



Presentation for

REGIONAL SCHOOL UNIT NO. 10

Site Selection Straw Poll

Rumford and Mexico, Maine

June 28, 2021



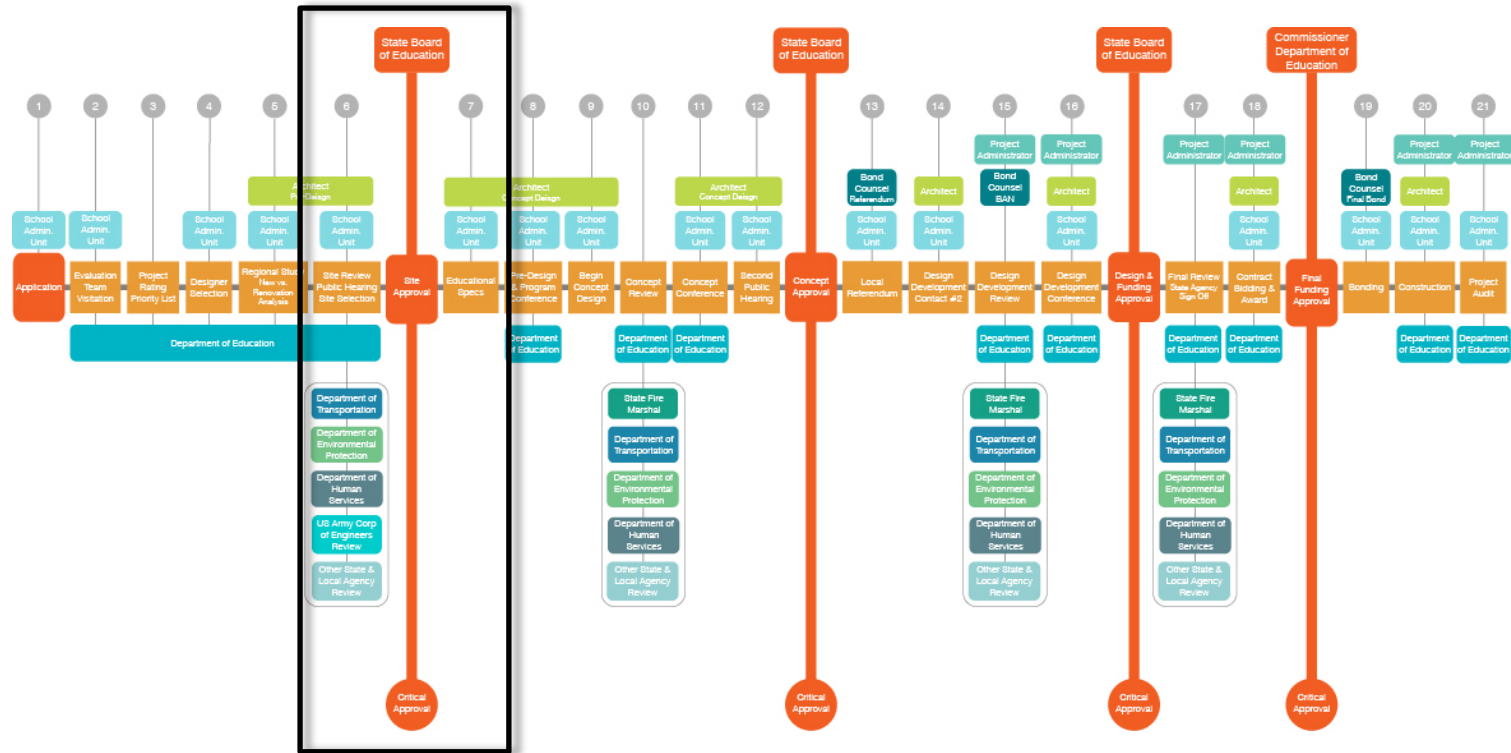
- Project Schedule / Process
- Site Selection Criteria
- Proposed Site
- Next Steps
- Q&A
- Straw Poll

AGENDA



Project Schedule / Process

School Construction Review and Approval Process / Design-Bid-Build Project Delivery Method



**DEPARTMENT OF EDUCATION (DOE) PROCESS
MAJOR CAPITAL IMPROVEMENT PROGRAM**

The flowchart illustrates the School Construction Process, starting with 'Initial Design' and 'Design' (Step 1) and ending with 'Local Referendum' (Step 13). The process is divided into several phases, with key decision points and approvals highlighted in orange.

