECT COST				\$ 149,900,000





Quantitative Assessment – Cost Analysis

THOMASTON

DEVELOF	MENT COSTS			TOTALCOST	STATEGRAI		NETTO TOWN
State Gra	ant - Approach A						
	BLACK ROCK SCHOOL (RENOV) 10%±/- State Grant		\$	XX	\$ 10%	\$	XX-109
	THOMASTON HIGH SCHOOL (ADD/RENO) 68%+)- 2025-26 State Grant	_	\$	XX	\$ 68%	\$	XX-68 ⁹
		TOTAL	\$	XX	\$ XX%	\$	XX
State Gra	ant - Approach B						
	BLACK ROCK SCHOOL (NEW) 68%+/- 68%+/- 2025-26 State Grant		\$	XX	\$ 68%	\$	XX-689
	THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 68%+/- 2025-26 State	e Grant	\$	XX	\$ 68%	\$	XX-689
		TOTAL	\$	XX	\$ XX%	\$	XX
AVOIDAN	ICE 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%
	* CIP - Capital Improvement Plan	TOTAL	\$	XX	\$ XX	\$	XX
			()	
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

#2 REDUCE - Reducing the Total Number of Facilities

SHARE - Operational Shared Services Potential

REGIONALIZE - Comprehensive Regionalization Potential



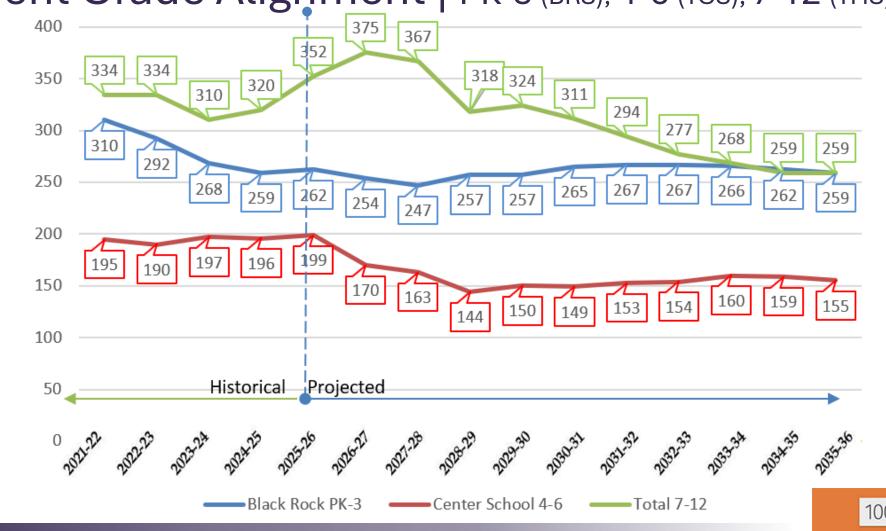


Current Grade Alignment | PK-3 (BRS), 4-6 (TCS), 7-12 (THS)

