

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

Community Forum:
3 Concept Options

April 10, 2024

Harriman



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BOSTON

PORTLAND

PORTSMOUTH

Agenda

1. **Process Overview | Schedule | Barriers to Education**
2. **Design Language | Prioritized Needs & Goals**
3. **Three Design Concepts**
 - a. **What are we solving for? What is addressed and what is not addressed?**
 - b. **Construction Duration**
 - c. **Concept E Overview**
 - i. Plans, Scope, and Cost
 - ii. Long Term Planning
 - iii. Tax Impact
 - d. **Concept C Overview**
 - i. Plans, Scope, and Cost
 - ii. Long Term Planning
 - iii. Tax Impact
 - e. **Concept B Overview**
 - i. Plans, Scope, and Cost
 - ii. Long Term Planning
 - iii. Tax Impact
 - f. **Overview of Three Design Concepts**
4. **Next Steps:**
 1. **Collect Public Input (Surveys Due April 22)**
 2. **SBAC votes on 1 Concept to Further Develop May 9th**

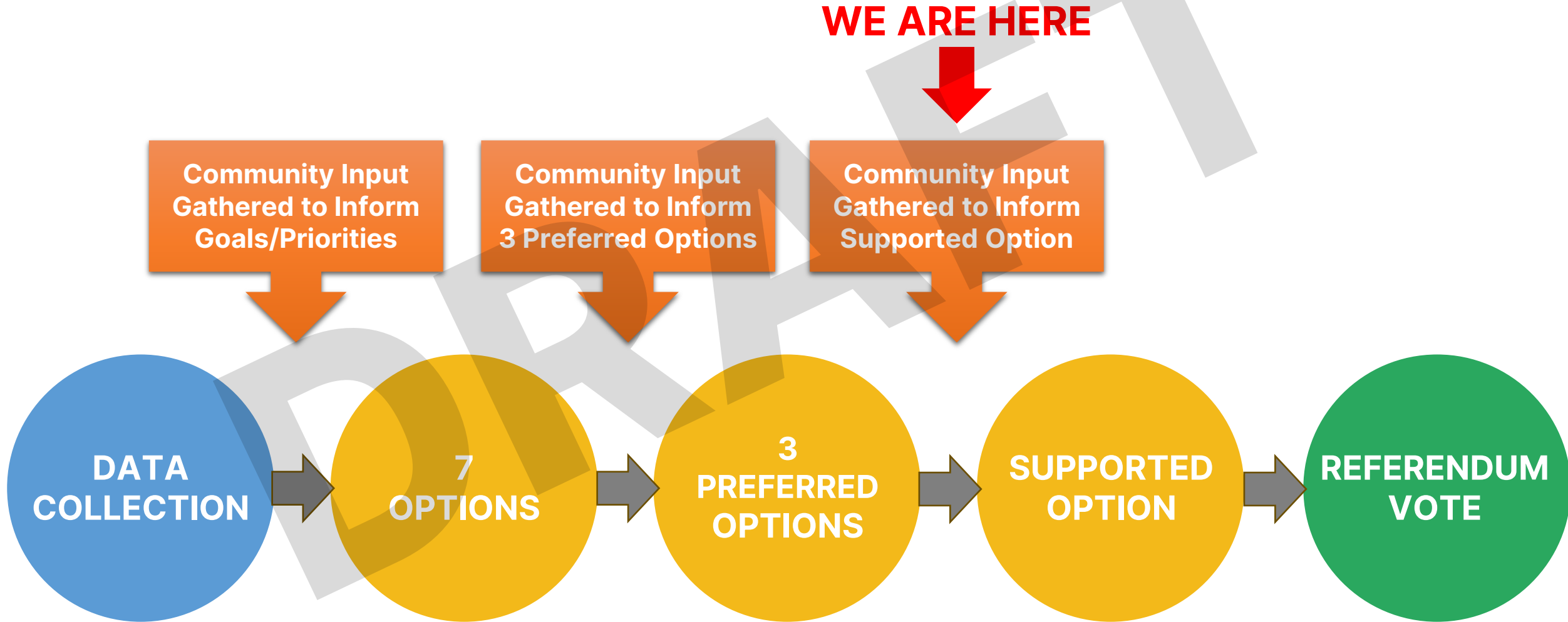


Process Overview | Schedule | Barriers to Education

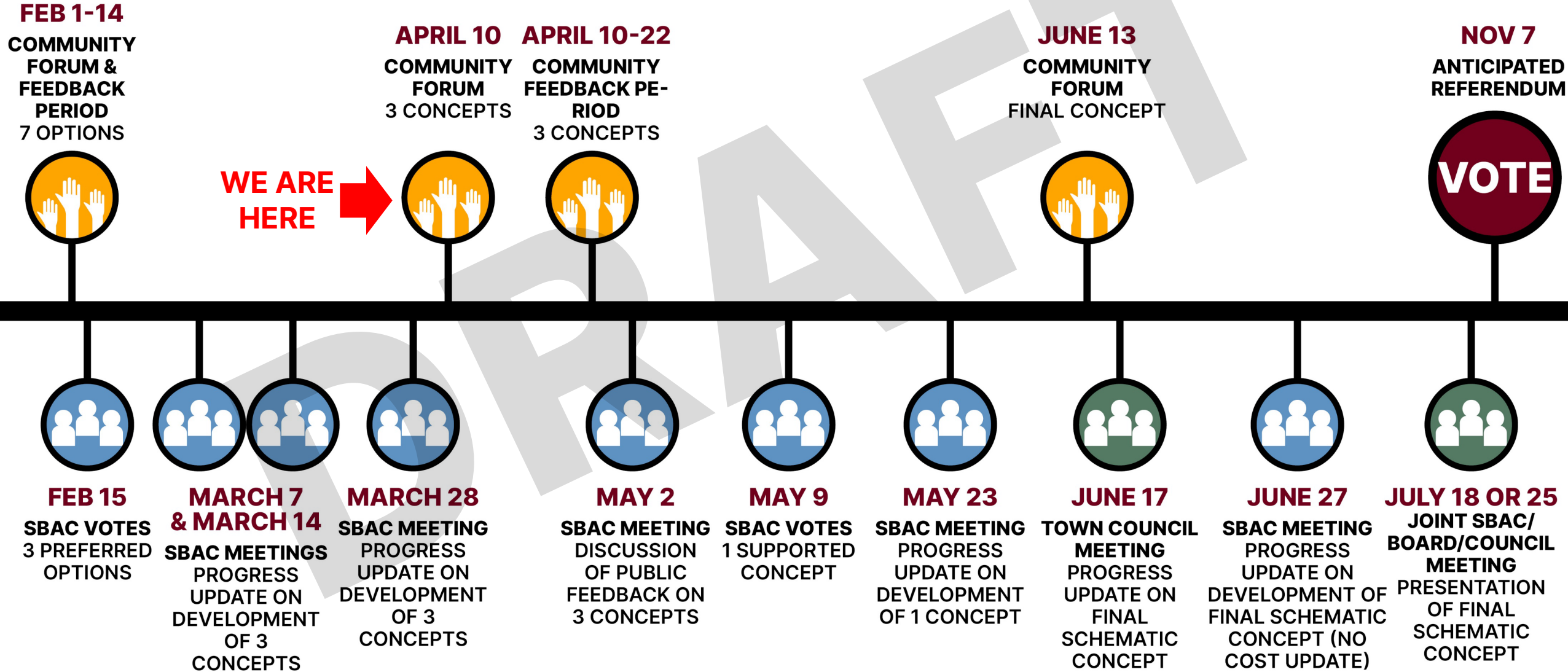
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How Input Informs the Project: **Process**

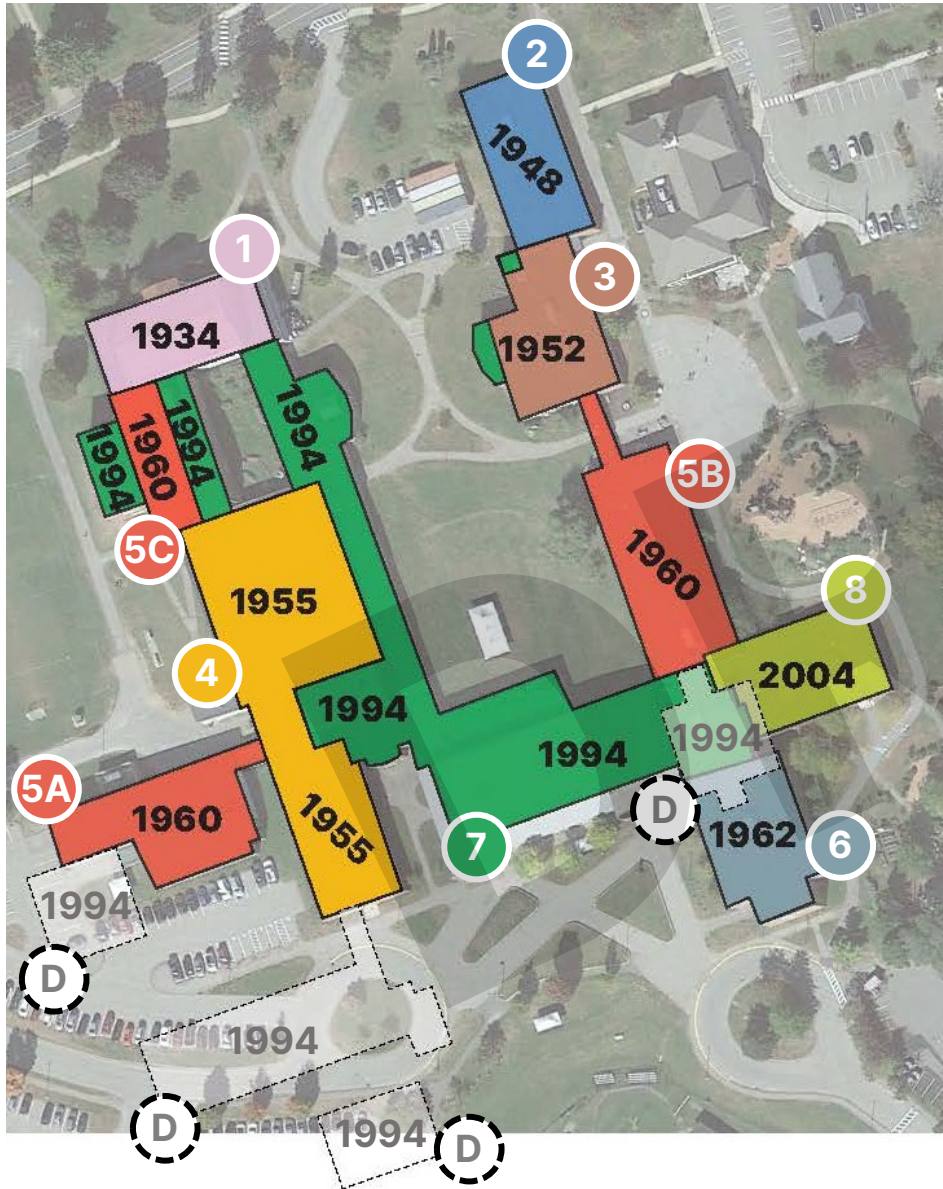


Project Timeline



Additional School Board and Town Council Workshops and Updates may be scheduled for Summer 2024 and will be added to the calendar as they are finalized.

ES/MS Building Timeline



- 1 1934 (89 Years Old)
- 2 1948 (75 Years Old)
- 3 1952 (71 Years Old)
- 4 1955 (68 Years Old)
- 5A 1960 (63 Years Old)
- 5B 1960 (63 Years Old)
- 5C 1960 (63 Years Old)
- 6 1962 (61 Years Old)
- HS 1970 (53 Years Old)
- 7 1994 (29 Years Old)
- D 1994 (Demolished)
- 8 2004 (19 Years Old)

Original High School Constructed (currently MS)

Original Pond Cove Constructed (classrooms, cafeteria, and kitchen (currently 4th grade wing)

Pond Cove Addition: Classrooms, kitchen/dining (currently Library)

Jr. HS Addition: 8 Classrooms, gym, locker rooms (currently same use)

Jr. HS Addition: Vocational art wing (currently Music)

Jr. HS Addition: 8 Classrooms, bathrooms, principal/office, main entry (currently Pond Cove)

Jr. HS Addition: 2-story connector, classrooms, principal office, nurse, music, art (currently MS classrooms)

"Lunt" Science Wing: 12 classrooms (stand alone), (currently Pond Cove admin and classrooms)

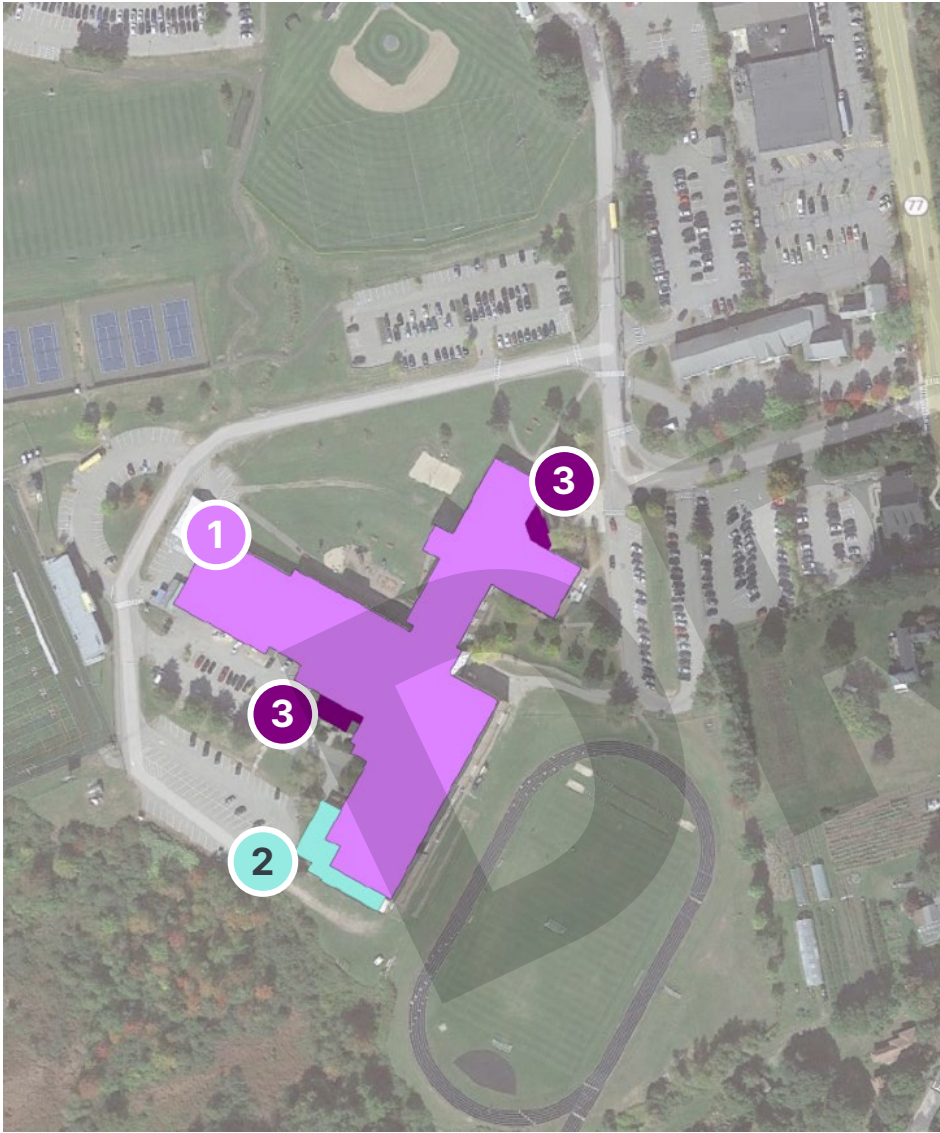
New High School Constructed

MS Add: Admin suite, library, classrooms; Shared cafetorium; ES Add: Gym, office, entry; Reno throughout

Demolished facilities

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



Barriers to Education



SAFETY & SECURITY CONCERNS

Our schools do not currently meet modern safety and security standards, underscoring an urgent need for improvements that integrate layers of security throughout the buildings.



