



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

JOHN ELIAS BALDACCI
GOVERNOR

SUSAN A. GENDRON
COMMISSIONER

Exhibit #III.A.

TO: Members of the State Board of Education

FROM: Susan A. Gendron, Commissioner*

DATE: August 9, 2006

SUBJECT: Major Capital Improvement Program; *Site Approval Consideration*;
SAD #46 – New Elementary PreK-8 School Project in Dexter, Maine

STATEMENT OF FACT

Superintendent Kevin Jordan requests that the State Board of Education approve a waiver of Section 7(4)(A)(1) of Chapter 61, Rules for Major Capital School Construction Projects, that requires, “If the lower of the two appraisals varies from the higher by more than 25 percent of the lower appraisal, a third appraisal must be secured and the average of the appraisals will become the appraised value.”

One of the parcels under consideration has appraised values of \$9,500 and \$12,000, a 26% difference. The 1% over the 25% difference is only \$107.50. It does not appear to be economically reasonable to pay for a third appraisal for the very small amount involved.

If the waiver is granted, Kevin Jordan requests that the State Board of Education grant Site Approval for the purchase of a site in Dexter, Maine. The site replaces the existing school site in Dexter that has a number of issues. They include a single entrance on a very steep grade that runs through a residential section of Dexter. The existing site is at the top of a hill and cannot be expanded. It also has extensive ledge and is bordered by a lake that supplies water for the community.

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**Site Approval Consideration;SAD #46 – New Elementary PreK-8 School Project in Dexter
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The proposed site has three parcels of land. The major parcel is for the school site and the two smaller parcels are at the entrance of the road that must be modified for safety reasons. The parcels are:

Parcel 1: 49 acres
State limit is 33 acres eligible for subsidy
Local purchase 16 acres local only cost
Purchase price: \$150,000
Appraisal 1: \$48,000
Appraisal 2: \$50,000
Average: \$49,000 or \$1,000 per acre
State subsidized cost: \$33,000
Local only cost: \$117,000

Parcel 2: .19 acres
Purchase price: \$32,000
Appraisal 1: \$9,500
Appraisal 2: \$12,000
Average: \$10,750
State subsidized cost: \$10,750
Unsubsidized land cost: \$21,250

Parcel 3: 2,750 square feet
Purchase price: \$5,000
DOT Guideline: \$500
State subsidized: \$500
Local only cost: \$4,500

Because Parcel 3 is so small, similar purchases cannot be found. When the Department of Transportation purchases very small parcels for traffic improvements, their standard is a flat \$500 fee.

A completed Site Application, New vs. Renovation Study, and a Regional Study are on file with the Department of Education. Letters of acknowledgement and support from other state and local agencies are on file with the Department of Education.

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Project Information

Project: SAD #46 Elementary School PreK-8

Superintendent: Kevin Jordan

Principal: Juliana Richard

Architect: Stephen Blatt, Architect

Civil Engineer: Deluca Hoffman

Total acres: 49

Total acres eligible for State support: 33

Purchase cost: \$187,000

Appraised value: \$44,250

Amount eligible for State support: \$44,250

DEPARTMENT RECOMMENDATION

The Department of Education recommends that the State Board of Education grant a waiver to SAD #46 and permit them to move forward with the purchase of .19 acres based upon the average of two appraisals.

The Department of Education recommends that the State Board of Education grant Site Approval for the Fern Road property for the construction of a preK-8 elementary school for SAD #46, under the provisions of Chapter 61, Rules for Major Capital School Construction Projects.

*Prepared by the School Facilities Services Team