

City of Sanford



**From the Desk of
Steven R. Buck
City Manager**



Memorandum

To: City Council
Subject: Manager's Report for September 6th, 2016
Date: September 6th, 2016

St Ignatius –

DC Development has closed on the former St. Ignatius High School Property and is now ready to renovate the facility into 55 and older market rate housing. Pursuant to this pending redevelopment of the property, the City has received communications from Michael Pease indicating that interested persons seeking this type of housing may contact them at:

Phone: (207) 636-7341

When they call this number, they will hear a message asking for their contact information to allow us to add them to a mailing list. They can also email info@stignatiusapartments.com for information.

Excavation Operations – Pending Ordinance Amendments

The Planning Board will start a review of the submission requirements for Excavation Operations (mineral extraction, gravel pits) on September 7th, 2016. Amendments to Chapter 280-16 are being proposed to address continued standards as it pertains to the 5-year Permit issued to Gravel Pit Operations. Amendments are currently being developed to the Zoning Ordinance Chapter 280-16-6.7.2.4.8.10 - 10.10. The amendments focus on further definition and delineation of the standards to be met when applying for a 5-year Permit for operation and post closure care.

Lifelight of Maine:

Lifelight continues to work through options to house their New Rotor Wing Air Ambulance at the Sanford Seacoast Regional Airport as well as housing their staff of mechanics, pilots, and medical staff. Airport Manager Allison Rogers continues to work with the City's Fixed Base Operator as well as other facility options to meet the needs of Lifelight. We should be able to announce the finalized Sanford facility options within the month.

Free Disposal of Banned, Unusable Pesticides for Maine Residents:

Attached is an information Flyer and Memo from Maine Department of Agriculture, conservation and Forestry describes the Program where and when free disposal will be available. Please see the attached information at the end of this Report.

Sanford School Construction – Phase II:

A more appropriate title should be PreK – 8 Restructuring and Facilities Consolidation. As the New High School is currently under construction after years of educational assessment, facilities and site assessments, design and engineering, and bids for construction, the Community now moves into the second phase of the “and all grades and facilities.” To this end, the Core Building Committee II, or CBC II, was formed to work with the Maine Department of Education to resolved State Ranked Sanford Schools of No. 4, 13, and 33 in one inclusive Study and Project. Maine DOE agreed to allow Sanford to study the replacement of the former Emerson School (No. 4) and Lafayette School (No. 13) and Willard School (No. 33) in one comprehensive Plan to consolidate, re-use, and with minor potential for new additions resolve the City’s overall school needs for the next 50 years.

The CBC II went through a competitive bid process to obtain Feasibility Study Consulting Services and selected Harriman Associations just over 1 year ago. The School Department, City, and the dedicated Members of the CBC II have worked with Harriman Assc. and the Maine Department of Education (DOE) to develop not less than six (6) Restructuring Options to address Sanford’s students in grades PreK thru 8 or all grades below High School and Career Technical Education levels. This Restructuring Study was performed in two parts. Part One was to develop options for consolidating the elementary schools and reusing the Sanford High School/CTE once the New High School is open. Part Two was to develop a preliminary scope of work for potential renovations and additions to Sanford’s remaining school inventory to complete the consolidation into facilities that have been renovated with some additions. The overarching goals were:

- to make the highest and best reuse of Sanford’s current inventory
- Consolidate into fewer facilities but with capacity
- Close excess facilities or those that were no longer cost-effective to operate
- Create sustainability by making energy improvements, increase program efficiencies, and reduce redundancy stemming from too many smaller facilities

Attached is a Memorandum from Daniel Cecil, Principal in Charge with Harriman, on the Restructuring Study and its current status. The information is a Summary of highlights. It is intended to spur interest and invite the Public to attend a Public Information Meeting to be held;

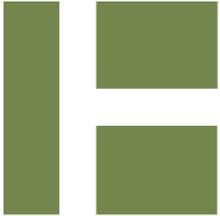
Public Information Meeting – Sanford School Restructuring Study PreK-8

September 15th, 2016

6:00PM

Margaret Chase Smith School

248 Twombly Road



HARRIMAN

MEMORANDUM

To

David Theoharides, Steve Buck, Anne-Marie Mastraccio, Ayn Hanselmann, CPA, Chuck Potter, Gwen Bedell, Kendra Williams, Maura Herlihy, Pam Lydon, Liz Dudgeon, Sanford School Committee, Sanford City Council, DWC, AJR, HMG, JDO, CWG, JWT, RDM, BKB, FLC, file

From

Daniel Cecil, AIA, Principal

Date

September 6, 2016

Project

Sanford Schools K-8 Restructuring Study
Project No. 15339

Subject

Memorandum to the CBC2, Sanford School Committee, and Sanford City Council –
September 6, 2016

Sanford Schools Strategic Plan

In addition to funding the new Sanford HS/RVTC project, the Department of Education (DOE) agreed to study an elementary school consolidation scheme to solve the facilities needs shown in the rankings of the Emerson School (No. 4 on the DOE's funding list) and the Lafayette School (No. 13 on the DOE's funding list). The PreK – 8 Restructuring Study had two parts. Part One was to develop options for consolidating the elementary schools and reusing the Sanford High School/RTC once the new high school is built. Part Two was to develop a preliminary scope of work for potential renovations and additions to the affected schools.

In meetings with the Department of Education on August 24, 2016 and September 2, 2016, the Sanford School Department was given permission to develop Concept Designs leading to a referendum for Option 5A of the PreK – 8 Restructuring Study.

The features of Option 5A are as follows:

- Once the **new Sanford High School/RTC is built, the Junior High School students** will move into the old building and it will become grades 5 – 8. The sixth grades will no longer be split across two schools. The fifth grade and sixth grade classrooms will each have their own separate wing. The fifth grade wing will have a new playground and running field directly adjacent to their classrooms. The old Sanford HS will receive code upgrades and a new Serving Kitchen. All modular classrooms will be removed.
- The **old Junior High School Building** will then be converted to a 500 student, PreK – 4, elementary school serving the central area of Sanford. The old Junior High School will receive code upgrades and new playgrounds for the younger children in this age group.

