

## Connectivity Grant/Ingalls School FAQs (Updated 3-19-2025)

<b>1. What is the total grant amount?</b>	\$1.77 million
<b>2. How much is going to purchase the building?</b>	\$1.55 million, with the remaining positive balance going into the Ingalls Community Hub Contingency fund for building upgrades and maintenance. (see #27)
<b>3. Has this building been certified structurally sound by a certified engineer?</b>	The building had a full property inspection done by RSU 9, showing the building is in excellent shape.
<b>4. Has there been at least a million dollars in renovations done to this building?</b>	No. BUT, the replacement cost of the building required by insurance is \$5.5 million. <u>Renovations done are well into the six figures</u> and include: <ul style="list-style-type: none"> <li>● New roof</li> <li>● Interior and exterior painting</li> <li>● New front steps</li> <li>● Refinished entryway</li> <li>● Façade repairs</li> <li>● New dropped ceilings</li> <li>● Electrical and lighting replacements</li> <li>● HVAC upgrades</li> <li>● Carpeting</li> <li>● Landscaping and tree work</li> <li>● Tuck pointing</li> <li>● Siding replacement</li> <li>● Other</li> </ul>
<b>5. Is the electrical up to code on all floors?</b>	Yes
<b>6. Is the plumbing up to code on all floors?</b>	Yes
<b>7. Has all the asbestos been removed from all floors and inside the walls?</b>	The building was constructed in 1903, before asbestos was used as a building material. None has been found in further inspections.
<b>8. Has it been tested for lead paint on all floors?</b>	We have not tested for lead paint. However, all buildings constructed before 1978 have lead paint. There is no loose or flaking paint inside or outside the building.
<b>9. Have all the windows been replaced on all floors with energy efficient ones?</b>	Yes
<b>10. Is the HVAC system up to date and within code?</b>	Yes

<p><b>11. Who did the building inspection?</b></p>	<p>Confidence Inspection did the inspection in May of 2024.  Inspector: Christopher Tweedie, MBA ASHI Certified Inspector # 268684 19 Rudman Road, Portland, 04102 <a href="mailto:Chris@confidenceinspections.me">Email: Chris@confidenceinspections.me</a></p>
<p><b>12. Is this building ADA compliant with an elevator to all floors?</b></p>	<p>Yes</p>
<p><b>13. We don't need another building, why don't we use the \$1.6 million for our schools for instructional materials?</b></p>	<p>This grant is an infrastructure grant and can only be used to buy or update a building that houses workforce training, education and digital literacy with medical access. <b><u>This grant money cannot be used for anything else.</u></b></p>
<p><b>14. How can our schools have less space with us having fewer students than we did 15 years ago?</b></p>	<p>There are three answers here:</p> <ul style="list-style-type: none"> <li>- Our school buildings were designed for current student numbers, not for future growth. With the exception of Mallett and Mt. Blue Campus, all our facilities are over 30 years old and have consistently exceeded their original capacity.</li> <li>- Over the last 15 years we have had to add multiple programs to better support individualized student instructional needs in Title 1 and Special Education. These needs have converted remaining space. Only at Academy Hill School do we have potential space and these will have the potential for major renovation costs.</li> <li>- Foster Career and Technical Education Center has continued to expand its programming, utilizing more space at Mt. Blue Campus.</li> <li>- As a way to reduce building construction costs, school buildings built from the 70s on were not built with added or adequate storage or meeting room capacity as they had been previously. If they had been added to the original build these spaces could have been used to convert to some individual program needs.</li> </ul>
<p><b>15. If RSU 9 cared about education they would focus on resources for the kids and the facilities they currently have.</b></p>	<p>This is not RSU 9 funding, this is Grant funding. <b><u>This money cannot be used for current facilities or for K-12 educational resources.</u></b> This project is all about focusing on kids and families. Many of our families and students are not able to access the resources that they could use because they are spread out in and out of our county. One of the important goals of this project is to put a number of them in a central location, this Hub! If we can centralize more resources then there is much more of a chance for families to take advantage of services which will then support our students!</p>
<p><b>16. Our current district budget doesn't support the current schools and buildings we have and is getting ready to make staffing cuts next year, but we can</b></p>	<p>The plan is to <u>not have district funds</u> be used for this project. As explained in FAQs 13 &amp; 15, we believe this will be a self-sustaining community resource hub for Franklin County families for years to come. This is not RSU 9 funding. This is federal grant funding and cannot be used for other RSU 9 current facilities or for K-12 educational resources.</p> <p>The current staffing cuts have nothing to do with RSU 9 acquiring this building either in the short or long term. They are part of reorganization and adjustment</p>