THOMASTON HIGH SCHOOL

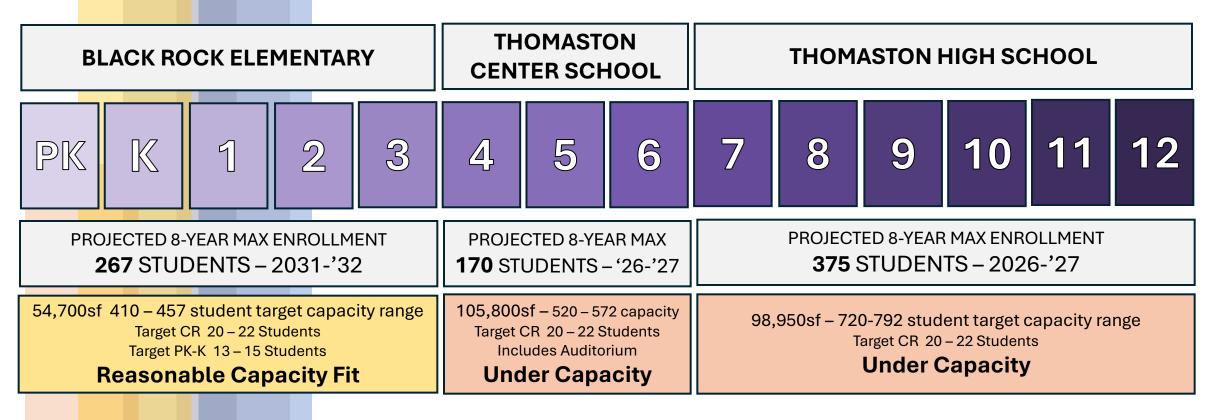
BLACK ROCK ELEMENTARY

THOMASTON CENTER SCHOOL





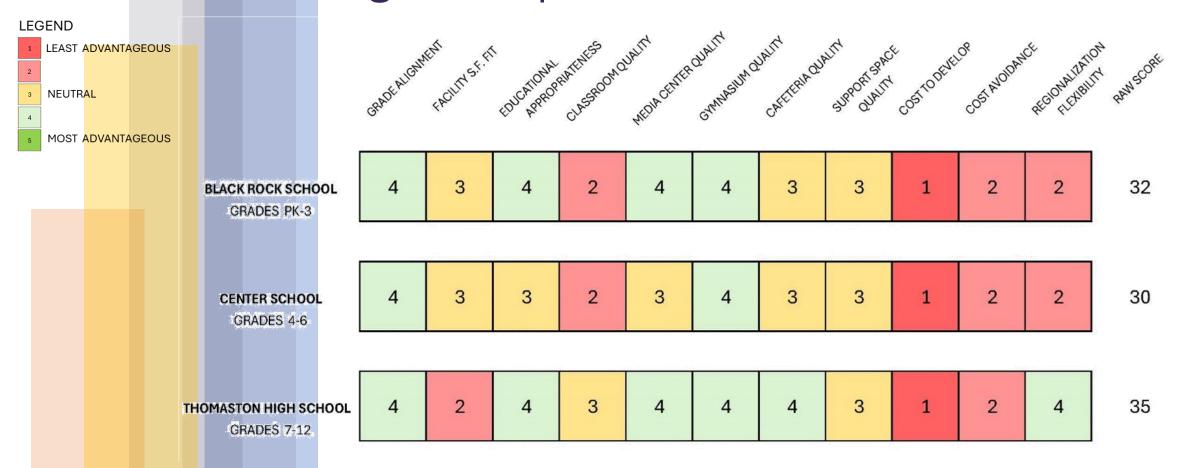
Current Grade Alignment | PK-3, 4-6, 7-12







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







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

Maintain Existing Buildings | No Significant Educational Improvements

		PR	OJECTED C	OST	POT	ENTIAL GRANT	PROJ	ECTED NET	COST
BLACK ROCK SCHOOL (CIP*) 10%+/- State Grant		\$	29.6	М	\$	3	\$	27	М
CENTER SCHOOL (CIP*) 10%+/- State Grant		\$	31.1	M	\$	3	\$	28 1	М
THOMASTON HIGH SCHOOL (CIP*) 10%+/- State Grant		\$	56.2	M	\$	6	\$	51 N	M_
* CIP - Capital Improvement Plan	OTAL	\$	116.9	М	\$	12	\$	105 I	М





