



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

JANET T. MILLS
GOVERNOR

PENDER MAKIN
COMMISSIONER

EXHIBIT X.B.

To: Members of the State Board of Education
From: Pender Makin, Commissioner*
Date: September 13, 2023
Subject: Major Capital School Construction Program; Design and Funding Approval Consideration; RSU 10/MSAD 10 - New PreK-8 School Construction Project

STATEMENT OF FACT

RSU 10 Superintendent Deborah Alden requests that the State Board of Education grant Design and Funding Approval for a new PreK-8 school to be constructed in the town of Mexico. Rumford Elementary School (grades PreK-4) rated 3rd on the Final Priority List of the 2017-2018 Rating Cycle and was placed on the Approved Projects List at the October 9, 2019 State Board of Education meeting.

RSU 10 hired Harriman to conduct a New vs. Renovations analysis of the existing Rumford Elementary School and similar studies of the elementary and middle school buildings in the Mountain Valley region of the district. These analyses resulted in a recommendation to construct a school that would also include the students from Meroby Elementary (grades PreK-4) and Mountain Valley Middle School (grades 5-8). The new PreK-8 school will provide educational programs and services for 1,034 students. The project will include space for Child Development Services (CDS) and Career and Technical Education (CTE) Early Childhood programming. It will eliminate 3 portable classrooms and expand Pre-K programming, in support of the district's goal to improve educational equity.

The proposed new school will be built on the existing Meroby Elementary and Mountain Valley Middle School 30.87-acre site. The site will allow the new school to be constructed while the existing schools remain operational. This site benefits from good access and is well served by existing utility and transportation infrastructure. The project received State Board of Education Site Approval on August 11, 2021 and Concept Approval on April 13, 2022. The district held a referendum for the project on June 14, 2022 which passed. The vote was later nullified because the warrant did not get posted in one town in the district within the legally required 7-day notice. A second referendum was held on November 8, 2022 and resulted in approval of the project. The delay created challenges for the project including a revised project schedule and budget. As a result, timelines for the project were extended beyond the requirements of Chapter 61 Section 6.2.F., Time Limitations, (2) and (3).

The Department of Education's Construction Team is currently working with the architect in

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New PreK-8 School Construction Project
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finalizing the construction documents for bidding. Due to cost increases the scope of the site work for the project has been reduced and several components of the building have been identified as alternates for bidding. The new building has been designed to meet the Department of Education school construction standards and is in the final stages of receiving all required approvals.

Design and Funding Approval is being requested 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.

Project Information:

Project: RSU 10/MSAD 10 New PreK-8 School Construction Project (includes EC, CTE, CDS, and local hospital health partner)

Superintendent: Deborah Alden

Architect: Harriman – Mark Lee and Lisa Sawin

Schools to be closed: Rumford Elementary School, Meroby Elementary School, and Mountain Valley Middle School

Project Budget Information:

Total Project Cost: \$91,802,395.

Local Only (no State participation): \$1,177,036.

Approved for State/Local Debt Service Subsidy: \$90,625,359.

COMMISSIONER'S RECOMMENDATION

The Commissioner of the Department of Education recommends that the State Board of Education grant Design and Funding Approval to RSU 10/MSAD 10 for a new PreK-8 school construction project as presented. The Commissioner further recommends that Chapter 61 Sections 6.2.F., Time Limitations, (2) and (3) be waived by the State Board.

SCHOOL CONSTRUCTION COMMITTEE RECOMMENDATION

On August 25, 2023 the School Construction Committee recommended that this exhibit be placed on the September 13, 2023 State Board meeting agenda and that the State Board grant Design and Funding Approval to RSU 10/MSAD 10 for a new PreK-8 school construction project as presented and waive Chapter 61 Section 6.2.F., Time Limitations, (2) and (3), pursuant to Section 2.5.C, whereby the State Board finds reasons for a waiver.

**Prepared by the Office of School Facilities*



RSU 10/MSAD 10
PK-8 School Project
1,034 Students

Harriman
Design and Funding Approval
September 13, 2023

	State/Local	Local Only & Other Funding	Total
A CONSTRUCTION			
1 Construction Estimate	<u>\$73,921,538</u>	<u>\$977,935</u>	<u>\$74,899,473</u>
Subtotal	\$73,921,538	\$977,935	\$74,899,473
B ADMINISTRATIVE COSTS & RESERVES			
2 Land Purchase and Related Costs	\$0	\$0	\$0
3 Moveable Equipment	\$3,029,350	\$19,559	\$3,048,909
4 Advertising and Legal	\$30,493	\$0	\$30,493
5 Percent for Art	\$50,000	\$0	\$50,000
6 Project Reserves	\$377,004	\$10,000	\$387,004
7 Project Contingency	<u>\$7,392,154</u>	<u>\$97,794</u>	<u>\$7,489,948</u>
Subtotal	\$10,879,001	\$127,353	\$11,006,354
C FEES AND SERVICES			
8 Architect / Engineer Basic Services	\$4,387,150	\$58,676	\$4,445,826
9 Architect / Engineer Additional Services	\$150,720	\$0	\$150,720
10 Architect / Engineer Reimbursables	\$34,150	\$0	\$34,150
11 Site Selection	\$34,955	\$0	\$34,955
12 Permitting & Approvals	\$128,640	\$0	\$128,640
13 Survey and Soils	\$162,900	\$0	\$162,900
14 Construction Testing	\$236,100	\$3,445	\$239,545
15 Project Coordination	\$122,141	\$1,609	\$123,750
16 Clerk of the Works	\$390,852	\$5,148	\$396,000
17 Commissioning	\$175,412	\$2,870	\$178,282
18 Other Professional Services	<u>\$1,800</u>	<u>\$0</u>	<u>\$1,800</u>
Subtotal	\$5,824,820	\$71,748	\$5,896,568
D TOTAL PROJECT COST	\$90,625,359	\$1,177,036	\$91,802,395
E OTHER FUNDING SOURCES	\$0	\$1,167,036	\$1,167,036
F MAXIMUM BOND AMOUNTS	\$90,625,359	\$10,000	\$90,635,359

RSU 10/MSAD 10
Elementary School Project
Design and Funding Approval
September 13, 2023

PROPOSED PROJECT SCHEDULE

<u>Activity</u>	<u>Date</u>
Site Approval by State Board of Education	August 11, 2021
Concept Approval by State Board of Education	April 13, 2022
Original Referendum Date	June 14, 2022
Second Referendum Date	November 8, 2022
Design Development Complete	January 16, 2023
100% Construction Documents Complete	August 14, 2023
Design & Funding Approval by State Board of Education	September 13, 2023
Project out to Bid	September 14, 2023
Bid Opening (6 weeks)	October 26, 2023
Final Funding Approval by the Commissioner of Education	Fall 2023
*Dept. of Education Established Bond Date	Spring 2024 Spring 2025
Building Substantial Completion	December 1, 2025
Building Occupancy	January 1, 2026
Site Substantial Completion	August 1, 2026
<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)	182,310	2,870	185,180 sf
Renovation (sf)	<u>0</u>	<u>0</u>	0 sf
	Total	182,310	185,180 sf