INADEQUATE VEHICULAR & PEDESTRIAN SITE CIRCULATION

The current site layout presents safety and traffic challenges, with insufficient sight lines from the main office to monitor visitors effectively.



OUTDATED CLASSROOMS, LIMITING EDUCATIONAL METHODS

The size, age, and design of many classrooms do not support contemporary teaching & learning styles, such as collaborative, project-based & hands-on learning.



PCES/CEMS SPRAWLING LAYOUT & LONG TRAVEL DISTANCES

Piecemeal expansions over 70 years have led to sprawl that complicates navigation, diminishes collaboration, and results in loss of instructional time due to long travel distances.



INEFFECTIVE OVERSIGHT FROM MAIN OFFICES

The current PCES & CEMS main offices lack direct connection to secure entry vestibules, presenting significant challenges in visitor management and compromising school safety.



NURSE'S OFFICE LIMITATIONS

The Nurse's Office functionality is hindered by a lack of privacy, inadequate exam rooms & storage, absence of natural light, difficult ambulance access, and distance from some grades.



DEFICIENCY OF NATURAL LIGHT

Several hallways and classrooms are devoid of natural light, which is crucial for creating effective learning environments and positively influencing the school's climate and culture.



COMPLICATIONS FROM SHARED CAFETERIA

The 'cafetorium' shared by PCES & CEMS complicates scheduling (meal times run from 10:30AM-1:30PM). Kitchen deliveries must use CEMS' student/staff corridors, posing safety concerns.



INADEQUATE STORAGE FACILITIES

Storage has had to overtake mechanical rooms and other spaces within building, which is a safety concern. Adequate storage near the staff who utilize it is essential for efficient workflow.



NEED FOR TECHNOLOGY UPGRADES

Current technology and network infrastructure falls short in supporting modern education, hindering the development of skills in inquiry, analysis, collaboration, creativity, and communication.



OUTDATED & INEFFICIENT MECHANICAL SYSTEMS

Outdated & excessively loud HVAC systems compromise the learning & well-being of students/staff, due to age & inefficiency. Upgrading to modern, efficient systems can reduce long-term costs.



INADEQUATE PERFORMING ARTS SPACES

Over 60% of MS students participate in our band program. Current facilities are significantly undersized & lack proper acoustic control, leading to scheduling conflicts and limited practice time.

Design Language | Prioritized Needs & Goals

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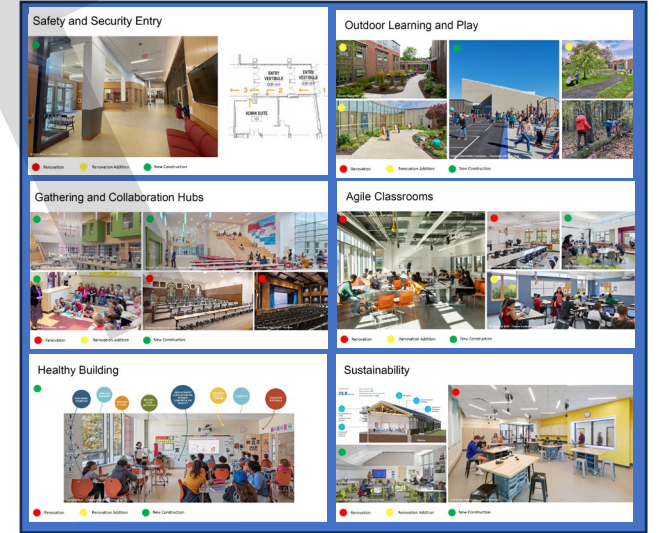
Educational Visioning: Design Patterns and Guiding Principles

DESIGN PATTERNS (Priority Order Left to Right)

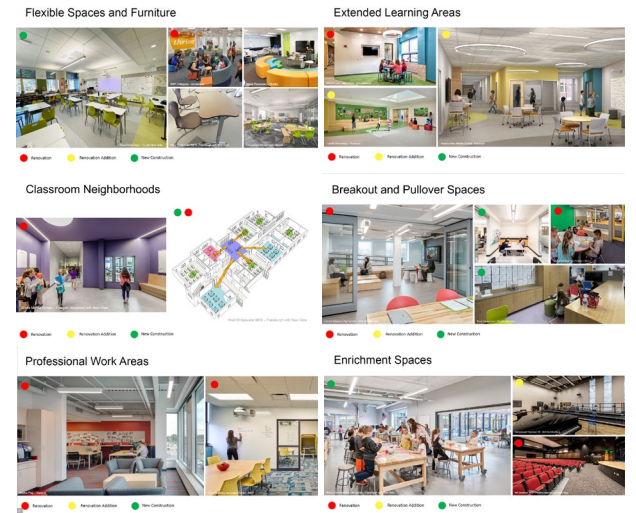
GUIDING PRINCIPLES (Priority Order Top to Bottom)

| | 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 | | | | | | | | | | | | |

6 Power Patterns:



Top 12 Design Patterns: Approaches and Priorities



Design Language

GUIDING PRINCIPLES

*Big picture **educational and architectural priorities** that provide an invaluable **framework for making design decisions** as the design process unfolds.*



PRIORITIZED DESIGN PATTERNS

*Various **architectural design features of, and approaches to, 21st Century school facility design***

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

DESIGN STATEMENT DEVELOPED BY COMMUNITY

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

Prioritized Needs Address Barriers to Education

| | | BARRIERS TO EDUCATION | | | | | | | | | | | | |
|-------------------|--------------------------------|----------------------------|--|---|---|---|----------------------------|-----------------------------|-------------------------------------|-------------------------------|------------------------------|---|-----------------------------------|--|
| | | Safety & Security Concerns | Inadequate Vehicular & Pedestrian Site Circulation | Outdated Classrooms, Limiting Educational Methods | PCES/ CEMS Sprawling Layout & Long Travel Distances | Ineffective oversight from main offices | Nurse's Office Limitations | Deficiency of Natural Light | Complications from Shared Cafeteria | Inadequate Storage Facilities | Need for Technology Upgrades | Outdated & Inefficient Mechanical Systems | Inadequate Performing Arts Spaces | |
| 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 | | | | | | | | | | | | | |

Three Design Concepts

- **What are we solving for? What is addressed and what is not addressed?**
- **Construction Duration**
- **Concept E Overview**
 - Plans, Scope, and Cost
 - Long Term Planning
 - Tax Impact
- **Concept C Overview**
 - Plans, Scope, and Cost
 - Long Term Planning
 - Tax Impact
- **Concept B Overview**
 - Plans, Scope, and Cost
 - Long Term Planning
 - Tax Impact
- **Summary**



3

3 Concept Options: What Are They Solving / Implications



“NEW MIDDLE SCHOOL”

New MS (114,000 SF +/-)
 ES Renovation (19,000 SF +/-) & Addition (7,000 SF +/-)



“RENOVATION / ADDITION”

ES/MS Renovation (126,000 SF +/-) & Addition (46,000 SF +/-)



“RENOVATION / ADDITION”

ES/MS Renovation (36,000 SF +/-) & Addition (36,000 SF +/-)

| | | | |
|------------------------------|---|--|--|
| Repairs (0-6 yrs.) | <ul style="list-style-type: none"> • \$10M+/- in essential ES repairs included. • \$16M+/- in essential HS repairs included. | <ul style="list-style-type: none"> • \$16M+/- in essential ES/MS repairs included. • \$16M+/- in essential HS repairs included. | <ul style="list-style-type: none"> • \$20M+/- in essential ES/MS repairs included. • \$16M+/- in essential HS repairs included. |
| Efficiency Upgrades | <ul style="list-style-type: none"> • ES: Provides energy efficient HVAC systems to the new administration area and the existing library which require cooling. New low maintenance flooring at additions and renovations. • MS: Provides energy efficient building and systems that comply with current energy codes. Efficient HVAC systems to the administration area, libraries, and summer programs spaces which require cooling. Incorporates classroom and office HVAC systems that increase indoor air quality by supplying air with displacement diffusers. Radiant floors for efficient heating. New low maintenance flooring at MS. | <ul style="list-style-type: none"> • Provides energy efficient HVAC systems to the new administration area, the existing libraries, and summer programs spaces which require cooling. • New construction, incorporates classroom HVAC systems that increase indoor air quality by supplying air with displacement diffusers. • New low maintenance flooring at additions and renovated areas. | <ul style="list-style-type: none"> • Provides energy efficient HVAC systems to the new administration area, the existing libraries, and summer programs spaces which require cooling. • New construction, incorporates classroom HVAC systems that increase indoor air quality by supplying air with displacement diffusers. • New low maintenance flooring at additions and the limited renovated areas. |
| Security Improvements | <ul style="list-style-type: none"> • MS: Provides comprehensive approach to safety & security. Including but not limited to, secure entry vestibule and separation between private and public spaces. • ES: Provides a secure entry vestibule with adjacent administrative offices and nurse area. | <ul style="list-style-type: none"> • New secure entry vestibules with adjacent administrative offices & nurse area (ES near existing ES main entry; MS separated from ES entry and more integrated into MS population) | <ul style="list-style-type: none"> • New secure entry vestibules with adjacent administrative offices & nurse area, in approximately same location as existing main entries |

3 Concept Options: What Are They Solving / Implications



“NEW MIDDLE SCHOOL”

New MS (114,000 SF +/-)
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“RENOVATION / ADDITION”

ES/MS Renovation (36,000 SF +/-) & Addition (36,000 SF +/-)

| | Option E | Option C | Option B |
|--------------------------------------|--|---|--|
| Healthy Building / Systems | <ul style="list-style-type: none"> Displacement ventilation at new MS and additions of ES. Cooling provided at MS and ES Admin, Library and Summer programs. Full building cooling not included at this time | <ul style="list-style-type: none"> Displacement ventilation at MS and ES additions. Cooling provided at MS and ES Admin, Library and Summer programs. Full building cooling not included at this time | <ul style="list-style-type: none"> Displacement ventilation at MS and ES additions. Cooling provided at MS and ES Admin, Library and Summer programs. Full building cooling not included at this time |
| Cafeteria Improvements | <ul style="list-style-type: none"> MS: New cafeteria and kitchen. ES: Utilizes existing cafeteria and kitchen. | <ul style="list-style-type: none"> New 2-story addition with separate ES/MS cafeterias and a shared kitchen. | <ul style="list-style-type: none"> New 2-story addition with separate ES/MS cafeterias and a shared kitchen. |
| Right Size / Functional Needs | <ul style="list-style-type: none"> MS: Meets the classroom and restrooms needs. Has a HS-sized gym w/ 300 bleachers seats, cafeteria, a stage that fits 100 band members, performing arts spaces meet required sizes, library/STEM space, and (2) two-story classroom wings with right-sized/flexible educational spaces. The plan includes areas for potential future classrooms & performing arts additions. ES: Limited renovation to add missing program spaces. Does not right-size Kindergarten classrooms; other ES classrooms will not be renovated; no missing ES programs, just undersized; existing cafeterium remains as ES cafeteria. HS: Addresses Title IX concern. | <ul style="list-style-type: none"> Meets classroom & restroom count needs. Does not address underlying layout and classroom size issues. Provides restroom renovations. The New 2-story addition has Cafeteria and Kitchen on first floor, with classrooms/offices on 2nd floor for currently missing program spaces, including special education. Right-sizes undersized Kindergarten classrooms with small addition. Majority of MS/ES classrooms are renovated. The existing shared cafeterium converted to 370+/- seat multipurpose/performance space; heavy renovation/addition adjacent to performance space to house music programs; demolishes old music wing. Addresses Title IX concern at HS. | <ul style="list-style-type: none"> Meets classroom count. Deficit of program spaces and restrooms remains. Does not address underlying layout and classroom size issues. Provides restroom renovations. The New 2-story addition has Cafeteria and Kitchen on first floor, with classrooms/offices on 2nd floor for currently missing program spaces, including special education. Does not right-size Kindergarten classrooms that are currently 20% undersized; limited renovations to accommodate some missing program needs. Current classrooms will not be renovated. The existing shared cafeterium converted to a 370+/- seat multipurpose/performance space. No renovations to existing music programs that are currently undersized. Addresses Title IX concern at HS. |

3 Concept Options: What Are They Solving / Implications



"NEW MIDDLE SCHOOL"

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"RENOVATION / ADDITION"

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"RENOVATION / ADDITION"

ES/MS Renovation (36,000 SF +/-) & Addition (36,000 SF +/-)

Gathering & Collaboration Hubs

- **MS:** Classroom Neighborhood gathering and collaboration / presentation space.
- **ES:** STEM addition adjacent to ES library/ learning commons renovation. Minor ES interior improvements for wayfinding/collaboration hubs.

- Renovations renovated to accommodate wayfinding/collaboration hubs.
- STEM renovation next to ES Library.

- Minor interior improvements for wayfinding/collaboration hubs
- STEM renovation next to ES Library.

Agile / Flexible Classrooms

- **MS:** (6) in each MS "neighborhood"
- **ES:** (6) grade level classrooms in each ES "neighborhood".
- **ES and MS:** classrooms have flexibility for operable walls between all grade level classrooms

- (6) grade level classrooms in each ES "neighborhood" with movable walls between
- (6) in each MS "neighborhood" with movable walls between 5th grade and 3' door between other grade level classrooms (due to existing structural limitations)

- (6) grade level classrooms in each ES "neighborhood" – moveable walls not provided.
- (6) in each MS "neighborhood" – moveable walls nor doors between provided.

Layout Modification

- **MS:** Addresses MS sprawl. Separates public space from private space. Sets up "teaming" model for middle school which reinforces sense of community.
- **ES:** Decreases sprawl with centralized admin| entry.

- Does not address most of sprawling layout of schools but is improved by central cafeteria.
- Adds/relocates MS music program adjacent to performance area

- Does not address most of sprawling layout of schools, but is improved by central cafeteria

Outdoor Learning & Play

- **MS:** Playground relocated to new MS and away from Scott Dyer road. LWCF field relocated on site. Requires some existing fields to be relocated off site.
- **ES:** Maintains ES playgrounds.

- Cafeteria Addition adjacent to courtyard that could be utilized for outdoor dining. Kindergarten addition placed to avoid existing playground area.

- Cafeteria Addition adjacent to courtyard that could be utilized for outdoor dining.

3 Concept Options: What Are They Solving / Implications



“NEW MIDDLE SCHOOL”

New MS (114,000 SF +/-)
ES Renovation (19,000 SF +/-) & Addition (7,000 SF +/-)



“RENOVATION / ADDITION”

ES/MS Renovation (126,000 SF +/-) & Addition (46,000 SF +/-)



“RENOVATION / ADDITION”

ES/MS Renovation (36,000 SF +/-) & Addition (36,000 SF +/-)

Minimize Disruption to Learning

- Least impact to learning of the 3 concepts
- When new MS is built, existing MS serves as ES while ES is being renovated; minimal to no cost to relocate 1/3 of students in existing school for 12 months.
- 36-42 months of construction.
- Impacts learning due to extent of renovations and additions.
- ROM Cost includes \$3.6M to relocate 2/3 of students during 36-48 months of construction
- Impacts learning due to extent of renovations and additions.
- ROM Cost includes \$3.6M to relocate 2/3 of students during 30-33 months of construction

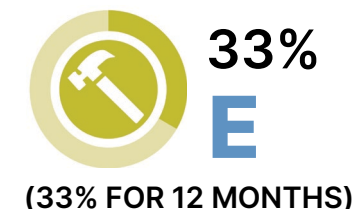
Long-Term Planning

- Resets the clock on the MS, 1 of the 3 buildings.
- Sets the site up for complete replacement or major renovation and addition of ES while utilizing new administration addition and maintaining green space, drives, parking and drop off layout at ES established in option E.
- Future planning allows for right sized classrooms, collaboration, and support spaces; all new public areas; and secure entries.
- Café addition built in Concept C could be maintained for use by ES if future new MS were constructed.
- MS addition constructed in Concept C could be reused for ES allied arts.
- Use of the auditorium constructed in Concept C could continue.
- ES admin addition constructed in Concept C could be used by District or as performance support spaces.
- New future ES could be located where existing MS was demo 'ed, or programs could be added to spaces already constructed.
- Existing ES could be used to house students during construction.
- Kindergarten addition would most likely be removed.
- Construction of a future new MS would maintain the ES cafe addition constructed in Concept B for ES continued use; MS portion could be used as multipurpose space.
- Use of the auditorium will continue.
- A future new ES would reuse the new spaces above.
- The admin addition constructed in Option B can be used by the District in the future and a portion of ES classrooms could be repurposed, or new classrooms could be built in place of the existing ES.
- Existing ES could house students during construction of future new ES.

