



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: April 10, 2024  
Subject: Major Capital School Construction Program; Concept Approval Consideration for the Saco Elementary School Construction Project

**STATEMENT OF FACT**

Superintendent Jeremy Ray requests that the State Board of Education grant Concept Approval for a new 1,100 student grades 1-5 Elementary School to be constructed in Saco. The existing Young School was rated 4<sup>th</sup> 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 Saco School Department hired Oak Point Associates to complete an analysis of the existing Young School and conduct further studies of the other elementary and middle school buildings in the district. This analysis resulted in a recommendation for new construction of a grades 1-5 Elementary School which would include students from the Young School (grades K-2), CK Burns School (grades 3-5), and Governor John Fairfield School (grades K-2). The Saco School Department is pursuing local funding for a new PK-K school to be constructed on the same site.

The project received State Board of Education Site Approval on January 10, 2024. The selected 76.9-acre site is large enough and has been designed to accommodate both the state funded grades 1-5 project as well as the PK-K locally funded project.

The new building has been designed in accordance with the Department of Education school construction standards. Appropriate state and local agencies have had input in the planning process. The building will have an Energy Use Intensity (EUI - energy use in kBtu per square foot annually) of 24. The district intends to significantly reduce the EUI using solar panels through a power purchase agreement.

This Concept Approval is being requested pursuant to 20-A M.R.S., Section 15905(1) and State Board of Education Rule, Chapter 61, Rules for Major Capital School Construction Projects.

***Project Description by Jeremy Ray, Superintendent***

*Saco is a city that currently serves students in public buildings for students in PreK through 8 with students in 9-12 tuitioned to Thornton Academy. The prospect of building a new school that can serve as a hub for our community has never been more pressing. The proposed two-building campus solution with a state-funded Saco Elementary School impacts all four current elementary buildings and multiple grade levels. This school construction process is a landmark for Saco, proposing the construction of both a state funded building Saco Elementary School for grades one through five and a locally funded Saco Primary School (prekindergarten through kindergarten). These projects together will solve problems that have been identified and worked on for over twenty years. The proposed project encompasses the consolidation and revitalization of two schools, Young School and CK Burns, to create a single, modern campus that serves as an educational hub for our community.*

*Young School, initially ranked 31st on the state list in 2001, has faced significant challenges over the years. By 2004, it was condemned, emphasizing the urgent need for intervention and prompting a series of modular buildings to be erected on the site. Young School's ranking of number four in 2018 was coupled with CK Burns school being placed 32nd. CK Burns, with a rich history spanning over 100 years, now grapples with antiquated systems that hinder its ability to provide a conducive learning environment for students.*

*The Saco Elementary School will combine three existing schools into a single, state-of-the-art campus that will not only modernize the learning environment but also contribute to the overall improvement of educational facilities in our community. Finding the location for our new campus proved challenging. The market for land in Southern Maine coupled with downtown traffic concerns exacerbated by downtown school locations, created challenges for the site and programming committee's identified goals of a campus solution. When the committee's initial site recommendation fell through, timelines became further crunched. The proposed project offers the unique opportunity to replace four separate schools with a singular, centralized campus. This consolidation will not only optimize the use of resources but also foster collaboration and communication among students and staff, creating a more integrated and efficient educational system.*

*The chosen location for the project, abutting the eastern trail, presents an exciting prospect for outdoor learning opportunities. Integrating nature into the educational experience has been a cornerstone of the experience at Saco Middle School, which boasts an extensive trail system for our middle school students. The use of space on the site with proximity to the trail will enhance student engagement and further the experience for students from prekindergarten through eighth grade. The project's strategic geographic positioning will allow for improved transportation efficiencies, reducing logistical challenges for students and staff.*

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*Our preparation to move students and staff to a single campus has allowed for additional collaborative opportunities, as teachers across multiple schools with similar grade levels have worked to streamline curricular expectations as well as cross-grade level teams working to create cohesive experiences throughout elementary education for students. The proposed school construction project is a crucial initiative that addresses the historical challenges faced by Saco. By consolidating these schools into a single campus, we aim to not only provide a modern and efficient learning environment but also contribute to the overall improvement of our education system for many years to come.*

***Project Information:***

Project: Saco School Department New Grades 1-5 Elementary School Construction Project  
Superintendent: Jeremy Ray  
Architect: Oak Point Associates  
Schools to be closed: Young School, CK Burns School, and Governor John Fairfield School

***Project Budget Information:***

Total Project Cost: \$109,321,426.  
Local Only (no State participation): \$7,921,635.  
Approved for State/Local Debt Service Subsidy: \$101,399,791.

