

Fact Sheet

Maine DOE

| 2018 Application Ranking (Major Capital School Construction Program)

Fairfield Primary School: #1
Clinton Elementary School: #39
Albion Elementary School: #58

Previous Rating Cycle was 2020-2011, and only 16 projects were funded.

Building Statistics

| Fairfield Primary School

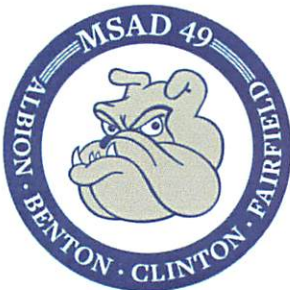
Building Age	100+ years
Building Size	48,780 sq. ft.
Lot Size	1.42 acres
Sprinkler System	Yes (Annex is not sprinklered)
ADA Compliance	Significant deficiencies throughout building Classrooms distributed on 13 levels
Mechanical	No ventilation and components are at the end of their life
Electrical	Components are at the end of their life and do not meet current codes
Utility & Operational Costs	\$131,874/year (\$2.70/sq.ft.)

No potential for future development at this site due to lot size. Building is not suitable for educational use.

| Albion Elementary School

Building Age	70 years
Building Size	24,644 sq. ft.
Lot Size	5.93 acres
Sprinkler System	No
ADA Compliance	Significant deficiencies throughout building
Mechanical	Components are at the end of their life and do not meet current codes Minimal ventilation Water treatment added to address E Coli issues
Electrical	Single Phase Power Components are at the end of their life and do not meet current codes

Essential repairs and ADA compliance renovations estimated at \$4.6M. These costs will be a local expense and not funded by State project funds.



Utility & Operational
Costs \$134,309/year (\$5.45/sq.ft.)
No potential for future development at this site due to lot size.

| Benton Elementary School

Building Age 30 years
Building Size 83,620 sq. ft.
Lot Size 15 acres
Sprinkler System Yes
ADA Compliance Some deficiencies
Mechanical Useful life left in systems
Electrical Useful life left in systems
Additions to this building would be challenging due to roof forms and construction type
Utility & Operational
Costs \$285,144/year (\$3.41/sq.ft.)

| Clinton Elementary School

Building Age 80 years (newest addition is 30 years old)
Building Size 39,222 sq. ft.
Lot Size 5 acres
Site Access Poor site circulation
Sprinkler System No
ADA Compliance Significant deficiencies
Mechanical Insufficient patchwork of solutions
No ventilation
Components are at the end of their life and do not meet current codes
Electrical Components are at the end of their life and do not meet current codes
Essential repairs and ADA compliance renovations estimated at \$6.8M. These costs will be a local expense and not funded by State project funds.
Utility & Operational
Costs \$144,916/year (\$3.63/sq.ft.)
No potential for future development at this site due to lot size.

| Lawrence Jr. High School

Building Age 45 years (classroom and shop addition is 36 years old)
WATC addition 21 years old
Building Size 108,000 sq. ft.



Lawrence High School

Building Age	61 years
Building Size	74,484 sq. ft.

Educational Suitability | Programs

When MSAD 49 elementary and primary schools were built, many programs offered now did not exist or were not accommodated in original building designs.

- Special Education
- Special Services
- Pre-Kindergarten
- Early Intervention Programs (reading & math)
- Robust STEM/ STEAM programs

State Subsidy

FTE State Subsidized Ratio: 1 teacher: 16 students



Example Project

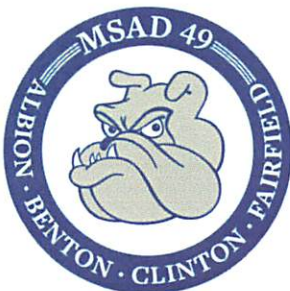
Total Costs for a New School Project

State Funded Portion	\$43,091,369
Local Only Portion*	\$730,797
Total Project Costs	\$43,822,166

Estimated Tax Impact on a \$100,000 Property (at Referendum)

<u>Towns of the School District</u>	<u>State Portion</u>	<u>Local Only Portion</u>	<u>New Facility Operating Costs</u>	<u>Total</u>
Eastbrook	\$0.00	\$4.63	\$5.02	\$9.65
Franklin	\$0.00	\$5.87	\$6.36	\$12.23
Gouldsboro	\$0.00	\$3.40	\$3.69	\$7.09
Mariaville	\$0.00	\$4.82	\$5.21	\$10.03
Sorrento	\$26.00	\$2.70	\$2.93	\$31.63
Steuben	\$0.00	\$5.38	\$5.82	\$11.20
Sullivan	\$0.00	\$5.23	\$5.65	\$10.88
Waltham	\$0.00	\$7.67	\$8.31	\$15.98
Winter Harbor	\$0.00	\$2.98	\$3.22	\$6.20

* Local Only Portion included land costs above appraised value, additional gymnasium square footage, additional art room square footage.



FAQ

Questions Asked at Community Forums & via Online Survey

Q: What if the project is not 100% funded by the DOE?

A: The State supports a complete project including design fees, referendum costs, construction costs, testing and oversight during construction and state permitting fees. Occasionally, there are additional building amenities that the local community would like to have included in the project such as a larger gymnasium or additional classrooms. In this case, there is a Local Only bond measure proposed at Referendum in addition to the State bond measure.

Q: How big of a site will be needed?

A: The State provides guidelines for elementary school sites which state that the site shall be up to 20 acres plus 1 acre per 100 students served. It is anticipated that this project will require a site that is between 20 and 26 acres.

Q: Where is the site going to be located?

A: There will be a State guided site selection process that will consider data such as available land, available town utilities, population loci, bussing routes, and distances.

Q: Have school designs changed in response to the pandemic?

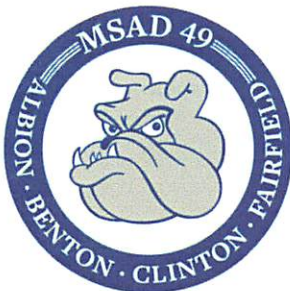
A: The State will support any changes made to mechanical codes or standards in response to COVID. The state currently supports better-than-standard air filtration in newly constructed or renovated schools. It can be anticipated that technology in classrooms will evolve to better support remote learning and be available to a new or renovated school in the coming years.

Q: When will construction be complete?

A: A typical State funded school project following the Department of Education process could start construction as early as 2023 and be complete in 2025 or 2026, depending on site development.

Q: What happens to existing school buildings if they are decommissioned as schools?

A: The MSAD currently owns the school buildings and the land. There is a process by which buildings no longer used by the District can be returned to the towns for their own use.



Q: Does this project include work at the Jr. High School or High School?

A: No.

Q: How will the community be engaged in the process?

A: The project team will continue to engage the community in multiple ways including more forums, surveys, and subcommittees to the building committee.