<p><b>somehow afford another building.</b></p>	<p>plans based on student needs, numbers and the ability of our taxpayers to pay for staffing.</p> <p>We believe this acquisition will in fact allow us to reduce the cost of Franklin County Adult Education to our communities.</p> <p>(Also see #25)</p>
<p><b>17. Where are the funds coming from to move from the existing buildings at the High School to the Ingalls Building if approved?</b></p>	<p>They will be part of the remaining funds after the building is purchased.</p>
<p><b>18. Please explain what the lease revenue will look like:</b></p>	<p>There will be approximately 14,000 square feet to lease (several leases are now in place). Anticipated Leasing revenue estimates at \$12-\$16.00 square foot per year = \$192,000 per year in lease revenue.</p> <p><a href="#">**Please see the Newsletter.</a></p>
<p><b>19. Please explain the operating costs that the owner is offering to help pay for in the transition?</b></p>	<p>Operating costs (heat, electricity, maintenance, utilities, etc.) are estimated to be approximately \$79,596 per year. Seller agrees to reimburse Purchaser's operating costs as follows:</p> <ul style="list-style-type: none"> <li>• \$63,677 (80%) at the end of year 1</li> <li>• \$47,758 (60%) at the end of year 2</li> <li>• \$31,838 (40%) at the end of year 3</li> <li>• \$15,919 (20%) at the end of year 4</li> </ul>
<p><b>20. Why aren't we using our existing buildings at night for Adult Education?</b></p>	<p>Adult Education is not a night school. Adults attend when their children have school and daycare centers are open. We are open on Tuesday's until 7:30, and to date we only have one consistent student for academic courses at that time. We use school buildings at night for our enrichment classes and workforce training.</p>
<p><b>21. If we get this building what will the current Adult Ed space be used for?</b></p>	<p>If the voters approve the purchase of this building with the use of federal grant funding it will allow us to continue to expand Foster Tech Center programming options. Over the last ten years we have added 6 new programs. At present Mt. Blue Campus is stretched for space. With Franklin County Adult Ed moving to the Ingalls Hub, Foster Tech Center could look at using the space now being used by Adult Ed to add other programs which students in Franklin County and RSU 9 would benefit from.</p>
<p><b>22. How will the district afford to maintain/heat this building after it's purchased? It's going to become another taxpayer burden.</b></p>	<p>See FAQs # 18 &amp; 19 above. The summary is that it would be based on leasing agreements. We are projecting that at half capacity we would generate \$98,000.00 at full capacity this will generate \$192,000.00. The operating expenses as stated above will have an annual expense of \$80,000.00 per year. The remaining positive balances would go into Ingalls Community Hub Contingency fund for building upgrades and maintenance. Future rental fees, after expenses would also go into this fund.</p>
<p><b>23. How is a building going to make a difference in the current adult</b></p>	<p>This grant does not change the curriculum but changes access to the available support services many need in order to gain education and workforce training. Being downtown, public transportation (Western Maine Transport (WMT) will</p>

<p><b>education curriculum?</b></p>	<p>make it a regular part of their route), with many also being available to access it by foot.</p>
<p><b>24. The building is not in good shape and needs too much work.</b></p>	<p>Over the years many owners have upgraded certain sections. This is a list of upgrades since 2023.  Ingalls renovations since May 2023:</p> <ul style="list-style-type: none"> <li>● Installed a new roof</li> <li>● Replaced rotten wood and siding on the exterior</li> <li>● Painted all exterior trim and siding</li> <li>● Painted entire second floor</li> <li>● Installed new flooring throughout second floor</li> <li>● Installed lighting and new dropped ceiling on second floor south corner of the building</li> <li>● Repaired front steps and ramp</li> <li>● Fixed terra cotta roofing on northwest side of building</li> <li>● Electrical meter survey / circuit tracing</li> <li>● Removed two large hazard trees on and adjacent to the property</li> <li>● Exterior tuck pointing</li> <li>● Power washed / removed graffiti</li> <li>● Welded, repaired and painted exterior fire escapes</li> <li>● Upgraded thermostats to be programmable and wireless</li> <li>● Replaced and installed second floor lighting</li> <li>● Painted front entryway and refinishing interior front stair well and stair landings</li> <li>● Replaced front entryway carpet</li> </ul> <p>To be completed before the potential sale (Work contractors are already in place and materials have been ordered):</p> <ul style="list-style-type: none"> <li>● Upgrade the two handicapped accessible bathrooms on the 2nd floor</li> <li>● Upgrade the parking lot.</li> </ul>
<p><b>25. What happens to the existing buildings?</b></p>	<p>One of the two portables currently being used by Franklin County Adult Ed will cease being usable as it is past its life expectancy. The other building will allow for continued Foster Tech Center expansion planning and/or MBHS program needs.</p>
<p><b>26. With the Holman House, were there any costs that exceeded amounts approved by the Board?</b></p>	<p>The costs for running the first year of the Holman House have totaled approximately \$37,000. Costs for year 2 have been budgeted at \$28,000.</p>
<p><b>27. What will the remaining grant funds go to?</b></p>	<p>If approved by the voters of RSU 9, the remaining positive balance would go into the Ingalls Community Hub Contingency fund for building upgrades and maintenance.</p>
<p><b>28. You say that you looked at several properties. Where are those and what were they?</b></p>	<ul style="list-style-type: none"> <li>● Our initial space # was to look for at least 8,000 square feet</li> <li>● We first looked at property downtown and on the route 2/4 corridor</li> <li>● With the help of an architect we came up with a cost of \$250 per square foot for renovations. This meant that every 1,000 square feet would equal 250,000.00.</li> </ul>