**COMMISSIONER'S RECOMMENDATION**

The Commissioner of the Department of Education recommends that the State Board of Education grant Concept Approval to the Saco School Department for a new grades 1-5 Elementary School construction project as presented.

**SCHOOL CONSTRUCTION COMMITTEE RECOMMENDATION**

On March 29, 2024, the School Construction Committee recommended that pursuant to Title 20-A M.R.S. §15905(1) and State Board of Education Rule Chapter 61, Rules for Major Capital School Construction Projects, that this exhibit be placed on the April 10, 2024 State Board meeting agenda and that the State Board grant Concept Approval to the Saco School Department for a new grades 1-5 Elementary School construction project as presented.

*\*Prepared by the Office of School Facilities*



**Saco Public Schools**  
**Elementary School Project**  
 Grades 1 - 5 Students 1,100

**Oak Point Associates**  
**Concept Approval**  
 April 10, 2024

	State/Local	Local Only & Other Funding	Total
<b>A CONSTRUCTION</b>			
1 Construction Estimate	<u>\$81,288,367</u>	<u>\$6,085,975</u>	<u>\$87,374,342</u>
<b>Subtotal</b>	<b>\$81,288,367</b>	<b>\$6,085,975</b>	<b>\$87,374,342</b>
<b>B ADMINISTRATIVE COSTS &amp; RESERVES</b>			
2 Land Purchase and Related Costs	\$1,142,762	\$546,285	\$1,689,047
3 Moveable Equipment	\$3,149,628	\$102,429	\$3,252,057
4 Advertising and Legal	\$400,023	\$13,000	\$413,023
5 Percent for Art	\$50,000	\$0	\$50,000
6 Project Reserves	\$379,117	\$100,000	\$479,117
7 Project Contingency	<u>\$8,128,836</u>	<u>\$608,598</u>	<u>\$8,737,434</u>
<b>Subtotal</b>	<b>\$13,250,366</b>	<b>\$1,370,312</b>	<b>\$14,620,678</b>
<b>C FEES AND SERVICES</b>			
8 Architect / Engineer Basic Services	\$4,877,302	\$365,159	\$5,242,461
9 Architect / Engineer Additional Services	\$276,540	\$0	\$276,540
10 Architect / Engineer Reimbursables	\$38,400	\$0	\$38,400
11 Site Selection	\$201,648	\$6,050	\$207,698
12 Permitting & Approvals	\$405,717	\$15,000	\$420,717
13 Survey and Soils	\$134,030	\$20,000	\$154,030
14 Construction Testing	\$250,606	\$15,394	\$266,000
15 Project Coordination	\$137,598	\$10,302	\$147,900
16 Clerk of the Works	\$378,395	\$28,330	\$406,725
17 Commissioning	\$157,222	\$5,113	\$162,335
18 Other Professional Services	<u>\$3,600</u>	<u>\$0</u>	<u>\$3,600</u>
<b>Subtotal</b>	<b>\$6,861,058</b>	<b>\$465,348</b>	<b>\$7,326,406</b>
<b>D TOTAL PROJECT COST</b>	<b>\$101,399,791</b>	<b>\$7,921,635</b>	<b>\$109,321,426</b>
<b>E OTHER FUNDING SOURCES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>F MAXIMUM BOND AMOUNTS</b>	<b>\$101,399,791</b>	<b>\$7,921,635</b>	<b>\$109,321,426</b>

# Saco Public Schools Elementary School Project

Concept Approval  
April 10, 2024

## PROPOSED PROJECT SCHEDULE

<u>Activity</u>	<u>Date</u>
Site Approval by State Board of Education	January 10, 2024
Concept Approval by State Board of Education	April 10, 2024
Referendum Date	June 11, 2024
Design Development Complete	December 2024
100% Construction Documents Complete	May 2025
Design & Funding Approval by State Board of Education	May 2025
Project out to Bid	June 2025
Bid Opening	August 2025
Final Funding Approval by the Commissioner of Education	September 2025
*Dept. of Education Established Bond Date	Fall 2025 & Fall 2026
Building Substantial Completion	November 2027
Building Occupancy	January 2028
Site Substantial Completion	November 2027
<i>*Bond date contingent upon Legislative appropriation.</i>	

## SQUARE FOOT SUMMARY

<u>Space Definition</u>	<u>State/Local</u>	<u>Local Only</u>	<u>Total</u>
New Construction (sf)	157,222	5,113	<b>162,335 sf</b>
Geothermal Basement (sf)	0	2,930	<b>2,930 sf</b>
Renovation (sf)	<u>0</u>	<u>0</u>	<u>0 sf</u>
<b>Total</b>	<b>157,222</b>	<b>8,043</b>	<b>165,265 sf</b>