



Wells High School

Wells, ME

GENERAL INFORMATION

Location: 200 Sanford Road, Wells, ME 04090

Project Cost: \$26,850,000

Scope: 129,700 ft²

Cost Per Square Foot: \$207/ft²

Funding/Grant: \$189,232.50 in utility incentives received. 100% funded through local sources

Enrollment: 450 students

Architect: Lavallee Brensinger Architects

Engineers: Becker Structural Engineering, Allied MEP-FP Engineering, Stantec Civil Engineering

Estimated Energy Cost Savings: \$86,899

EUI (kBtu/ft²): 37.1

PROJECT OVERVIEW

The Wells-Ogunquit Community School District teamed with Lavallee Brensinger Architects to rejuvenate its high school's learning environment and create a sense of place within a high performance school. The District pre-determined an amount of funding and a decision to pursue an addition and renovation solution (rather than a new school) with the intended result of creating a "whole new school" environment.

Educationally, the student-driven solution creates a learning environment surrounding a combined student and learning commons within the heart of the school. The STEM and STEAM organization allows educational flexibility to support proficiency-based advancement and individual learning plans. Maintenance-friendly finish materials, ergonomic furniture, filtered indoor air, sensor-controlled lighting, acoustic treatments, and air conditioning supports health and comfort. Learning spaces face north and north-west to maximize daylighting and minimize glare. Flooring, paint, and ceiling tiles were carefully selected based on light reflectance values within the daylighting zones to daylight over 90 percent of regularly occupied spaces.

Wells HS is recognized by Efficiency Maine as the first publicly-funded Maine Advanced Building (MAB) school. The incentive program utilizes the New Building Institute's New Construction Guide to High Performance Buildings. An 82,700 sqft addition of new learning spaces connected 40,000 sqft of renovated athletic and performing arts space in a fully air-conditioned solution designed to perform as a "whole new school".

Operationally, the first year resulted in an EUI of 37.1 kBtu/ft². Envelope and MEP commissioning calibrated systems via the building automation system (BAS) and metering and monitoring records performance. The low-temperature hydronic system, comprised of distributed fan-coil and variable air volume devices, utilizes dedicated CO₂-controlled outdoor air systems (DOAS) and radiant slab heat to reduce energy. A solar hot water array and condensing boilers reduce natural gas loads.