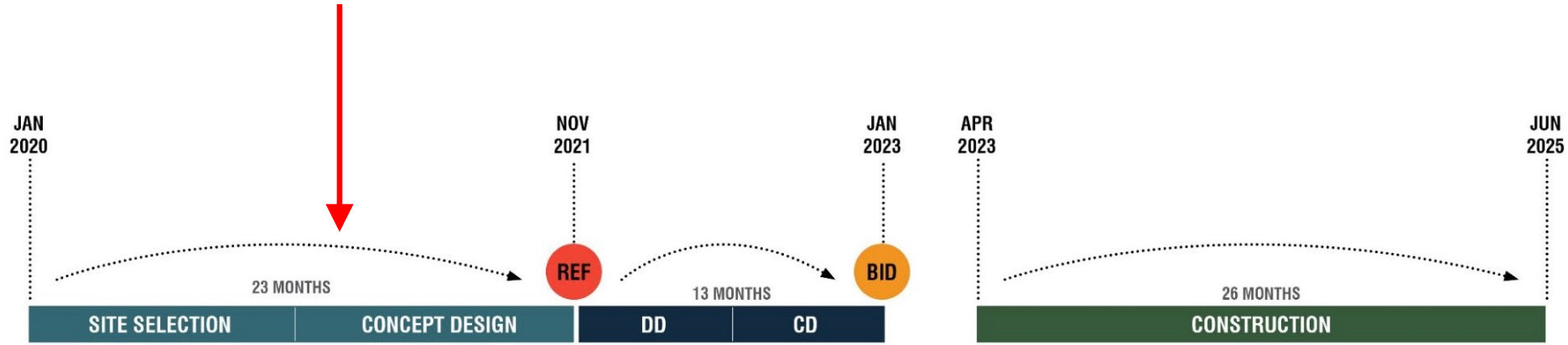
Key Stakeholders and Roles:

- State Board of Education:** Oversees the process, with major approvals at Step 6 (Site Approval) and Step 12 (Concept Approval).
- School Admin. Unit:** Manages the process, with major approvals at Step 7 (Educational Specs) and Step 13 (Local Referendum).
- Department of Education:** Provides input and review at various stages, including Pre-Design & Program Conference, Concept Review, and Concept Conference.

Process Flow:

- Initial Design
- Design
- Design
- Design
- Design
- Site Review, Public Hearing, Site Selection** (Approval)
- Site Approval** (Approval)
- Educational Specs** (Approval)
- Pre-Design & Program Conference**
- Begin Concept Design**
- Concept Review**
- Concept Conference**
- Second Public Hearing**
- Concept Approval** (Approval)
- Local Referendum** (Approval)

DEPARTMENT OF EDUCATION (DOE) PROCESS MAJOR CAPITAL IMPROVEMENT PROGRAM



PROJECT SCHEDULE

1

Harriman to review site selection criteria and define additional criteria with the Building Advisory Committee: **COMPLETE**

2

Collect GIS data and overlay information on the land in the Rumford/Mexico region: **COMPLETE**

3

Poll community on site selection criteria and general location: **COMPLETE**

4

Harriman to create a list of sites that meet acreage and a handful of key site selection criteria: **COMPLETE**

5

Harriman, along with feedback from the building committee, will analyze the overall list of sites and identify the top three or so categories outlined in Step 4: **COMPLETE**

6

Harriman to present the condensed list from Step 5 to DOE: **COMPLETE**

7

Building Committee, DOE, and Harriman to narrow the sites down to 1-3 sites and conduct site analysis to arrive at the best solution for the project: **COMPLETE**

SITE SELECTION PROCESS

7

Number of sites
initially identified
and evaluated

3

Number of sites that
aligned closest to
site selection criteria

1

Number of sites we
removed based on
NPS constraints

1

Number of sites
removed based on
wellhead protection

1

Number of sites where
environmental studies
were performed

SITE SELECTION PROCESS



Site Selection Criteria

1. Community Values

- ?

2. Parcel Structure

- Size
- Shape
- Slope
- Expansion

3. Soils

- Ledge
- Drainage
- Wetlands
- Environmental Impacts
- Prior Contamination

4. Transportation

- 45 MPH Arterial Road
- Vehicle Access
- Office Site Traffic Improvements
- Sidewalks
- Bussing Impact

5. Utilities

- Power lines
- Water
- Sewer
- 3-Phase Power
- Natural Gas

6. Location

- Proximity to Density
- Proximity to First Responders
- Proximity to Community Facilities
- Public Transportation
- Zoned for Growth

SITE SELECTION CRITERIA

- 3-mile distance from bridge
- Location to balance community schools (School in Mexico, School in Rumford)
- Fiscally responsible
- Access to nature (trails, etc.)
- Continued collaboration with clubs, land owners, and community members
- Maintain and enhance collaboration between surrounding towns

SITE SELECTION CRITERIA
COMMUNITY VALUES

1. Community Values

- 3-Mile Distance from Bridge
- Location to Balance Community Schools
- Fiscally responsible
- Access to Nature
- Continued Collaboration with clubs, land owners and community members.
- Maintain and enhance collaboration between surrounding towns

