

Town of Cape Elizabeth
Cape Elizabeth Public Schools
Cape Elizabeth, Maine

Community Forum: 7 Initial Options
February 1, 2024

Harriman



harriman.com

AUBURN

BOSTON

PORTLAND

PORTSMOUTH

Agenda

1. Project Overview & Schedule
2. Summary of Existing Conditions & School Needs
3. 7 Initial Options
4. How to Submit Feedback and Next Steps

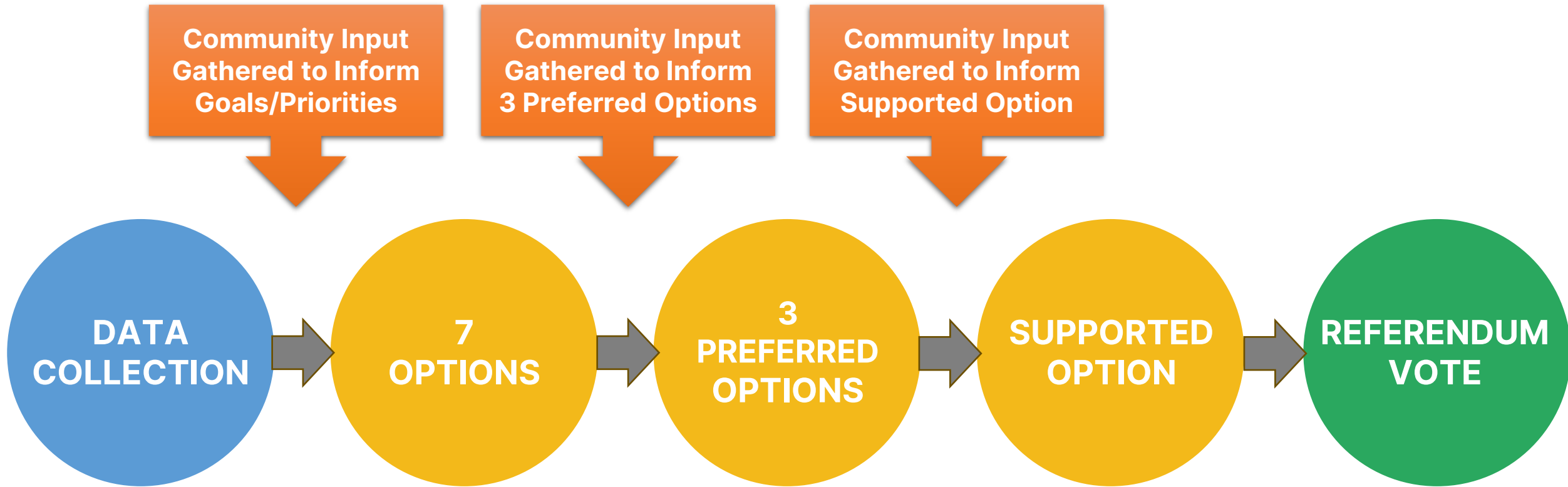


Project Overview & Schedule

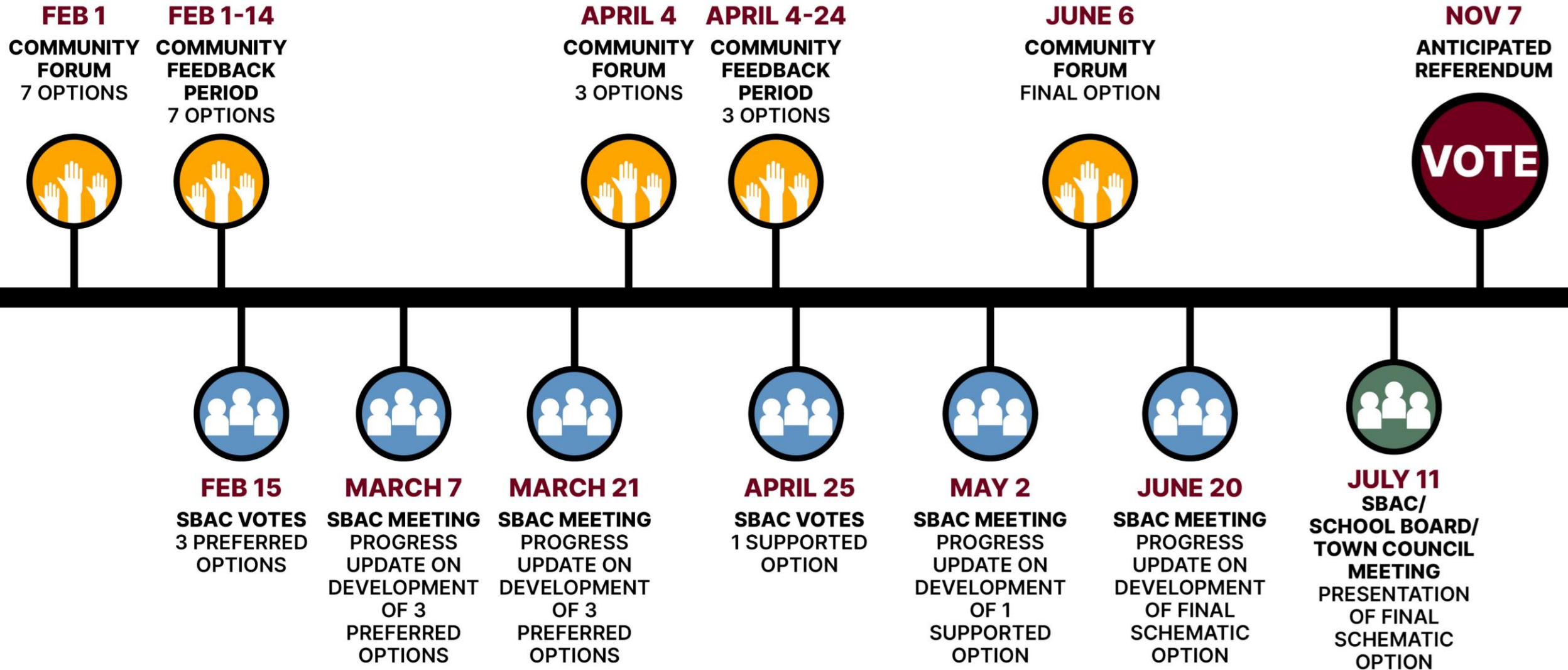


1

How Input Informs the Project: **Process**



Project Timeline



Summary of Existing Conditions & School Needs



2

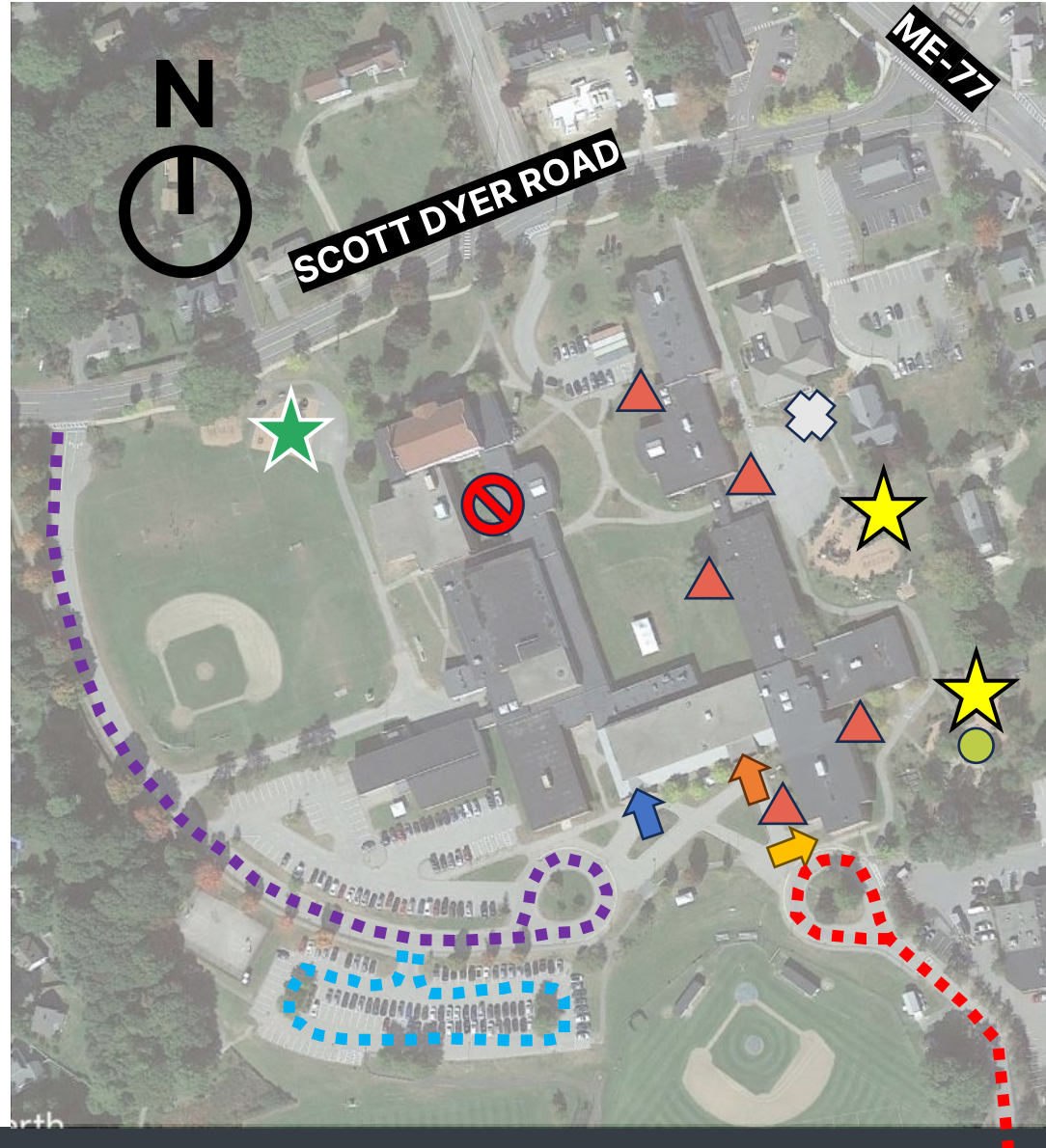
Overview of Existing Conditions & School Needs

- **Existing Facility Deficiencies**
- **Facility Inefficiencies**
- **Educational/Operational Needs**

Existing Facility Deficiencies: ES/MS Site

SITE DEFICIENCIES

- Nothing to prevent public access onto playground from Scott Dyer Road during school hours
- Library patio with public access immediately adjacent to site
- People drive on pedestrian walkway between bus and parent loops
- Not enough queuing space for parent loop
- ES PE does not have enough outdoor space because site shared with MS
- Outdoor learning space use inhibited by not having coverage
- Site lines of drop off from main office.



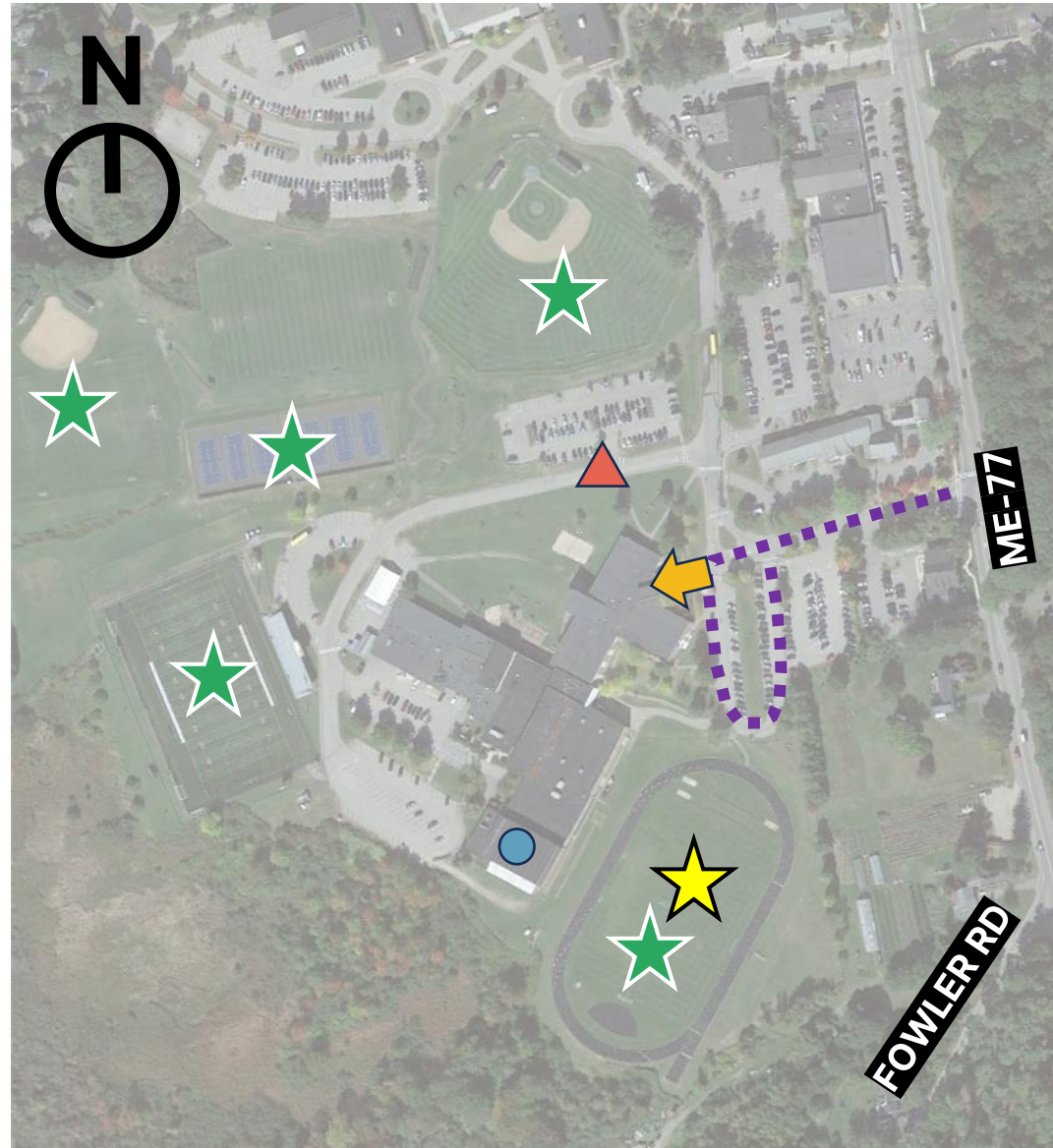
LEGEND

- MS Courtyard cannot be used due to egress
- Library Patio (Public Adjacent to Site)
- Gazebo
- ES Play Area
- MS Play Area
- Outdoor Learning Area
- Parent Drop Off
- Parents Must Snake Thru Parking at Pick Up
- Bus Drop Off
- MS Main Entry
- ES Main Entry
- 1st/2nd Grade Entry

Existing Facility Deficiencies: HS Site

SITE DEFICIENCIES

- Site lighting is a concern (desire for a push button crosswalk to staff parking lot).
- No bus loop (traffic flow is difficult).
- Wayfinding signage is desired (site is not intuitive to navigate).
- The public uses the site during the day, which can be a safety consideration.



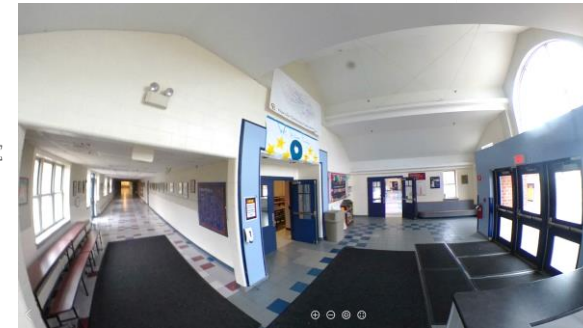
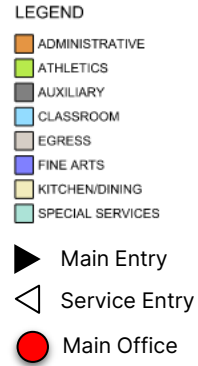
LEGEND

- Pool (Public Uses During School Day)
- ★ Public Uses Facility During School Day
- ★ Athletic Field/Facility
- ▲ Desire for Site Lighting & Push Button Crosswalk to Staff Parking
- ⋯ Drop Off (No Separate Bus Loop)
- ➔ Main Entry

Existing Facility Deficiencies

SAFETY AND SECURITY

- Comprehensive site and building approach needed.
- MS Distance from main entry to office
- MS/ES - Lack of separation of private and public spaces
- Lack Secure vestibules
- MS - Deliveries traversing through school
- Lack of compartmentalization of school
- Lack of zoned public address
- 1994 addition done prior to Columbine.
- And more.



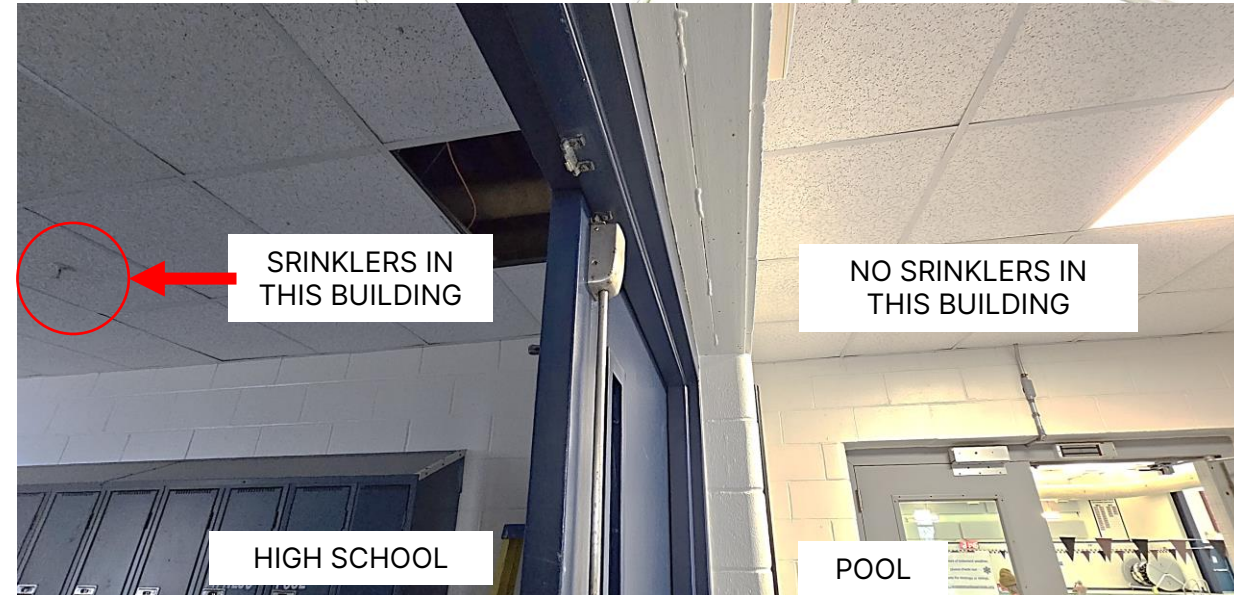
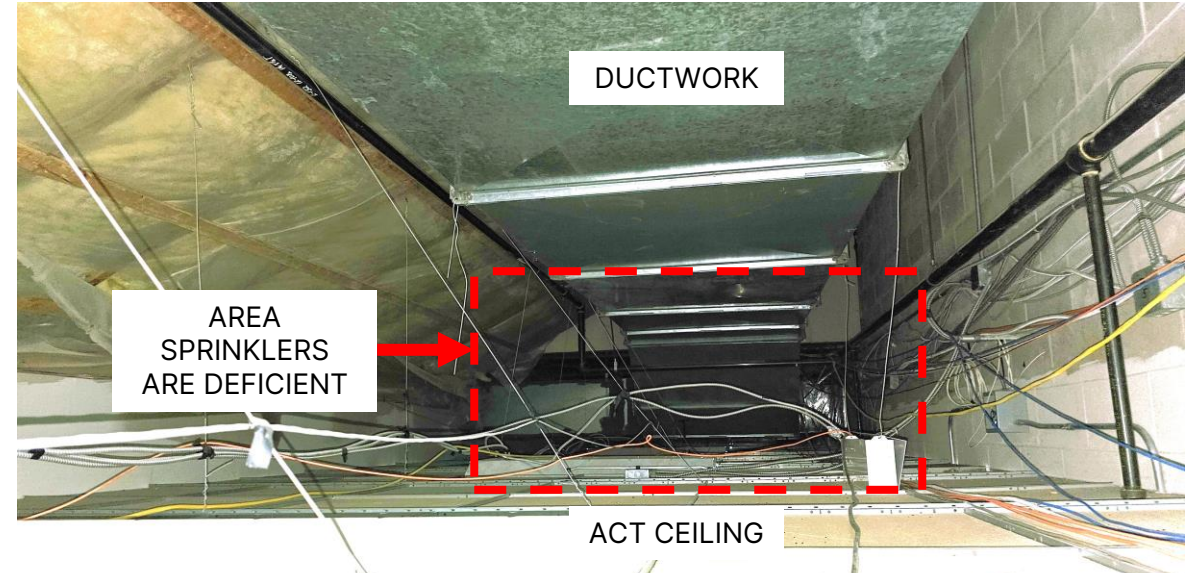
MIDDLE SCHOOL MAIN ENTRY, CAFETERIA ENTRY, LONG HALLWAY TO MS MAIN OFFICE

*upgrades to camera system, communication systems, and entry doors have been made.

Existing Facility Deficiencies

FIRE SUPPRESSION

- Install sprinklers below ductwork above the ceiling of the middle school corridor
- Install a fire protection system in the pool building addition.



Existing Facility Deficiencies

AGING MECHANICAL EQUIPMENT

- Rooftop Heat Recovery Units (ERVs) at Middle/Elementary School have **aged out and need to be replaced**. Some are **loud** and others are **corroding from the inside out**.
- **All - Overall aging equipment**
- **Lack of heat in the 4th grade wing**. May require an upgrade to the main pumps.



⚠ NOISE NOTIFICATIONS

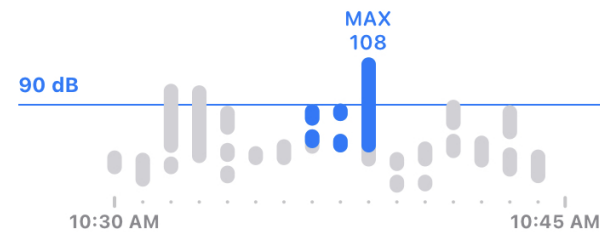
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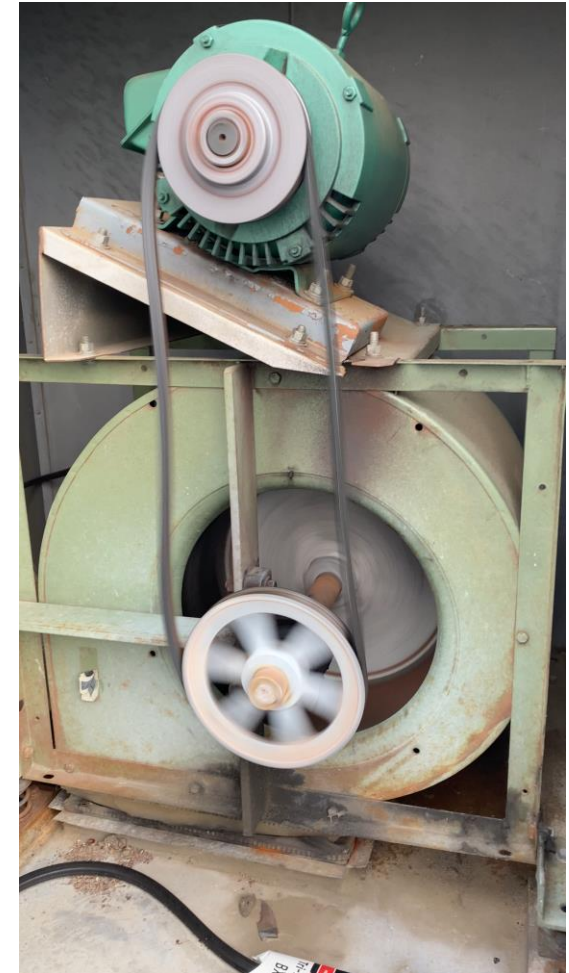
Sound levels hit 95 decibels.

Just 10 minutes at this level can cause temporary hearing loss.

[More details...](#)



MS/PC: HRU-3 is loud (108 dB at the fan as measured by iPhone).



Existing Facility Deficiencies

HS METAL SHOP UPGRADES

- Provide exhaust capture systems for metal shop.
- Gas tank storage

THERMAL COMFORT

- Provide cooling where it is deemed appropriate.

HIGH SCHOOL VENTILATION

- Upgrade High School unit ventilators to provide more outside air. Existing UV provides an average of 250 CFM of outdoor air. Current standards for a 25-occupant classroom require 340 CFM.



Existing Facility Deficiencies

EGRESS LIGHTING

- Replace aging emergency egress lighting system with remote battery head LED units in all buildings.

FIRE ALARM

- Add additional Fire Alarm Audio/Visual appliances (Horn Strobes) in all classrooms (current distribution is inconsistent) and multi-stall bathrooms in accordance with NFPA 72 and ADA requirements in all buildings. Add smoke detectors at FACP panels (MS/ES) and carbon monoxide/gas detection to kitchen areas in all buildings. Add additional Fire Alarm Annunciators to MS and ES (per Fire Department's request).



Existing Facility Deficiencies

FIRE & SMOKE SEPARATION

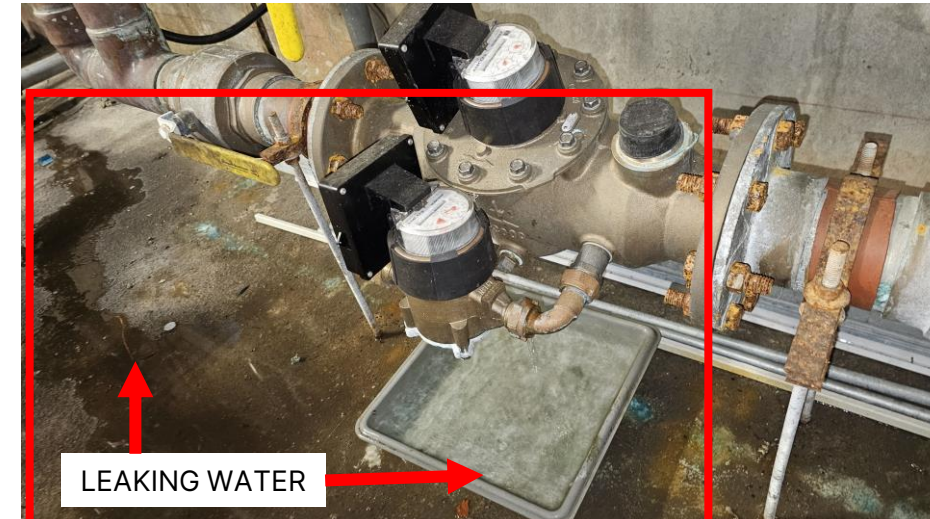
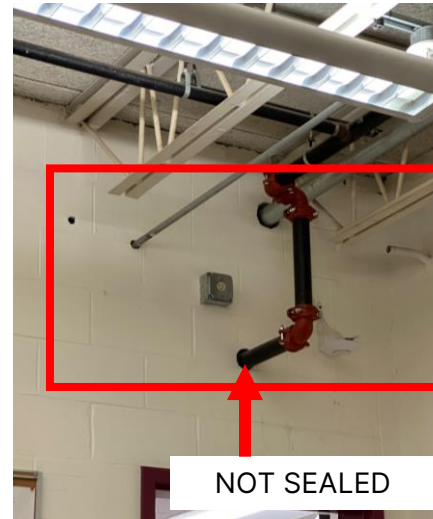
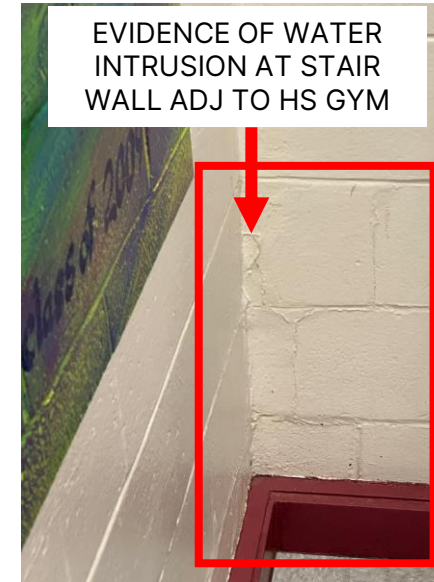
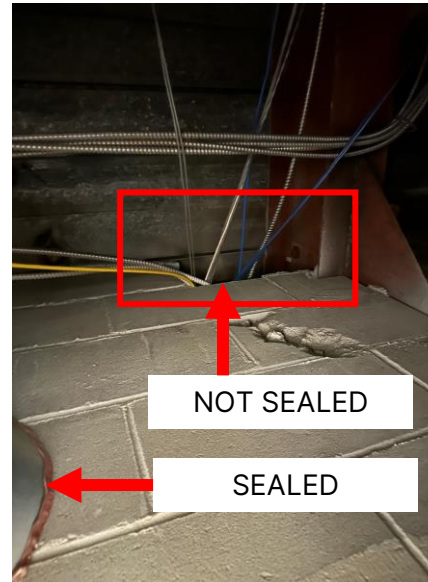
- Fire and smoke separation not code compliant.

HIGH SCHOOL GYM FLOOR

- Installation
- Moisture / Humidity
- Signs of Water intrusion

HS WATER ENTRANCE

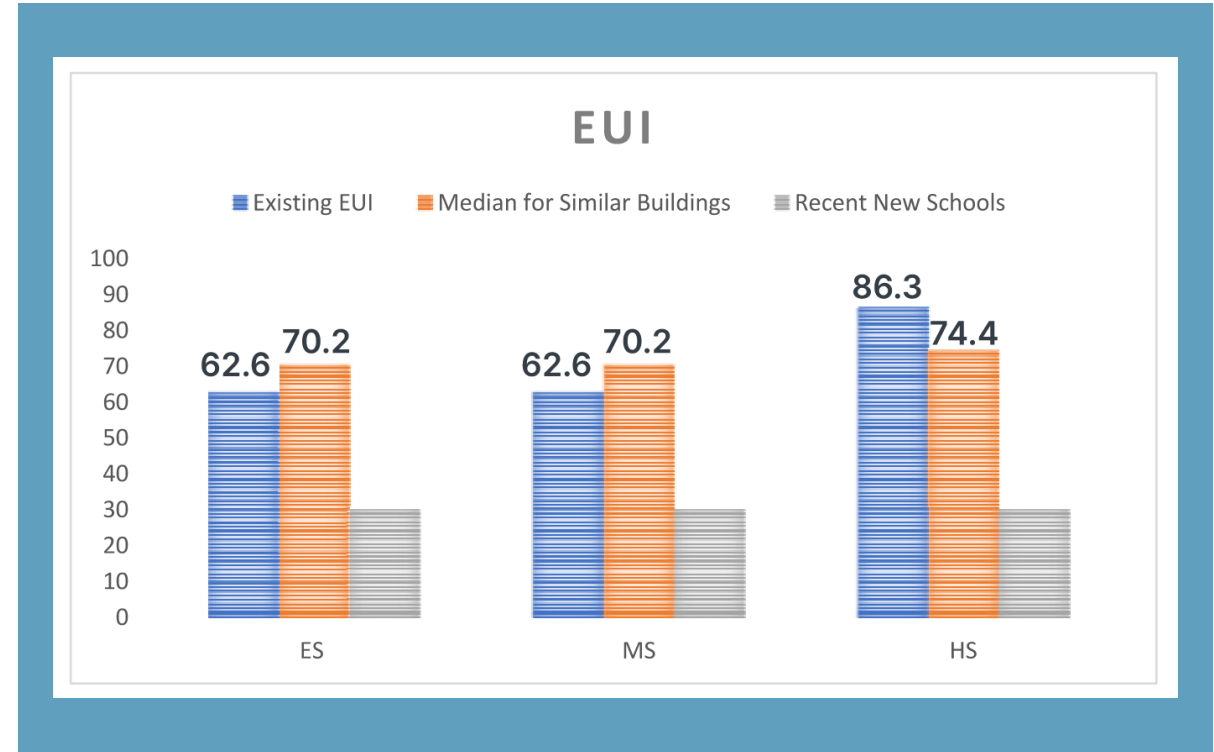
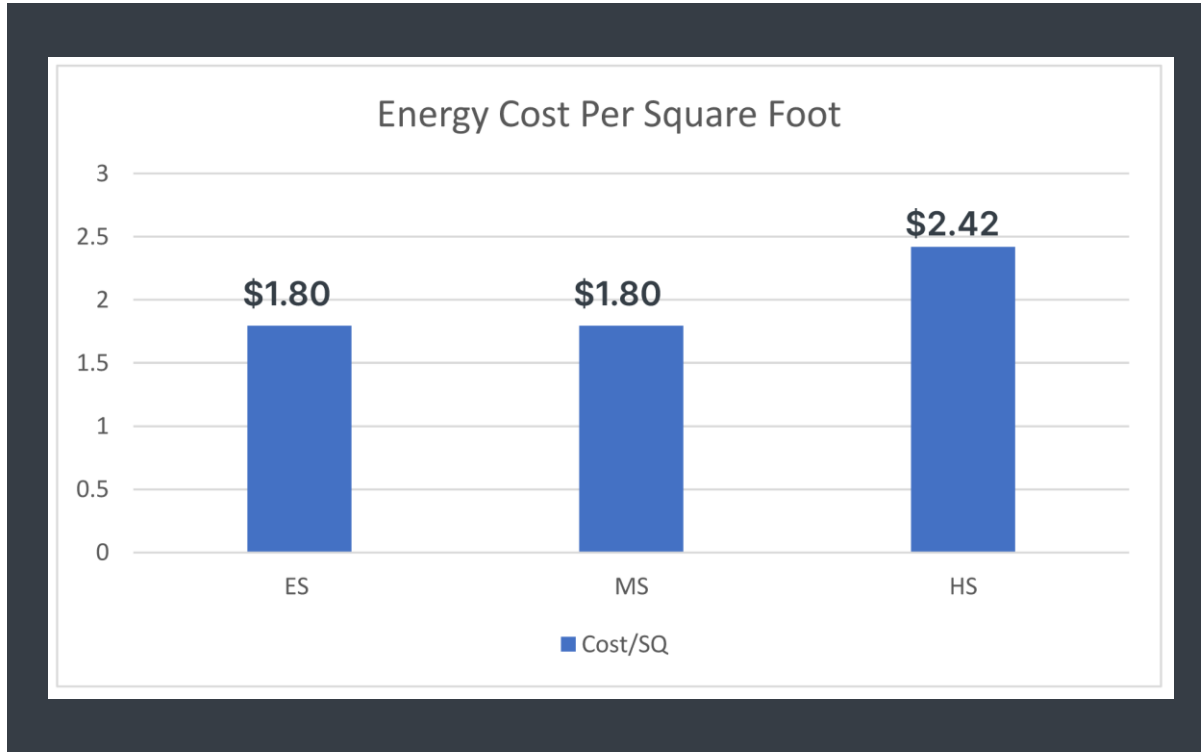
- Repair the leaking water piping in the high school water entrance room.



Overview of Existing Conditions & School Needs

- **Existing Facility Deficiencies**
- **Facility Inefficiencies**
- **Educational/Operational Needs**

Cost/SF and Energy Use Intensity (EUI)



Energy Use Intensity (EUI) of each building compared to the median of similar buildings is illustrated in the chart on the right.

The EUI is the equivalent to miles/gallon for cars. It is the energy use per square foot of a building.

- MEDIAN EUI - PER ENERGY STAR PORTFOLIO MANAGER
- Median EUI for a similar MS/ES building is **70.2**
- Median EUI for a similar HS building is **74.4**
- EUI for the recently-designed RSU 10 PK-8 School in Mexico, Maine is **26.1**
- Recent MDOE EUI **mid-to-upper 20s**
- For reference, the target is **25** for Net Zero school design

Identified Efficiencies

ARCHITECTURAL

- **Low-Maintenance Materials** (flooring that does not require stripping & waxing)
- **Wayfinding & Circulation** (minimized travel distance to increase learning time)
- **Increase Thermal Value of Building Envelope** to Code Minimum or Better
- **Increase Daylight** in Areas to Minimize Electric Use

MECHANICAL

- All schools: **Energy Recovery Unit** (for units with outdoor air, if required by ASHRAE 90.1)
- ES/ MS: **Reseal Ductwork**
- MS: **Reinsulated Pipes & Ducts** (in mech & boiler rooms)
- HS: **Relocate CUH Wall Temperature Sensor**
- HS: **Upgrade Kitchen Hood** to Variable Speed
- Explore natural gas, geothermal, electrification and Solar

Note: Most items on the facilities list address deficiencies in the system such as lack of heating, cooling, control, fresh air. Fixing these issues might actually increase energy consumption.

ELECTRICAL

- **Providing Middle School with LEDs would be at the top of the electrical list** (Pond Cove and HS have already been converted)
- **Add additional lighting controls in all buildings** (dimming, time clocks, occupancy sensors, etc.)
- **Add electrical meters for each separate building as a key item** in order to properly assess energy usage.

Overview of Existing Conditions & School Needs

Want to know more about the existing conditions and school needs?
Visit the project website at the link below, or via the QR code:

- Watch the [November 30, 2023 Community Forum](#) where we covered this topic in detail!
- Review the District's [Educational Program Reports](#)
- Read Harriman's [Facilities Assessment Report](#)

www.CapeElizabethSBAC.com



Overview of Existing Conditions & School Needs

- **Existing Facility Deficiencies**
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- **Educational/Operational Needs**

Changes in The Workplace Since CESD Schools Were Constructed

Workspaces Present Day: IDEXX



**Workspaces
in the 1950s**



**Workspaces
in the 1990s**

Changes in Higher Education Since CESD Schools Were Constructed

**Preparing for Post-Secondary / Workforce in Present Day:
Collaboration, Communication, Cross-Disciplinary Learning**



*UMaine Ferland
Engineering
Education &
Design Center*

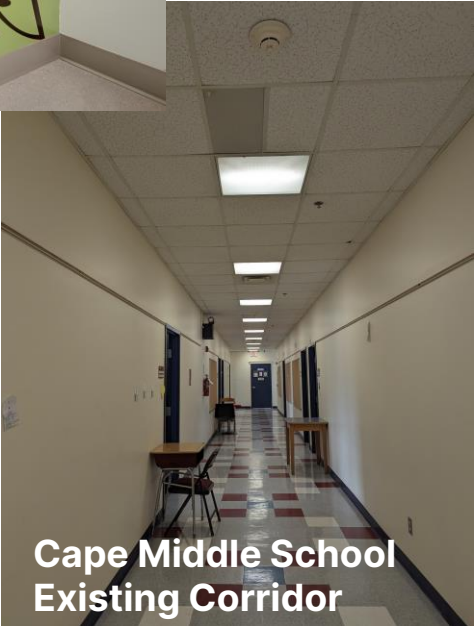
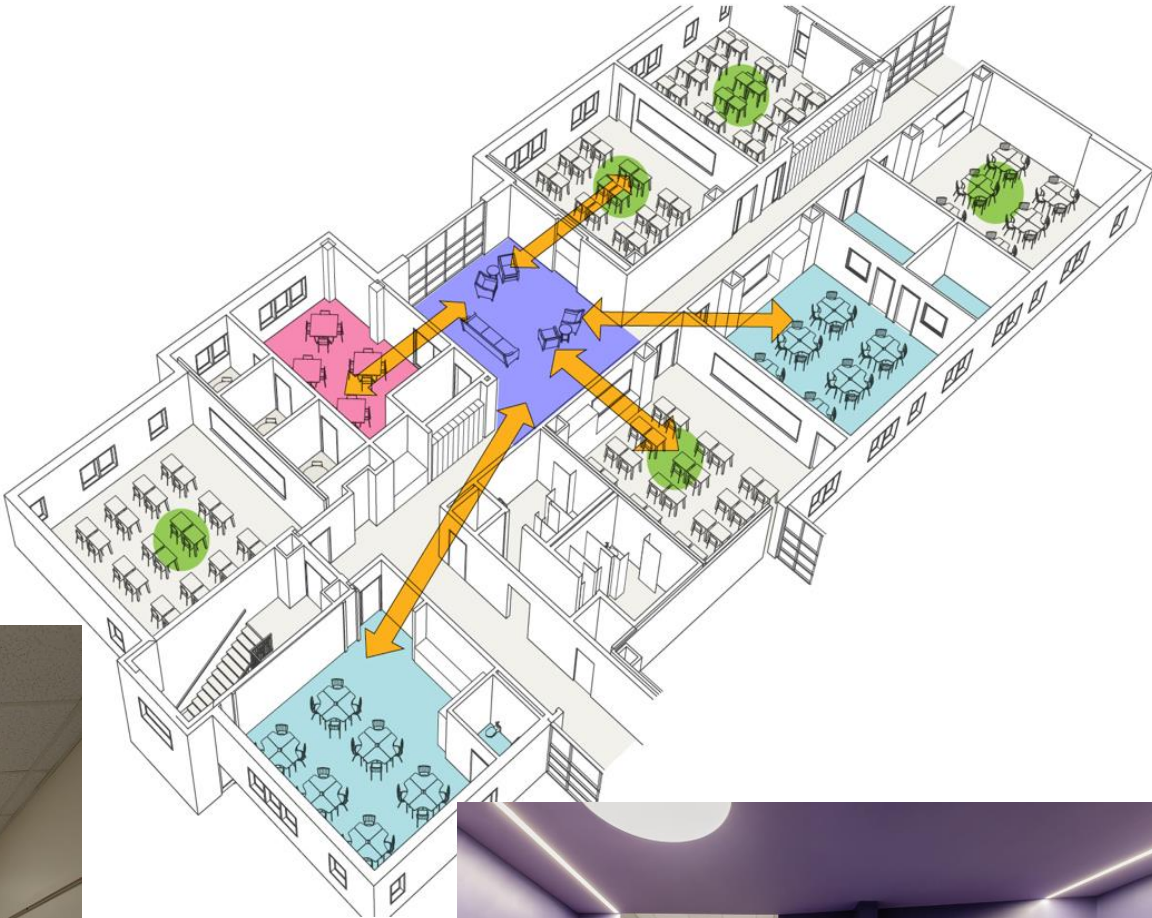
WEX Headquarters



UMaine Capstone Project Lab



Changes in K-12 School Design Since CESD Schools Were Constructed



Lyseth Elementary School
CORRIDOR BEFORE

Cape Middle School
Existing Corridor

Gibbs Middle School – Finegold Alexander with New Vista

Educational/Operational Needs: Barriers to Education & Key Priorities

Key ES and MS Priorities:

1. Safety & Security: **Comprehensive approach needed - building and site.** Students and staff feeling safe allows them to focus on teaching and learning.
2. Site Plan: **Safer and more efficient** vehicle and pedestrian movement **needed.**
3. Teaching and Learning:
 - Many current **classrooms do not support modern teaching & learning** due to their size, age, & design.
 - **Lacking flexible space in classrooms & schools** for collaborative, project-based, integrated, hands-on learning opportunities.
4. Layout: Both are sprawling & CEMS is confusing. Neither is conducive to student, teacher, staff and admin **collaboration** within classrooms & within the school building.



Main Entrance – safety & security



Classroom – lacking space & flexibility

Educational/Operational Needs: Barriers to Education & Key Priorities

Key ES and MS Priorities (Continued):

5. Main Offices

- Are not connected and /or located at the front entrance **posing a significant management & safety challenges.**
- Updated offices and main entrances will allow for a “safety-first” design. Sight lines to the parking lot, parent drop-off, and bus loop are imperative. A suite style office would improve privacy & efficiency.

6. Nurse Clinic: modifications are needed to allow for a private connection to main office, have more private exam areas, access to natural light, have closer proximity to an entry/ exit door to allow for ambulance access and closer proximity to all grade levels.

7. Natural Light: The **buildings do not have much natural light**, either in the hallways or in some classrooms. Natural lighting is a critical component of effective learning environments and the climate/culture of a school.



Educational/Operational Needs: Barriers to Education & Key Priorities

Key ES and MS Priorities (Continued):

8. Cafetorium: Shared by CEMS and Pond Cove. **Entire schedule is built around an hour window during which students in all four grade levels must be served and eat lunch.** (Food deliveries through hallway of middle school – safety concern).
9. Storage Problems: Adequate storage in the vicinity of staff who utilize it is paramount to a smooth and efficient workflow.
10. Technology Upgrades: A future-focused design will ensure classrooms & other learning spaces have the latest technology to promote inquiry, analysis, collaboration, creativity, communication & preparation for future careers.
11. HVAC: The ineffectiveness, age and sound levels of the current HVAC system has direct & negative impacts on student and staff.



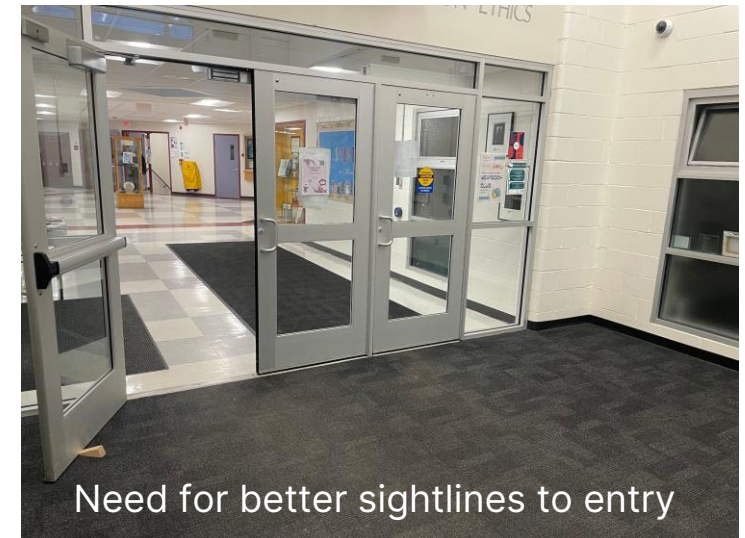
“We need a welcoming environment that improves the social and emotional well being of students and staff, provides enough space to accommodate meal scheduling that allows for desirable educational flow of the school day”

– Teacher

Educational/Operational Needs: Barriers to Education & Key Priorities

Key HS Priorities:

1. Least Learning Disruption Possible: Least learning disruption possible for current students and staff during any construction phase.
2. Safety & Security: While significant improvements to school safety and security have been made to the current school, **an updated exterior site plan and school design** based upon current safety recommendations is of paramount importance. Foundationally, students and staff feeling safe allows them to freely focus on teaching and learning.
 - While the **current main office** is located at the front entrance, there are still **challenges with the lack of direct sight lines to the main entrance, the parking lot, the bus loop, and the student drop off area.**
 - Additionally, safety and security will be improved by **enhancing the sense of “place” and belonging for all students.**



Educational/Operational Needs: Barriers to Education & Key Priorities

Key HS Priorities (Continued):

3. Site Plan: Entry and exit of the current site is extremely challenging for buses, cars, deliveries, and pedestrians. An updated site plan can provide for **safer and more efficient vehicle and pedestrian movement** in, through (including parking lots), and out of the site. Security elements will also be improved.
 - Additionally, **outdoor learning areas** would be created throughout the site that will inspire inquiry and encourage exploration.
4. Teaching & Learning w/ Collaboration Spaces: While many classrooms are under the recommended MDOE square footage amount, the **bigger challenge is the lack of small and large collaborative spaces throughout the school**. An updated design would incorporate small collaborative spaces in the hallways and provide a large flexible collaborative space to encourage project-based integrated hands-on learning opportunities. **Collaboration would be the centerpiece of this design** improvement project.



Educational/Operational Needs: Barriers to Education & Key Priorities

Key HS Priorities (Continued):

5. Wayfinding, Layout, & Student Navigation: The current layout is not conducive to student, teacher, staff, and administration movement throughout the school and collaboration within classrooms and within the school building. An updated design will allow for **greater efficiency, better communication, improved collaboration, and an improved “sense of place”**. We want our students and staff to be inspired, feel connected, feel cared for, and feel safe. More collaborative spaces will be provided throughout the school. **Learning will be pervasive throughout the whole school design**. Meaning, even hallways will be inspiring as places of inquiry, collaboration, and areas to celebrate student thinking and creativity.
6. Nurse Clinic: For the most part, the current nurse is pleased with the clinic space at CEHS, but advocates for the following improvements: a ramp for the side door if an ambulance stretcher is needed, a window in the door to allow better monitoring of students using her storage closet as a rest area, and a **better locking medication cabinet**.



Educational/Operational Needs: Barriers to Education & Key Priorities

Key HS Priorities (Continued):

7. Cafeteria: An updated design would provide **a more welcoming environment, improve the social and emotional well-being of students and staff, and provide enough space to provide meal scheduling** that improves the educational flow of the school day.
 - Consider building **smaller clear walled spaces** in the cafeteria **to provide more quiet collaborative spaces** for use during lunch and during other times of day.
 - The **kitchen also needs upgrades** to improve efficiency, workflow, and the overall work environment

Educational/Operational Needs: Barriers to Education & Key Priorities

Key HS Priorities (Continued):

8. Gymnasium & Surrounding Athletic Facilities:

- **The current Gymnasium floor is buckling and cracking in multiple areas**, which is impacting the playing surface for Physical Education classes, volleyball, basketball, and Community Service activities. Short-term fixes are getting us through the winter season, but this does not appear to be a long-term solution.
- **Locker Rooms:** While there is appropriate locker room space, we **advocate that all locker rooms have similar design features**.
- **Weight Room (440 sq ft):** is way too small to accommodate more than 6 students at a time. This negatively impacts Physical Education classes and our student-athletes training opportunities.
- **Training Room (287 sq ft)** is cramped, lacks storage space, and has no natural light. It is a difficult space to treat the hundreds of student athletes that participate in athletics each season.



Educational/Operational Needs: Barriers to Education & Key Priorities

Key HS Priorities (Continued):

9. Bathrooms: There are traditional “gang” style bathrooms on each floor of the school. These are old and uninviting. **An updated design (including full length doors & stalls) will increase student feelings of safety and comfort.**
10. HVAC: Examine the efficiency and efficacy of the current HVAC system. **There is inconsistent heating in each classroom and staff and students complain of being cold.** An ineffective and inefficient system has direct and negative impacts on students' ability to focus and learn, and teachers' ability to teach.
11. Hannaford Field: Recommend an **updated concessions booth** for boosters, **construction of restrooms** rather than Porta-Potties for the hundreds of athletes and thousands of fans that play/visit the field each season, and **more athletic/maintenance storage** in proximity of the playing fields.



Educational Visioning: Design Patterns and Guiding Principles

DESIGN PATTERNS

(Priority Order Left to Right)

	Safety & Security	Gathering & Collaboration Hubs	Healthy Building	Outdoor Learning & Play	Agile Classrooms	Sustainability	Flexible Learning Spaces & Furniture	Classroom Neighborhoods	Professional Work Areas	Extended Learning Areas	Breakout Spaces	Enrichment Spaces
Joy of Learning												
Warm, Safe & Inviting												
STEM & Art Integration												
Collaboration & Connection												
Flexible & Adaptable Learning												
School as a Community Resource												
Outdoor/Nature Connections												

GUIDING PRINCIPLES

(Priority Order Top to Bottom)



Review of Top 12 Design Patterns: Approaches and Priorities

6 Power Patterns:

<h3>Safety and Security Entry</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>	<h3>Outdoor Learning and Play</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>	<h3>Flexible Spaces and Furniture</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>	<h3>Extended Learning Areas</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>
<h3>Gathering and Collaboration Hubs</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>	<h3>Agile Classrooms</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>	<h3>Classroom Neighborhoods</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>	<h3>Breakout and Pullover Spaces</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>
<h3>Healthy Building</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>	<h3>Sustainability</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>	<h3>Professional Work Areas</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>	<h3>Enrichment Spaces</h3> <p>● Renovation ● Renovation Addition ● New Construction</p>

Design Language

ES/MS PRIORITIZED EDUCATIONAL NEEDS

- **Safety & Security**
- **Site Plan** (safer, more efficient)
- **Teaching & Learning** (supports collaboration/ project based)
- **Layout** (addresses sprawling and collaboration)
- **Main Offices** (suite style, adjacent to entry)
- **Natural Light**
- **Separate Cafeteriums**
- **Storage**
- **Technology upgrades**
- **HVAC** (thermal and acoustic comfort)
- **Sustainability** (energy efficiency)
- **Minimal Disruption to Education**

PRIORITIZED DESIGN PATTERNS

1. **Safety & Security**
2. **Gathering & Collaboration Hubs**
3. **Healthy Building**
4. **Outdoor Learning & Play**
5. **Agile Classrooms**
6. **Sustainability**
7. Flexible Learning Spaces & Furniture
8. Classroom Neighborhoods
9. Professional Work Areas
10. Extended Learning Areas
11. Breakout Spaces
12. Enrichment Spaces

GUIDING PRINCIPLES

1. Joy of Learning
2. Warm, Safe & Inviting
3. STEM & Art Integration
4. Collaboration & Connection
5. Flexible & Adaptable Learning
6. School as a Community Resource
7. Outdoor/Nature Connections

DRAFT DESIGN STATEMENT

A secure and nurturing community hub that fosters a joy of learning and collaboration by supporting students' discovery of their full potential.

SCHOOL IMPROVEMENT NEEDS

ELMENTARY SCHOOL – FACILITY NEEDS

Background: abt. 54 yrs old

(1948,1952,1960,1962,1994,2004) ~1970 **Facility Needs:**

- Building

- **Critical** Heating improvements
 - HW pumps for boiler to reach far end of school
 - Heat recovery unit on roof needs fixed/replaced
- Envelope
 - Masonry Repairs
- **Potentially Critical** Heating improvements
 - Add Energy recovery units
- Envelope
 - Roof replacement (3rd, 4th, Library)
 - Windows
 - Fix/replace
- Finishes
 - Fix/replace gym floor

- Building (continued)

- **Necessary** Roof replacement (2nd, Gym, Cafe)
 - Leaking Sprinkler
 - Band Room HVAC control
 - Upgraded emergency lighting
 - Ventilation to quite rooms
 - Replace roof drains
 - Exterior doors
 - Separate Systems (Fire Alarm, Intercom) from MS (causes disruption)
- 3rd, 4th, Library = Type IV & Vb construction
- Site
 - **Potentially Critical**
 - Vehicle barriers and walkway (see MS)
 - Parent drop off queuing (see MS)



SCHOOL IMPROVEMENT NEEDS

ELEMENTARY SCHOOL – PROGRAMTIC NEEDS

Background: abt. 54 yrs old

Programmatic Needs:

- Building
 - Enrollment
 - Current vs DOE =91%
 - Projected vs DOE =99% (no extra space in main classroom spaces)
 - **Too Small Spaces:** additional net 5,600sf needed =**8,400 GSF**
 - Extended Learning 158sf too small (40%)
 - Nurse 190sf too small (38%)
 - Admin 433sf too small (25%)
 - Art 759sf too small (23%)
 - Kindergarten 1108sf too small (18%)
 - Special Services 800sf too small (13%)
 - Library 430sf too small (16%)
 - Kitchen/Café 1726 too small (15%)
 - **Missing Spaces:** additional net 16,150sf needed =**24,225 GSF (Without Collaboration: 10,850 net / 16,275 GSF)**
 - *Additional 4th grade room needed in 2032. Only has 5 classrooms while others have 6 or 7. Proposed flexible model is 6 core classrooms with full size flex space for core classroom, or SPED depending on population of grade level and SPED year to year.*
 - 1 STEM/Makerspace for Technology Integrator 1,200 SF
 - 1 Separate space for Extended Learning Strategist (currently share with WL) 800 SF
 - 1 Gifted & Talented Room 800 SF
 - 5 Small Group/Intervention Spaces 250 SF EA (1,250sf)
 - 2-3 Additional Conference Rooms 250-400 SF
 - 1 Gathering/Assembly Space (1 to 2 Grades) 3000 sf
 - 1 Behavior Analyst Office 100 SF
- 1 Response to Intervention (RTI) suite with shared and private spaces (2 Teachers, 3 Ed Techs, 4-6 Students per Teacher) 1200 SF
- 5 1:1 Student Meeting Space 100 SF EA (500sf)
- Collaboration / Gathering Hubs:
 - **ES/MS: Within Classroom Neighborhoods** (create a sense of place and belonging within each grade level or middle school team) (1 to 2 classes) 1000sf
 - **Pull over spaces / small group within corridor.** (3-4 people) 500sf
 - **Large group / assembly** (grade level-different than ES/MS Cafetorium and HS cafeteria) 3800sf
- **Poor Layout:**
- **Site**
 - Improved parent drop off
 - Stop public access from Scott Dyer and library
 - Covered outdoor learning space
 - Outdoor gym space

SCHOOL IMPROVEMENT NEEDS

MIDDLE SCHOOL - FACILITY NEEDS

Middle School – abt. 64 yrs old

(1934,1955,1960,1994) ~1960

Facility Needs:

- Building
 - **Critical**
 - Envelope
 - Rebuild failing precast windows sills, especially in 6th grade wing
 - Elevator
 - Machine room repairs
 - **Potentially Critical**
 - Envelope
 - Roof replacement (5th, 6th. Gym)
 - Foundation & Sill Repairs (6th grade)
 - Siding
 - Repair/Replace/Paint band/tech wing
 - **Necessary**
 - Roof replacement (6th grade wing)
 - Replace heat recovery units 8 & 9
 - Band Room Heating
 - Separate Systems (Fire Alarm, Intercom) from MS (causes disruption)
 - Music wing = Type IV construction
- Site
 - **Potentially Critical**
 - Vehicle barriers and walkway
 - Parent drop off queuing



SCHOOL IMPROVEMENT NEEDS

MIDDLE SCHOOL - PROGRAMTIC NEEDS

Middle School – abt. 64 yrs old

Programmatic Needs:

- Building (cont.)
 - **Too Small Spaces:** additional net 4,300sf needed = **6,400 GSF**
 - Nurse 365sf too small (52%)
 - **All classrooms too small per DOE standards**
 - Music room 436sf too small (31%)
 - Library 571sf too small (21%)
 - Computer Science 161sf too small (20%)
 - **Missing Spaces:** additional net 23,160sf needed = **34,740 GSF (without collaboration: 17,860sf net / 26,790sf GSF)**
 - 1 Team Space per grade (close to classrooms) 3000 SF (4 @750)
 - 1 Clear Main Entrance with Admin 1000 SF
 - 1 Tech Integration Teacher Space 1200 SF
 - Separate Kitchen/Café 11,860SF
 - 1 6th grade classroom 800sf
- Collaboration / Gathering Hubs:
 - **ES/MS: Within Classroom Neighborhoods** (create a sense of place and belonging within each grade level or middle school team) (1 to 2 classes) 1000sf
 - **Pull over spaces / small group within corridor.** (3-4 people) 500sf
 - **Large group / assembly** (grade level-different than ES/MS Cafetorium and HS cafeteria) 3800sf
 - **Poor Layout:**
 - Move Admin closer to entry
 - Separate Public from Private
 - Bathrooms by Gym
 - Centralized layout
 - Separate kitchen delivery
 - Narrow hallways
- **Site**
 - Improved parent drop off



SCHOOL IMPROVEMENT NEEDS

HIGH SCHOOL - FACILITY NEEDS

High School – abt. 54 yrs old

(1970,1994)

Facility Needs:

- Building
 - **Critical**
 - Envelope
 - HVAC
 - Gym humidity control
 - Office ventilation
 - **Potentially Critical**
 - Roof replacement (Area B)
 - Window Replacements
 - Cracking Masonry
 - HVAC
 - Welding ventilation
 - Metal dust collection
 - Abatement
- Site
 - **Potentially Critical**
 - New Field House



SCHOOL IMPROVEMENT NEEDS

HIGH SCHOOL - FACILITY NEEDS

High School – abt. 54 yrs old

(1970,1994)

Programmatic Needs:

- Building

- **Enrollment**

- Current vs DOE =95% (main classroom spaces only)
 - Projected vs DOE =95% (main classroom spaces only)

- **Total Space Needs:** +/- 0 gsf

- **Too Large Spaces:** extra 10,000sf net

- Library 3246sf too big? (105%)
 - Cafeteria 3490sf too big (82%)
 - Auditorium 1792sf too big (62%)
 - Gym 3147 too big (19%)
 - Misc. Spaces 346sf too big (18%)
 - Health Classroom 157sf too big (20%)

- **Too Small Spaces:** additional net 4,000sf needed =6,000 GSF

- Nurse 372sf too small (41%)
 - Music Spaces 1230sf too small (31%)
 - ELO 126sf too small (21%)
 - Special Services 638sf too small (17%)
 - Admin 677sf too small (16%)
 - English Classrooms 835too small (14%)
 - Missing Spaces: additional net 5,300sf needed = 8,000 GSF
 - 1 Student Lounge (look to create in lower lobby space) 800 SF
 - 1 Black Box/Multipurpose Space (could be used for testing 80-85 students) 1250 SF
 - 1 Additional Locker Room 800 SF
 - 4 Breakout Spaces 250 SF EA
 - 1 Restrooms at Hannaford Field 1000-2000 SF

- **Poor Layout**

- **Improved Spaces**

- Dark spaces
 - Tired facilities

- **Site**

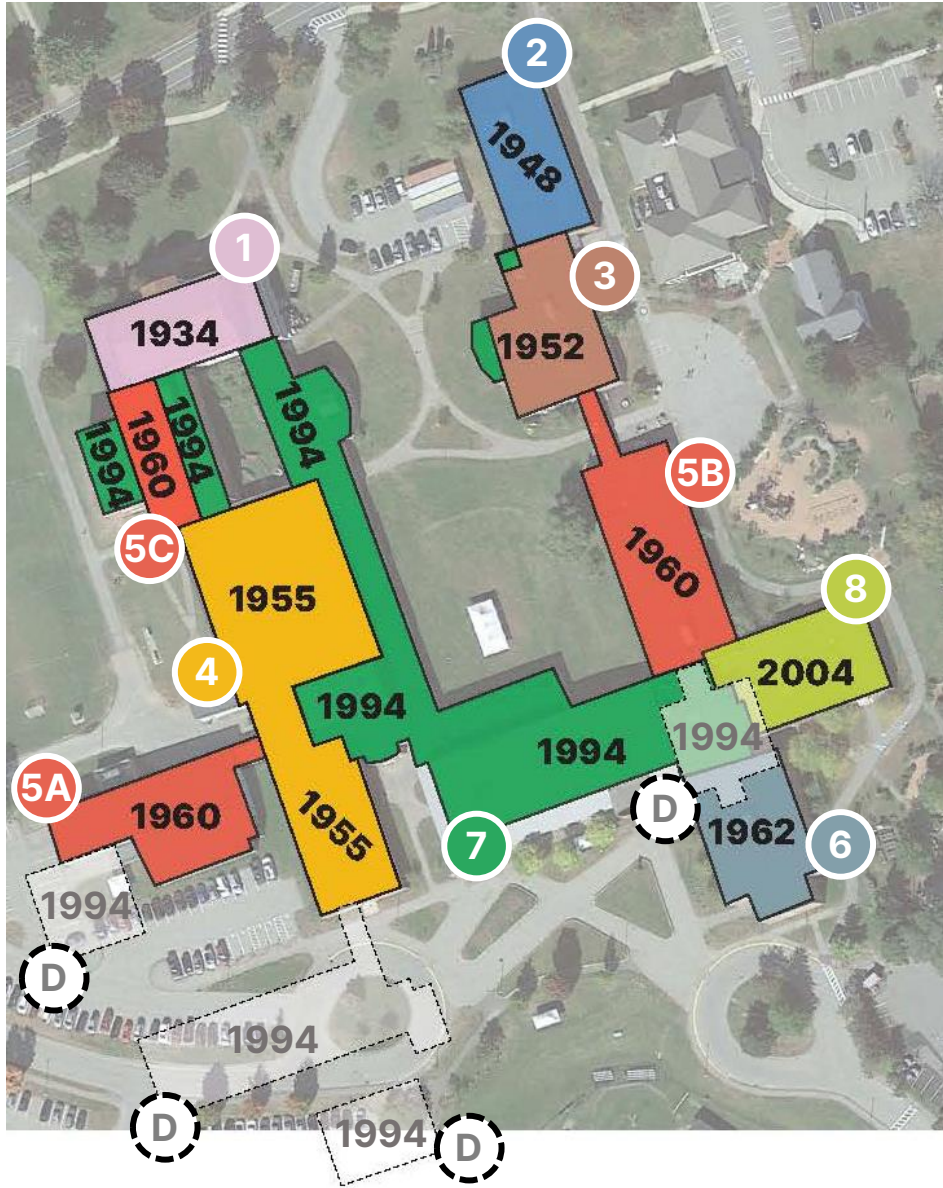
- Site Lighting is a concern (desire for push button crosswalk to staff parking lot).
 - Traffic flow is difficult (no bus loop).
 - Wayfinding signage desired (the site is not intuitive).
 - The public uses the site during the day, which can be a safety concern.