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



RETAIN - Retaining the Current Facilities

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

SHARE - Operational Shared Services Potential

REGIONALIZE - Comprehensive Regionalization Potential





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



Reduce Facilities | SF Footprint

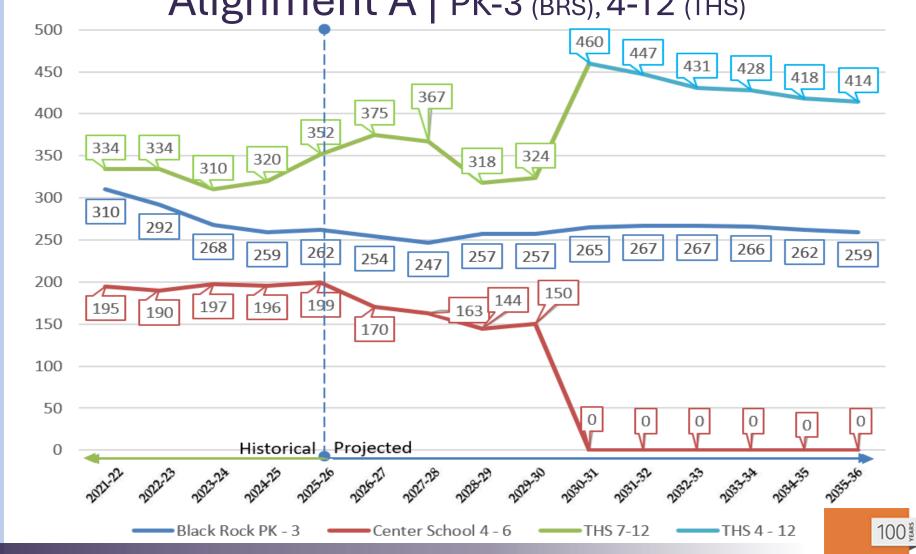
THOMASTON

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

THOMASTON HIGH SCHOOL

> **BLACK ROCK ELEMENTARY**

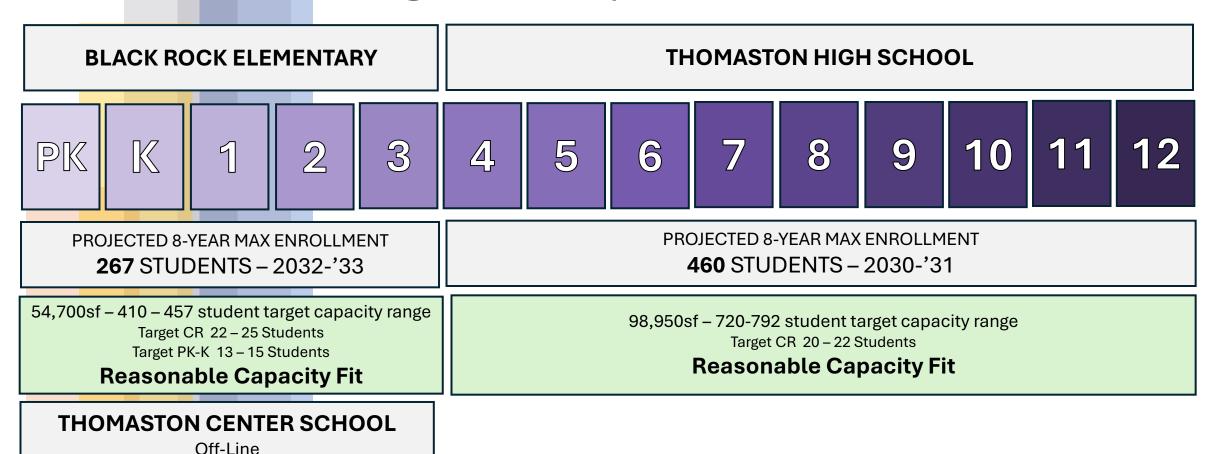
THOMASTON CENTER SCHOOL Off-Line



Reduce Facilities | SF Footprint



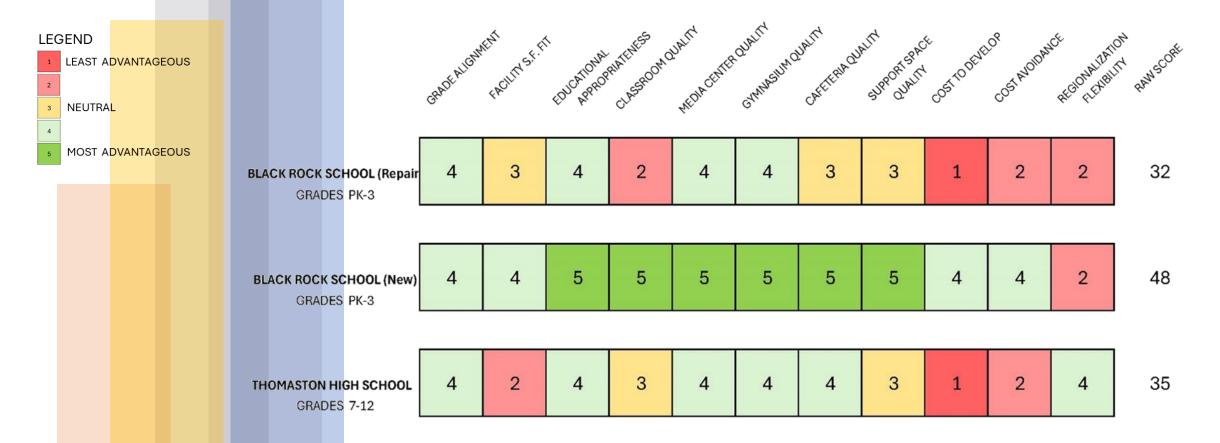
Alignment A | PK-3 (BRS), 4-12 (THS)