CONCEPT E: NEW MIDDLE SCHOOL CONSTRUCTION DURATION*

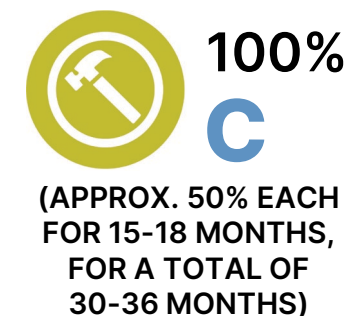
| Location | Duration | Notes |
|--------------|--------------|---|
| MS | 24-30 | Includes demo of existing |
| ES | 15 months | 1 school year and two summers overlaps with MS construction. Students stay in school, disrupting but limited internal scope that can be addressed over the two summers. Additions during school year. |
| Site | 12 months | Approximate, depending on season |
| HS | TBD | |
| Total | 36-42 | |

STUDENT DISRUPTION



CONCEPT C: ADDITION/RENOVATION CONSTRUCTION DURATION*

| Location | Duration | Notes |
|--------------|-------------------|----------------------------------|
| MS | 1st, 15-18 months | Relocate all MS students |
| ES | 2nd, 15-18 months | Relocate all ES students |
| Site | 6-12 months | Approximate, depending on season |
| HS | TBD | |
| Total | 36-48 | |



CONCEPT B: ADDITION/RENOVATION CONSTRUCTION DURATION*

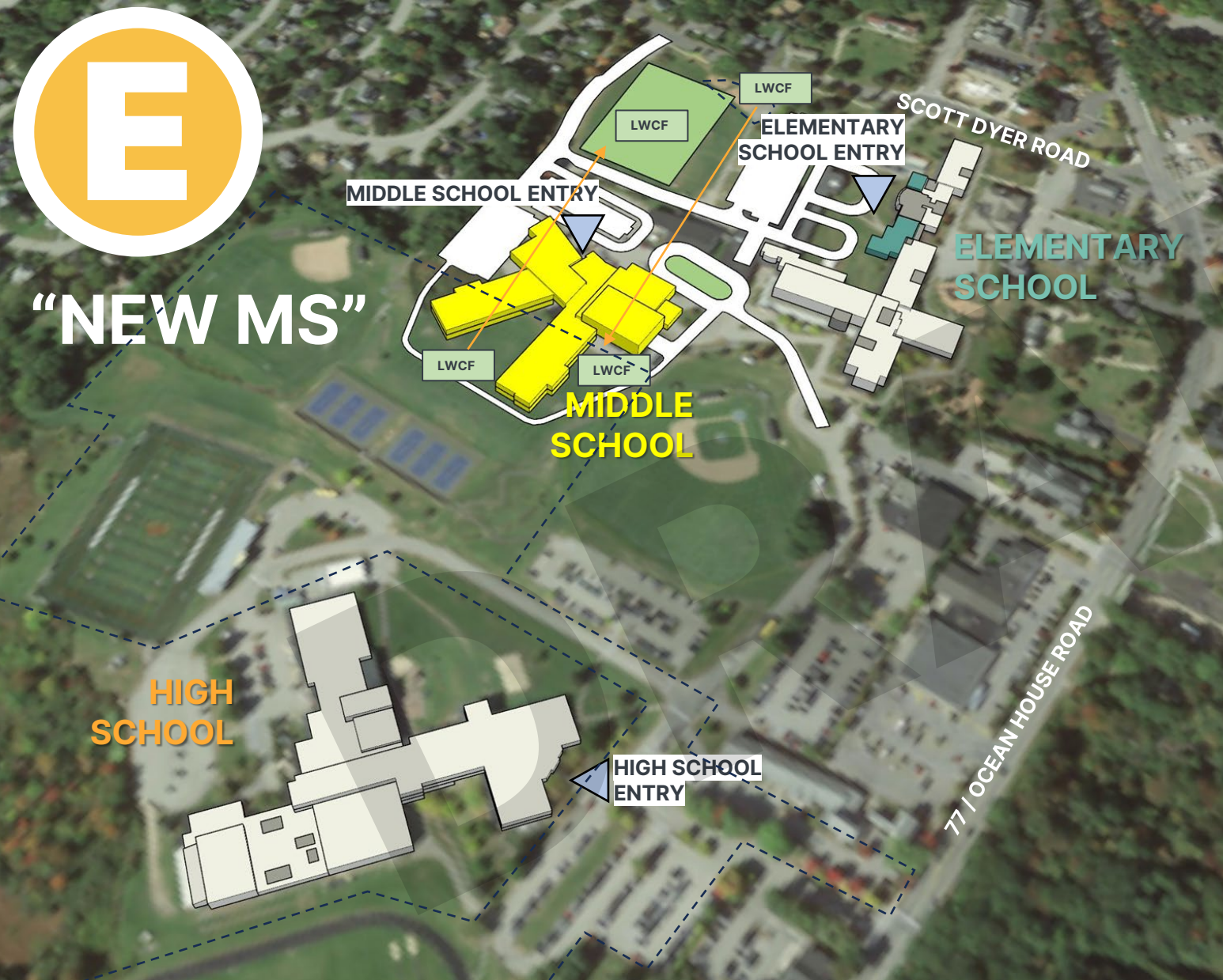
| Location | Duration | Notes |
|--------------|-------------------|--|
| MS | 1st, 12-15 months | Two additions, MS and Spine. Alternate entry while addition constructed. Relocate MS students for one year to expedite construction and less disruption to students. |
| ES | 2nd, 12 months | Relocate ES students for one year |
| Site | 6 months | Approximate, depending on season |
| HS | TBD | |
| Total | 30-33 | |



*based on current illustrated scope



“NEW MS”



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

APPROXIMATE SCOPE SQUARE FOOTAGE:

ES RENO: 19,000 SF +/-
ES ADD: 7,000 SF +/-
NEW MS: 114,000 SF +/-



33%
STUDENT
DISRUPTION

(33% FOR 12 MONTHS)

ELEMENTARY & MIDDLE SCHOOL SCOPE:

ADDRESSES:

- \$10M+/- in essential ES repairs included
- New ES secure entry vestibule with administrative offices and nurse area
- New Middle School: Demolition of existing MS & construction of new MS on current soccer field (field relocated on site). New MS 'resets the clock' on 1 of 3 schools, provides comprehensive approach to safety & security, energy efficient building, and complies with existing energy codes. Includes secure entry vestibule, HS-sized gym 300 bleachers seats, cafeteria, stage fits 100 band members, library/STEM space, and (2) two-story classroom wings with right-sized/flexible educational spaces
- Minor ES interior improvements for wayfinding/collaboration hubs; and limited ES renovation to add missing program spaces
- Addresses MS sprawl; decreases ES sprawl
- New MS performing arts spaces meet required sizes; plan includes areas for potential future classroom & performing arts additions; existing cafetorium remains as ES cafeteria
- STEM addition next to ES Library
- Least impact to learning of 3 concepts (36-42 months of construction; when new MS is built, existing MS serves as ES; minimal to no cost to relocate 1/3 of students in existing school)

DOES NOT ADDRESS:

- Does not include ES restroom renovations
- Does not right-size Kindergarten classrooms; other ES classrooms will not be renovated
- Full building cooling not included at this time

HIGH SCHOOL SCOPE:

- \$16M+/- in essential repairs included
- Locker Room Title IX improvements

ESTIMATED ROM COST: \$114.5M +/-

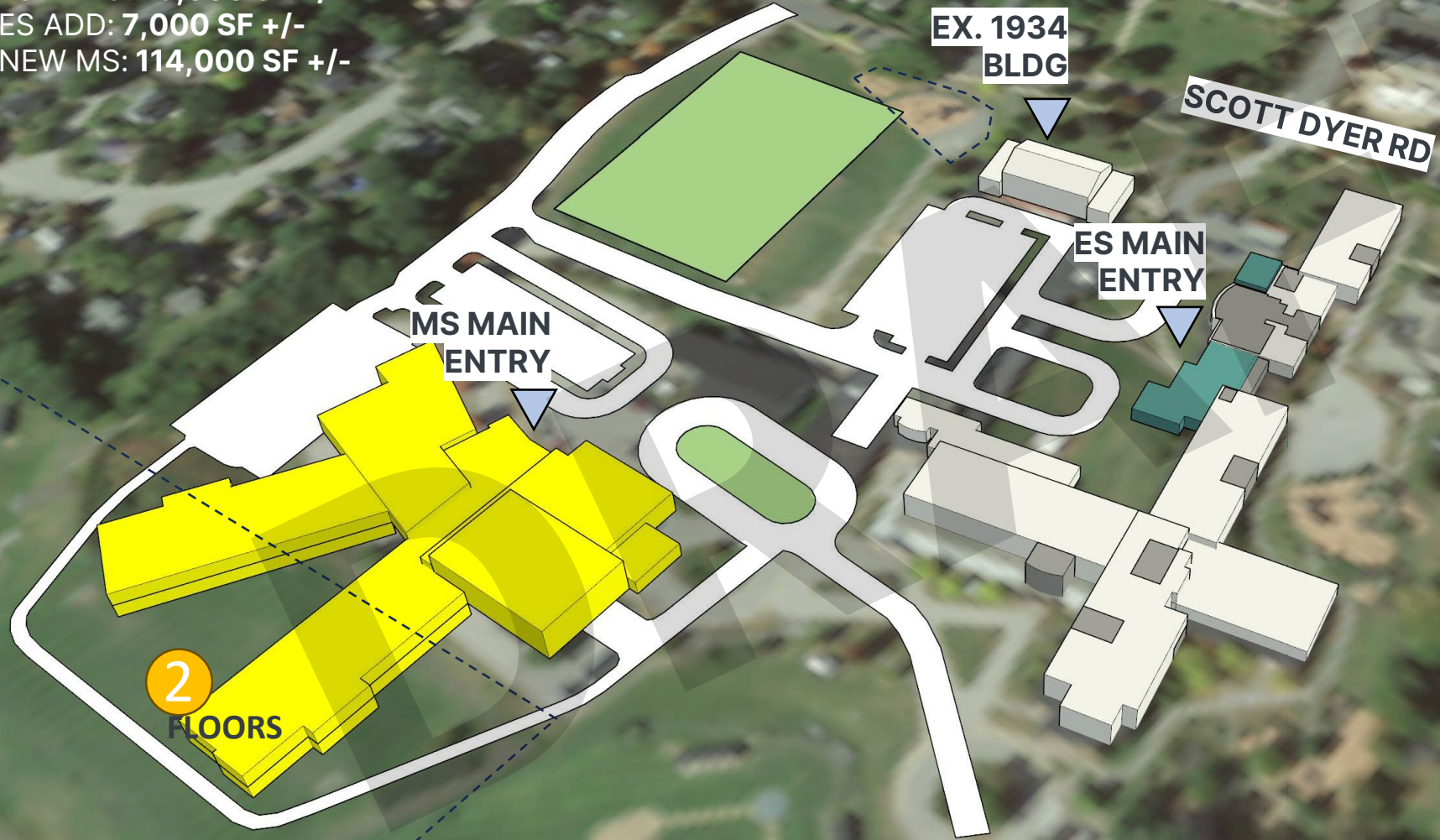
NOTE: If new MS and repairs at ES (\$10M +/-) & HS (\$16M +/-) are prioritized, ROM cost would be approximately \$100M +/-

APPROXIMATE SCOPE SQUARE FOOTAGE:






ES RENO: 19,000 SF +/-

ES ADD: 7,000 SF +/-

NEW MS: 114,000 SF +/-



ELEMENTARY SCHOOL & MIDDLE SCHOOL

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



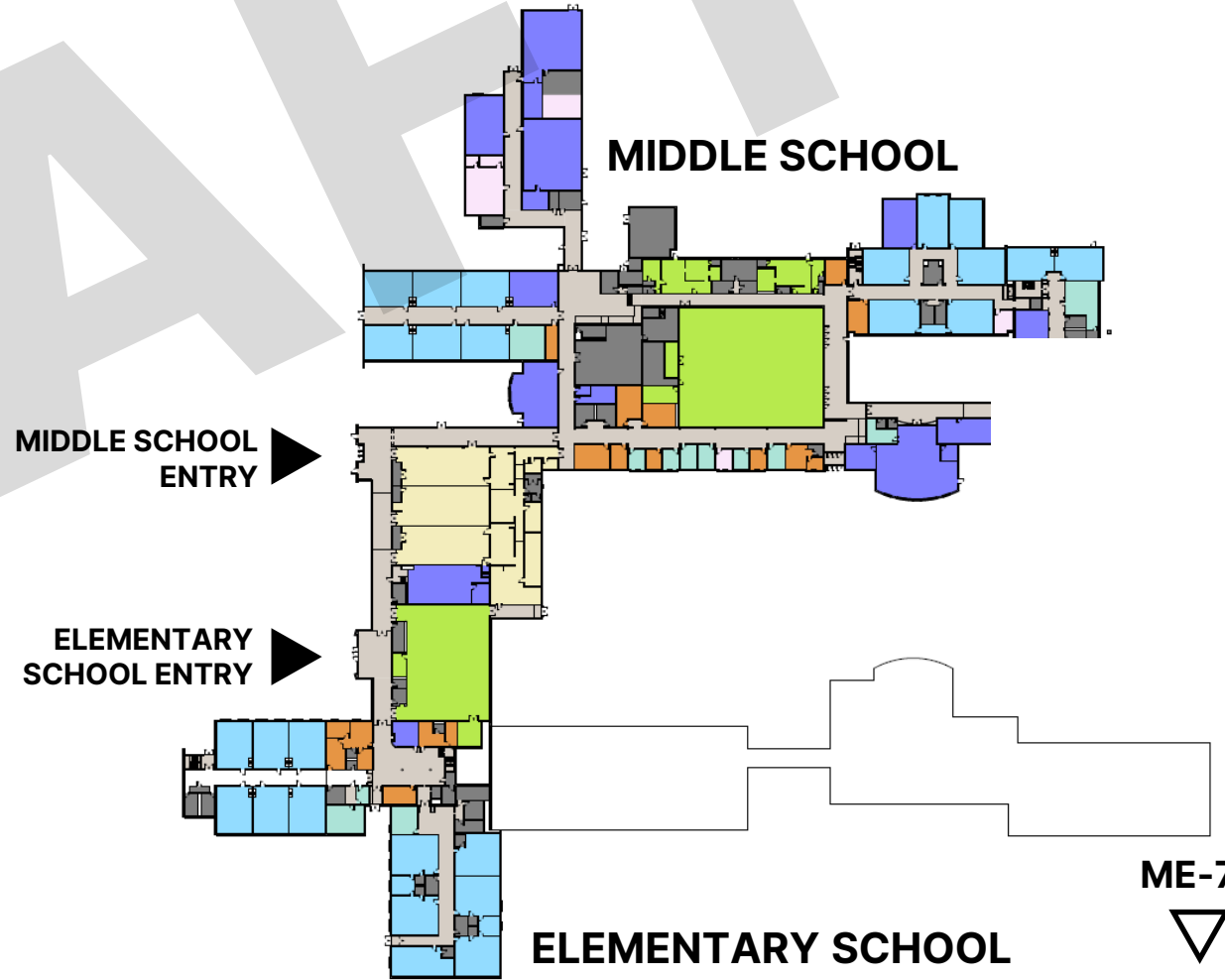
Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