Overview of Existing Conditions & School Needs

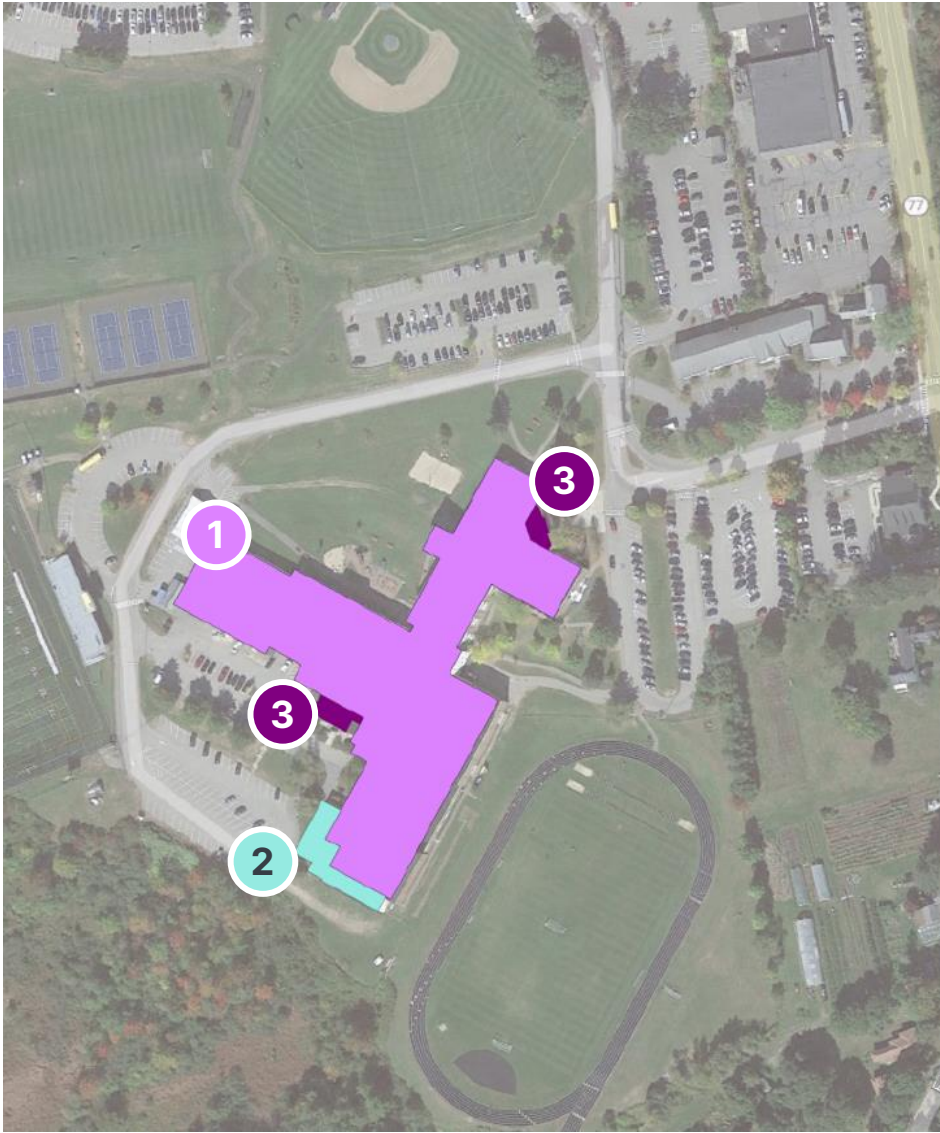
- **History and use of buildings and site**

ES/MS Building Timeline



- 1
1934
 (89 Years Old) *Original High School Constructed (currently MS)*
- 2
1948
 (75 Years Old) *Original Pond Cove Constructed (classrooms, cafeteria, and kitchen (currently 4th grade wing)*
- 3
1952
 (71 Years Old) *Pond Cove Addition: Classrooms, kitchen/dining (currently Library)*
- 4
1955
 (68 Years Old) *Jr. HS Addition: 8 Classrooms, gym, locker rooms (currently same use)*
- 5A
1960
 (63 Years Old) *Jr. HS Addition: Vocational art wing (currently Music)*
- 5B
1960
 (63 Years Old) *Jr. HS Addition: 8 Classrooms, bathrooms, principal/office, main entry (currently Pond Cove)*
- 5C
1960
 (63 Years Old) *Jr. HS Addition: 2-story connector, classrooms, principal office, nurse, music, art (currently MS classrooms)*
- 6
1962
 (61 Years Old) *"Lunt" Science Wing: 12 classrooms (stand alone), (currently Pond Cove admin and classrooms)*
- HS
1970
 (53 Years Old) *New High School Constructed*
- 7
1994
 (29 Years Old) *MS Add: Admin suite, library, classrooms; Shared cafeterium; ES Add: Gym, office, entry; Reno throughout*
- D
1994
 (Demolished) *Demolished facilities*
- 8
2004
 (19 Years Old) *Kindergarten Wing & Play Area: Classrooms with bathrooms and small group rooms (currently same use)*

HS Building Timeline



1

1970
(54 Years Old)

High School Building Constructed

2

1999
(25 Years Old)

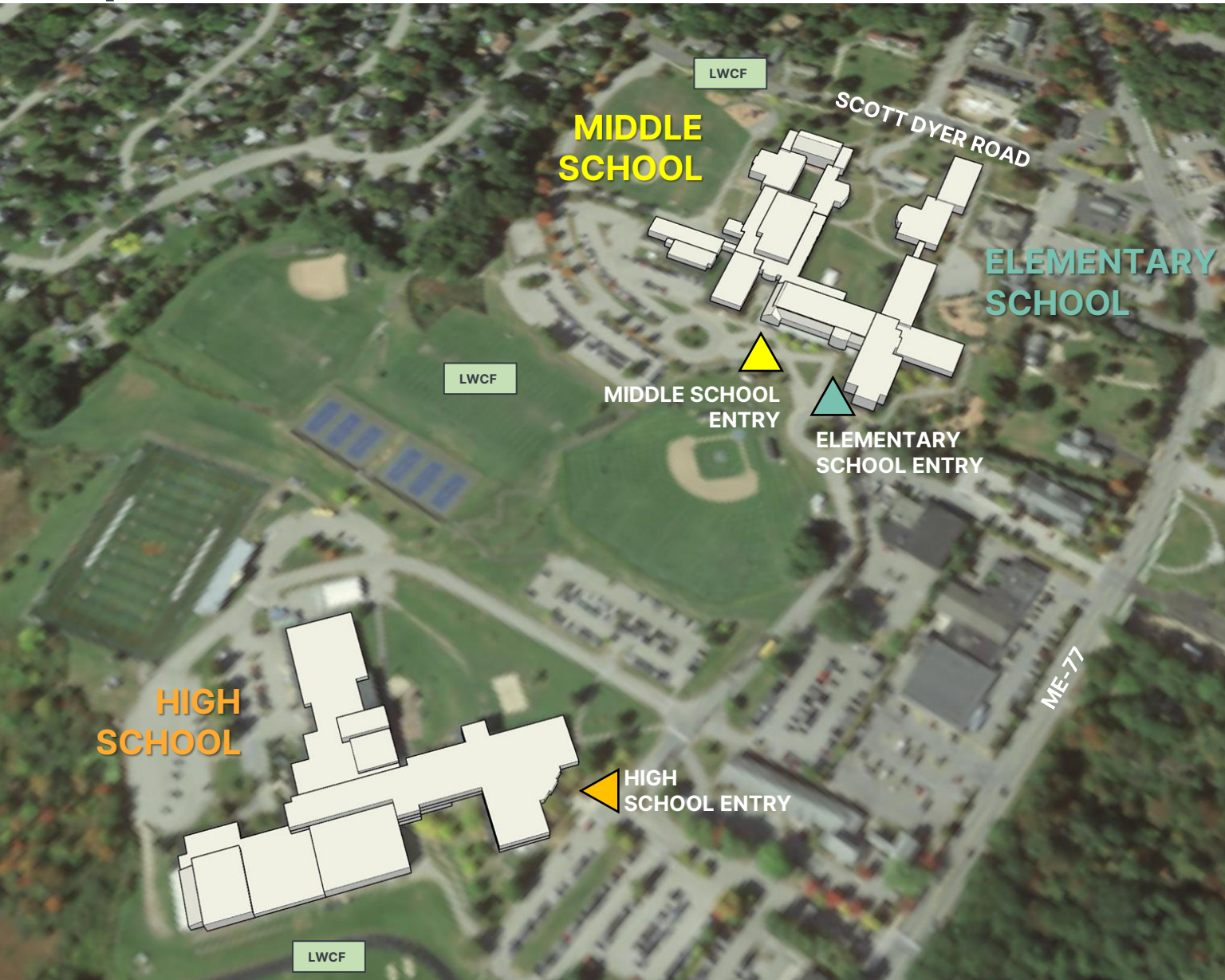
Pool Addition

3

2004
(20 Years Old)

Administrative and Cafeteria Additions

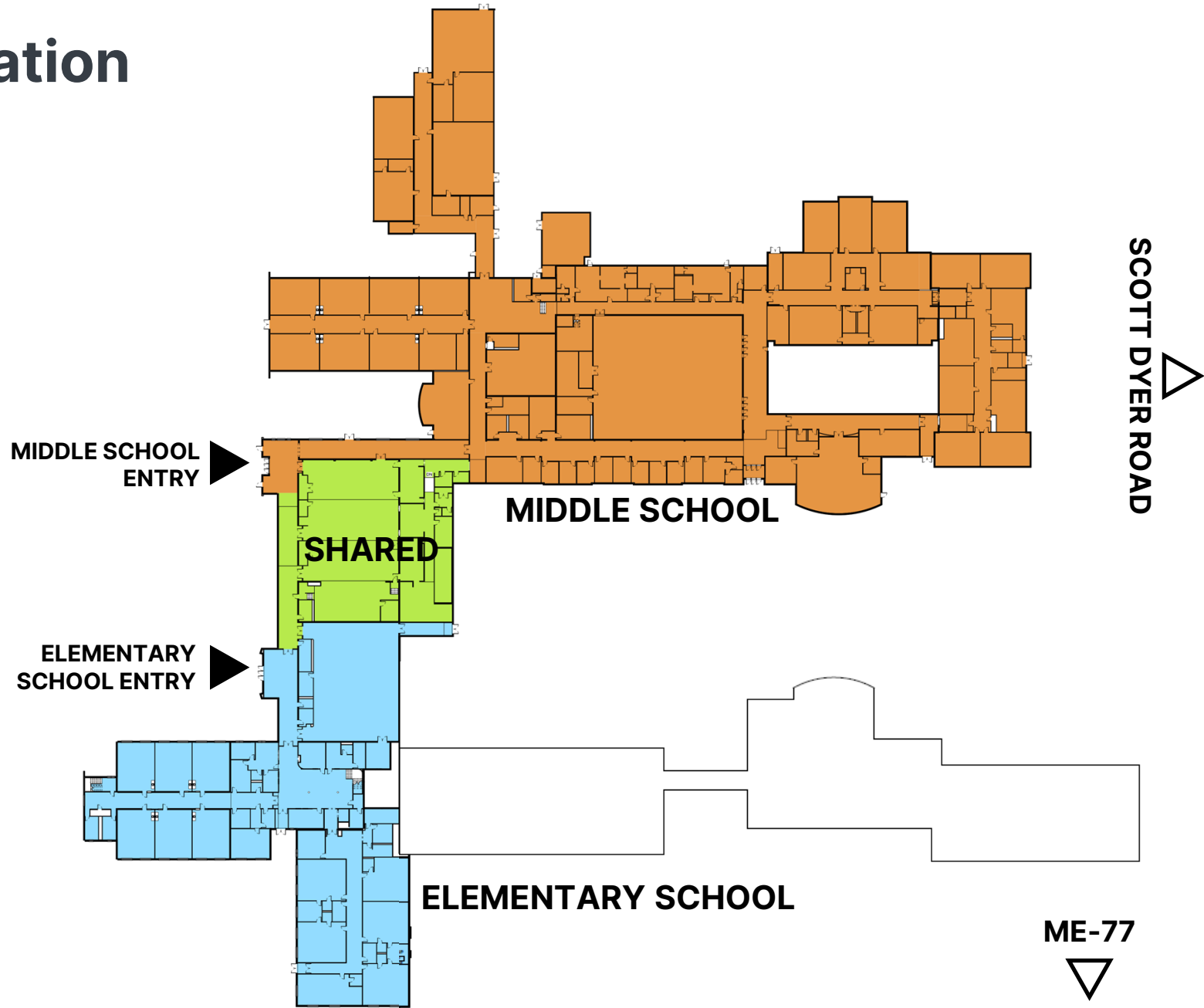
Cape Elizabeth Schools Site Plan



- One Campus – Three schools and multiple athletic fields.
- Located at town center.
- Middle School / Elementary School share parking, parent drop off, and bus drop off.
- Several recreation areas encumbered by Land and Water Conservation Fund (LWCF) Grants.

 RECREATION FIELD OR PLAYGROUND ENCUMBERED BY LWCF

Existing ES/MS Configuration

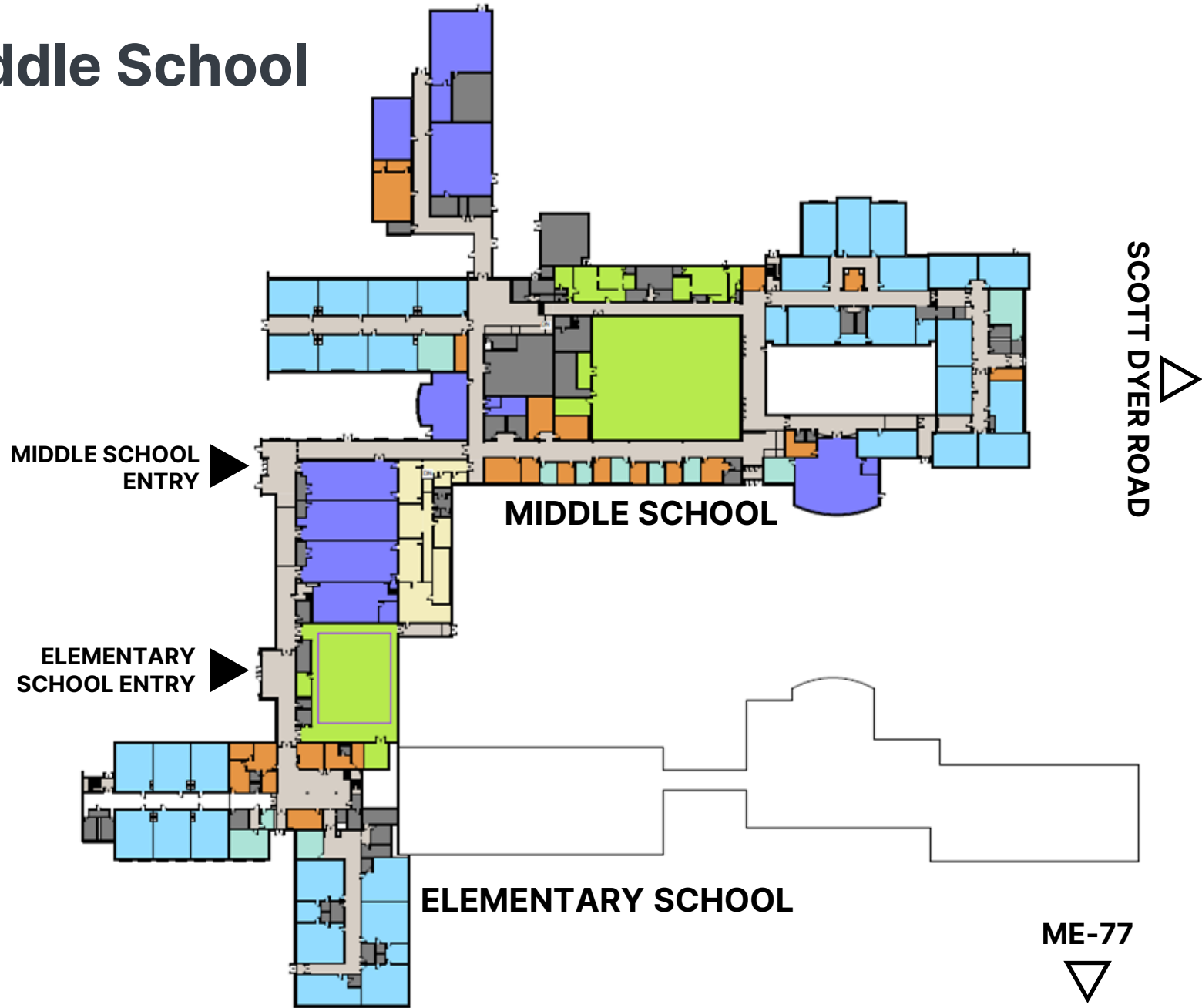


Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES



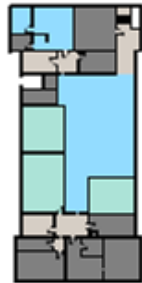
Existing Elementary / Middle School

2ND FLOOR & LOWER LEVEL PLANS

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

EXISTING ES/MS
LOWER LEVEL



EXISTING ES/MS
2ND FLOOR



MIDDLE SCHOOL

ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77

Building Type | Egress Analysis

Type IV: Mill Construction

Heavy Timber Construction – Most safe heavy timber floor and roof framing with non-combustible walls, typically masonry bearing walls.

Type IIB: Non-Combustible Construction

Non-combustible steel columns and beams with concrete floor slabs and metal roof decks. Not protected by fire proofing. Very common in new school construction.

Type VB: Unprotected Combustible Construction

Least safe residential wood framed without fire rated drywall covering. (By not removing or separating would make whole building VB (ie weakest link) (if kept create a fire wall)

LEGEND

 FIRE WALL (NECESSARY LOCATION PER CODE)

 CORRIDOR EXCEEDS 50' MAX

 TYPE IV MILL CONSTRUCTION

 TYPE VB CONSTRUCTION

REMAINDER OF BUILDING:
TYPE IIB UNPROTECTED COMBUSTIBLE

*Exceeds 50' Max
DEAD END CORRIDOR*

TYPE IV:
Mill Construction

MIDDLE SCHOOL ENTRY

MIDDLE SCHOOL

SCOTT DYER ROAD

Remainder of Building:
TYPE IIB: Unprotected Combustible

ELEMENTARY SCHOOL ENTRY

ELEMENTARY SCHOOL

TYPE IV:
Mill Construction

TYPE VB
Construction

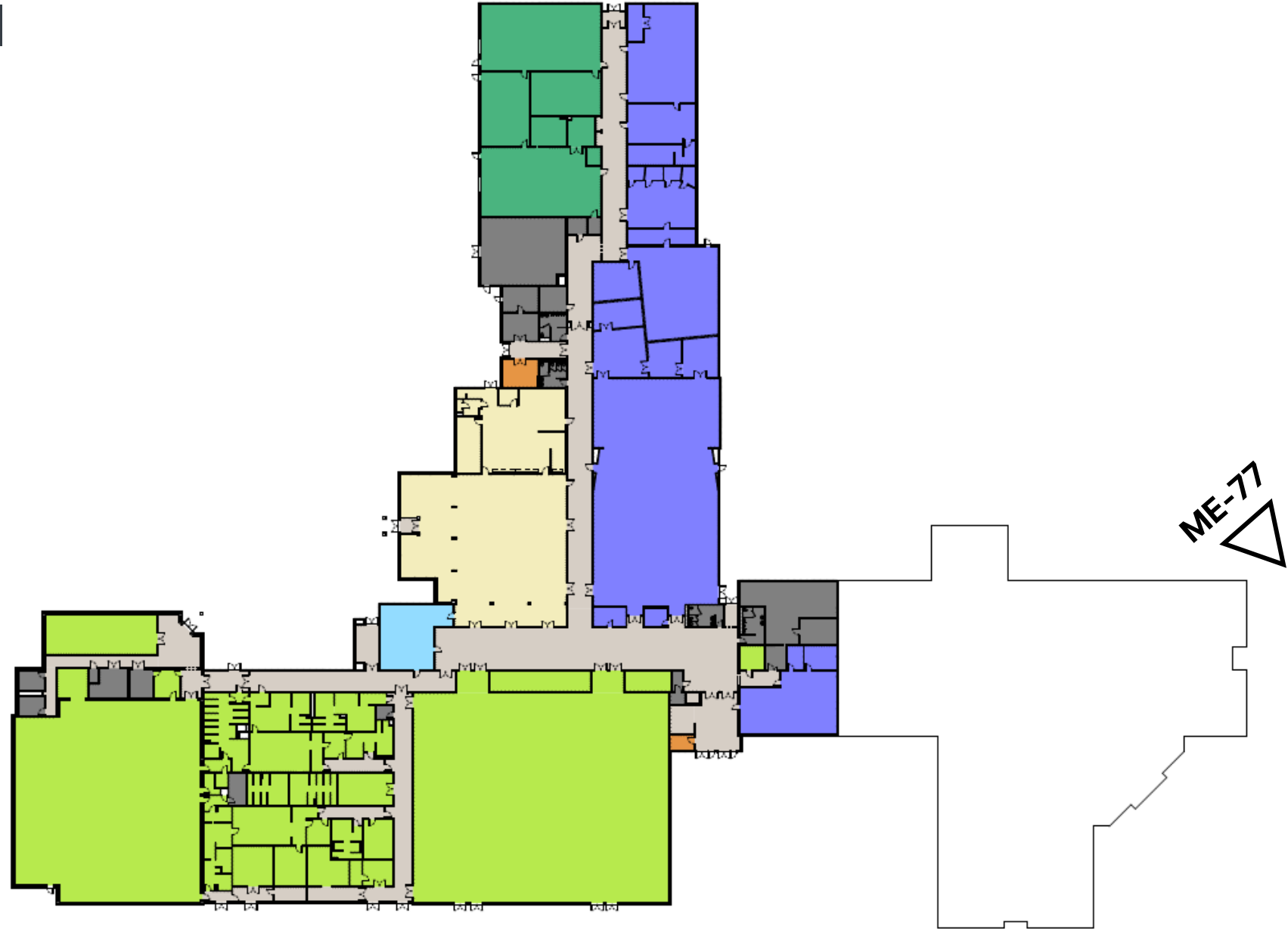
ME-77

Existing High School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

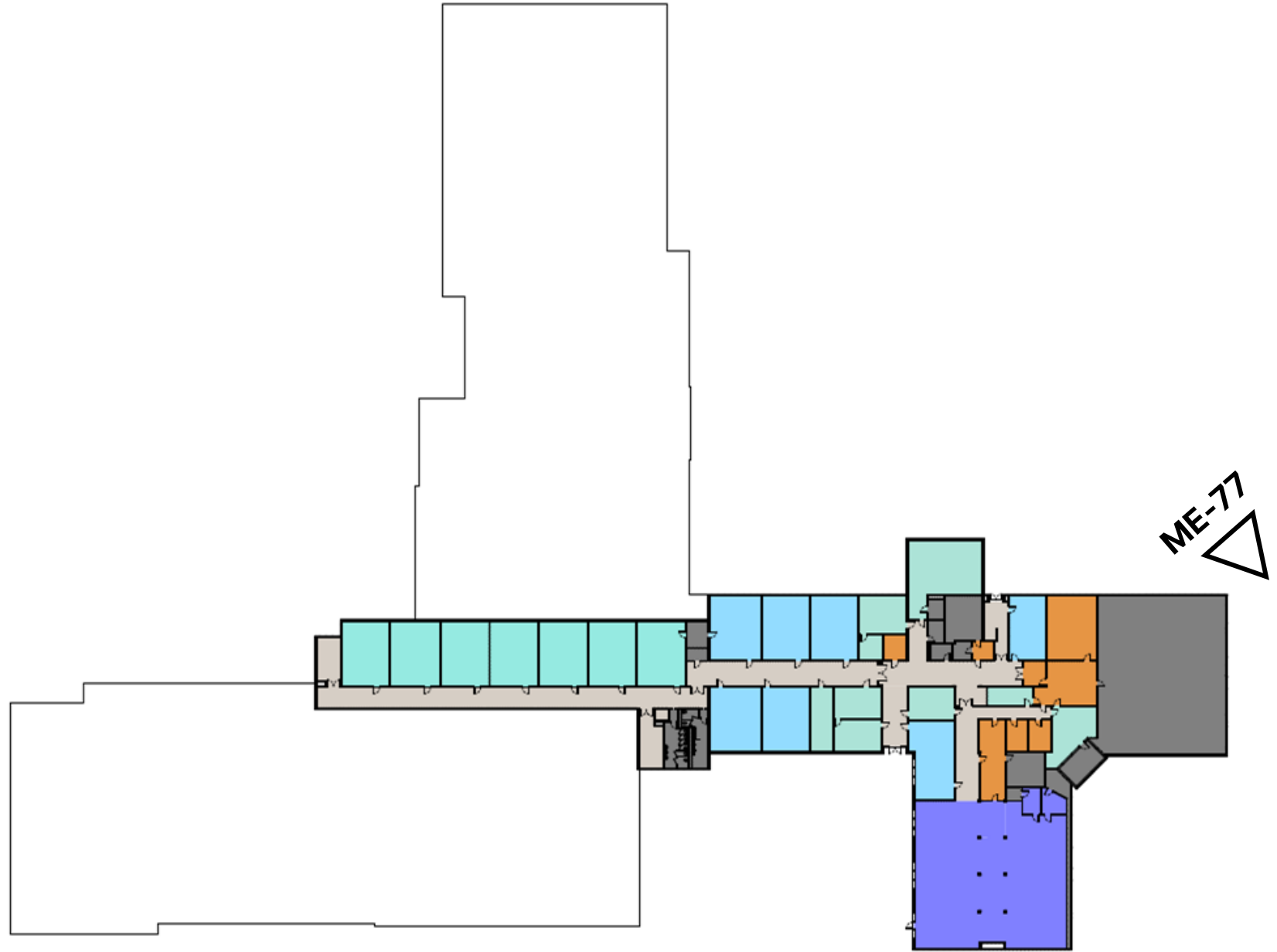


Existing High School

2ND FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

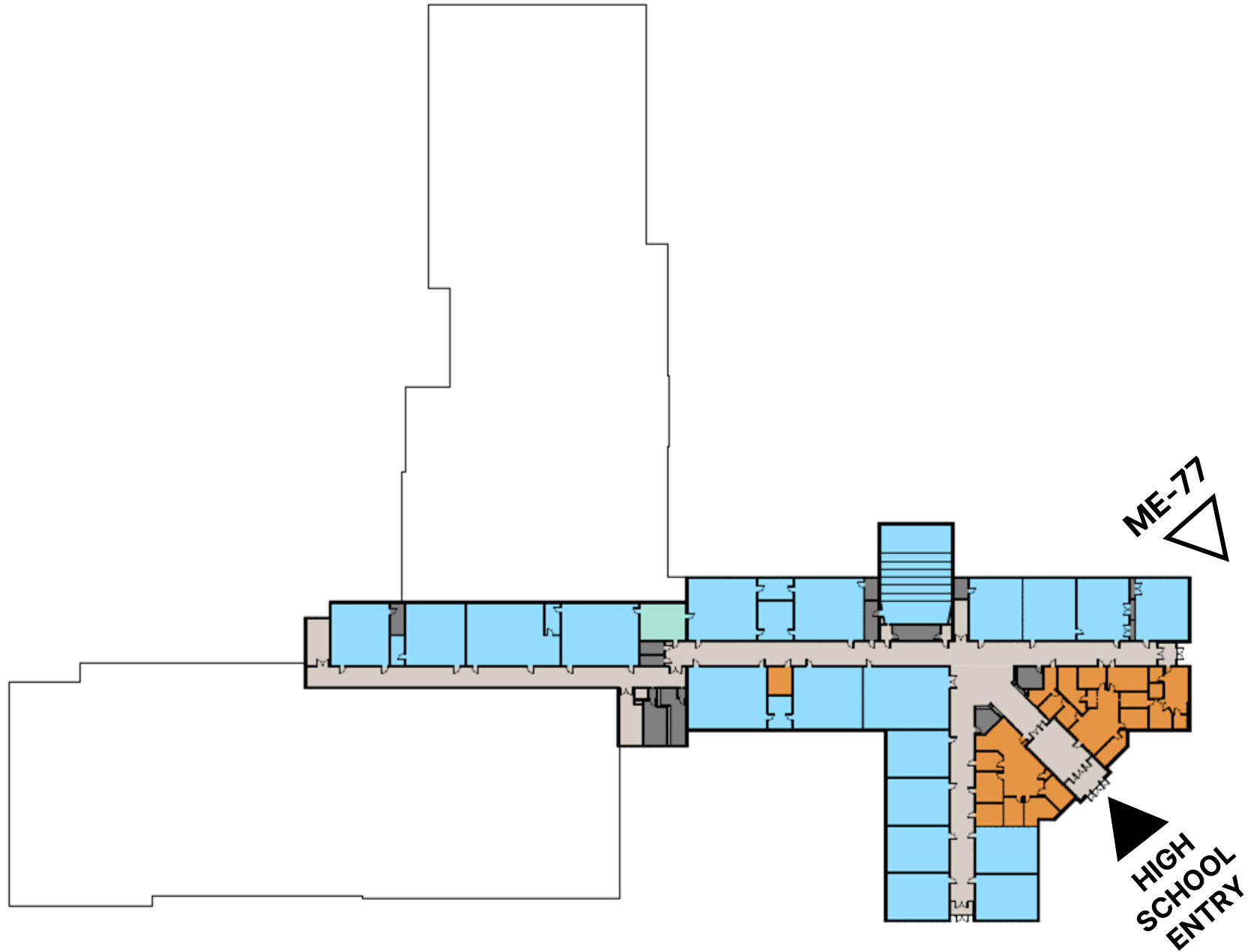


Existing High School

3RD FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES



7 Initial Options



3

7 Initial Options Based on the Prioritized Needs

	Option A "Repair"	Option B "Reno/Add"	Option C "Reno/Add"	Option D "Reno/Add"	Option E "New School"	Option F "New School"	Option G "New Schools"
Repairs	●	●	●	●	●	●	●
Efficiency Upgrades		●	●	●	●	●	●
Security Improvements		●	●	●	●	●	●
Healthy Building/Systems		●	●	●	●	●	●
Cafeteria Improvements		●	●	●	●	●	●
Right Size Functional Needs		○	●	●	●	●	●
Gathering & Collaboration Hubs			●	●	●	●	●
Agile/Flexible Classrooms			●	●	●	●	●
Layout Modification				●	●	●	●
Outdoor Learning & Play				●	●	●	●
New ES						●	●
New MS					●		●
Master Plan - Plan for Future School Replacement and/or Modifications	●	●	●	●	●	●	●

PRIORITIZED NEEDS

Existing Facility Deficiencies: How We Determined “Repairs”

Existing facility deficiencies were identified by reviewing the existing documents and reports, and performing a facility analysis for each of the schools. Facility “Repair” Items are required to keep the school open and functional. These are items that are deteriorating from their current state. Some of the key “repair” items identified for each of the schools are as follows:

ES:

- Gym Flooring Damage
- Flooring and Wall Repairs
- Mechanical Equipment Replacement
- Providing Emergency Lighting
- Exterior Masonry Repair
- Move Plumbing Vents from Air Intakes
- Window Sealing & Operability
- Dual Height Drinking Fountains / ADA upgrades
- Domestic Hot Water Pressure & Response Time
- Skylight Replacement
- Site Issues / Improvements (ADA, vehicular & pedestrian improvements, bollards, etc.)
- Firestop wall and floor penetrations
- Roof replacement

MS:

- Gym Flooring Damage
- Failing Precast Window Sills
- General Exterior Repair
- Additional Sprinklers Above Ceiling
- Mechanical Equipment Repair and Replacement
- Water Heater Repairs
- Replace corroded kitchen piping
- Replace art room sinks
- Provide sufficient hot water to showers
- Various sink, faucet, and filter replacement
- Flooring and Wall Repairs
- Providing Emergency Lighting
- Site Issues/Improvements
- Firestop wall and floor penetrations
- Roof Replacement
- Dual Height Drinking Fountains / ADA upgrades

HS:

- Window gasket failure
- Forensic Study and repair for wall assembly
- Upgrade emergency lighting
- Mechanical valve
- Dual height drinking fountains / ADA upgrades
- Clay/sediment traps in Art Rm
- Protect water entrance
- Replace piping (various)
- Roof reinforcing
- Fire alarm smoke detection
- Firestop wall and floor penetrations
- Replace roof drains
- Roof replacement

Operational Recommendations

Based on the goals and priorities outlined for the project from numerous stakeholder groups, the following categories have been identified as operations recommendations to be considered in renovation/addition and new build options.

These categories are further defined on the proceeding slides based on the community survey, educational program, programming, educational visioning, community input, SBAC input, community forums, and the design language. The items indicated are for all schools unless noted otherwise. Some items apply fully or partially depending on the existing conditions, but the priority remains.

Listed in Priority Order:

1. Security Improvements
2. Healthy Building | Systems
3. Cafeteria Improvements
4. Right Size | Functional Needs
5. Gathering & Collaboration Hubs
6. Agile/Flexible Classrooms
7. Layout Modification
8. Outdoor Learning & Play

Operational Recommendations

1. SECURITY IMPROVEMENTS

- **Comprehensive approach to Safety and Security** (to be reviewed by district, policy, fire and police)
- **Clear Main Entry adjacent to Main Office** (suite style office with hardened transaction window and nurse area with shower, exam rooms, and storage)
- **Clear sight lines of the parking areas and drop off from main entry.**
- **Secure Vestibule**
- **Separate Public and Private spaces to ensure safe community access.**
- **Compartmentalization of school**
- **Zoned public address system.**
- **Separate public address system for PC and MS.**
- **ES/MS: Food deliveries not through school**
- **Monitoring of exterior doors**
- **Additional cameras, if deemed necessary**
- **Additional key card access, if deemed necessary**
- **Flooring replacement in classrooms** (no vision zones)
- **Door and hardware replacement, as necessary.**
- **Clear wayfinding**
- **Sense of belonging**
- **Fire alarm upgrades** (if mandated by authorities = repair)
- **Site:**
 - **Bollards to prevent traffic from driving up onto sidewalk or into entrance.**
 - **Lighting**
 - **Pedestrian and vehicular flow – very congested** (safety improvement)

Operational Recommendations

2. HEALTHY BUILDING | SYSTEMS

- Address acoustic deficiencies. Sound transfer between spaces, HVAC, Cafeteria, Music, etc.
- Address deficient HVAC: focus to improve thermal comfort and IAQ.
- Explore full building cooling.
- Increase Daylight and connection to the out-side.
- Outdoor learning spaces.
- Install dimming controls for new lighting.
- Address any water infiltration (move to re-pairs)
- Abate hazardous materials (beyond friable materials) (friable should be addressed in re-pairs)
- Address plumbing fixtures above State Lead requirements
- Place to go when stressed (wellbeing)

3. CAFETERIA IMPROVEMENTS

- **ES/MS: Separate eating space for ES and MS**
- **ES/MS: Address auditorium function and access** (collaboration/ gathering hub- needed for Performing Arts, need to bring class in during day)
- **ES/MS: Kitchen upgrades** (address separate eating spaces, different levels)
- **ES/MS: Address deliveries if not already** (see security)
- **Satellite dining areas** (for those over stimulated by large space)

Operational Recommendations

4. RIGHT SIZE | FUNCTIONAL NEEDS

Inadequate Spaces – not appropriate/healthy space allocated for the following program/use (those indicated as undersized in the Space Allocation Workbook (SAW) should be considered as well- clinic/ classroom size/1 additional ES classroom and 2 additional MS classrooms, Music and Art spaces, Library and Café at ES and MS, etc.):

ES:

- **STEM/makerspace for tech integrator**
- **Separate space for Extended Learning Strategist and World Language.**
- **Gifted and Talented**
- **Behavioral Analyst**
- **2-3 conf rooms for IEP**
- **1:1 meeting space with students (elev. lobby)**
- **Response to Intervention suite (student help with math / single user restrooms / restrooms in PK/K and 1st)**

MS:

- **Tech Integration Teacher** (currently in circulation space)
- **STEM/Kitchen/Industrial Arts Space**
- **Appropriate space for Music Programs** (acoustics/ storage/etc.)(71% of students involved in Band)
- **All bathrooms upgraded** (single full length stalls)

HS

- **Two teachers share one classroom** (confirm that they do or do not overlap)
- **Need large space for testing (nowhere in district)**
- **Student gathering and collaboration area** (SEL/ sense of place)
- **All bathrooms upgraded** (single full length stalls)
- **Locker room upgrades, weight room** (very small), **trainers room** (very small)
- **Gym floor**

Operational Recommendations

5. GATHERING & COLLABORATION HUBS

- **“Improved Sense of Place”**
- **ES/MS: Within Classroom Neighborhoods** (create a sense of place and belonging within each grade level or middle school team) (1 to 2 classes)
- **Pull over spaces / small group within corridor.** (3-4 people)
- **Large group / assembly** (grade level- different than ES/MS Cafetorium and HS cafeteria)
- **Consider within entry/ lobby spaces** (dual purpose spaces)
- **Spaces to contain:**
 - **Display space**
 - **Technology**
- **Library / learning commons upgrades** (flexible furniture for staff meeting, technology)
- **Conference rooms** (IEP, staff meetings, etc)
- **ES - 2-3 additional needed for IEPs as they can only be done on zoom.**

6. AGILE/FLEXIBLE CLASSROOMS - (identified as an ES/MS priority)

- **Define if larger size needed or access to break out space for group work. – define min. size needed for flexible class/collaboration and need access to external collaboration space** (define low end threshold)
- **Flexible furniture**
- **Moveable / flexible storage**
- **Proper storage**
- **Technology upgrades** (support presentations, videos, etc.)
- **Design with moveable walls between classrooms/adj spaces** (non-loading bearing between) (explore modern version of moveable wall)

Operational Recommendations

7. LAYOUT MODIFICATION

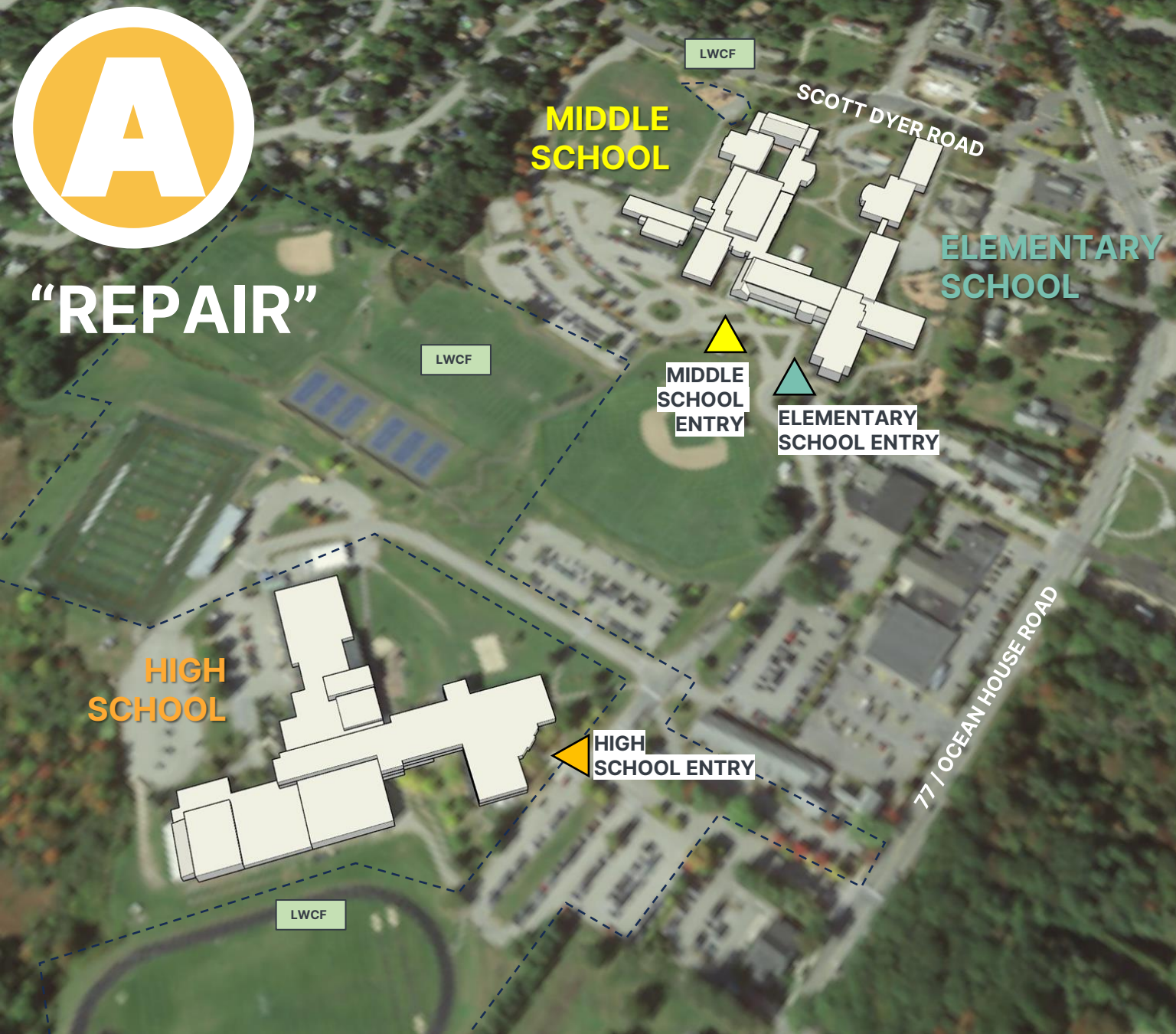
- **Clear wayfinding** (if not addressed in safety and security)
- **ES/MS: Reduce sprawling nature of classroom wings.**
- **Clear delineation of private and public space** (safety and security as well)
- **Developing the “heart of each school”** (paramount to this effort)
- **ES - Single user restrooms / restrooms in PK/K and 1**

8. OUTDOOR LEARNING & PLAY

- **MS access and use of existing courtyards**
- **ES outside gym space**
- **Easily supervised.**
- **Covered outdoor areas.**
- **MS play area away from street**
- **HS Bathrooms at Hannaford Field**
- **Outdoor Dining**



“REPAIR”



REPAIR

- EFFICIENCY UPGRADES
- SECURITY IMPROVEMENTS
- HEALTHY BUILDING/SYSTEMS
- CAFETERIA IMPROVEMENTS
- RIGHT SIZE/FUNCTIONAL NEEDS
- GATHERING & COLLABORATION HUBS
- AGILE/FLEXIBLE CLASSROOMS
- LAYOUT MODIFICATION
- OUTDOOR LEARNING & PLAY

PRIORITIZED NEEDS

- NEW ELEMENTARY SCHOOL
- NEW MIDDLE SCHOOL
- MASTER PLAN



0%

VALUE



EDUCATIONAL GOALS



ENERGY EFFICIENT



3 YRS

AVG BLDG LIFESPAN



STUDENT DISRUPTION

ESTIMATED ROUGH ORDER OF MAGNITUDE COST

\$36.5M

ELEMENTARY SCHOOL & MIDDLE SCHOOL








EX 1934
BLDG

SCOTT DYER RD

MS MAIN
ENTRY

ES MAIN
ENTRY

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  MS ADDITION
-  ES ADDITION

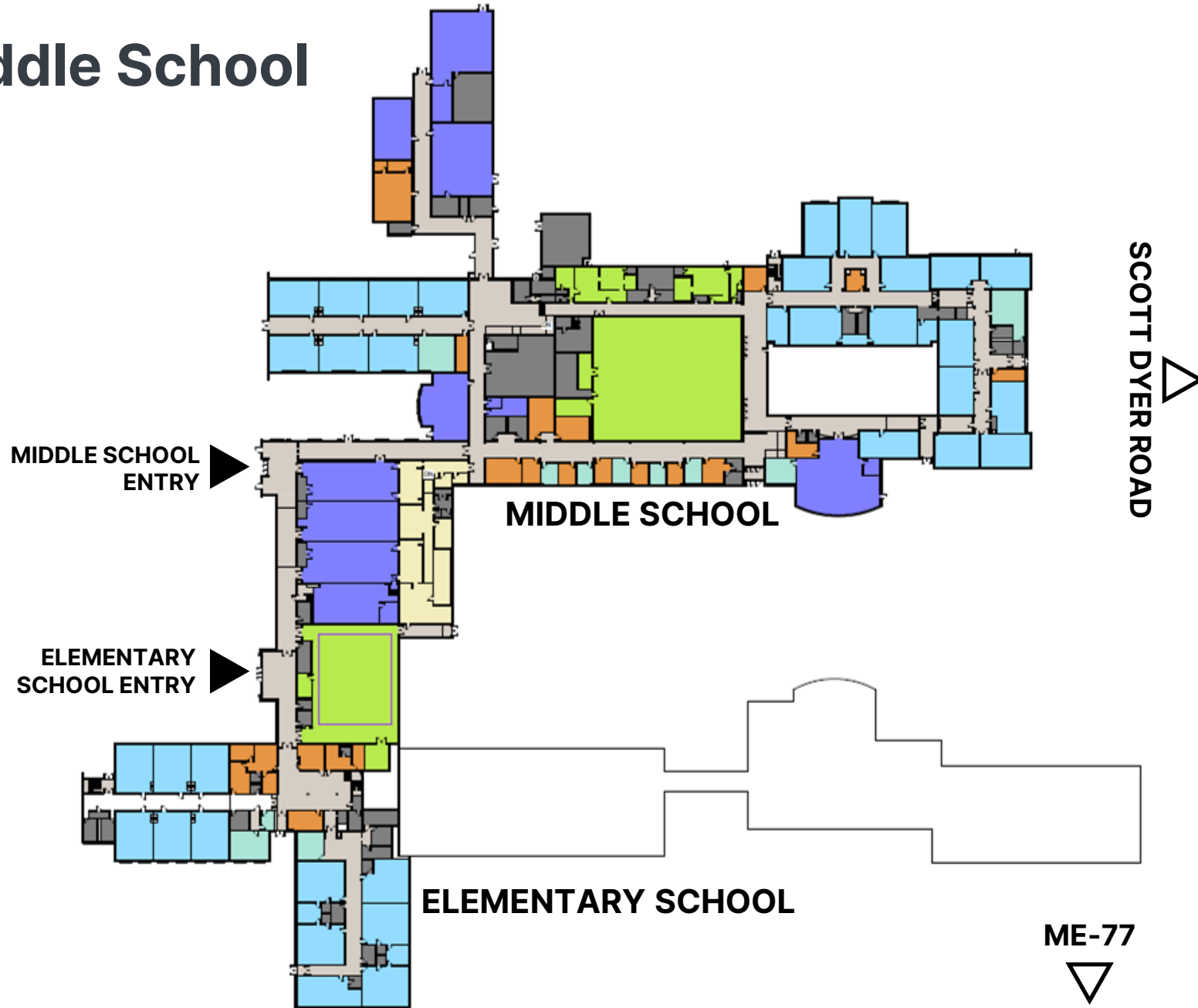


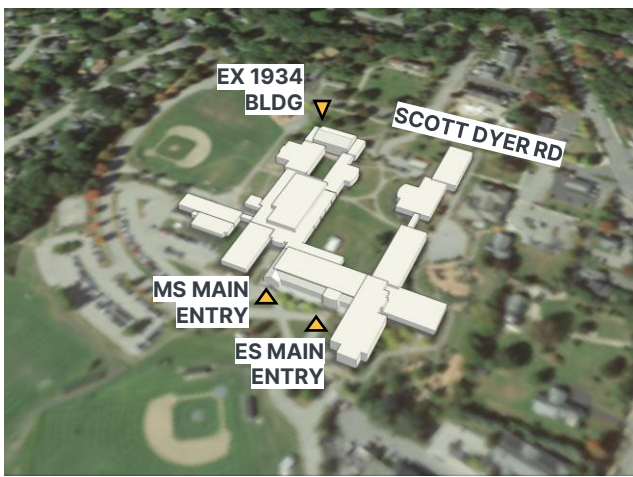
Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





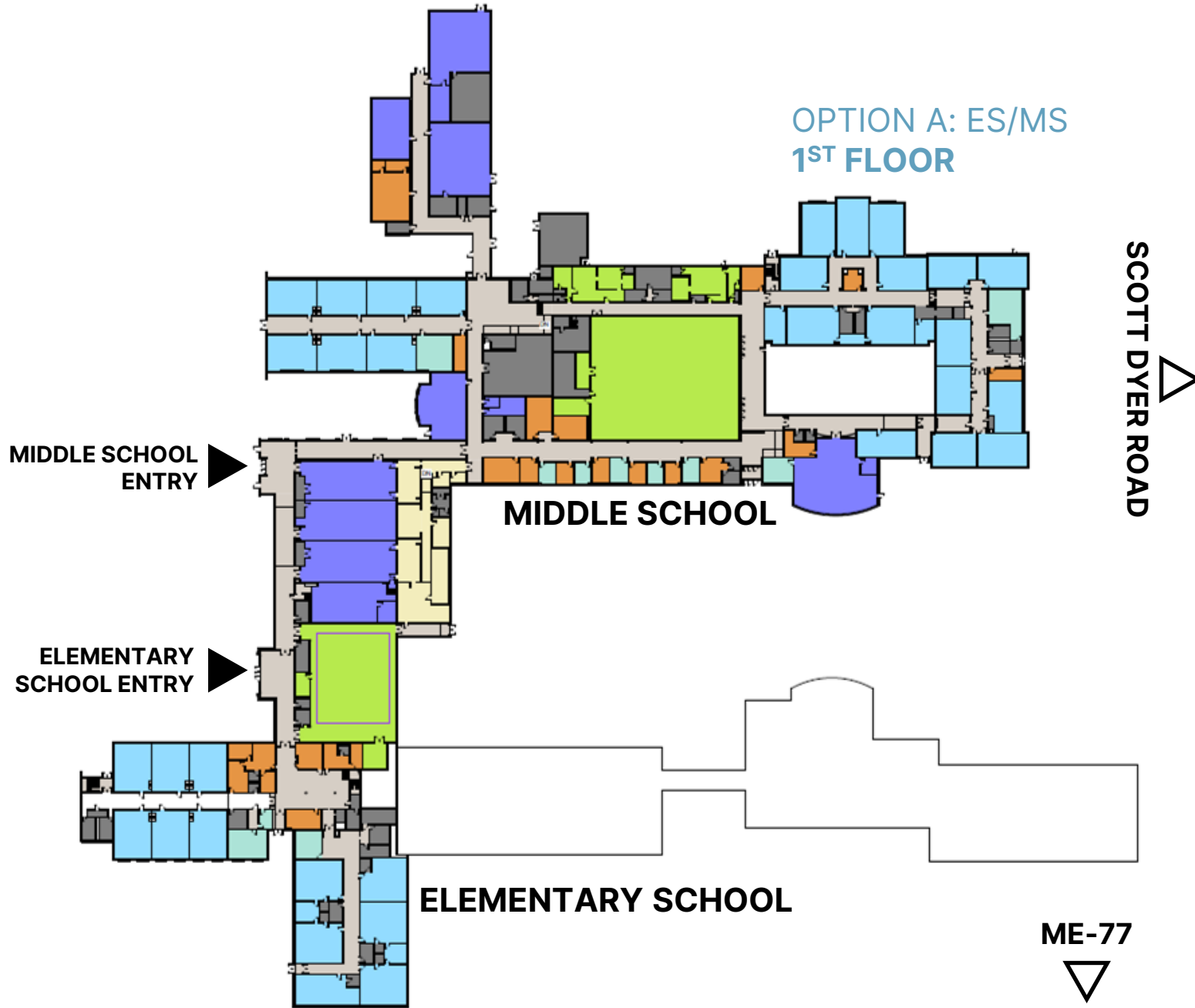
EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses no programmatic needs
- Addresses no prioritized needs
- Does not align with a master plan approach
- Short-term solution
- Existing combined drop off and queuing space is 10 and the need is 55

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVIC
WAYFINDING



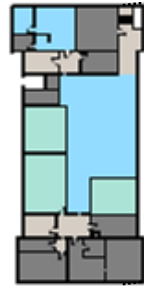
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

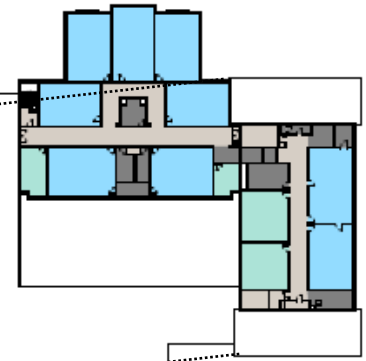
LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

EXISTING ES/MS
LOWER LEVEL



EXISTING ES/MS
2ND FLOOR



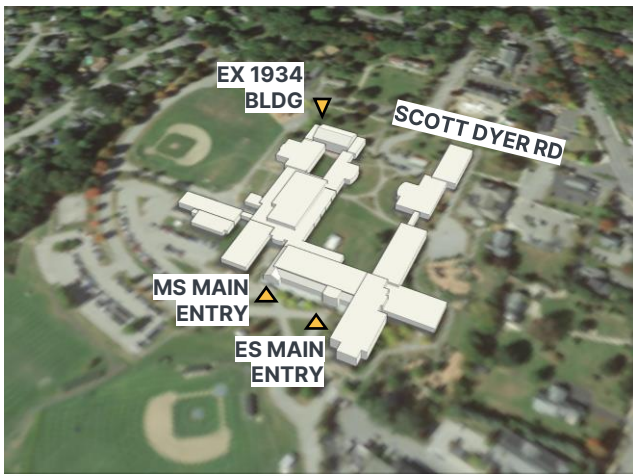
MIDDLE SCHOOL

ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77



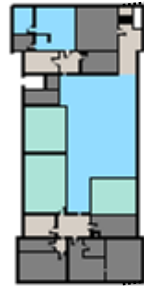


EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses no programmatic needs
- Addresses no prioritized needs
- Does not align with a master plan approach
- Short-term solution
- Existing combined drop off and queuing space is 10 and the need is 55

OPTION A: ES/MS LOWER LEVEL



OPTION A: ES/MS 2ND FLOOR



SCOTT DYER ROAD

MIDDLE SCHOOL

LEGEND

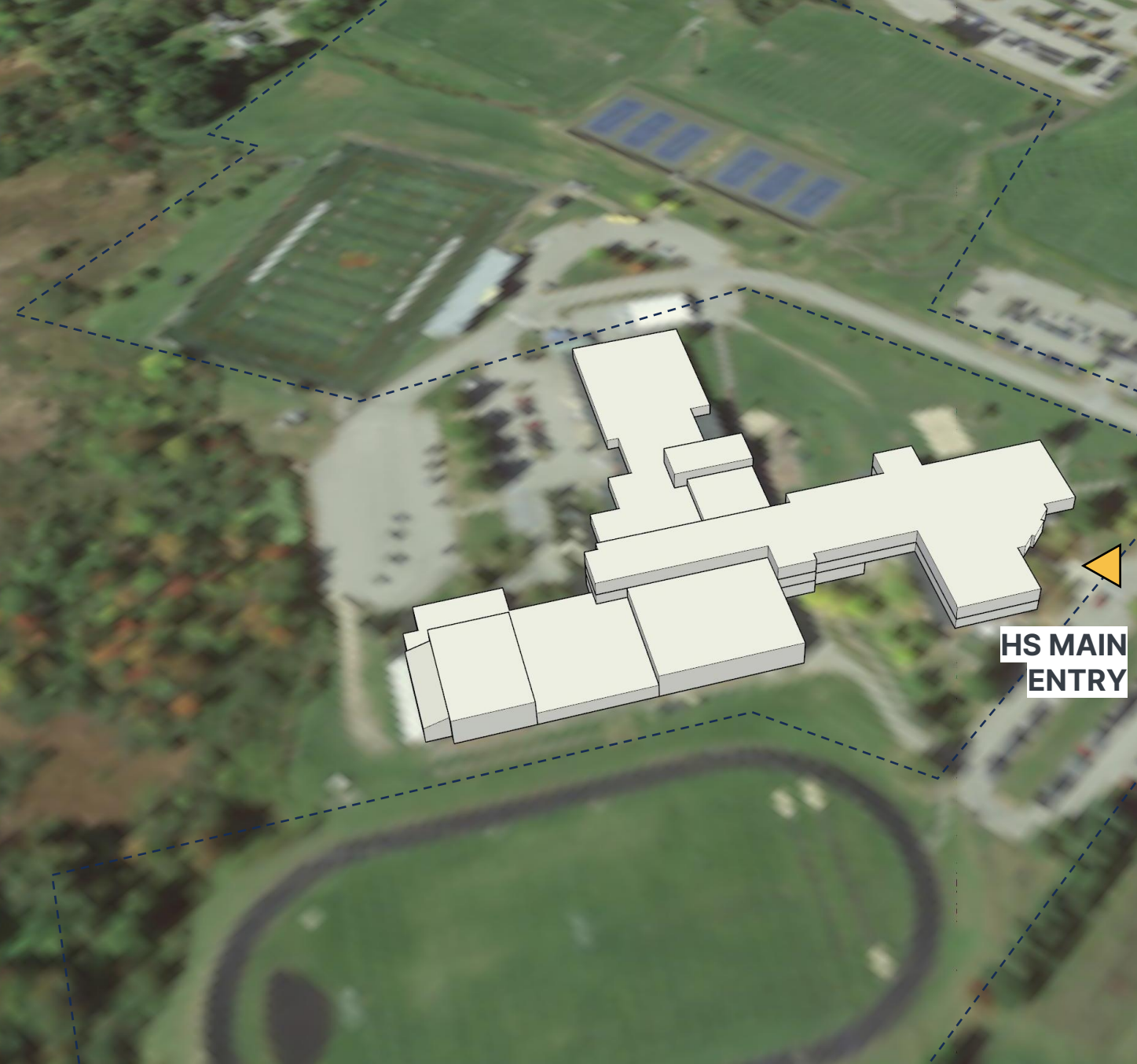
ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

ELEMENTARY SCHOOL





ME-77



HIGH SCHOOL



HS MAIN ENTRY

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  HS ADDITION

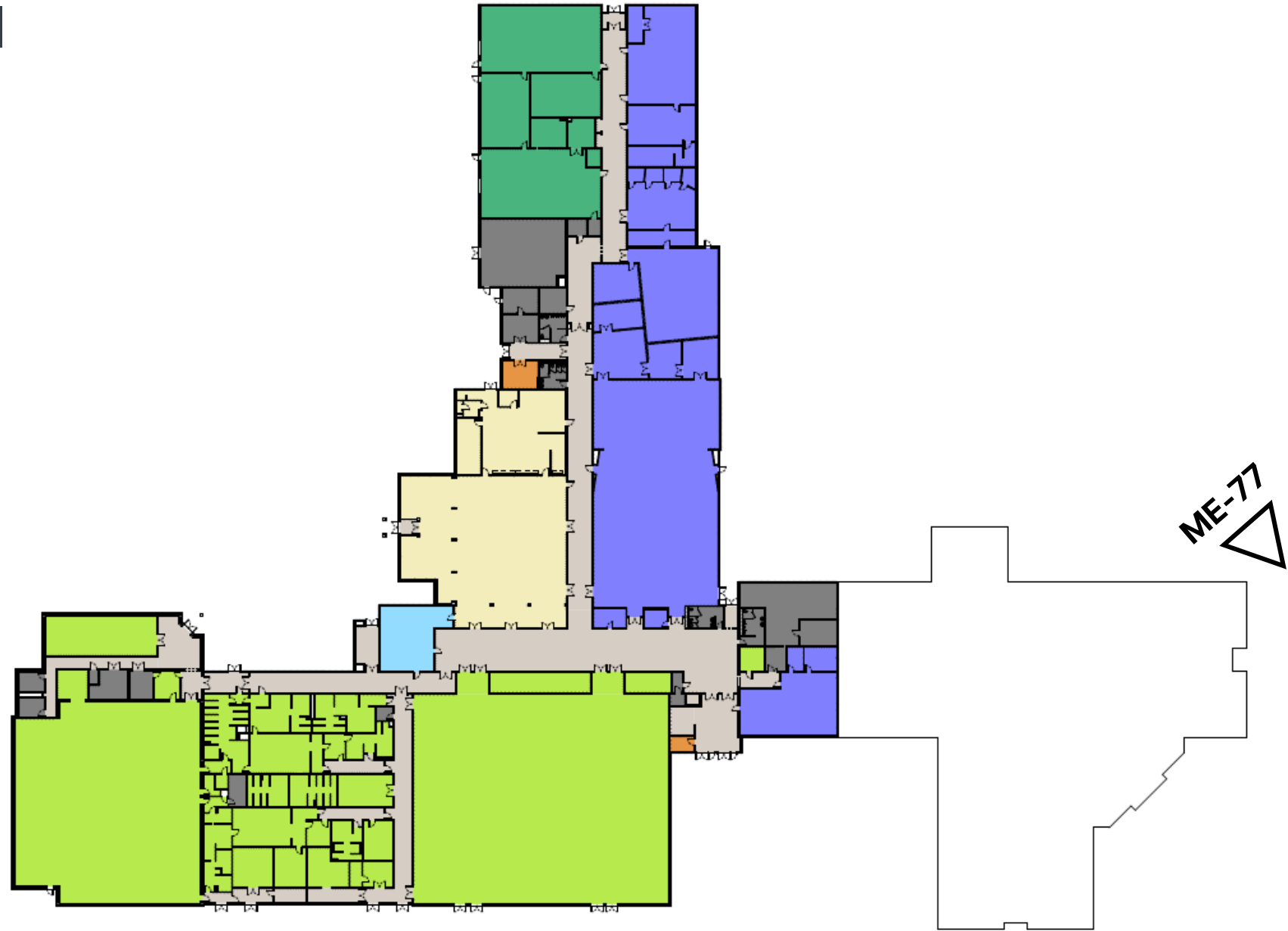


Existing High School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





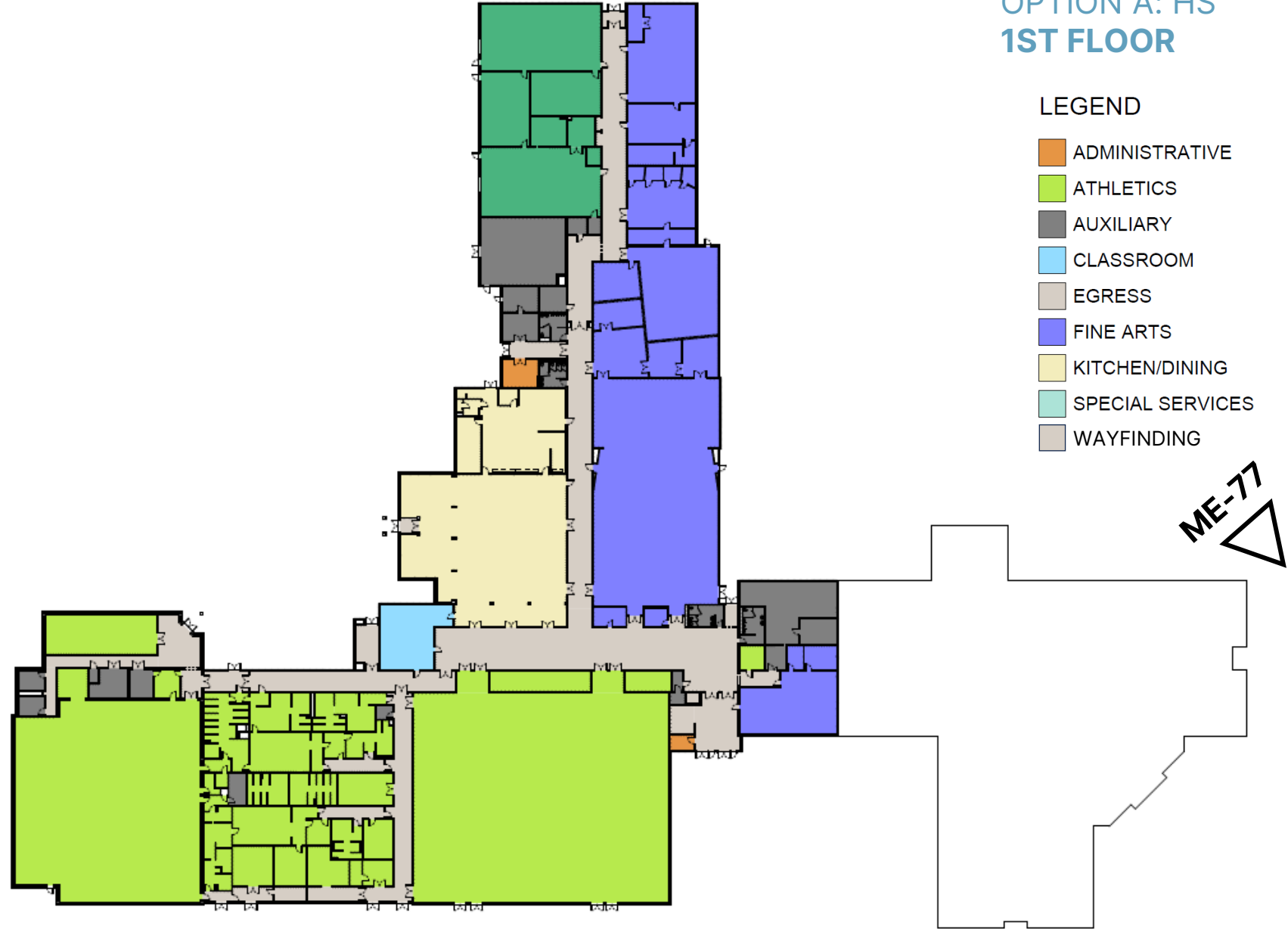
- | | |
|-------------------|-------------|
| EXISTING BUILDING | HS ADDITION |
| DEMOLITION | MS ADDITION |
| RENOVATION | ES ADDITION |