2

2. Parcel Structure

- Size
- Shape
- Slope
- Expansion

1

3. Soils

- Ledge
- Drainage
- Wetlands
- Environmental Impacts
- Prior Contamination

1

4. Transportation

- 45 MPH Arterial Road
- Vehicle Access
- Office Site Traffic Improvements
- Sidewalks
- Bussing Impact

1

5. Utilities

- Power lines
- Water
- Sewer
- 3-Phase Power
- Natural Gas

2

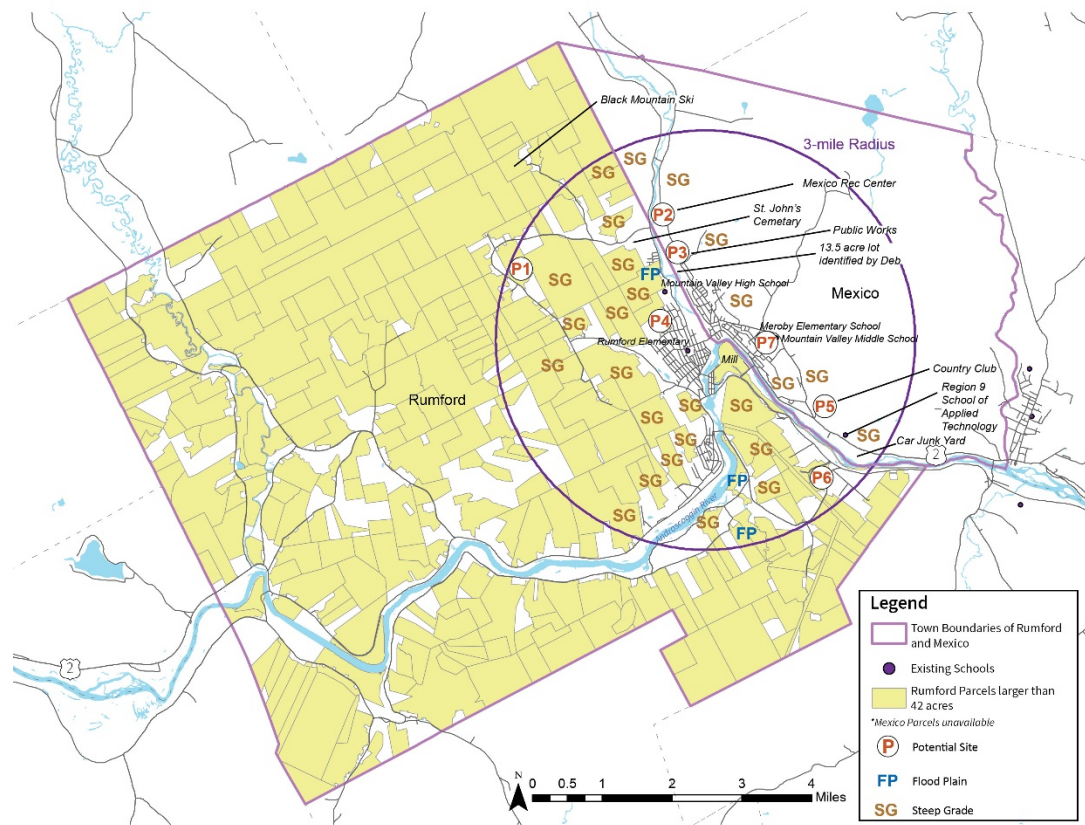
6. Location

- Proximity to Density
- Proximity to First Responders
- Proximity to Community Facilities
- Public Transportation
- Zoned for Growth

