



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

PAUL R. LEPAGE
GOVERNOR

WILLIAM H. BEARDSLEY
DEPUTY COMMISSIONER

EXHIBIT #VI.B.

To: Members of the State Board of Education

From: William H. Beardsley, Deputy Commissioner*

Date: October 12, 2016

Subject: Major Capital School Construction Program; *Site Approval Consideration*;
RSU #39 – new PreK-8 School in Caribou, Maine

STATEMENT OF FACT

Superintendent of Schools, Timothy Doak, requests that the State Board of Education approve a site in Caribou, Maine for a new PreK-8 school.

The proposed site is the culmination of a thorough site search which studied six potential locations within the city of Caribou.

The selected 17.4 acre site is in the center of downtown in the heart of the community and, if approved, will be built on land that presently houses the following structures:

- Teague Park Elementary – grades 3-5 constructed in 1948,
- Caribou Middle – grades 6–8 constructed in 1926,
- Teague Park – a city park funded by a National Park Service grant,
- A defunct, city-owned swimming pool, and
- A small residential home on .15 acres, to be purchased as part of the project costs.

Hilltop Elementary, a pre-K-2 school constructed in 1960 and located on a different parcel of land, will be replaced as part of this project.

The City of Caribou, the U.S. National Park Service (NPS) through the Department of the Interior, the Office of the Maine Attorney General and others were instrumental in assisting with the numerous and complex transfers. As part of these transfers the Caribou Learning Center constructed in 1950 which houses numerous educational programs and the vacated Sincock School constructed in 1921 will be torn down to accommodate recreation areas defined and approved through the NPS conversion process.

A completed Site Application is on file with the Department of Education and meets all the needed criteria of the State Board of Education's Chapter 61, Rules for Major Capital School Construction Projects. The architects and engineers have met with all the required state and local agencies and they have responded positively to the proposed project.

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Exhibit # VI.B.

Site Approval Consideration; RSU #39
Caribou PreK-8 School Construction Project
Date: October 12, 2016

In a public meeting on January 12, 2016, constructing a new facility on this site was endorsed by a vote of 124 in favor to 7 opposed.

Project Information:

Project: RSU #39 PreK-8 Construction Project
Superintendent: Timothy Doak
Architect: Portland Design Team – Lyndon Keck
Total number of acres: 17.4 (new school site)
Average appraised value of land to be purchased: \$64,000. (House on Bennett Drive - .15 Acres)
Total Purchase Cost: \$64,000.

COMMISSIONER’S RECOMMENDATION

The Deputy Commissioner of the Department of Education recommends that the State Board of Education grant Site Approval for the site as presented in this exhibit to RSU #39 for a new PreK-8 elementary school according to the provisions of Chapter 61, Rules for Major Capital School Construction Projects.

CONSTRUCTION COMMITTEE RECOMMENDATION

On September 30, 2016, the Construction Committee voted unanimously to recommend that the State Board of Education grant Site Approval to RSU #39 for a PreK-8 school construction project according to the provisions of Chapter 61, Rules for Major Capital School Construction Projects.

*Prepared by the Division of School Facilities

Attachment A

Summary of Land Transfers:

City transfer to RSU:

- Public Pool (2.6 Acres)
- Park Street (Public ROW)
- Teague Park (6.59 Acres)

RSU Transfer to City:

- Learning Center (5.98 Acres)
- Sincock School (1.17 Acres)
- Hilltop School (16 Acres)

Private Party to transfer to City:

- Small parcel next to Sincock School (.66 Acres)

RSU to purchase:

- House on Bennett Drive (.15 Acres) \$64,000. to be included as land cost on the project budget

Existing NPS Boundary:

- Teague Park (6.59 Acres)
- Portion of Teague Park School (1.31 Acres)

New NPS Boundary:

- Learning Center (5.98 Acres)
- Sincock School property (1.17 Acres)
- Small parcel next to Sincock School (.66 Acres)