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses no programmatic needs
- Addresses no prioritized needs
- Does not align with a master plan approach
- Short-term solution
- Existing combined drop off and queuing space is 10 and the need is 55

**OPTION A: HS
1ST FLOOR**

- LEGEND**
- ADMINISTRATIVE
 - ATHLETICS
 - AUXILIARY
 - CLASSROOM
 - EGRESS
 - FINE ARTS
 - KITCHEN/DINING
 - SPECIAL SERVICES
 - WAYFINDING

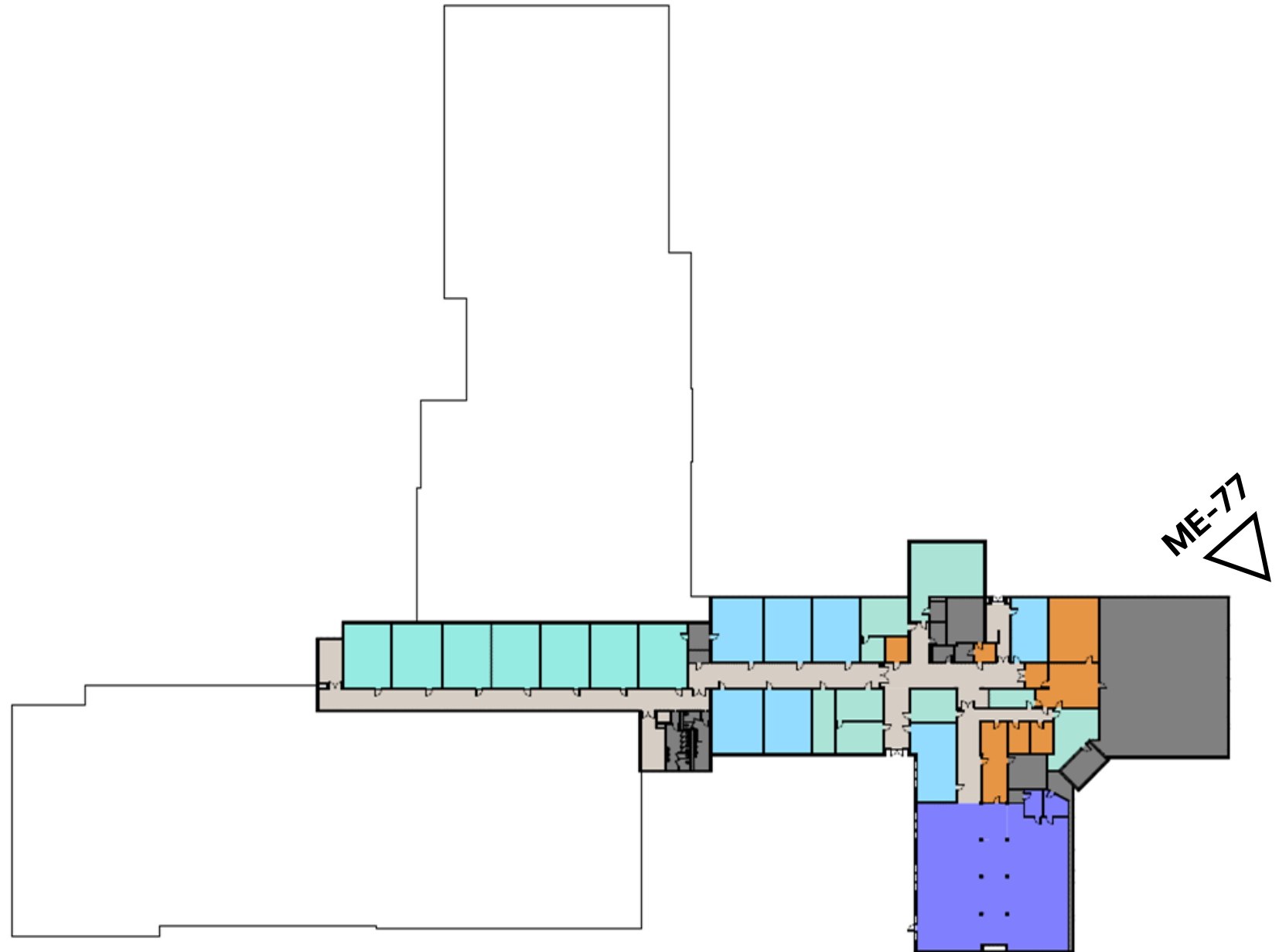


Existing High School

2ND FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





- | | |
|-------------------|-------------|
| EXISTING BUILDING | HS ADDITION |
| DEMOLITION | MS ADDITION |
| RENOVATION | ES ADDITION |

SUMMARY OF SCOPE:

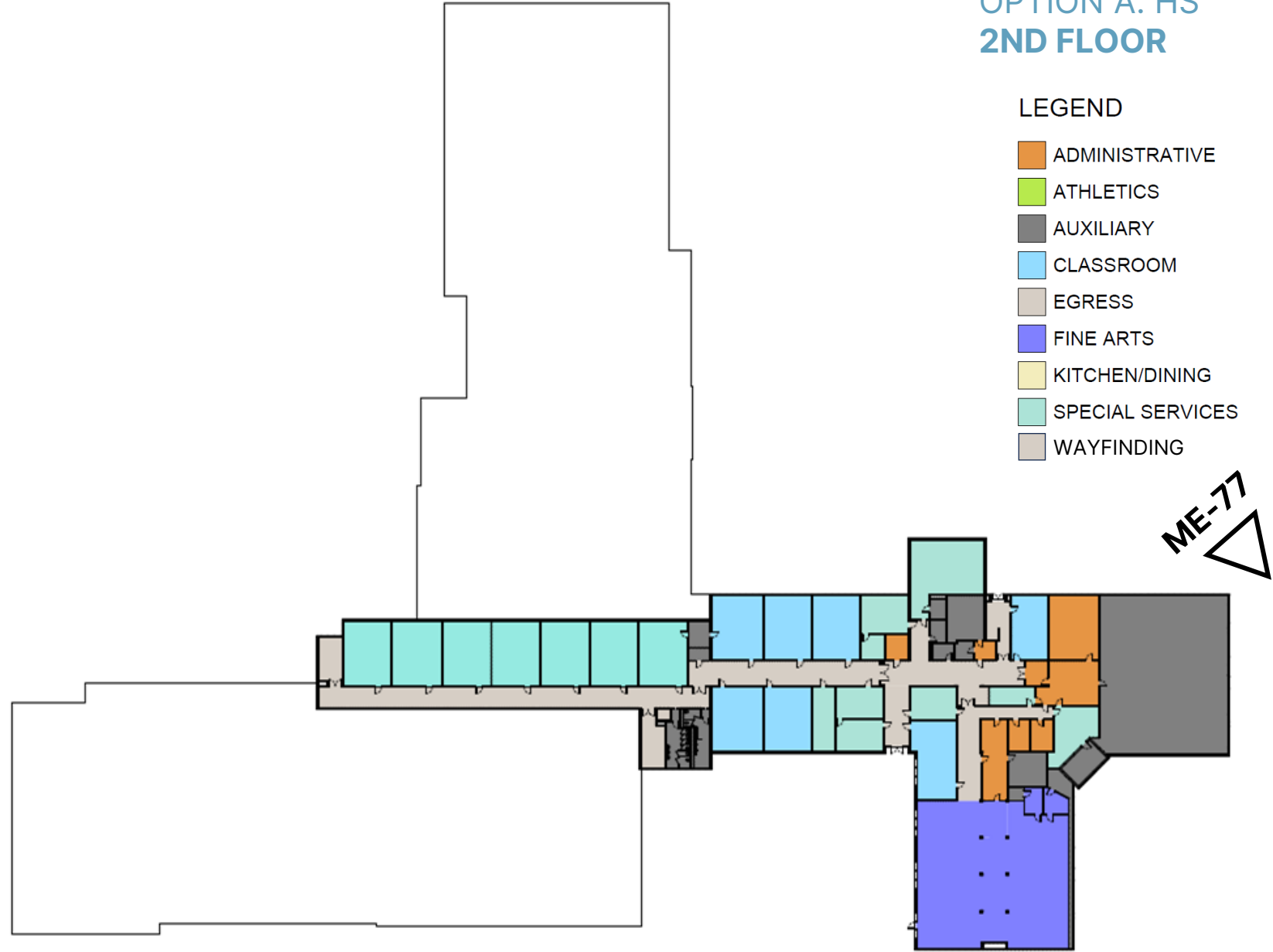
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- Does not align with a master plan approach
- Short-term solution
- Existing combined drop off and queueing space is 10 and the need is 55



OPTION A: HS 2ND FLOOR

LEGEND

- | | |
|--|------------------|
| | ADMINISTRATIVE |
| | ATHLETICS |
| | AUXILIARY |
| | CLASSROOM |
| | EGRESS |
| | FINE ARTS |
| | KITCHEN/DINING |
| | SPECIAL SERVICES |
| | WAYFINDING |

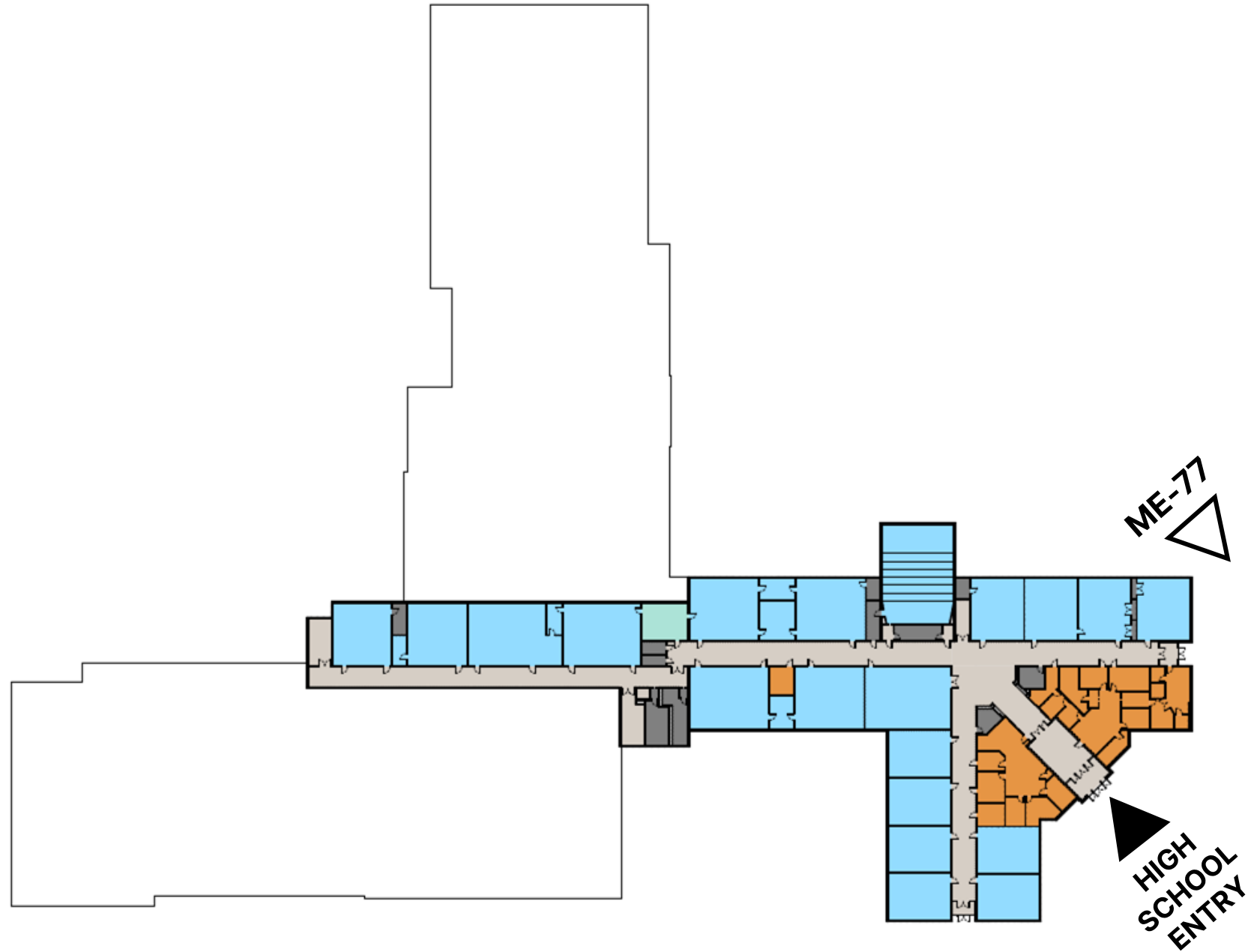


Existing High School

3RD FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





- | | |
|-------------------|-------------|
| EXISTING BUILDING | HS ADDITION |
| DEMOLITION | MS ADDITION |
| RENOVATION | ES ADDITION |

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses no programmatic needs
- Addresses no prioritized needs
- Does not align with a master plan approach
- Short-term solution
- Existing combined drop off and queuing space is 10 and the need is 55



“REPAIR” | HIGH SCHOOL



OPTION A: HS 3RD FLOOR

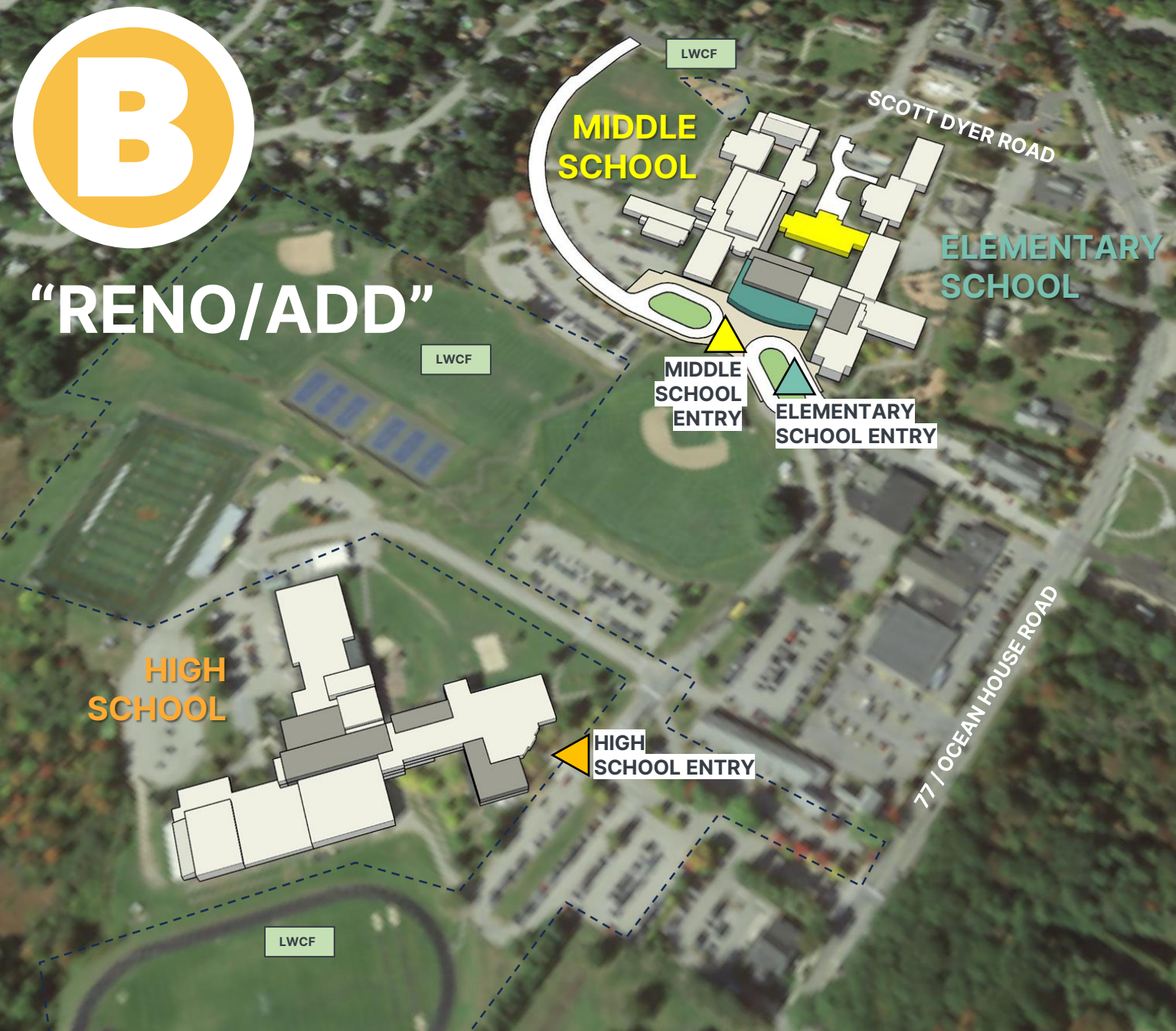
LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES
- WAYFINDING

Harriman



"RENO/ADD"



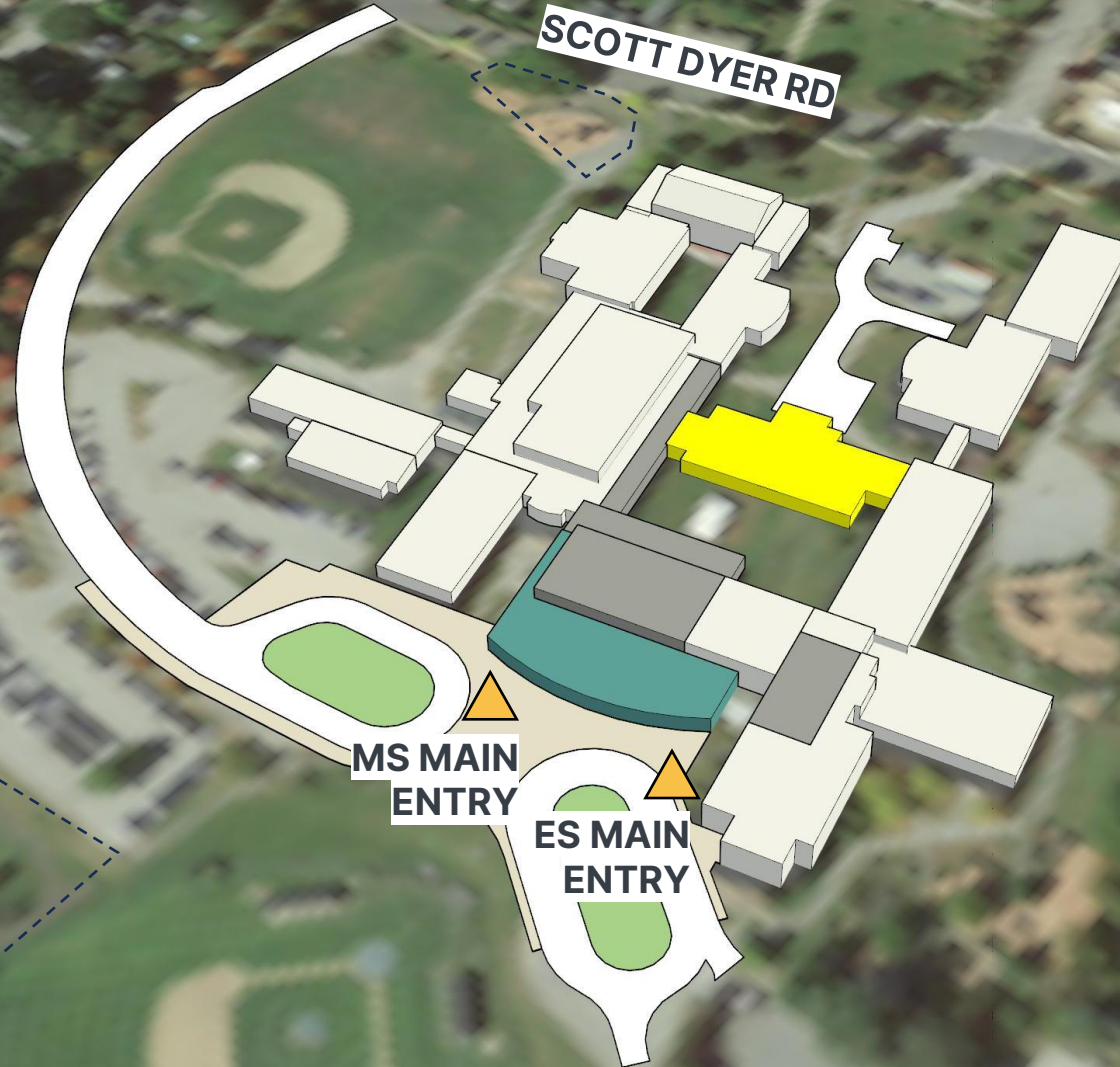
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HEALTHY BUILDING/SYSTEMS	<input type="radio"/>
CAFETERIA IMPROVEMENTS	<input type="radio"/>
RIGHT SIZE/FUNCTIONAL NEEDS	<input type="radio"/>
GATHERING & COLLABORATION HUBS	<input type="radio"/>
AGILE/FLEXIBLE CLASSROOMS	<input type="radio"/>
LAYOUT MODIFICATION	<input type="radio"/>
OUTDOOR LEARNING & PLAY	<input type="radio"/>
NEW ELEMENTARY SCHOOL	<input type="radio"/>
NEW MIDDLE SCHOOL	<input type="radio"/>
MASTER PLAN	<input type="radio"/>






PRIORITIZED NEEDS



ESTIMATED ROUGH ORDER OF MAGNITUDE COST
\$64.5M - \$97.5M

ELEMENTARY SCHOOL & MIDDLE SCHOOL



-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  MS ADDITION
-  ES ADDITION

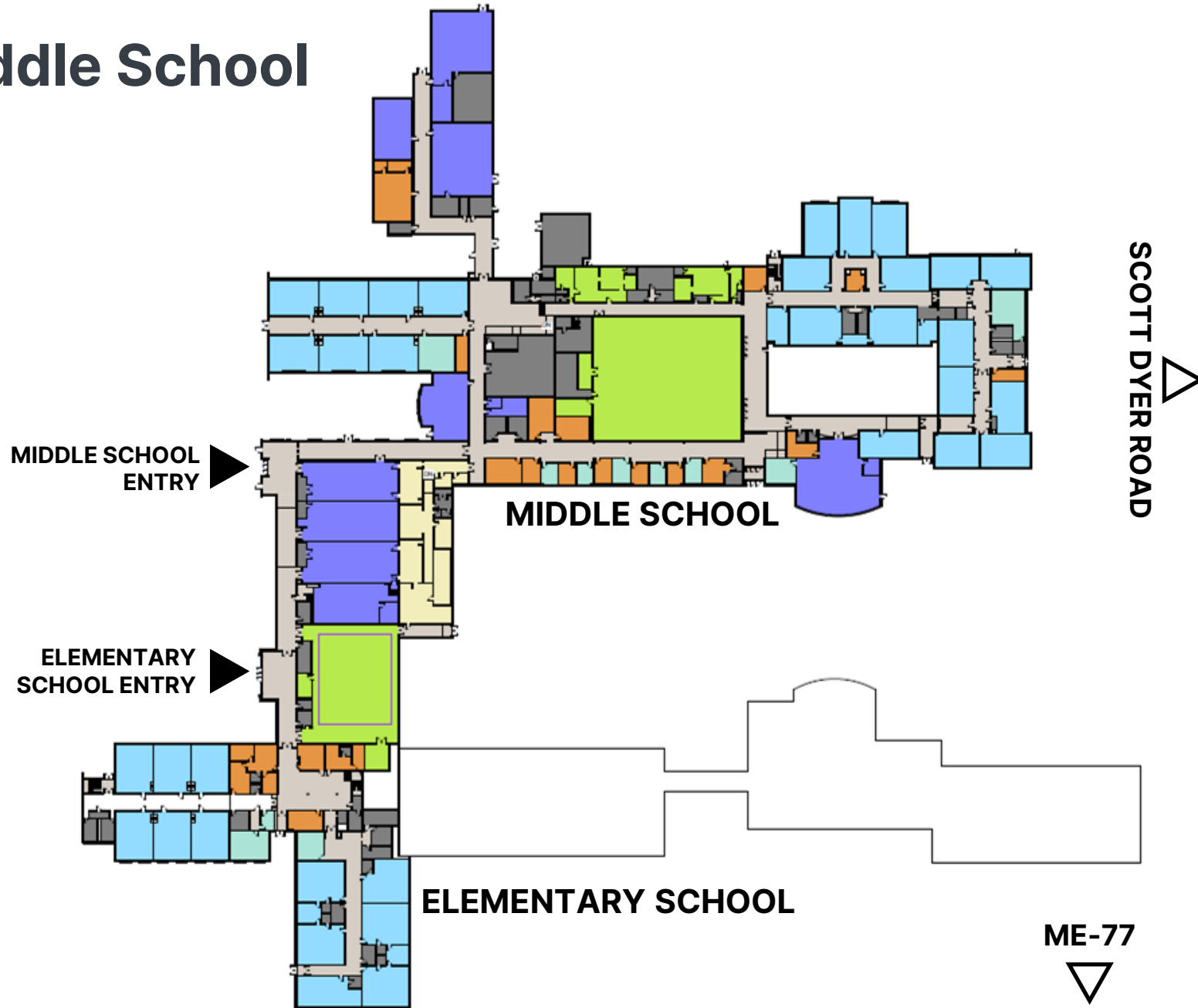


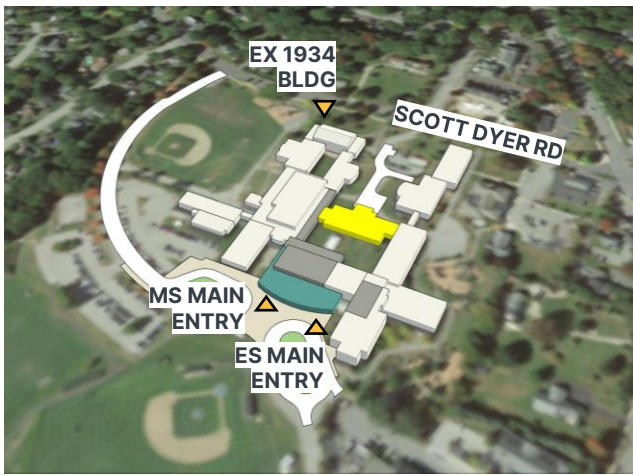
Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Deficit of classrooms, restrooms, and program spaces; accomplishes approximately 33% of the prioritized needs
- Does not align with a master plan approach
- Short-term solution
- Occupied phased renovation with minor demolition
- Combined parent drop off and queuing: net increase of 43

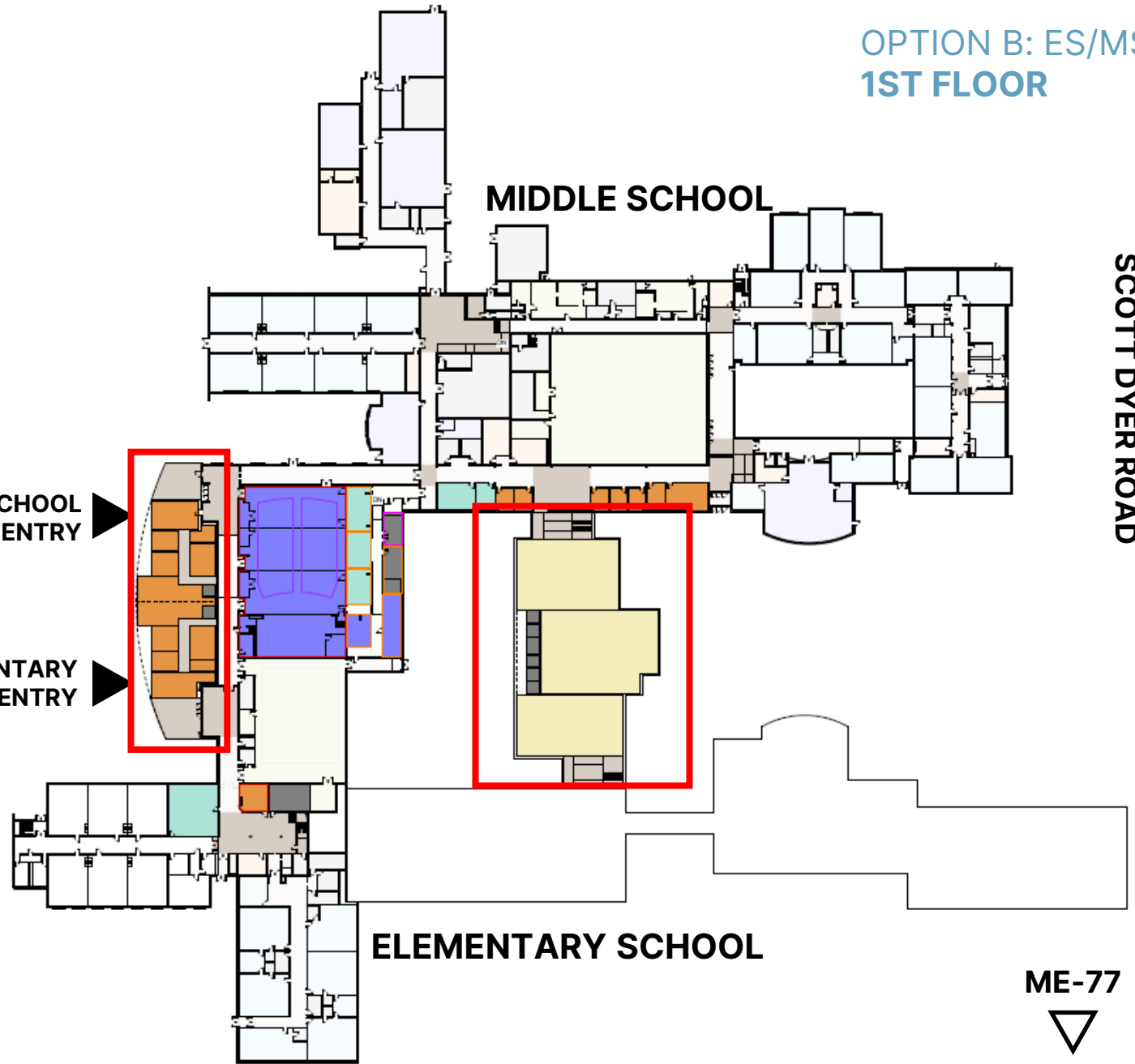


LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVIC
WAYFINDING

MIDDLE SCHOOL ENTRY

ELEMENTARY SCHOOL ENTRY



SCOTT DYER ROAD

ME-77

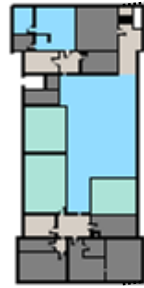
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

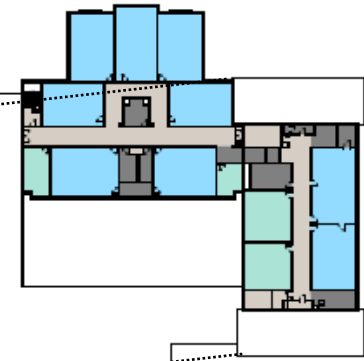
LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

EXISTING ES/MS
LOWER LEVEL



EXISTING ES/MS
2ND FLOOR



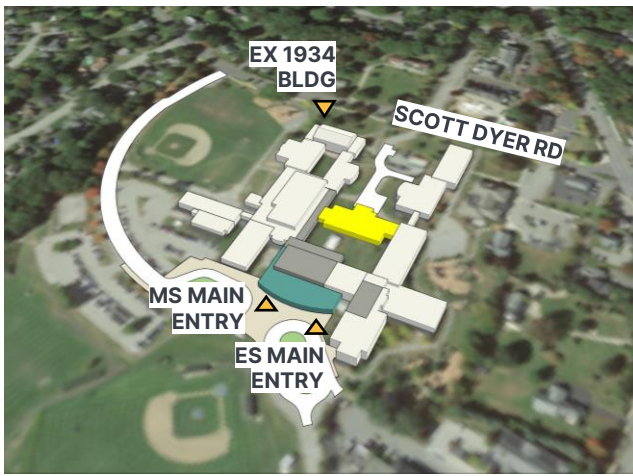
MIDDLE SCHOOL

ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77



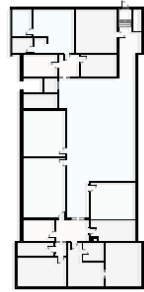


EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

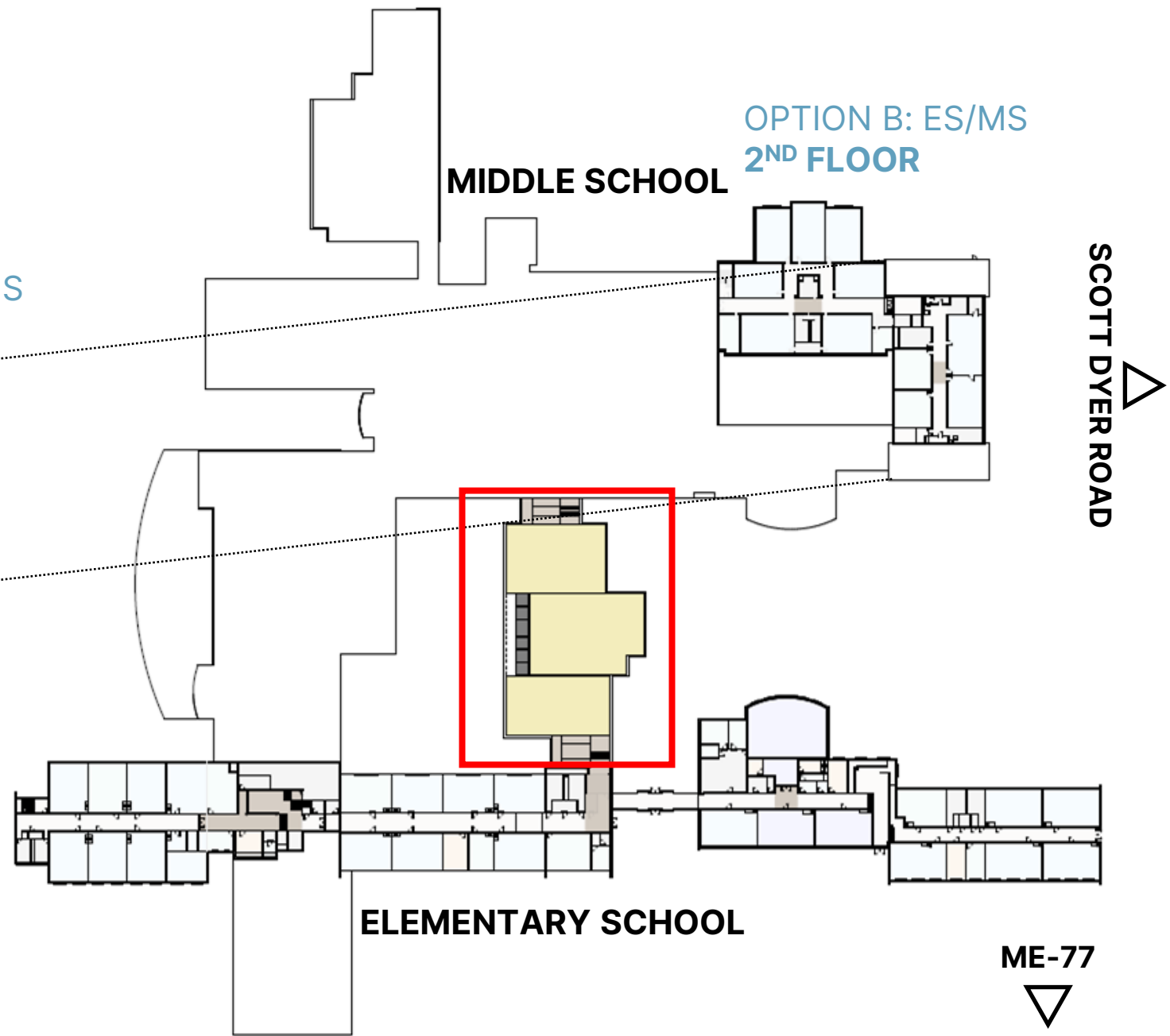
- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Deficit of classrooms, restrooms, and program spaces; accomplishes approximately 33% of the prioritized needs
- Does not align with a master plan approach
- Short-term solution
- Occupied phased renovation with minor demolition
- Combined parent drop off and queuing: net increase of 43

OPTION B: ES/MS LOWER LEVEL







LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING



HIGH SCHOOL

HS MAIN ENTRY

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  HS ADDITION

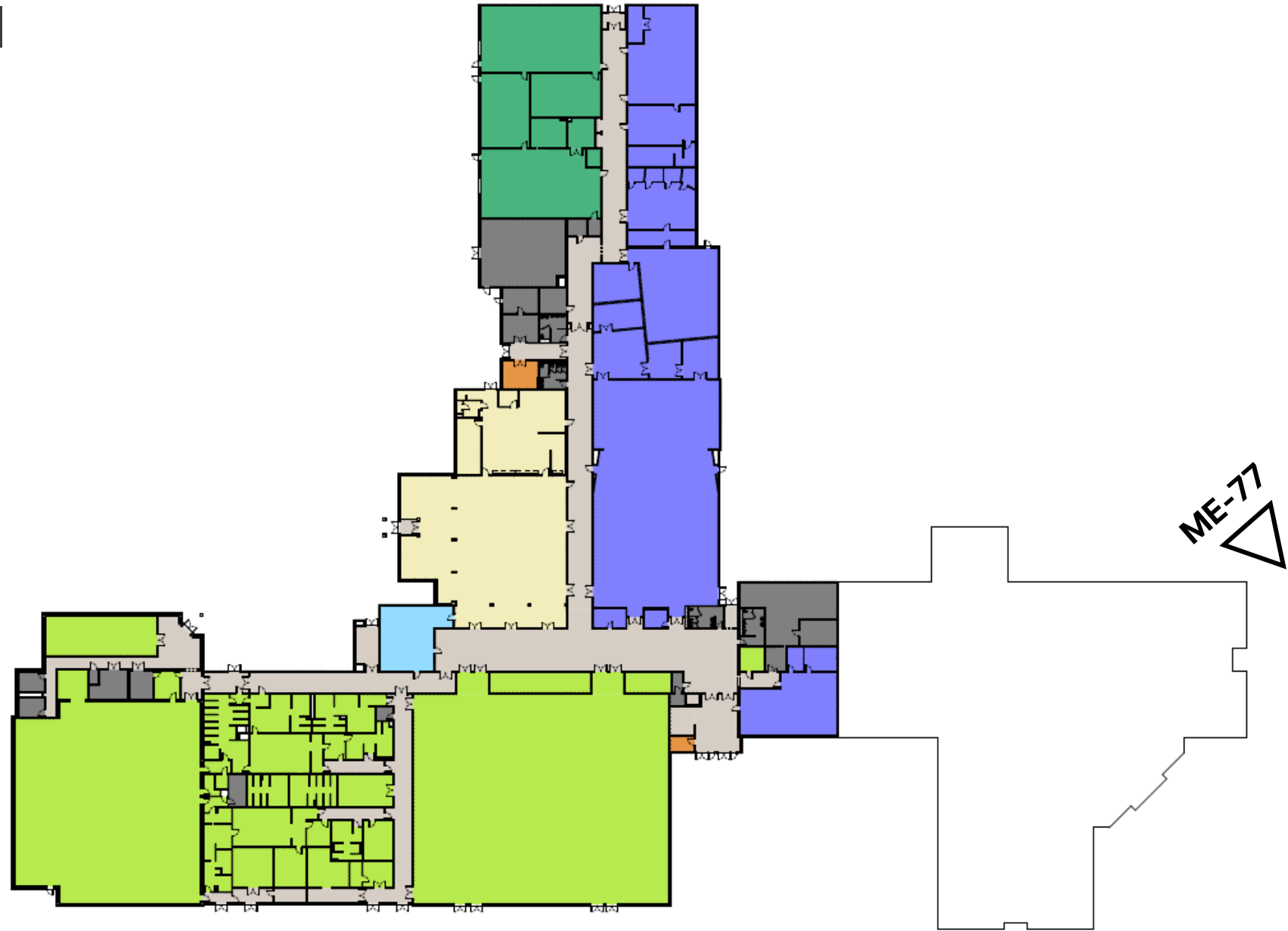


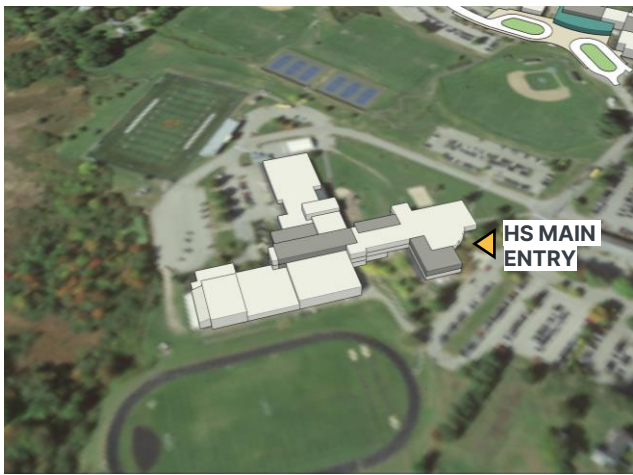
Existing High School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

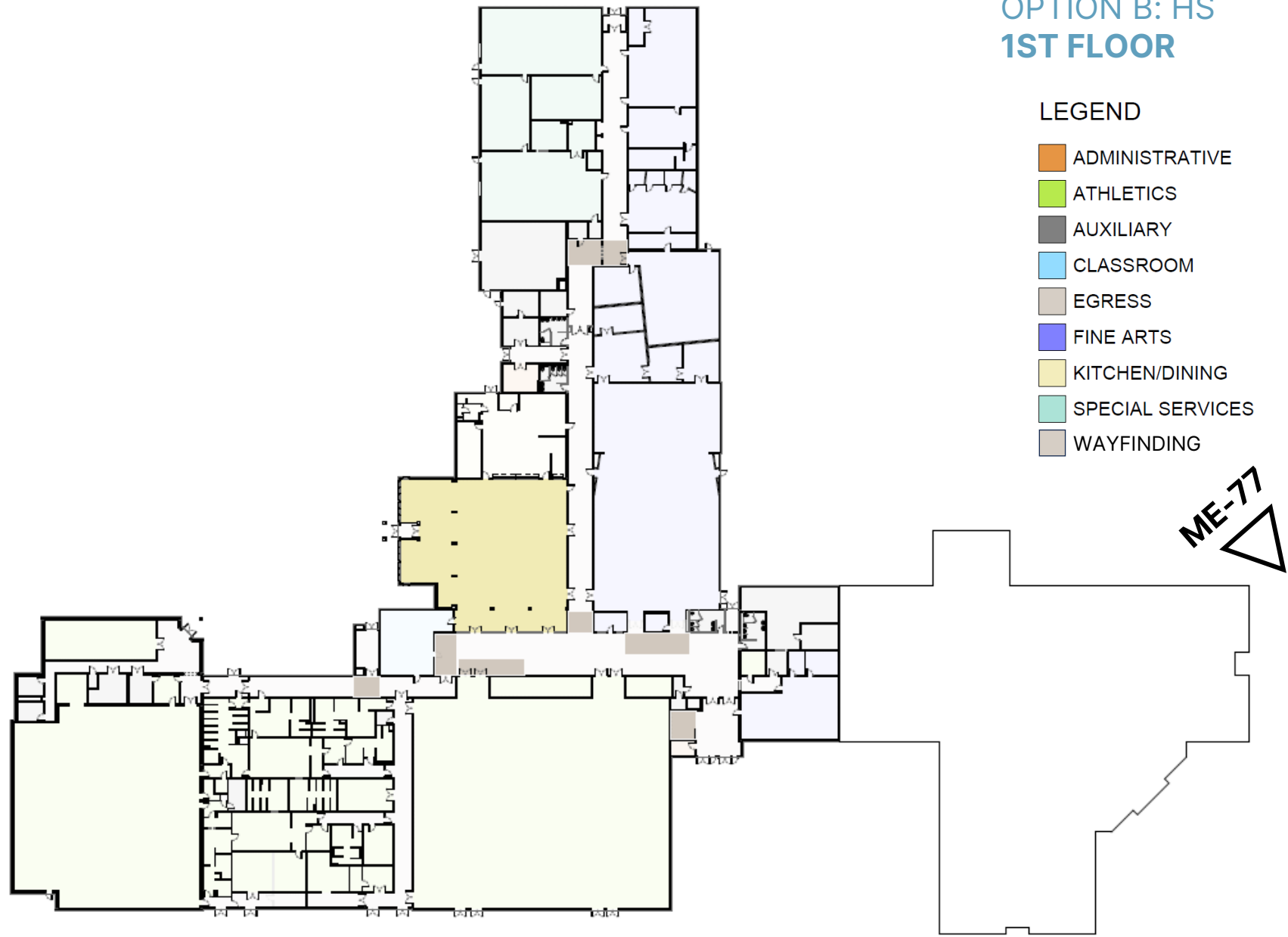
SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Deficit of classrooms, restrooms, and program spaces; accomplishes approximately 33% of the prioritized needs
- Does not align with a master plan approach
- Short-term solution
- Occupied phased renovation with minor demolition
- Combined parent drop off and queuing: net increase of 43

**OPTION B: HS
1ST FLOOR**

LEGEND

	ADMINISTRATIVE
	ATHLETICS
	AUXILIARY
	CLASSROOM
	EGRESS
	FINE ARTS
	KITCHEN/DINING
	SPECIAL SERVICES
	WAYFINDING

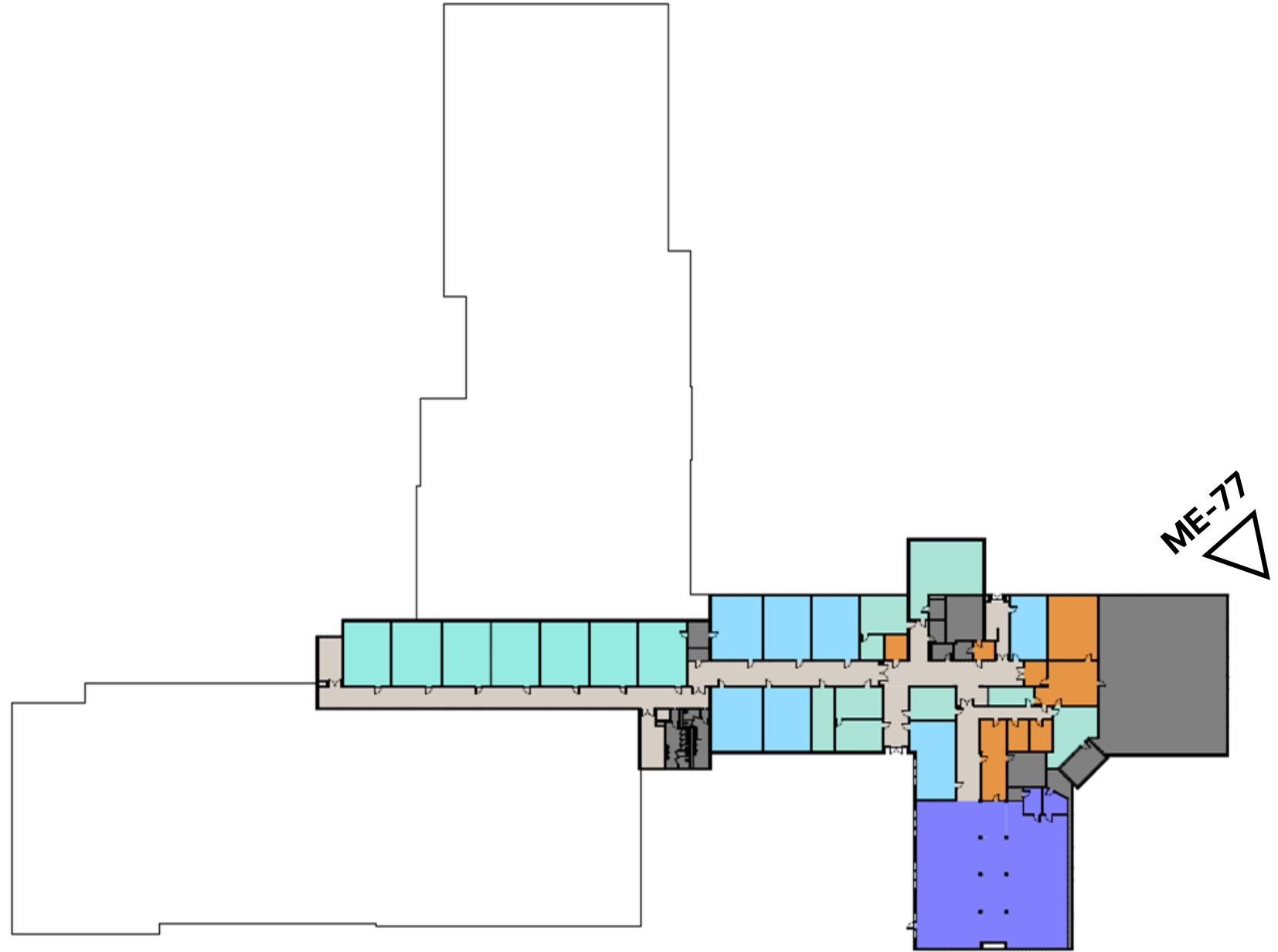


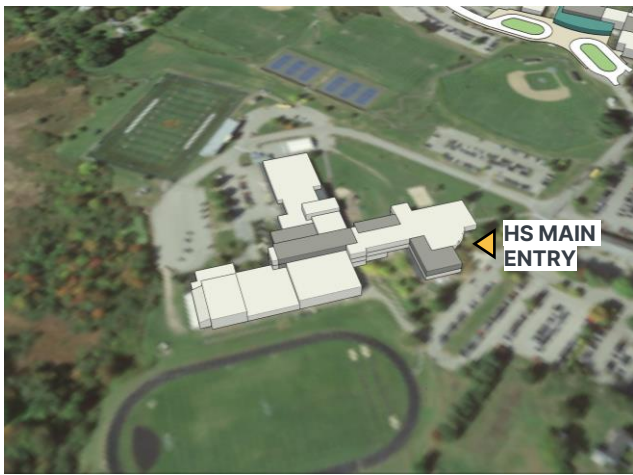
Existing High School

2ND FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

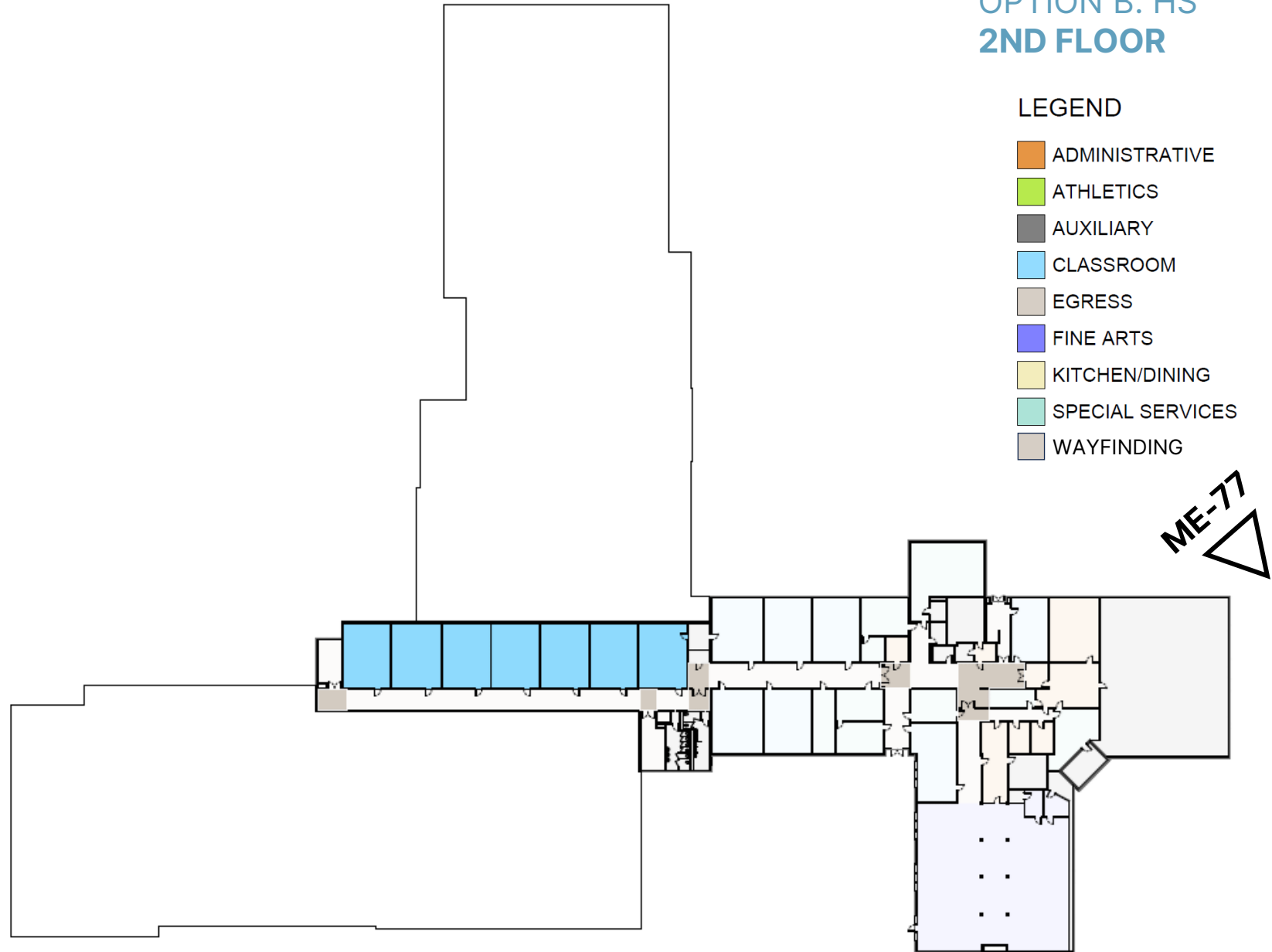
SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Deficit of classrooms, restrooms, and program spaces; accomplishes approximately 33% of the prioritized needs
- Does not align with a master plan approach
- Short-term solution
- Occupied phased renovation with minor demolition
- Combined parent drop off and queueing: net increase of 43

OPTION B: HS 2ND FLOOR

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

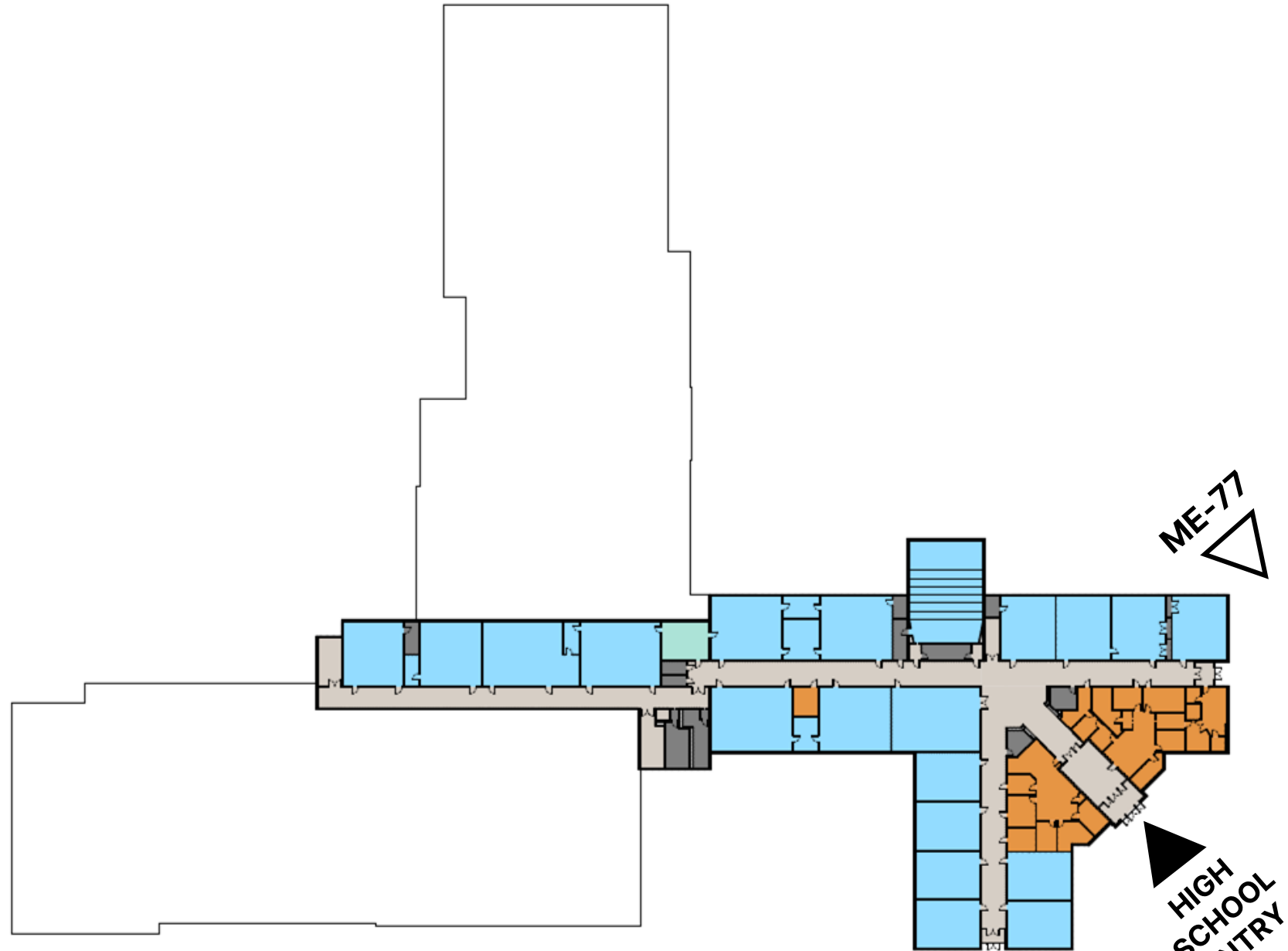


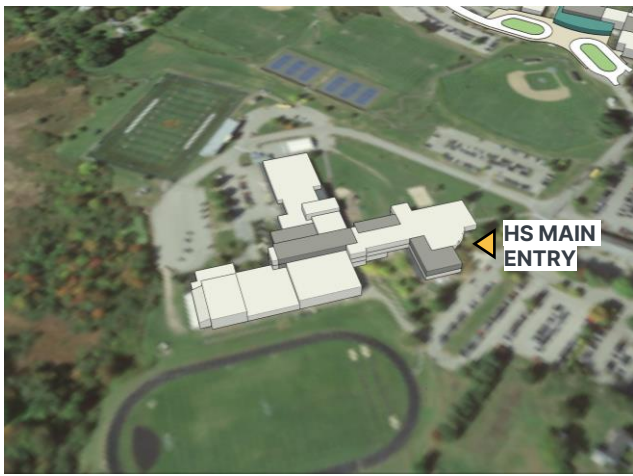
Existing High School

3RD FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Deficit of classrooms, restrooms, and program spaces; accomplishes approximately 33% of the prioritized needs
- Does not align with a master plan approach
- Short-term solution
- Occupied phased renovation with minor demolition
- Combined parent drop off and queueing: net increase of 43