2

SITE SELECTION CRITERIA

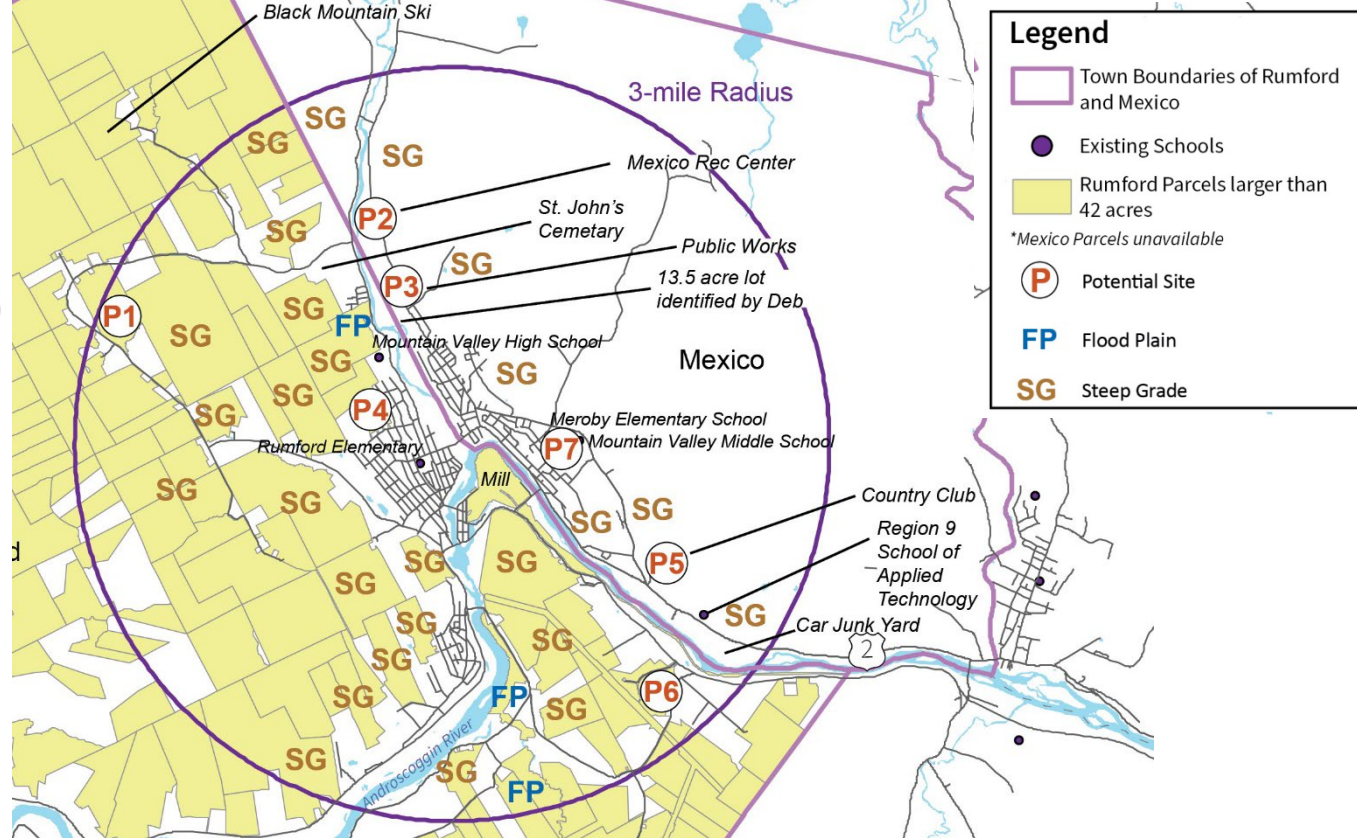
COMPARATIVE EVALUATION OF POTENTIAL SITES



SITE SELECTION CRITERIA

POTENTIAL SITES

- P1 (Isthmus Road)
- P2 (Mexico Rec Center)
- P3 (Mexico Public Works)
- P4 (Penobscot Street)
- P5 (Oakdale Country Club)
- P6 (Rumford Business Park)
- P7 (Meroby Elementary School and Mountain Valley Middle School)