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

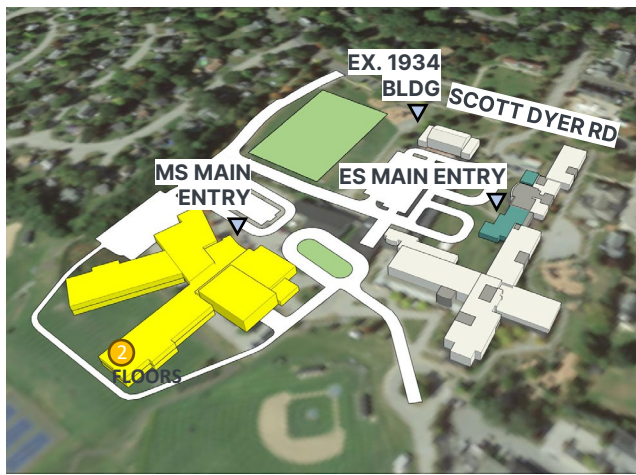
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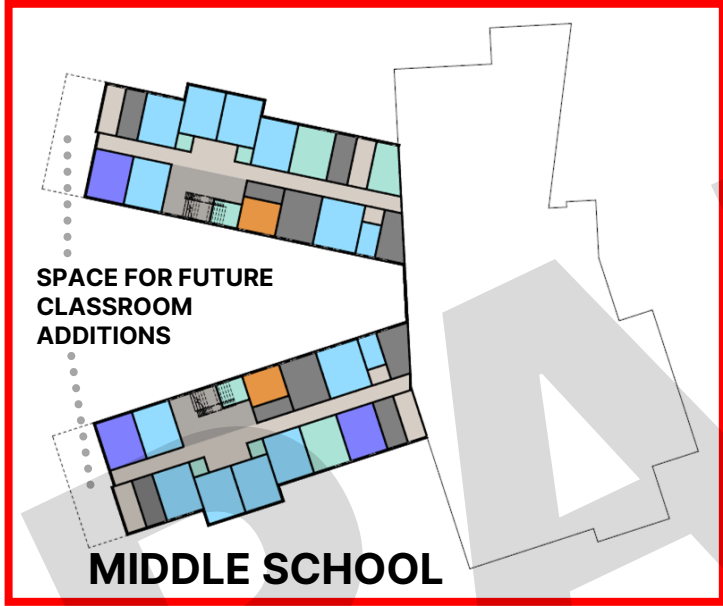
EXISTING



CONCEPT E: ES/MS 1ST FLOOR



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



LEGEND

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

**APPROXIMATE SCOPE
SQUARE FOOTAGE:**

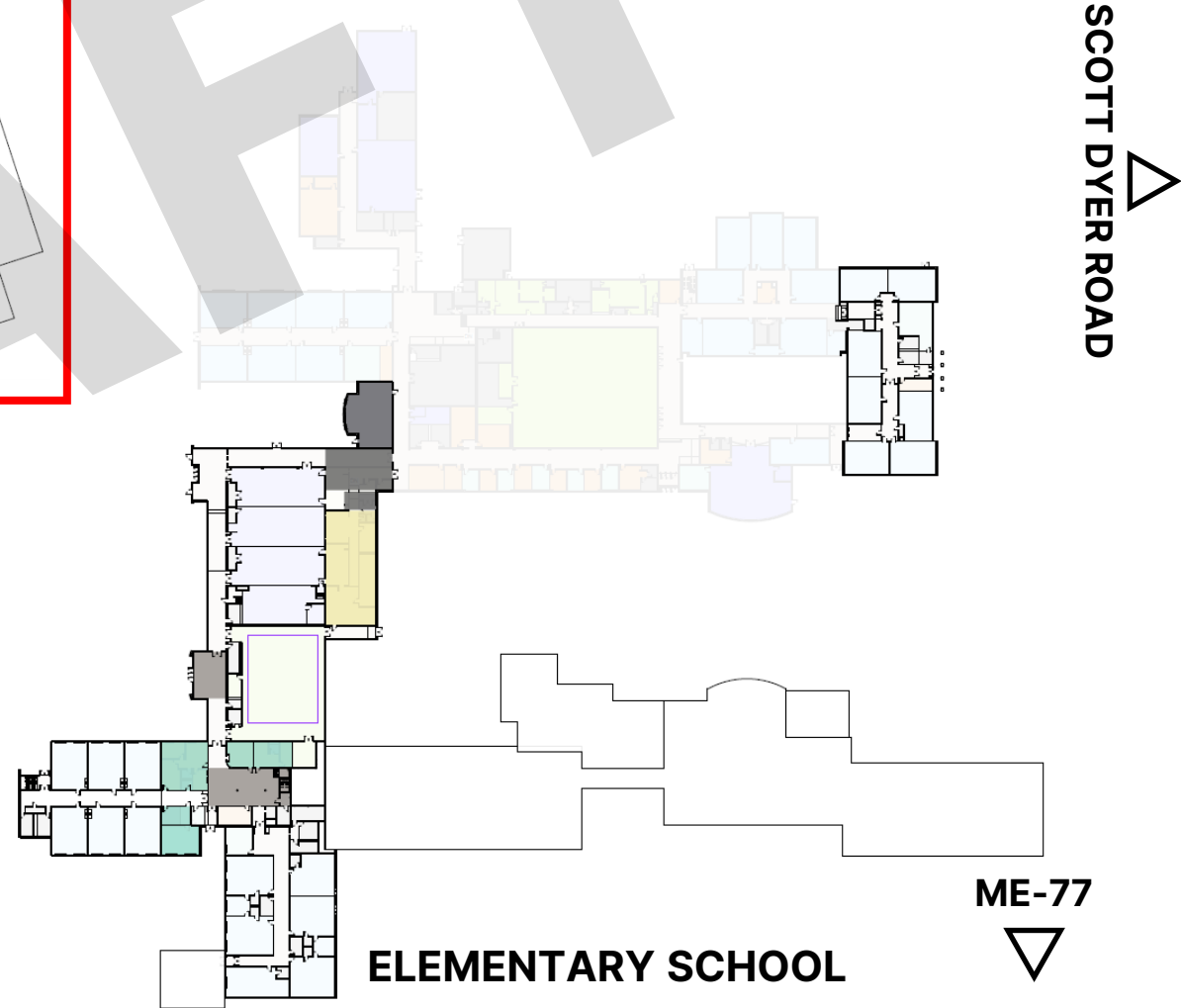
- ES RENO: 19,000 SF +/-
- ES ADD: 7,000 SF +/-
- NEW MS: 114,000 SF +/-

SCOPE ADDRESSES:

- \$10M+/- in essential ES repairs included
- New ES secure entry vestibule with administrative offices and nurse area
- New Middle School: Demolition of existing MS & construction of new MS on current soccer field (field relocated on site). New MS 'resets the clock' on 1 of 3 schools, provides comprehensive approach to safety & security, energy efficient building, and complies with existing energy codes. Includes secure entry vestibule, HS-sized gym 300 bleachers seats, cafeteria, stage fits 100 band members, library/STEM space, and (2) two-story classroom wings with right-sized/flexible educational spaces
- Minor ES interior improvements for wayfinding/collaboration hubs; and limited ES renovation to add missing program spaces
- Addresses MS sprawl; decreases ES sprawl
- New MS performing arts spaces meet required sizes; plan includes areas for potential future classroom & performing arts additions; existing cafetorium remains as ES cafeteria
- STEM addition next to ES Library
- Least impact to learning of 3 concepts (36-42 months of construction; when new MS is built, existing MS serves as ES; minimal to no cost to relocate 1/3 of students in existing school)

SCOPE DOES NOT ADDRESS:

- Does not include ES restroom renovations
- Does not right-size Kindergarten classrooms; other ES classrooms will not be renovated
- Full building cooling not included at this time

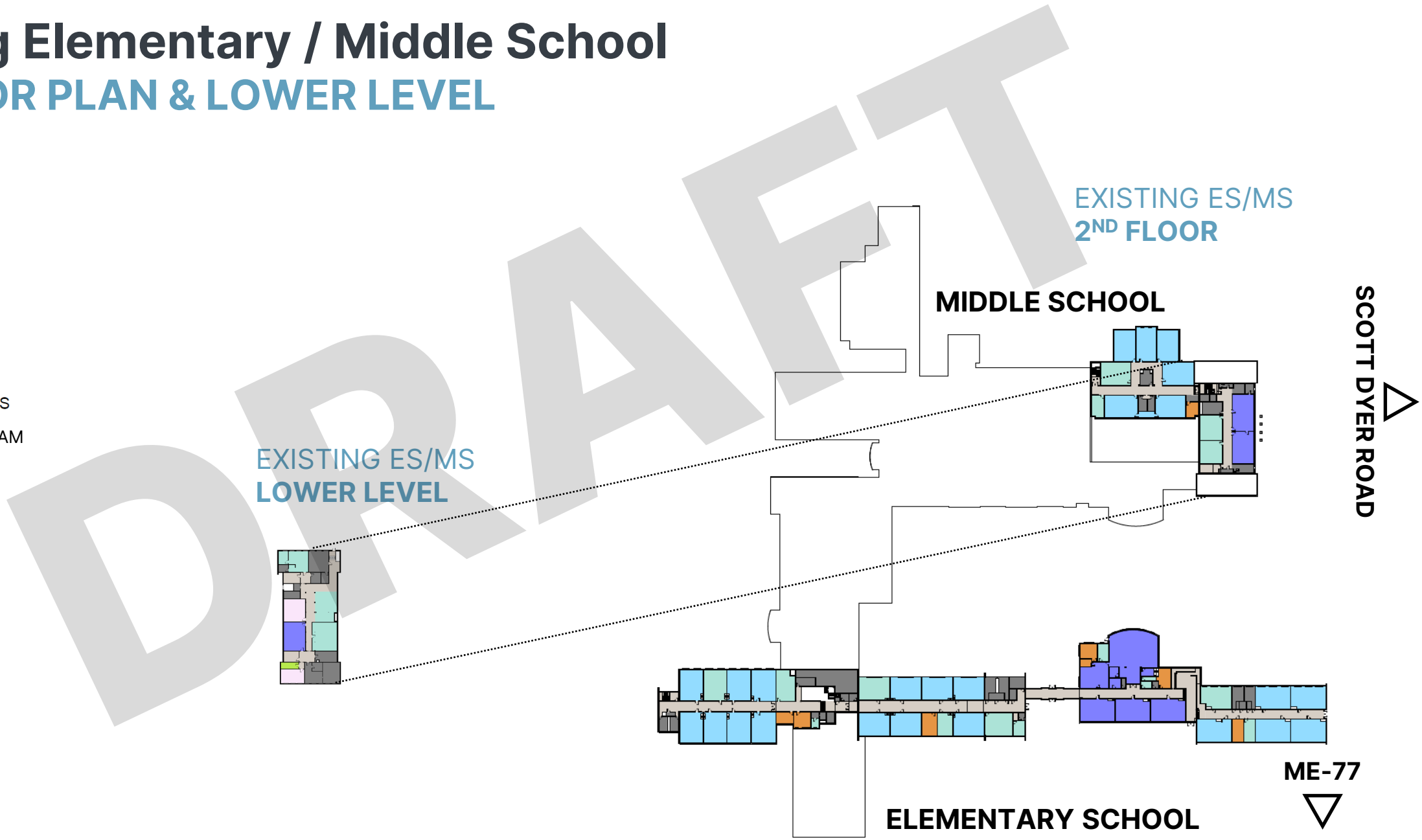


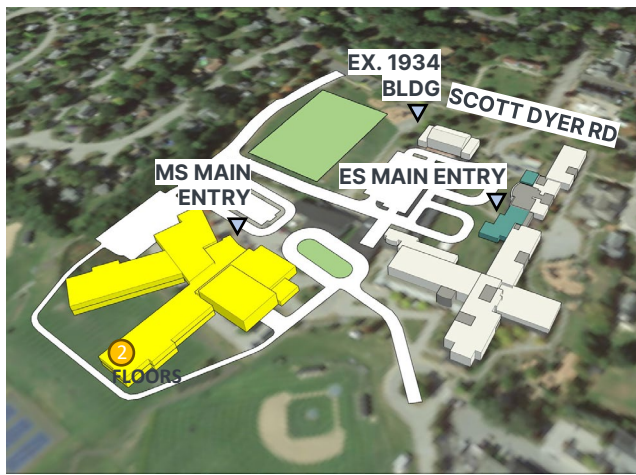
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

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



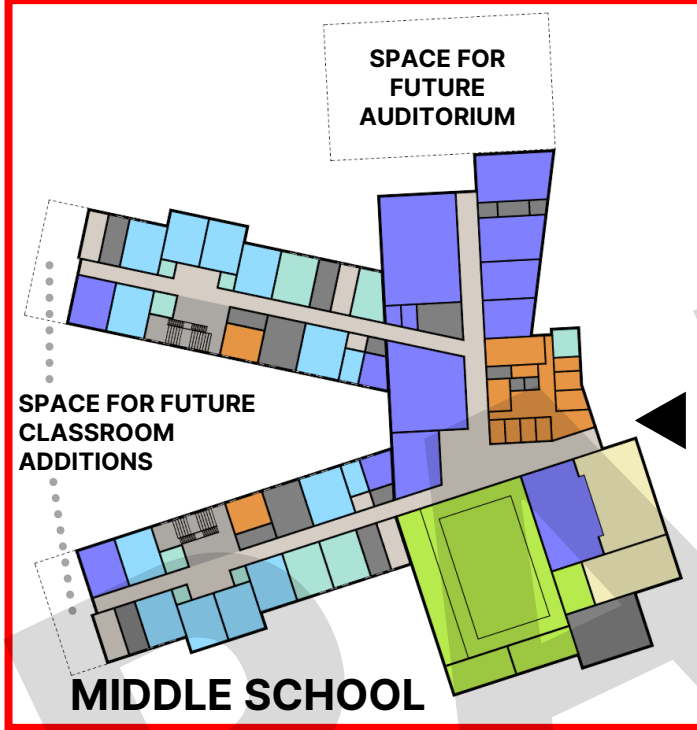


SCOPE ADDRESSES:

- \$10M+/- in essential ES repairs included
- New ES secure entry vestibule with administrative offices and nurse area
- New Middle School: Demolition of existing MS & construction of new MS on current soccer field (field relocated on site). New MS 'resets the clock' on 1 of 3 schools, provides comprehensive approach to safety & security, energy efficient building, and complies with existing energy codes. Includes secure entry vestibule, HS-sized gym 300 bleachers seats, cafeteria, stage fits 100 band members, library/STEM space, and (2) two-story classroom wings with right-sized/flexible educational spaces
- Minor ES interior improvements for wayfinding/collaboration hubs; and limited ES renovation to add missing program spaces
- Addresses MS sprawl; decreases ES sprawl
- New MS performing arts spaces meet required sizes; plan includes areas for potential future classroom & performing arts additions; existing cafetorium remains as ES cafeteria
- STEM addition next to ES Library
- Least impact to learning of 3 concepts (36-42 months of construction; when new MS is built, existing MS serves as ES; minimal to no cost to relocate 1/3 of students in existing school)

SCOPE DOES NOT ADDRESS:

- Does not include ES restroom renovations
- Does not right-size Kindergarten classrooms; other ES classrooms will not be renovated
- Full building cooling not included at this time



