



STATE OF MAINE
DEPARTMENT OF EDUCATION
23 State House Station
Augusta, ME
04333-0023

Janet T. Mills
Governor

Pender Makin
Commissioner

EXHIBIT # .

To: Members of the State Board of Education

From: Pender Makin, Commissioner*

Date: July 17, 2026

Subject: Major Capital School Construction Program; Concept Approval Consideration;
RSU 53/MSAD 53 New PreK-8 School Construction Project

STATEMENT OF FACT

RSU 53/MSAD 53 Superintendent Julie Kimball requests that the State Board of Education grant Concept Approval for a new PreK-8 school to be constructed in the town of Pittsfield. The Manson Park School (grades PreK-K) rated 8th on the Final Priority List of the 2017-2018 Rating Cycle and was placed on the Approved Projects List at the December 13, 2023 State Board of Education meeting.

RSU 53/MSAD 53 hired CHA Consulting to complete a New vs. Renovations analysis of the existing Manson Park School and similar studies of the elementary and middle school buildings in the School Administrative Unit (SAU). These analyses resulted in a recommendation to construct a school that would also include the students from the Vickery School (grades 1-4) and Warsaw Middle School (grades 5-8). The new PreK-8 will provide educational programs and services for 525 students.

The proposed new school will be built at the existing Vickery School and Warsaw Middle School 22.44-acre site. The site will allow the new school to be constructed while the existing schools remain operational. This site benefits from good access and is well served by existing utility and transportation infrastructure. The project received State Board of Education Site Approval on November 13, 2025. In a public meeting on June 8, 2026, constructing a new facility on this site was endorsed by a straw poll vote of 57 in favor and 0 opposed.

The new building has been designed incorporating the Maine Department of Education school construction standards. Appropriate state and local agencies have had input in the planning process. The building will have an Energy Use Intensity (EUI - energy use in kBtu per square foot annually) of 24.8.

Location: 23 State House Station, Augusta, ME 04333-0023

Phone: 207-624-6600 | **Fax:** 207-624-6700 | **TTY Users:** Call Maine Relay 711 | **Website:** www.maine.gov/doe
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This Concept Approval is being requested pursuant to MRS Title 20-A §15905(1) and State Board of Education Rule, Chapter 61, Rules for Major Capital School Construction Projects.

Project Description by Julie Kimball, Superintendent

I am submitting this letter to request your support for the MSAD 53 New School Concept Approval. As the new superintendent of MSAD 53, I have had the privilege of being a part of the school construction process for the last two years within our school district as a member of our New School Committee, as chair of our Ed. Specs' Committee and as chair of our Student Engagement Committee. I look forward to carrying on the amazing work that Superintendent Littlefield and so many others have done surrounding the MSAD 53 new school project and I look forward to working with the Board as we continue on this new school journey.

Project Overview & Justification

On behalf of RSU 53/MSAD 53, I request that the State Board of Education grant Concept Approval for a new PK-8 school to be constructed in Pittsfield.

- Priority Ranking: Manson Park School (Grades PreK-K) was rated 8th on the Final Priority List of the 2017-2018 Rating Cycle.
- Approval Status: The project was officially placed on the Approved Projects List during the December 13, 2023, State Board meeting.
- Feasibility: Extensive "new vs. renovation" studies were conducted for our three priority buildings: Manson Park (8th), Vickery Elementary (11th), and Warsaw Middle School (58th).

The findings concluded that a consolidated PK-8 building is the most fiscally responsible path forward, ensuring our district's academic and infrastructure needs are met for decades to come.

Strategic Benefits

The proposed plan offers several key advantages for our students and taxpayers:

Fiscal Responsibility: Utilizing district-owned land significantly reduces acquisition costs.

Minimal Disruption: The site allows students to remain in their current buildings throughout the duration of construction.

Strategic Alignment: The design integrates seamlessly with our Five-Year Strategic Plan, as detailed in our Educational Specifications.

Community Impact

This school is designed to be the "heart" of our three communities. It will serve not only as a modern educational facility capable of meeting the diverse needs of all students but also as a central hub for community engagement.

Thank you for your time, your consideration, and your ongoing commitment to the students of Maine.

Project Information:

Project: RSU 53/MSAD 53 New Grades PreK-8 School Construction Project

Superintendent: Julie Kimball

Architect: CHA Consulting

Schools to be closed: Manson Park School, Vickery School, and Warsaw Middle School

Project Budget Information:

Total Project Cost: \$81,961,995.