	<ul style="list-style-type: none"> <li>• We looked at <u>6 pieces</u> of land where the owner said that they could build us a 5,000 square foot building for 2 million. None of these properties were near downtown nor a bus route.</li> <li>• A large property in Wilton where all of the square footage would need to have been renovated at \$250.00 square foot. To have renovated this property it would be over \$2 million just for the renovations.</li> <li>• The Vacant Family Dollar was explored including architectural drawings and priced out at 1,996,000.00, but 4 days before the grant was due, the owners changed their mind.</li> <li>• We spoke with another large property owner but their properties had size and handicapped accessibility needs.</li> <li>• UMF; The facilities building was too big to purchase and renovate for the grant conditions and the other property they were hoping to lease which the grant cannot pay for.</li> <li>• High Street had a 4,000 square foot property with a large barn. The back had an acre of flat land. The building needed complete renovations and the land plus building was also too expensive.</li> <li>• Another property owner who does not want to be named but was undecided until after we submitted the grant.</li> <li>• 144 High Street: This had a sale price within grant range AND it was already a school on the second floor that needed no renovations! By far the cheapest and easiest property for us to purchase and meet the grant timeline of operational by 3/2026.</li> <li>• We also had several phone calls with a local realtor regarding property for sale including the 20 acres next to the vacant family dollar.</li> </ul>
<p><b>29. Who are the tenants that will remain and lease from RSU 9 if the voters approve the acquisition of the Ingalls Building?</b></p>	<ul style="list-style-type: none"> <li>• 250 square feet for Literacy Volunteers</li> <li>• 770 square feet to a nurse practitioner</li> <li>• 650 square feet for psychiatric services</li> <li>• 1000 square feet Spurwink</li> <li>• 750 square feet Goodwill Industries</li> <li>• 250 square foot Complete Homecare LLC</li> <li>• 3000 square feet Coming within 2 months HCC-Recovery Center</li> <li>• Also three large agencies in the process of looking and very interested in leasing space.</li> </ul> <p>Agencies who are also looking for space and who have expressed interest in leasing if the voters approve the purchase:</p> <ul style="list-style-type: none"> <li>• Bureau of Vocational Rehabilitation</li> <li>• The Career Center</li> <li>• DHHS</li> <li>• The Children's Taskforce</li> </ul>
<p><b>30. You say that differing agencies support this project. Who are they?</b></p>	<p>The following organizations have shared either letters of support, or support the idea of a central location for coordinating services for community members.</p> <ul style="list-style-type: none"> <li>• Western Maine Transportation</li> <li>• Western Maine Community Action</li> <li>• The Children's Task Force</li> <li>• Sexual Assault Prevention and Response Services (SAPARS)</li> <li>• Rural Health Advisory Network</li> </ul>

	<ul style="list-style-type: none"> <li>● Rural Community Action Ministry</li> <li>● Seniors Plus</li> <li>● <u>HealthCare Services</u> <ul style="list-style-type: none"> <li>○ EQ Maine</li> <li>○ HealthReach Community Health Center</li> <li>○ MaineHealth</li> <li>○ The Recovery Center</li> <li>○ Spurwink</li> <li>○ Telehealth Stations</li> <li>○ Food as Medicine</li> <li>○ FMH requesting Conference room and telehealth stations for group and individual needs</li> </ul> </li> </ul> <p><u>Education and training</u></p> <ol style="list-style-type: none"> <li>a. Adult Education State</li> <li>b. Vocational Rehabilitation</li> <li>c. Goodwill Industries</li> <li>d. Literacy Volunteers</li> <li>e. Kennebec Valley Community College</li> <li>f. Central Maine Community College</li> <li>g. Eastern Maine Development Corp.</li> <li>h. FedCAP</li> <li>i. Veteran Services</li> <li>j. Eastern Maine Development Corp.</li> <li>k. Department of Labor Workforce Innovation &amp; Opportunity Act (WIOA)</li> <li>l. Career Center</li> <li>m. Franklin Economic Development Corp.</li> <li>n. Vocational Rehabilitation Division of the Blind and Visually Impaired</li> </ol>
<p><b>31. When did RSU 9 become a rental agent?</b></p>	<p>The intent is to have a Community Resource Hub so that adults of all ages can come and get support from counseling services, employment services, assistance with medical referrals, recovery services, food/ fuel assistance, etc.. Many organizations that are non-profit are looking to lease with area partner agencies so this became a well supported idea for the coordination appeal to support those who seek services and those who provide services.</p>