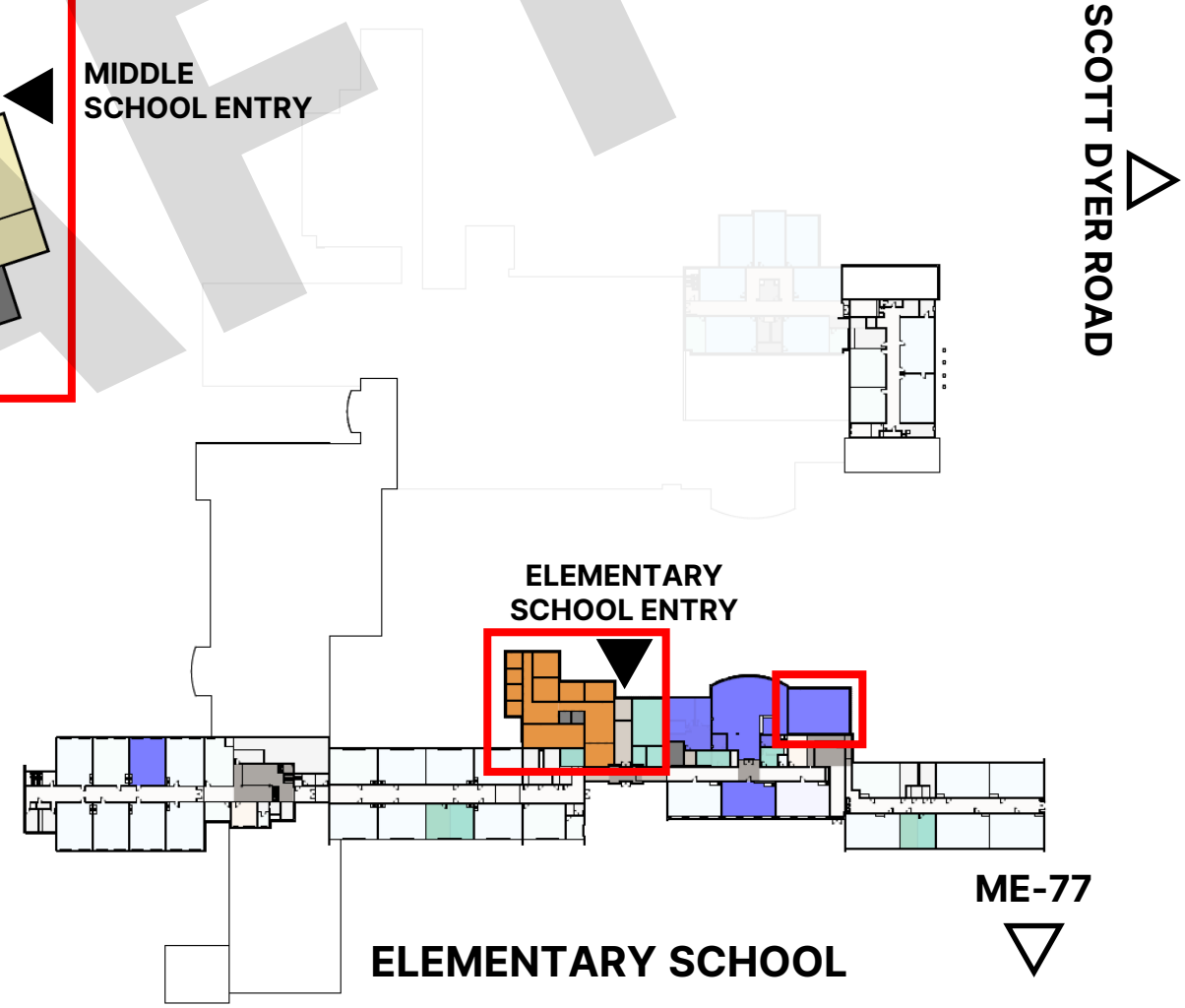
LEGEND

- ADMINISTRATIVE (orange square)
- ATHLETICS (green square)
- AUXILIARY (grey square)
- CLASSROOM (light blue square)
- EGRESS (tan square)
- FINE ARTS (purple square)
- KITCHEN/DINING (yellow square)
- SPECIAL SERVICES (teal square)
- WAYFINDING (dark grey square)
- DISTRICT PROGRAM (pink square)

CONCEPT E: ES/MS 2ND FLOOR

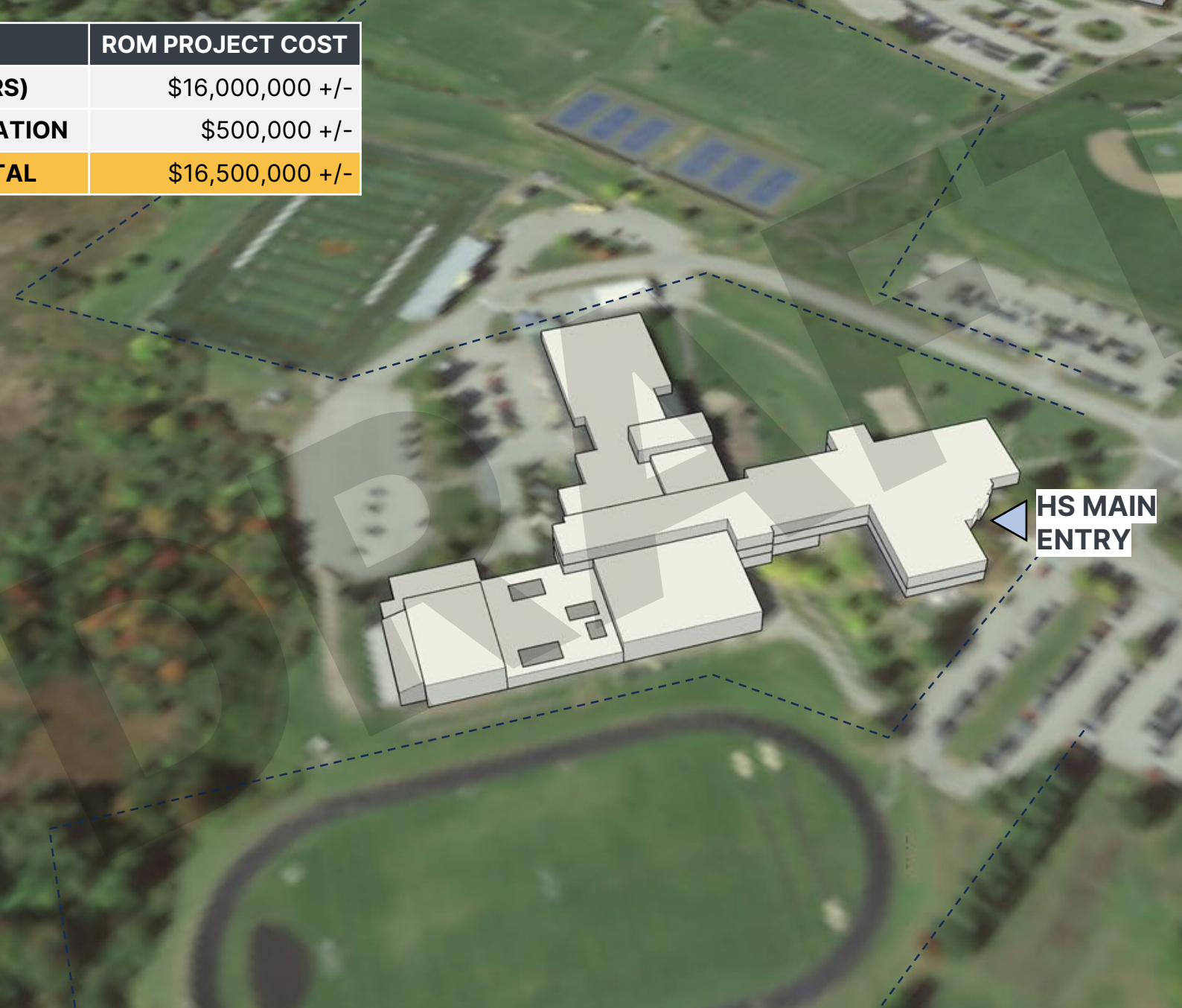
APPROXIMATE SCOPE SQUARE FOOTAGE:

- ES RENO: 19,000 SF +/-
- ES ADD: 7,000 SF +/-
- NEW MS: 114,000 SF +/-



| SCOPE | ROM PROJECT COST |
|---------------------------|-------------------------|
| HS REPAIRS (0-6 YRS) | \$16,000,000 +/- |
| HS TITLE IX RENOVATION | \$500,000 +/- |
| HS SCOPE ROM TOTAL | \$16,500,000 +/- |

HIGH SCHOOL



HS MAIN ENTRY

- EXISTING BUILDING
- RENOVATION



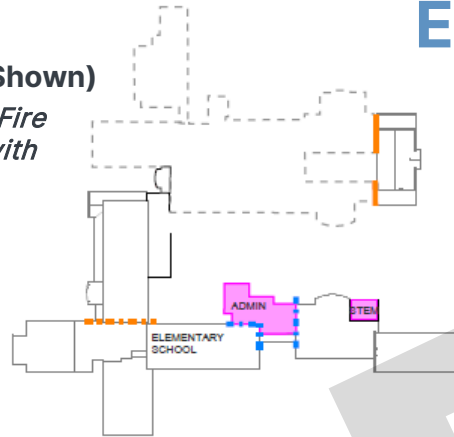
Long-Term Planning Diagrams

How New Construction Positions You For Future Years

CONCEPT E

Build New MS (Not Shown)

ES Demo, Addition, & Fire Separation Diagram with New MS



E

○ Demo: 69,000 SF +/-

● Add: 7,000 SF +/-

— Enclose Building Envelope

- - - Approximate Fire Barrier Locations Added to Existing

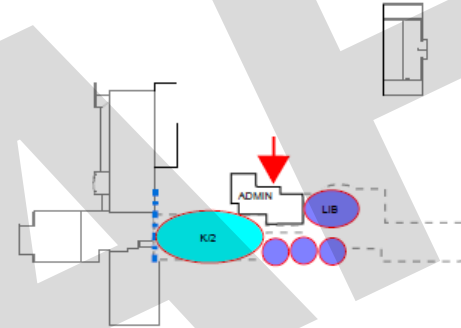
■ ■ ■ Approximate Fire Wall Locations At New Additions

- Requires renovation to incorporate fire separation
- Sets the site up for complete replacement of Elementary School to go where Middle School was demolished
- If State requires universal PK and CDS in the future, consider renovating a portion of Elementary School for these programs

CONCEPT E (FUTURE)

Future Improvements & Replacement at ES

1



○ Demo: 31,000 SF +/-

○ Add: 43,000 SF +/-

- - - Approximate Fire Barrier Locations Added to Existing

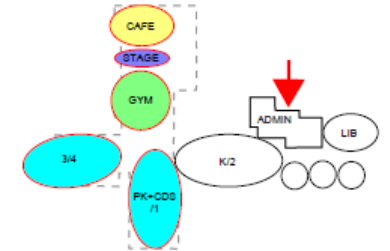
■ ■ ■ Approximate Fire Wall Locations At New Additions

- Right sizes classrooms at two grade levels
- Provides new Allied Arts and Library
- Reuses Admin Addition from Concept E
- Requires additional swing space during construction
- Sets up site for future renovation or replacement of remaining classroom wings, gym, and cafeteria
- Demolishes STEM space from Concept E
- Maintains green space, drives, parking, and drop-off layout constructed in Concept E

CONCEPT E (FUTURE)

Future Improvements & Replacement at ES

2



○ Demo: 44,000 SF +/-

○ Add: 60,000 SF +/-

- - - Approximate Fire Barrier Locations Added to Existing

■ ■ ■ Approximate Fire Wall Locations At New Additions

- Option to replace or renovate remaining classroom wings
- Allows for right-sizing spaces and accommodating Universal PK and CDS if state requires school district to provide these services in future
- Maintains green space, drives, parking, and drop-off layout constructed in Concept E



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

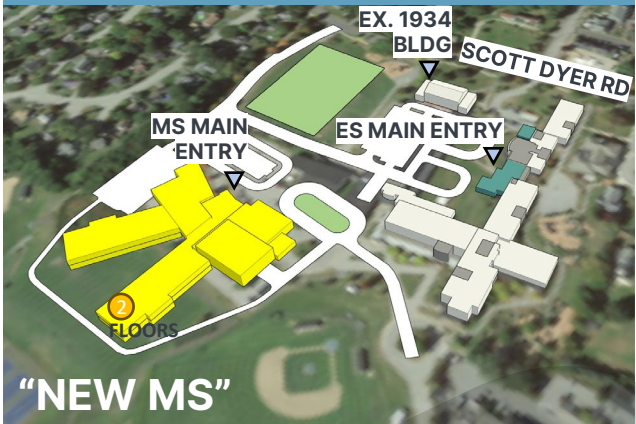
"NEW MS" | ES/MS LONG-TERM PLANNING DIAGRAMS

Harriman

ESTIMATED ROM COST:

\$114.5M +/-

NOTE: If new MS and repairs at ES (\$10M+/-) & HS (\$16M+/-) are prioritized, ROM cost would be approximately \$100M+/-



“NEW MS”

NEW MS (114,000 SF +/-)

ES RENOVATION (19,000 SF +/-) & ADDITION (7,000 SF +/-)



33% STUDENT DISRUPTION
(33% FOR 12 MONTHS)

SCOPE ADDRESSES:

- \$10M+/- in essential ES repairs included and \$16+/- at HS.
- New ES secure entry vestibule with administrative offices and nurse area
- New Middle School: Demolition of existing MS & construction of new MS on current soccer field (field relocated on site). New MS ‘resets the clock’ on 1 of 3 schools, provides comprehensive approach to safety & security, energy efficient building, and complies with existing energy codes. Includes secure entry vestibule, HS-sized gym 300 bleachers seats, cafeteria, stage fits 100 band members, library/STEM space, and (2) two-story classroom wings with right-sized/flexible educational spaces
- Minor ES interior improvements for wayfinding/collaboration hubs; and limited ES renovation to add missing program spaces
- Addresses MS sprawl; decreases ES sprawl
- New MS performing arts spaces meet required sizes; plan includes areas for potential future classroom & performing arts additions; existing cafeterium remains as ES cafeteria
- STEM addition next to ES Library
- Least impact to learning of 3 concepts (36-42 months of construction; when new MS is built, existing MS serves as ES; minimal to no cost to relocate 1/3 of students in existing school)

SCOPE DOES NOT ADDRESS:

- No ES restroom renovations
- Does not right-size Kindergarten classrooms; other ES classrooms will not be renovated
- Full building cooling not included at this time

LIFE SPAN:

- New MS (114,000 SF +/-): 60 +/- years with some building system and some material replacement around 20 to 40years. Mechanical systems are within the building to extend the life of the systems.
- ES Renovation (19,000 SF +/-) and Addition (7,000 SF +/-): New boiler plant, Heat Recovery Units (HRU) and air handlers being replaced as part of the project. These repairs will extend the life of most systems by 15-20 years with other repair items starting between year 7 and 10.



DESIGN STATEMENT: *A secure and nurturing community hub that fosters a joy of learning and collaboration by supporting students’ discovery of their full potential.*

“NEW MS” | OPTION ADDRESSES SCOPE / DOES NOT ADDRESS SCOPE

Harriman

Estimated Property Tax Impact: Concept E

Median Home Valued at \$700,000 | FY '25 Property Tax: \$7,700

* Projected Base Tax

**% Increase Over "Base Tax (Projected)" (Blue Column)

| | BASE TAX* | TAX IMPACT (PER YR) | TAX IMPACT (PER MO) | TAX % CHANGE ** | TOTAL TAX BILL |
|--------|-----------|---------------------|---------------------|-----------------|----------------|
| FY '25 | \$7,700 | 0 | \$0 | 0.00% | \$7,700 |
| FY '26 | \$8,008 | \$587 | \$49 | 7.33% | \$8,595 |
| FY '27 | \$8,328 | \$1,220 | \$102 | 14.65% | \$9,548 |
| FY '28 | \$8,662 | \$1,220 | \$102 | 14.09% | \$9,882 |
| FY '29 | \$9,008 | \$1,220 | \$102 | 13.54% | \$10,228 |
| FY '30 | \$9,368 | \$1,220 | \$102 | 13.02% | \$10,588 |

TAX IMPACT NOTES:

- Based on projected total taxable value of real estate and personal property.
- Two tranches of bonds, one in FY '26, one in FY '27.
- Includes lease payments for "swing space" in FY '26 and FY '27 for Concepts B&C (little-to-no cost for "swing space" in Concept E due to use of existing MS).
- Assumes 4% annual increase in town budget.
- Assumes retirement of existing town debts.
- Assumes .5% (one half of one percent) annual increase in town's tax base.
- Assumptions are based on 30-year bonds at 3.5% interest and level payments and interest.