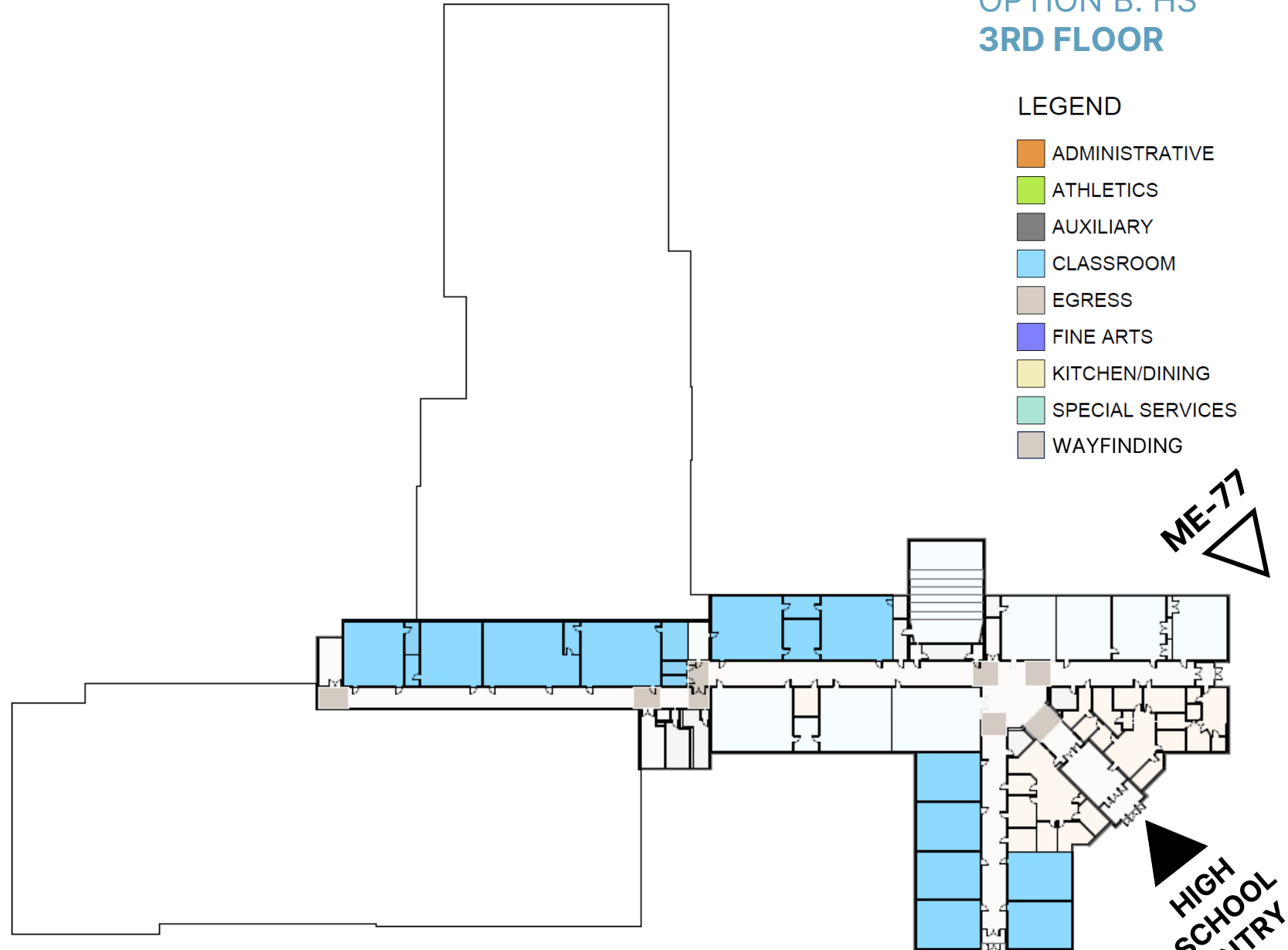


HIGH SCHOOL

**OPTION B: HS
3RD FLOOR**

LEGEND

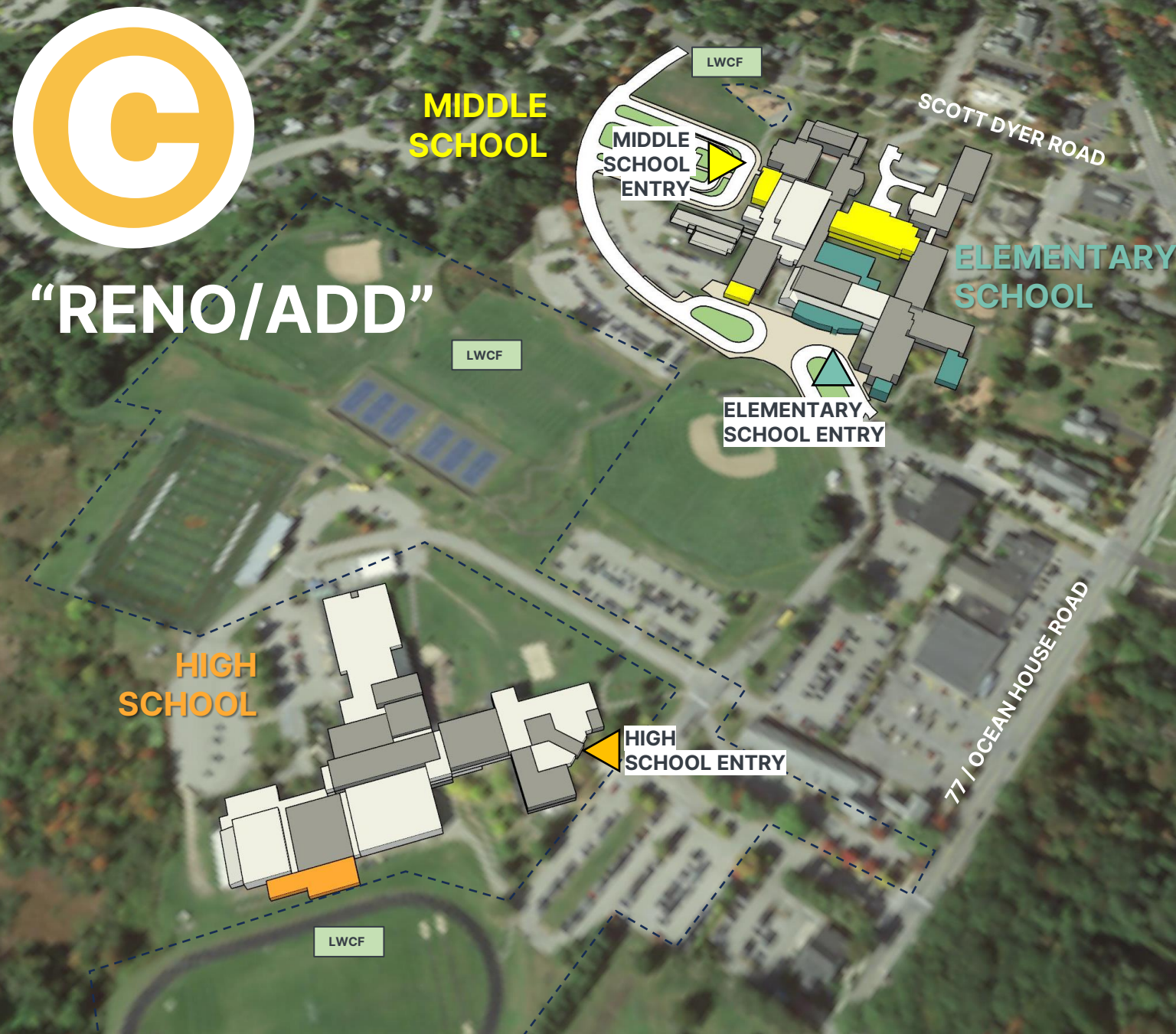
	ADMINISTRATIVE
	ATHLETICS
	AUXILIARY
	CLASSROOM
	EGRESS
	FINE ARTS
	KITCHEN/DINING
	SPECIAL SERVICES
	WAYFINDING



Harriman



"RENO/ADD"



REPAIR

- EFFICIENCY UPGRADES
- SECURITY IMPROVEMENTS
- HEALTHY BUILDING/SYSTEMS
- CAFETERIA IMPROVEMENTS
- RIGHT SIZE/FUNCTIONAL NEEDS
- GATHERING & COLLABORATION HUBS
- AGILE/FLEXIBLE CLASSROOMS
- LAYOUT MODIFICATION
- OUTDOOR LEARNING & PLAY

PRIORITIZED NEEDS



- NEW ELEMENTARY SCHOOL
- NEW MIDDLE SCHOOL
- MASTER PLAN



50%

VALUE



EDUCATIONAL GOALS



ENERGY EFFICIENT



11 YRS

AVG BLDG LIFESPAN



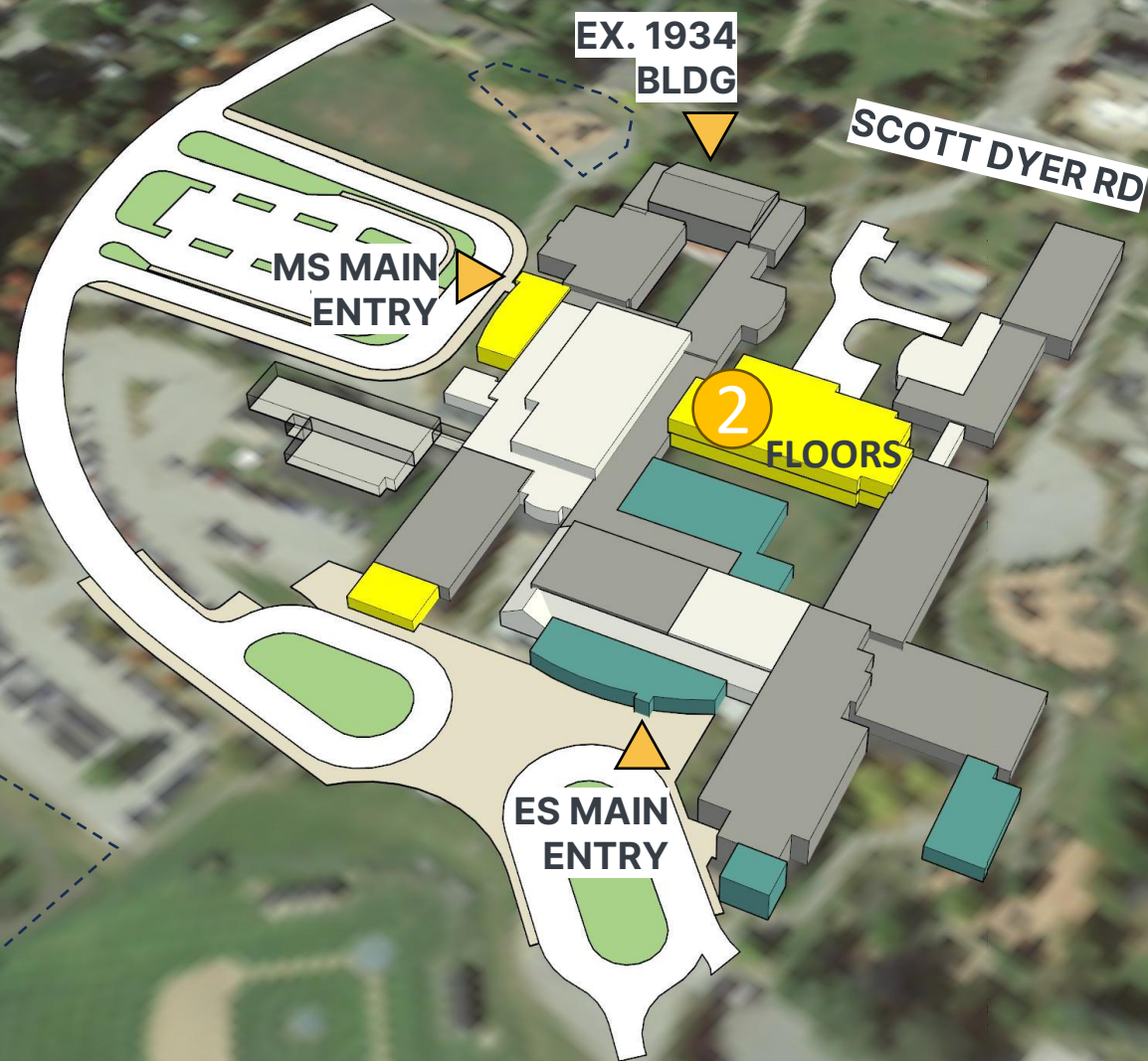
STUDENT DISRUPTION






ESTIMATED ROUGH ORDER OF MAGNITUDE COST

\$116M - \$143.5M

EXISTING BUILDING
DEMOLITION
RENOVATION
HS ADDITION
MS ADDITION
ES ADDITION
Harriman

ELEMENTARY SCHOOL & MIDDLE SCHOOL



-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  MS ADDITION
-  ES ADDITION

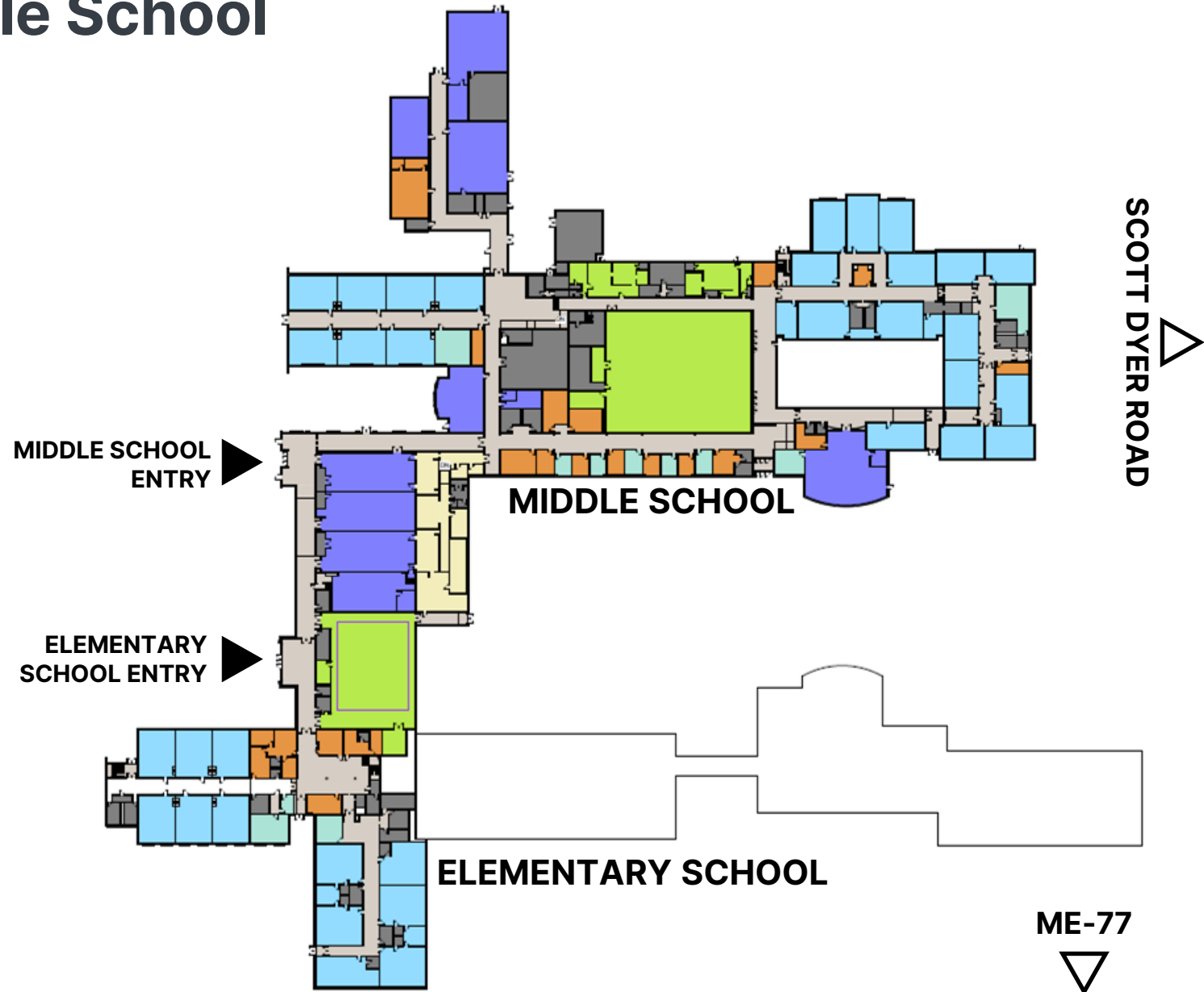


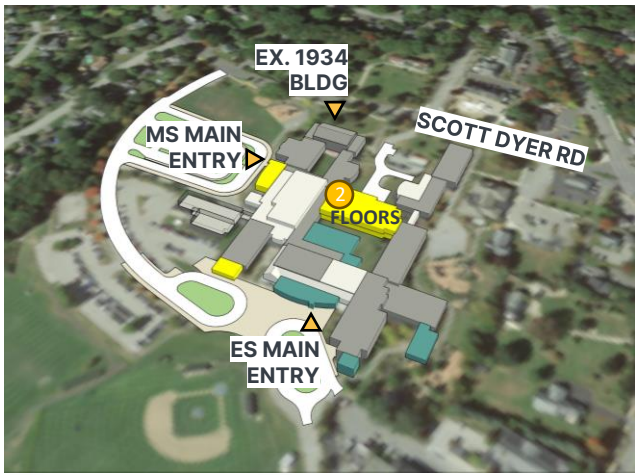
Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





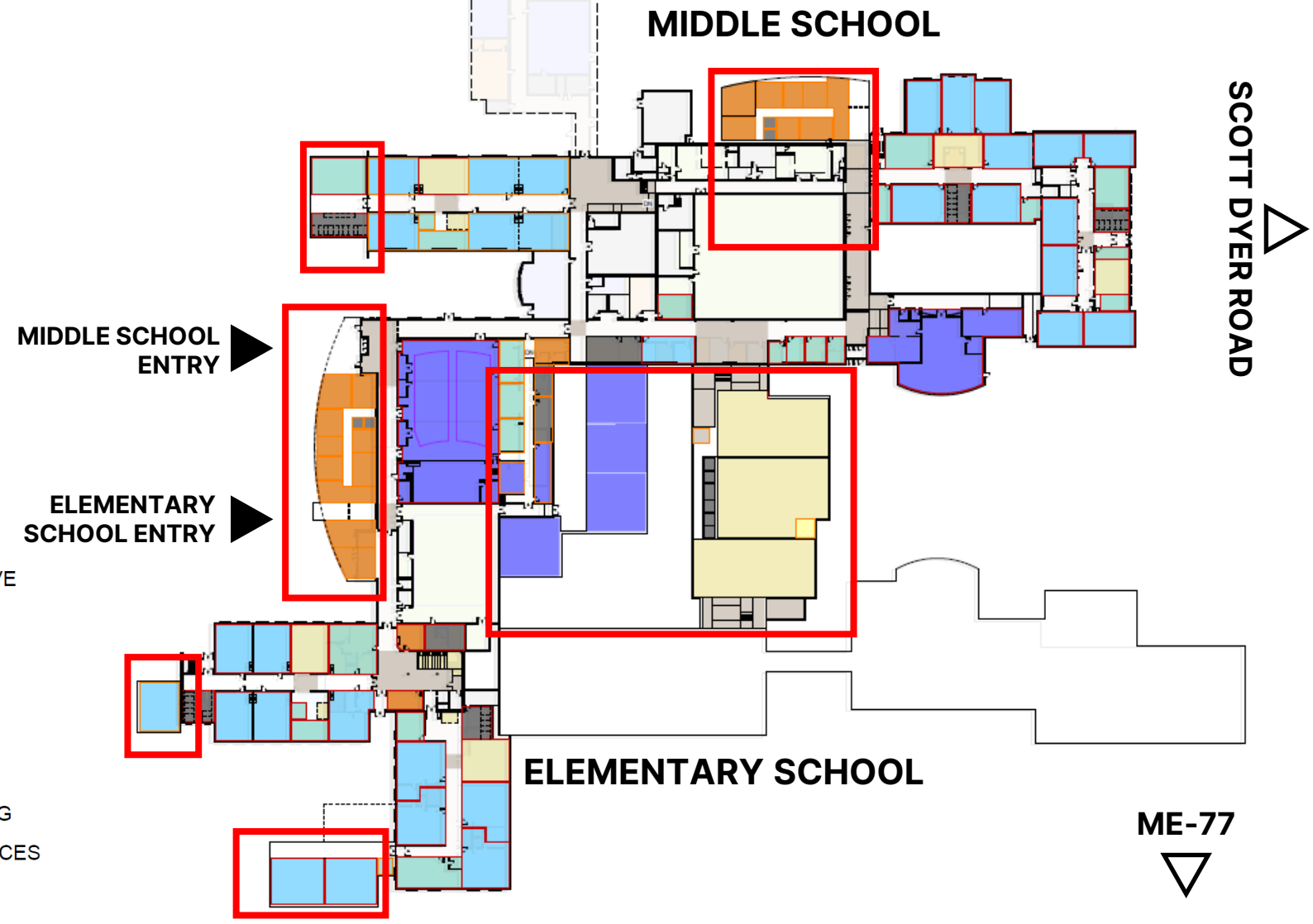
EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

- SUMMARY OF SCOPE:**
- Repairs at ES, MS and HS
 - Addresses cafeteria improvements at all schools
 - HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
 - Provides separate ES/MS Entrances
 - Meets classroom count needs, restrooms, and accomplishes 50% of prioritized needs
 - Partially aligns with a master plan approach
 - Occupied phased renovation with demolition
 - Combined parent drop off and queueing: net increase of 62

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

OPTION C4: ES/MS 1ST FLOOR

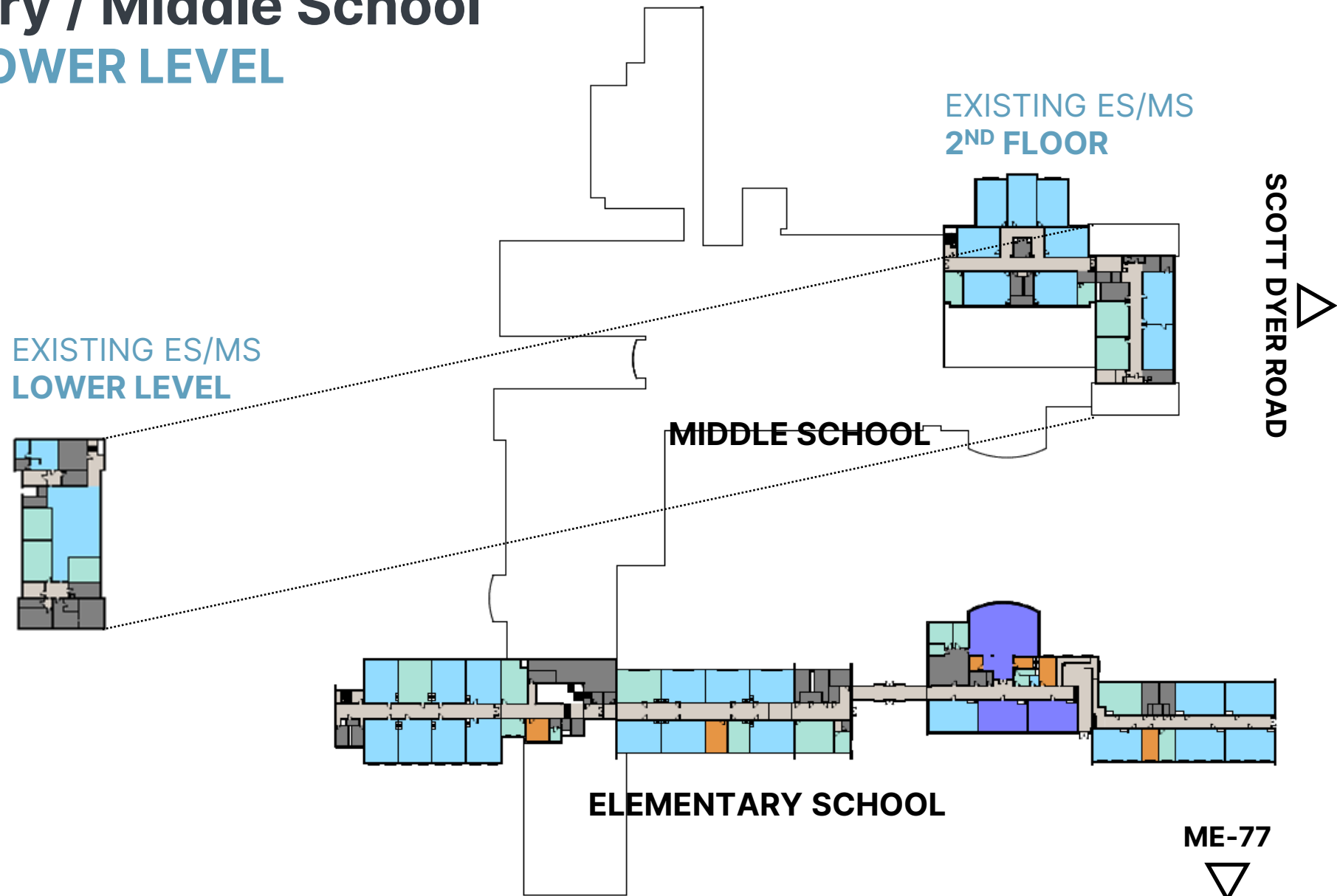


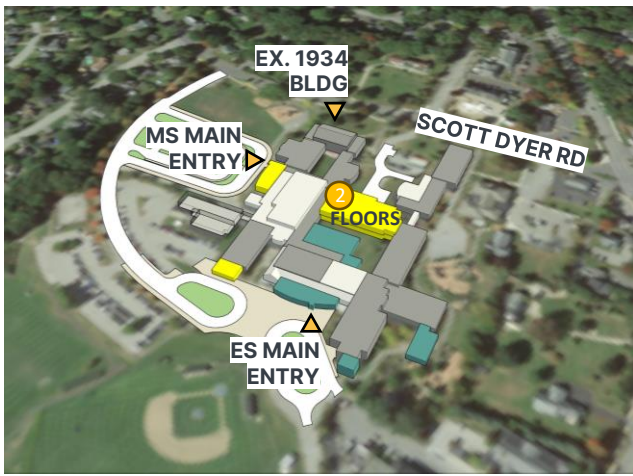
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

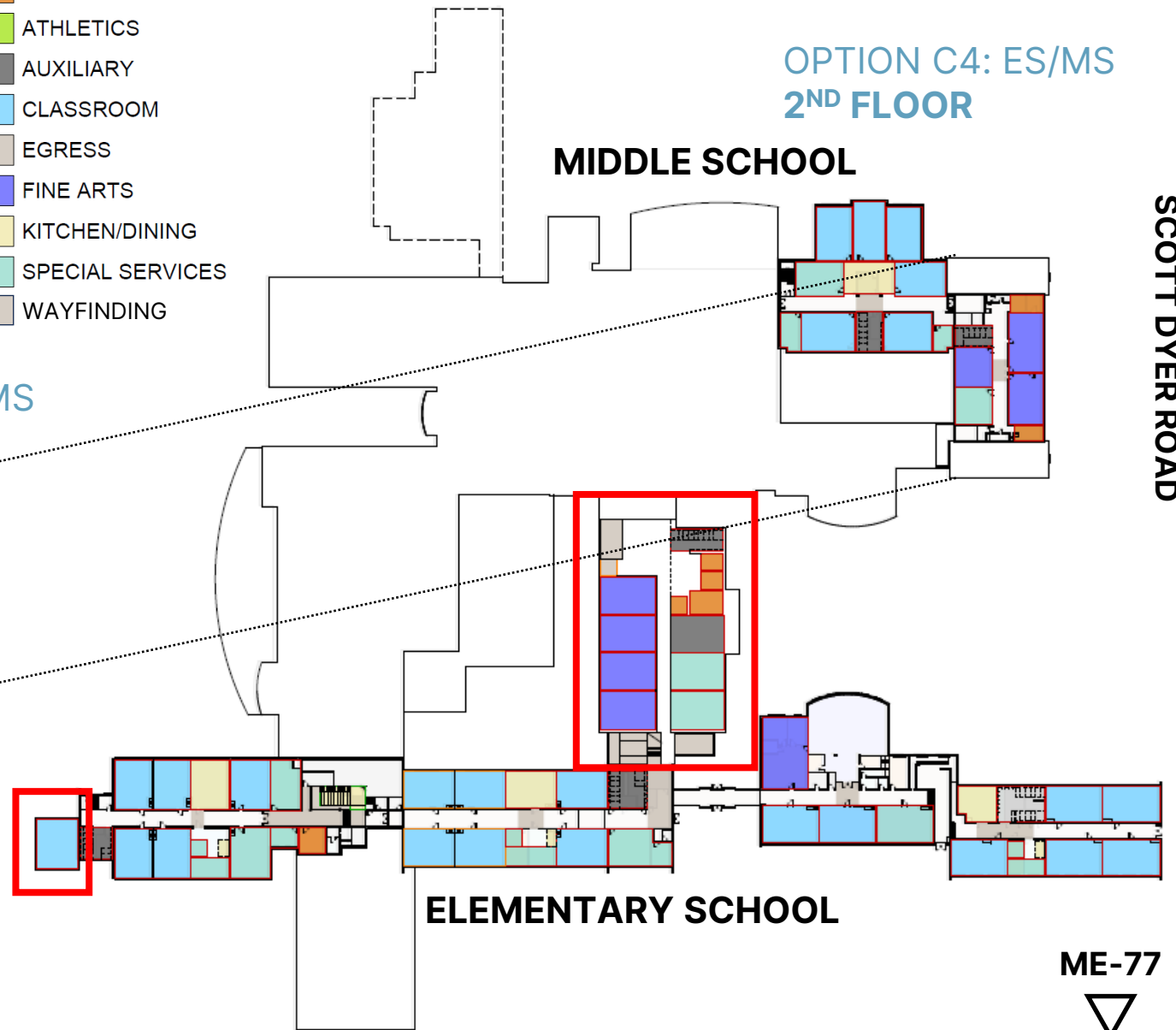
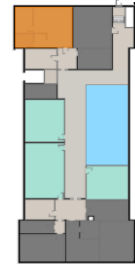
SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Provides separate ES/MS Entrances
- Meets classroom count needs, restrooms, and accomplishes 50% of prioritized needs
- Partially aligns with a master plan approach
- Occupied phased renovation with demolition
- Combined parent drop off and queueing: net increase of 62

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

OPTION C4: ES/MS LOWER LEVEL



SCOTT DYER ROAD

ME-77



HIGH SCHOOL

HS MAIN ENTRY

- EXISTING BUILDING
- DEMOLITION
- RENOVATION
- HS ADDITION

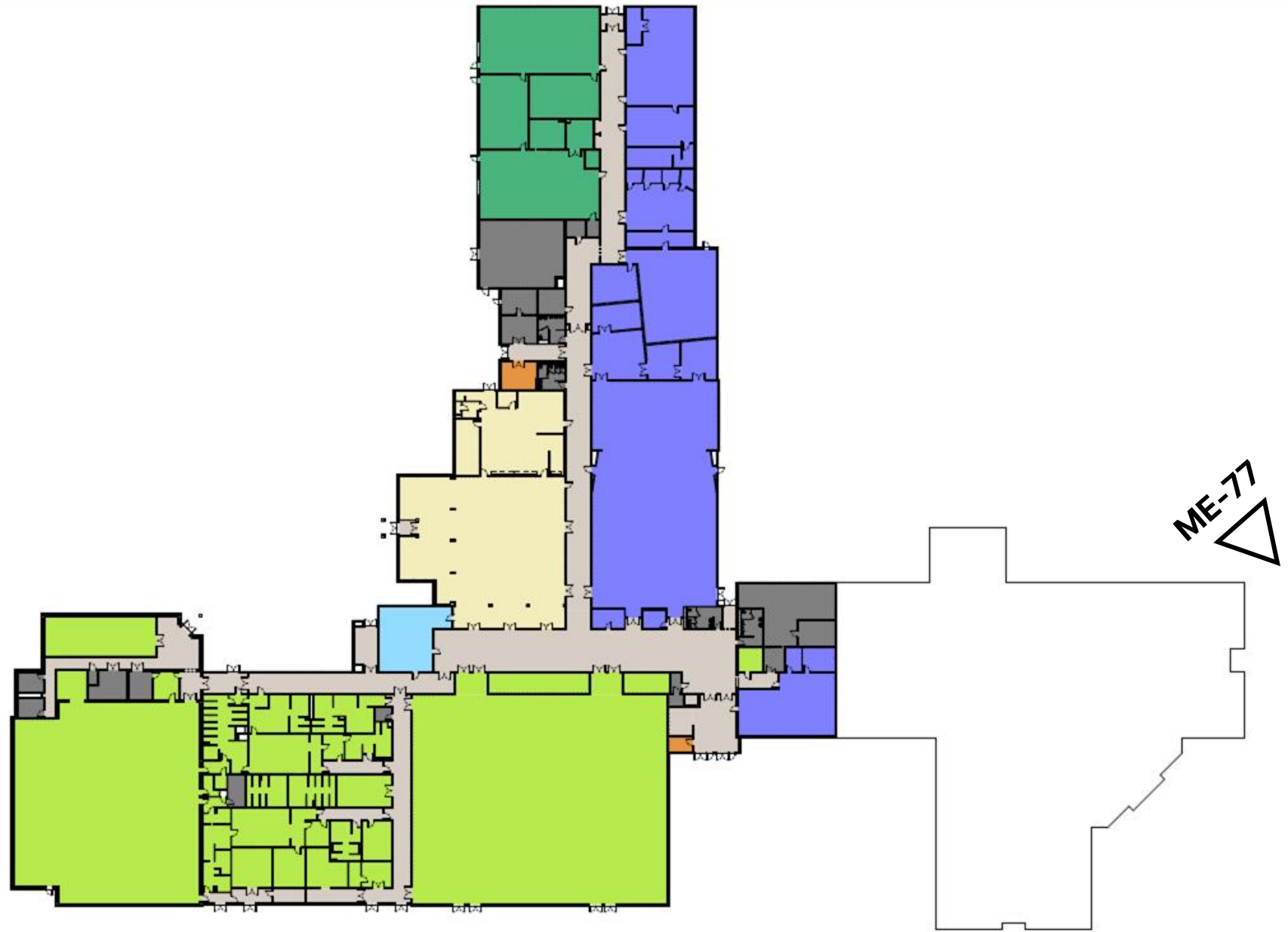


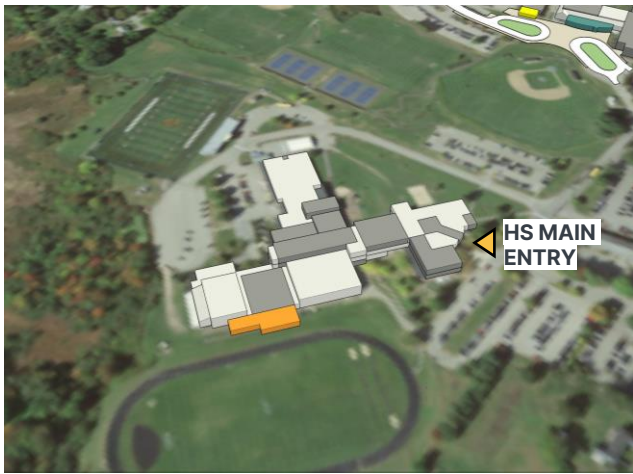
Existing High School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

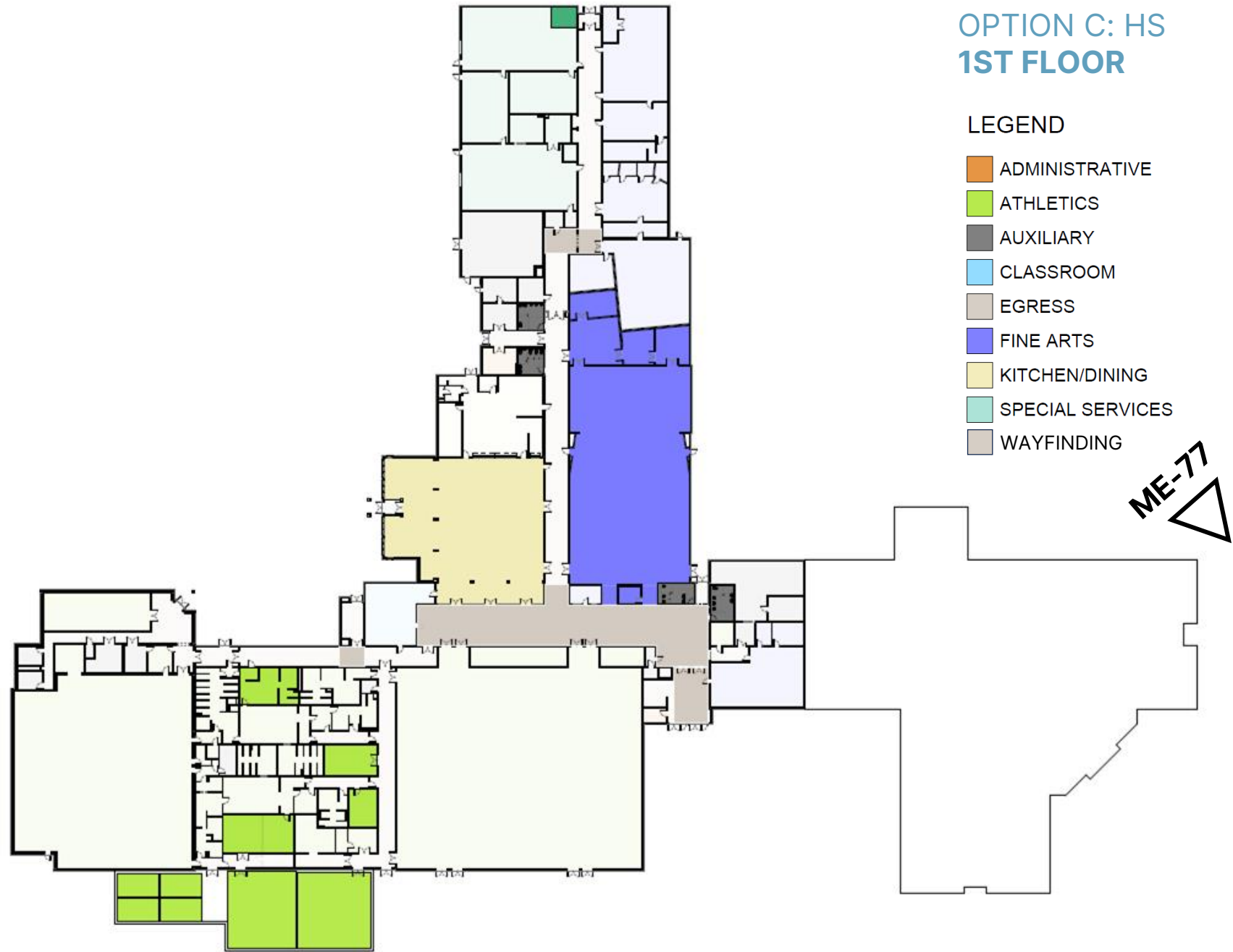




EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Provides separate ES/MS Entrances
- Meets classroom count needs, restrooms, and accomplishes 50% of prioritized needs
- Partially aligns with a master plan approach
- Occupied phased renovation with demolition
- Combined parent drop off and queueing: net increase of 62



OPTION C: HS 1ST FLOOR

LEGEND

	ADMINISTRATIVE
	ATHLETICS
	AUXILIARY
	CLASSROOM
	EGRESS
	FINE ARTS
	KITCHEN/DINING
	SPECIAL SERVICES
	WAYFINDING

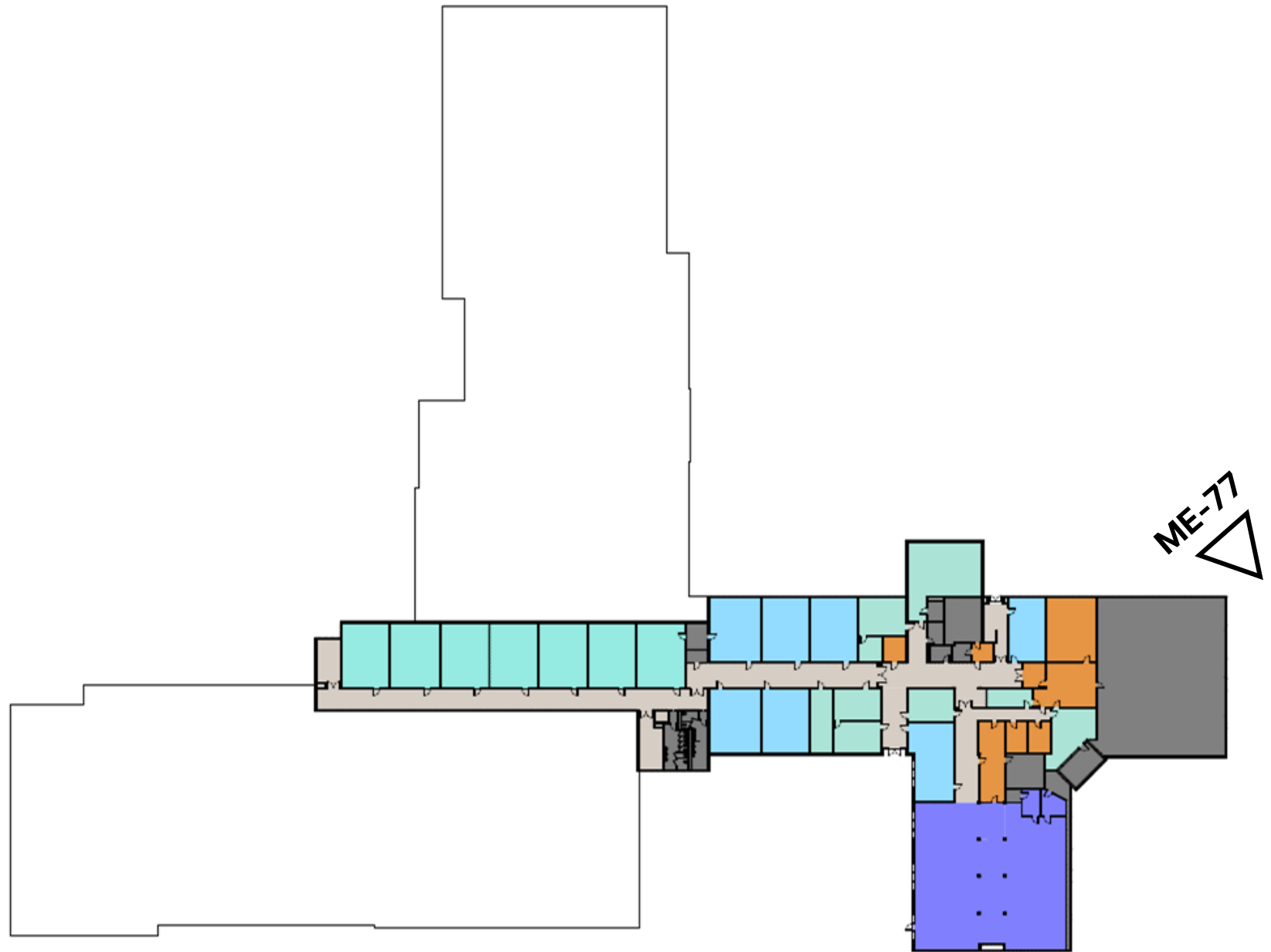


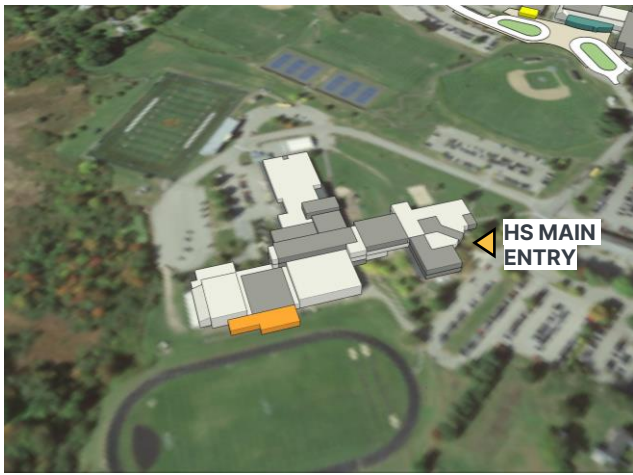
Existing High School

2ND FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Provides separate ES/MS Entrances
- Meets classroom count needs, restrooms, and accomplishes 50% of prioritized needs
- Partially aligns with a master plan approach
- Occupied phased renovation with demolition
- Combined parent drop off and queueing: net increase of 62

OPTION C: HS 2ND FLOOR

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

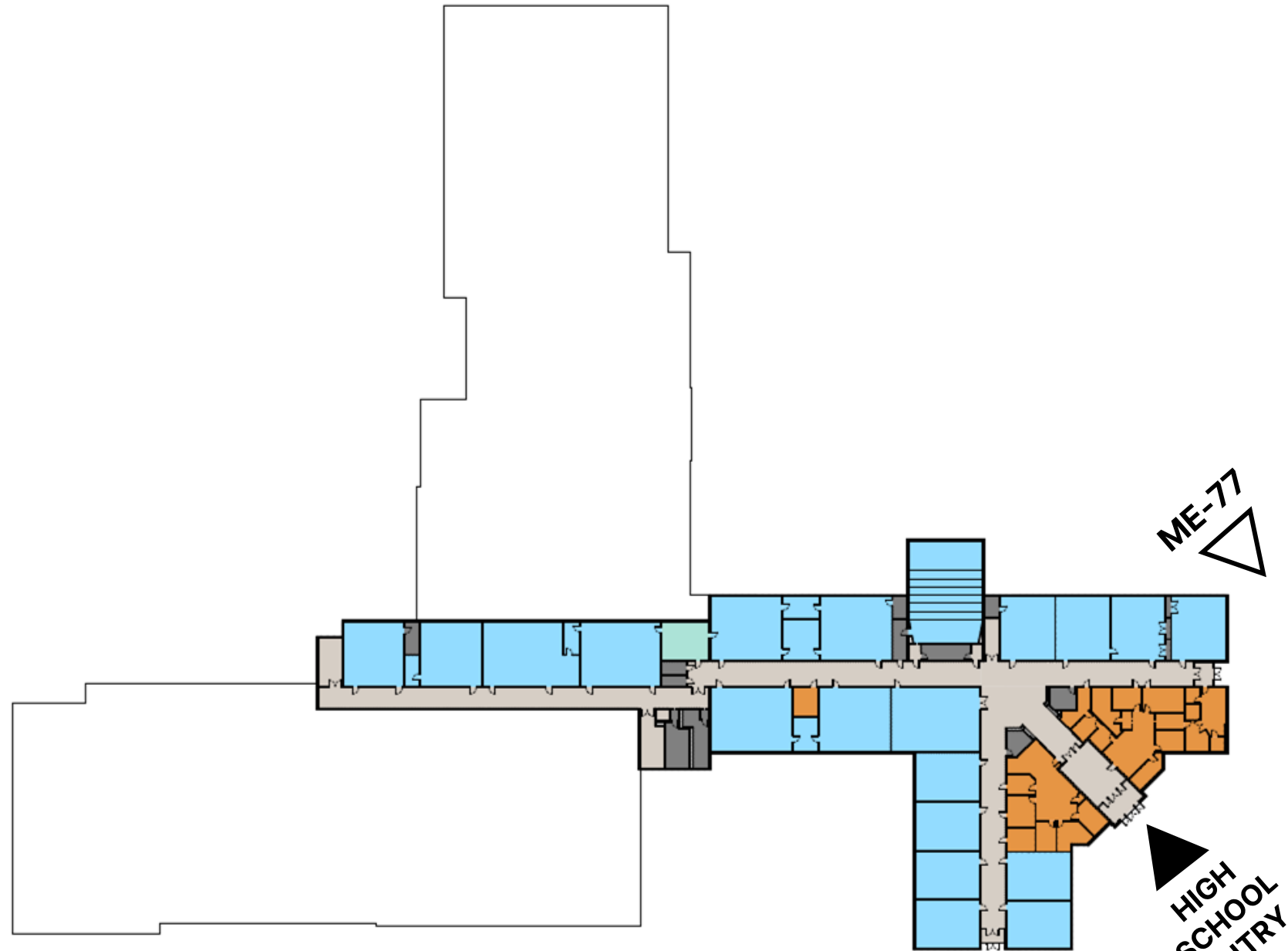


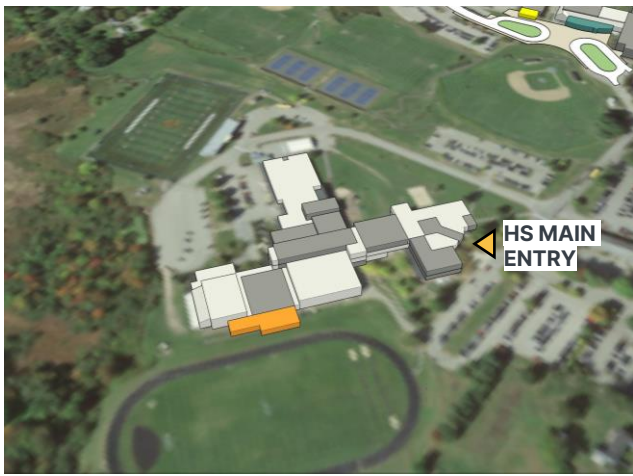
Existing High School

3RD FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





- | | |
|-------------------|-------------|
| EXISTING BUILDING | HS ADDITION |
| DEMOLITION | MS ADDITION |
| RENOVATION | ES ADDITION |

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Provides separate ES/MS Entrances
- Meets classroom count needs, restrooms, and accomplishes 50% of prioritized needs
- Partially aligns with a master plan approach
- Occupied phased renovation with demolition
- Combined parent drop off and queueing: net increase of 62

OPTION C: HS 3RD FLOOR

LEGEND

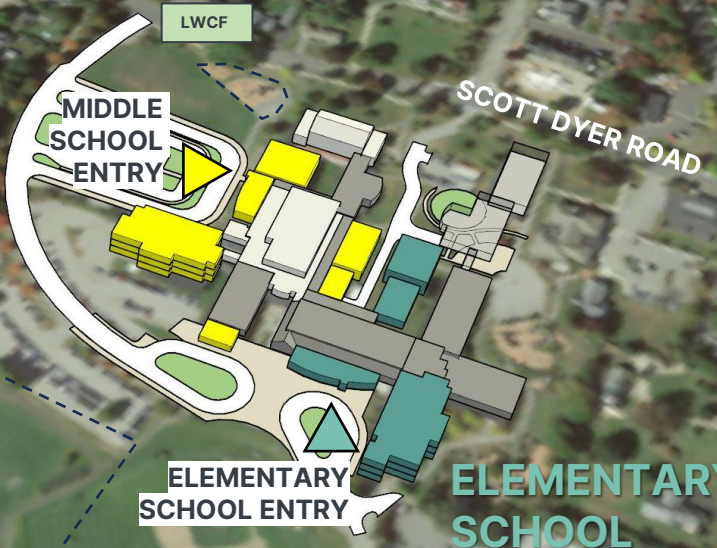
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|------------------|
| ADMINISTRATIVE |
| ATHLETICS |
| AUXILIARY |
| CLASSROOM |
| EGRESS |
| FINE ARTS |
| KITCHEN/DINING |
| SPECIAL SERVICES |
| WAYFINDING |



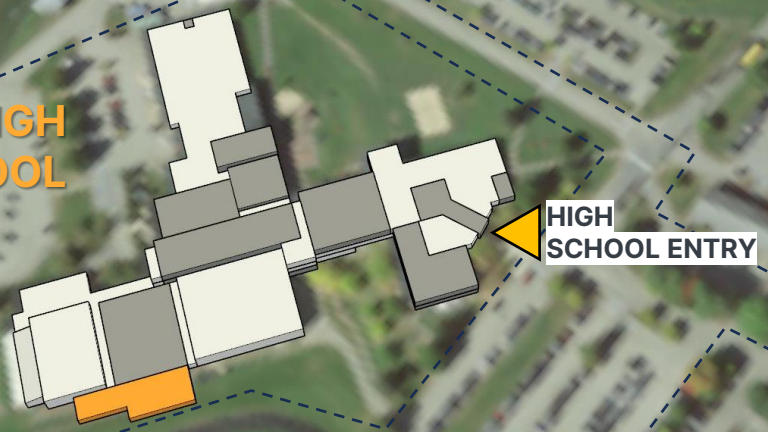


"RENO/ADD"

MIDDLE SCHOOL



HIGH SCHOOL



EXISTING BUILDING
 DEMOLITION
 RENOVATION
 HS ADDITION
 MS ADDITION
 ES ADDITION
 Harriman

REPAIR	<input type="radio"/>
EFFICIENCY UPGRADES	<input type="radio"/>
SECURITY IMPROVEMENTS	<input type="radio"/>
HEALTHY BUILDING/SYSTEMS	<input type="radio"/>
CAFETERIA IMPROVEMENTS	<input type="radio"/>
RIGHT SIZE/FUNCTIONAL NEEDS	<input type="radio"/>
GATHERING & COLLABORATION HUBS	<input type="radio"/>
AGILE/FLEXIBLE CLASSROOMS	<input type="radio"/>
LAYOUT MODIFICATION	<input type="radio"/>
OUTDOOR LEARNING & PLAY	<input type="radio"/>
NEW ELEMENTARY SCHOOL	<input type="radio"/>
NEW MIDDLE SCHOOL	<input type="radio"/>
MASTER PLAN	<input type="radio"/>

50%
VALUE

EDUCATIONAL GOALS

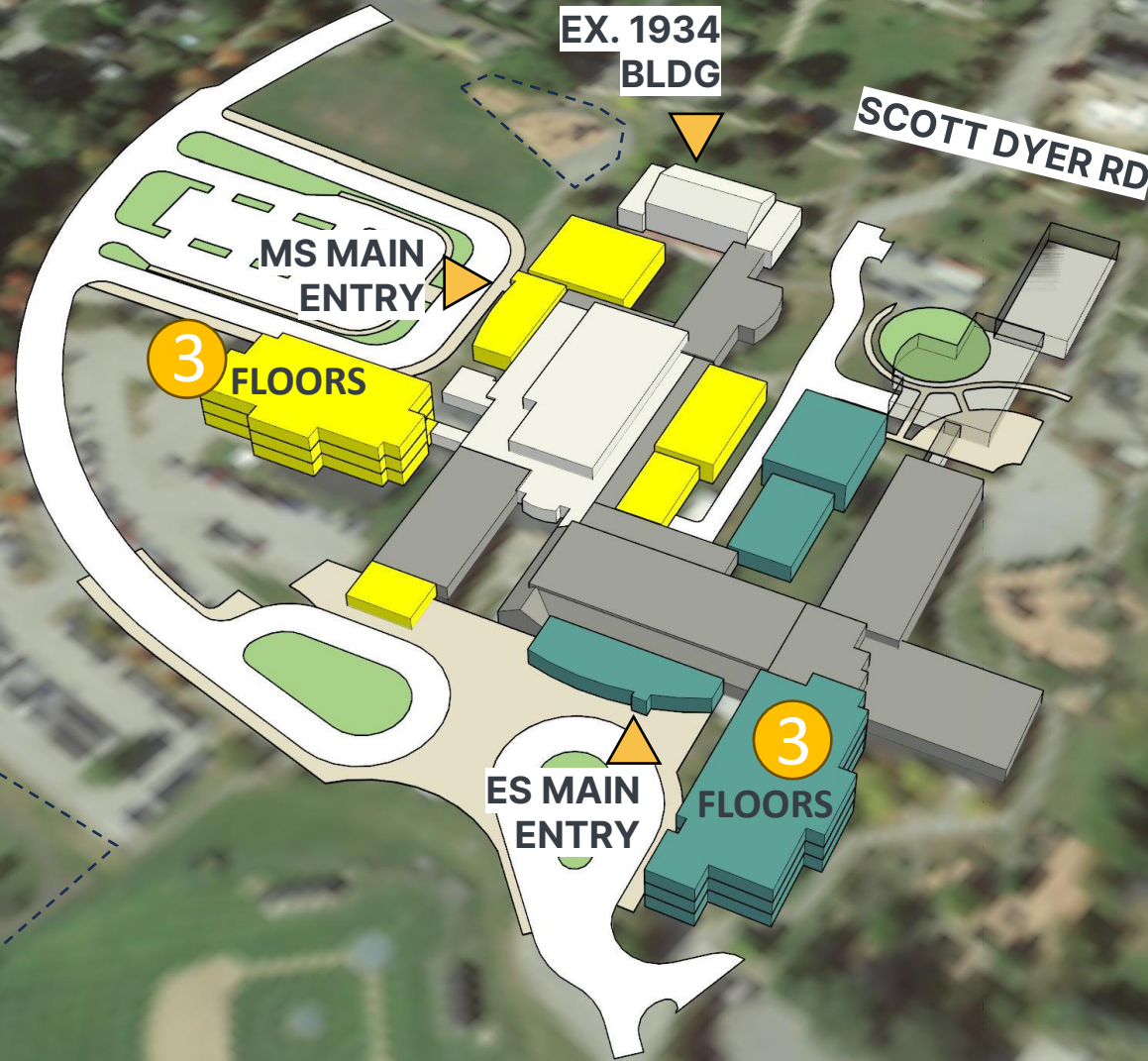
ENERGY EFFICIENT






11 YRS
AVG BLDG LIFESPAN

STUDENT DISRUPTION

ESTIMATED ROUGH ORDER OF MAGNITUDE COST
\$139M - \$167M

ELEMENTARY SCHOOL & MIDDLE SCHOOL



-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  MS ADDITION
-  ES ADDITION

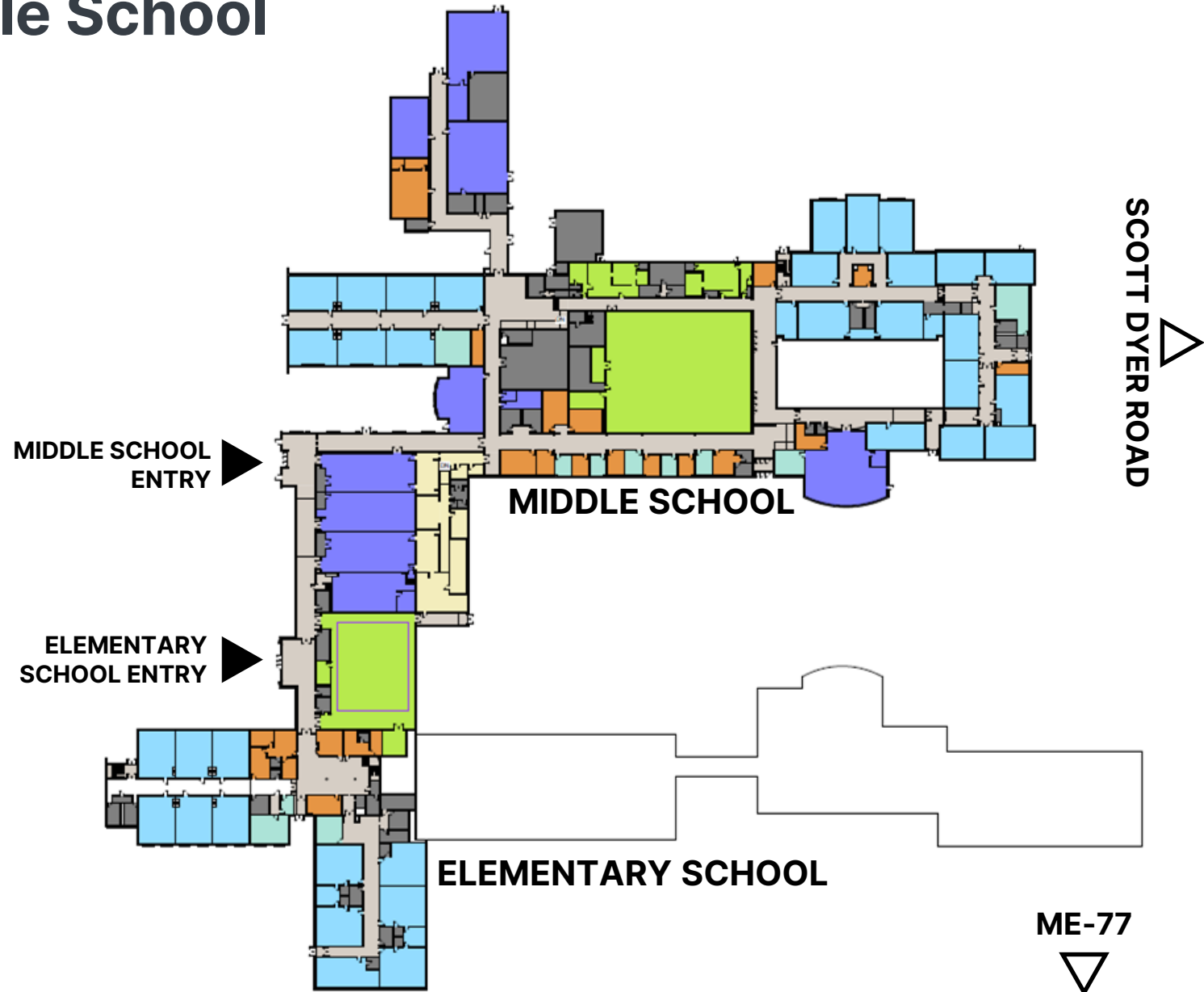


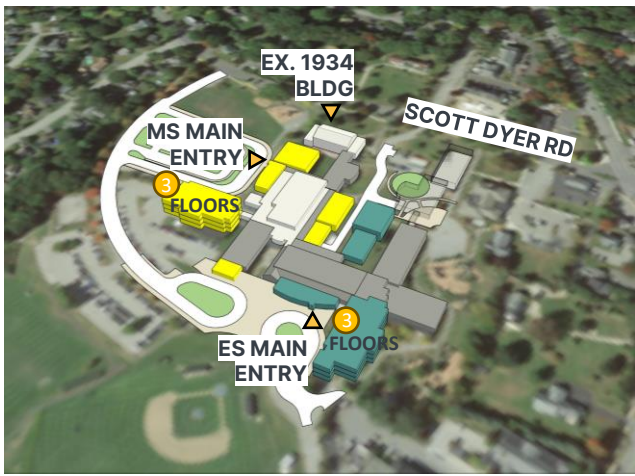
Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Provides separate ES/MS Entrances
- Right sizing classrooms, restrooms, new ES Gym, and accomplishes 50% of prioritized needs
- Partially aligns with a master plan approach
- Occupied phased renovation with significant demolition
- Combined parent drop off and queuing: net increase of 63