46 HARRIMAN DRIVE
AUBURN, ME 04210
207.784.5100

123 MIDDLE STREET
PORTLAND, ME 04101
207.775.0053

ONE PERIMETER ROAD
MANCHESTER, NH 03103
603.626.1242

www.harriman.com



- The **Margaret Chase Smith School** will be renovated and expanded to become a 500 student, PreK – 4, elementary school serving the southern area of Sanford. All modular classrooms will be removed. Additional classrooms, playgrounds and parking will be increased to accommodate the increase in student population.
- The **Carl J. Lamb School** will remain as is and will become an approximately 500 student, PreK – 4, elementary school serving the northern area of Sanford.
- The **Emerson School** has been closed already.
- The **Lafayette School** and the **Willard School** (No. 36 on the DOE's funding list) will be closed as well.
- The **Memorial Gym** and the three closed elementary schools will be turned over to the City of Sanford.
- The planned reuse of the existing high school and junior high school is a fiscally and educationally responsible strategy to make the most of Sanford's existing facilities resources.
- The new grade configurations of PreK – 4, 5 – 8, and 9 – 12 will reduce transitions for students moving up through the Sanford school system. It will provide more equity of course offerings and building size among the three elementary schools. And it will remove all temporary classrooms.
- The consolidations and renovations will produce updated, more efficient, and educationally appropriate facilities for the next 20+ years.

Next Steps

- The CBC2, the elementary school Building Committee, has been working on the PreK – 8 Restructuring Study and will now shift into the Concept Design Phase of the DOE's 21 step process.
- A first Community Forum will be organized to discuss the projects in late September. Later in the fall as the plans are further developed, a DOE required Straw Poll meeting will be conducted to ask the community if they support the concept site plans. Sanford did this for the new high school project in the past.
- Educational Programming will begin in earnest immediately. Administrators and staff will be consulted to develop the floor plans and budgets. Additional Community Forums will be scheduled and a second DOE required Straw Poll meeting will be conducted in the spring of 2017 to ask the community if they support the floor plans and budgets.
- The potential target date for a formal referendum may be late spring/early summer of 2017.