SITE SELECTION CRITERIA

Selection Criteria			Weighting Factor	Parcel P1 Isthmus Rd	Weighted Total	Parcel P2 Mexico Rec	Weighted Total	Parcel P3 Mexico PW	Weighted Total	Parcel P4 Penobscott St	Weighted Total	Parcel P5 Oakdale CC	Weighted Total	Parcel P6 Rumf Business Park	Weighted Total	Parcel P7 MES/MVMS	Weighted Total
				Ratings 1 - 5 (1 = Poor, 3 = Average, 5 = Very Good)													
RANK					7		2		3		5		4		6		1
TOTALS				57	82	81	132	79	130	77	120	75	122	69	110	98	159
Community Priorities	25	3-Mile Distance to Bridge	2	1	2	3	6	3	6	3	6	5	10	5	10	3	6
	26	Balanced Location of Community Schools	2	1	2	5	10	5	10	1	2	5	10	1	2	5	10
	27	Fiscally Responsible	2	1	2	3	6	3	6	1	2	1	2	1	2	5	10
	28	Access to Nature	2	5	10	5	10	5	10	5	10	5	10	3	6	5	10
	29	Collaboration with Land Owners	2	1	2	3	6	3	6	1	2	1	2	1	2	5	10
Parcel Structure	31	Collaboration with Surrounding Towns	2	3	6	3	6	3	6	3	6	3	6	3	6	3	6
	1	Parcel Size - Usable acreage - School + Fields	1	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	2	Parcel Shape - Usable	1	5	5	5	5	5	5	5	5	5	5	5	5	5	5
	3	Parcel Slope (best if less than 8%)	1	3	3	3	3	3	3	3	3	3	3	3	3	5	5
	4	Expansion Potential	1	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Soils	5	Good Soils - Lack of Ledge	1		0		0		0		0		0		0		0
	6	Good Drainage	1		0		0		0		0		0		0		0
	7	Few Wetlands	1		0		0		0		0		0		0		0
	8	Environmental Impact (stream, pond)	1	5	5	3	3	3	3	5	5	5	5	5	5	4	4
	9	Unlikely Prior Site Contamination	1	5	5	5	5	3	3	5	5	3	3	3	3	4	4
Transportation	10	Avoid 45 MPH Arterial Road	1	3	3	3	3	3	3	5	5	1	1	1	1	4	4
	11	Vehicle Access (right line, road conditions)	1		0		0		0		0		0		0		0
	12	Avoid Off-site Traffic Improvements	1		0		0		0		0		0		0		0
	13	Nearby Sidewalks	1	1	1	1	1	1	1	1	1	1	1	1	1	5	5
	14	Busing Impact	1		0		0		0		0		0		0		0
Utilities	15	Avoid Power lines and Train Tracks	2	5	10	5	10	5	10	5	10	5	10	5	10	5	10
	16	Proximity to Water Mains	2	1	2	3	6	3	6	3	6	3	6	3	6	5	10
	17	Proximity to Sewer Mains	2	1	2	3	6	3	6	3	6	3	6	3	6	5	10
	18	Proximity to 3-Phase Electric Service	2	1	2	1	2	1	2	1	2	3	6	3	6	5	10
	19	Proximity to Natural Gas Service	2	0	0	0	0	0	0	0	0	0	0	0	0	1	2
Location	20	Proximity to Population Density	2	1	2	3	6	3	6	5	10	3	6	3	6	4	8
	21	Proximity to Police, Fire, Medical Services	2	1	2	5	10	5	10	5	10	3	6	3	6	4	8
	22	Proximity to Community Facilities	2	1	2	5	10	5	10	5	10	3	6	3	6	4	8
	23	Close to Public Transportation Route	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2
	24	Designated Growth Area (Zoning)	2	1	2	3	6	3	6	1	2	3	6	3	6	1	2
TOTALS				57	82	81	132	79	130	77	120	75	122	69	110	98	159

SITE SELECTION CRITERIA

COMPARATIVE EVALUATION OF POTENTIAL SITES

POTENTIAL SITES

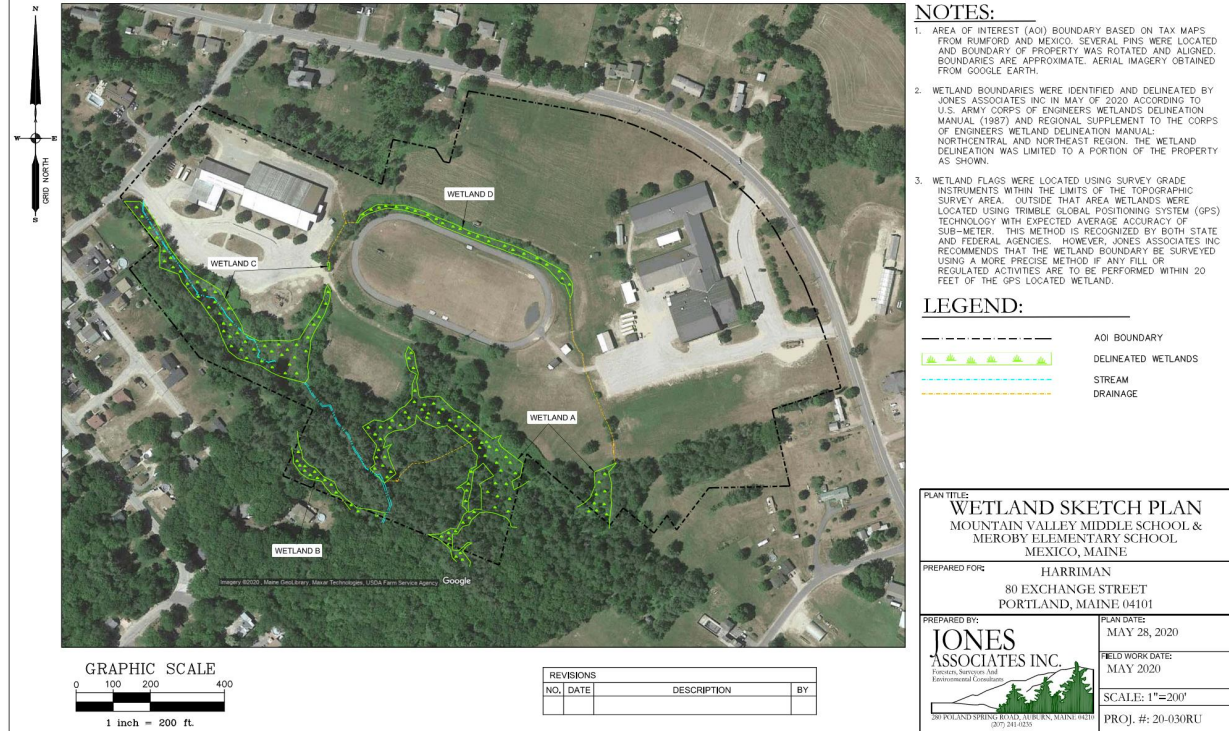
- ~~P1 (Isthmus Road)~~
- **P2 (Mexico Rec Center)**
- **P3 (Mexico Public Works)**
- ~~P4 (Penobscot Street)~~
- ~~P5 (Oakdale Country Club)~~
- ~~P6 (Rumford Business Park)~~
- **P7 (Meroby Elementary School and Mountain Valley Middle School)**