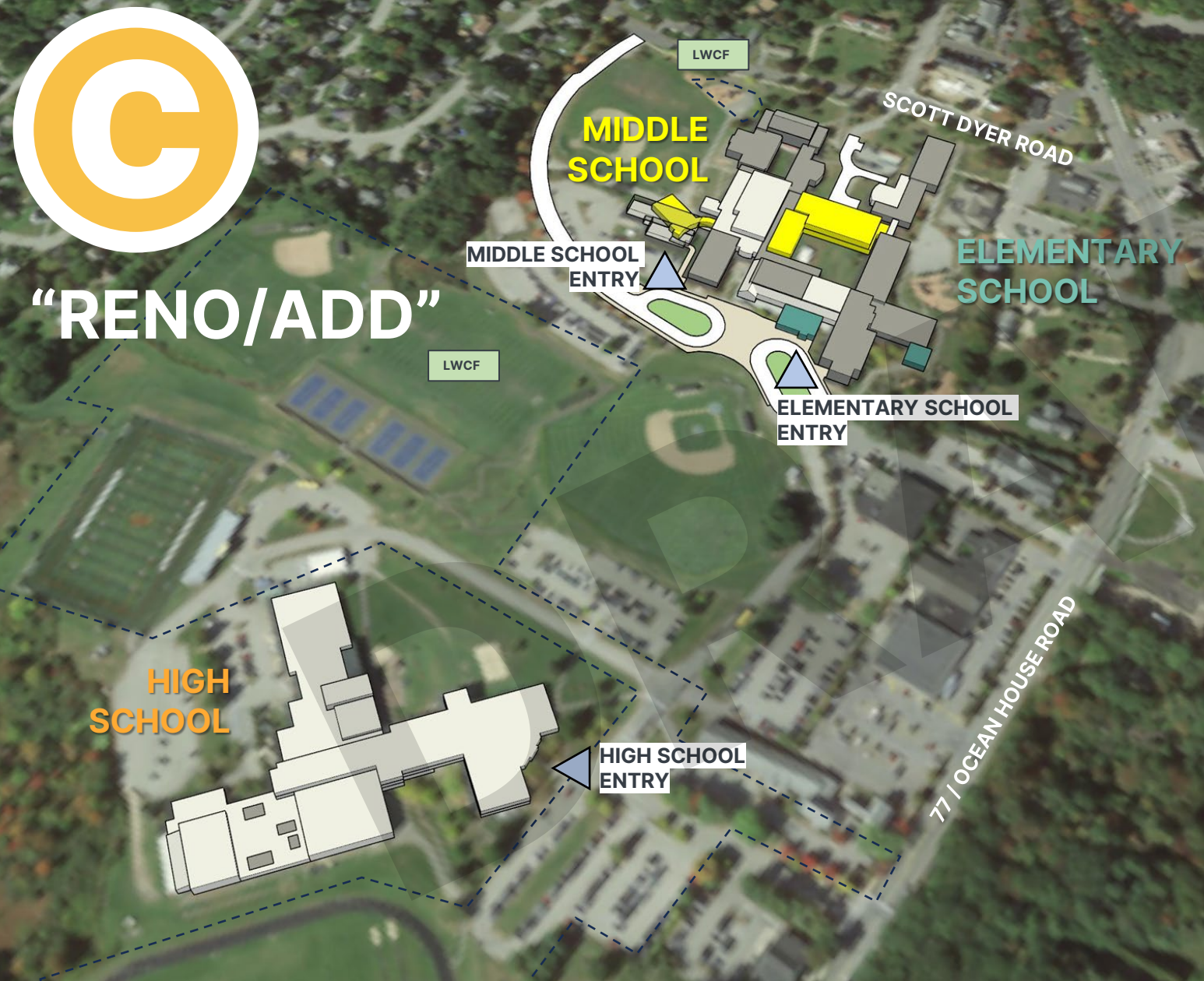
TAX IMPACT PROVIDED BY THE TOWN OF CAPE ELIZABETH

"NEW MS" | ESTIMATED PROPERTY TAX IMPACT

Harriman



"RENO/ADD"



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

**APPROXIMATE SCOPE
SQUARE FOOTAGE:**

RENO: 126,000 SF +/-
ADD: 46,000 SF +/-



100%
STUDENT
DISRUPTION

(APPROX. 50% EACH FOR 15-18 MONTHS,
FOR A TOTAL OF 30-36 MONTHS)

ELEMENTARY & MIDDLE SCHOOL SCOPE:

ADDRESSES:

- \$16M+/- in essential ES/MS repairs included
- New secure entry vestibules with adjacent administrative offices & nurse area (ES near existing ES main entry; MS separated from ES entry and more integrated into MS population)
- New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
- Most of existing ES/MS to be reconfigured to accommodate wayfinding/collaboration hubs, and missing or inadequate program spaces
- Existing shared cafeterium converted to 370+/- seat multipurpose/performance space; heavy renovation/addition adjacent to performance space to house music programs that are currently undersized; demolishes old music wing
- STEM renovation next to ES Library
- Restroom renovations included
- Right-sizes undersized Kindergarten classrooms with small addition; meets classroom & restroom count needs, current classrooms will be renovated

DOES NOT ADDRESS:

- Does not address most of sprawling layout, but improves with central MS entry & cafeteria
- Does not address underlying layout and classroom size issues
- Full building cooling not included at this time
- Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 36-48 months of construction

HIGH SCHOOL SCOPE:

- \$16M+/- in essential repairs included
- Locker Room Title IX improvements

ESTIMATED ROM COST: \$104.1M+/-

EXISTING BUILDING

DEMOLITION

RENOVATION

MS ADDITION

ES ADDITION

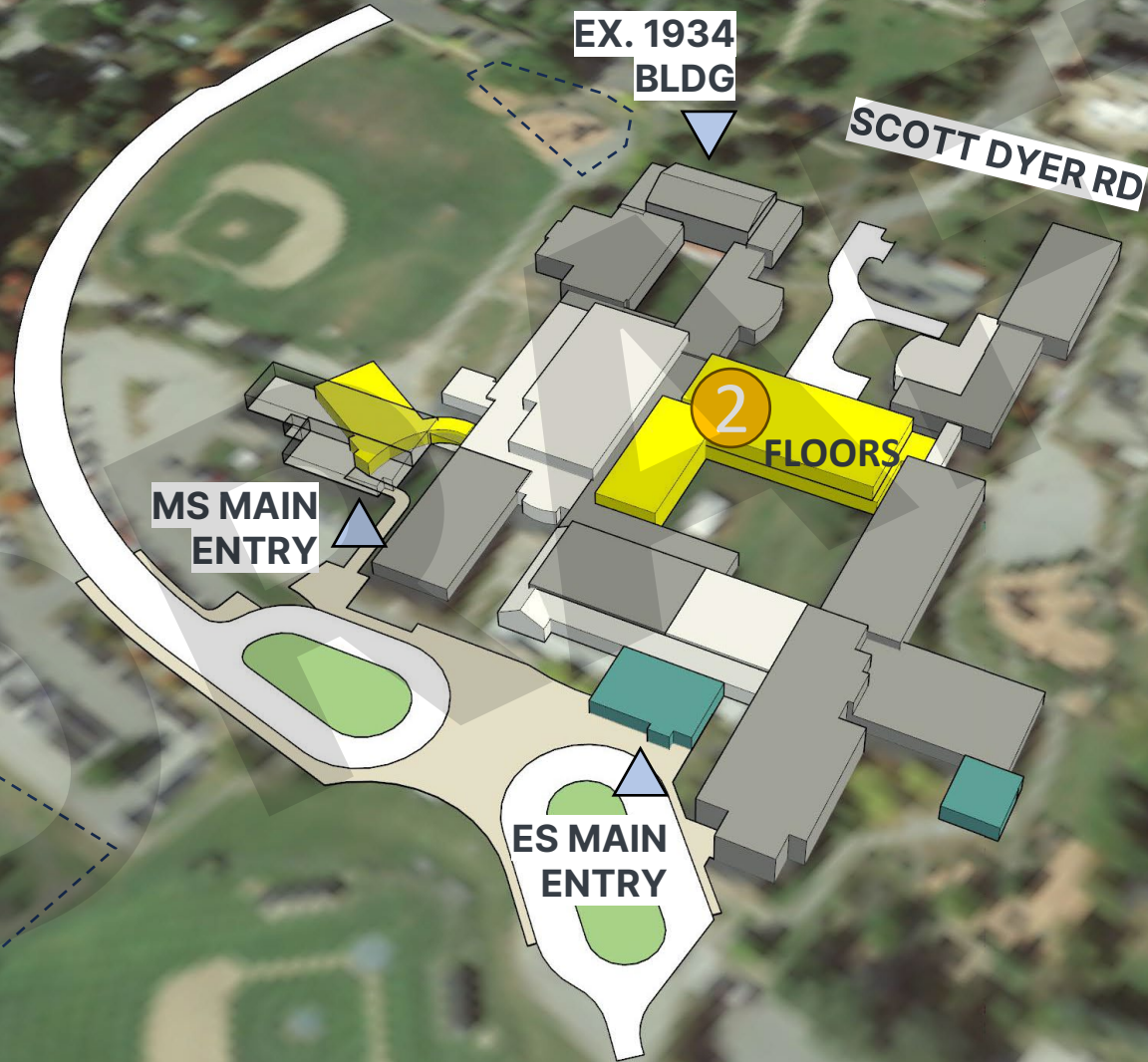
LWCF: LAND WATER
CONSERVATION FUND

Harriman





APPROXIMATE SCOPE SQUARE FOOTAGE:

RENO: 126,000 SF +/-

ADD: 46,000 SF +/-



ELEMENTARY SCHOOL & MIDDLE SCHOOL

-  EXISTING BUILDING
-  DEMOLITION
-  MS ADDITION
-  ES ADDITION



Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

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

MIDDLE SCHOOL ENTRY

ELEMENTARY SCHOOL ENTRY

MIDDLE SCHOOL

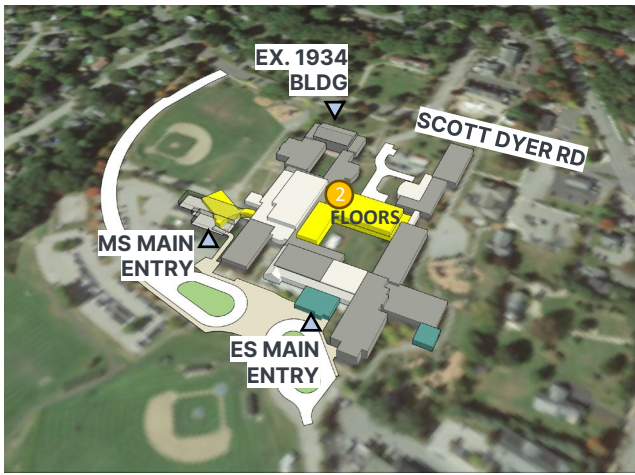
ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77



EXISTING



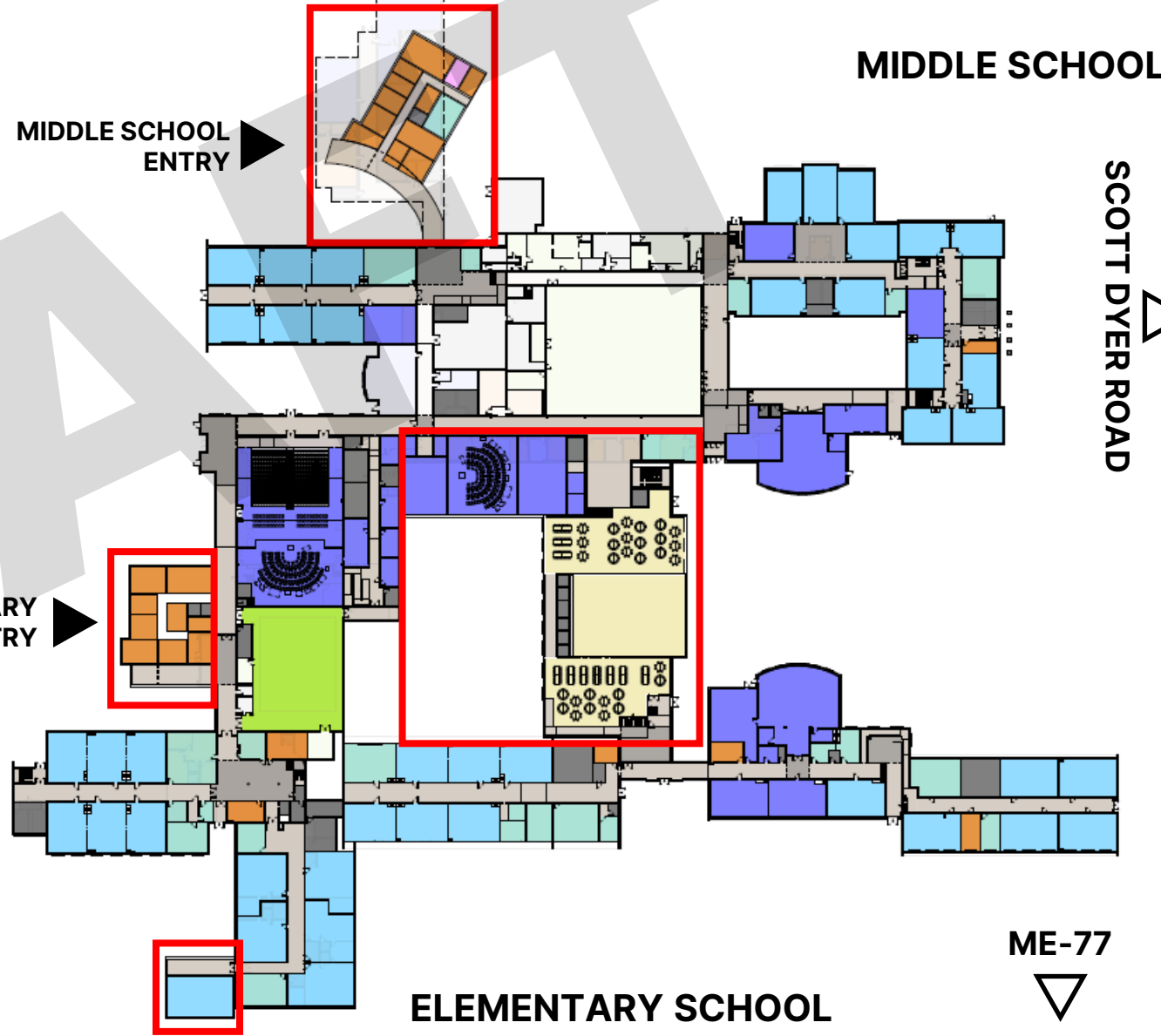
**APPROXIMATE SCOPE
SQUARE FOOTAGE:**

RENO: 126,000 SF +/-
ADD: 46,000 SF +/-

**CONCEPT C: ES/MS
1ST FLOOR**



- SCOPE ADDRESSES:**
- \$16M+/- in essential ES/MS repairs included
 - New secure entry vestibules with adjacent administrative offices & nurse area (ES near existing ES main entry; MS separated from ES entry and more integrated into MS population)
 - New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
 - Most of existing ES/MS to be reconfigured to accommodate wayfinding/collaboration hubs, and missing or inadequate program spaces
 - Existing shared cafeterium converted to 370+/- seat multipurpose/performance space; heavy renovation/addition adjacent to performance space to house music programs that are currently undersized; demolishes old music wing
 - STEM renovation next to ES Library
 - Restroom renovations included
 - Right-sizes undersized Kindergarten classrooms with small addition; meets classroom & restroom count needs, current classrooms will be renovated
- SCOPE DOES NOT ADDRESS:**
- Does not address most of sprawling layout, but improves with central MS entry & cafeteria
 - Does not address underlying layout and classroom size issues
 - Full building cooling not included at this time
 - Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 36-48 months of construction



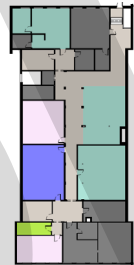
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

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

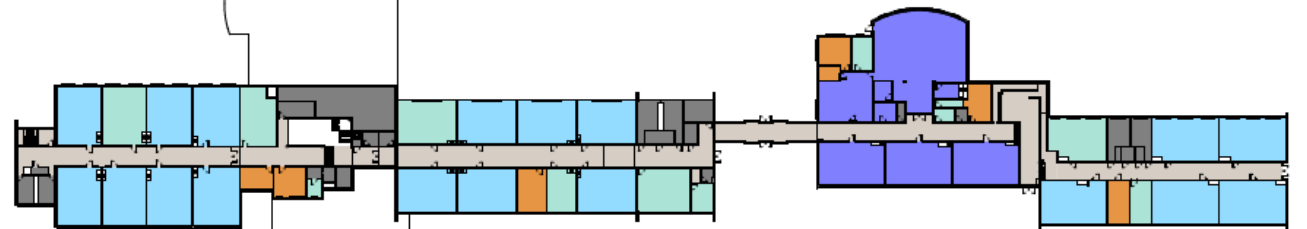
EXISTING ES/MS
LOWER LEVEL



EXISTING ES/MS
2ND FLOOR



MIDDLE SCHOOL



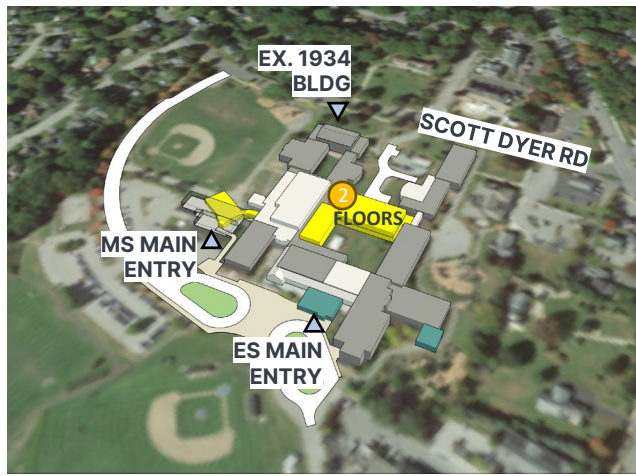
ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77