**MARGARET CHASE SMITH
ELEMENTARY SCHOOL EXPANSION**

PROPOSED SITE PLAN

0 15' 30' 45' 07/11/16

CREATE 3 K CLASSROOMS FROM 4 UNDERSIZED ROOMS



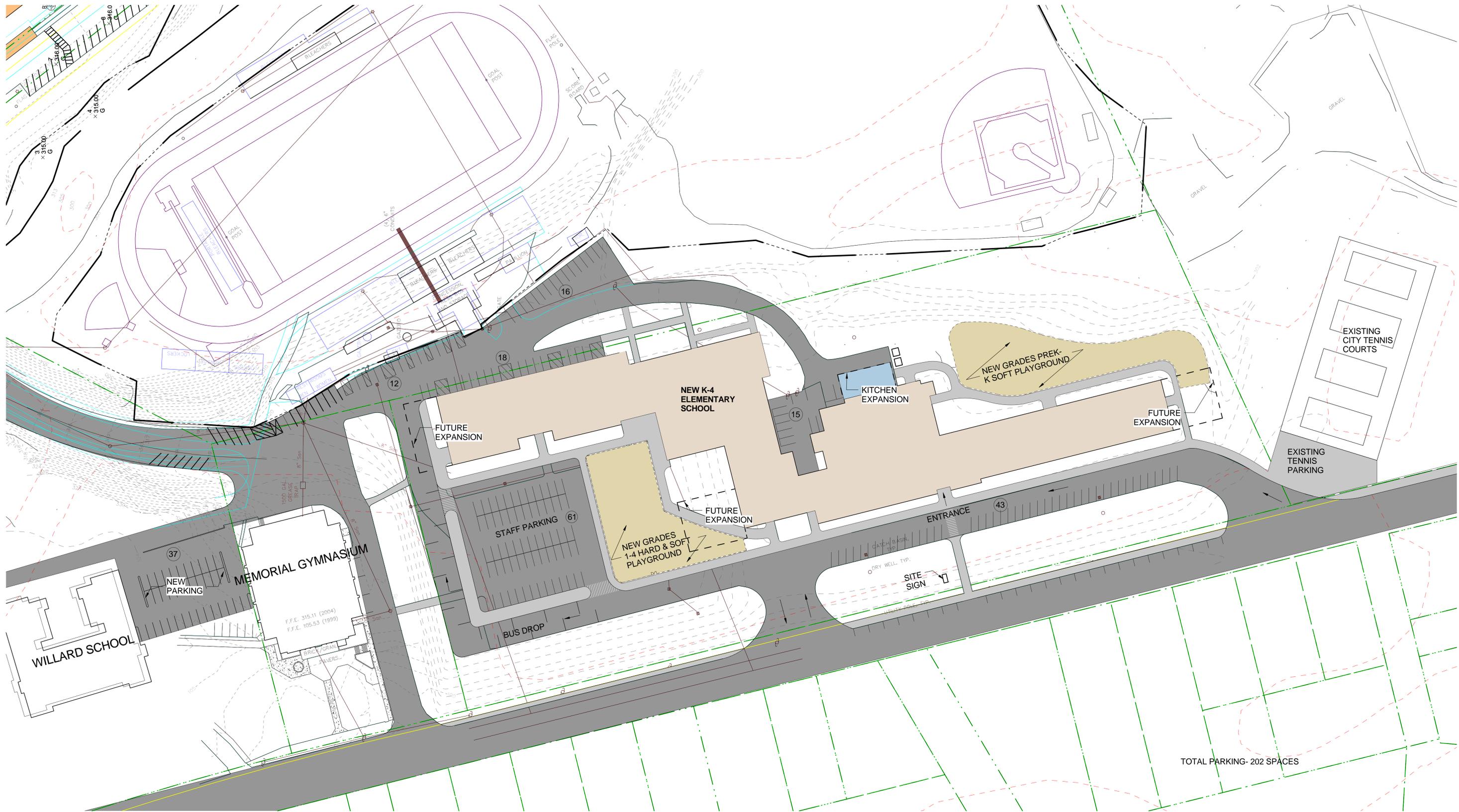
0 8' 16' 24' SCHEME B



**MARGARET CHASE SMITH
ELEMENTARY SCHOOL EXPANSION**

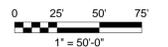
PROPOSED FLOOR PLAN

06/29/16

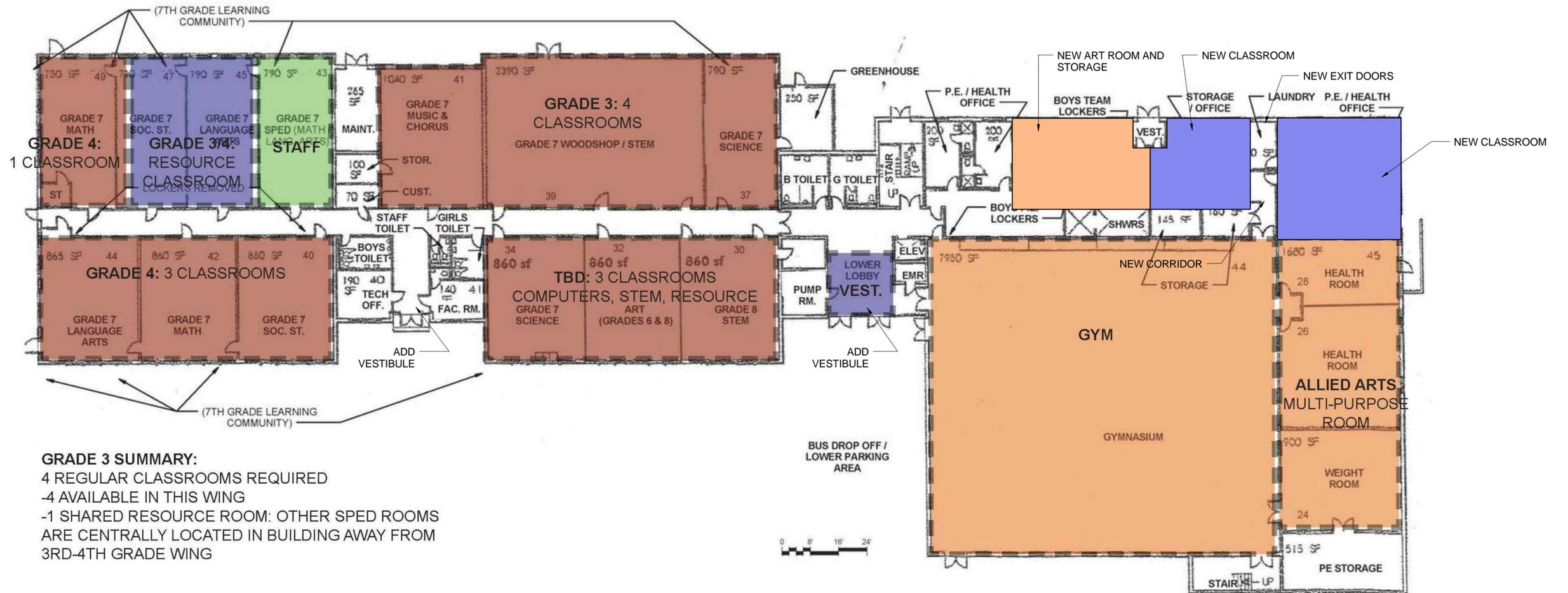


SANFORD JUNIOR HIGH SCHOOL CONVERSION TO A PRE K - 4 ELEMENTARY SCHOOL

PROPOSED SITE PLAN



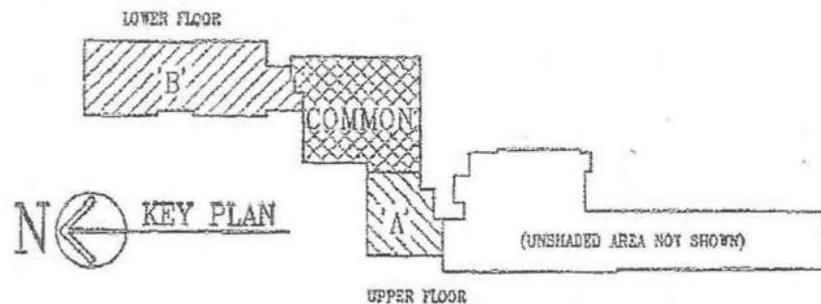
07/08/16



GRADE 3 SUMMARY:
 4 REGULAR CLASSROOMS REQUIRED
 -4 AVAILABLE IN THIS WING
 -1 SHARED RESOURCE ROOM: OTHER SPED ROOMS ARE CENTRALLY LOCATED IN BUILDING AWAY FROM 3RD-4TH GRADE WING

GRADE 4 SUMMARY:
 4 REGULAR CLASSROOMS REQUIRED
 -4 AVAILABLE IN THIS WING
 -1 SHARED RESOURCE ROOM: OTHER SPED ROOMS ARE CENTRALLY LOCATED IN BUILDING AWAY FROM 3RD-4TH GRADE WING

ALLIED ARTS SUMMARY (LOWER LEVEL):
 1 MULTI-PURPOSE ROOM FOR ALTERNATE P.E.
 1 ART ROOM + ASSOCIATED STORAGE
 2 CLASSROOMS FOR GROWTH



