



**STATE OF MAINE
DEPARTMENT OF EDUCATION**
23 State House Station
Augusta, ME
04333-0023

Janet T. Mills
Governor

Pender Makin
Commissioner

EXHIBIT # .

To: Members of the State Board of Education

From: Pender Makin, Commissioner*

Date: July 17, 2026

Subject: Major Capital School Construction Program; Concept Approval Consideration;
Augusta Public Schools - Elementary School Additions/Renovations Project

STATEMENT OF FACT

Augusta Public Schools Superintendent Michael Tracy Jr. requests that the State Board of Education grant Concept Approval for an elementary school construction project in Augusta. The Lillian Parks Hussey School (grades K-6) rated 9th on the Final Priority List of the 2017-2018 Rating Cycle and was placed on the Approved Projects List at the December 13, 2023 State Board of Education meeting.

Augusta Public Schools hired CHA Consulting to complete a New vs. Renovations analysis of the existing Lillian Parks Hussey Elementary School and conduct further site, building, and program studies of the other three elementary schools in the SAU as well as Cony Middle/High School. This analysis resulted in a recommendation for additions and renovations to the Farrington Elementary School which would address educational equity and expand early childhood and special education programming at all three elementary schools in the SAU. The Farrington School will remain operational during the additions and renovations which will be carefully phased to minimize the impact on students and staff.

The project received State Board of Education Site Approval on January 8, 2026. In a public meeting on June 3, 2026, the additions and renovations project was endorsed by a straw poll vote of 15 in favor and 0 opposed.

The new building has been designed incorporating the Maine 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 28.7 for new construction and 29.2 for renovation.

Location: 23 State House Station, Augusta, ME 04333-0023

Phone: 207-624-6600 | **Fax:** 207-624-6700 | **TTY Users:** Call Maine Relay 711 | **Website:** www.maine.gov/doe
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This Concept Approval is being requested pursuant to MRS Title 20 MRS Title 20-A §15905(1) and State Board of Education Rule, Chapter 61, Rules for Major Capital School Construction Projects.

Project Description by Michael Tracy Jr., Superintendent

Chair Bonneau and Members of the State Board,

On behalf of the Augusta School Department, I respectfully request Concept Approval for the new Farrington Elementary School, serving students ages 3 through Grade 6, to be constructed in Augusta, Maine.

Following formal approval from the Maine Department of Education in 2023 to replace the 75-year-old Hussey Elementary School, we engaged CHA Architects to lead the design process. Hussey Elementary was rated 9th on the 2017-2018 Final Priority List and was placed on the Approved Projects List at the December 2023 State Board meeting. Feasibility studies evaluating new construction versus renovation concluded that a hybrid approach, combining partial new construction with renovation of the existing Farrington Elementary School would be necessary. This represents the most fiscally responsible path forward, addressing our district's academic and infrastructure needs for decades to come.

The key advantages of this plan include the use of district-owned land to minimize acquisition costs and the consolidation of two schools onto a single site, generating meaningful operational savings well into the future.

We are grateful to the Maine State Board of Education and the Maine Department of Education for this opportunity and for their continued commitment to the students of Augusta. This "east-side" flagship elementary school will be the light of our community for years to come.

Thank you for your support,

Project Information:

Project: Augusta Public Schools - Elementary School Additions/Renovations Project

Superintendent: Michael Tracy Jr.

Architect: CHA Consulting

Schools to be closed: Lillian Parks Hussey School

Project Budget Information:

Total Project Cost: \$53,671,590.

Local Only (no State participation): \$100,000.

Approved for State/Local Debt Service Subsidy: \$53,571,590.

COMMISSIONER'S RECOMMENDATION

The Commissioner of the Maine Department of Education recommends that the State Board of Education grant Concept Approval to Augusta Public Schools for an elementary school additions/renovations project as presented.