EXISTING



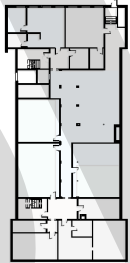
LEGEND

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

**CONCEPT C: ES/MS
2ND FLOOR**

MIDDLE SCHOOL

SCOTT DYER ROAD



**CONCEPT C: MS
LOWER LEVEL**

**APPROXIMATE SCOPE
SQUARE FOOTAGE:**

RENO: 126,000 SF +/-
ADD: 46,000 SF +/-

ELEMENTARY SCHOOL

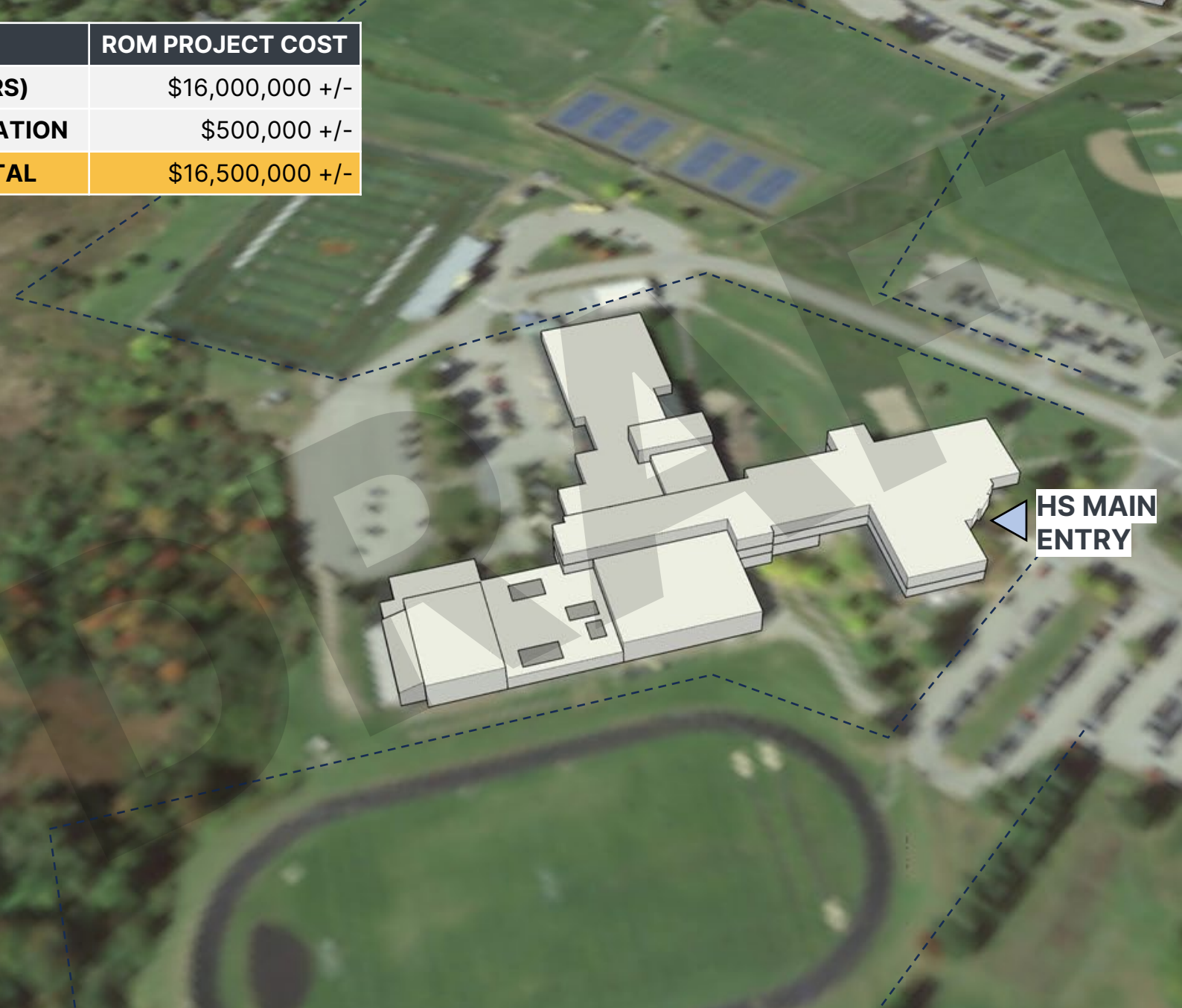
ME-77

- SCOPE ADDRESSES:**
- \$16M+/- in essential ES/MS repairs included
 - New secure entry vestibules with adjacent administrative offices & nurse area (ES near existing ES main entry; MS separated from ES entry and more integrated into MS population)
 - New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
 - Most of existing ES/MS to be reconfigured to accommodate wayfinding/collaboration hubs, and missing or inadequate program spaces
 - Existing shared cafeterium converted to 370+/- seat multipurpose/performance space; heavy renovation/addition adjacent to performance space to house music programs that are currently undersized; demolishes old music wing
 - STEM renovation next to ES Library
 - Restroom renovations included
 - Right-sizes undersized Kindergarten classrooms with small addition; meets classroom & restroom count needs, current classrooms will be renovated
- SCOPE DOES NOT ADDRESS:**
- Does not address most of sprawling layout, but improves with central MS entry & cafeteria
 - Does not address underlying layout and classroom size issues
 - Full building cooling not included at this time
 - Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 36-48 months of construction



| SCOPE | ROM PROJECT COST |
|---------------------------|-------------------------|
| HS REPAIRS (0-6 YRS) | \$16,000,000 +/- |
| HS TITLE IX RENOVATION | \$500,000 +/- |
| HS SCOPE ROM TOTAL | \$16,500,000 +/- |

HIGH SCHOOL



HS MAIN ENTRY

- EXISTING BUILDING
- RENOVATION

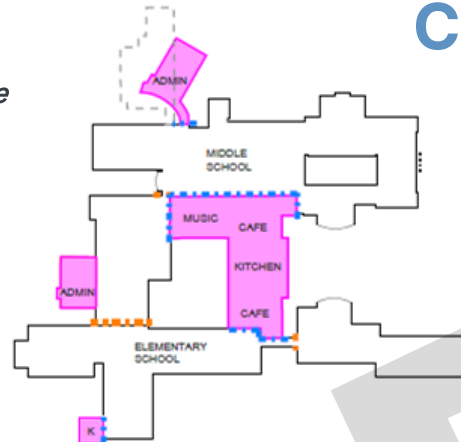


Long-Term Planning Diagrams

How New Construction Positions You For Future Years

CONCEPT C

Demo, Addition, & Fire Separation Diagram



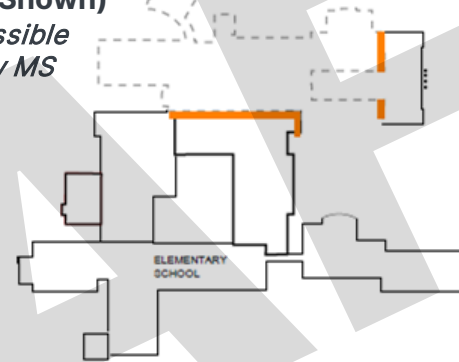
C

- Demo: 10,000 SF +/-
- Add: 46,000 SF +/-
- Approximate Fire Barrier Locations Added to Existing
- Approximate Fire Wall Locations At New Additions

- New MS admin and secure entry addition
- New ES admin and secure entry addition
- New MS music program addition
- New addition with separate ES and MS cafeterias, and shared kitchen
- New Kindergarten classroom addition
- Existing shared cafeteria renovated into an auditorium
- Other targeted renovations
- Requires major renovation to incorporate fire separation

CONCEPT C (FUTURE) 1

Build New MS (Not Shown)
Considerations & Possible Impact of Future New MS



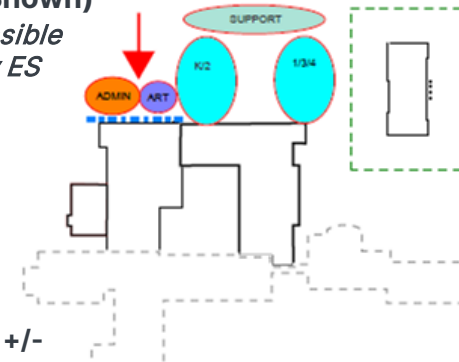
1

- Demo: 60,000 SF +/-
- Enclose Building Envelope

- Maintain 1934 building to be repurposed by town
- Maintain ES cafeteria/kitchen addition constructed in Concept C for ES continued use
- Maintain MS cafeteria addition constructed in Concept C as multipurpose space (e.g. meeting, testing, etc.)
- Maintain auditorium renovated in Concept C for continued use
- Maintain music addition constructed in Concept C for ES expanded Allied Arts, assembly, or community use
- Demolish MS admin addition constructed in Concept C

CONCEPT C (FUTURE) 2

Build New ES (Not Shown)
Considerations & Possible Impact of Future New ES



2

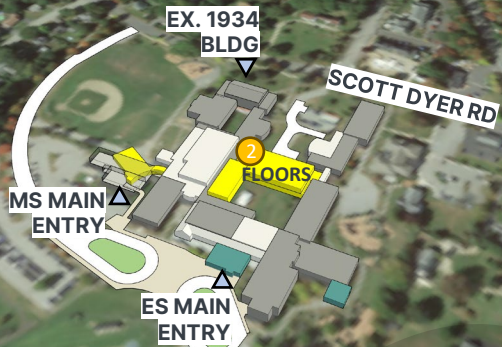
- Demo: 60,000 SF +/-
- Add: 83,000 SF +/-
- Approximate Fire Barrier Locations Added to Existing
- Approximate Fire Wall Locations At New Additions
- 50' Setback Off 1934 Building

- New ES will use MS cafeteria/kitchen constructed in C
- ES cafeteria constructed in Concept C becomes multipurpose or satellite dining space for ES
- Option to continue use of auditorium renovated in C
- Option to use previous ES gym as auxiliary gym
- Music addition constructed in Concept C can be used for ES Allied Arts
- ES admin addition constructed in C can be used for District programs or performance support space
- Demolish Kindergarten wing constructed in Concept C
- Option to put new ES where MS was demolished. If state requires Universal PK/CDS in future, consider renovating a portion of ES for those programs



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

ESTIMATED ROM COST:
\$104.1M +/-



“RENO / ADD”

**MS/ ES RENOVATION (126,000 SF+/-) &
ADDITION (46,000 SF+/-)**



100% STUDENT
DISRUPTION

(APPROX. 50%,
EACH FOR 15-18 MONTHS, FOR
A TOTAL OF 30-36 MONTHS)

SCOPE ADDRESSES:

- \$16M+/- in essential ES/MS repairs included and \$16+/- at HS.
- New secure entry vestibules with adjacent administrative offices & nurse area (ES near existing ES main entry; MS separated from ES entry and more integrated into MS population)
- New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
- Most of existing ES/MS to be reconfigured to accommodate wayfinding/collaboration hubs, and missing or inadequate program spaces
- Existing shared cafetorium converted to 370+/- seat multipurpose/performance space; heavy renovation/addition adjacent to performance space to house music programs that are currently undersized; demolishes old music wing
- STEM renovation next to ES Library
- Restroom renovations included
- Right-sizes undersized Kindergarten classrooms with small addition; meets classroom & restroom count needs, however current classrooms will not be renovated

SCOPE DOES NOT ADDRESS:

- Does not address most of sprawling layout, but improves with central MS entry & cafeteria
- Does not address underlying layout and classroom size issues
- Full building cooling not included at this time
- Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 36-48 months of construction

LIFE SPAN:

- It reuses existing boiler plant. Rooftop Heat Recovery Units (HRU) and air handlers are being replaced as part of the project. The only mechanical system not replaced are the interior AHU that are indoors in MS gym and auditorium. These repairs will extend the life of most systems by 15-20 years with other repair items starting between year 7 and 10.
- Kindergarten gets new system due to addition.
- New additions would need system / equipment replacement (mech, electrical, roofing, etc.) in 20-40-years.

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

“RENO / ADD” | OPTION ADDRESSES SCOPE / DOES NOT ADDRESS SCOPE

Harriman

Estimated Property Tax Impact: Concept C

Median Home Valued at \$700,000 | FY '25 Property Tax: \$7,700

* Projected Base Tax

**% Increase Over "Base Tax (Projected)" (Blue Column)

| | BASE TAX* | TAX IMPACT (PER YR) | TAX IMPACT (PER MO) | TAX % CHANGE ** | TOTAL TAX BILL |
|--------|-----------|---------------------|---------------------|-----------------|----------------|
| FY '25 | \$7,700 | \$0 | \$0 | 0.00% | \$7,700 |
| FY '26 | \$8,008 | \$534 | \$45 | 6.67% | \$8,542 |
| FY '27 | \$8,328 | \$1,111 | \$93 | 13.34% | \$9,439 |
| FY '28 | \$8,662 | \$1,111 | \$93 | 12.83% | \$9,773 |
| FY '29 | \$9,008 | \$1,111 | \$93 | 12.33% | \$10,119 |
| FY '30 | \$9,368 | \$1,111 | \$93 | 11.86% | \$10,479 |

TAX IMPACT NOTES:

- Based on projected total taxable value of real estate and personal property.
- Two tranches of bonds, one in FY '26, one in FY '27.
- Includes lease payments for "swing space" in FY '26 and FY '27 for Concepts B&C (little-to-no cost for "swing space" in Concept E due to use of existing MS).
- Assumes 4% annual increase in town budget.
- Assumes retirement of existing town debts.
- Assumes .5% (one half of one percent) annual increase in town's tax base.
- Assumptions are based on 30-year bonds at 3.5% interest and level payments and interest.