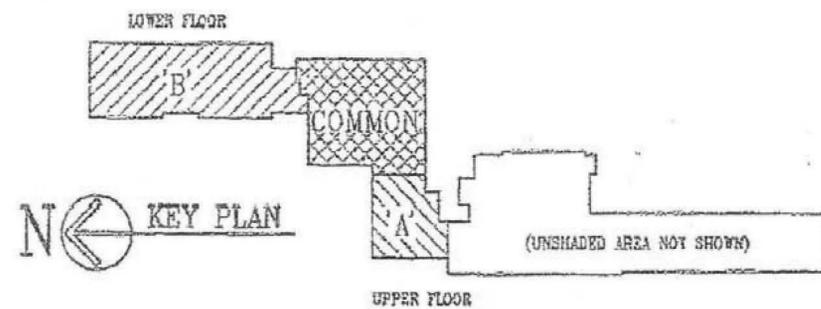
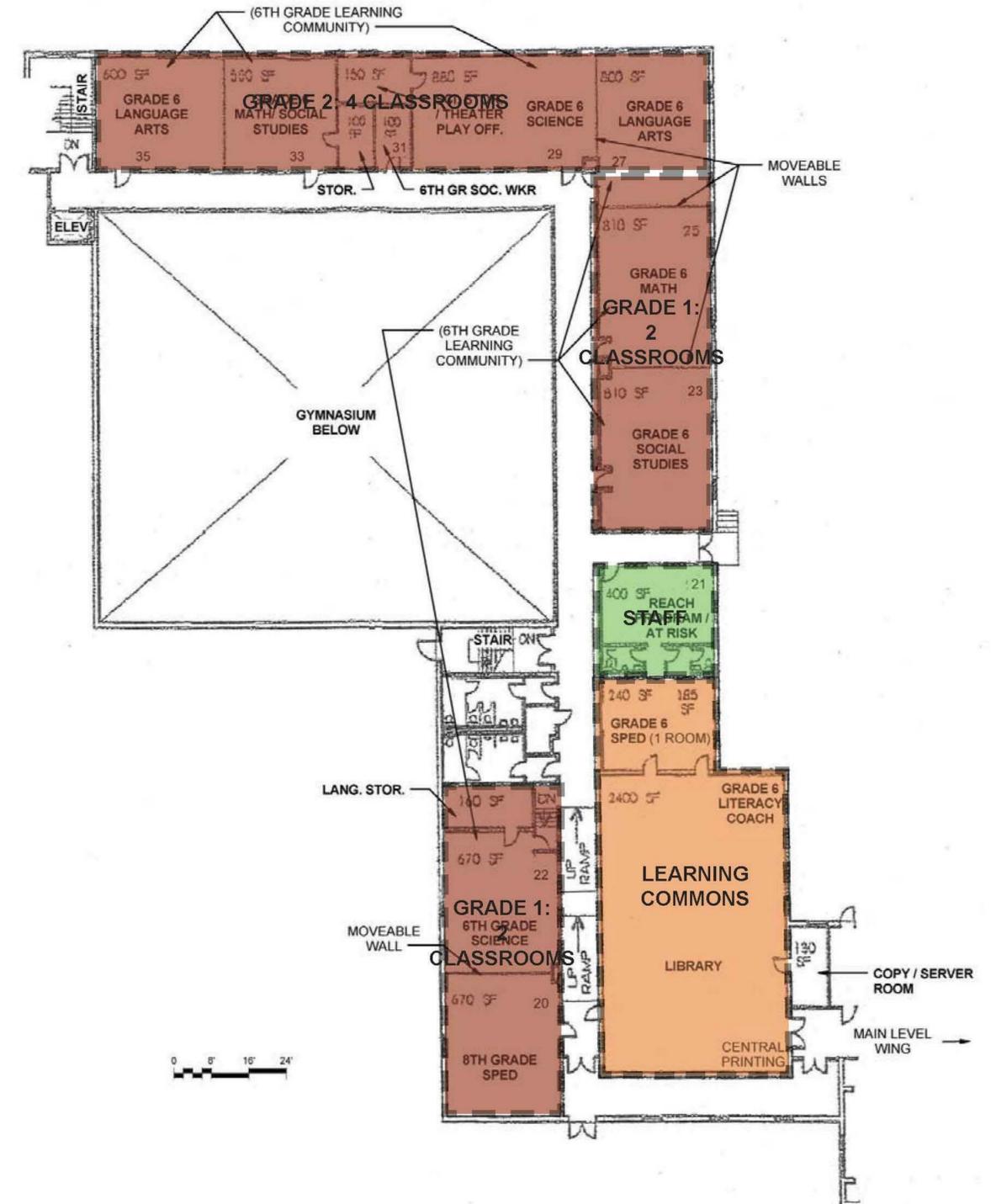
HARRIMAN

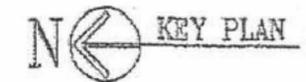
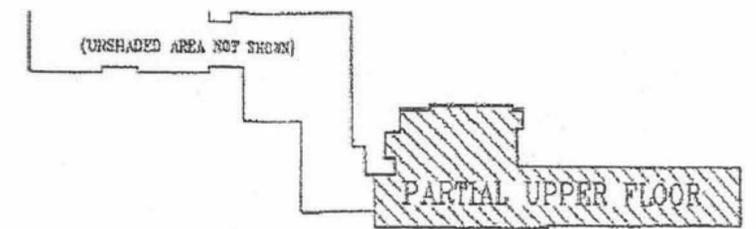
SANFORD JUNIOR HIGH SCHOOL CONVERSION TO A PRE K - 4 ELEMENTARY SCHOOL

SJHS PROPOSED CONDITIONS LOWER LEVEL

GRADE 1 SUMMARY:
 4 REGULAR CLASSROOMS REQUIRED
 -4 AVAILABLE IN THIS WING
 -SPED ROOMS ARE CENTRALLY LOCATED IN BUILDING AWAY FROM 3RD-4TH GRADE WING

GRADE 2 SUMMARY:
 4 REGULAR CLASSROOMS REQUIRED
 -4 AVAILABLE IN THIS WING
 -SPED ROOMS ARE CENTRALLY LOCATED IN BUILDING AWAY FROM 3RD-4TH GRADE WING





ALLIED ARTS SUMMARY (MAIN LEVEL):

- 1 MUSIC ROOM + ASSOCIATED PRACTICE ROOMS & STORAGE
- 1 LEARNING COMMONS: INCLUDES COMPUTER LAB / AREA

SPED SUMMARY:

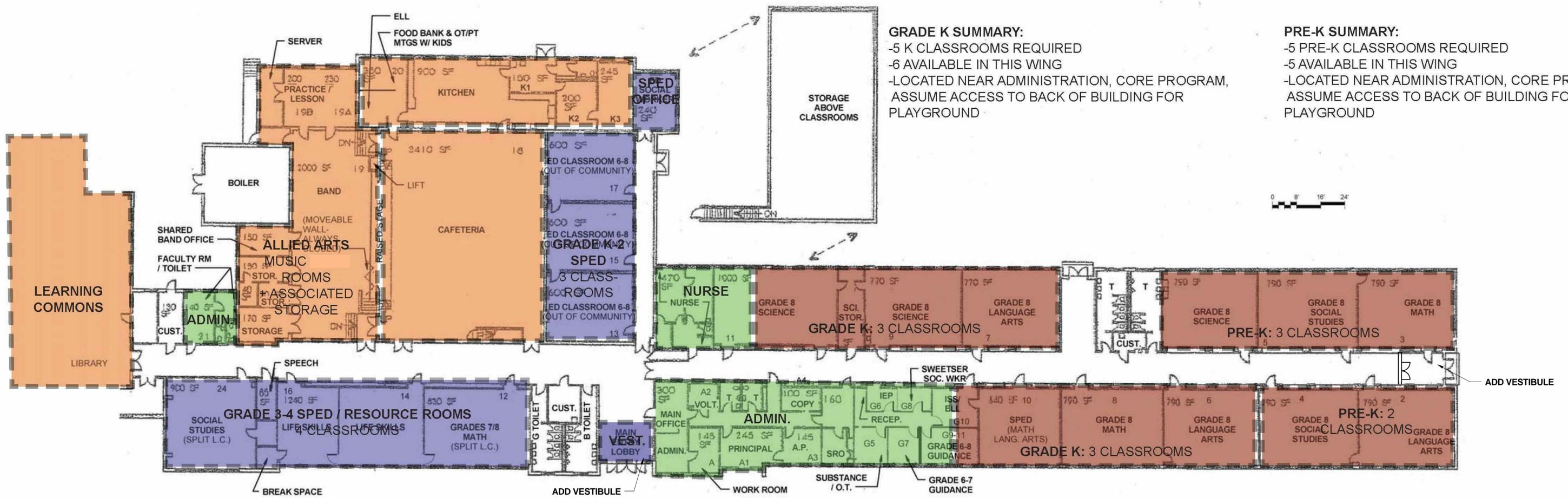
- 7 SPED CLASSROOMS REQUIRED, PLUS OFFICE SPACE FOR STAFF
- 7 SPED ROOMS AVAILABLE IN THIS WING
- INCLUDES RESOURCE ROOM(S)
- SPED ROOMS ARE CLUSTERED TOGETHER WITH IMMEDIATE ACCESS TO STAFF, TOILETS, AND ADMINISTRATION
- ASSUME BREAK SPACES IN THIS AREA
- ADDITIONAL CAPACITY IN GRADE K CLUSTER COULD ACCOMMODATE SPED IF ADDITIONAL ROOMS ARE REQUIRED

GRADE K SUMMARY:

- 5 K CLASSROOMS REQUIRED
- 6 AVAILABLE IN THIS WING
- LOCATED NEAR ADMINISTRATION, CORE PROGRAM, ASSUME ACCESS TO BACK OF BUILDING FOR PLAYGROUND

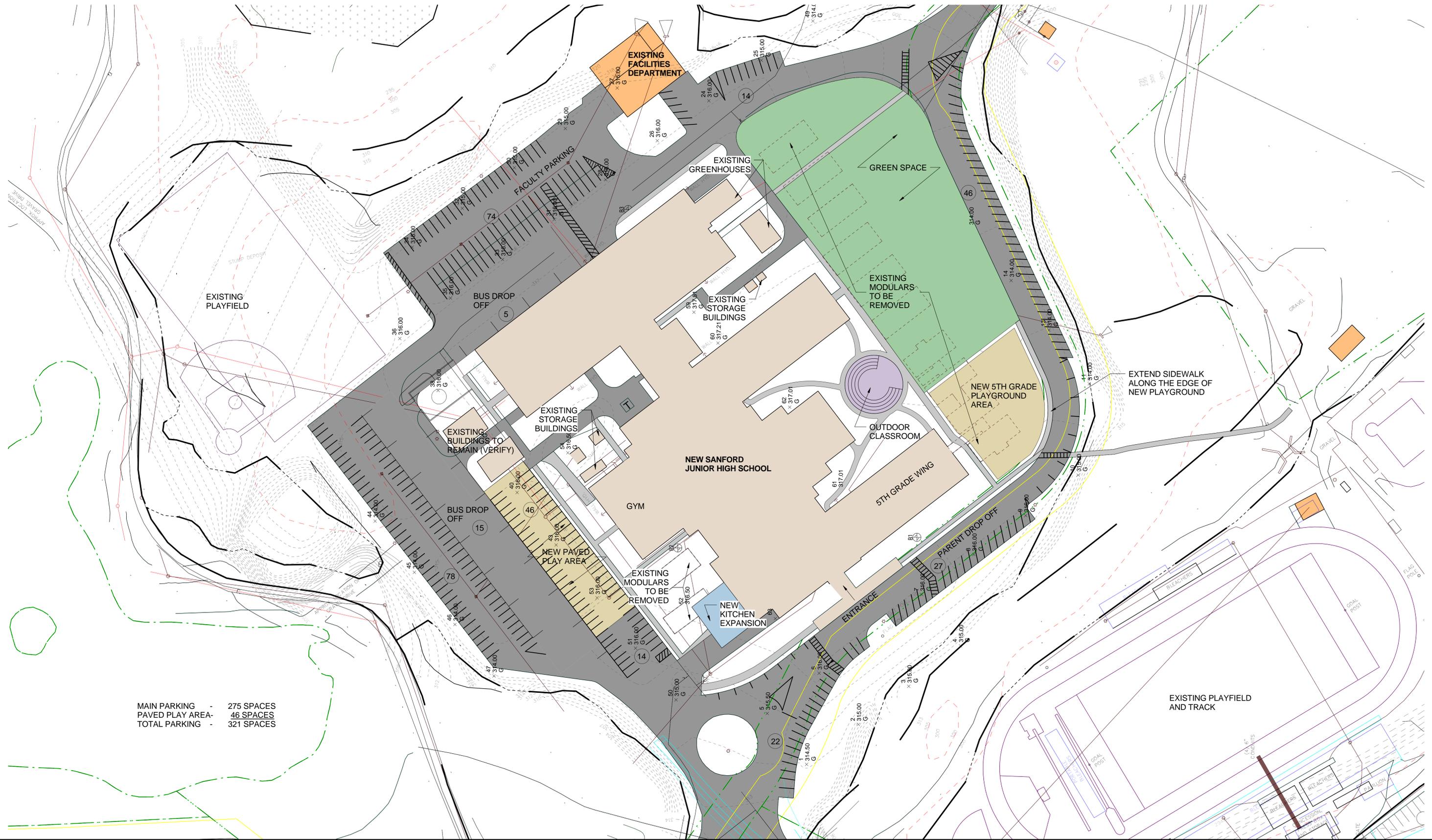
PRE-K SUMMARY:

- 5 PRE-K CLASSROOMS REQUIRED
- 5 AVAILABLE IN THIS WING
- LOCATED NEAR ADMINISTRATION, CORE PROGRAM, ASSUME ACCESS TO BACK OF BUILDING FOR PLAYGROUND