Selection Criteria		Weighting Factor	Parcel P2 Mexico Rec	Weighted Total	Parcel P3 Mexico PW	Weighted Total	Parcel P7 MES/MVMS	Weighted Total
RANK				2		3		1
TOTALS			81	132	79	130	98	159
Community Priorities	25 3-Mile Distance to Bridge	2	3	6	3	6	3	6
	26 Balance Location of Community Schools	2	5	10	5	10	5	10
	27 Fiscally Responsible	2	3	6	3	6	5	10
	28 Access to Nature	2	5	10	5	10	5	10
	29 Collaboration with Land Owners	2	3	6	3	6	5	10
Parcel Structure	31 Collaboration with Surrounding Towns	2	3	6	3	6	3	6
	1 Parcel Size - Usable acreage - School + Fields	1	5	5	5	5	5	5
	2 Parcel Shape - Usable	1	5	5	5	5	5	5
	3 Parcel Slope (best if less than 8%)	1	3	3	3	3	5	5
	4 Expansion Potential	1	5	5	5	5	5	5
Soils	5 Good Soils - Lack of ledge	1		0		0		0
	6 Good Drainage	1		0		0		0
	7 Few Wetlands	1		0		0		0
	8 Environmental Impact (stream, pond)	1	3	3	3	3	4	4
	9 Unlikely Prior Site Contamination	1	5	5	3	3	4	4
Transportation	10 Avoid 45 MPH Arterial Road	1	3	3	3	3	4	4
	11 Vehicle Access (sight line, road conditions)	1		0		0		0
	12 Avoid Off-site Traffic Improvements	1		0		0		0
	13 Nearby Sidewalks	1	1	1	1	1	5	5
	14 Busing Impact	1		0		0		0
Utilities	15 Avoid Power lines and Train Tracks	2	5	10	5	10	5	10
	16 Proximity to Water Mains	2	3	6	3	6	5	10
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	19 Proximity to Natural Gas Service	2	0	0	0	0	1	2
Location	20 Proximity to Population Density	2	3	6	3	6	4	8
	21 Proximity to Police, Fire, Medical Services	2	5	10	5	10	4	8
	22 Proximity to Community Facilities	2	5	10	5	10	4	8
	23 Close to Public Transportation Route	2	1	2	1	2	1	2
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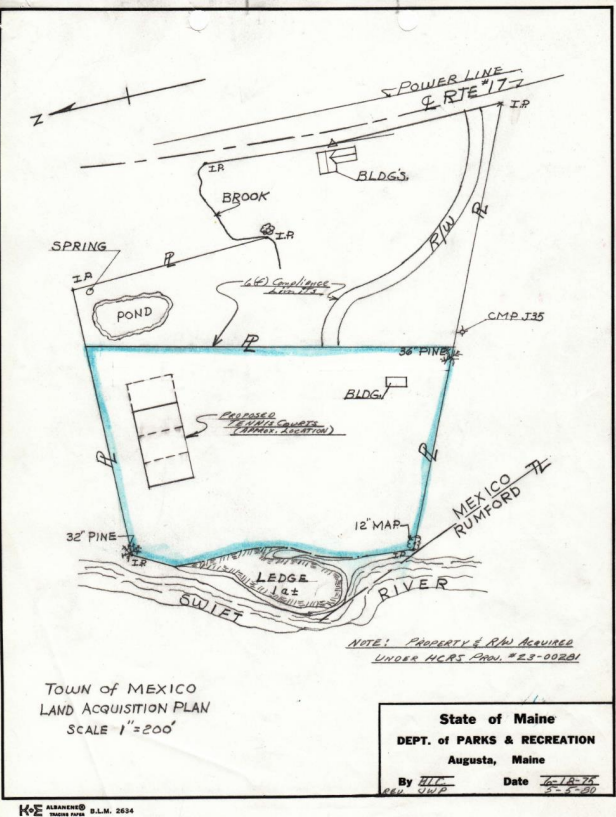
SITE SELECTION CRITERIA COMPARATIVE EVALUATION OF POTENTIAL SITES

