

Concept / Design Committee Recommendation for Site Investigation
Notes for 12/16/2015 Board meeting, KAppleby

The Concept / Design Committee's Site Search Sub-committee has diligently reviewed the site query results provided to the Committee by Lavallee Brensinger Architects (LBA). This list included hundreds of properties within a 10-mile radius of the Rockland Ferry Terminal (as requested by the Committee) and a minimum size of 20 acres (as advised by LBA). The committee also included some properties known to the Committee, but not included in the query results. LBA was only asked to provide a list as described, it was the charge of this sub-committee to review this list and recommend potential, viable building sites.

Many of these properties were immediately discarded because they were inaccessible, in land trust, in commercial use for companies such as Dragon Cement, or some other use such as a cemetery. The sub-committee also consulted with Code Enforcement Officers in Rockland, Rockport, Owls Head, South Thomaston, Thomaston and Warren.

The Site Search sub-committee recommends the Board review two properties as possible locations of a new school. One property is the current location of MCST at 1 Main Street, Rockland. The other property is a 59 acre parcel on Rt. 1 (358 Atlantic Highway) in Warren, which is currently for sale for \$299,000.

The Warren location would need site and environmental investigations, and surveys. Despite needing to wait until spring for most of the site investigation, Ron Lamarre is available immediately to do a site walk and give the Board his initial assessment.

The cost for these investigations and surveys could be up to \$96,600¹. The funds would come from the Building and Equipment Reserve Fund; of which the current balance is \$284,822 minus obligated funds of \$65,000 for LBA, leaving an available balance of \$219,822. (Minus \$96,600 leaves an available balance of \$123,222.)

The current location does not require any further site review due to its current use.

Board members must consider some important points:

- Our auditor has advised us about letting our reserve account get too low.
- If the Board chooses to go to another site, this will impact the proposed schedule; pushing the concept design phase into the summer after site and environmental evaluations are concluded during the early spring.²
- If the Board chooses to stay at our current location, the concept design can start sooner.²

The Concept / Design Committee requests the Board approve an expenditure of up to \$96,600 from the Building and Equipment Reserve Fund for site investigation work on property located at 358 Atlantic Highway, Warren, Maine as a potential site for a new school.

By approving this expenditure, the Board moves to process along in determining the best location for a new school.

¹ Ron Lamarre email to Beth Fisher, 8/3/2015, 10:04 a.m.

² Ron Lamarre email to Sherry Moody and Beth Fisher, 11/14/2015, 10:30 a.m.