THOMASTON

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





THOMASTON

Alignment A PK-3 (BRS), 4-12 (THS)		ુર્લ	\$	STATECHANT		ALE TO TOWN
DEVELOPMENT COSTS	٨	OTALOS		STATE		NETTO
State Grant - Approach A						
BLACK ROCK SCHOOL (RENOV) 10%+/- State Grant	\$	26	М	\$ 3 M	\$	24 M
THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 2025-26 State Grant	\$	116	М	\$ 79 M	\$	37 M
TOTAL	\$	142	М	\$ 82 M	\$	61 M
State Grant - Approach B						
BLACK ROCK SCHOOL (NEW) 68%+/- 68%+/- 2025-26 State Grant	\$	37	М	\$ 25	\$	12 M
THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 68%+/- 2025-26 State Grant	\$	116	М	\$ 79	\$	37 M
TOTAL	\$	153	М	\$ 104	\$	49 M
AVOIDANCE COSTS						
BLACK ROCK SCHOOL (CIP*) 10%+/- State Grant	\$	29.6	М	\$ 3	\$	27 M
CENTER SCHOOL (CIP*) 10%+/- State Grant	\$	31.1	М	\$ 3	\$	28 M
THOMASTON HIGH SCHOOL (CIP*) 10%+/- State Grant	\$	56.2	М	\$ 6	\$	51 M
* CIP - Capital Improvement Plan TOTAL	\$	116.9	M	\$ 12	\$	105 M
					- 314	
State Grant – Approach A Cost Avoidance Projection					\$	44 M
State Grant – Approach B Cost Avoidance Projection					\$	56 M



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





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



Reduce Facilities | SF Footprint

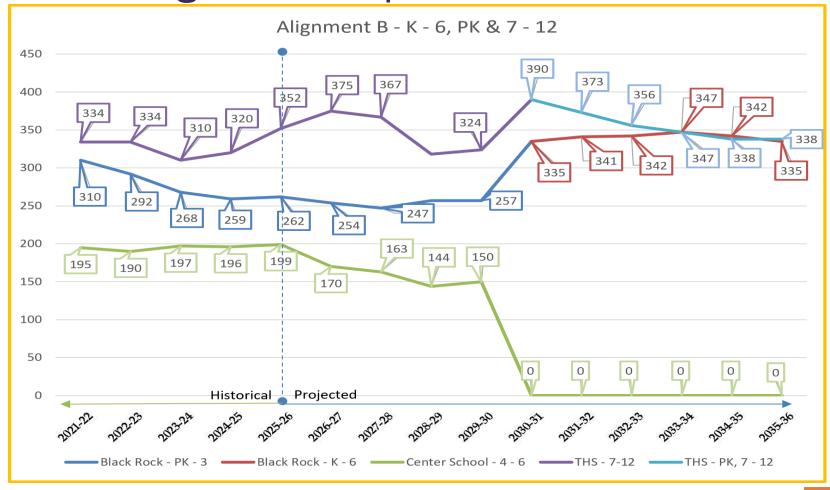
THOMASTON

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

THOMASTON HIGH SCHOOL

> BLACK ROCK ELEMENTARY

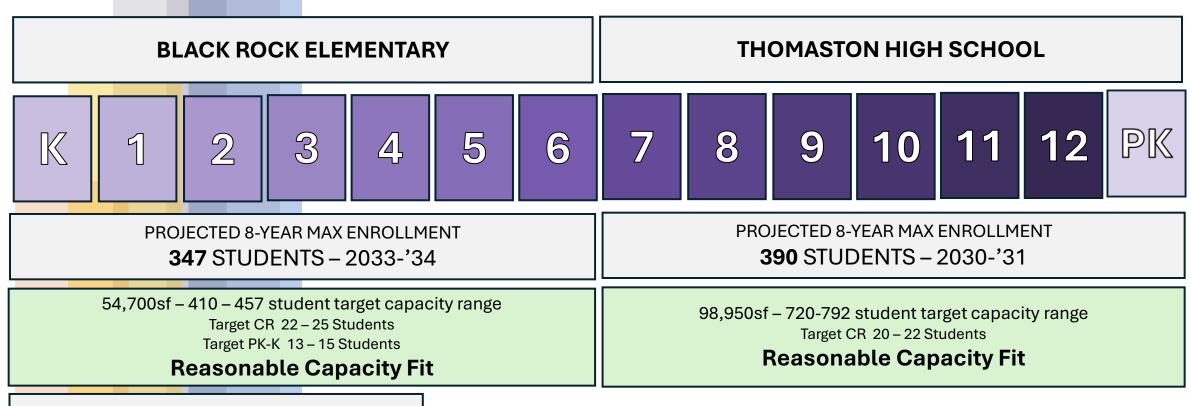
THOMASTON
CENTER SCHOOL
Off-Line



Reduce Facilities | SF Footprint



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



THOMASTON CENTER SCHOOL

Off-Line



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







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

GRADES K-6

5 3 3 3 4 4 4 4 4 4



43

Reduce Facilities Alignment B. L. G. (BBS)



