



STATE OF MAINE
DEPARTMENT OF EDUCATION
23 STATE HOUSE STATION
AUGUSTA, ME 04333-0023

JANET T. MILLS
GOVERNOR

PENDER MAKIN
COMMISSIONER

EXHIBIT IX.A

To: Members of the State Board of Education
From: Pender Makin, Commissioner*
Date: May 8, 2024
Subject: Major Capital School Construction Program; *Design and Funding Approval Consideration for Phase 1 Site Development*; RSU 14 - New Middle School Construction Project

STATEMENT OF FACT

RSU 14 Superintendent Christopher Howell requests that the State Board of Education grant Design and Funding Approval for Phase 1 Site Development for a new grades 5-8 Middle School to be constructed in the Town of Windham.

Windham Middle School (grades 6-8) rated 5th on the Final Priority List of the 2017-2018 Rating Cycle and was placed on the Approved Projects List at the November 4, 2020 State Board of Education meeting. The project received State Board of Education Site Approval on July 12, 2023 and Concept Approval on September 13, 2023. The project was approved by local referendum vote on November 7, 2023.

It has been recommended that in the best interest of the project the construction be separated into two phases. Phase 1 Site Development Approval will permit the extensive site work required for the project to move more quickly than waiting for approval of the site and building combined. The earlier approval will take advantage of summer weather and a positive bidding environment of site-specific contractors and will also allow students to occupy the school one year earlier than they would have had the work on the site waited for Design and Funding Approval of the entire project.

The major site design elements of the project have not changed since Concept Approval. There have been several changes through the site engineering process that have resulted in cost efficiencies, improved traffic circulation, and student safety.

Design and Funding Approval for Phase 1 Site Development is being requested pursuant to MRS Title 20-A §15905(1) and State Board of Education Rule, Chapter 61, Rules for Major Capital School Construction Projects.

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Exhibit IX.A
Design and Funding Approval for Phase 1 Site Development
New Middle School Construction Project
May 8, 2024

Project Information:

Project: RSU 14 New Grades 5-8 Middle School Construction Project
Superintendent: Christopher Howell
Architect: Lavallee Brensinger Architects – Lance Whitehead
Schools to be closed: Windham Middle School and Jordan Small Middle School

Project Budget Information:

Phase 1 Site Development Total: \$30,167,056.
Phase 1 State/Local: \$27,601,513.
Phase 1 Local Only: \$2,565,543.

Total Project Cost: \$171,551,289.
Local Only (no State participation): \$39,838,444.
Approved for State/Local Debt Service Subsidy: \$131,712,845.

COMMISSIONER’S RECOMMENDATION

The Commissioner of the Department of Education recommends that the State Board of Education grant Design and Funding Approval for Phase 1 Site Development to RSU 14 for a new grades 5-8 Middle School construction project as presented.

SCHOOL CONSTRUCTION COMMITTEE RECOMMENDATION

On April 29, 2024 the School Construction Committee recommended that pursuant to MRS Title 20-A §15905(1) and State Board of Education Rule Chapter 61, Rules for Major Capital School Construction Projects, this exhibit be placed on the May 8, 2024 State Board meeting agenda and the State Board of Education grant Design and Funding Approval for Phase 1 Site Development to RSU 14 for a new grades 5-8 Middle School construction project as presented.

**Prepared by the Office of School Facilities*



RSU 14
Middle School Project
Grades 5-8 Students 1200

Lavallee Brensinger Architects
Design and Funding Approval - Phase 1
May 8, 2024

	Phase 1	Total Project Budget		
	State/Local & Local Only	State/Local	Local Only & Other Funding	Total
A CONSTRUCTION				
1 Construction Estimate	\$ 19,881,427	\$104,174,782	\$30,205,345	\$134,380,127
Subtotal	\$19,881,427	\$104,174,782	\$30,205,345	\$134,380,127
B ADMINISTRATIVE COSTS & RESERVES				
2 Land Purchase and Related Costs	\$1,662,250	\$1,251,878	\$410,372	\$1,662,250
3 Moveable Equipment	\$0	\$4,287,767	\$3,021,755	\$7,309,522
4 Advertising and Legal	\$593,156	\$539,892	\$53,264	\$593,156
5 Percent for Art	\$0	\$50,000	\$0	\$50,000
6 Project Reserves	\$2,810,316	\$2,687,816	\$817,516	\$3,505,332
7 Project Contingency	\$1,988,143	\$10,417,478	\$3,025,540	\$13,443,018
Subtotal	\$7,053,865	\$19,234,831	\$7,328,447	\$26,563,278
C FEES AND SERVICES				
8 Architect / Engineer Basic Services	\$1,952,662	\$6,250,487	\$1,815,324	\$8,065,811
9 Architect / Engineer Additional Services	\$144,500	\$181,000	\$36,600	\$217,600
10 Architect / Engineer Reimbursables	\$33,000	\$46,400	\$0	\$46,400
11 Site Selection	\$228,479	\$228,479	\$0	\$228,479
12 Permitting & Approvals	\$447,812	\$440,984	\$136,928	\$577,912
13 Survey and Soils	\$275,056	\$269,056	\$6,000	\$275,056
14 Construction Testing	\$55,000	\$205,375	\$59,625	\$265,000
15 Project Coordination	\$24,855	\$130,200	\$37,800	\$168,000
16 Clerk of the Works	\$66,400	\$347,820	\$100,980	\$448,800
17 Commissioning	\$0	\$199,431	\$111,395	\$310,826
18 Other Professional Services	\$4,000	\$4,000	\$0	\$4,000
Subtotal	\$3,231,764	\$8,303,232	\$2,304,652	\$10,607,884
D TOTAL PROJECT COST	\$30,167,056	\$131,712,845	\$39,838,444	\$171,551,289
E OTHER FUNDING SOURCES	\$0	\$0	\$0	\$0
F MAXIMUM BOND AMOUNTS	\$30,167,056	\$131,712,845	\$39,838,444	\$171,551,289

RSU 14
Middle School Project
Design and Funding Approval - Phase 1
 May 8, 2024

PROPOSED PROJECT SCHEDULE

<u>Activity</u>	<u>Date</u>
Site Approval by State Board of Education	July 12, 2023
Concept Approval by State Board of Education	September 13, 2023
Referendum Date	November 7, 2023
	Phase 1
Design Development Complete	December 2023
100% Construction Documents Complete	May 3, 2024
Design & Funding Approval by State Board of Education	May 8, 2024
Project out to Bid	May 9, 2024
Bid Opening	June 14, 2024
Final Funding Approval by the Commissioner of Education	
*Dept. of Education Established Bond Date	Spring 2025 / Spring 2026
Substantial Completion	August 2027
Building Occupancy	August 2027

Phase 2

**Bond date contingent upon Legislative appropriation.*

SQUARE FOOT SUMMARY

<u>Space Definition</u>	<u>State/Local</u>	<u>Local Only</u>	<u>Total</u>
New Construction (sf)	199,431	61,395	260,826 sf
Renovation (sf)	<u>0</u>	<u>0</u>	<u>0 sf</u>
Total	199,431	61,395	260,826 sf