SANFORD JUNIOR HIGH SCHOOL CONVERSION TO A PRE K - 4 ELEMENTARY SCHOOL

SJHS PROPOSED CONDITIONS MAIN LEVEL

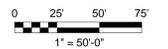


MAIN PARKING - 275 SPACES
 PAVED PLAY AREA - 46 SPACES
 TOTAL PARKING - 321 SPACES

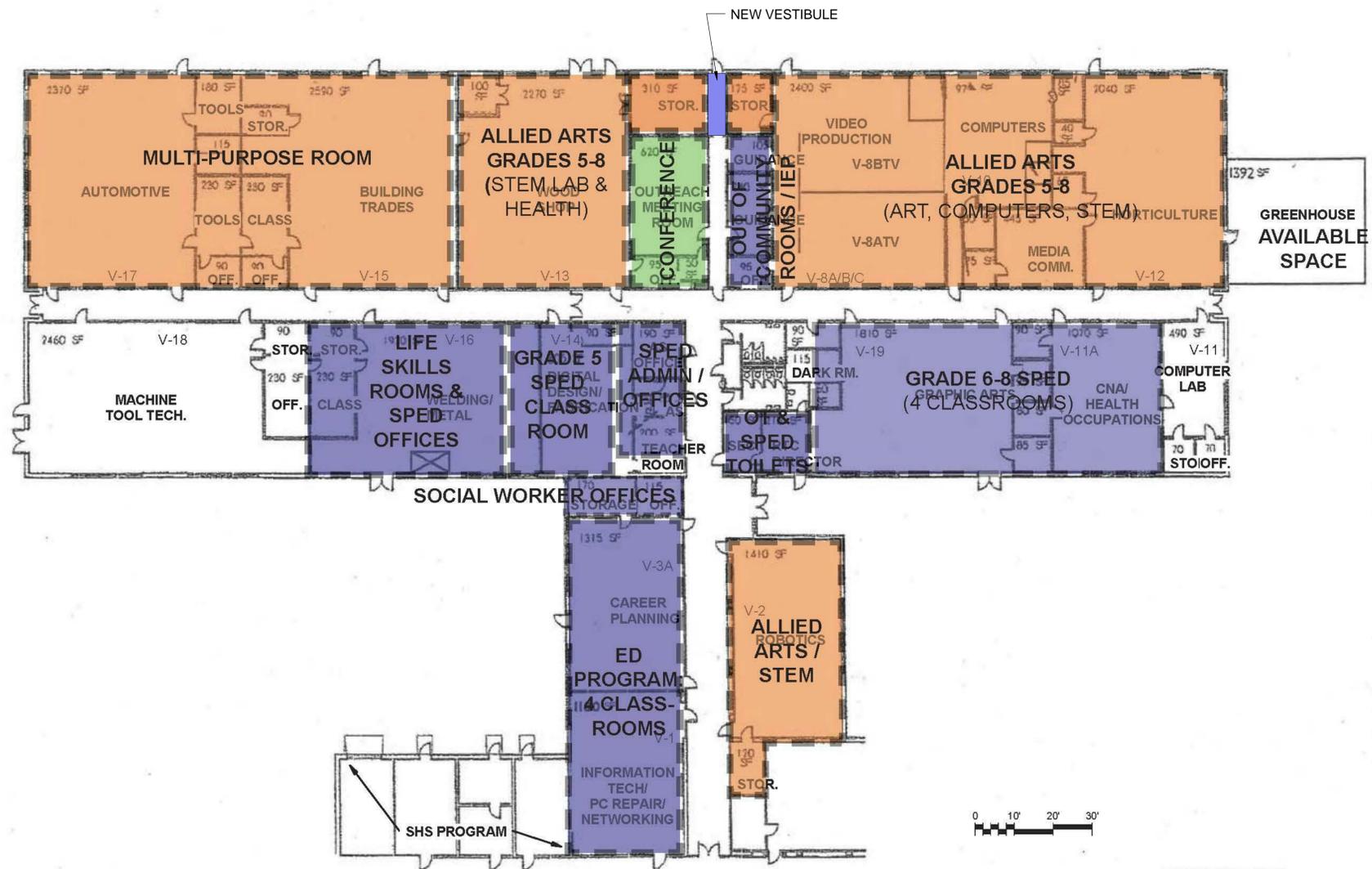


SANFORD HIGH SCHOOL CONVERSION TO THE JUNIOR HIGH SCHOOL

PROPOSED SITE PLAN



07/13/16



SPED SUMMARY:

- 11 SPED CLASSROOMS REQUIRED, PLUS OFFICE / CONFERRING SPACE FOR STAFF
- 11 SPED ROOMS AVAILABLE IN THIS WING:
 - 4 ED: 1 PER GRADE
 - 2 LIFE SKILLS
 - 5 SPED CLASSROOMS FOR GRADES 5-8
 - 2 OUT OF COMMUNITY
- SPED ROOMS ARE CLUSTERED TOGETHER WITH IMMEDIATE ACCESS TO STAFF, TOILETS, AND ADMINISTRATION
- ASSUME BREAK SPACES IN THIS AREA
- ADDITIONAL CAPACITY IN 8TH GRADE WING COULD ACCOMODATE SPED IF ADDITIONAL ROOMS ARE REQUIRED

ALLIED ARTS SUMMARY:

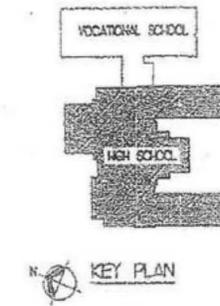
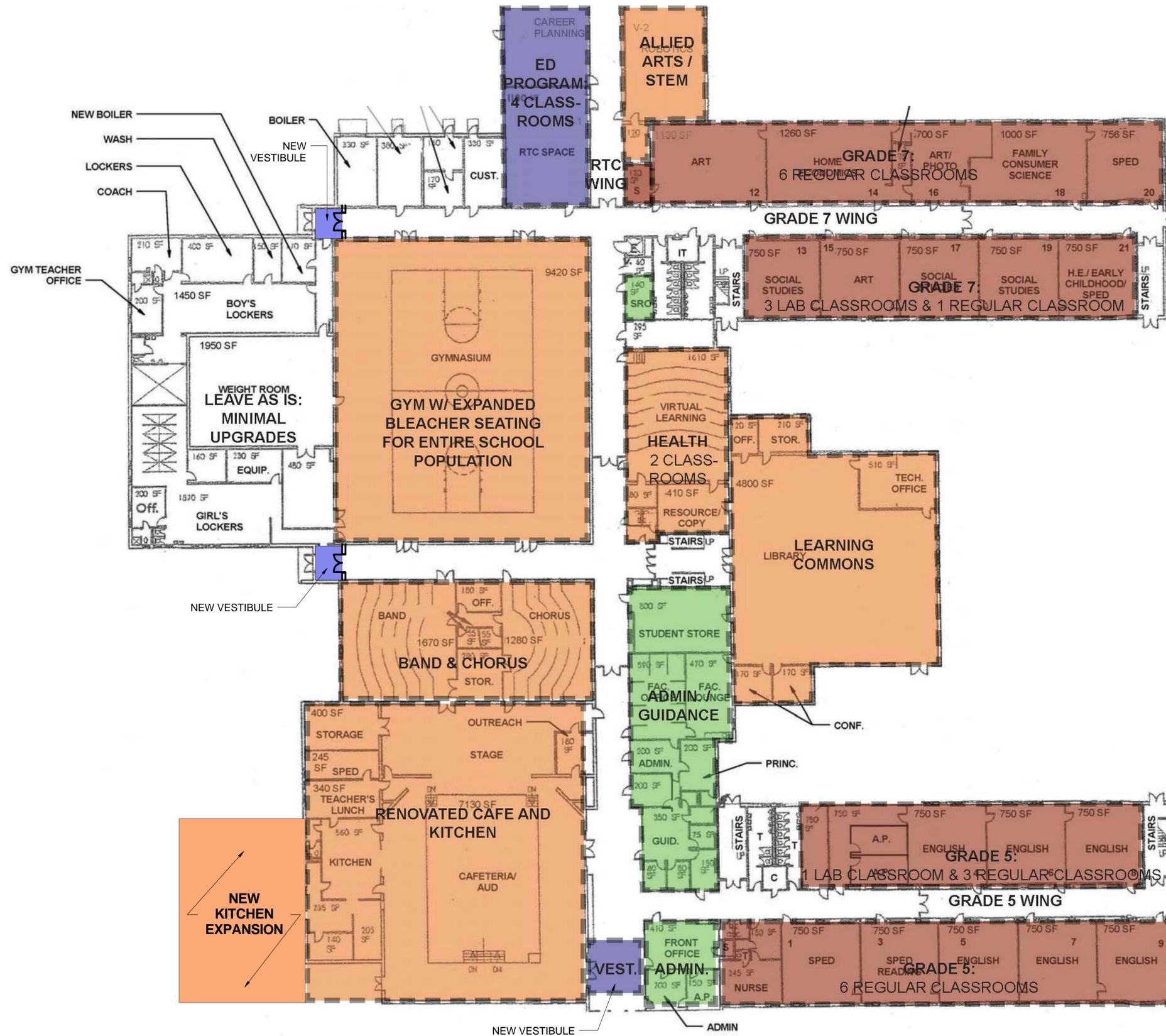
- 2 STEM LABS
- 2 ART CLASSROOMS
- 1 HEALTH CLASSROOM
- 1 COMPUTER LAB
- 1 BAND AREA INCLUDING:
 - MUSIC ROOM
 - BAND ROOM
 - SHARED OFFICE
 - 4 PRACTICE/LESSON ROOMS
 - STORAGE
- 1 MULTI-PURPOSE ROOM, 6,000 SF FOR PERFORMANCES AND ALTERNATE P.E.



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SANFORD HIGH SCHOOL CONVERSION TO THE JUNIOR HIGH SCHOOL

SRTC PROPOSED CONDITIONS GROUND LEVEL



GRADE 7 SUMMARY:
 10 REGULAR CLASSROOMS REQUIRED, INCLUDING SCIENCE LABS
 -10 AVAILABLE IN THIS WING
 -SPED ROOMS ARE CENTRALLY LOCATED IN BUILDING AWAY FROM 7TH GRADE WING

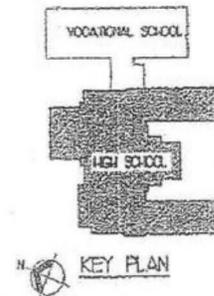
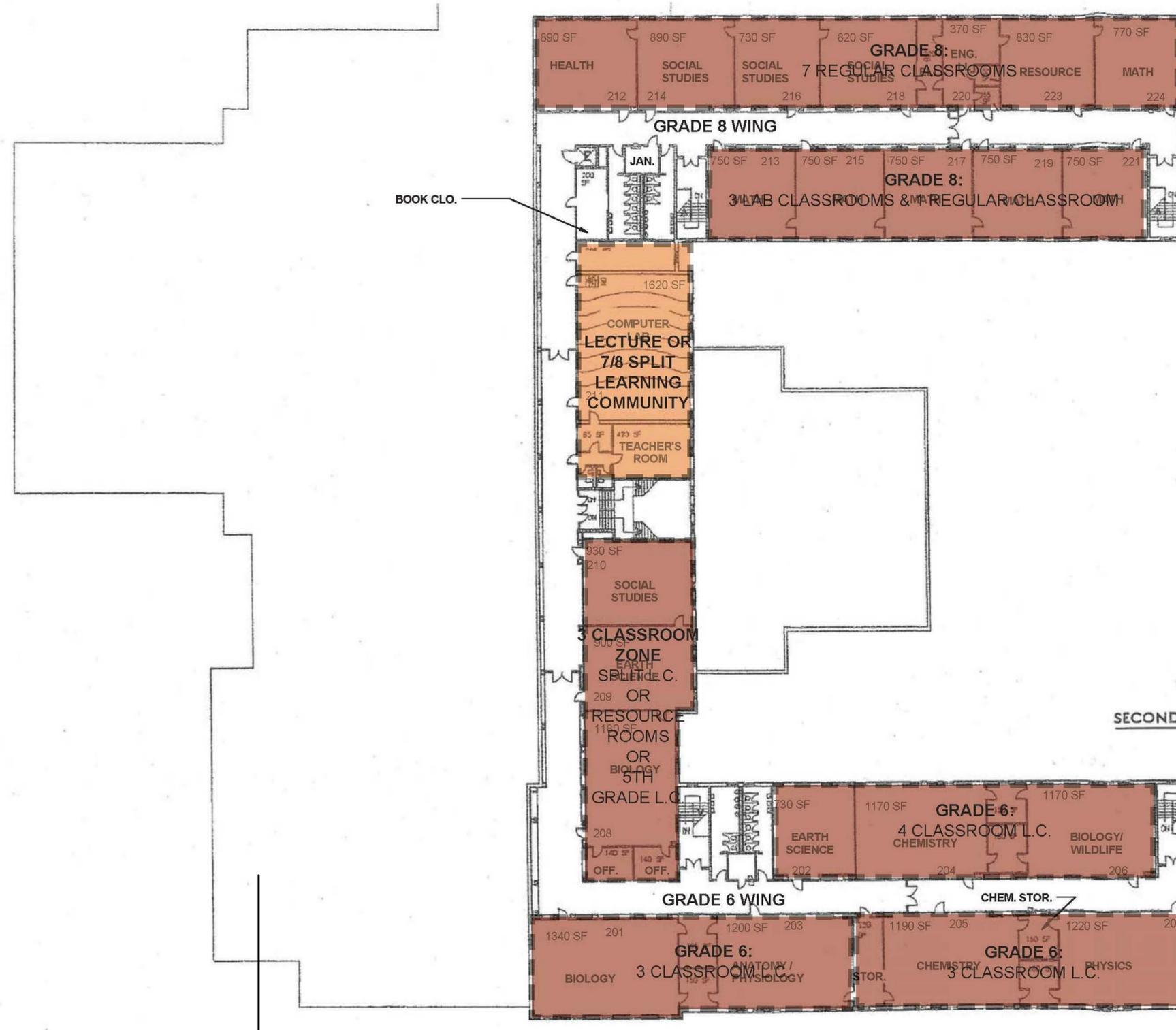
GRADE 5 SUMMARY:
 10 REGULAR CLASSROOMS REQUIRED, INCLUDING SCIENCE LABS
 -10 AVAILABLE IN THIS WING
 -ADDITIONAL SPACE REQUIRED TO PROVIDE LARGER LAB CLASSROOMS
 -SPED ROOMS ARE CENTRALLY LOCATED IN BUILDING AWAY FROM 5TH GRADE WING



