



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

PAUL R. LEPAGE
GOVERNOR

JAMES E. RIER, JR.
COMMISSIONER

Exhibit #VII.A.

TO: Members of the State Board of Education

FROM: James E. Rier, Jr., Commissioner

DATE: August 12, 2014

SUBJECT: Major Capital School Construction Program: Site Approval Consideration; Sanford School Department – for a new Sanford High School and Regional Technical Center.

STATEMENT OF FACT

Superintendent David Theoharides requests that the State Board of Education approve a site in Sanford, Maine for a new Sanford High School and Regional Technical Center. The facility will replace the existing school.

The Sanford High School and Regional Technical Center scored second highest out of 71 applications on the 2010-2011 final priority list which was based on overall need as defined in Chapter 61 of the State Board of Education Rules for Major Capital School Construction Projects.

A thorough evaluation of the existing school site entitled Existing Sanford High School Site Expansion Feasibility Study was completed in June of 2013 by DeLuca – Hoffman Associates, Inc. and concluded that “this site is not suitable for the expanded or replacement of the High School with Vocational Education Programs.”

Sebago Technics, a civil engineering firm, was hired to do a site search for an appropriate site for the proposed school in Sanford. An exhaustive search ensued starting with 118 initial site queries, finally narrowed to 3 sites and ultimately to 1 site which is comprised of adjoining properties owned by Townhouse Properties, Great Works Realty, L.L.C. and Sanford-Springvale Mousam Way Land Trust. After finding the recommended site Sebago Technics completed the Site Application required by the State Board of Education.

The Townhouse and Great Works properties have been appraised by two licensed appraisers and the combined certified appraisals fell within the 25% variance allowed by Chapter 61 of the State Board of Education Rules for Major Capital School Construction Projects. The city of Sanford has signed options to acquire the three properties.

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Townhouse Properties owns one of the three properties and the land is made up of six lots equaling 50.1 acres. The purchase price for the Townhouse lots will be \$425,700.

Great Works Realty, L.L.C. (Great Works Partnership) owns the second piece of the proposed site and its property is made up of two lots equaling 77.2 acres. The purchase price for the Great Works lots will be \$271,220.

The Sanford-Springvale Mousam Way Land Trust owns the third piece of property which would make up the final portion of the proposed site. The Land Trust owns land abutting the Great Works property and is in agreement to sell approximately 5 acres of high value land which would be used for an access road from the school site and for a softball field. The purchase price for the Sanford-Springvale Mousam Way Land Trust property will be paid by conveying to the Land Trust an easement of approximately 7 acres of high value wetland along with certain access to the wetlands.

The State's share of this proposed purchase of the site, according to Chapter 61 will be 49 acres at the average appraised value per acre of \$1,846, for a state total of \$90,454.

The completed Site Application is on file with the Department of Education and all the appropriate state agencies have been involved and options to purchase have been agreed upon.

PROJECT INFORMATION

Project: Sanford High School and Regional Technical Center

Superintendent: David Theoharides

Architect: Lance Whitehead of Lavallee - Brensinger Architects

Civil Engineers: Kylie Mason - Sebago Technics

Total Number of Acres: 132.3 ± (including 5 ± acres from the Sanford-Springvale Mousam Way Land Trust)

Total Number of Acres Eligible for State Support: 49

Total Purchase Cost: \$696,920

Average Appraised Value: \$234,987

Amount Eligible for State Support: \$90,454

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CONSTRUCTION COMMITTEE RECOMMENDATION

On August 4, 2014, the Construction Committee voted to recommend that the State Board of Education grant Site Approval to the Sanford School Department for construction of a new Sanford High School and Regional Technical Center in Sanford, Maine.

COMMISSIONER'S RECOMMENDATION

The Commissioner recommends that the State Board of Education grant site approval to the Sanford School Department for the construction of a new Sanford High School and Regional Technical Center in Sanford, Maine under the provisions of Chapter 61, Rules for Major Capital School Construction Projects.

*Prepared by the School Facilities Services Team