Local Only (no State participation): \$6,146,583.

Approved for State/Local Debt Service Subsidy: \$75,815,412.

COMMISSIONER'S RECOMMENDATION

The Commissioner of the Maine Department of Education recommends that the State Board of Education grant Concept Approval to RSU 53/MSAD 53 for a new grades PreK-8 school construction project as presented.

SCHOOL CONSTRUCTION COMMITTEE RECOMMENDATION

On June 26, 2026 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 July 17, 2026 State Board meeting agenda and the State Board of Education grant Concept Approval to RSU 53/MSAD 53 for a new grades PreK-8 school construction project as presented.

The School Construction Committee of the State Board of Education will consider this exhibit at its June 26, 2026 meeting.



Office of School Facilities
Major Capital School Construction
Project Budget

RSU 53/MSAD 53
New PreK-8 School
Grades PreK-8 Students 525

CHA
Concept Approval
July 17, 2026

	State/Local	Local Only & Other Funding	Total
A CONSTRUCTION			
1 Construction Estimate	\$61,686,692	\$5,131,436	\$66,818,128
Subtotal	\$61,686,692	\$5,131,436	\$66,818,128
B ADMINISTRATIVE COSTS & RESERVES			
2 Land Purchase and Related Costs	\$0	\$0	\$0
3 Moveable Equipment	\$2,015,975	\$194,117	\$2,210,092
4 Advertising and Legal	\$127,200	\$0	\$127,200
5 Percent for Art	\$50,000	\$0	\$50,000
6 Project Reserves	\$248,500	\$0	\$248,500
7 Project Contingency	\$6,168,670	\$513,144	\$6,681,814
Subtotal	\$8,610,345	\$707,261	\$9,317,606
C FEES AND SERVICES			
8 Architect / Engineer Basic Services	\$3,701,202	\$307,886	\$4,009,088
9 Architect / Engineer Additional Services	\$240,205	\$0	\$240,205
10 Architect / Engineer Reimbursables	\$123,393	\$0	\$123,393
11 Site Selection	\$63,330	\$0	\$63,330
12 Permitting & Approvals	\$301,000	\$0	\$301,000
13 Survey and Soils	\$69,144	\$0	\$69,144
14 Construction Testing	\$505,000	\$0	\$505,000
15 Project Coordination	\$0	\$0	\$0
16 Clerk of the Works	\$394,763	\$0	\$394,763
17 Commissioning	\$103,838	\$0	\$103,838
18 Other Professional Services	\$16,500	\$0	\$16,500
Subtotal	\$5,518,375	\$307,886	\$5,826,261
D TOTAL PROJECT COST	\$75,815,412	\$6,146,583	\$81,961,995
E OTHER FUNDING SOURCES	\$0	\$0	\$0
F MAXIMUM BOND AMOUNTS	\$75,815,412	\$6,146,583	\$81,961,995

RSU 53/MSAD 53 **PreK-8 Elementary School**

Concept Approval
 July 17, 2026

PROPOSED PROJECT SCHEDULE

<u>Activity</u>	<u>Date</u>
Site Approval by State Board of Education	November 13, 2025
Concept Approval by State Board of Education	July 9, 2026
Referendum Date	September 15, 2026
Design Development Complete	February 2027
100% Construction Documents Complete	July 2027
Design & Funding Approval by State Board of Education	July 2027
Project out to Bid	August 2027
Bid Opening	September 2027
Final Funding Approval by the Commissioner of Education	Fall 2027
*Dept. of Education Established Bond Date	Spring 2028, Spring 2029
Building Substantial Completion	Summer 2029
Building Occupancy	Fall 2029
Site Substantial Completion	Summer 2030
<i>*Bond date contingent upon Legislative appropriation.</i>	

PROJECTED ENERGY USE INTENSITY

Based on anticipated building schedule **24.8** kBTU / sf / year

SQUARE FOOT SUMMARY

<u>Space Definition</u>	<u>State/Local</u>	<u>Local Only</u>	<u>Total</u>
New Construction (sf)	94,488	9,095	103,583 sf
Renovation (sf)	<u>0</u>	<u>0</u>	<u>0 sf</u>
Total	94,488	9,095	103,583 sf