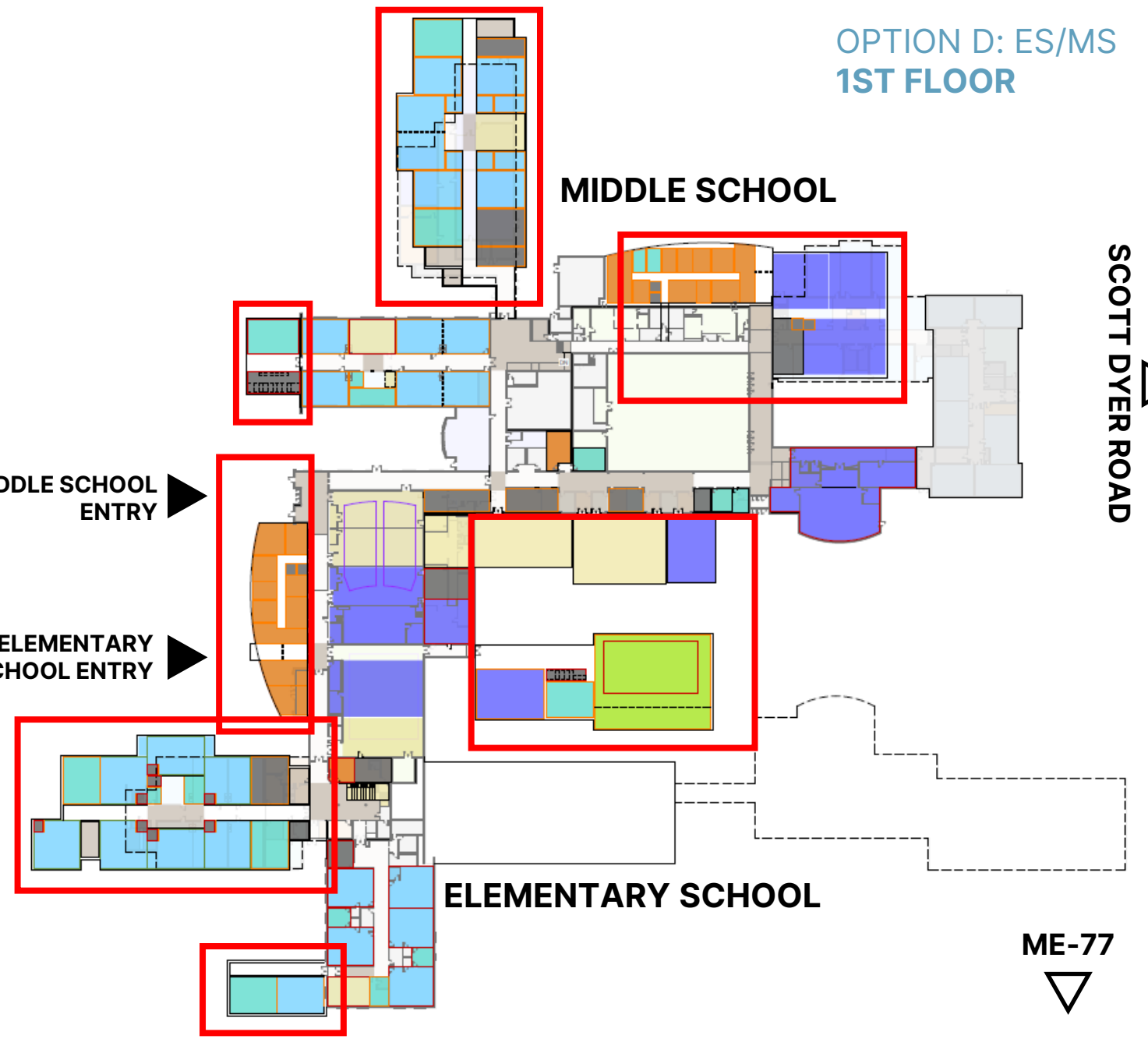
“RENO / ADD” | ELEMENTARY / MIDDLE SCHOOL

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

MIDDLE SCHOOL ENTRY

ELEMENTARY SCHOOL ENTRY



OPTION D: ES/MS
1ST FLOOR

SCOTT DYER ROAD

ME-77

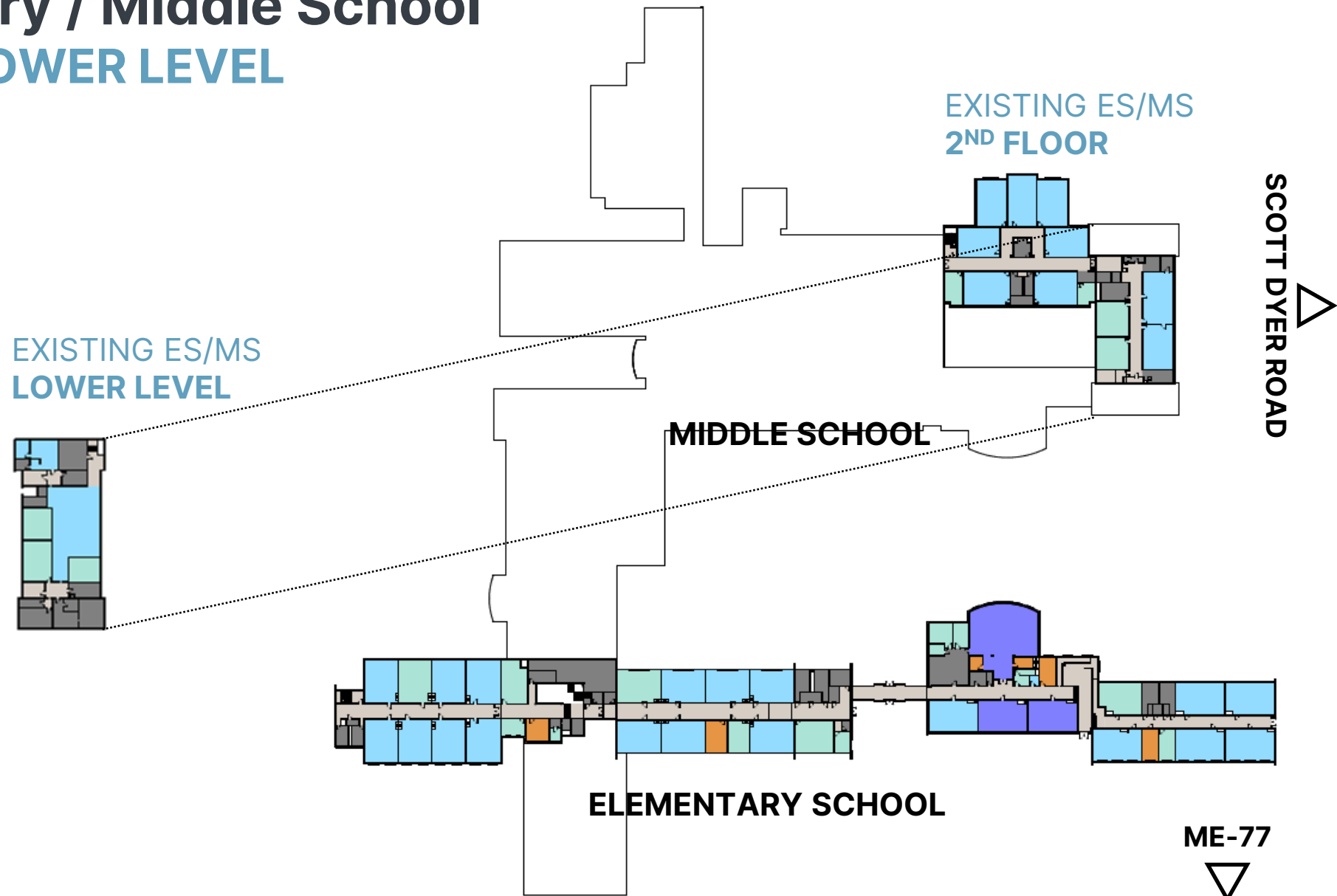
Harriman

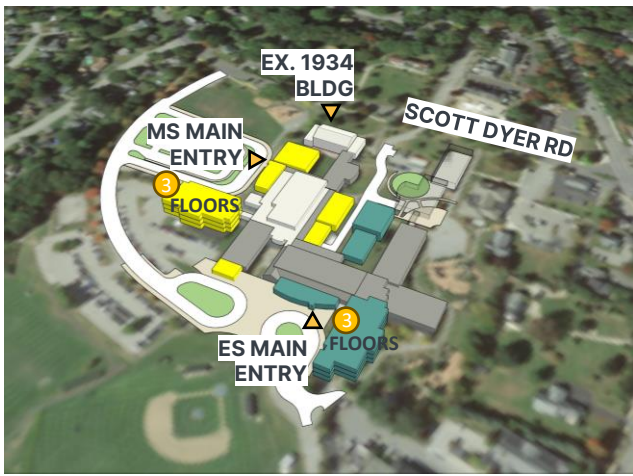
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

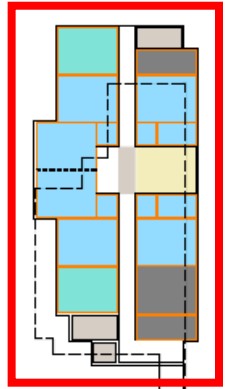
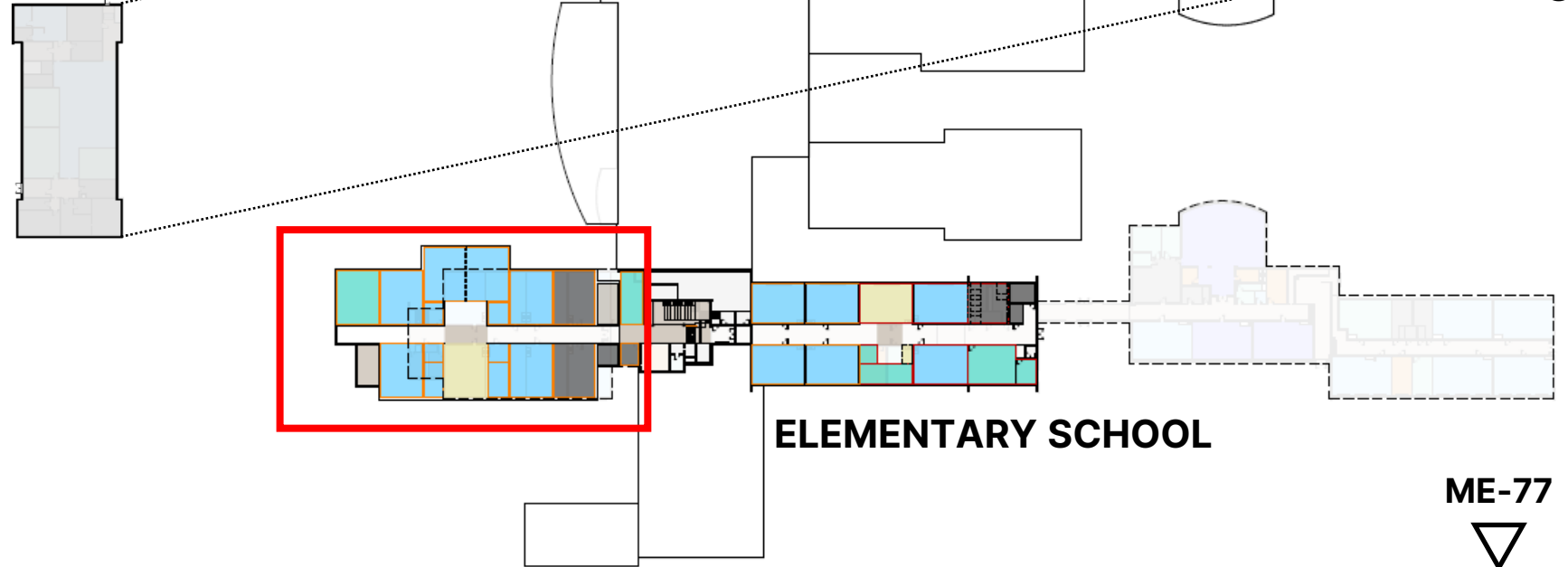
- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Provides separate ES/MS Entrances
- Right sizing classrooms, restrooms, new ES Gym, and accomplishes 50% of prioritized needs
- Partially aligns with a master plan approach
- Occupied phased renovation with significant demolition
- Combined parent drop off and queuing: net increase of 63



LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

OPTION D: ES/MS LOWER LEVEL



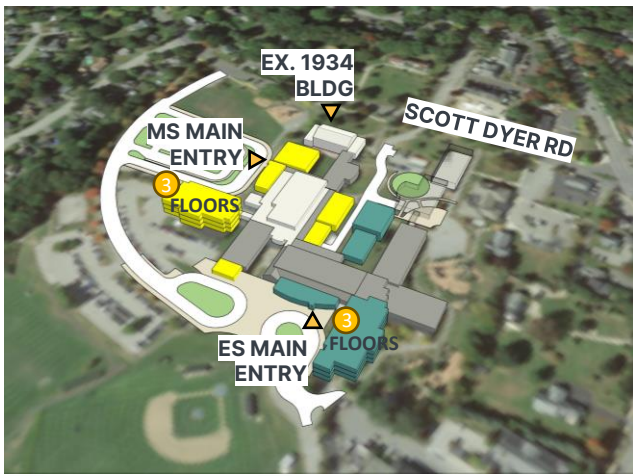
OPTION D: ES/MS 2ND FLOOR

MIDDLE SCHOOL

ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77



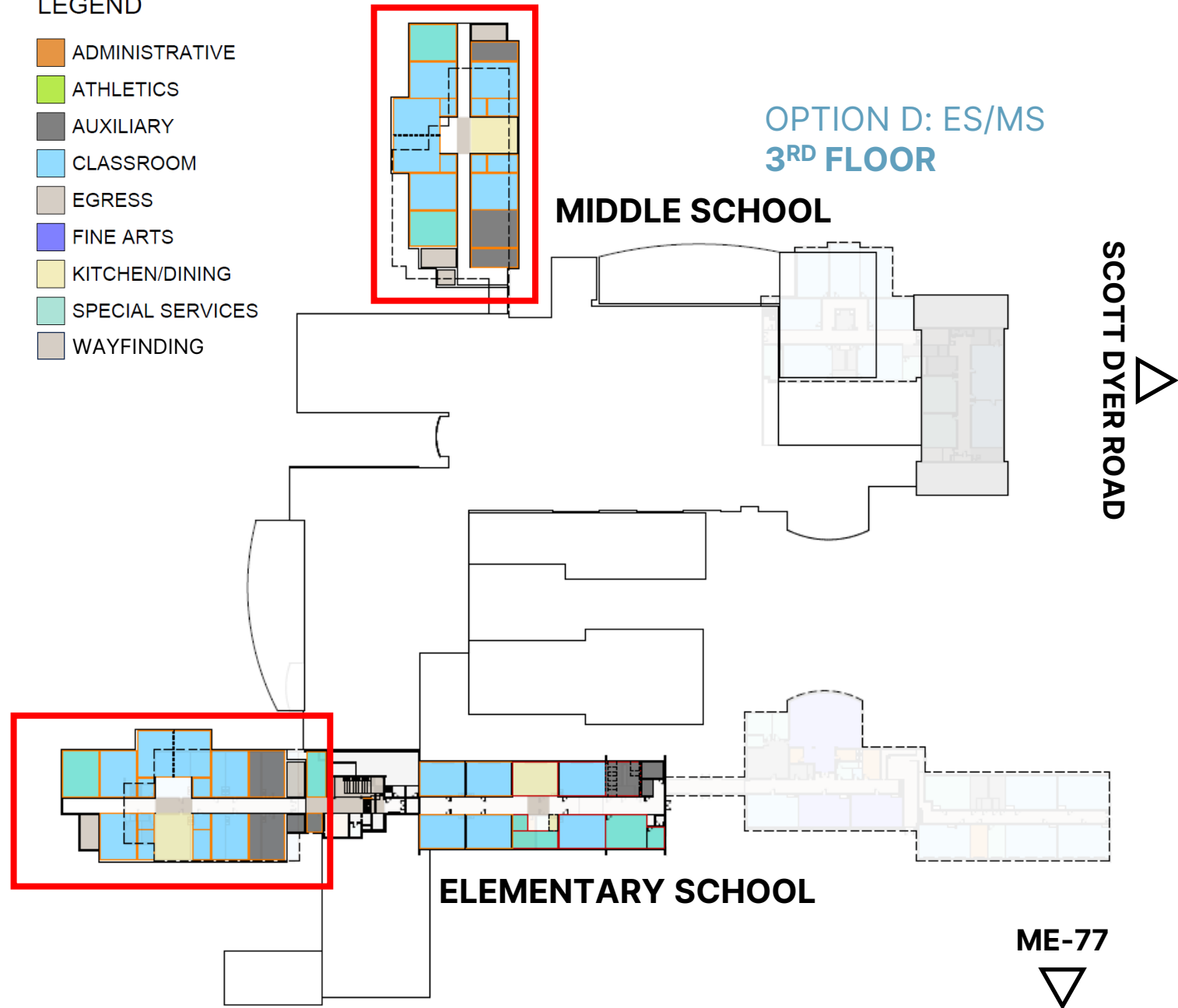
EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
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- Partially aligns with a master plan approach
- Occupied phased renovation with significant demolition
- Combined parent drop off and queuing: net increase of 63





LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING



HIGH SCHOOL

HS MAIN ENTRY

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  HS ADDITION

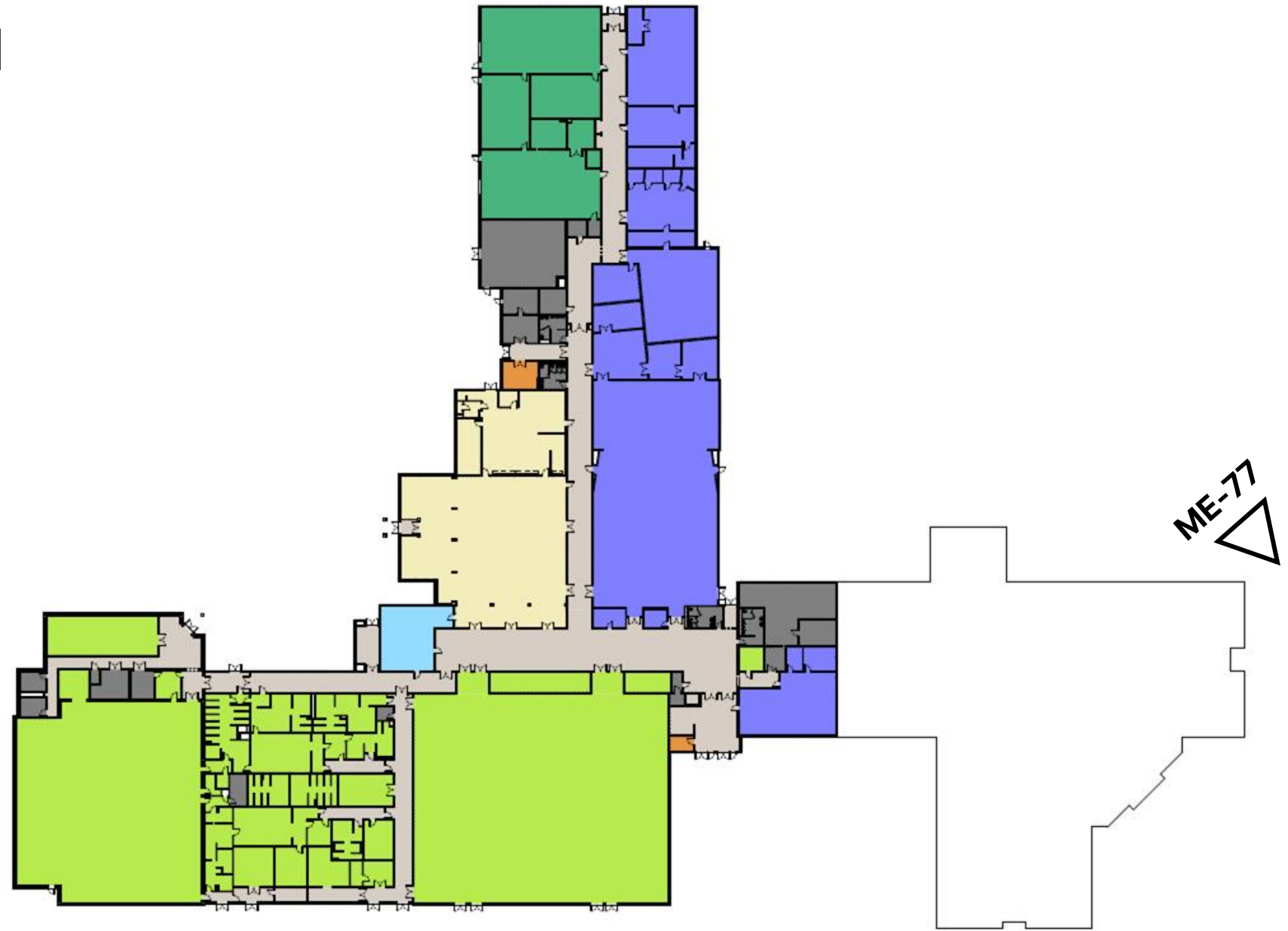


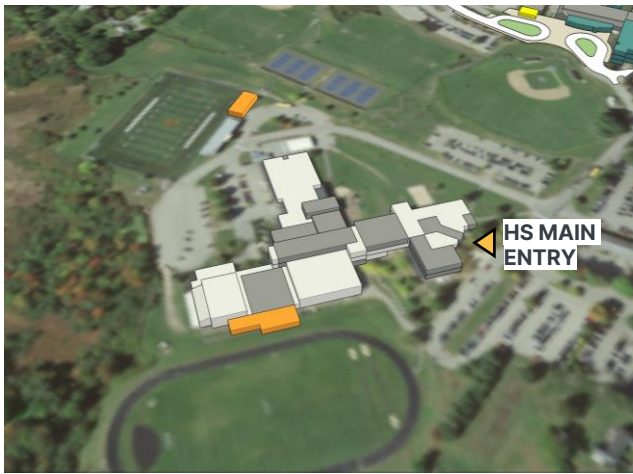
Existing High School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

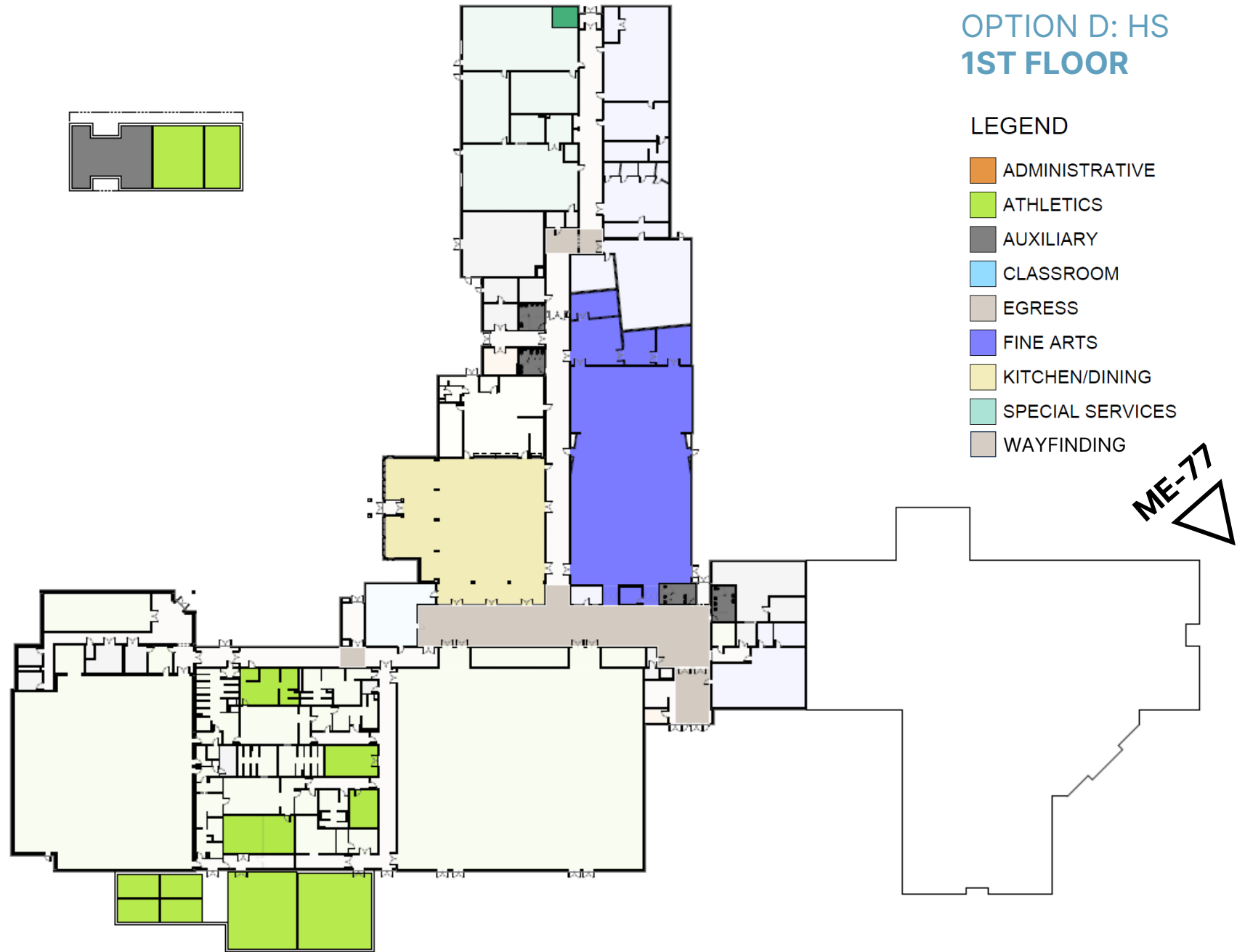
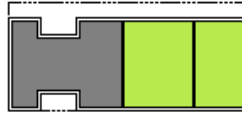




EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Provides separate ES/MS Entrances
- Right sizing classrooms, restrooms, new ES Gym, and accomplishes 50% of prioritized needs
- Partially aligns with a master plan approach
- Occupied phased renovation with significant demolition
- Combined parent drop off and queuing: net increase of 63



OPTION D: HS 1ST FLOOR

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

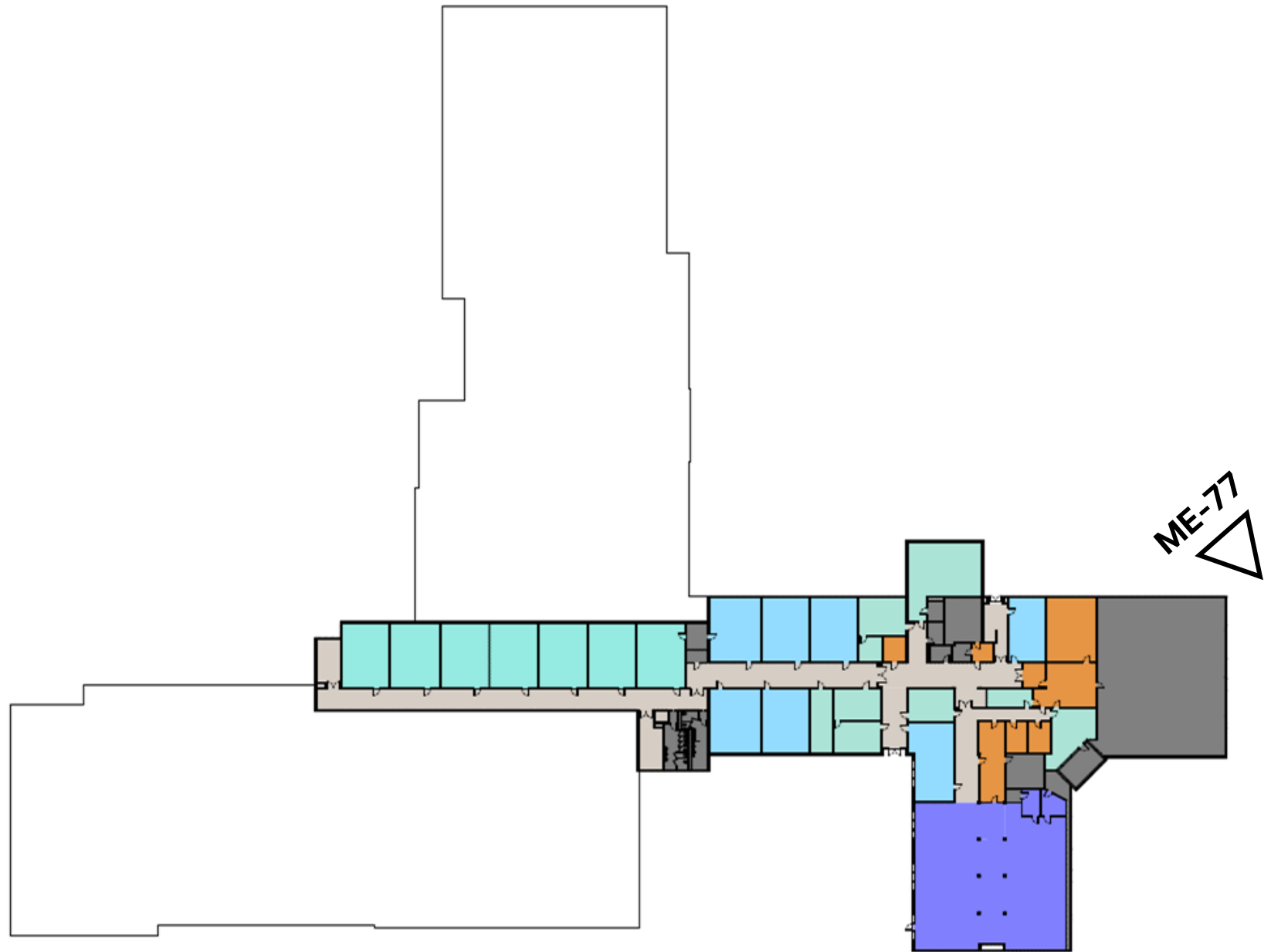


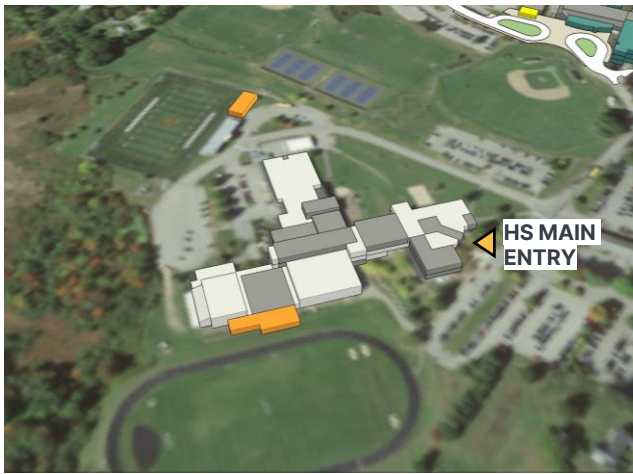
Existing High School

2ND FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

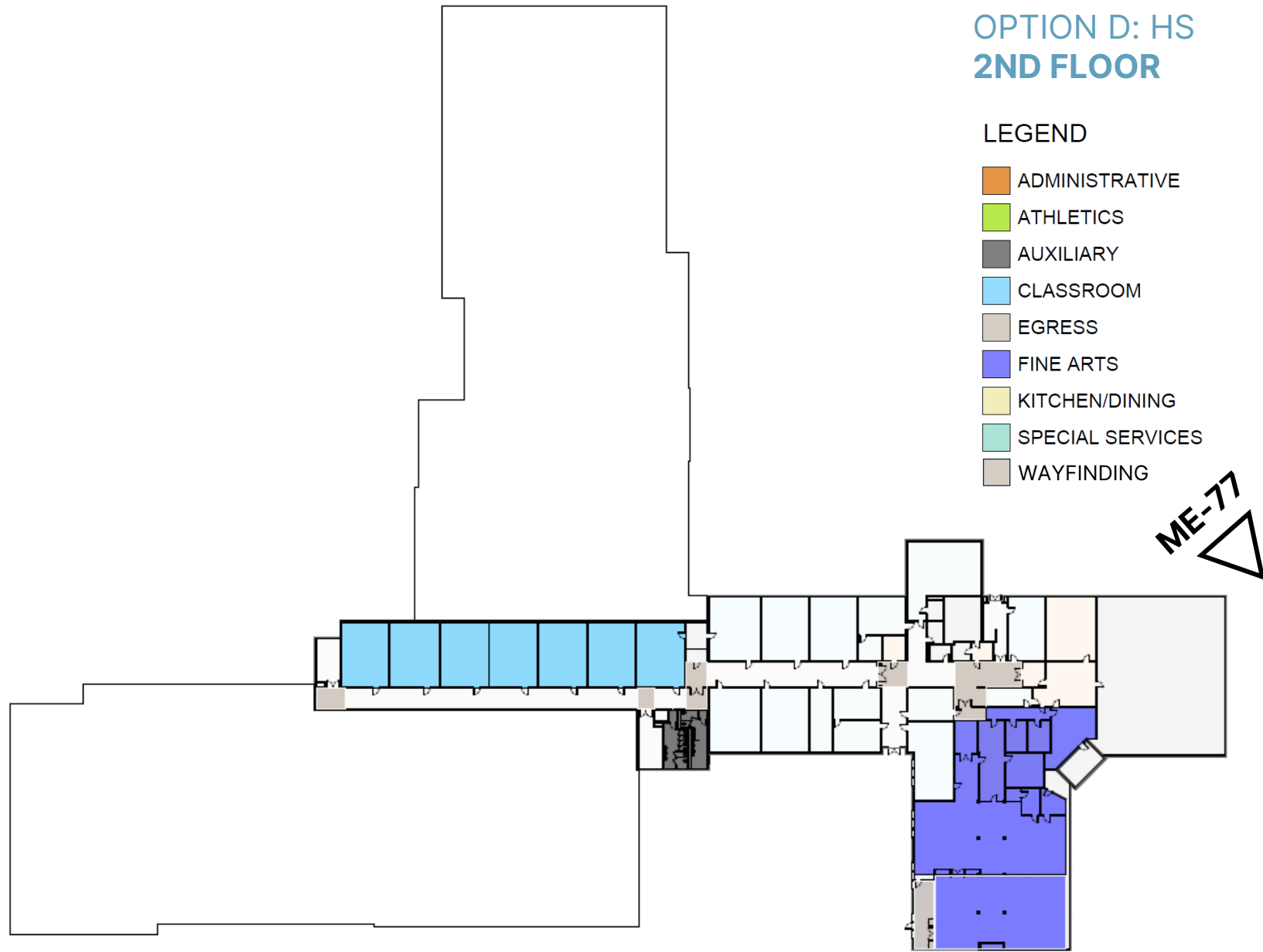
- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Provides separate ES/MS Entrances
- Right sizing classrooms, restrooms, new ES Gym, and accomplishes 50% of prioritized needs
- Partially aligns with a master plan approach
- Occupied phased renovation with significant demolition
- Combined parent drop off and queuing: net increase of 63



OPTION D: HS 2ND FLOOR

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

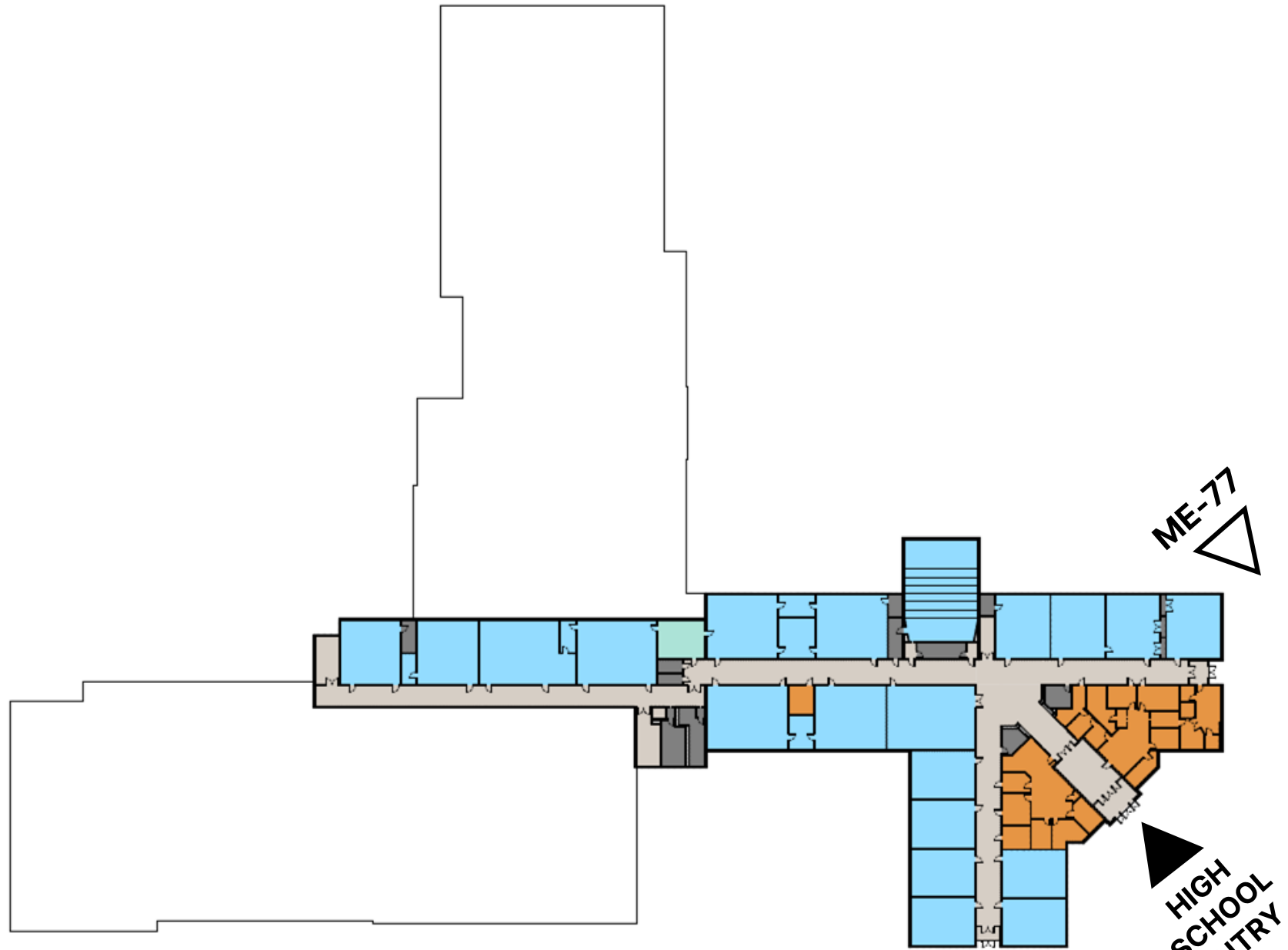


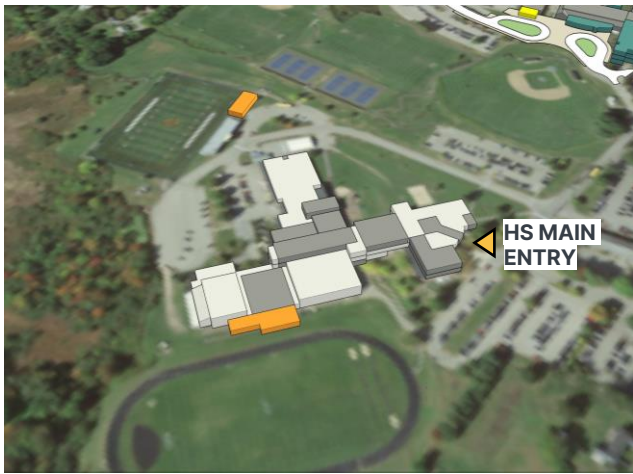
Existing High School

3RD FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

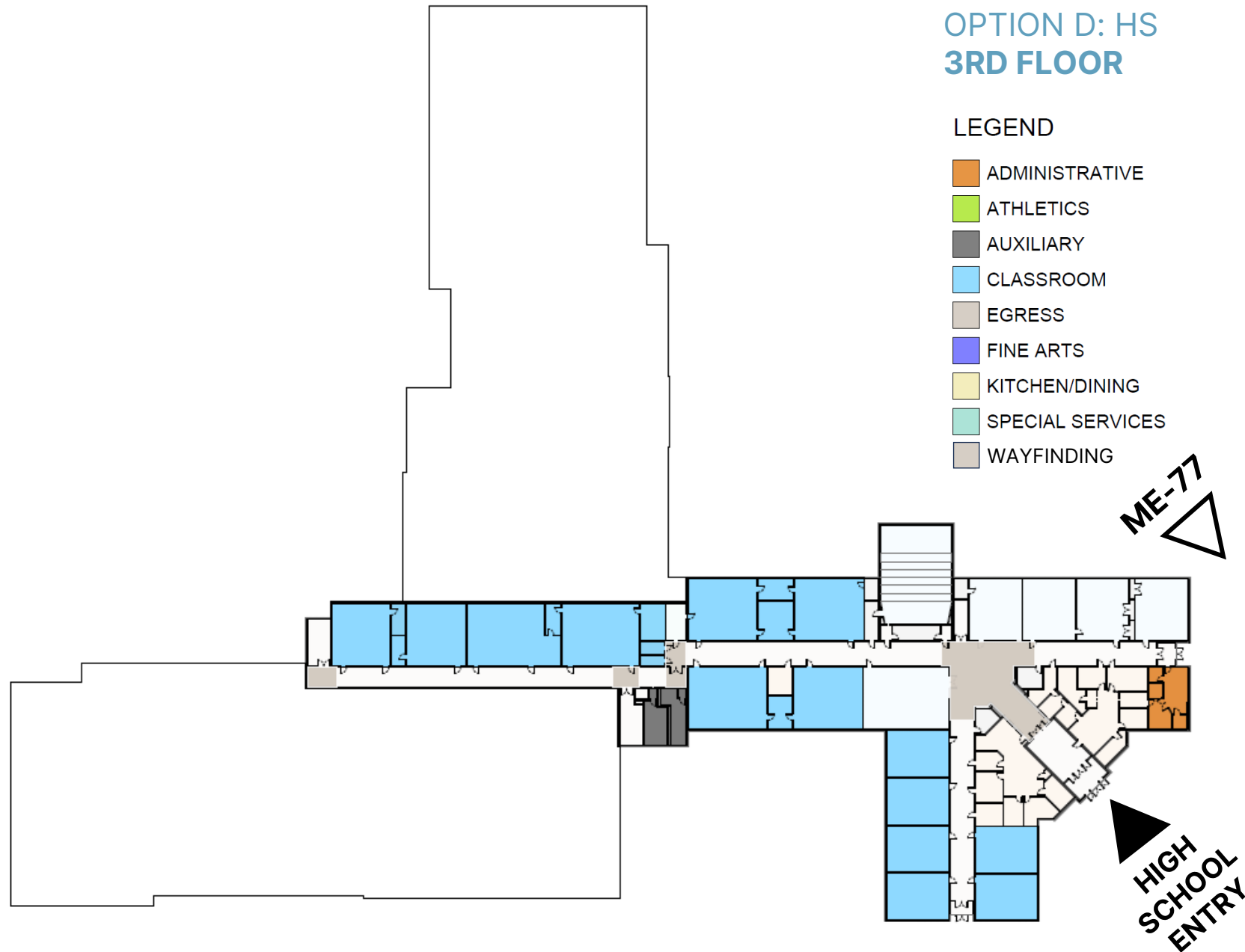




EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Provides separate ES/MS Entrances
- Right sizing classrooms, restrooms, new ES Gym, and accomplishes 50% of prioritized needs
- Partially aligns with a master plan approach
- Occupied phased renovation with significant demolition
- Combined parent drop off and queuing: net increase of 63



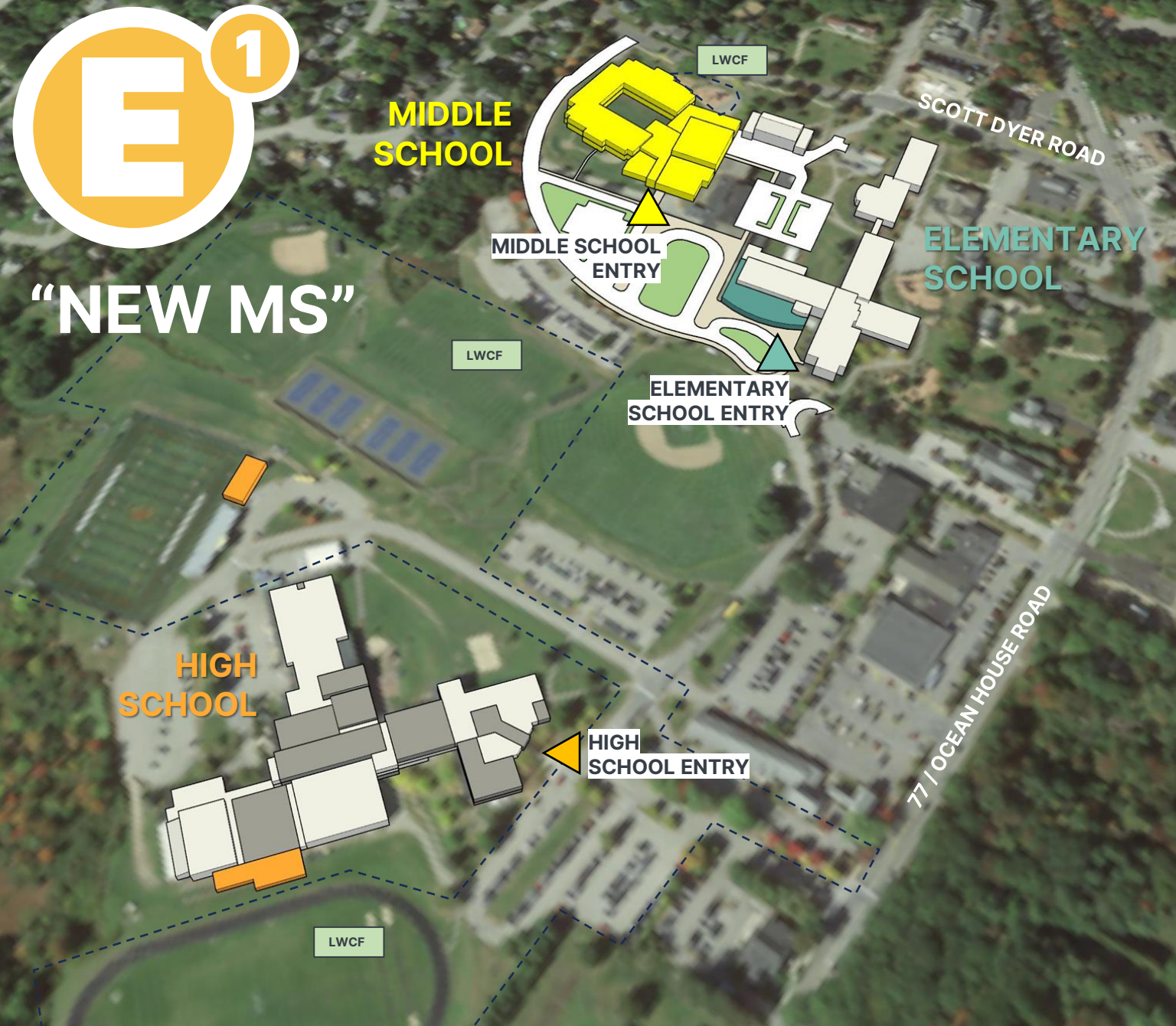
OPTION D: HS 3RD FLOOR

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING



“NEW MS”



REPAIR

EFFICIENCY UPGRADES	<input type="checkbox"/>
SECURITY IMPROVEMENTS	<input type="checkbox"/>
HEALTHY BUILDING/SYSTEMS	<input type="checkbox"/>
CAFETERIA IMPROVEMENTS	<input type="checkbox"/>
RIGHT SIZE/FUNCTIONAL NEEDS	<input type="checkbox"/>
GATHERING & COLLABORATION HUBS	<input type="checkbox"/>
AGILE/FLEXIBLE CLASSROOMS	<input type="checkbox"/>
LAYOUT MODIFICATION	<input type="checkbox"/>
OUTDOOR LEARNING & PLAY	<input type="checkbox"/>
NEW ELEMENTARY SCHOOL	<input type="checkbox"/>
NEW MIDDLE SCHOOL	<input type="checkbox"/>
MASTER PLAN	<input type="checkbox"/>

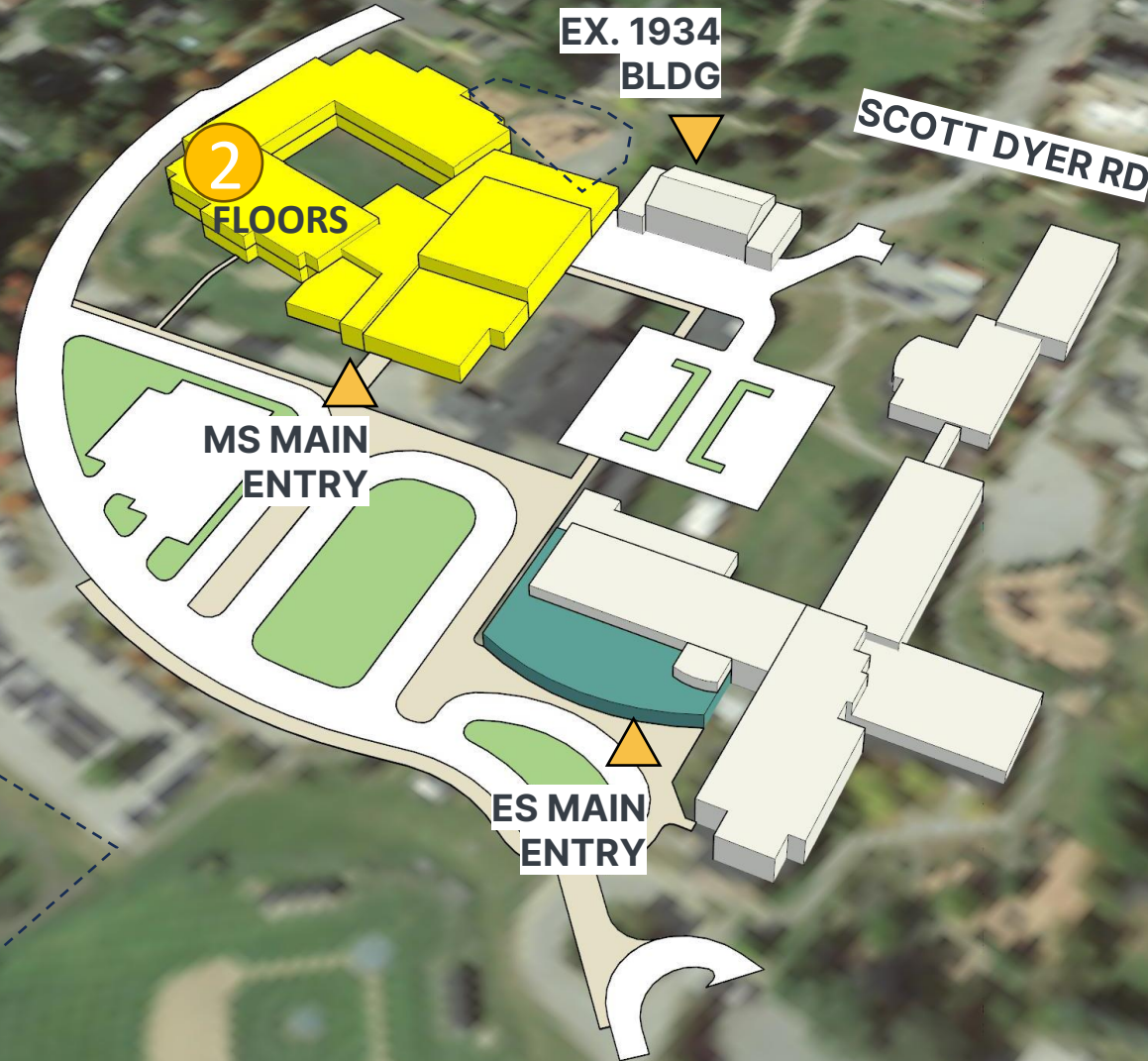
PRIORITIZED NEEDS








ESTIMATED ROUGH ORDER OF MAGNITUDE COST
\$111M - \$165.5M

EXISTING BUILDING
 DEMOLITION
 RENOVATION
 HS ADDITION
 MS ADDITION
 ES ADDITION
 Harriman

ELEMENTARY SCHOOL & MIDDLE SCHOOL



-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  MS ADDITION
-  ES ADDITION



"NEW MS" | ELEMENTARY / MIDDLE SCHOOL

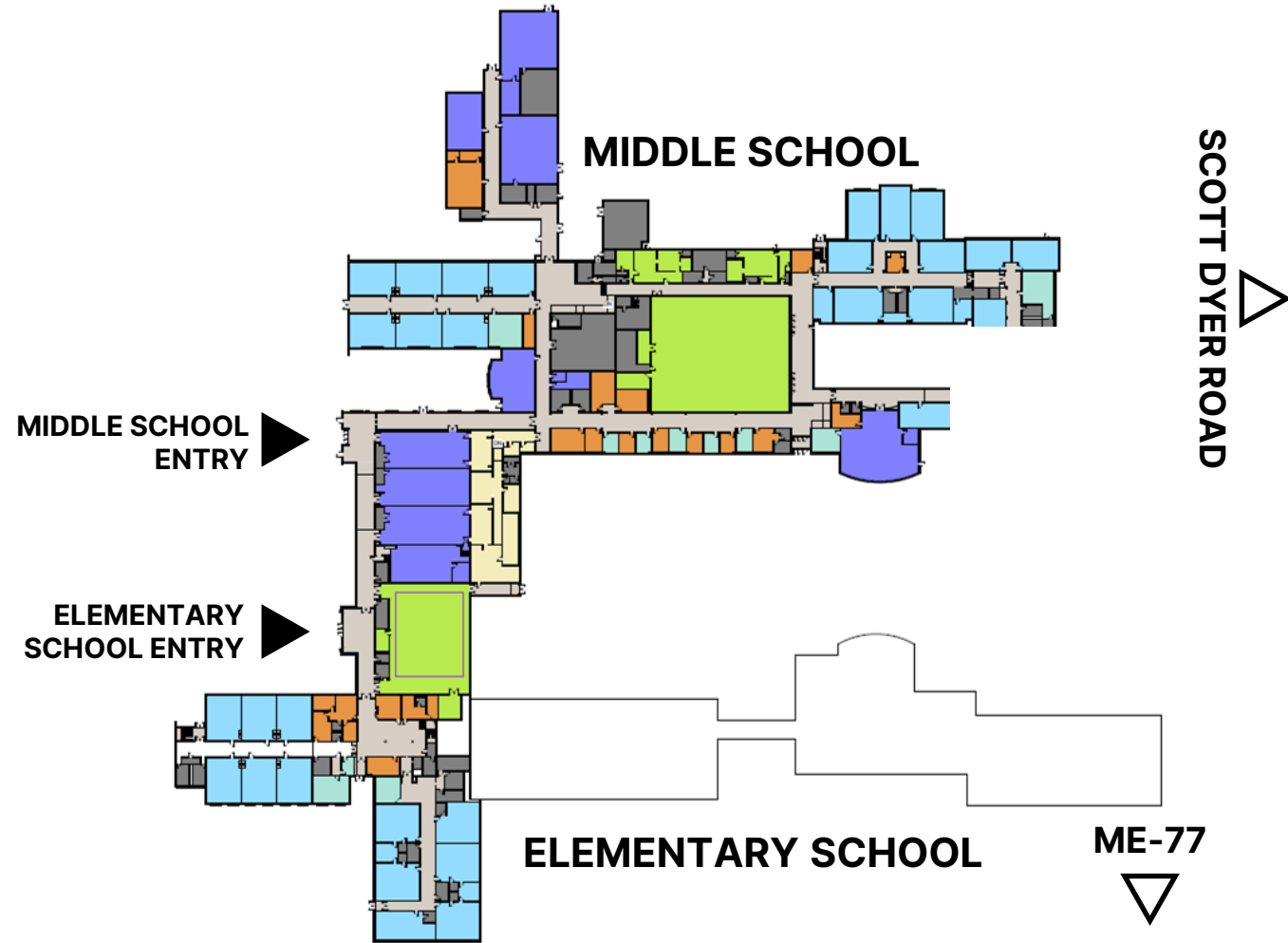
Harriman

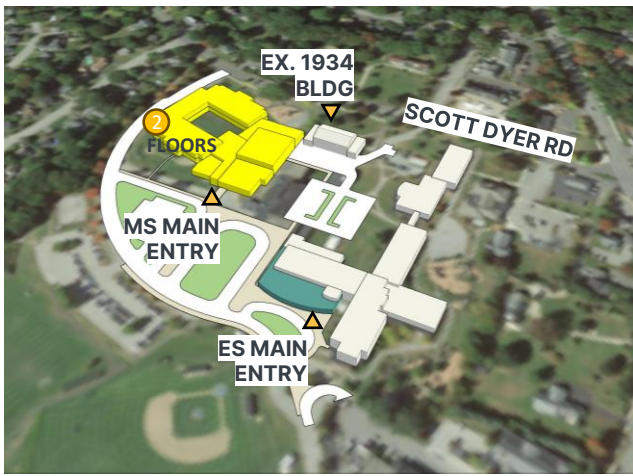
Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

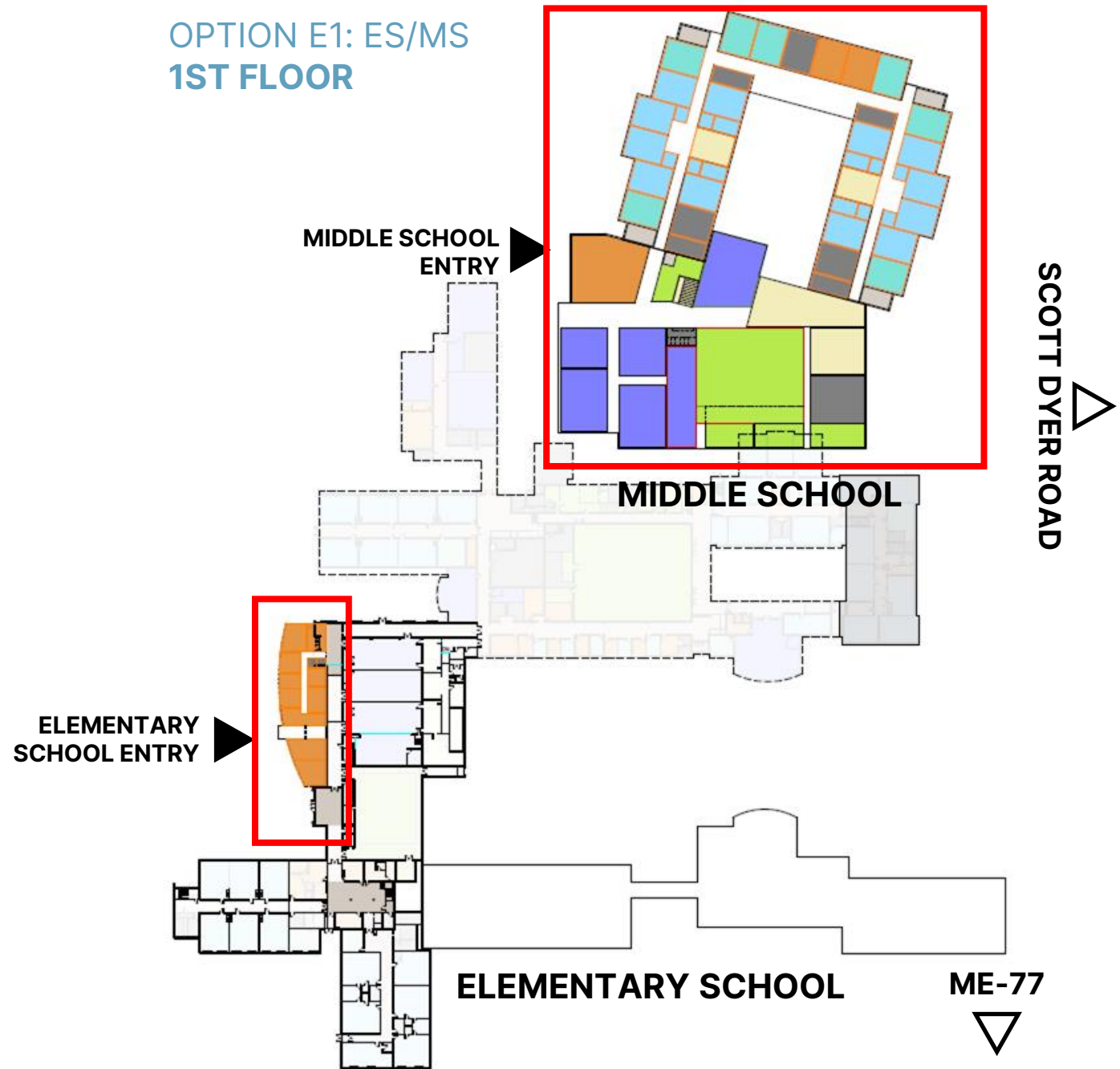
SUMMARY OF SCOPE:

- Addresses MS needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets ES classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to ES and site; builds a new MS and demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space
- Low end prioritizes new build at MS and less reno at ES. High end includes full building cooling for new school
- Combined parent drop off and queueing: net increase of 69

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

**OPTION E1: ES/MS
1ST FLOOR**

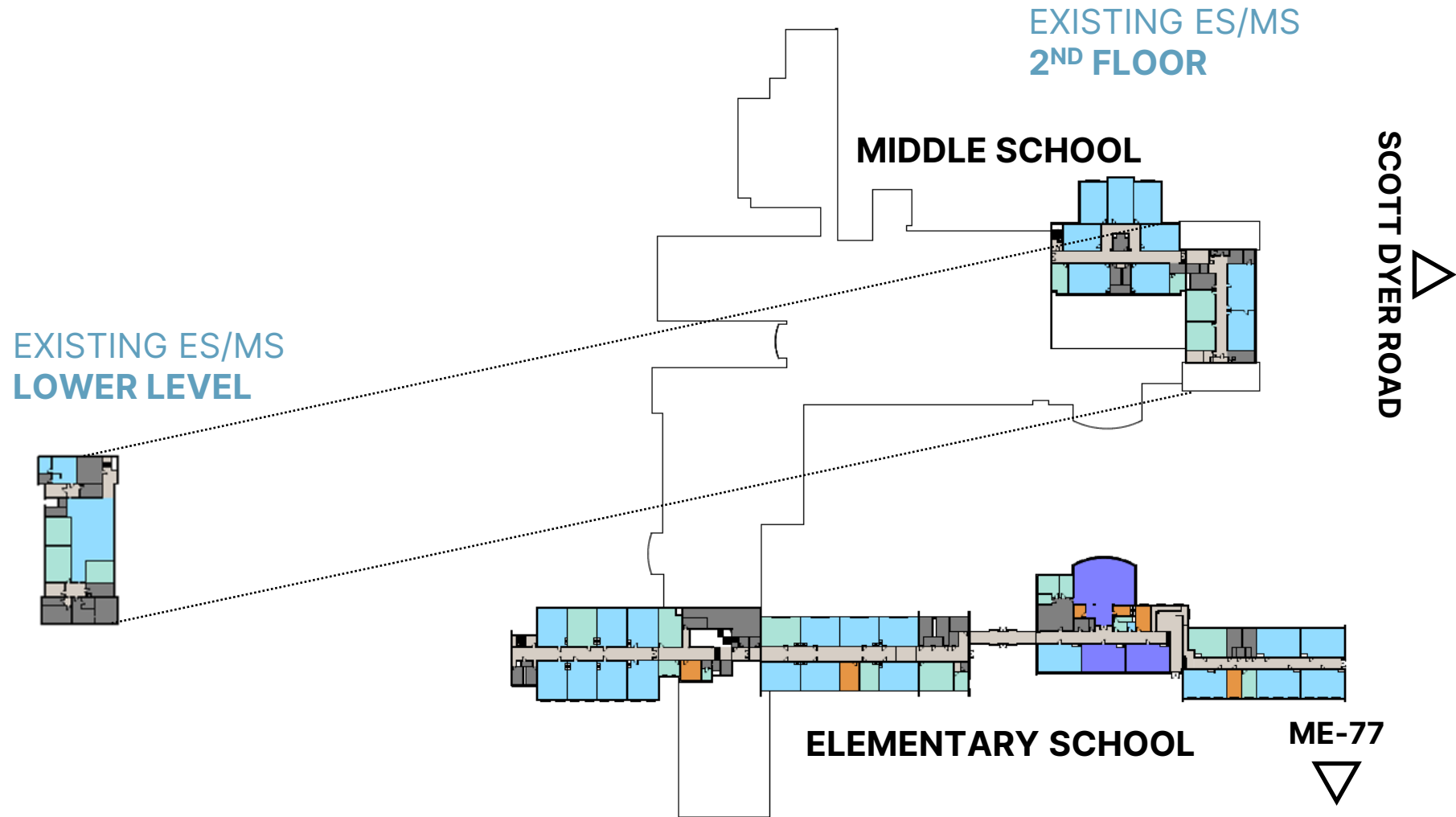


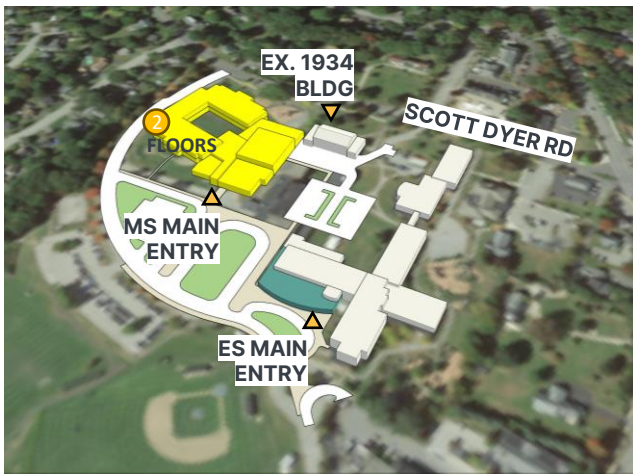
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES



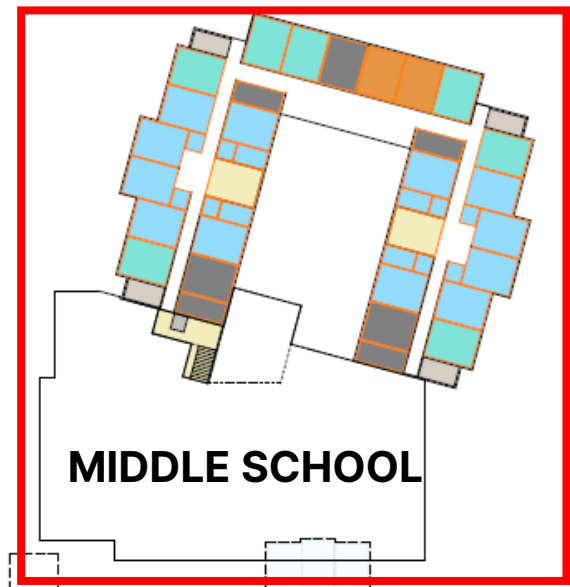


	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

LEGEND

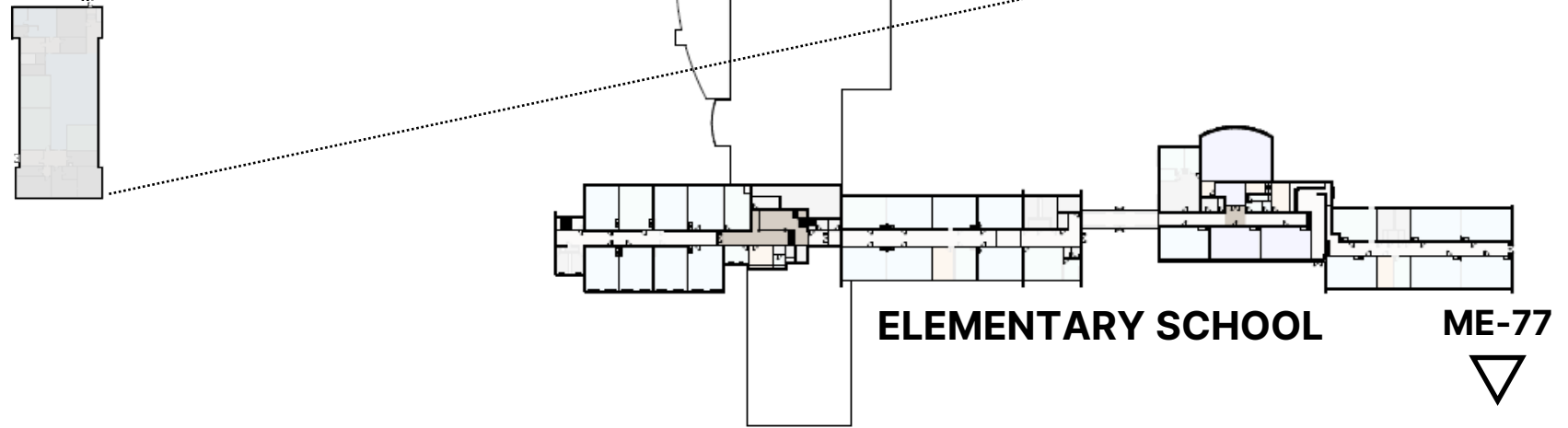
	ADMINISTRATIVE
	ATHLETICS
	AUXILIARY
	CLASSROOM
	EGRESS
	FINE ARTS
	KITCHEN/DINING
	SPECIAL SERVICES
	WAYFINDING

**OPTION E1: ES/MS
2ND FLOOR**



SCOTT DYER ROAD

**OPTION E1 ES/MS
LOWER LEVEL**



ELEMENTARY SCHOOL

ME-77

SUMMARY OF SCOPE:

- Addresses MS needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets ES classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to ES and site; builds a new MS and demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space
- Low end prioritizes new build at MS and less reno at ES. High end includes full building cooling for new school
- Combined parent drop off and queueing: net increase of 69

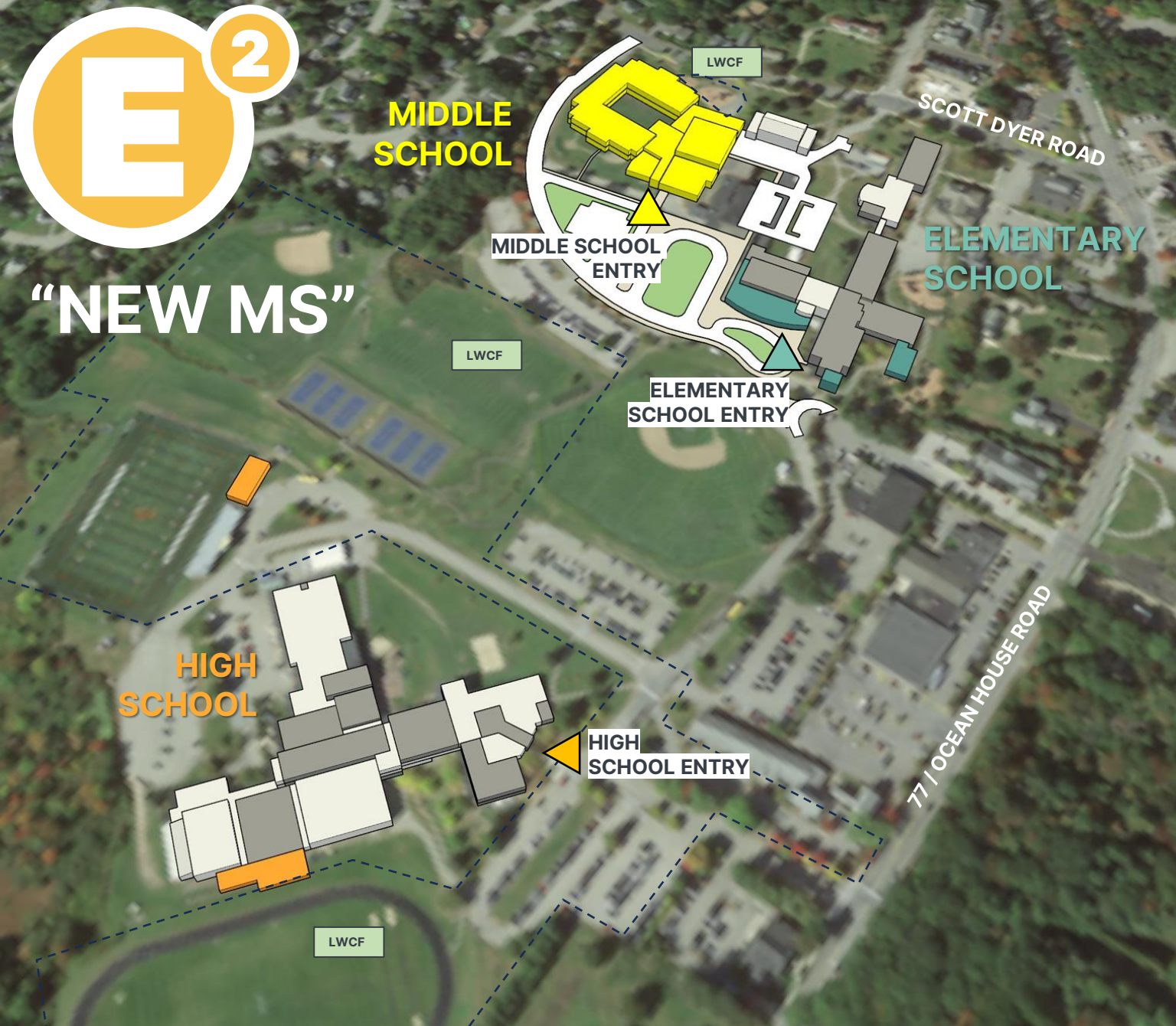


“NEW MS” | ELEMENTARY / MIDDLE SCHOOL

Harriman



“NEW MS”



REPAIR

EFFICIENCY UPGRADES	<input type="checkbox"/>
SECURITY IMPROVEMENTS	<input type="checkbox"/>
HEALTHY BUILDING/SYSTEMS	<input type="checkbox"/>
CAFETERIA IMPROVEMENTS	<input type="checkbox"/>
RIGHT SIZE/FUNCTIONAL NEEDS	<input type="checkbox"/>
GATHERING & COLLABORATION HUBS	<input type="checkbox"/>
AGILE/FLEXIBLE CLASSROOMS	<input type="checkbox"/>
LAYOUT MODIFICATION	<input type="checkbox"/>
OUTDOOR LEARNING & PLAY	<input type="checkbox"/>
NEW ELEMENTARY SCHOOL	<input type="checkbox"/>
NEW MIDDLE SCHOOL	<input type="checkbox"/>
MASTER PLAN	<input type="checkbox"/>

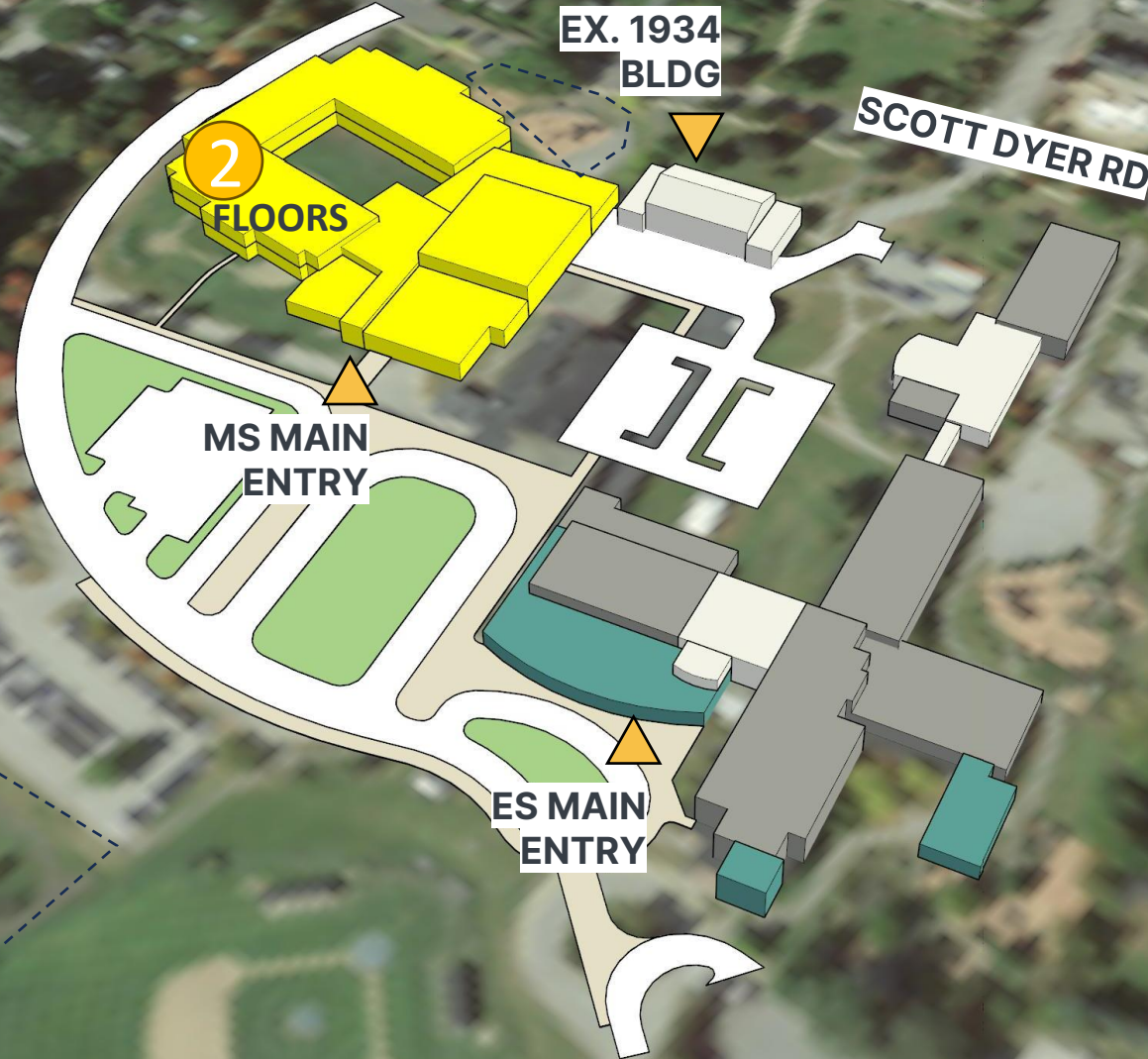
PRIORITIZED NEEDS



ESTIMATED ROUGH ORDER OF MAGNITUDE COST
\$111M - \$165.5M

EXISTING BUILDING DEMOLITION RENOVATION HS ADDITION MS ADDITION ES ADDITION

ELEMENTARY SCHOOL & MIDDLE SCHOOL



- EXISTING BUILDING
- DEMOLITION
- RENOVATION
- MS ADDITION
- ES ADDITION

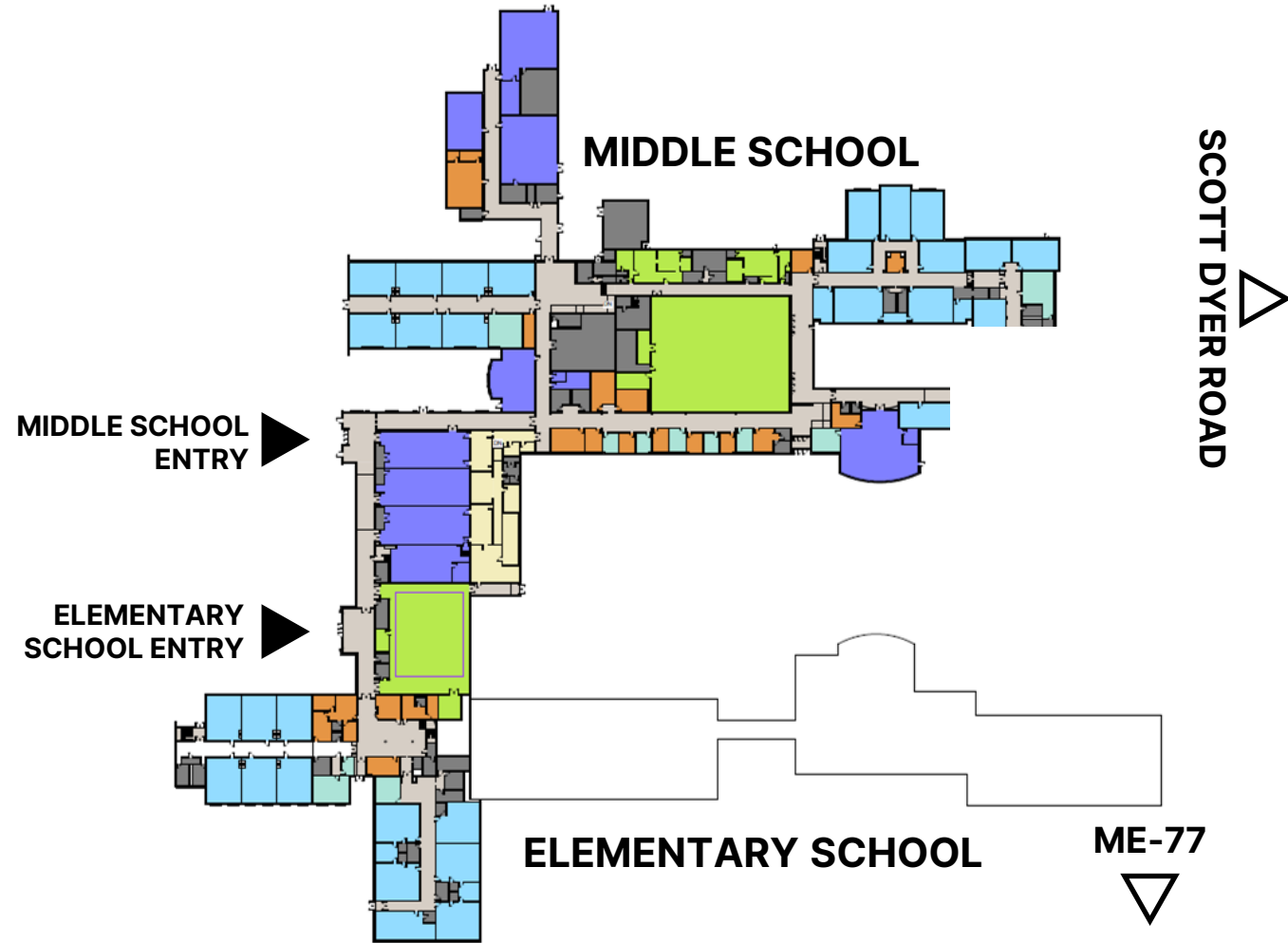


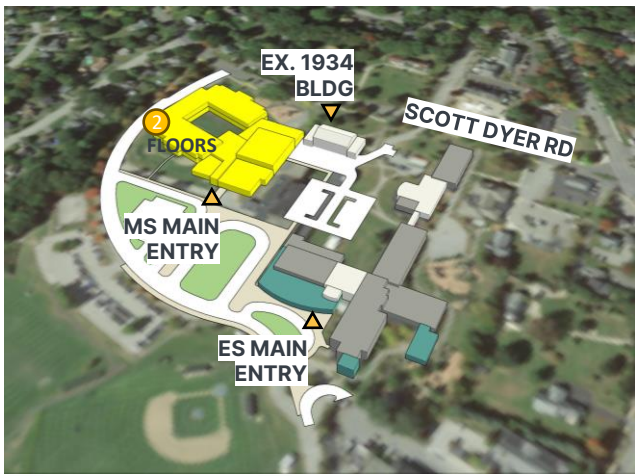
Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

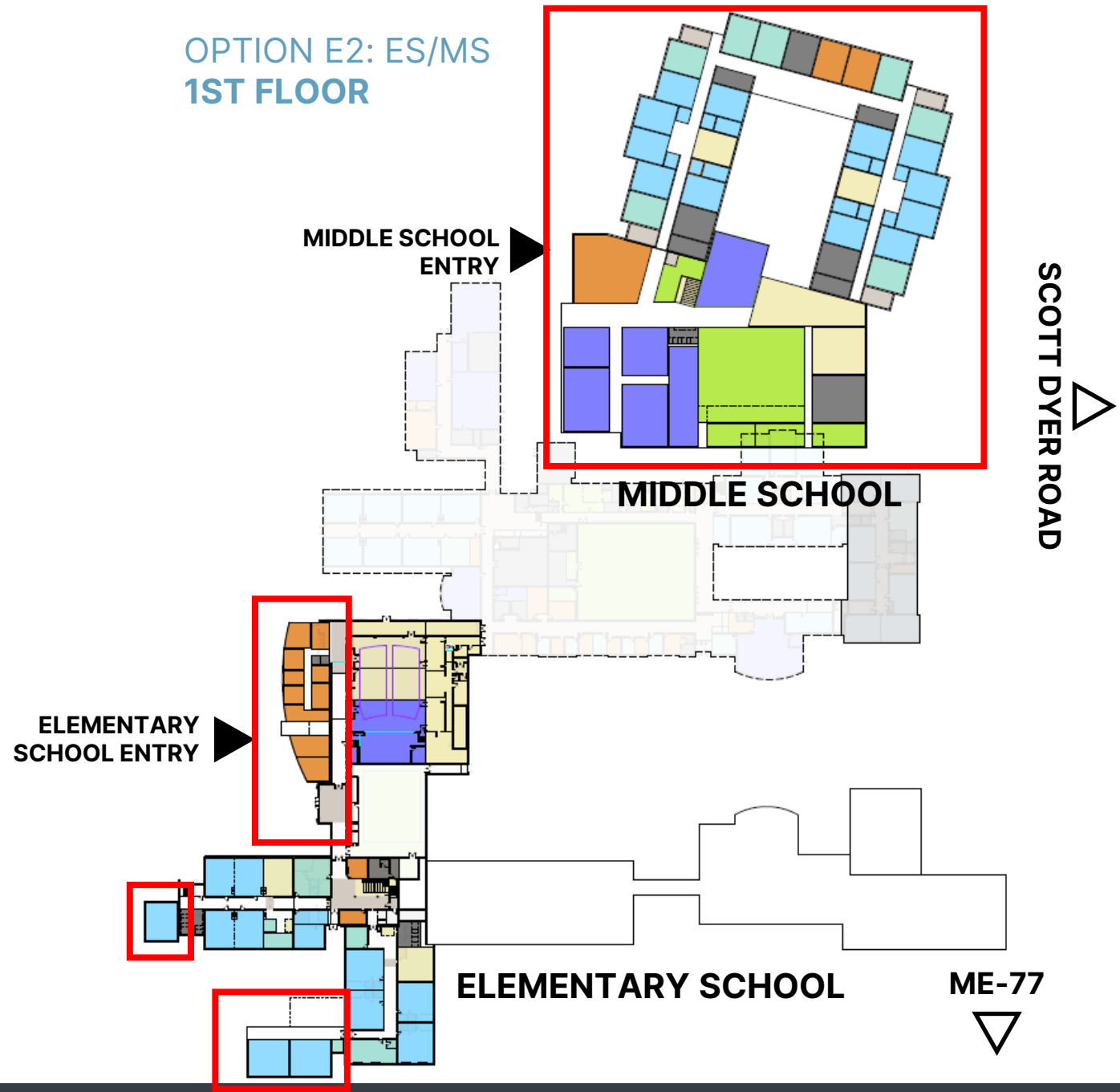
- SUMMARY OF SCOPE:**
- Addresses MS needs with a new school
 - HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
 - Meets ES classroom count needs, and accomplishes 50% prioritized needs
 - Supports a master plan approach
 - Occupied renovation to ES and site; builds a new MS and demolishes existing
 - Provides minimal moving of students and teachers. New building to be used as swing space
 - Low end prioritizes new build at MS and less reno at ES. High end includes full building cooling for new school
 - Combined parent drop off and queueing: net increase of 69



LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

**OPTION E2: ES/MS
1ST FLOOR**

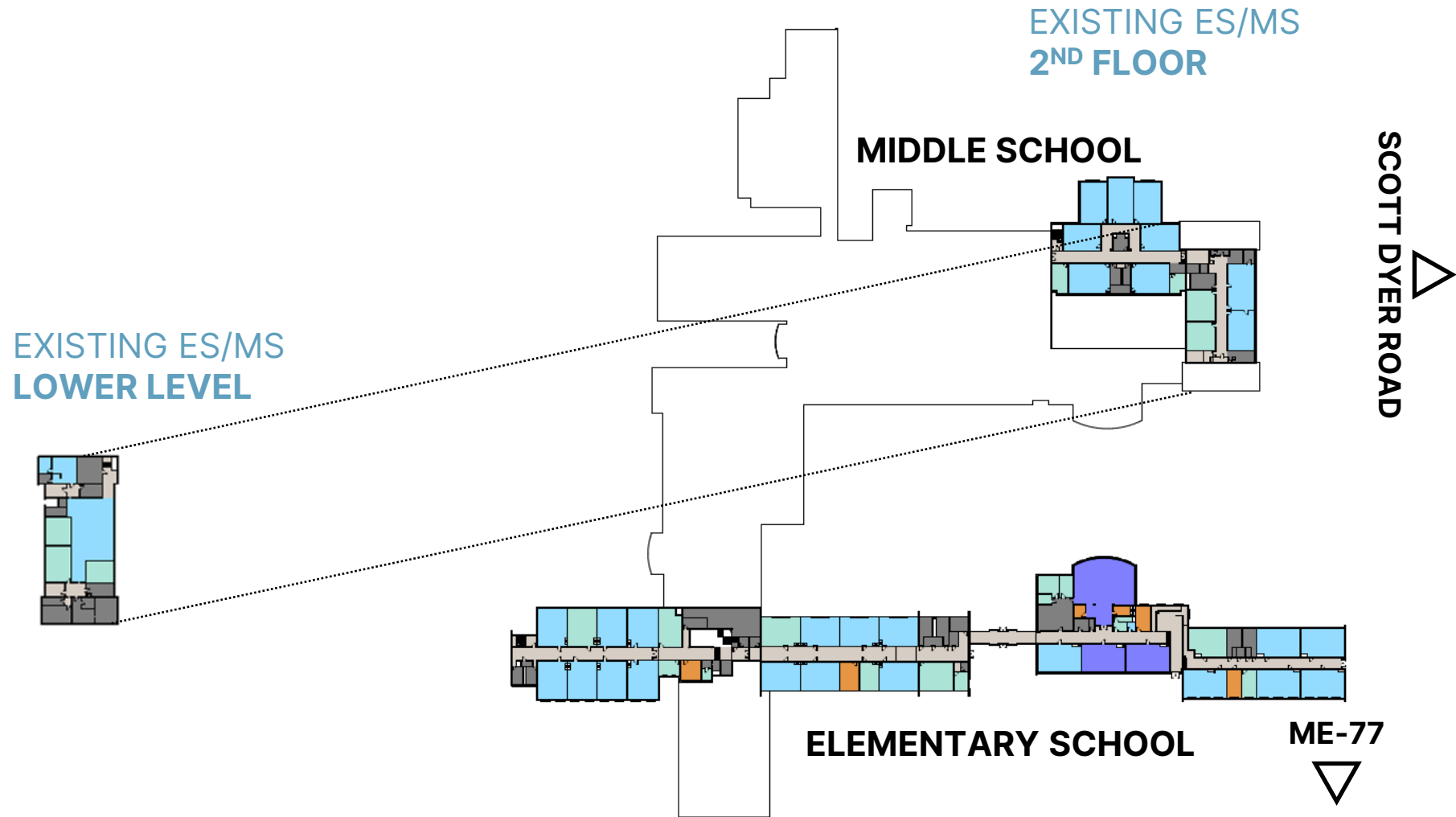


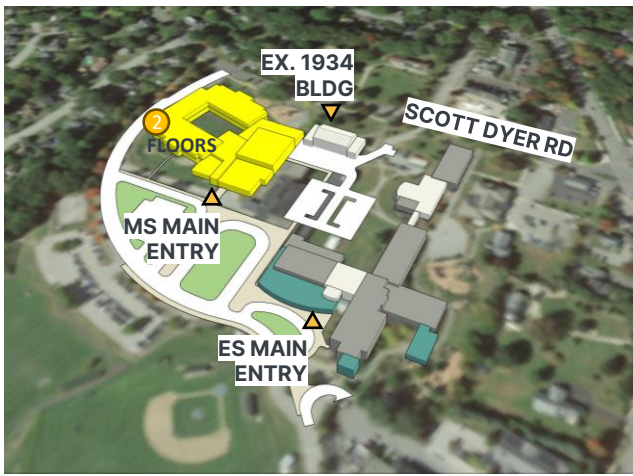
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

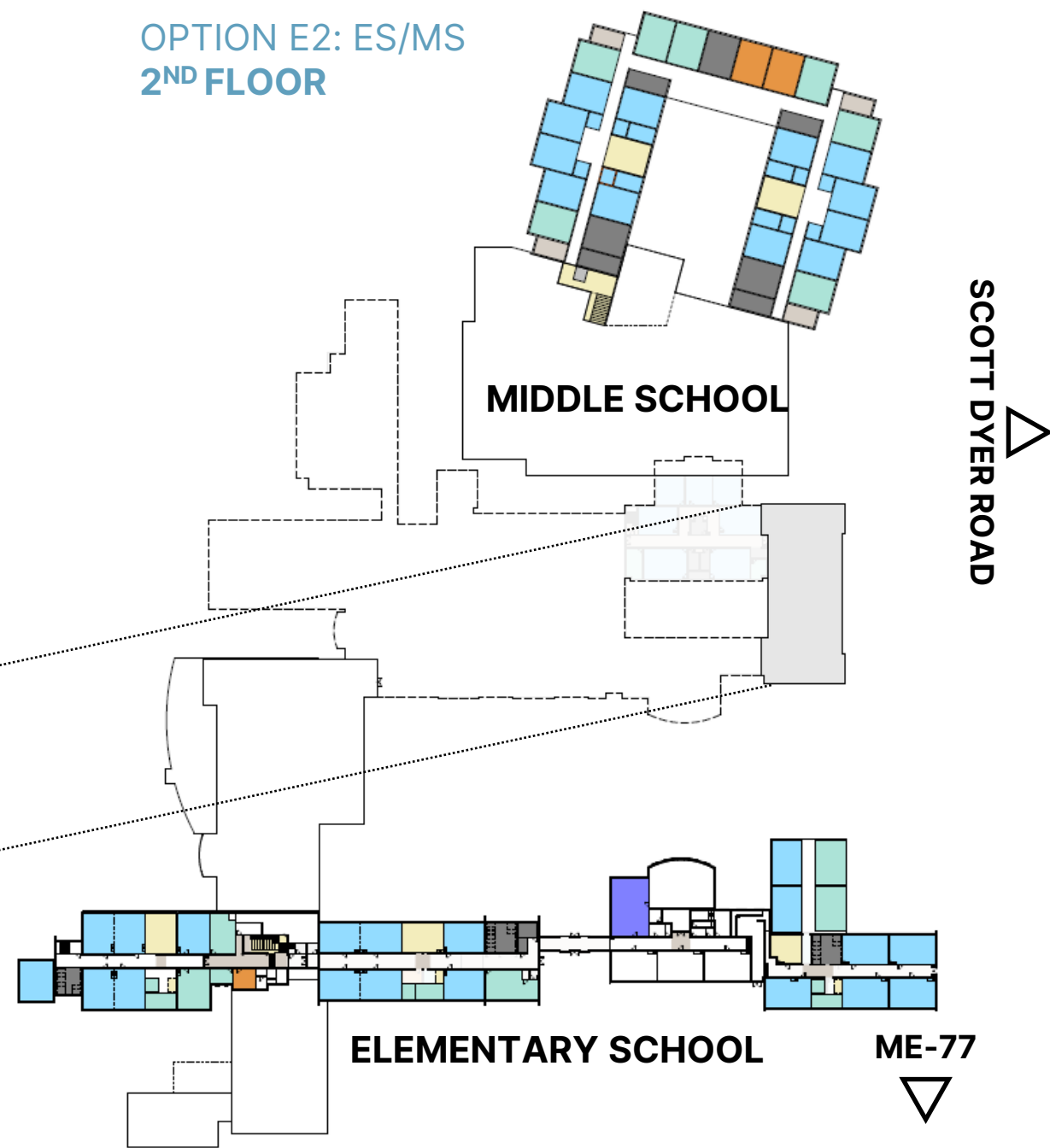
LEGEND

	ADMINISTRATIVE
	ATHLETICS
	AUXILIARY
	CLASSROOM
	EGRESS
	FINE ARTS
	KITCHEN/DINING
	SPECIAL SERVICES
	WAYFINDING

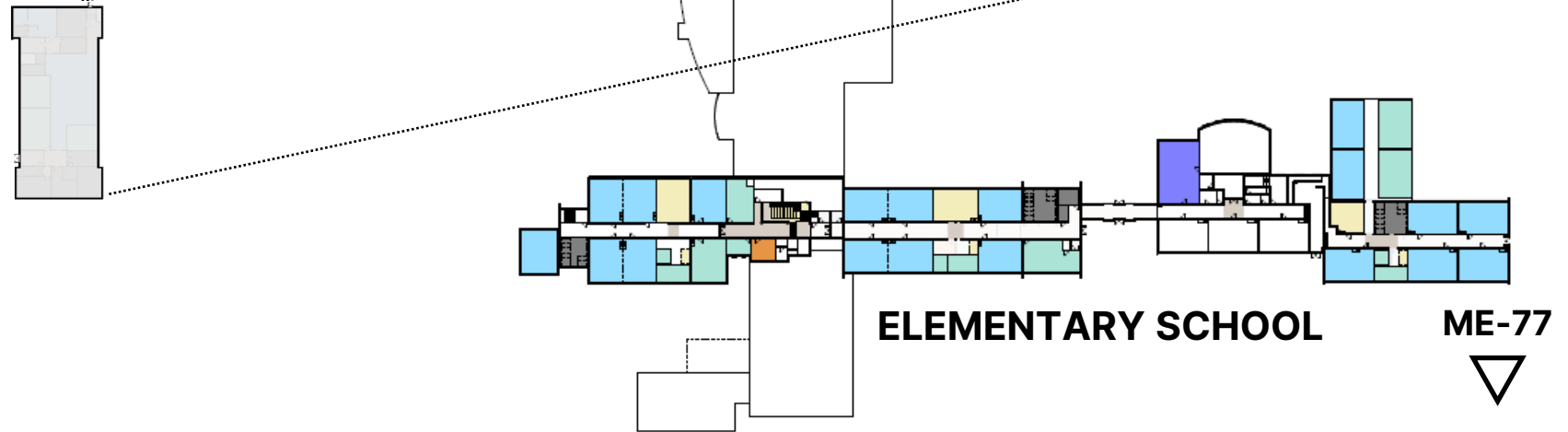
SUMMARY OF SCOPE:

- Addresses MS needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets ES classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to ES and site; builds a new MS and demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space
- Low end prioritizes new build at MS and less reno at ES. High end includes full building cooling for new school
- Combined parent drop off and queueing: net increase of 69

**OPTION E2: ES/MS
2ND FLOOR**







**OPTION E2 ES/MS
LOWER LEVEL**



HIGH SCHOOL



HS MAIN ENTRY

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  HS ADDITION

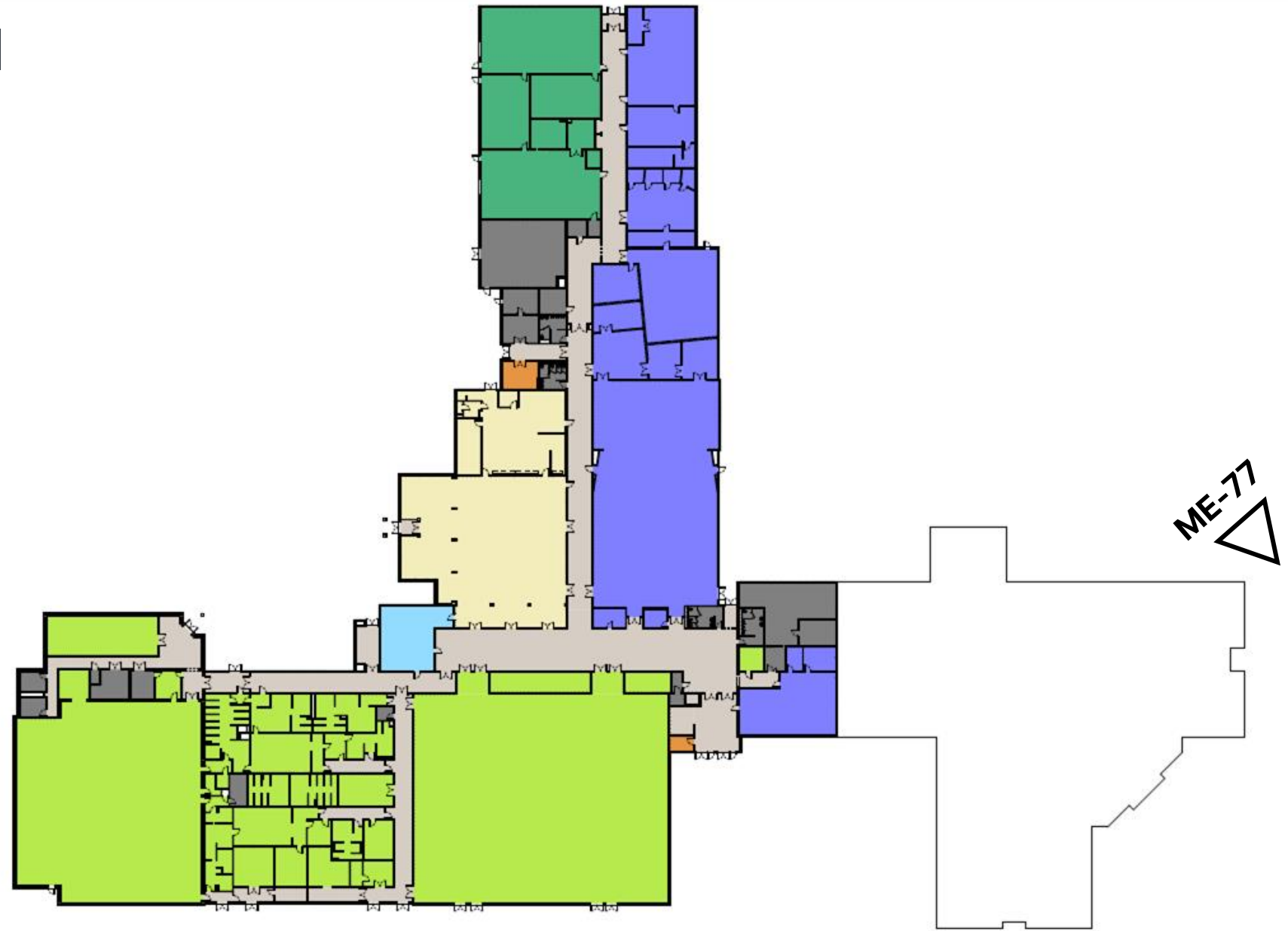


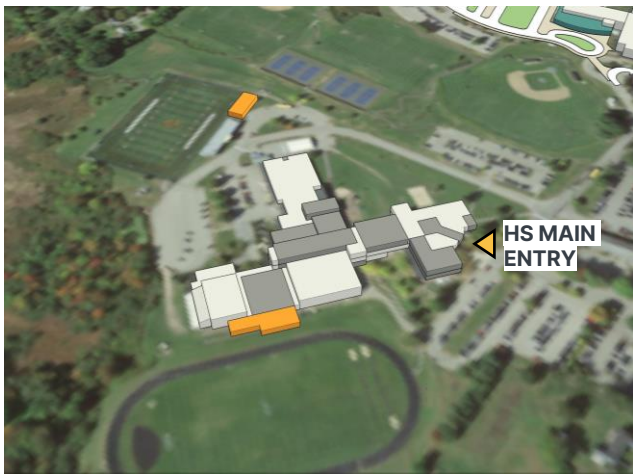
Existing High School

1ST FLOOR PLAN

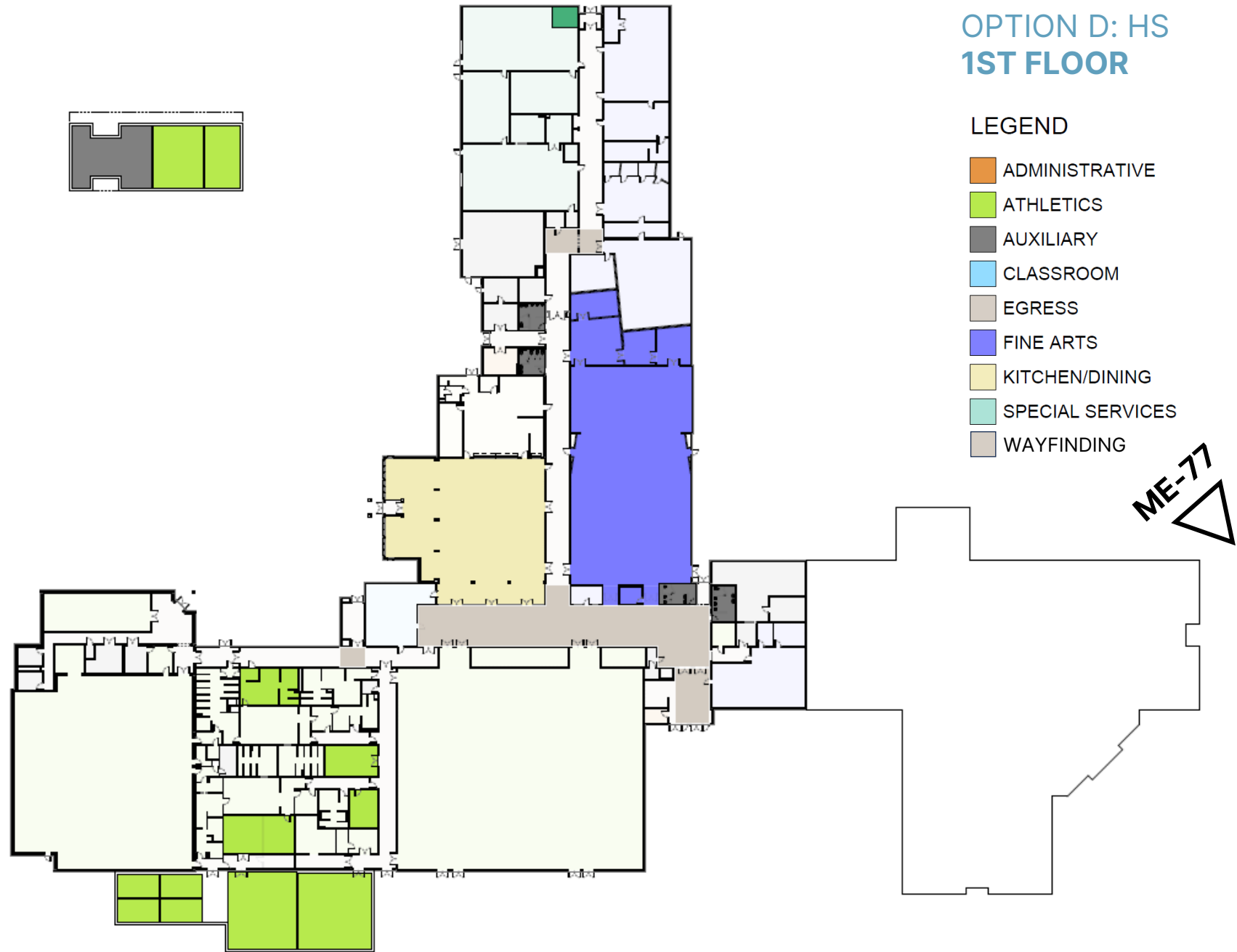
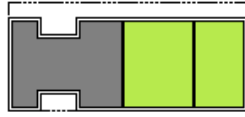
LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION



OPTION D: HS 1ST FLOOR

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

SUMMARY OF SCOPE:

- Addresses MS needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets ES classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to ES and site; builds a new MS and demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space
- Low end prioritizes new build at MS and less reno at ES. High end includes full building cooling for new school
- Combined parent drop off and queueing: net increase of 69

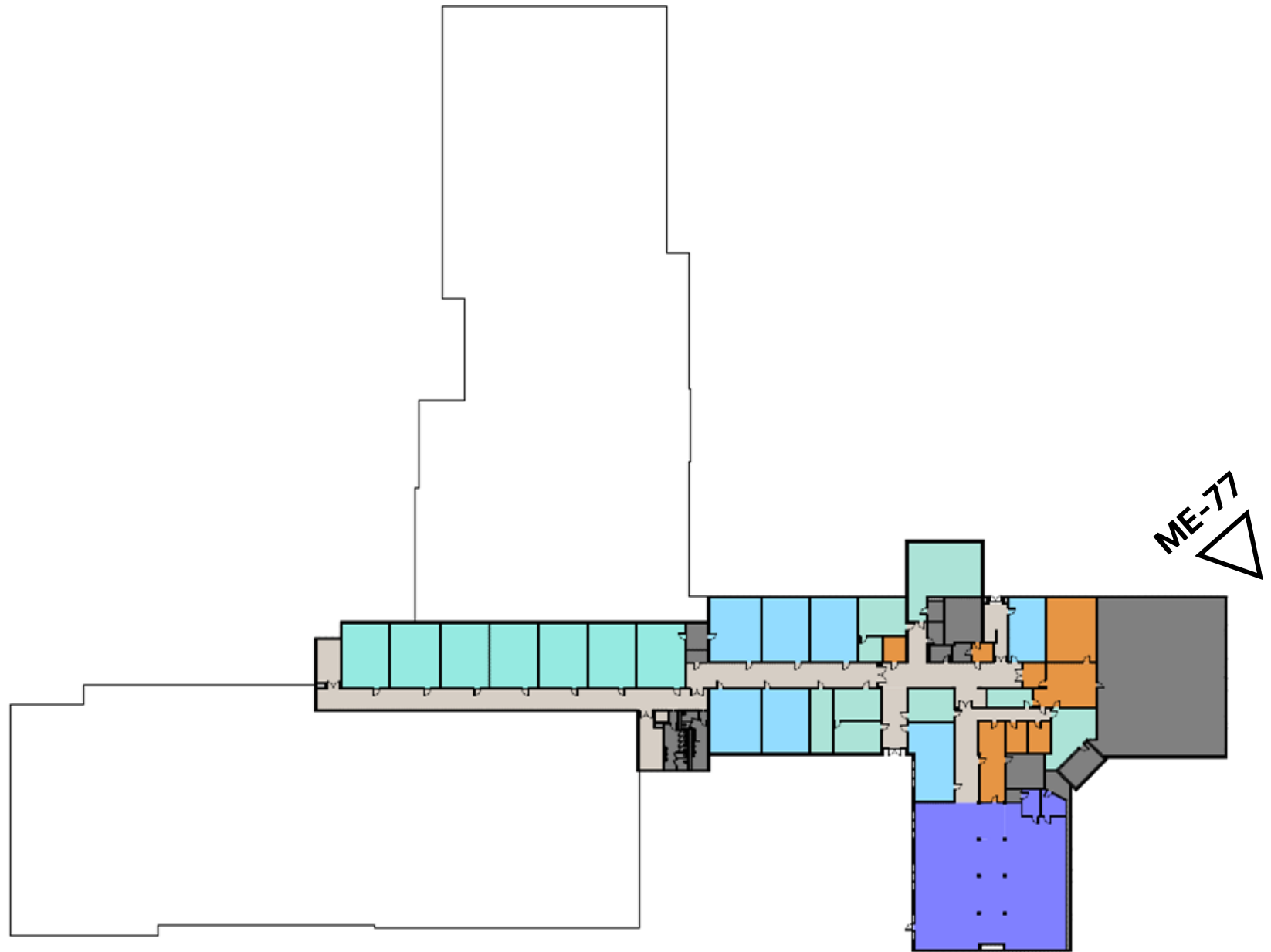


Existing High School

2ND FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

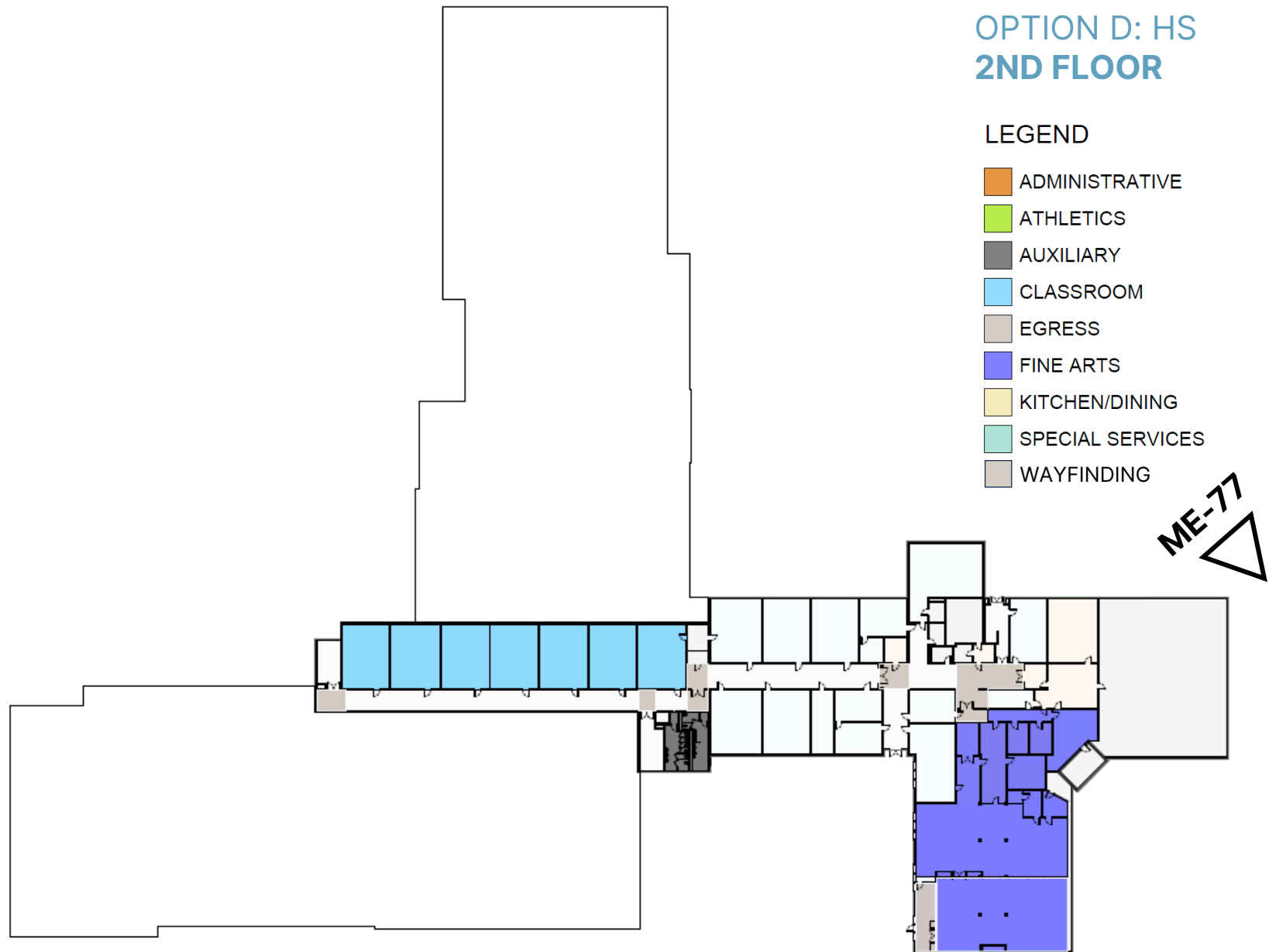




EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Addresses MS needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets ES classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to ES and site; builds a new MS and demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space
- Low end prioritizes new build at MS and less reno at ES. High end includes full building cooling for new school
- Combined parent drop off and queueing: net increase of 69



OPTION D: HS
2ND FLOOR

LEGEND

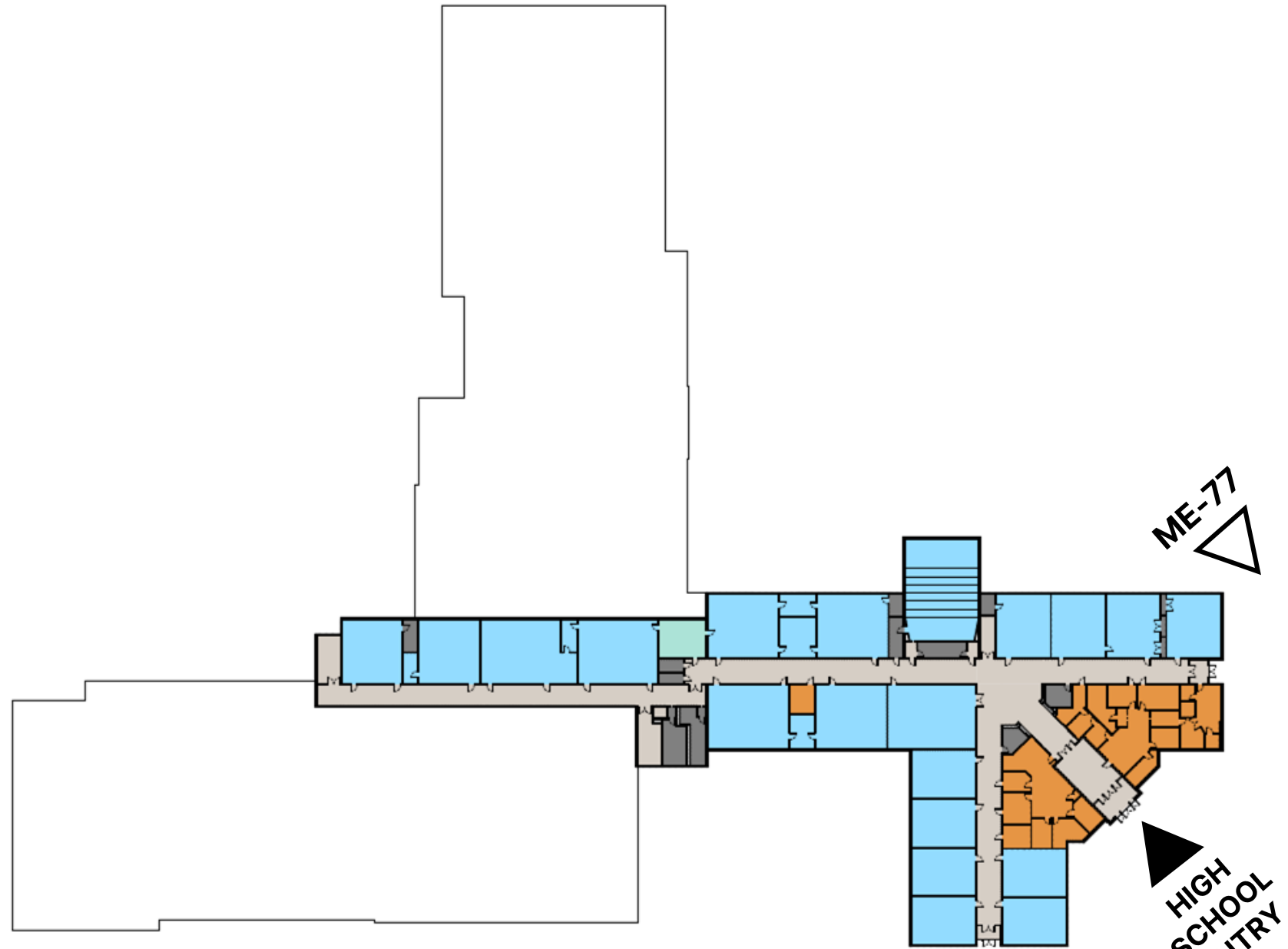
ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

Existing High School

3RD FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

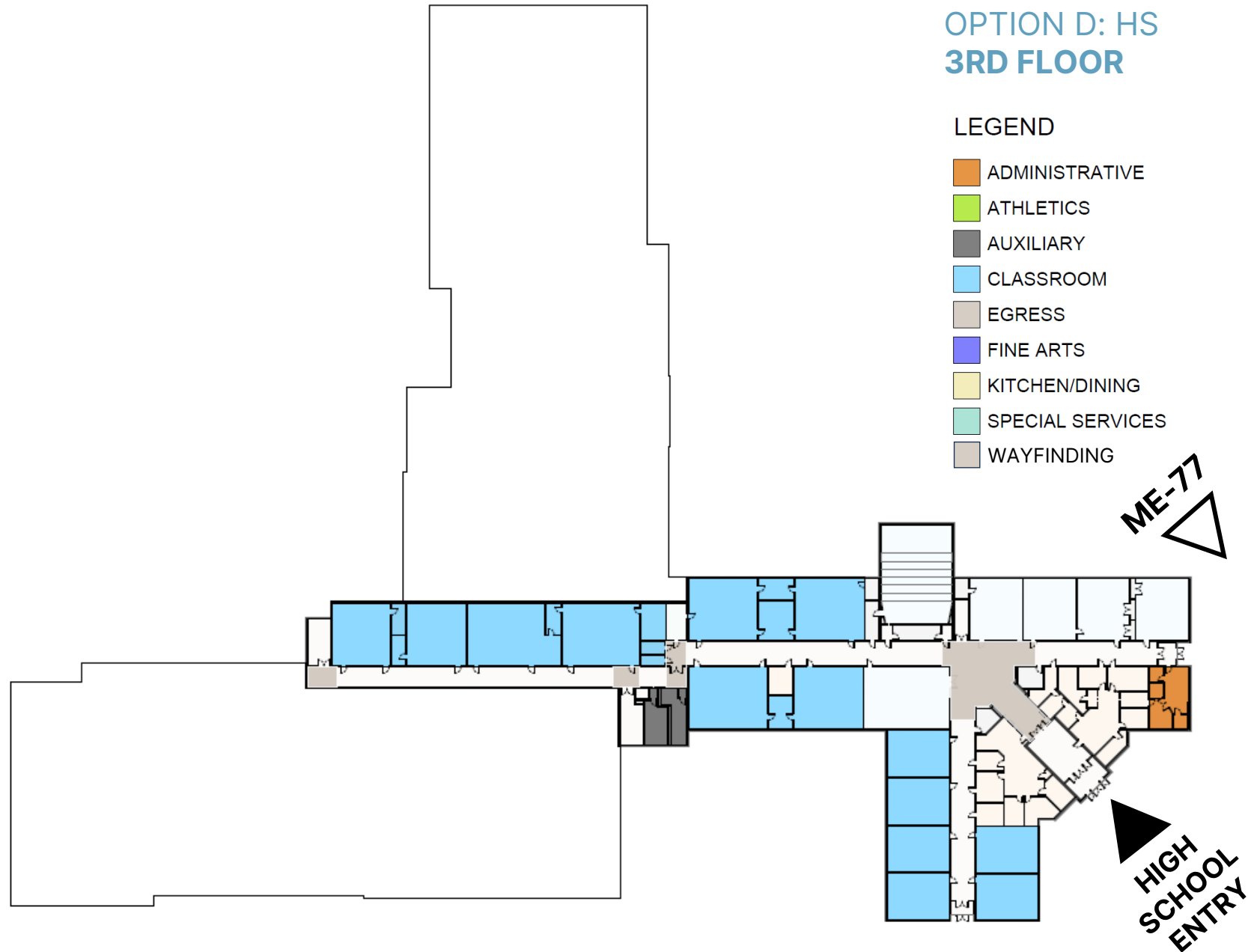
SUMMARY OF SCOPE:

- Addresses MS needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets ES classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to ES and site; builds a new MS and demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space
- Low end prioritizes new build at MS and less reno at ES. High end includes full building cooling for new school
- Combined parent drop off and queueing: net increase of 69

**OPTION D: HS
3RD FLOOR**

LEGEND

	ADMINISTRATIVE
	ATHLETICS
	AUXILIARY
	CLASSROOM
	EGRESS
	FINE ARTS
	KITCHEN/DINING
	SPECIAL SERVICES
	WAYFINDING





ELEMENTARY SCHOOL

“NEW ES”

ELEMENTARY SCHOOL ENTRY

MIDDLE SCHOOL

MIDDLE SCHOOL ENTRY

HIGH SCHOOL

HIGH SCHOOL ENTRY

77 / OCEAN HOUSE ROAD

SCOTT DYER ROAD

LWCF

LWCF

LWCF

REPAIR

EFFICIENCY UPGRADES

SECURITY IMPROVEMENTS

HEALTHY BUILDING/SYSTEMS

CAFETERIA IMPROVEMENTS

RIGHT SIZE/FUNCTIONAL NEEDS

GATHERING & COLLABORATION HUBS

AGILE/FLEXIBLE CLASSROOMS

LAYOUT MODIFICATION

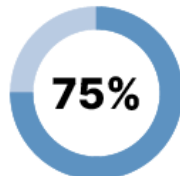
OUTDOOR LEARNING & PLAY

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN

PRIORITIZED NEEDS



75%

VALUE



EDUCATIONAL GOALS



ENERGY EFFICIENT



21 YRS

AVG BLDG LIFESPAN



STUDENT DISRUPTION

ESTIMATED ROUGH ORDER OF MAGNITUDE COST

\$115M - \$164M

EXISTING BUILDING

DEMOLITION

RENOVATION

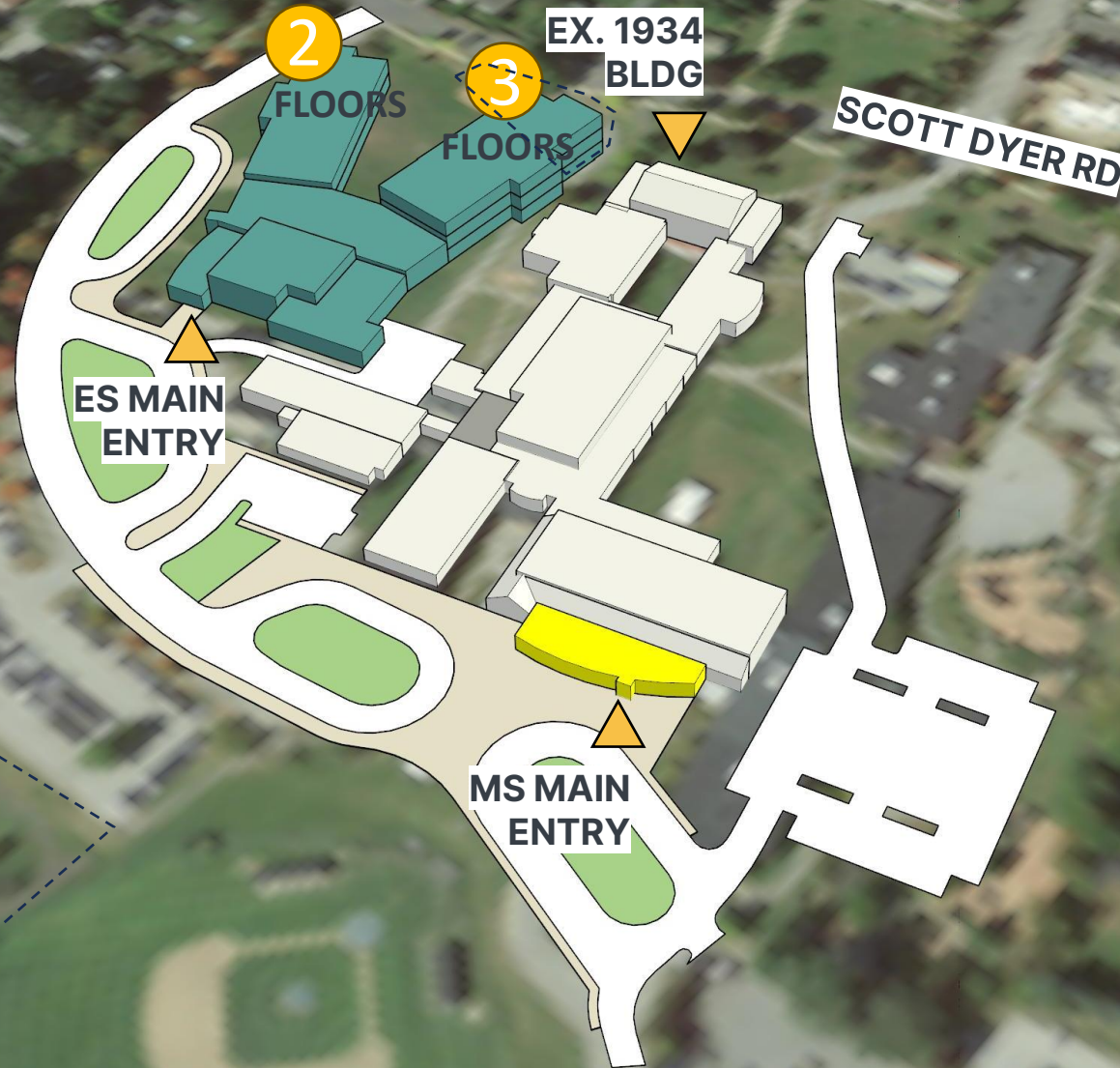
HS ADDITION






MS ADDITION

ES ADDITION

Harriman

ELEMENTARY SCHOOL & MIDDLE SCHOOL



-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  MS ADDITION
-  ES ADDITION