SCHOOL CONSTRUCTION COMMITTEE RECOMMENDATION

On June 26, 2026 the School Construction Committee recommended that pursuant to MRS Title 20-A §15905(1) and State Board of Education Rule Chapter 61, Rules for Major Capital School Construction Projects, this exhibit be placed on the July 17, 2026 State Board meeting agenda and the State Board of Education grant Concept Approval to Augusta Public Schools for an elementary school additions/renovations project as presented.

The School Construction Committee of the State Board of Education will consider this exhibit at its June 26, 2026 meeting.

**Prepared by the Office of School Facilities*



Office of School Facilities
Major Capital School Construction
Project Budget

Augusta School Department
Farrington Elementary Addition/Renovation
Grades Pre-K-6 Students 525

CHA Architecture
Concept Approval
July 17, 2026

	State/Local	Local Only & Other Funding	Total
A CONSTRUCTION			
1 Construction Estimate	\$42,757,764	\$0	\$42,757,764
Subtotal	\$42,757,764	\$0	\$42,757,764
B ADMINISTRATIVE COSTS & RESERVES			
2 Land Purchase and Related Costs	\$0	\$0	\$0
3 Moveable Equipment	\$937,469	\$0	\$937,469
4 Advertising and Legal	\$121,968	\$0	\$121,968
5 Percent for Art	\$50,000	\$0	\$50,000
6 Project Reserves	\$280,500	\$100,000	\$380,500
7 Project Contingency	\$4,697,390	\$0	\$4,697,390
Subtotal	\$6,087,327	\$100,000	\$6,187,327
C FEES AND SERVICES			
8 Architect / Engineer Basic Services	\$3,346,007	\$0	\$3,346,007
9 Architect / Engineer Additional Services	\$390,867	\$0	\$390,867
10 Architect / Engineer Reimbursables	\$87,500	\$0	\$87,500
11 Site Selection	\$65,375	\$0	\$65,375
12 Permitting & Approvals	\$68,000	\$0	\$68,000
13 Survey and Soils	\$35,000	\$0	\$35,000
14 Construction Testing	\$195,000	\$0	\$195,000
15 Project Coordination	\$0	\$0	\$0
16 Clerk of the Works	\$453,750	\$0	\$453,750
17 Commissioning	\$80,750	\$0	\$80,750
18 Other Professional Services	\$4,250	\$0	\$4,250
Subtotal	\$4,726,499	\$0	\$4,726,499
D TOTAL PROJECT COST	\$53,571,590	\$100,000	\$53,671,590
E OTHER FUNDING SOURCES	\$0	\$100,000	\$100,000
F MAXIMUM BOND AMOUNTS	\$53,571,590	\$0	\$53,571,590

Augusta School Department Farrington Elementary Addition/Renovation

Concept Approval
July 17, 2026

PROPOSED PROJECT SCHEDULE

<u>Activity</u>	<u>Date</u>
Site Approval by State Board of Education	January 8, 2026
Concept Approval by State Board of Education	July 9, 2026
Referendum Date	November 3, 2026
Design Development Complete	April 30, 2027
100% Construction Documents Complete	October 1, 2027
Design & Funding Approval by State Board of Education	October 2027
Project out to Bid	October 15, 2027
Bid Opening	December 2, 2027
Final Funding Approval by the Commissioner of Education	March 2028
*Dept. of Education Established Bond Date	Spring 2028/Spring 2029
Building Substantial Completion #1	April 30, 2029
Building Occupancy #1	June 30, 2029
Building Substantial Completion #2	June 30, 2030
Building Occupancy #2	August 15, 2030
Site Substantial Completion	August 15, 2030

**Bond date contingent upon Legislative appropriation.*

PROJECTED ENERGY USE INTENSITY

New Construction: Based on anticipated building schedule	28.7 kBTU / sf / year
Renovation: Based on anticipated building schedule	29.2 kBTU / sf / year

SQUARE FOOT SUMMARY

<u>Space Definition</u>	<u>State/Local</u>	<u>Local Only</u>	<u>Total</u>
New Construction (sf)	32,750	0	32,750 sf
Renovation (sf)	48,000	0	48,000 sf
Total	80,750	0	80,750 sf