



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

JANET T. MILLS  
GOVERNOR

PENDER MAKIN  
COMMISSIONER

**EXHIBIT # XXXX.**

To: Members of the State Board of Education  
From: Pender Makin, Commissioner\*  
Date: January 8, 2025  
Subject: Major Capital School Construction Program; *Design and Funding Approval Consideration*; RSU 14 - New Middle School Construction Project

**STATEMENT OF FACT**

RSU 14 Superintendent Christopher Howell requests that the State Board of Education grant Design and Funding Approval for the new grades 5-8 Middle School to be constructed in the Town of Windham.

Windham Middle School (grades 6-8) rated 5<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 project received State Board of Education Concept Approval on September 13, 2023 and was approved by local referendum vote on November 7, 2023.

It was recommended that in the best interest of the project the construction be separated into two phases. Phase 1 Site Development Approval was approved by the State Board on May 8, 2024 and allowed extensive site work to be completed more quickly than waiting for approval of the site and building combined. This work is currently in progress and the site will be ready for phase 2 building construction in the Spring of 2025.

The Department of Education's construction staff is currently working with the architect in finalizing the building construction documents for bidding. There have only been minor modifications to the building design through the review processes since Concept Approval. 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.

Page -2-  
Exhibit#  
Design and Funding Approval  
New Middle School Construction Project  
January 8, 2025

***Project Information:***

Project: RSU 14 New Grades 5-8 Middle School Construction Project  
Superintendent: Christopher Howell  
Architect: Lavallee Brensinger Architects – Lance Whitehead  
Schools to be closed: Windham Middle School and Jordan Small Middle School

***Project Budget Information:***

Total Project Cost: \$171,551,289.  
Local Only (no State participation): \$39,838,444.  
Approved for State/Local Debt Service Subsidy: \$131,712,845.

**COMMISSIONER’S RECOMMENDATION**

The Commissioner of the Department of Education recommends that the State Board of Education grant Design and Funding Approval for the new grades 5-8 Middle School construction project as presented.

**SCHOOL CONSTRUCTION COMMITTEE RECOMMENDATION**

On December 20, 2024 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 January 8, 2025 State Board meeting agenda and the State Board of Education grant Design and Funding Approval to RSU 14 for a new grades 5-8 Middle School construction project as presented.

The School Construction Committee of the State Board of Education will consider this exhibit at its December 20, 2024 meeting.

*\*Prepared by the Office of School Facilities*



**RSU 14**  
**Middle School Project**  
Grades 5-8 Students 1200

**Lavallee Brensinger Architects**  
**Design and Funding Approval**  
January 8, 2025

	State/Local	Local Only & Other Funding	Total
<b>A CONSTRUCTION</b>			
1 Construction Estimate	\$98,949,825	\$29,389,885	\$128,339,710
<b>Subtotal</b>	<b>\$98,949,825</b>	<b>\$29,389,885</b>	<b>\$128,339,710</b>
<b>B ADMINISTRATIVE COSTS &amp; RESERVES</b>			
2 Land Purchase and Related Costs	\$1,230,878	\$433,546	\$1,664,424
3 Moveable Equipment	\$4,287,767	\$3,543,356	\$7,831,123
4 Advertising and Legal	\$329,362	\$53,794	\$383,156
5 Percent for Art	\$50,000	\$0	\$50,000
6 Project Reserves	\$8,215,735	\$1,264,742	\$9,480,477
7 Project Contingency	\$9,757,285	\$2,955,433	\$12,712,718
<b>Subtotal</b>	<b>\$23,871,027</b>	<b>\$8,250,871</b>	<b>\$32,121,898</b>
<b>C FEES AND SERVICES</b>			
8 Architect / Engineer Basic Services	\$6,250,487	\$1,815,324	\$8,065,811
9 Architect / Engineer Additional Services	\$181,000	\$36,600	\$217,600
10 Architect / Engineer Reimbursables	\$46,150	\$0	\$46,150
11 Site Selection	\$233,287	\$0	\$233,287
12 Permitting & Approvals	\$988,289	\$10,528	\$998,817
13 Survey and Soils	\$260,056	\$6,000	\$266,056
14 Construction Testing	\$265,753	\$79,381	\$345,134
15 Project Coordination	\$129,360	\$38,640	\$168,000
16 Clerk of the Works	\$334,180	\$99,820	\$434,000
17 Commissioning	\$199,431	\$111,395	\$310,826
18 Other Professional Services	\$4,000	\$0	\$4,000
<b>Subtotal</b>	<b>\$8,891,993</b>	<b>\$2,197,688</b>	<b>\$11,089,681</b>
<b>D TOTAL PROJECT COST</b>	<b>\$131,712,845</b>	<b>\$39,838,444</b>	<b>\$171,551,289</b>
<b>E OTHER FUNDING SOURCES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>F MAXIMUM BOND AMOUNTS</b>	<b>\$131,712,845</b>	<b>\$39,838,444</b>	<b>\$171,551,289</b>

**RSU 14**  
**Middle School Project**  
*Design and Funding Approval*  
*January 8, 2025*

**PROPOSED PROJECT SCHEDULE**

<u>Activity</u>	<u>Date</u>	
Site Approval by State Board of Education	July 12, 2023	
Concept Approval by State Board of Education	September 13, 2023	
Referendum Date	November 7, 2023	
	<b>Early Site</b>	<b>New School</b>
Design Development Complete	December 2023	April 26, 2024
100% Construction Documents Complete	May 3, 2024	November 22, 2024
Design and Funding Approval by State Board of Education	May 8, 2024	January 8, 2025
Project out to Bid	May 9, 2024	January 9, 2025
Bid Opening	June 14, 2024	February 27, 2025
Final Funding Approval by the Commissioner of Education	Spring 2025	
Dept. of Education Established Bond Date <i>Bond date contingent upon Legislative appropriation.</i>	Spring 2025 / Spring 2026	
Substantial Completion	August 2027	August 2027
Building Occupancy	August 2027	

**PROJECTED ENERGY USE INTENSITY (EUI)**

Based on anticipated building schedule      **34.9**      kBTU / sf / year

**SQUARE FOOT SUMMARY**

<u>Space Definition</u>	<u>State/Local</u>	<u>Local Only</u>	<u>Total</u>
New Construction (sf)	199,431	61,395	<b>260,826 sf</b>
Renovation (sf)	<u>0</u>	<u>0</u>	<u>0 sf</u>
<b>Total</b>	<b>199,431</b>	<b>61,395</b>	<b>260,826 sf</b>