"NEW ES" | ELEMENTARY / MIDDLE SCHOOL

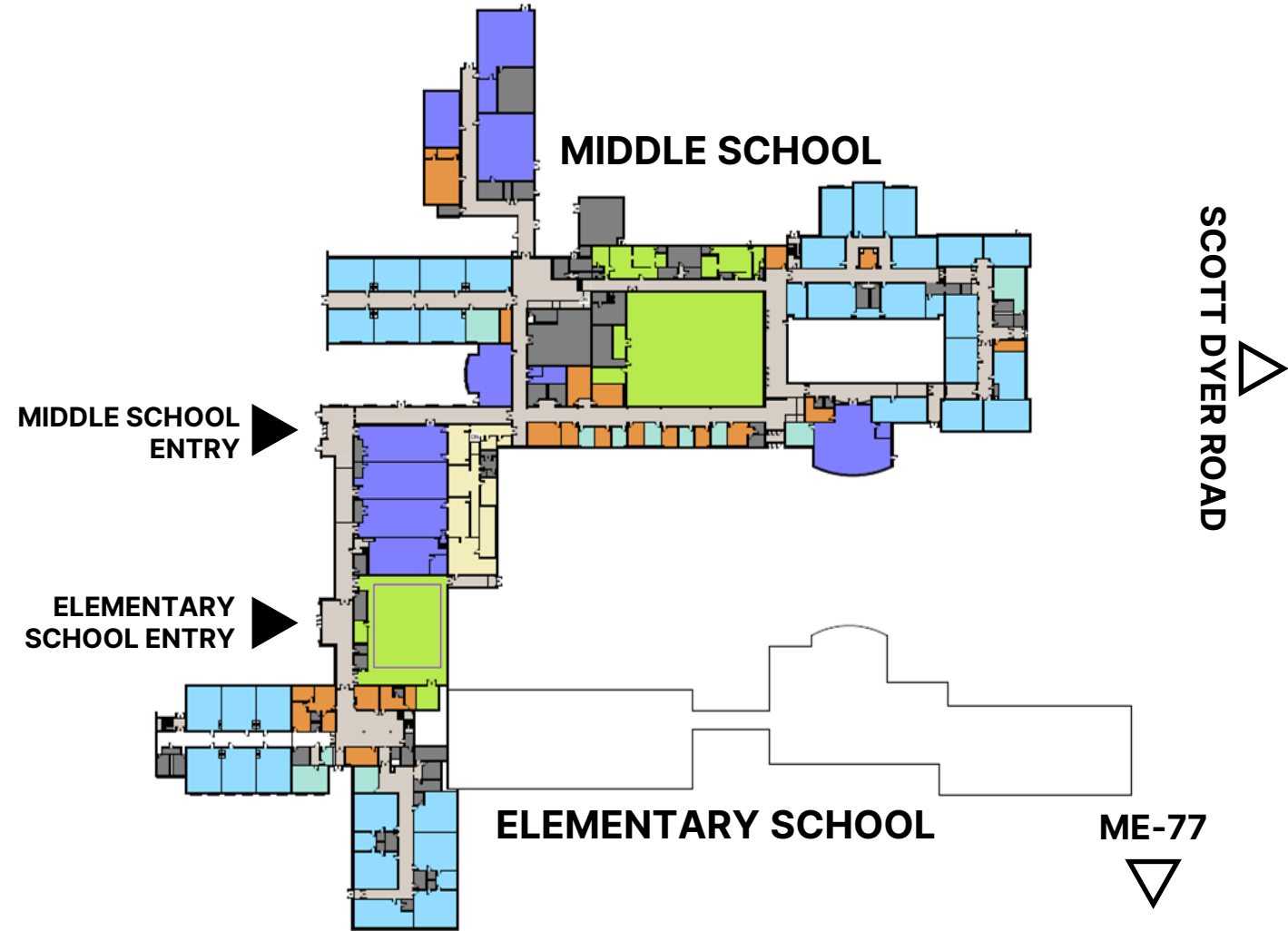
Harriman

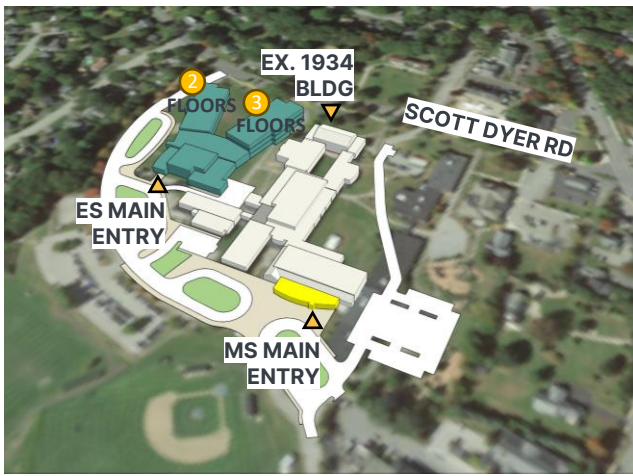
Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

SUMMARY OF SCOPE:

- Addresses ES needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets MS classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to MS and site; builds a new ES and then demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space.
- Low end prioritizes new build at ES and less reno at MS. High end included full building cooling for new school
- Combined parent drop off and queuing: net increase of 47

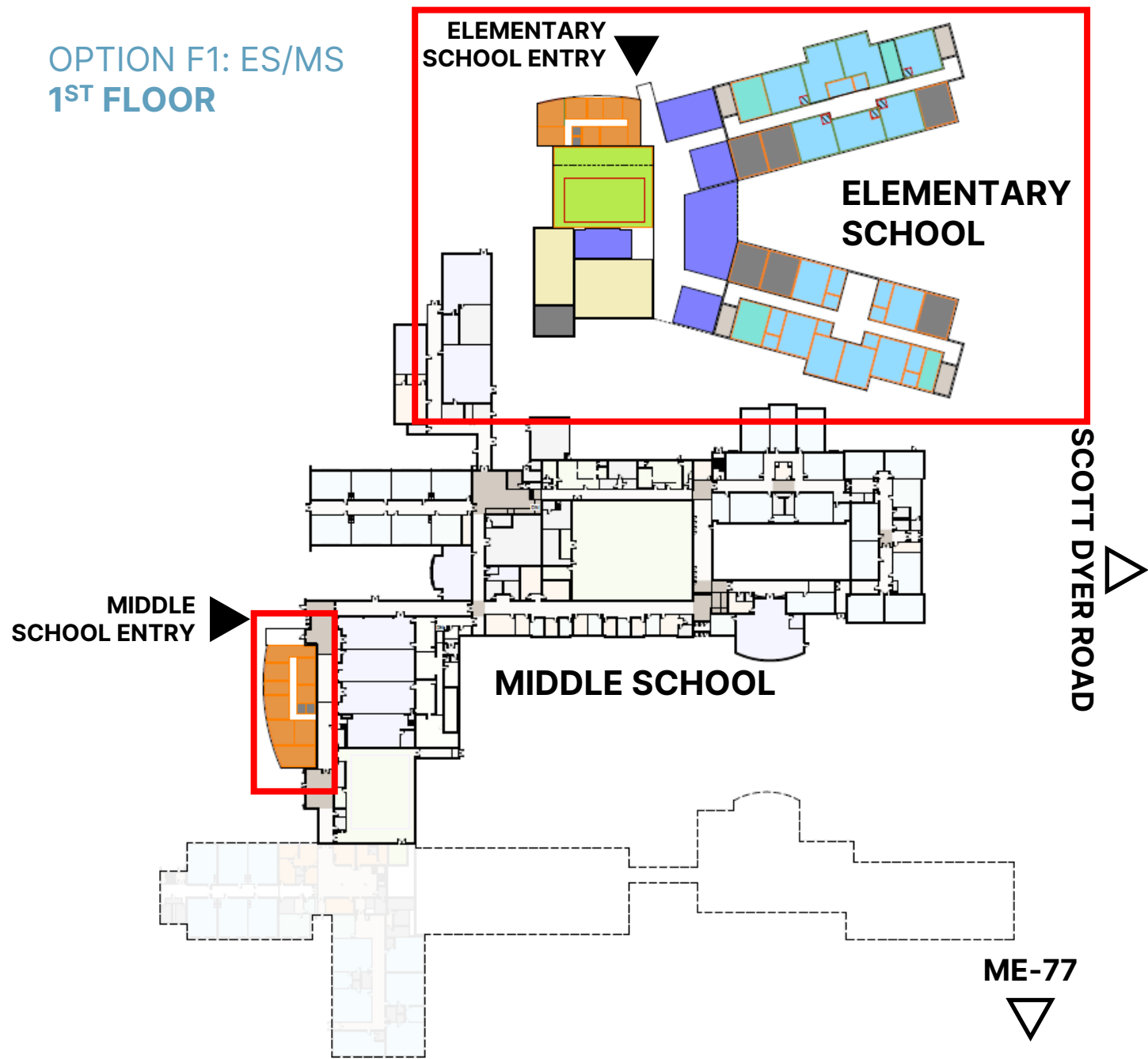


“NEW ES” | ELEMENTARY / MIDDLE SCHOOL

**OPTION F1: ES/MS
1ST FLOOR**

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING



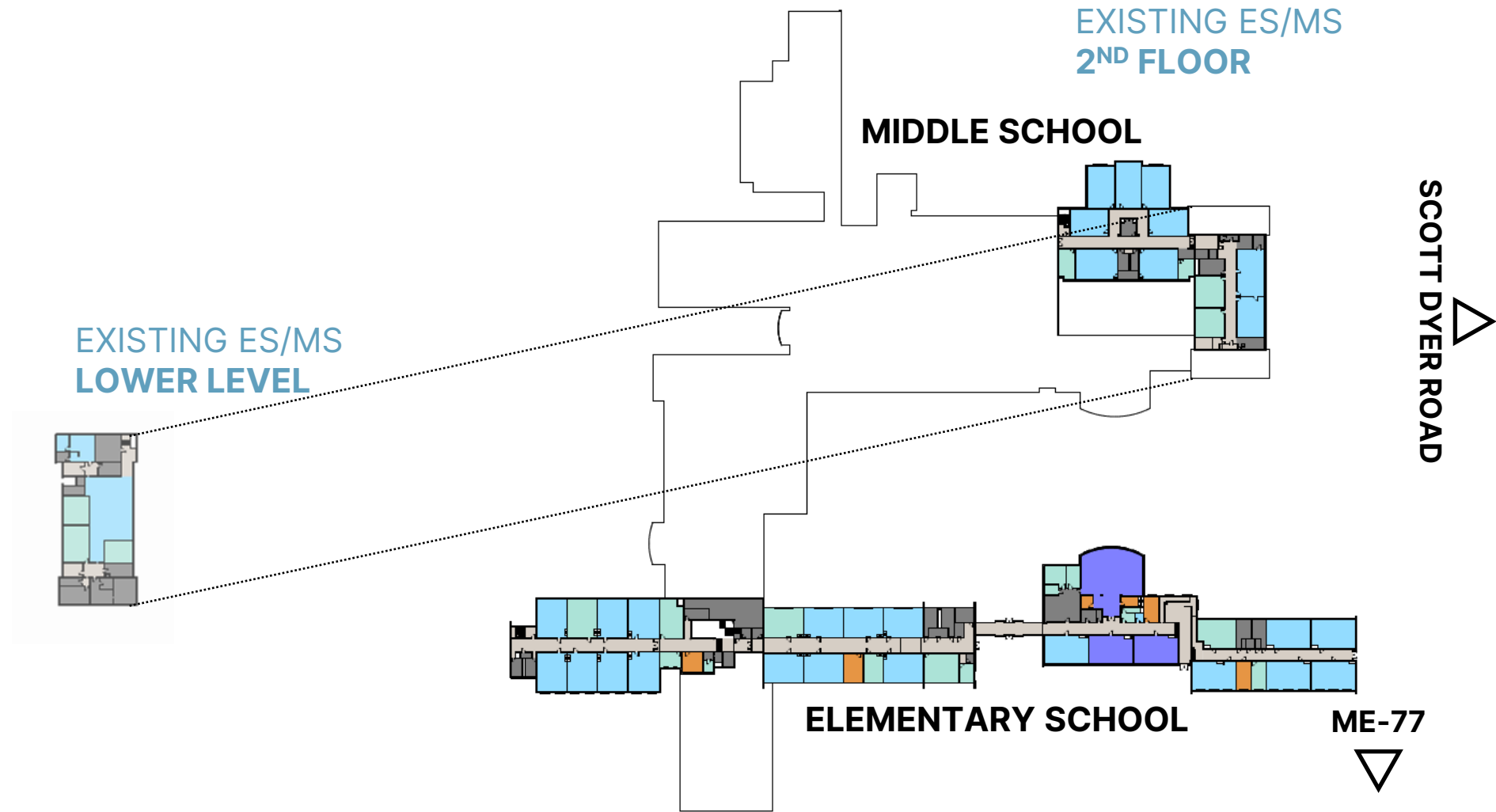
ME-77

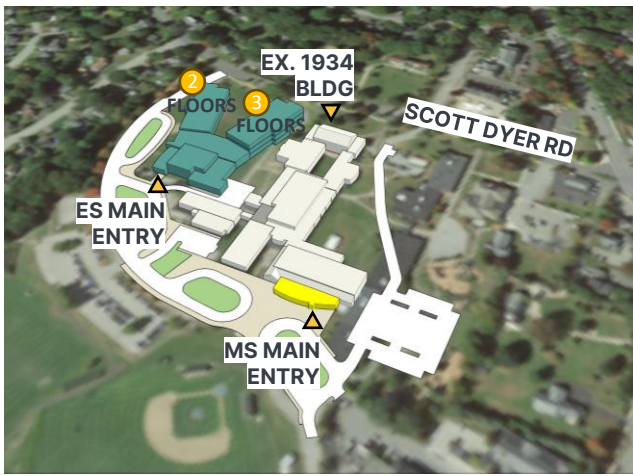
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES



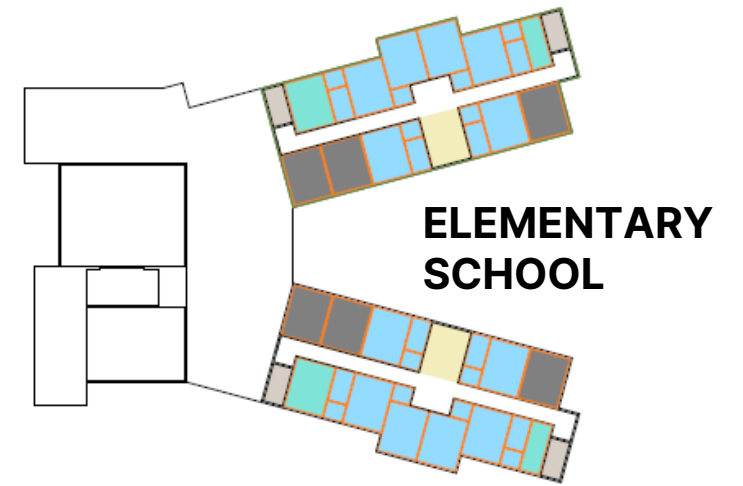


EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

OPTION F1: ES/MS 2ND FLOOR



SCOTT DYER ROAD

OPTION F1 ES/MS LOWER LEVEL



MIDDLE SCHOOL

ME-77

SUMMARY OF SCOPE:

- Addresses ES needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets MS classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to MS and site; builds a new ES and then demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space.
- Low end prioritizes new build at ES and less reno at MS. High end included full building cooling for new school
- Combined parent drop off and queuing: net increase of 47



“NEW ES” | ELEMENTARY / MIDDLE SCHOOL

Harriman



ELEMENTARY SCHOOL

“NEW ES”

ELEMENTARY SCHOOL ENTRY

MIDDLE SCHOOL ENTRY

MIDDLE SCHOOL

HIGH SCHOOL

HIGH SCHOOL ENTRY



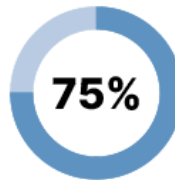
REPAIR

- EFFICIENCY UPGRADES
- SECURITY IMPROVEMENTS
- HEALTHY BUILDING/SYSTEMS
- CAFETERIA IMPROVEMENTS
- RIGHT SIZE/FUNCTIONAL NEEDS
- GATHERING & COLLABORATION HUBS
- AGILE/FLEXIBLE CLASSROOMS
- LAYOUT MODIFICATION
- OUTDOOR LEARNING & PLAY

PRIORITIZED NEEDS



- NEW ELEMENTARY SCHOOL
- NEW MIDDLE SCHOOL
- MASTER PLAN



VALUE



EDUCATIONAL GOALS



ENERGY EFFICIENT



AVG BLDG LIFESPAN



STUDENT DISRUPTION

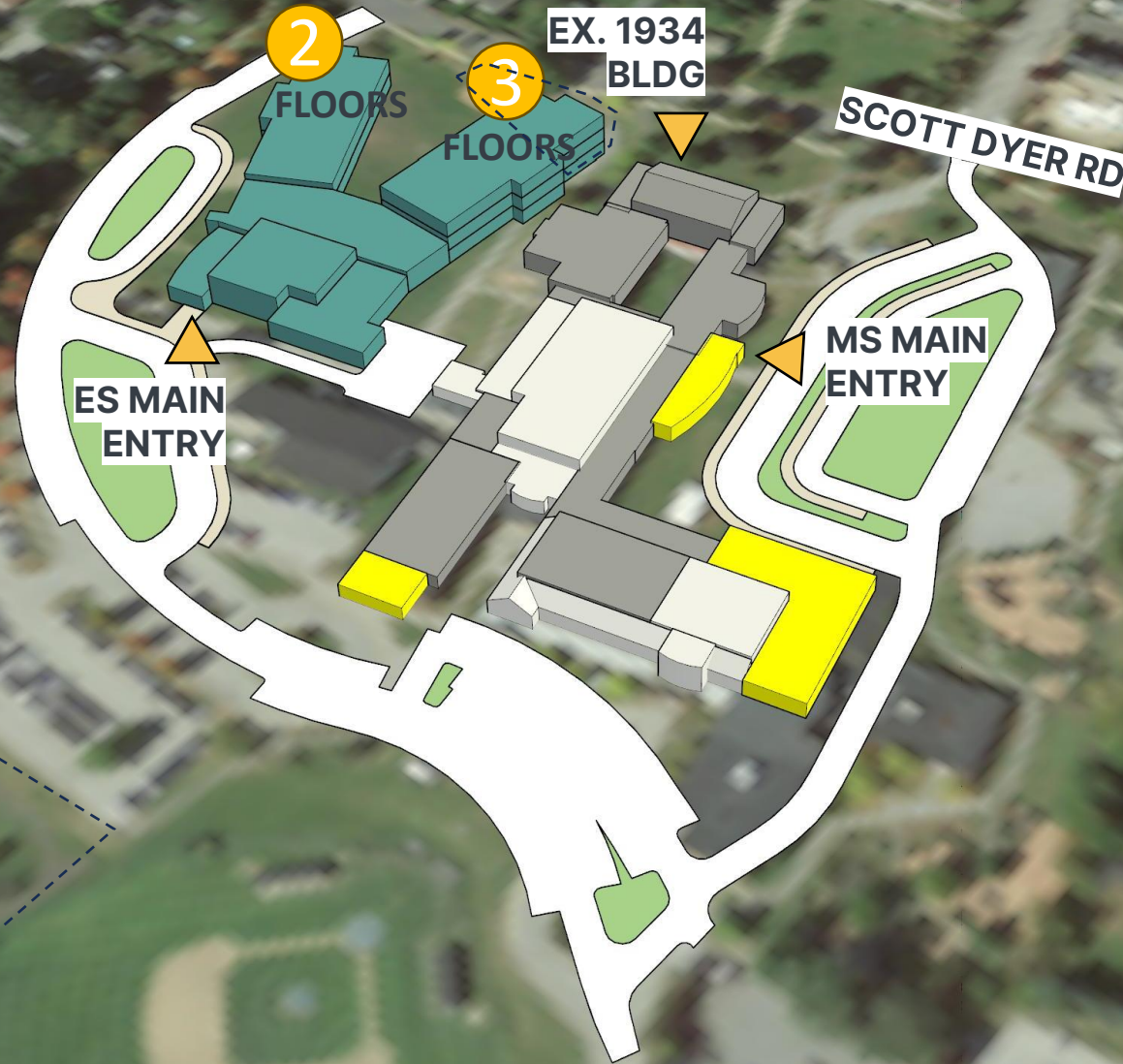
ESTIMATED ROUGH ORDER OF MAGNITUDE COST

\$115M - \$164M

- EXISTING BUILDING
- DEMOLITION
- RENOVATION
- HS ADDITION
- MS ADDITION
- ES ADDITION

Harriman

ELEMENTARY SCHOOL & MIDDLE SCHOOL



- EXISTING BUILDING
- DEMOLITION
- RENOVATION
- MS ADDITION
- ES ADDITION



"NEW ES" | ELEMENTARY / MIDDLE SCHOOL

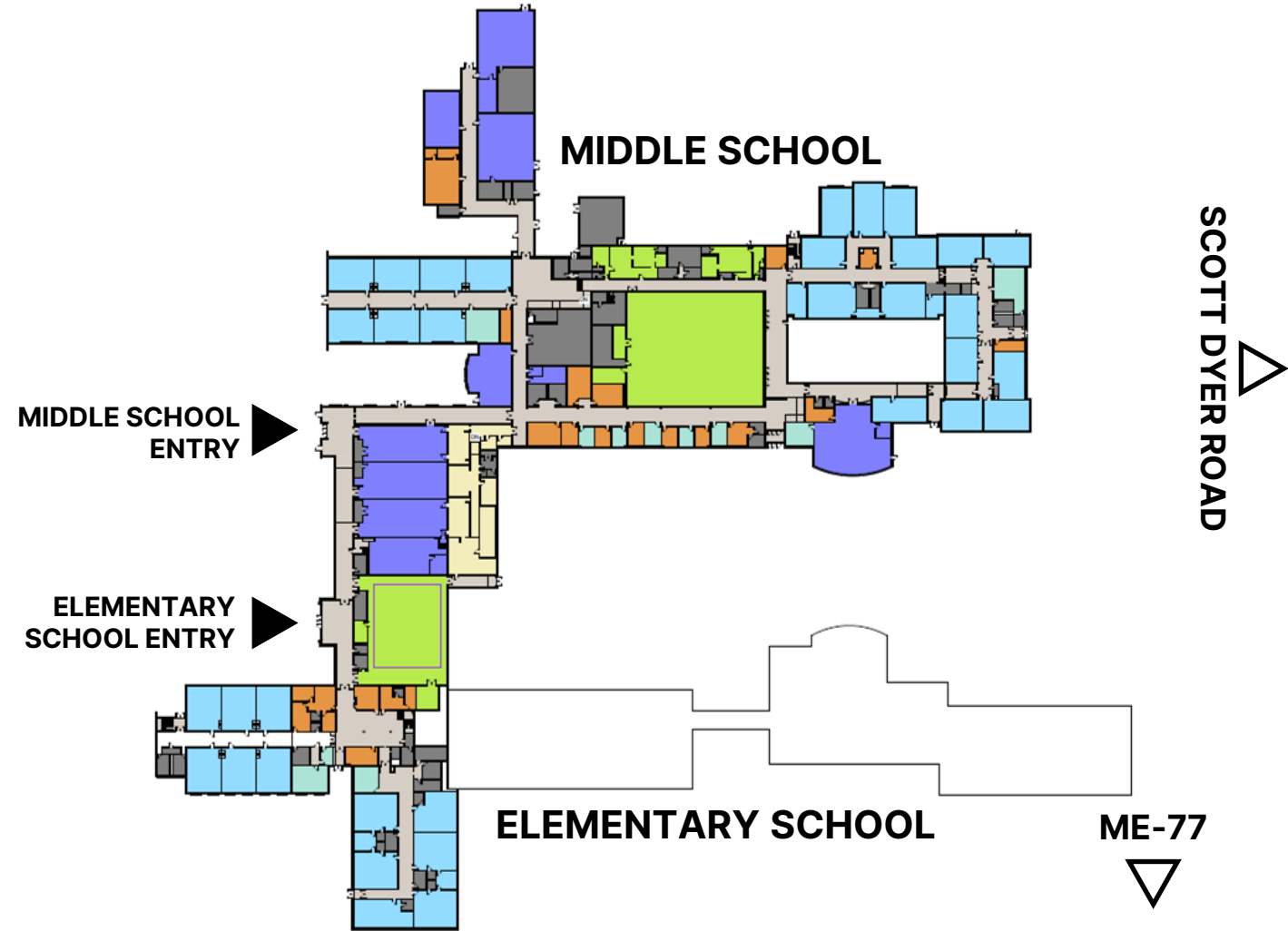
Harriman

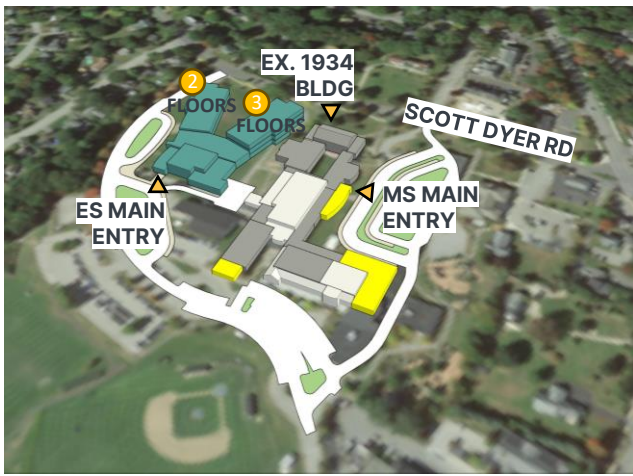
Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

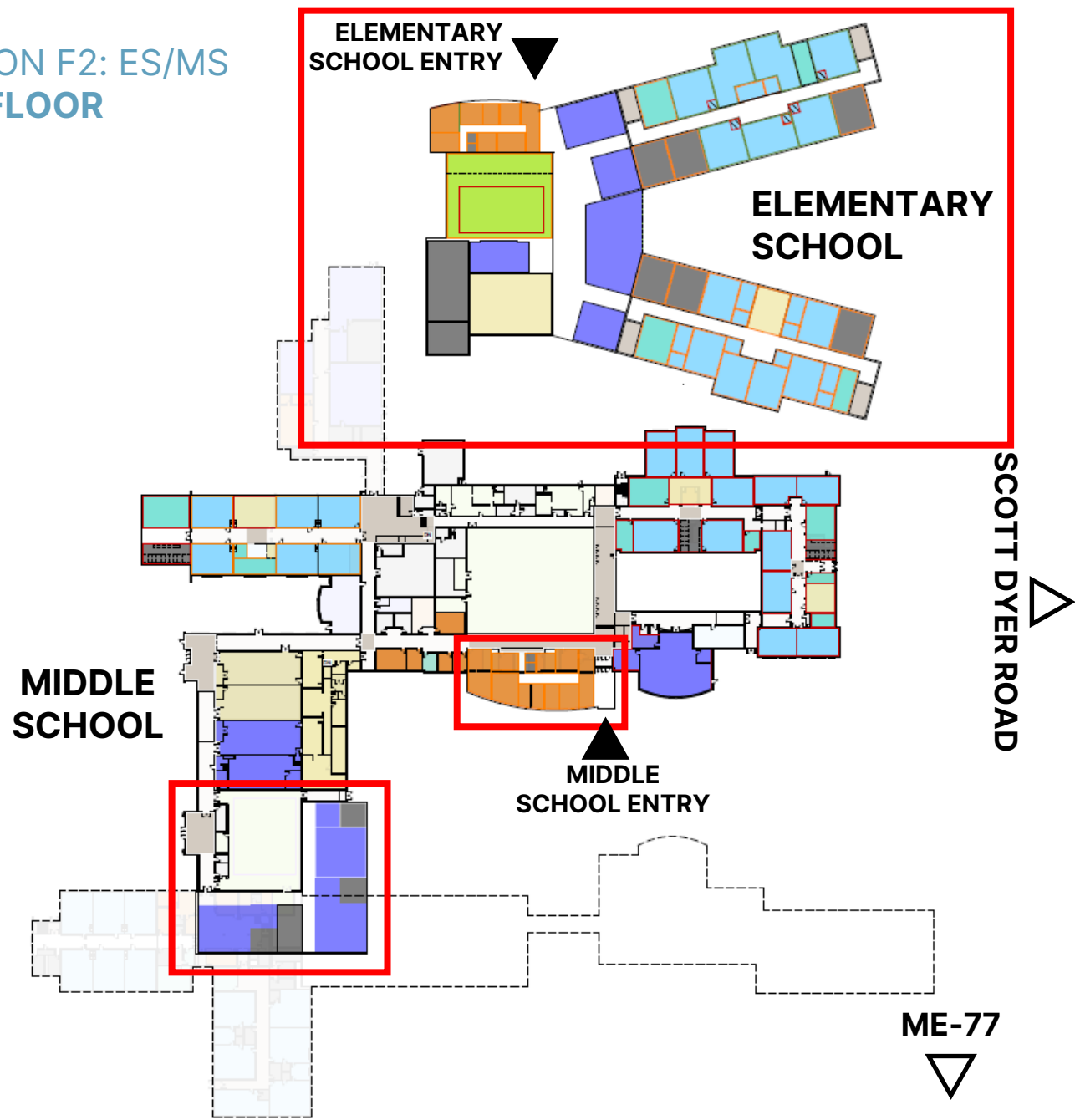
SUMMARY OF SCOPE:

- Addresses ES needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets MS classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to MS and site; builds a new ES and then demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space.
- Low end prioritizes new build at ES and less reno at MS. High end included full building cooling for new school
- Combined parent drop off and queuing: net increase of 47

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

**OPTION F2: ES/MS
1ST FLOOR**

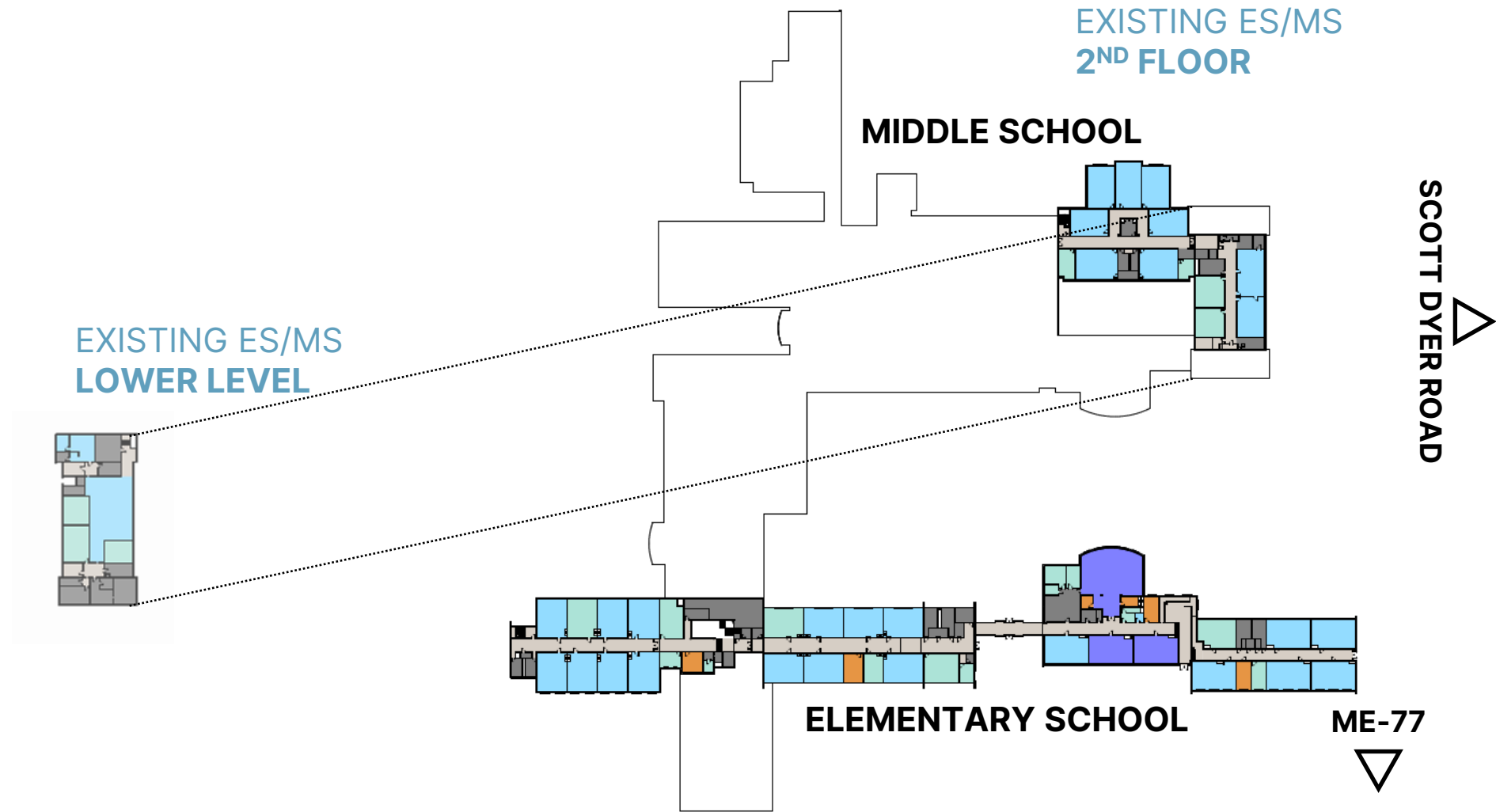


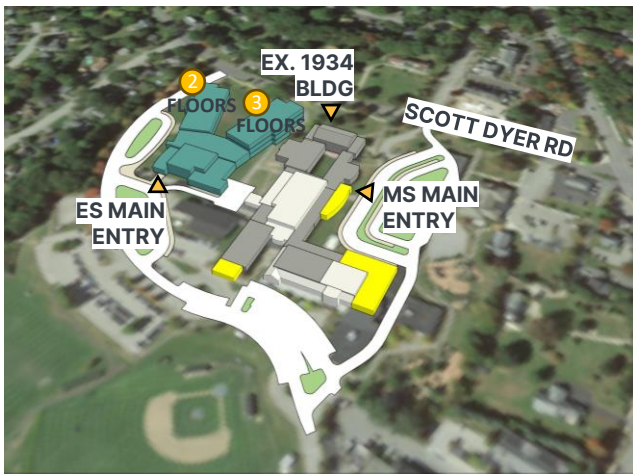
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES



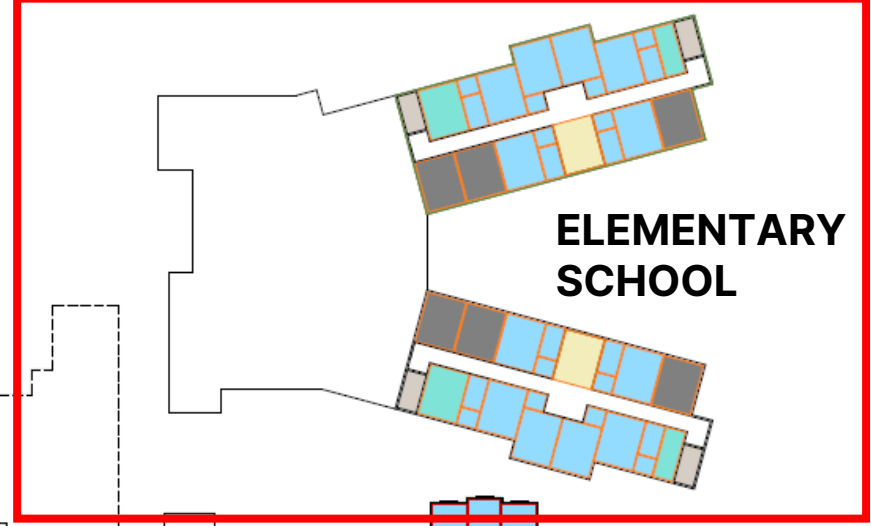


	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

LEGEND

	ADMINISTRATIVE
	ATHLETICS
	AUXILIARY
	CLASSROOM
	EGRESS
	FINE ARTS
	KITCHEN/DINING
	SPECIAL SERVICES
	WAYFINDING

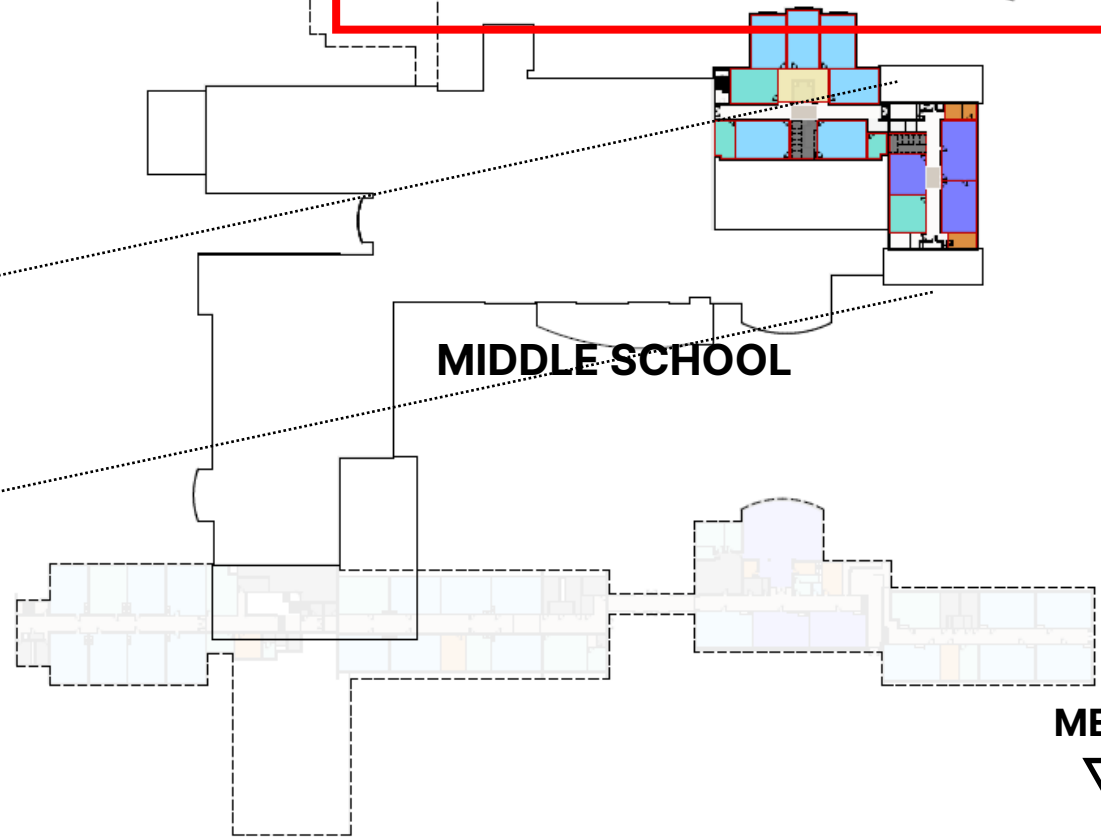
**OPTION F2: ES/MS
2ND FLOOR**



ELEMENTARY SCHOOL

SCOTT DYER ROAD

**OPTION F1 ES/MS
LOWER LEVEL**



MIDDLE SCHOOL

ME-77

SUMMARY OF SCOPE:

- Addresses ES needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets MS classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to MS and site; builds a new ES and then demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space.
- Low end prioritizes new build at ES and less reno at MS. High end included full building cooling for new school
- Combined parent drop off and queuing: net increase of 47







“NEW ES” | ELEMENTARY / MIDDLE SCHOOL

Harriman

HIGH SCHOOL



HS MAIN ENTRY

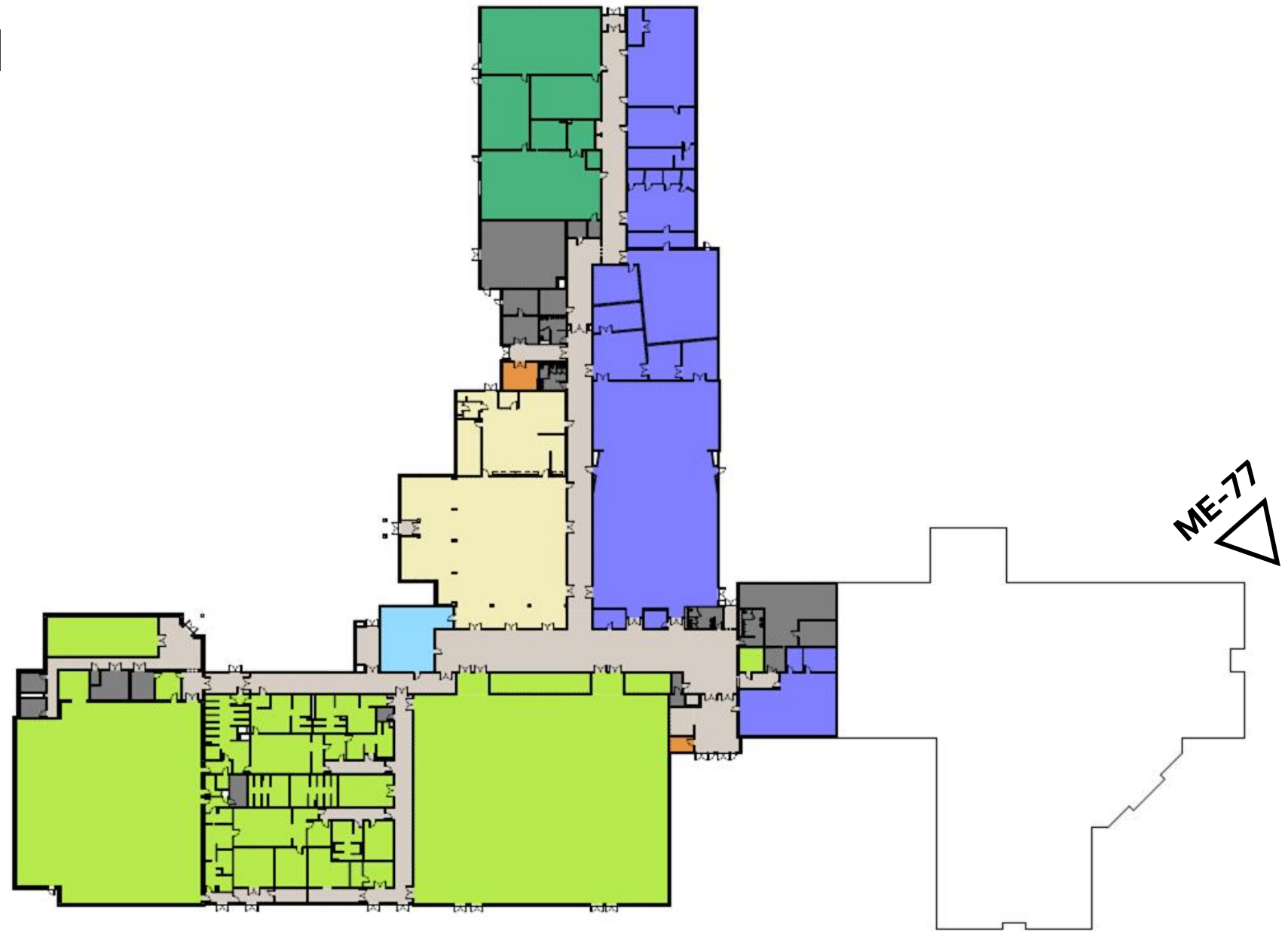
-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  HS ADDITION

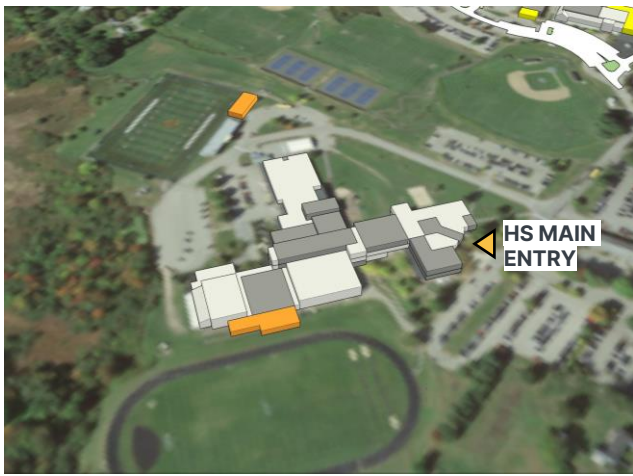
Existing High School

1ST FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

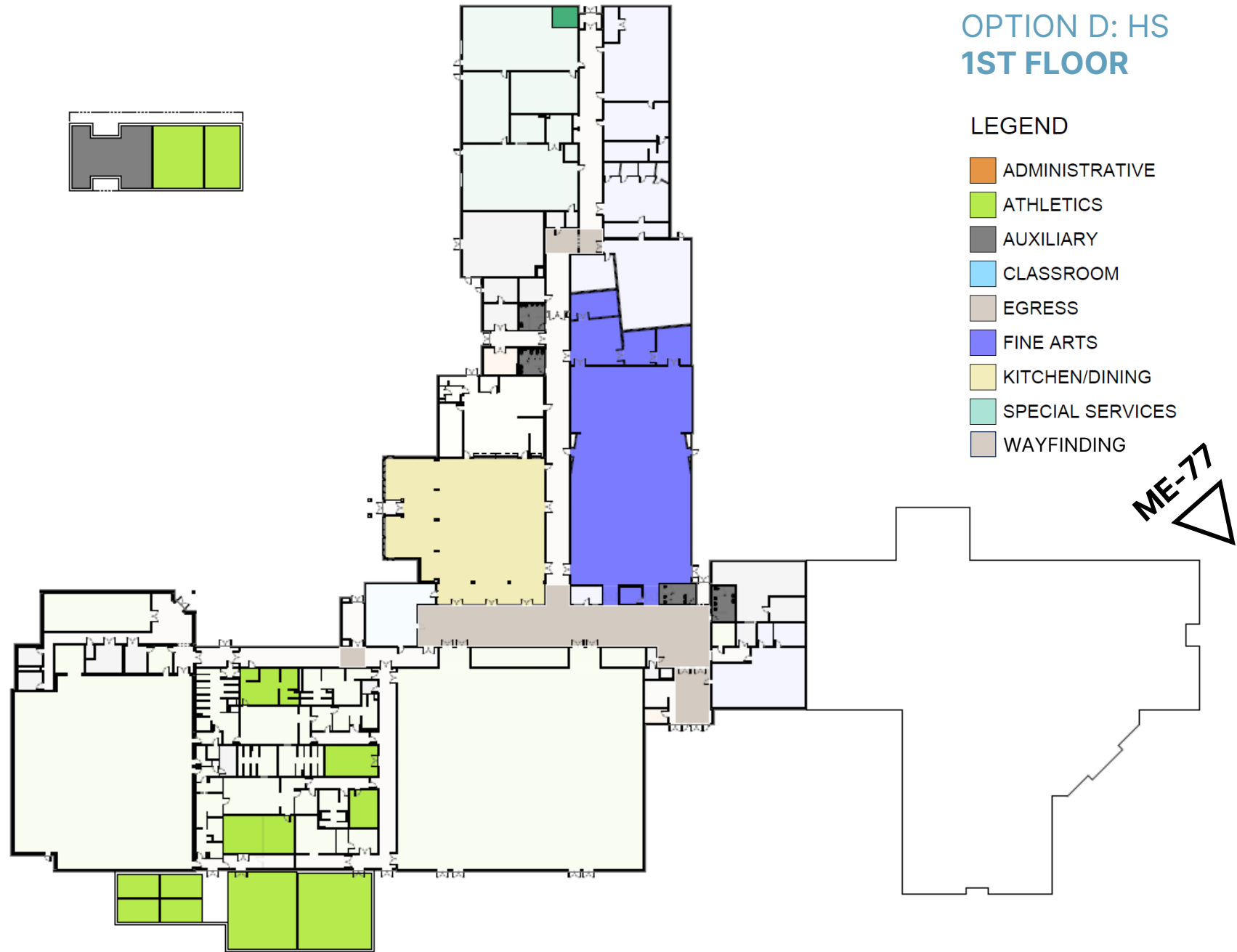
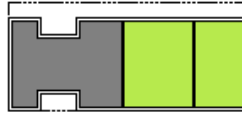




- EXISTING BUILDING
- HS ADDITION
- DEMOLITION
- MS ADDITION
- RENOVATION
- ES ADDITION

SUMMARY OF SCOPE:

- Addresses ES needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets MS classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to MS and site; builds a new ES and then demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space.
- Low end prioritizes new build at ES and less reno at MS. High end included full building cooling for new school
- Combined parent drop off and queueing: net increase of 47



**OPTION D: HS
1ST FLOOR**

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES
- WAYFINDING

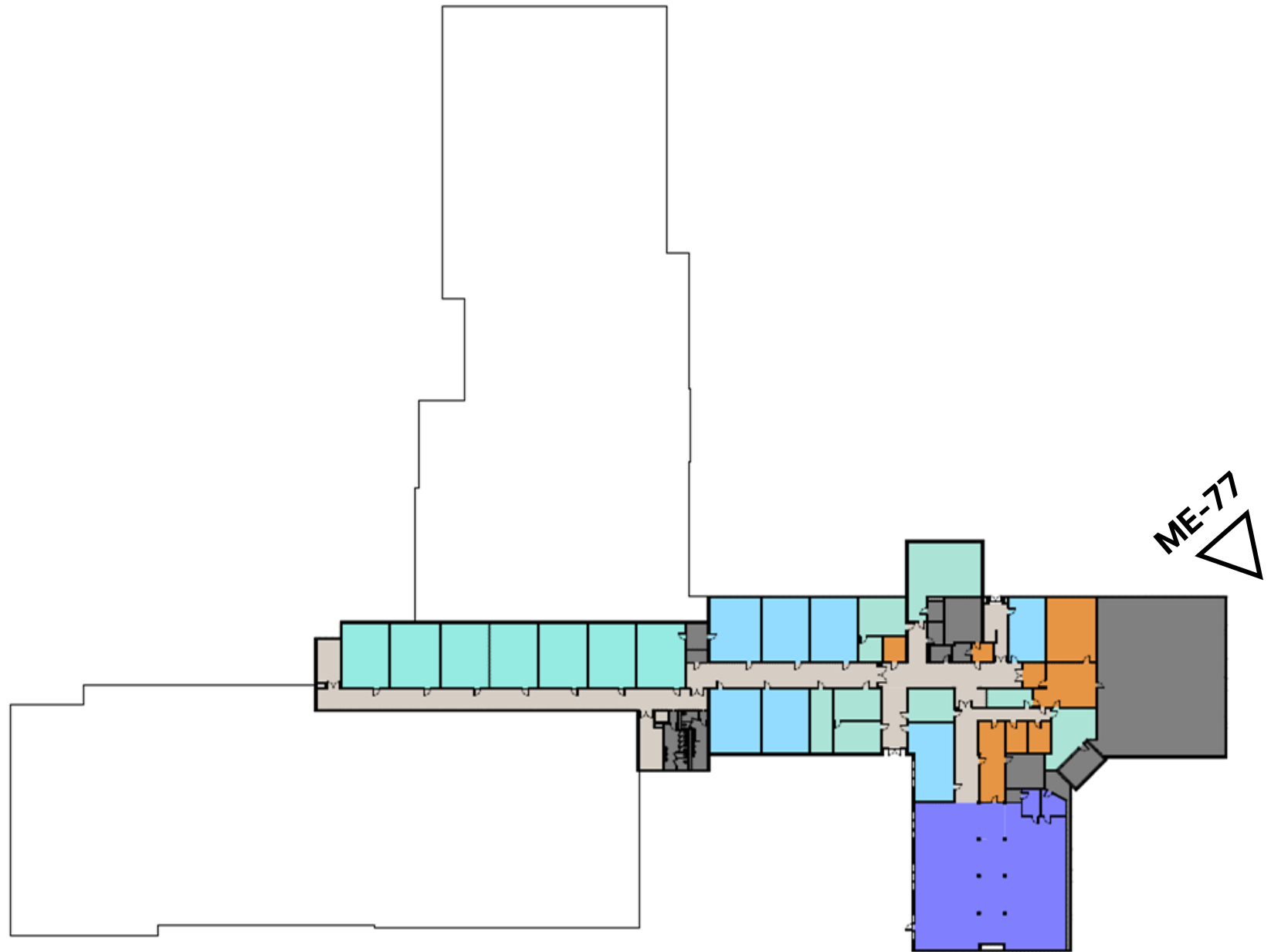


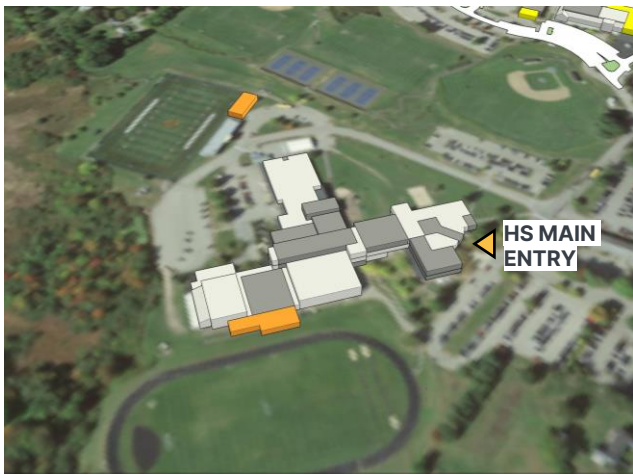
Existing High School

2ND FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

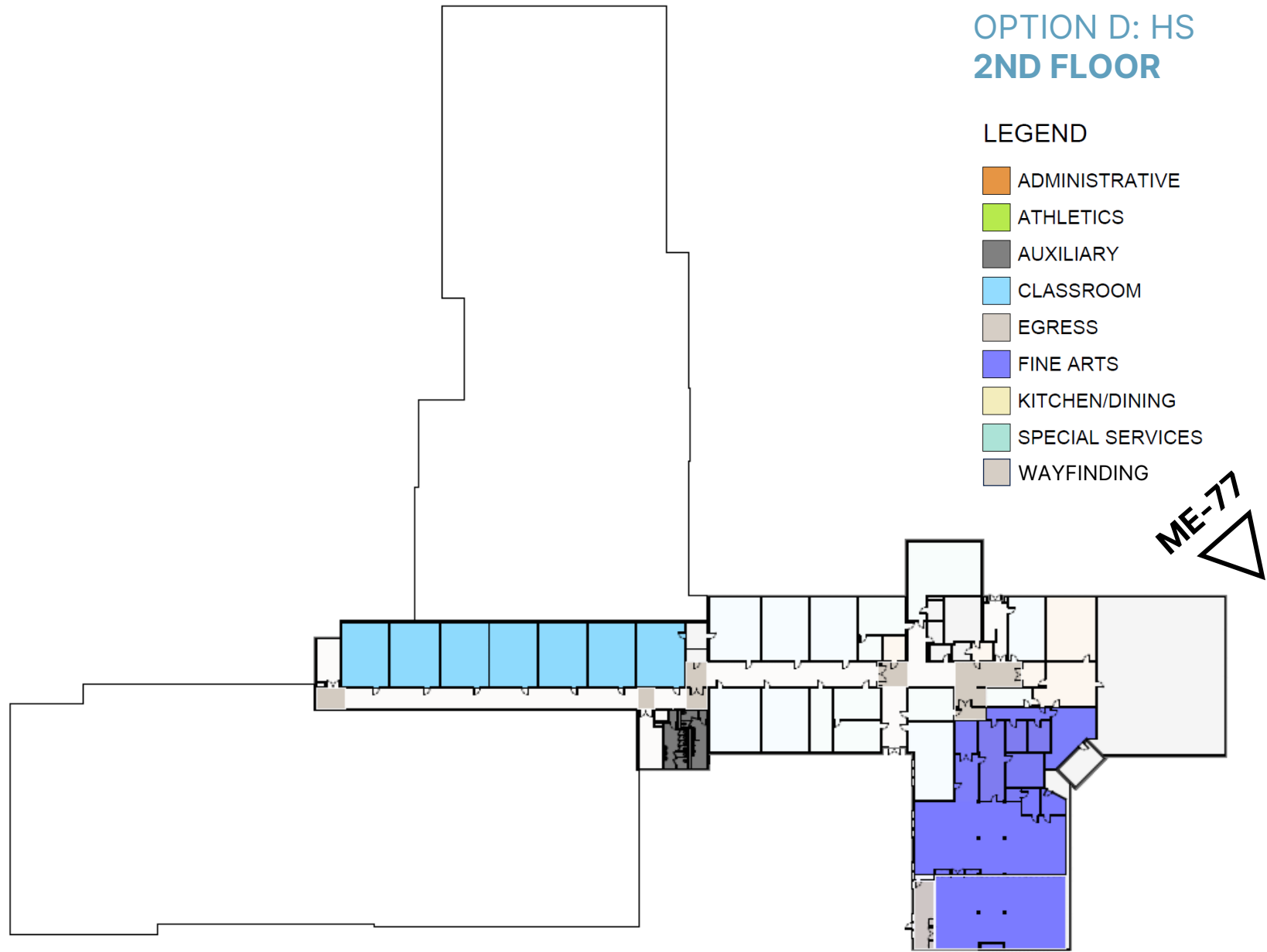
SUMMARY OF SCOPE:

- Addresses ES needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets MS classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to MS and site; builds a new ES and then demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space.
- Low end prioritizes new build at ES and less reno at MS. High end included full building cooling for new school
- Combined parent drop off and queueing: net increase of 47

**OPTION D: HS
2ND FLOOR**

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

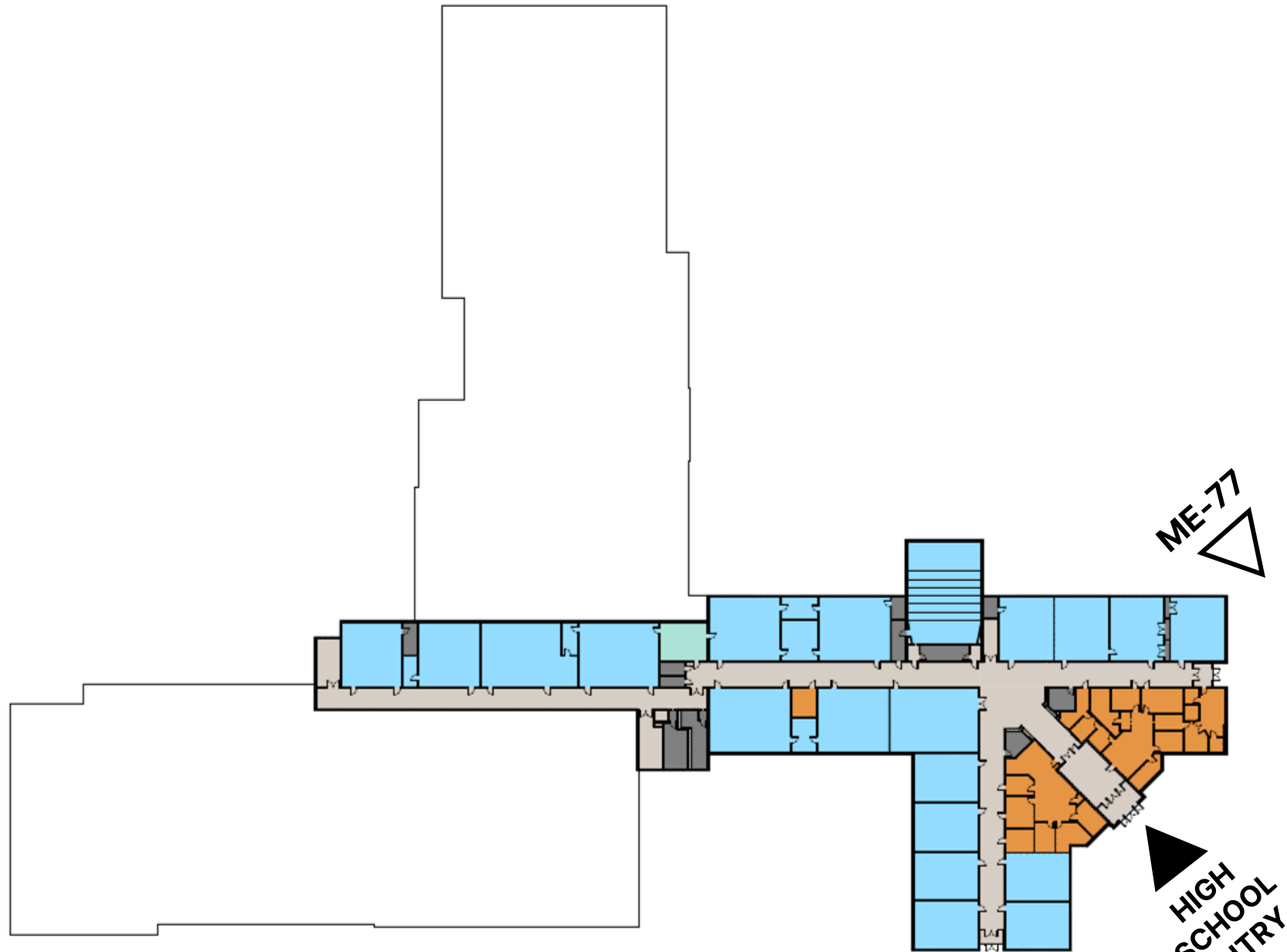


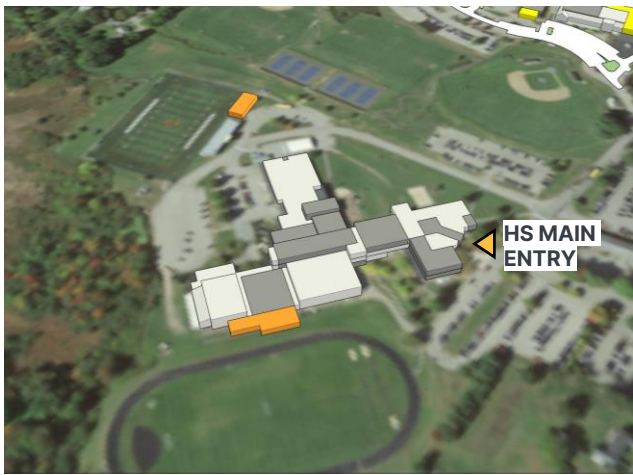
Existing High School

3RD FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

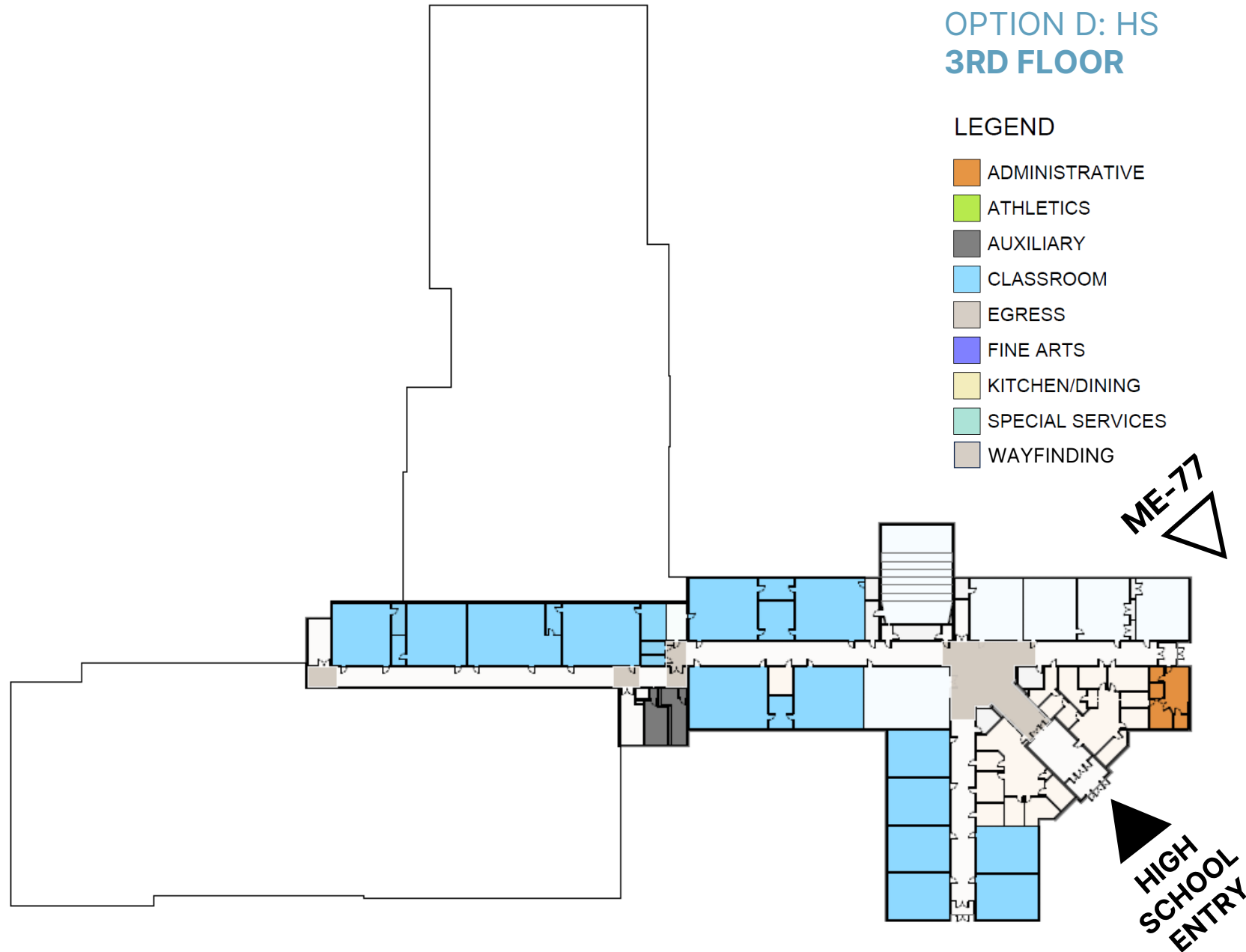
SUMMARY OF SCOPE:

- Addresses ES needs with a new school
- HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
- Meets MS classroom count needs, and accomplishes 50% prioritized needs
- Supports a master plan approach
- Occupied renovation to MS and site; builds a new ES and then demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space.
- Low end prioritizes new build at ES and less reno at MS. High end included full building cooling for new school
- Combined parent drop off and queueing: net increase of 47

OPTION D: HS 3RD FLOOR

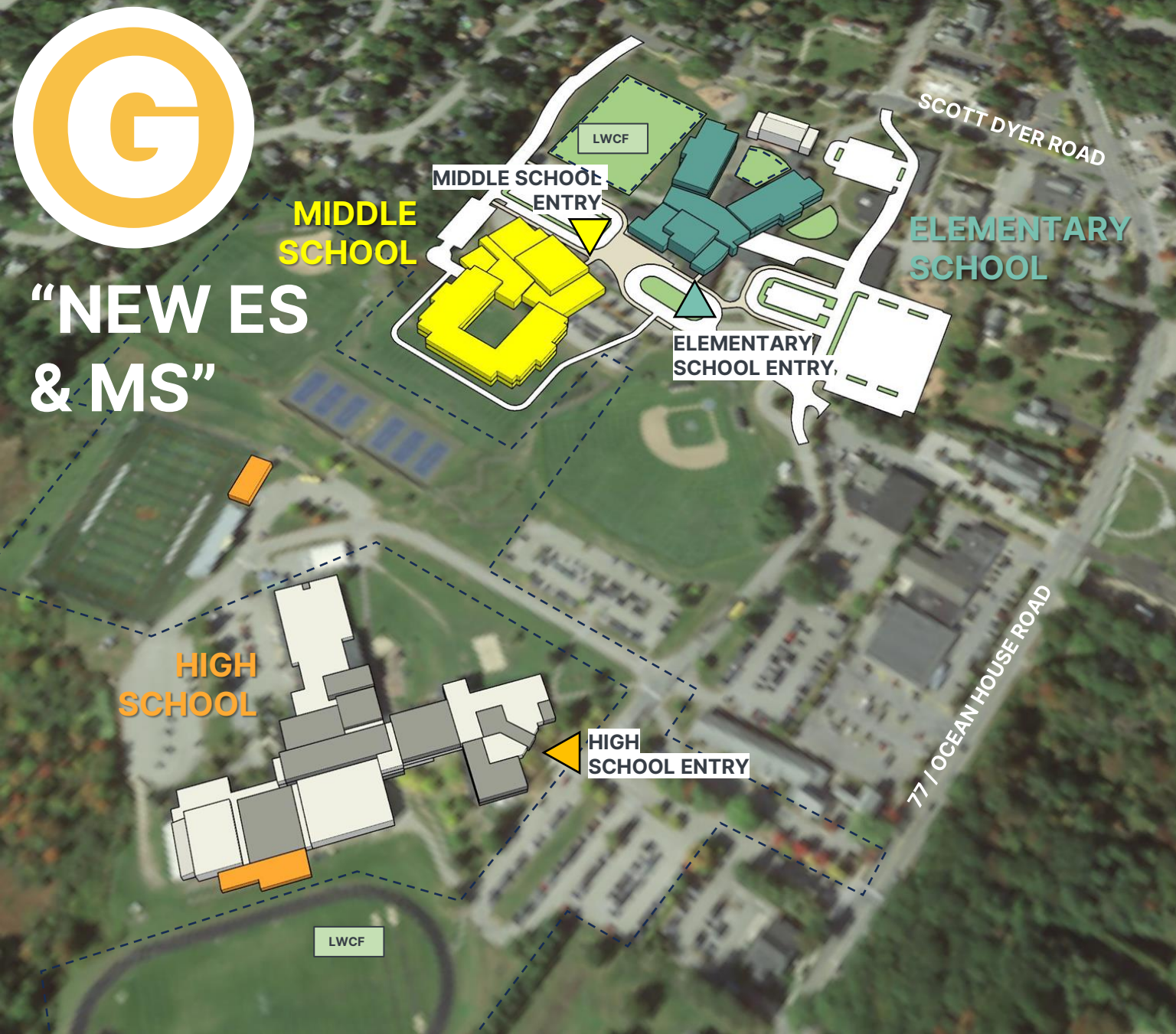
LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING





"NEW ES & MS"



REPAIR	PRIORITIZED NEEDS
EFFICIENCY UPGRADES	<input type="checkbox"/>
SECURITY IMPROVEMENTS	<input type="checkbox"/>
HEALTHY BUILDING/SYSTEMS	<input type="checkbox"/>
CAFETERIA IMPROVEMENTS	<input type="checkbox"/>
RIGHT SIZE/FUNCTIONAL NEEDS	<input type="checkbox"/>
GATHERING & COLLABORATION HUBS	<input type="checkbox"/>
AGILE/FLEXIBLE CLASSROOMS	<input type="checkbox"/>
LAYOUT MODIFICATION	<input type="checkbox"/>
OUTDOOR LEARNING & PLAY	<input type="checkbox"/>
NEW ELEMENTARY SCHOOL	<input type="checkbox"/>
NEW MIDDLE SCHOOL	<input type="checkbox"/>
MASTER PLAN	<input type="checkbox"/>



100%

VALUE



EDUCATIONAL GOALS



ENERGY EFFICIENT



31 YRS
AVG BLDG LIFESPAN



STUDENT DISRUPTION

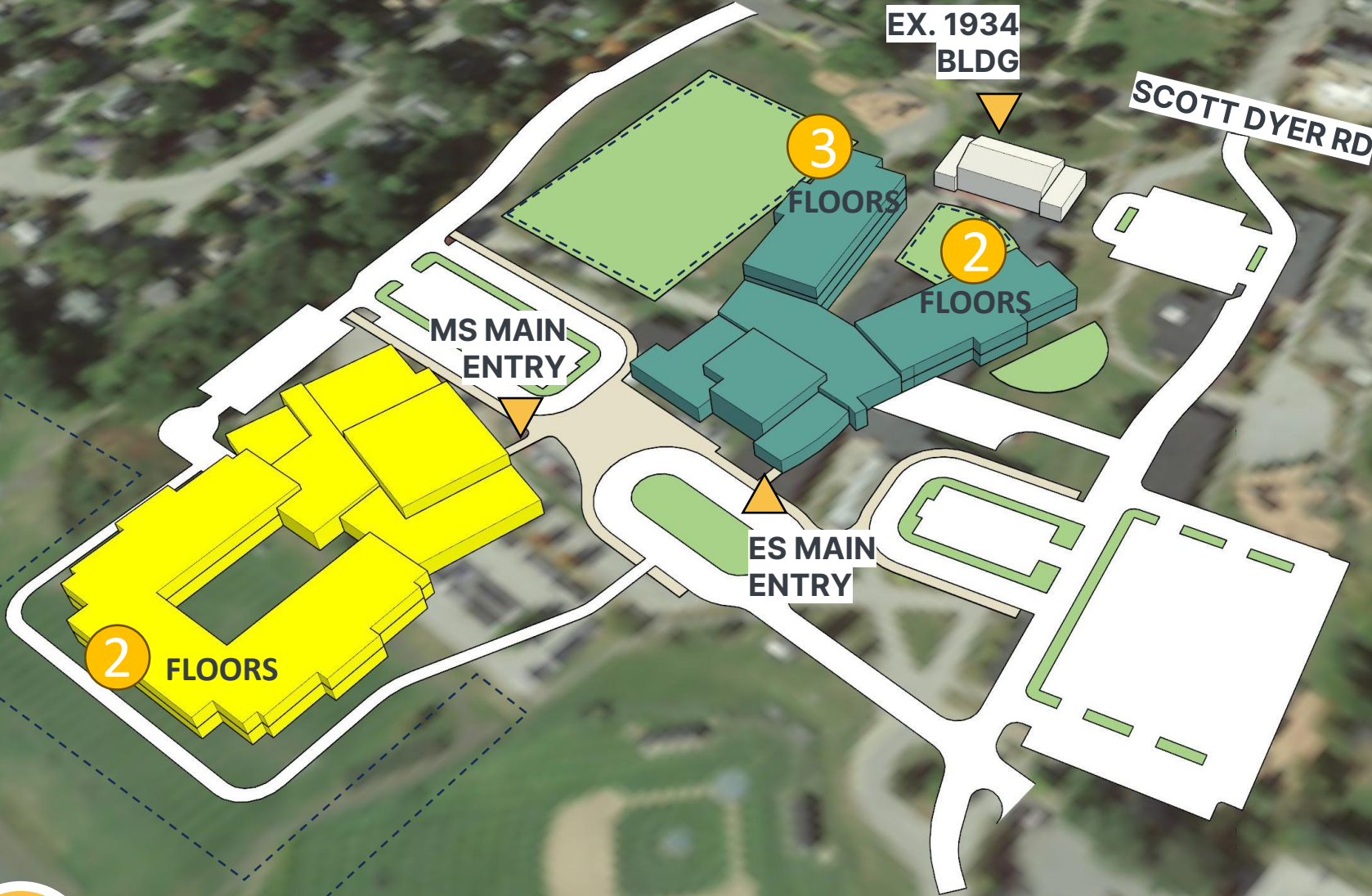
ESTIMATED ROUGH ORDER OF MAGNITUDE COST






\$178M - \$200M

(UPDATED COST IN TODAY'S DOLLARS FOR THE NOV. '22 REFERENDUM PROPOSAL: \$187M- \$210M)

- EXISTING BUILDING
- DEMOLITION
- RENOVATION
- HS ADDITION
- MS ADDITION
- ES ADDITION

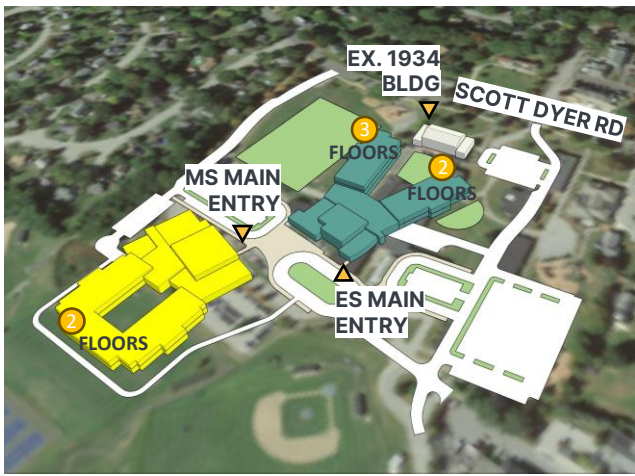
ELEMENTARY SCHOOL & MIDDLE SCHOOL



-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  MS ADDITION
-  ES ADDITION



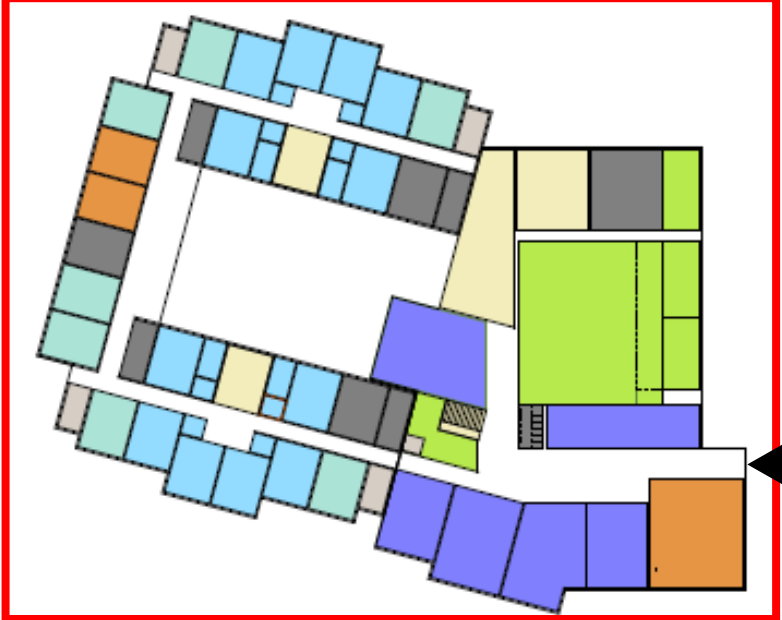
OPTION G: ES & MS
1ST FLOOR



EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

- SUMMARY OF SCOPE:**
- Addresses MS and ES needs
 - Meets 66% of prioritized needs
 - Supports a master plan approach
 - Occupied renovation to site; no temporary facilities. New MS, demolition of existing MS, build new ES, demolition of existing ES
 - Most expensive initial costs, addresses priorities quickest
 - Combined parent drop off and queueing: net increase of 65

MIDDLE SCHOOL



MS ENTRY

LEGEND

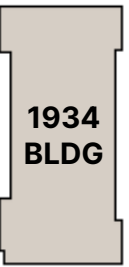
ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING



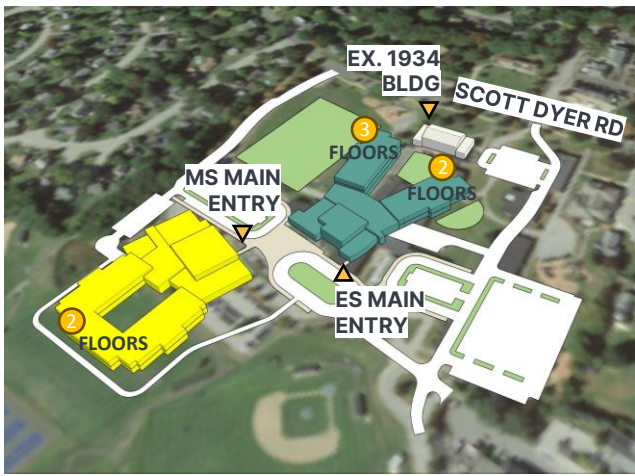
ELEMENTARY SCHOOL

ME-77

SCOTT DYER ROAD



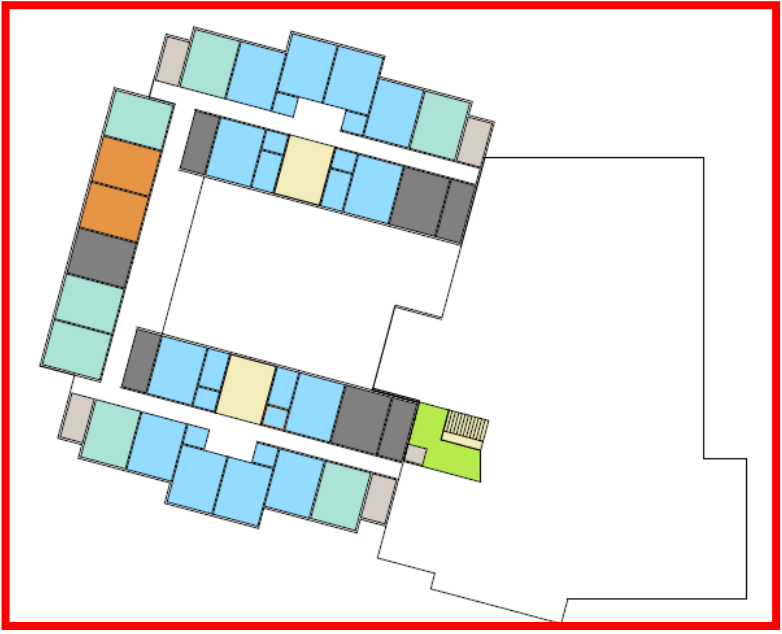
OPTION G: ES & MS
2ND FLOOR



EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

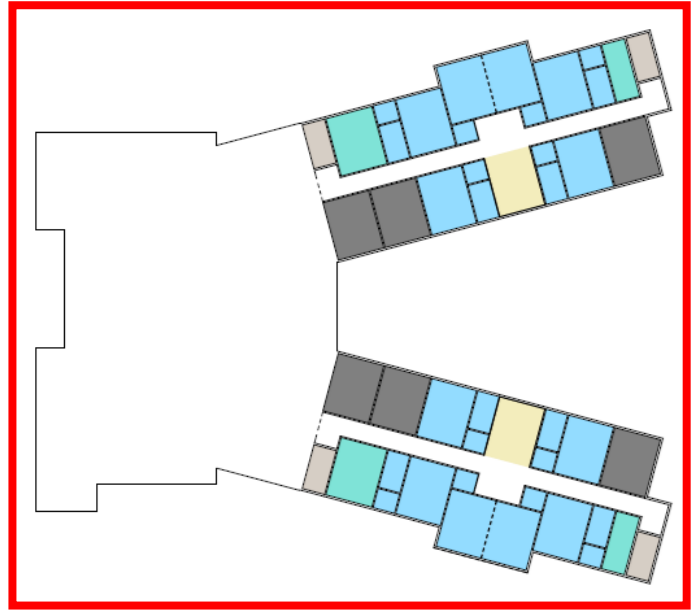
- Major Additions 0% of SF
- Removes
- Placeholder text
- Placeholder text
- Placeholder text

MIDDLE SCHOOL



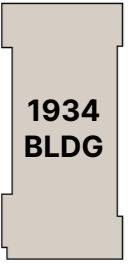
LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING



ELEMENTARY SCHOOL

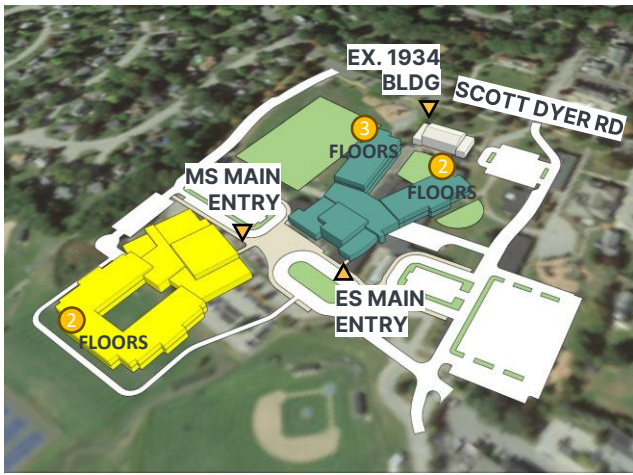
SCOTT DYER ROAD



ME-77



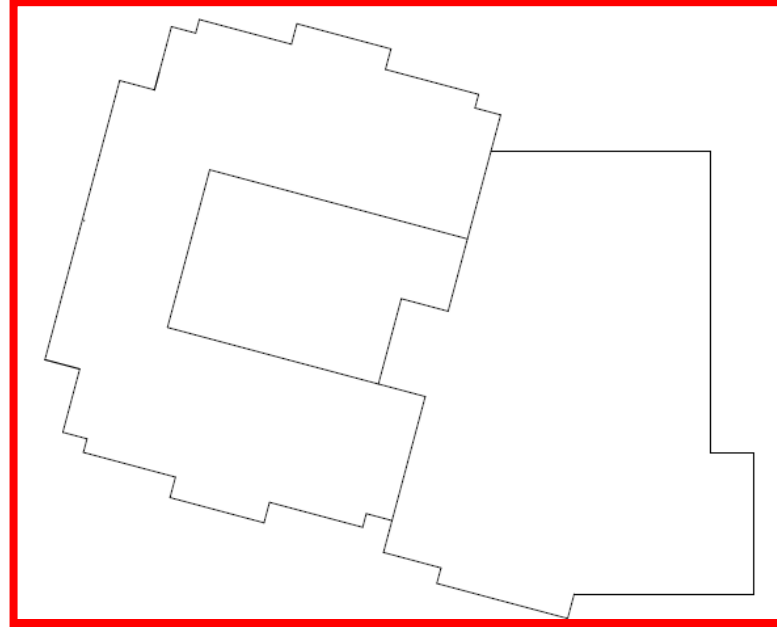
OPTION G: ES & MS
3RD FLOOR



	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

- Major Additions 0% of SF
- Removes
- Placeholder text
- Placeholder text
- Placeholder text

MIDDLE SCHOOL



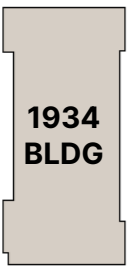
LEGEND

	ADMINISTRATIVE
	ATHLETICS
	AUXILIARY
	CLASSROOM
	EGRESS
	FINE ARTS
	KITCHEN/DINING
	SPECIAL SERVICES
	WAYFINDING



ELEMENTARY SCHOOL

SCOTT DYER ROAD



1934 BLDG





ME-77



HIGH SCHOOL



HS MAIN ENTRY

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  HS ADDITION

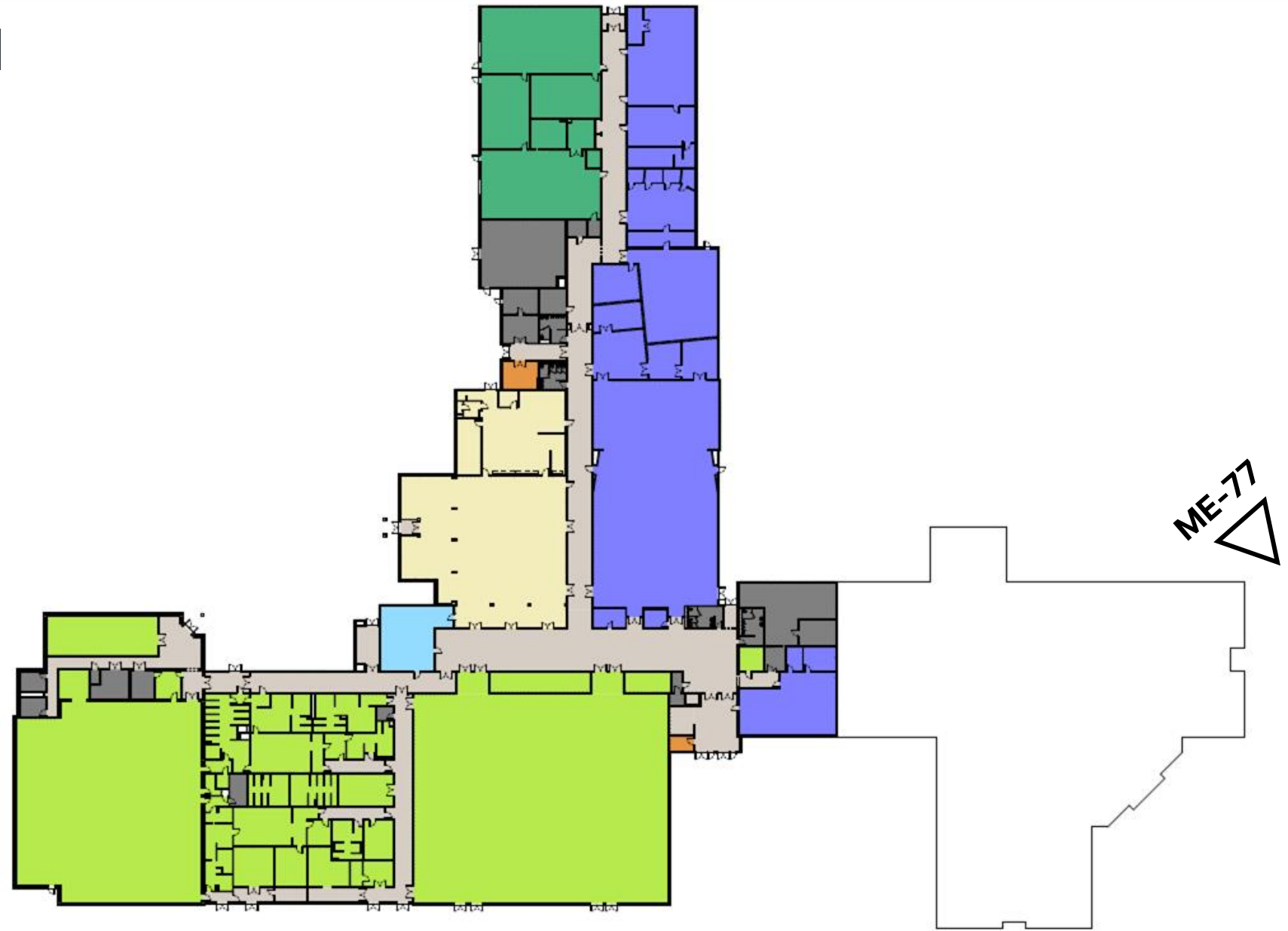


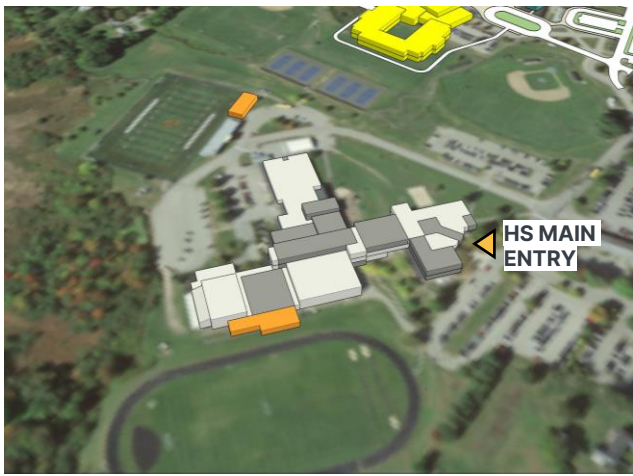
Existing High School

1ST FLOOR PLAN

LEGEND

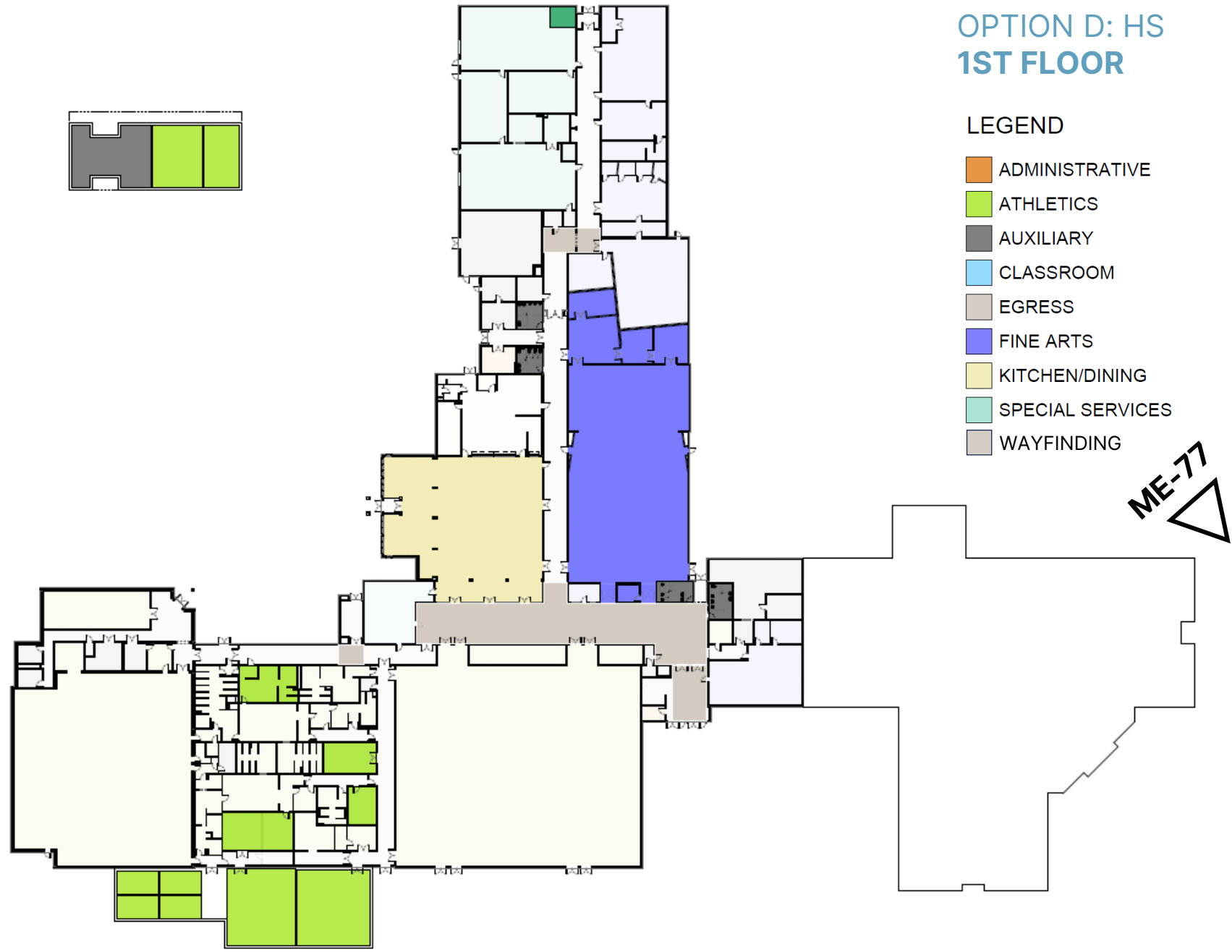
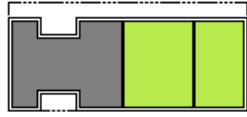
- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





- EXISTING BUILDING
- DEMOLITION
- RENOVATION
- HS ADDITION
- MS ADDITION
- ES ADDITION

- Major Additions 0% of SF
- Removes
- Placeholder text
- Placeholder text
- Placeholder text



OPTION D: HS 1ST FLOOR

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES
- WAYFINDING

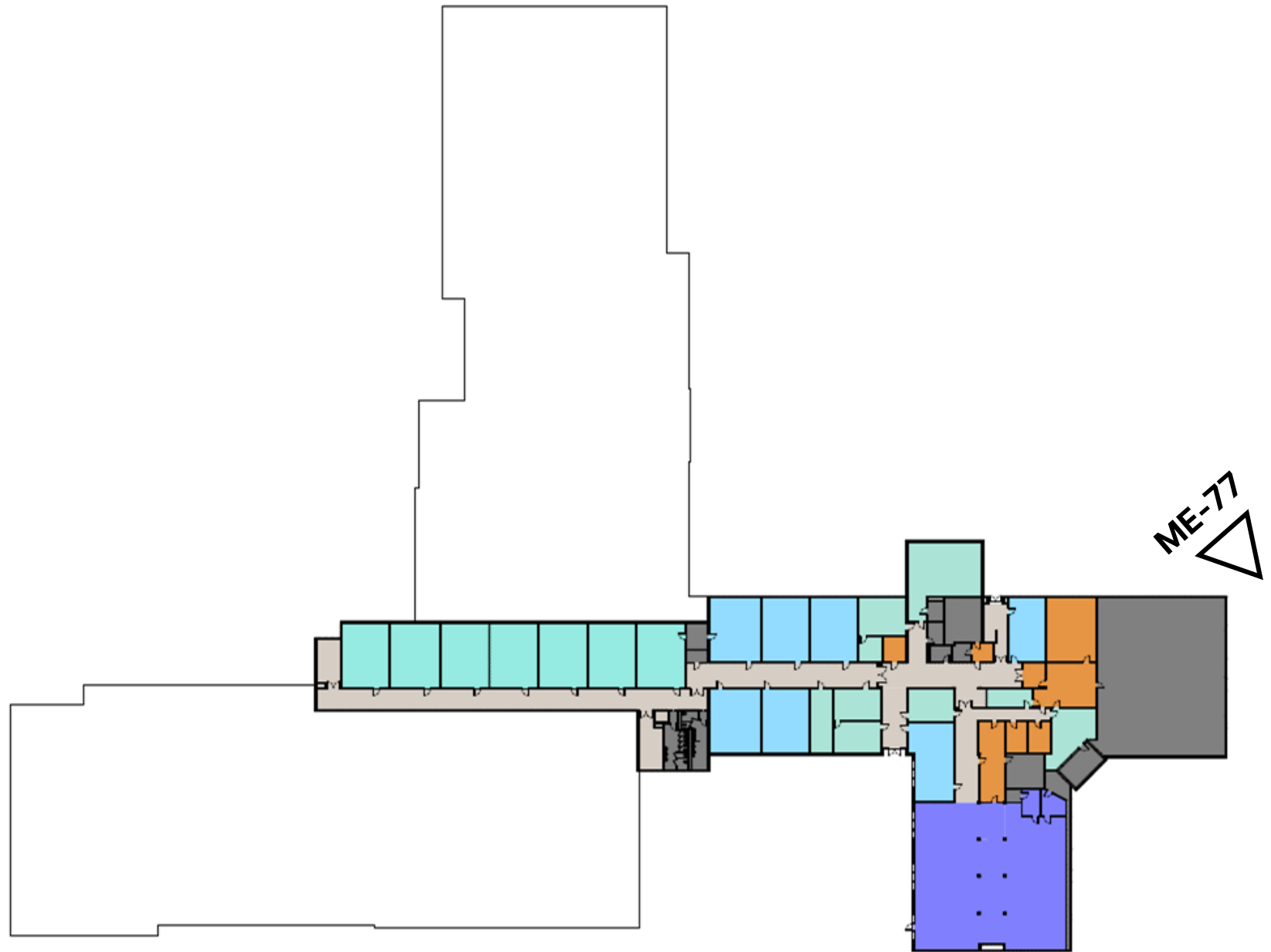


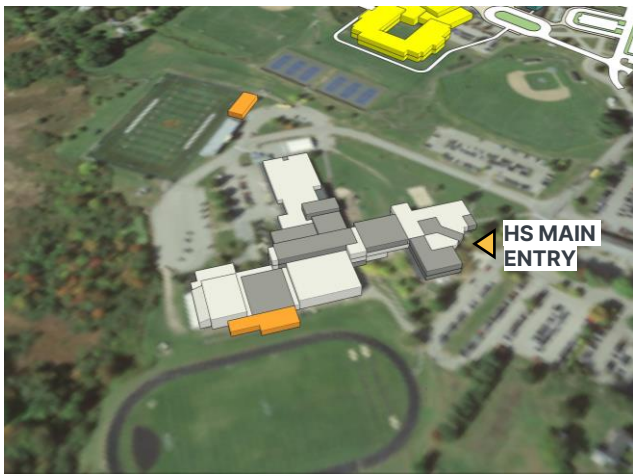
Existing High School

2ND FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





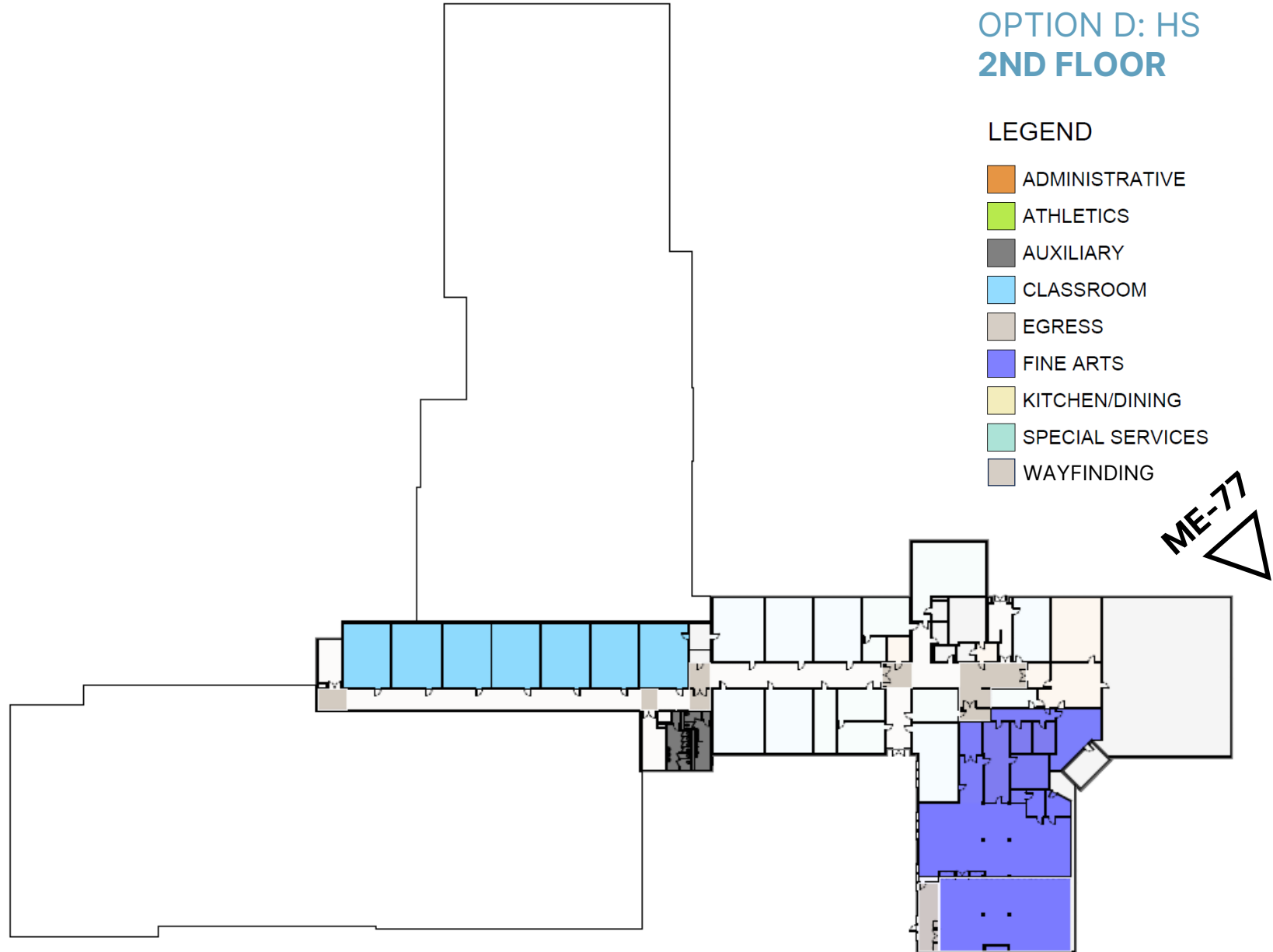
EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

- Major Additions 0% of SF
- Removes
- Placeholder text
- Placeholder text
- Placeholder text

OPTION D: HS 2ND FLOOR

LEGEND

ADMINISTRATIVE
ATHLETICS
AUXILIARY
CLASSROOM
EGRESS
FINE ARTS
KITCHEN/DINING
SPECIAL SERVICES
WAYFINDING

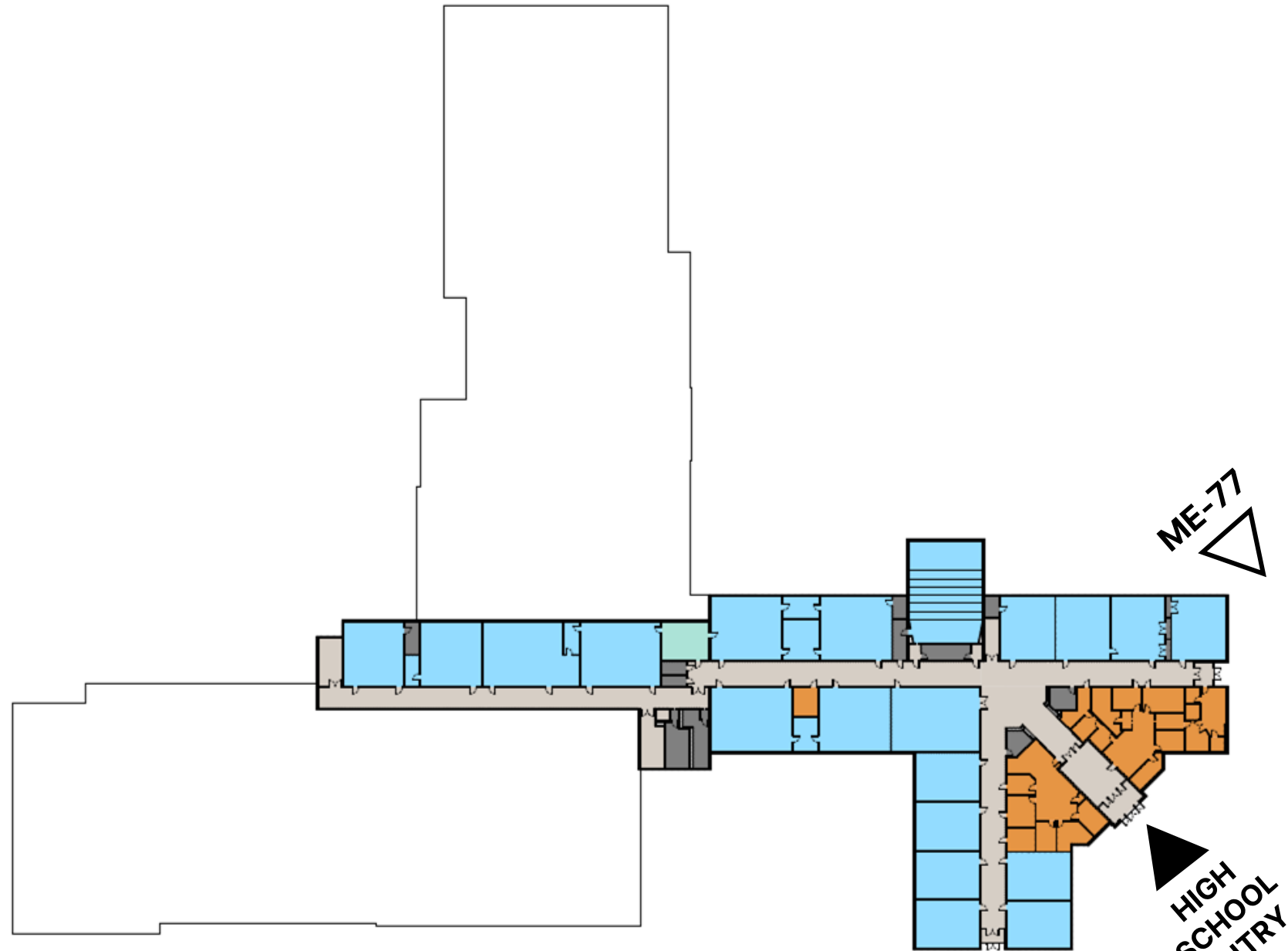


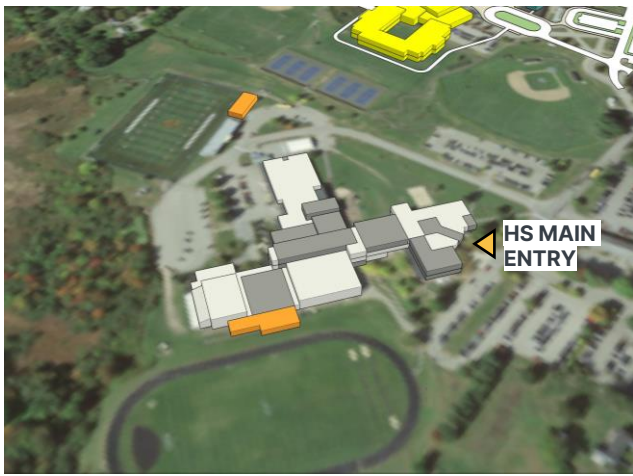
Existing High School

3RD FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES





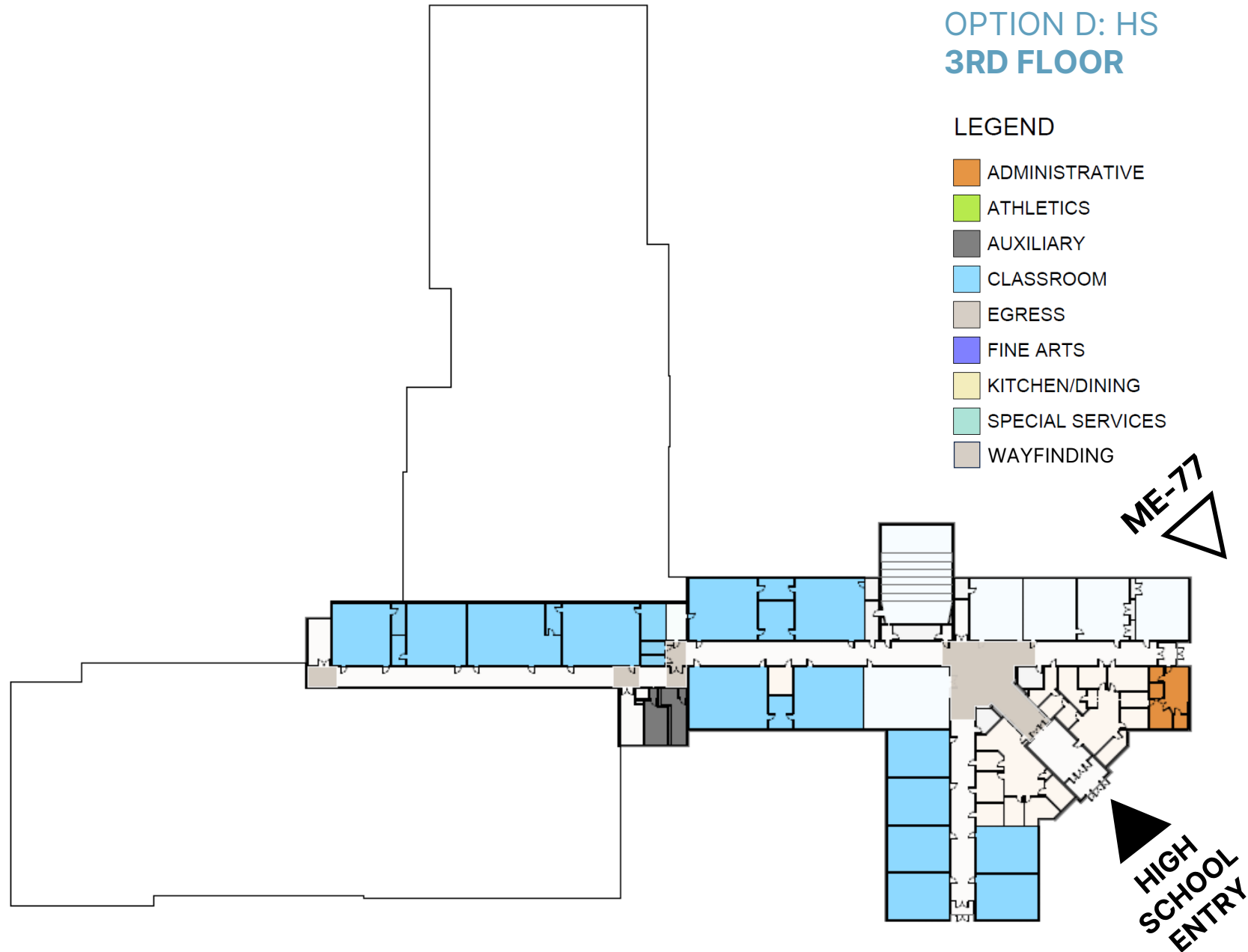
- | | |
|-------------------|-------------|
| EXISTING BUILDING | HS ADDITION |
| DEMOLITION | MS ADDITION |
| RENOVATION | ES ADDITION |

- Major Additions 0% of SF
- Removes
- Placeholder text
- Placeholder text
- Placeholder text

OPTION D: HS 3RD FLOOR

LEGEND

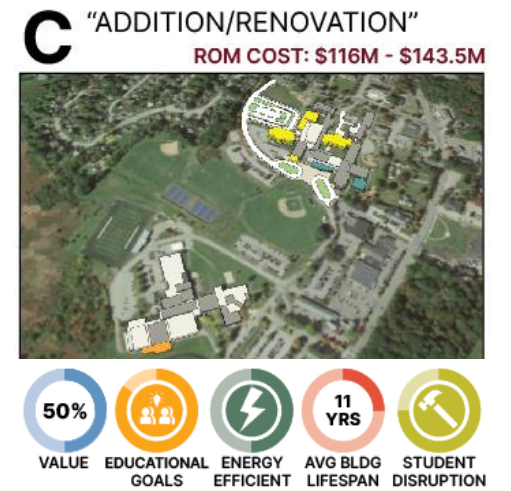
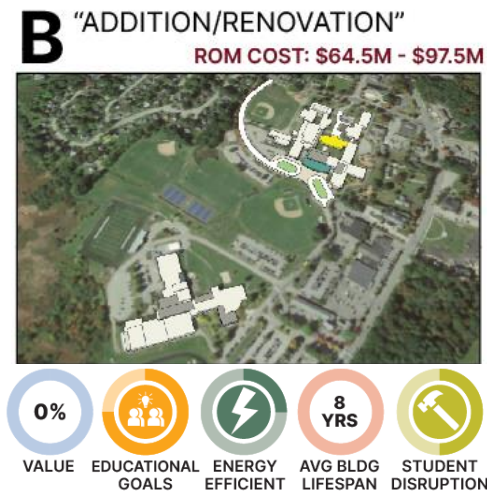
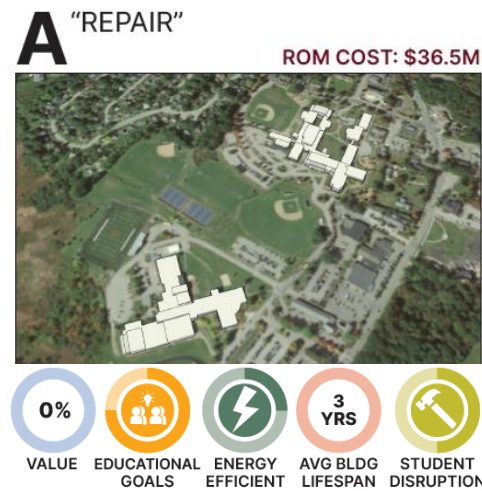
- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES
- WAYFINDING



MASTER PLAN

DEFINE MASTER PLAN GOALS:

- Address Community/School Priorities
- Cost Effective and Efficient Approach
- High School would require major renovation in time
- Does not account for bond duration – will need to be determined



Option A – Short Term Fix			
	Years		
	0	20	40
ES	Repair	Repair	Replace
MS	Repair	Replace	
HS	Repair	Repair	Repair
Cost	\$36.5M	\$173M	\$247M
Goals	0%	33%	66%
\$483.5M over 40 years to meet 66% of goals			
Value: 0%			

Option B – Short Term Fix			
	Years		
	0	20	40
ES	Repair / Minor Reno and Add	Repair	Replace
MS	Repair / Minor Reno and Add	Replace	
HS	Repair	Repair	Repair
Cost	\$64.5M	\$173M	\$274M
Goals	33%	55%	77%
\$511.5M over 40 years to meet 66% of goals			
Value: 0%			

Option C – Master Plan			
	Years		
	0	20	40
ES	Repair / Reno and Add	Repair	Replace
MS	Repair / Reno and Add	Repair	Replace
HS	Repair / Minor Reno	Major Reno	
Cost	\$116M	\$156M	\$470M
Goals	50%	66%	100%
\$742M over 40 years to meet 100% of goals or 18.5M/year			
Value: 50%			

TABLE NOTES:

- Cost in today's dollars
- Assumes 3% escalation per year
- Using \$57.5M construction for MS with site work and 25% soft costs = \$72M (roughly \$500/SF construction or \$625 total project, including soft cost)
- Assumes \$1.8M/yr repair for all 3 schools or .6 per school, per year
- Using \$57.5M construction for ES with site work and 25% soft costs = \$72M (roughly \$500/SF construction or \$625 total project, including soft cost)
- \$300/SF for major renovation or \$375 for total project, with soft cost
- Does not account for bond length and rates

D "ADDITION/RENOVATION"

ROM COST: \$139M - \$167M



E "NEW MIDDLE SCHOOL"

ROM COST: \$111M - \$165.5M



F "NEW ELEMENTARY SCHOOL"

ROM COST: \$115M - \$164M



G "NEW MS AND ES"

ROM COST: \$178M - \$200M



Option D – Master Plan

	Years		
	0	20	40
ES	Repair / Reno and Add	Repair	Replace
MS	Repair / Reno and Add	Repair	Replace
HS	Repair / Minor Reno	Major Reno	
Cost	\$139M	\$156M	\$470M
Goals	50%	66%	100%

\$765M over 40 years to meet 100% of goals (does not account for bond length and rates)

Value: 50%

Option E – Master Plan

	Years		
	0	20	40
ES	Repair / Reno and Add	Repair	Replace
MS	Replace		Repair
HS	Repair / Minor Reno	Major Reno	
Cost	\$135M	\$134.5M	\$274M
Goals	50%	66%	100%

\$543.5M over 40 years to meet 100% (does not account for bond length and rates)

That is \$135M upfront to address 100% of your goals over 40 years

Or if focus on replacement of MS, safety and security at ES and minor reno HS

\$111M up front and \$519.5 M over 40 years to meeting 100% of goals or \$13M/year

Or focus on replacement of a school and repair or selective reno at other schools to bring down initial upfront cost.

Value: 75%

Option F – Master Plan

	Years		
	0	20	40
ES	Replace		Repair
MS	Repair / Reno and Add	Repair	Replace
HS	Repair / Minor Reno	Major Reno	
Cost	\$135M	\$134.5M	\$274M
Goals	50%	66%	100%

\$543.5M over 40 years to meet 100% of goals or 13.5 M / year

That is \$135M upfront to address 100% of your goals over 40 years

Or if focus on replacement of MS, safety and security at ES and minor reno HS

\$115M up front and \$519.5 M over 40 years to meeting 100% of goals or \$13M/year

Or focus on replacement of a school and repair or selective reno at other schools to bring down initial upfront cost.

Value: 75%

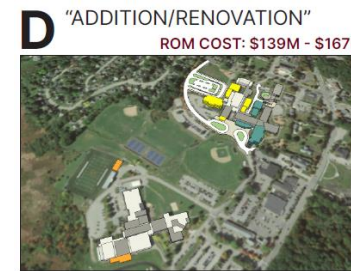
Option G – Master Plan

	Years		
	0	20	40
ES	Replace		Repair
MS	Replace		Repair
HS	Repair / Minor Reno	Major Reno	
Cost	\$178M	\$113M	\$78M
Goals	66%	100%	

291M over 20 years to meet 100% of goals or 14.5 M / year

That is 178M upfront to address 100% of your goals in 20 years

Value: 100%



REPAIR	PRIORITIZED NEEDS
EFFICIENCY UPGRADES	
SECURITY IMPROVEMENTS	
HEALTHY BUILDING/SYSTEMS	
CAFETERIA IMPROVEMENTS	
RIGHT SIZE/FUNCTIONAL NEEDS	
GATHERING & COLLABORATION HUBS	
AGILE/FLEXIBLE CLASSROOMS	
LAYOUT MODIFICATION	
OUTDOOR LEARNING & PLAY	
NEW ELEMENTARY SCHOOL	
NEW MIDDLE SCHOOL	
MASTER PLAN	

REPAIR	PRIORITIZED NEEDS
EFFICIENCY UPGRADES	
SECURITY IMPROVEMENTS	
HEALTHY BUILDING/SYSTEMS	
CAFETERIA IMPROVEMENTS	
RIGHT SIZE/FUNCTIONAL NEEDS	
GATHERING & COLLABORATION HUBS	
AGILE/FLEXIBLE CLASSROOMS	
LAYOUT MODIFICATION	
OUTDOOR LEARNING & PLAY	
NEW ELEMENTARY SCHOOL	
NEW MIDDLE SCHOOL	
MASTER PLAN	

REPAIR	PRIORITIZED NEEDS
EFFICIENCY UPGRADES	
SECURITY IMPROVEMENTS	
HEALTHY BUILDING/SYSTEMS	
CAFETERIA IMPROVEMENTS	
RIGHT SIZE/FUNCTIONAL NEEDS	
GATHERING & COLLABORATION HUBS	
AGILE/FLEXIBLE CLASSROOMS	
LAYOUT MODIFICATION	
OUTDOOR LEARNING & PLAY	
NEW ELEMENTARY SCHOOL	
NEW MIDDLE SCHOOL	
MASTER PLAN	

REPAIR	PRIORITIZED NEEDS
EFFICIENCY UPGRADES	
SECURITY IMPROVEMENTS	
HEALTHY BUILDING/SYSTEMS	
CAFETERIA IMPROVEMENTS	
RIGHT SIZE/FUNCTIONAL NEEDS	
GATHERING & COLLABORATION HUBS	
AGILE/FLEXIBLE CLASSROOMS	
LAYOUT MODIFICATION	
OUTDOOR LEARNING & PLAY	
NEW ELEMENTARY SCHOOL	
NEW MIDDLE SCHOOL	
MASTER PLAN	

REPAIR	PRIORITIZED NEEDS
EFFICIENCY UPGRADES	
SECURITY IMPROVEMENTS	
HEALTHY BUILDING/SYSTEMS	
CAFETERIA IMPROVEMENTS	
RIGHT SIZE/FUNCTIONAL NEEDS	
GATHERING & COLLABORATION HUBS	
AGILE/FLEXIBLE CLASSROOMS	
LAYOUT MODIFICATION	
OUTDOOR LEARNING & PLAY	
NEW ELEMENTARY SCHOOL	
NEW MIDDLE SCHOOL	
MASTER PLAN	

REPAIR	PRIORITIZED NEEDS
EFFICIENCY UPGRADES	
SECURITY IMPROVEMENTS	
HEALTHY BUILDING/SYSTEMS	
CAFETERIA IMPROVEMENTS	
RIGHT SIZE/FUNCTIONAL NEEDS	
GATHERING & COLLABORATION HUBS	
AGILE/FLEXIBLE CLASSROOMS	
LAYOUT MODIFICATION	
OUTDOOR LEARNING & PLAY	
NEW ELEMENTARY SCHOOL	
NEW MIDDLE SCHOOL	
MASTER PLAN	

REPAIR	PRIORITIZED NEEDS
EFFICIENCY UPGRADES	
SECURITY IMPROVEMENTS	
HEALTHY BUILDING/SYSTEMS	
CAFETERIA IMPROVEMENTS	
RIGHT SIZE/FUNCTIONAL NEEDS	
GATHERING & COLLABORATION HUBS	
AGILE/FLEXIBLE CLASSROOMS	
LAYOUT MODIFICATION	
OUTDOOR LEARNING & PLAY	
NEW ELEMENTARY SCHOOL	
NEW MIDDLE SCHOOL	
MASTER PLAN	



- A - SUMMARY OF SCOPE:**
- Repairs at ES, MS and HS
 - Addresses no programmatic needs
 - Addresses no prioritized needs
 - Does not align with a master plan approach
 - Short-term solution
 - Existing combined drop off and queueing space is 10 and the need is 55

- B - SUMMARY OF SCOPE:**
- Repairs at ES, MS and HS
 - Addresses cafeteria improvements at all schools
 - HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
 - Deficit of classrooms, restrooms, and program spaces; accomplishes approximately 33% of the prioritized needs
 - Does not align with a master plan approach
 - Short-term solution
 - Occupied phased renovation with minor demolition
 - Combined parent drop off and queueing: net increase of 43

- C - SUMMARY OF SCOPE:**
- Repairs at ES, MS and HS
 - Addresses cafeteria improvements at all schools
 - HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
 - Provides separate ES/MS Entrances
 - Meets classroom count needs, restrooms, and accomplishes 50% of prioritized needs
 - Partially aligns with a master plan approach
 - Occupied phased renovation with demolition
 - Combined parent drop off and queueing: net increase of 62

- D - SUMMARY OF SCOPE:**
- Repairs at ES, MS and HS
 - Addresses cafeteria improvements at all schools
 - HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
 - Provides separate ES/MS Entrances
 - Right sizing classrooms, restrooms, new ES Gym, and accomplishes 50% of prioritized needs
 - Partially aligns with a master plan approach
 - Occupied phased renovation with significant demolition
 - Combined parent drop off and queueing: net increase of 63

- E - SUMMARY OF SCOPE:**
- Addresses MS needs with a new school
 - HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
 - Meets ES classroom count needs, and accomplishes 50% prioritized needs
 - Supports a master plan approach
 - Occupied renovation to ES and site; builds a new MS and demolishes existing
 - Provides minimal moving of students and teachers. New building to be used as swing space
 - Low end prioritizes new build at MS and less reno at ES. High end includes full building cooling for new school
 - Combined parent drop off and queueing: net increase of 69

- F - SUMMARY OF SCOPE:**
- Addresses ES needs with a new school
 - HVAC at all schools (full cooling considered; high end of cost includes full building cooling)
 - Meets MS classroom count needs, and accomplishes 50% prioritized needs
 - Supports a master plan approach
 - Occupied renovation to MS and site; builds a new ES and then demolishes existing
 - Provides minimal moving of students and teachers. New building to be used as swing space.
 - Low end prioritizes new build at ES and less reno at MS. High end included full building cooling for new school
 - Combined parent drop off and queueing: net increase of 47

- F - SUMMARY OF SCOPE:**
- Addresses MS and ES needs
 - Meets 66% of prioritized needs
 - Supports a master plan approach
 - Occupied renovation to site; no temporary facilities. New MS, demolition of existing MS, build new ES, demolition of existing ES
 - Most expensive initial costs, addresses priorities quickest
 - Combined parent drop off and queueing: net increase of 65

How to Submit Feedback and Next Steps



4

How to Submit Your Feedback on the 7 Initial Options

SUBMIT VIA THE FORM ON THE PROJECT WEBSITE

(Visit the website below or capture the QR code at right for quick access)

www.CapeElizabethSBAC.com



OR

EMAIL YOUR COMMENTS DIRECTLY TO THE SBAC:

CESBAC@CapeElizabethSchools.org

Project Timeline: Next Steps