POTENTIAL SITES

- RARE OR UNUSUAL FEATURES AND VERNAL POOLS
 - Jones Associates Inc. did not observe any potential vernal pools during investigations. Additionally, no unusual plant or animal species were observed within the area of interest. The wetlands on this property were dominated by plant communities typical of this region of Maine.



SITE SELECTION CRITERIA



- The current MVMS / MEROBY site has no LWCF encumbrances on the property.
- The current Mexico Recreation Park (**P2**) is encumbered by LWCF and protected for public outdoor recreation in perpetuity in the area immediately surrounding the tennis courts. See attached maps.
 - While this appears to show that the bulk of this property is not encumbered by LWCF protections, the maps attached are not compliant with current interpretations of the National Parks Service related to what should be within a project boundary. If the site of the recreation park is selected for school development as proposed, it is likely that the parks service will compel us to consider the entire recreation area / park as protected, not just the smaller parcel identified in the maps. This development would trigger a conversion.
 - If this recreation park is the preferred site for the new school development, please let me know as soon as possible so I can discuss any potential impacts with NPS before you get too far along on that process.

NPS GRANTS

POTENTIAL SITES

- ~~P1 (Isthmus Road)~~
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	4 Expansion Potential	1	5	5	5	5
Soils	5 Good Soils - Lack of Ledge	1		0		0
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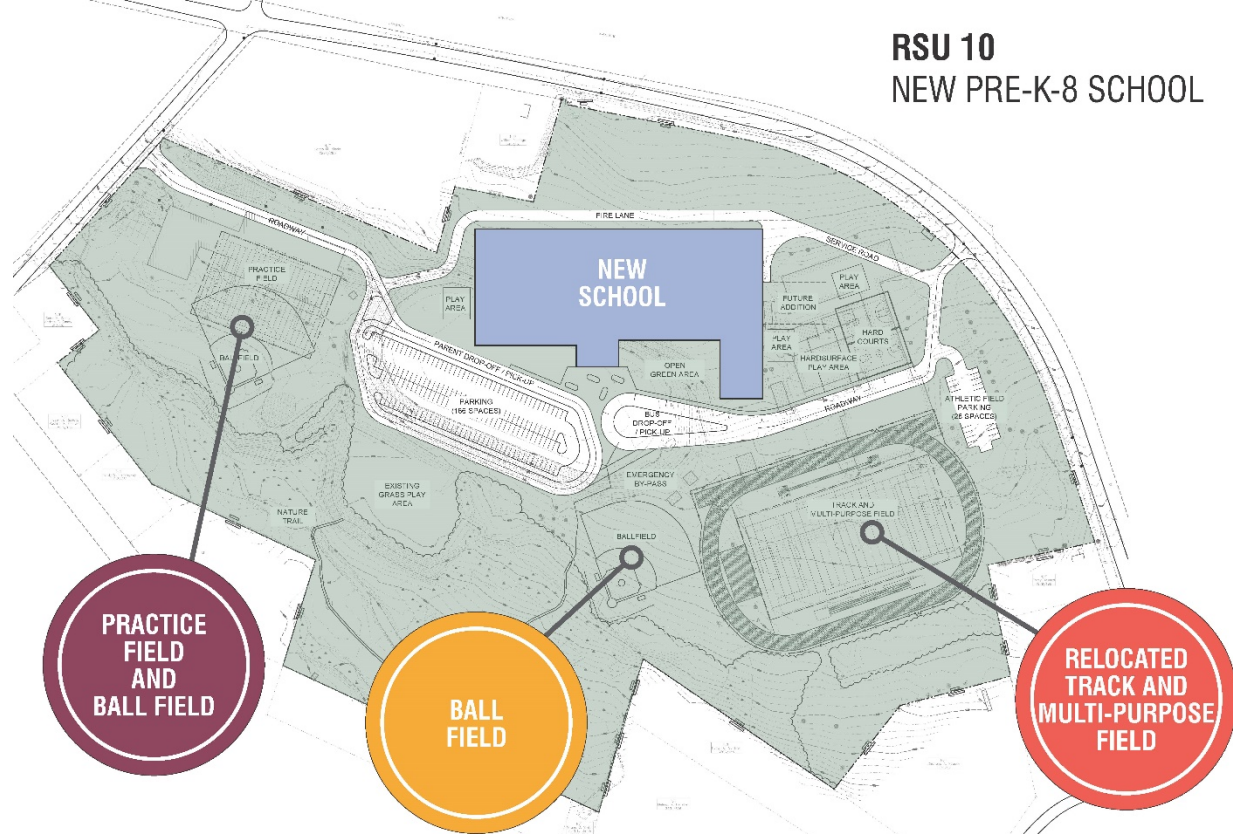
SITE SELECTION CRITERIA COMPARATIVE EVALUATION OF POTENTIAL SITES



