



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

JANET T. MILLS  
GOVERNOR

PENDER MAKIN  
COMMISSIONER

**EXHIBIT X.A.**

To: Members of the State Board of Education  
From: Pender Makin, Commissioner\*  
Date: November 8, 2023  
Subject: Major Capital School Construction Program; Design and Funding Approval Consideration; RSU 49/MSAD 49 - New Elementary School Construction Project

**STATEMENT OF FACT**

RSU 49/MSAD 49 Superintendent Roberta Hersom requests that the State Board of Education grant Design and Funding Approval for a new grades 3-6 school to be constructed in the town of Benton. Fairfield Primary School (grades PreK-K) rated 1st 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 49/MSAD 49 hired CHA Architecture to complete a New vs. Renovations analysis of the existing Fairfield Primary School and conduct further studies of the other elementary school buildings in the district. This analysis resulted in a recommendation for new construction that would provide educational programs and services for 574 district students in grades 3-6. The project allows for the expansion of PreK programming for early childhood programs in the adjacent Benton Elementary School. This project supports RSU 49's goal for improving educational equity for all PreK to grade 6 students in the district.

The selected site is in the center of the district and is well served by utility and transportation infrastructure and has a direct connection to the Benton Elementary School. The project received State Board of Education Site Approval on June 15, 2022, and State Board of Education Concept Approval on September 14, 2022. A district referendum was held on November 8, 2022. The state/local portion passed but the local only portion was voted down. Therefore, the project scope has been reduced to meet only the amount supported by the state/local funds.

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.

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. Additional time was required to achieve 100% complete construction documents as required by Rule Chapter 61. As a result, timelines for the project were extended beyond the requirements of Chapter 61 Section 6.2.F., Time Limitations, (3).

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Exhibit X.A.  
Design and Funding Approval Consideration  
New Elementary School Construction Project  
November 8, 2023

***Project Information:***

Project: RSU 49/MSAD 49 New Grades 3-6 Elementary School Construction Project  
Superintendent: Roberta Hersom  
Architect: CHA Architecture – Kathy Cogan  
Schools to be closed: Fairfield Primary School, Clinton Elementary School, and Albion  
Elementary School

***Project Budget Information:***

Total Project Cost: \$45,605,070.  
Local Only (no State participation): \$0.  
Approved for State/Local Debt Service Subsidy: \$45,605,070.

**COMMISSIONER'S RECOMMENDATION**

The Commissioner of the Department of Education recommends that the State Board of Education grant Design and Funding Approval to RSU 49/MSAD 49 for a new elementary school construction project as presented. The Commissioner further recommends that Chapter 61 Sections 6.2.F., Time Limitations, (3) be waived by the State Board.

**SCHOOL CONSTRUCTION COMMITTEE RECOMMENDATION**

On October 31, 2023 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 November 8, 2023 State Board meeting agenda and that the State Board grant Design and Funding Approval to RSU 49/MSAD 49 for a new elementary school construction project as presented and waive Chapter 61 Section 6.2.F., Time Limitations, (3), pursuant to Section 2.5.C., whereby the State Board finds reasons for a waiver based on the fact that the project requires more than a nine month timeframe as required by Chapter 61.

*\*Prepared by the Office of School Facilities*



**RSU 49/MSAD 49**  
**New Elementary School**  
 Grades 3-6; 574 Students

**CHA Architecture**  
**Design and Funding Approval**  
 November 8, 2023

	State/Local	Local Only & Other Funding	Total
<b>A CONSTRUCTION</b>			
1 Construction Estimate	\$35,248,457	\$0	\$35,248,457
Subtotal	\$35,248,457	\$0	\$35,248,457
<b>B ADMINISTRATIVE COSTS &amp; RESERVES</b>			
2 Land Purchase and Related Costs	\$126,400	\$0	\$126,400
3 Moveable Equipment	\$1,783,440	\$0	\$1,783,440
4 Advertising and Legal	\$90,200	\$0	\$90,200
5 Percent for Art	\$50,000	\$0	\$50,000
6 Project Reserves	\$1,297,711	\$0	\$1,297,711
7 Project Contingency	\$3,524,846	\$0	\$3,524,846
Subtotal	\$6,872,597	\$0	\$6,872,597
<b>C FEES AND SERVICES</b>			
8 Architect / Engineer Basic Services	\$2,471,469	\$0	\$2,471,469
9 Architect / Engineer Additional Services	\$179,985	\$0	\$179,985
10 Architect / Engineer Reimbursables	\$27,400	\$0	\$27,400
11 Site Selection	\$46,415	\$0	\$46,415
12 Permitting & Approvals	\$99,165	\$0	\$99,165
13 Survey and Soils	\$35,900	\$0	\$35,900
14 Construction Testing	\$220,000	\$0	\$220,000
15 Project Coordination	\$88,000	\$0	\$88,000
16 Clerk of the Works	\$232,560	\$0	\$232,560
17 Commissioning	\$81,322	\$0	\$81,322
18 Other Professional Services	\$1,800	\$0	\$1,800
Subtotal	\$3,484,016	\$0	\$3,484,016
<b>D TOTAL PROJECT COST</b>	<b>\$45,605,070</b>	<b>\$0</b>	<b>\$45,605,070</b>
<b>E OTHER FUNDING SOURCES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>F MAXIMUM BOND AMOUNTS</b>	<b>\$45,605,070</b>	<b>\$0</b>	<b>\$45,605,070</b>

**RSU 49/MSAD 49**  
**New Elementary School**  
*Design and Funding Approval*  
*November 8, 2023*

**PROPOSED PROJECT SCHEDULE**

<u>Activity</u>	<u>Date</u>
Site Approval by State Board of Education	June 15, 2022
Concept Approval by State Board of Education	September 14, 2022
Referendum Date	November 8, 2022
Design Development Complete	May 2023
100% Construction Documents Complete	October 2023
Design & Funding Approval by State Board of Education	November 2023
Project out to Bid	November 2023
Bid Opening	December 2023
Final Funding Approval by the Commissioner of Education	Spring 2024
*Dept. of Education Established Bond Date	Spring 2024
Substantial Completion	Fall 2025
Occupancy	December 2025
<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)	81,322	0	<b>81,322 sf</b>
Renovation (sf)	<u>0</u>	<u>0</u>	<u>0 sf</u>
<b>Total</b>	<b>81,322</b>	<b>0</b>	<b>81,322 sf</b>