

MSAD 49 School Construction

Some history to date:

- Facilities Committee **Building Study** began in the Fall of 2012
- Committee engaged Oak Point Associates to complete a Structural Survey for Fairfield Primary School, Albion Elementary School and Clinton Elementary School, completed in June 2013—updated in 2016
- District submitted **3** (Fairfield Primary School, Albion Elementary School and Clinton Elementary School) **Project Applications** to MDOE in March 2017 for Major Capital Improvement—**last Rating Cycle 2010-2011—funded through #16**
- Spring 2018 the MDOE published a final priority, rank order list of 74 schools, and the list was accepted & approved by the State Board.
- Fairfield Primary School is listed #1, Clinton Elementary School #39, Albion Elementary School #58 of the 74 listed.
- December 12, 2018, the district hosted a State Board of Education meeting, as Fairfield Primary School was ranked number one on the list.
- October 8, 2019 Education Commissioner Pender Makin notified the district that she recommended that the State Board of Education approve the first three school construction projects on the list, approved 10/9/19—Fairfield Primary School, North Elementary School (MSAD 54) and Rumford Elementary School (RSU 10). Young School (Saco Public Schools) and Windham Middle School (RSU 14), were approved 11/4/20.
- The district has met periodically with MDOE's Director of School Facilities Major Capital School Construction Program Scott Brown and his team to review this process
- As an initial step, in March 2020 the District hired CHA to conduct a feasibility study of our elementary schools, as required by the MDOE.
- CHA reported their findings to the Board in December 2020.
- The Board formed a Building Committee that has begun the process of community engagement.
- The Building Committee coordinated seven public forum events

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.