HARRIMAN

Proposed Site

RSU 10
NEW PRE-K-8 SCHOOL



PROPOSED SITE



HARRIMAN

Next Steps

- DOE Meeting:
July 22, 2021
- State Board School Construction Committee:
July 30, 2021
- State Board Site Approval:
August 11, 2021
- Community Forum #3 (Concept Design Straw Poll):
TBD (targeting August/September)

NEXT STEPS



HARRIMAN

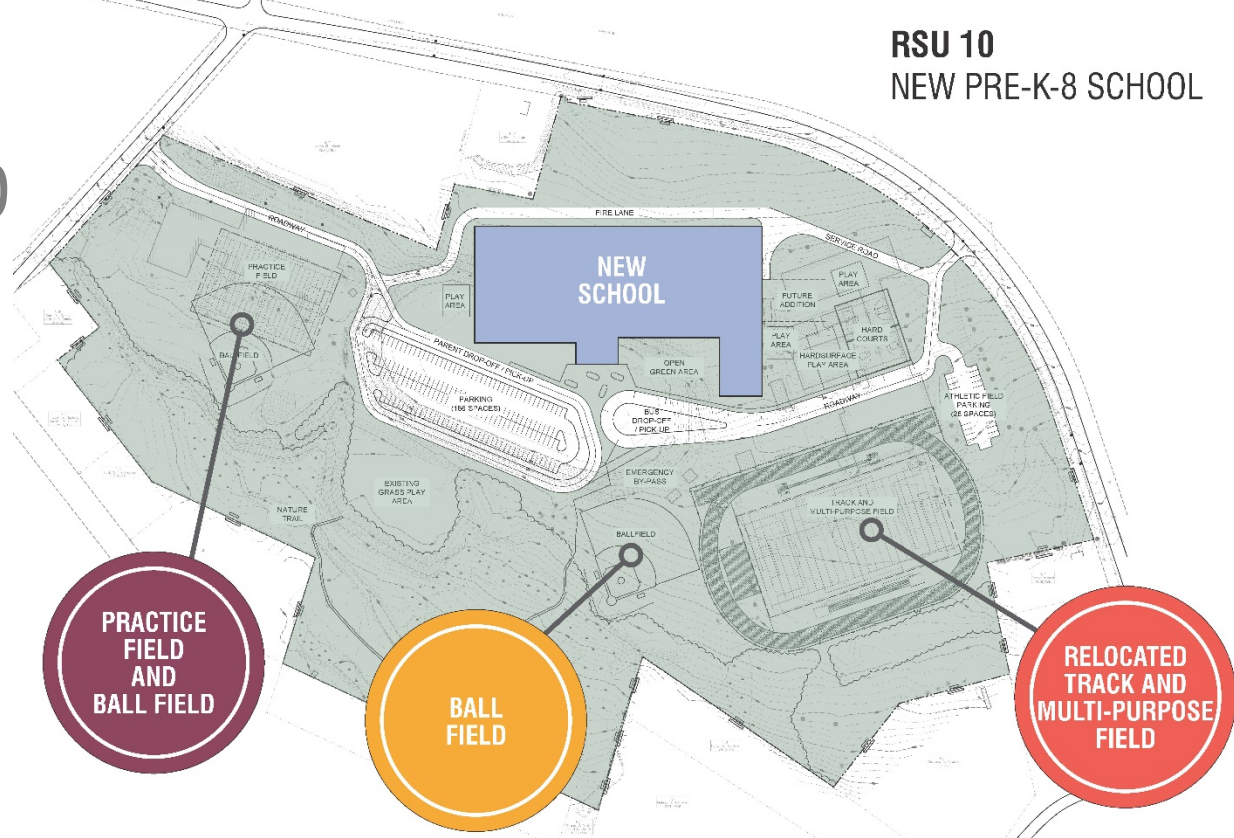
Q&A



Straw Poll

DO YOU FAVOR
MOVING FORWARD
WITH A PROJECT
ON THIS SITE?


RSU 10
NEW PRE-K-8 SCHOOL



PROPOSED SITE
STRAW POLL

slido

Do you favor moving forward with a project on
this site?

 Start presenting to display the poll results on this slide.