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

JOHN ELIAS BALDACCI
GOVERNOR

SUSAN A. GENDRON
COMMISSIONER

Exhibit #III.D.

TO: Members of the State Board of Education

FROM: Susan A. Gendron, Commissioner*

DATE: October 15, 2008

SUBJECT: Major Capital School Construction Program; *Site Approval Consideration;* Jefferson School Department – New PreK-8 Elementary School Construction Project in Jefferson, Maine.

STATEMENT OF FACT

Superintendent Francis Boynton requests that the State Board of Education approve a site in Jefferson, Maine, for a new elementary school. The new PreK-8 elementary school will replace the existing Jefferson Elementary School.

The proposed school site is a combination of the present school site, property owned by the Town of Jefferson, and a small privately owned parcel.

Jefferson attempted to find a new site rather than build on the present school site because of the topographic concerns. The site search that followed was very extensive. Thirty sites were considered and 5 of those were evaluated in depth. To further complicate the site issue, the community is divided by Damariscotta Lake limiting possible sites to the northern section of Jefferson. Every available site in that community had extensive wetlands.

The architect then reevaluated the present site and adjacent parcels. The site can accommodate the school and appropriate athletic, play, and parking areas. The present school site is only 4.7 acres. The new school will be located away from the present building so the present school can house students during construction. The Town of Jefferson will assign 9.6 additional acres to the Jefferson School Department.

The third parcel is 3 acres adjacent to the present school site. The two appraisals were for $33,500 and $29,000. The average is $31,250. The option to purchase is for $31,250 which falls within the guidelines and will not require a local appropriation. The land will be transferred by warranty deed.

The Department of Transportation has reviewed the site and it has been determined that a traffic study is not needed. The site is served with 3-phase power. Water and sewerage will be on site facilities.

All State and local agencies that have an interest or involvement in the proposed school have been contacted. Their responses are on file in the Department of Education. The architect has completed the Site Application form as well as the New vs. Renovation Study of the affected schools.

Project Information:

Project: New Jefferson PreK-8 Elementary School
Superintendent: Francis Boynton
Architect: Oak Point Associates
Total number of acres: 17.3 acres
Total number of acres eligible for State support: 3
Purchase cost: $31,250
Appraised value: $31,250
Amount eligible for State support: $31,250

CONSTRUCTION COMMITTEE RECOMMENDATION

The Construction Committee will consider this Site Approval request at its meeting on October 6, 2008.

COMMISSIONER RECOMMENDATION

The Commissioner recommends that the State Board of Education grant Site Approval to the Jefferson School Department for construction of a new preK-8 elementary school in Jefferson, Maine, under the provisions of Chapter 61, Rules for Major Capital School Construction Projects.

*Prepared by the School Facilities Services Team