Alignment B K-6 (BRS), PK, 7-12 (THS)	The same	4
DEVELOPMENT COSTS DEVELOPMENT COSTS DEVELOPMENT COSTS	NETO TOWN	
State Grant - Approach B		
BLACK ROCK SCHOOL (ADD/NEW) 68%+/- 68%+/- 2025-26 State Grant \$ 62 M \$ 42	\$ 20	М
THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 68%+/- 2025-26 State Grant \$ 96 M \$ 65	\$ 31	М
TOTAL \$ 158 M \$ 107	\$ 51	M
AVOIDANCE COSTS		
BLACK ROCK SCHOOL (CIP*) 10%+/- State Grant \$ 29.6 M \$ 3	\$ 27	М
CENTER SCHOOL (CIP*) 10%+/- State Grant \$ 31.1 M \$ 3	\$ 28	М
THOMASTON HIGH SCHOOL (CIP*) 10%+/- State Grant \$ 56.2 M \$ 6	\$ 51	М
* CIP - Capital Improvement Plan TOTAL \$ 116.9 M \$ 12	\$ 105	М
)
Potential State Grant - Cost Avoidance Projection	\$ 55	М



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





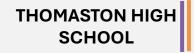
Alignment C PK-K (NEW), 1-12 (THS)



Reduce Facilities | SF Footprint



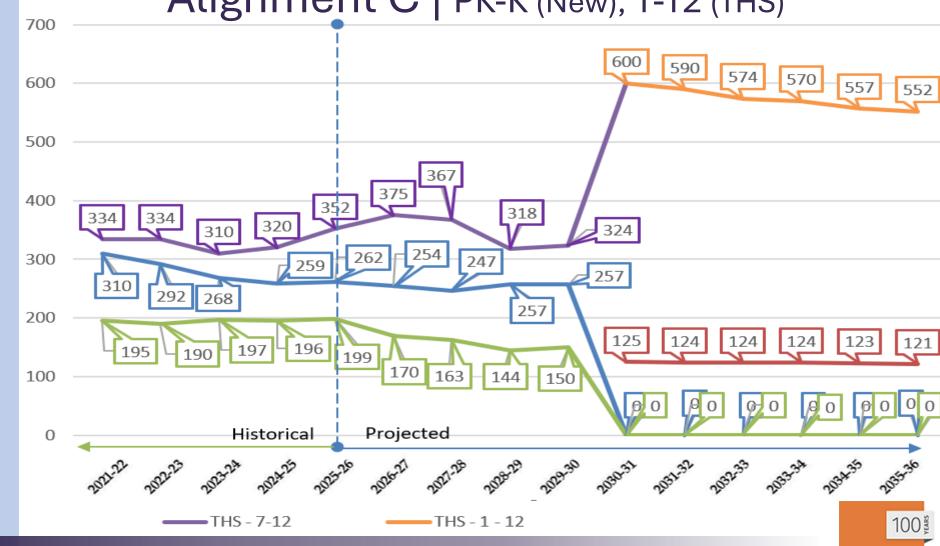
Alignment C | PK-K (New), 1-12 (THS)