HARRIMAN

SANFORD HIGH SCHOOL CONVERSION TO THE JUNIOR HIGH SCHOOL

SHS PROPOSED CONDITIONS GROUND LEVEL



GRADE 8 SUMMARY:

- 10 REGULAR CLASSROOMS REQUIRED, INCLUDING SCIENCE LABS
- 11 AVAILABLE IN THIS WING
- SPED ROOMS ARE CENTRALLY LOCATED IN BUILDING AWAY FROM 8TH GRADE WING
- POTENTIAL LECTURE ROOM AVAILABLE FOR MULTI-CLASS ACTIVITIES

GRADE 6 SUMMARY:

- 10 REGULAR CLASSROOMS REQUIRED, INCLUDING SCIENCE LABS
- 13 AVAILABLE IN THIS WING
- 3 ADDITIONAL ROOMS COULD ACCOMMODATE 5TH GRADE SCIENCE AND/OR 7/8 GRADE SPLIT LEARNING COMMUNITY PROGRAM
- SPED ROOMS ARE CENTRALLY LOCATED IN BUILDING AWAY FROM 6TH GRADE WING



SANFORD HIGH SCHOOL CONVERSION TO THE JUNIOR HIGH SCHOOL

SHS PROPOSED CONDITIONS SECOND LEVEL



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY
BOARD OF PESTICIDES CONTROL
28 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0028

WALTER E. WHITCOMB
COMMISSIONER

HENRY JENNINGS
DIRECTOR

Joint Press Release

For Immediate Release
August 24, 2016

Contact: Megan Patterson, 207-287-8804
megan.l.patterson@maine.gov

Free Disposal of Banned, Unusable Pesticides Available to Maine Residents

AUGUSTA—This October, the Maine Department of Agriculture, Conservation and Forestry's (DACF) Board of Pesticides Control (BPC) and the Maine Department of Environmental Protection (DEP) will help Mainers dispose of banned or unusable pesticides. The Maine Obsolete Pesticides Collection Program is a free annual program for homeowners, family-owned farms and greenhouses. The program has collected almost 100 tons of pesticides since its inception.

Collections will occur at sites in Presque Isle, Bangor, Augusta and Portland. Participants must **register by September 23, 2016**.

Governor Paul R. LePage is urging Mainers to take advantage of this opportunity to protect the environment and save money by participating in this annual collection event. "This is an efficient, effective way to protect the environment and assist Mainers with the proper disposal of unusable pesticides at no expense to them. By combining the in-house resources of two state agencies, disposal costs are reduced to about \$2 per pound, helping to minimize the cost to Maine taxpayers."

"Homeowners and farmers inadvertently store banned pesticides or pesticides that have become unusable," said Whitcomb. "They can be found in basements, garages, barns, and recently purchased homes. The Maine Obsolete Pesticides Collection Program helps prevent unwanted pesticides from being thrown in the trash or poured down the drain, potentially contaminating the land or drinking water."

"Proper disposal of pesticides gives everyone the opportunity to make a positive impact on our environment and public health at no cost to Maine residents," said Maine DEP Commissioner Paul Mercer. "The collection events are held at several locations across the State, and registering is free and easy."

The collected chemicals go to out-of-state disposal facilities licensed by the federal Environmental Protection Agency where they are incinerated or reprocessed.

Registration by September 23, 2016, is mandatory—drop-ins are not permitted. To register, get details, and learn important information about the temporary storage and transportation of obsolete pesticides, go to the BPC Web site at <http://www.thinkfirstspraylast.org>, or call 207-287-2731.

The Maine Obsolete Pesticides Collection Program, jointly sponsored by the BPC and DEP, and paid for entirely through pesticide product registration fees, has kept more than 97 tons of pesticides out of the waste stream since its start in 1982.

- *For more information on the Maine Board of Pesticides Control, go to: <http://www.thinkfirstspraylast.org>.*
- *For more information on the Maine Department of Environmental Protection, go to: <http://www.maine.gov/dep>*

#

Important Note to the Media: Since registration is required, please post any information from this release as soon as possible. This will allow adequate time for participants and the Board of Pesticides Control to process applications. *Thank you for your help in getting the word out!*

Finally, a way to dispose of old,
unusable pesticides safely, easily
and for free



October 2016 Collection:

- Registration is required; no drop-ins accepted
- Register by September 23
- Sites in Presque Isle, Bangor, Augusta, and Portland

For more information and to register:

www.thinkfirstspraylast.org

207-287-2731



Maine's Obsolete Pesticide Collection Program

Maine Board of Pesticides Control

Maine Department of Environmental Protection