NEW PK-K FACILITY

BLACK ROCK ELEMENTARY Off-Line

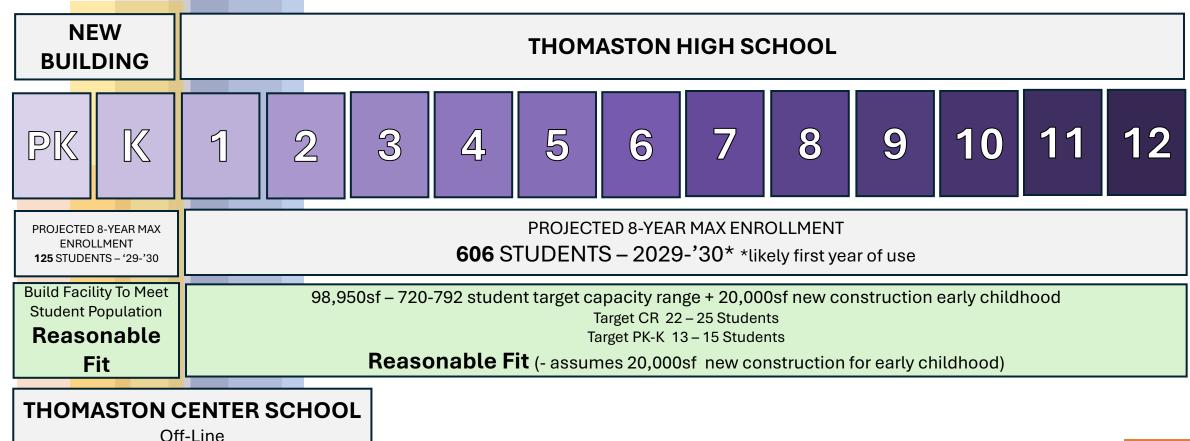
THOMASTON
CENTER SCHOOL
Off-Line



Reduce Facilities | SF Footprint



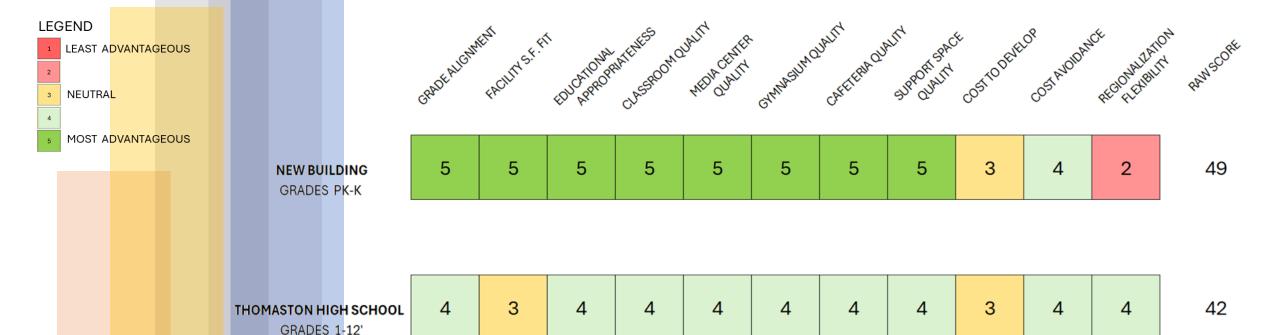
Alignment C | PK-K (New), 1-12 (THS)





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







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



DEVELO	PMENT COSTS		TOTALCOST		STATEGRANT		NETO TOWN	
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State Gr	ant - Approach B						_	l
	BLACK ROCK SCHOOL (ADD/NEW) 68%+/- 68%+/- 2025-26 State Grant	\$	21	M \$	14	\$	7	
	THOMASTON HIGH SCHOOL (ADD/RENO) 68%+/- 68%+/- 2025-26 State	Grant \$	150	M \$	102	\$	48	
	TO	TAL \$	171	M \$	116	\$	55	Τ
AVOIDA	NCE COSTS							
	BLACK ROCK SCHOOL (CIP*) 10%+/- State Grant	\$	29.6	M \$	3	\$	27	
	CENTER SCHOOL (CIP*) 10%+/- State Grant	\$	31.1	M \$	3	\$	28	ı
				N4 A	6	\$	51	
	THOMASTON HIGH SCHOOL (CIP*) 10%+/- State Grant	\$	56.2	M \$	O	Ψ		
		\$ TAL \$		M \$	12	\$	105	ţ
		TAL \$				\$		†



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



ADVANTAGES

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



Tonight's Agenda



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

Community Meeting

Third Community Meeting December 4, 2025

Proposed Agenda

6:30 – 6:40	Walk-About ✓ light refreshments, informal introduction	TPS / DRA ons / questions
6:40 - 6:45	Welcome ✓ where we've been, - where we're goin	TPS
6:45 – 6:50	Study Overview goals of study process work plan / study timeline overvie key discussion topics	DRA w
6:50 – 7:45	Options / Alternatives Group Presentation / Discussion Retain / Reduce / Share / Regiona Preferred Grade Alignments	TPS / DRA
7:45 – 7:55	Regroup / Recap ✓ brief recap of presentation / discussion	DRA on session highlights
7:55 – 8:00	Concluding Comments	TPS

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THOMASTON Public Schools

COMMUNITY MEETING 3

December 4, 2025

DISTRICT-WIDE STUDY

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