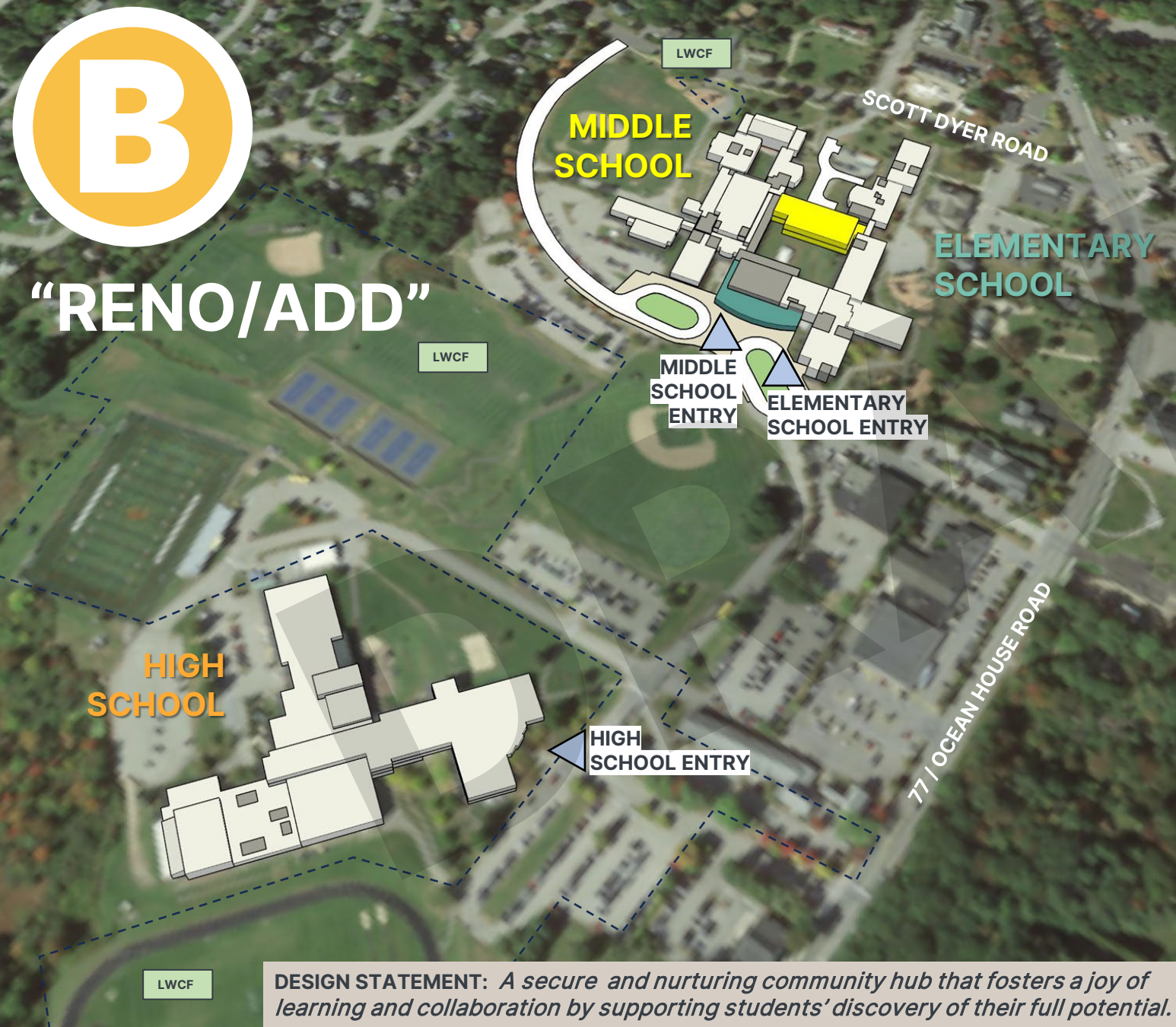
TAX IMPACT PROVIDED BY THE TOWN OF CAPE ELIZABETH

"RENO / ADD" | ESTIMATED PROPERTY TAX IMPACT

Harriman



"RENO/ADD"



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

**APPROXIMATE SCOPE
SQUARE FOOTAGE:**

RENO: 36,000 SF +/-
ADD: 36,000 SF +/-



100%
STUDENT
DISRUPTION

(APPROX. 50% FOR 12-15 MONTHS AND 50% FOR NEXT 12 MONTHS, FOR A TOTAL OF 24-27 MONTHS)

ELEMENTARY & MIDDLE SCHOOL SCOPE:

ADDRESSES:

- \$20M+/- in essential ES/MS repairs included
- New secure entry vestibules with adjacent administrative offices & nurse area, in approximately same location as existing main entries
- New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
- Minor interior improvements for wayfinding/collaboration hubs
- Existing shared cafeteria converted to a 370+/- seat multipurpose/performance space
- STEM renovation next to ES Library
- Restroom renovations included

DOES NOT ADDRESS:

- Does not address most of sprawling layout of schools, but is improved by central cafeteria
- Does not address underlying layout and classroom size issues
- Does not right-size Kindergarten classrooms that are currently 20% undersized; limited renovations to accommodate some missing program needs; current classrooms will not be renovated; deficit of program spaces and restrooms remains
- Full building cooling not included at this time
- Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 30-33 months of construction

HIGH SCHOOL SCOPE:

- \$16M+/- in essential repairs included
- Locker Room Title IX improvements

ESTIMATED ROM COST: \$77.9M+/-

EXISTING BUILDING

DEMOLITION

RENOVATION

MS ADDITION

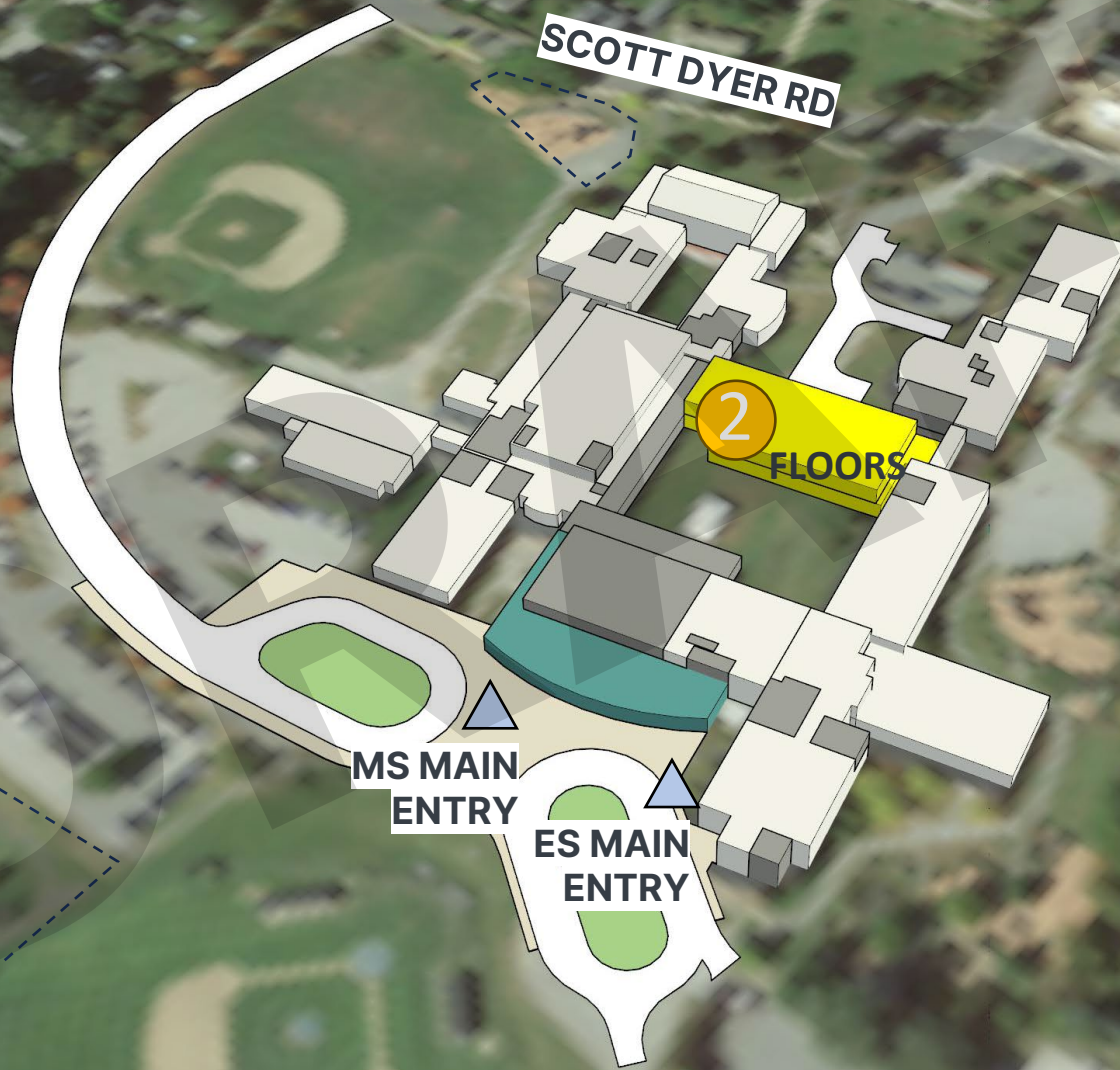
ES ADDITION

LWCF: LAND WATER
CONSERVATION FUND






Harriman

APPROXIMATE SCOPE SQUARE FOOTAGE:

RENO: 36,000 SF +/-
ADD: 36,000 SF +/-



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
- DISTRICT PROGRAM

MIDDLE SCHOOL ENTRY

ELEMENTARY SCHOOL ENTRY

MIDDLE SCHOOL

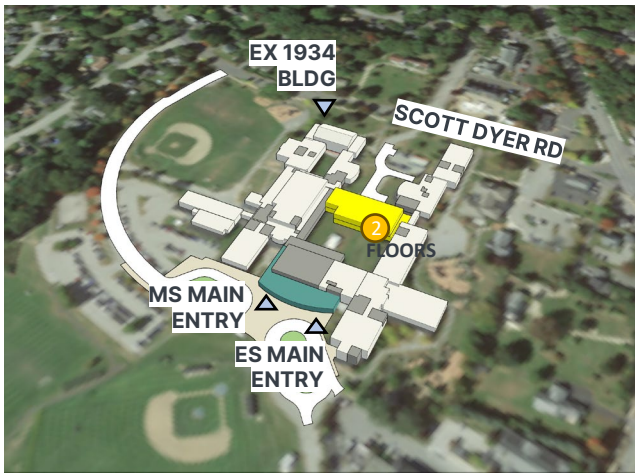
ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77

EXISTING





**APPROXIMATE SCOPE
SQUARE FOOTAGE:**

RENO: 36,000 SF +/-
ADD: 36,000 SF +/-

**CONCEPT B: ES/MS
1ST FLOOR**

EXISTING BUILDING
 DEMOLITION
 RENOVATION

MS ADDITION
 ES ADDITION

SCOPE ADDRESSES:

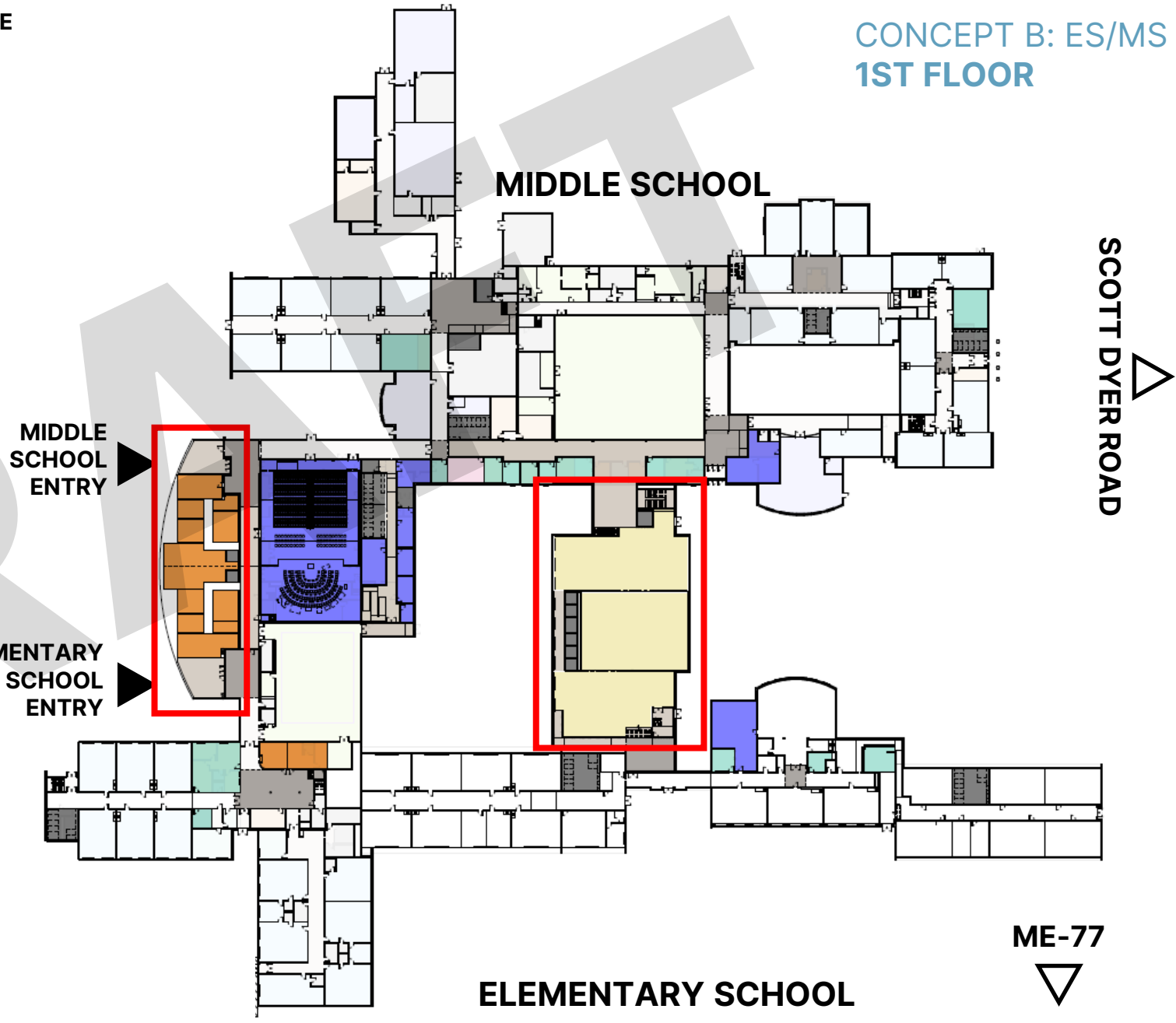
- \$20M+/- in essential ES/MS repairs included
- New secure entry vestibules with adjacent administrative offices & nurse area, in approximately same location as existing main entries
- New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
- Minor interior improvements for wayfinding/collaboration hubs
- Existing shared cafeterium converted to a 370+/- seat multipurpose/performance space
- STEM renovation next to ES Library
- Restroom renovations included

SCOPE DOES NOT ADDRESS:

- Does not address most of sprawling layout of schools, but is improved by central cafeteria
- Does not address underlying layout and classroom size issues
- Does not right-size Kindergarten classrooms that are currently 20% undersized; limited renovations to accommodate some missing program needs; current classrooms will not be renovated; deficit of program spaces and restrooms remains
- Full building cooling not included at this time
- Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 30-33 months of construction

LEGEND

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



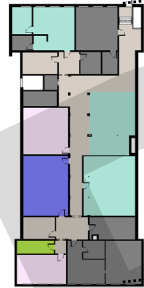
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

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

EXISTING ES/MS
LOWER LEVEL

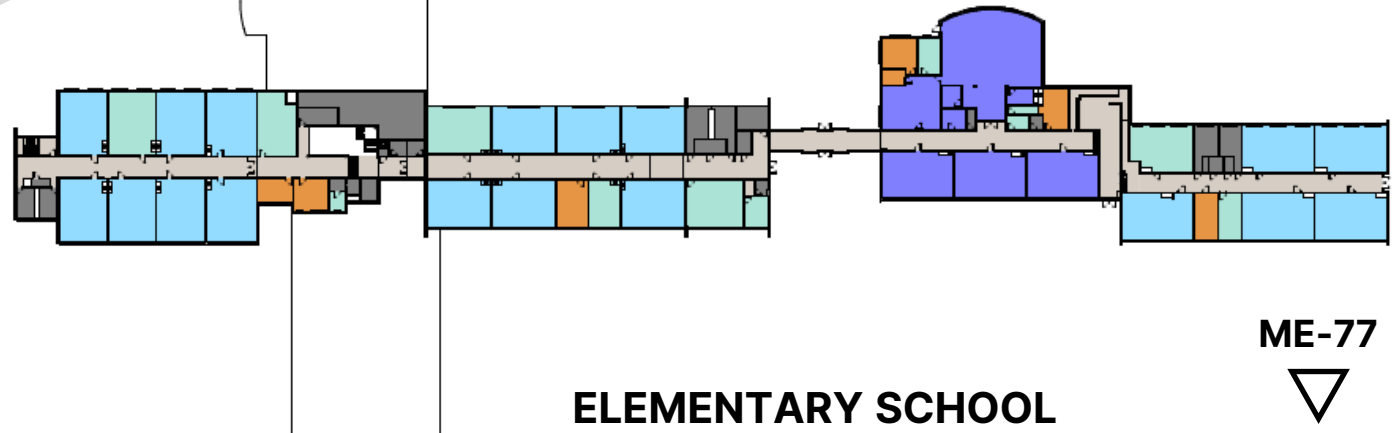


EXISTING ES/MS
2ND FLOOR



SCOTT DYER ROAD

MIDDLE SCHOOL

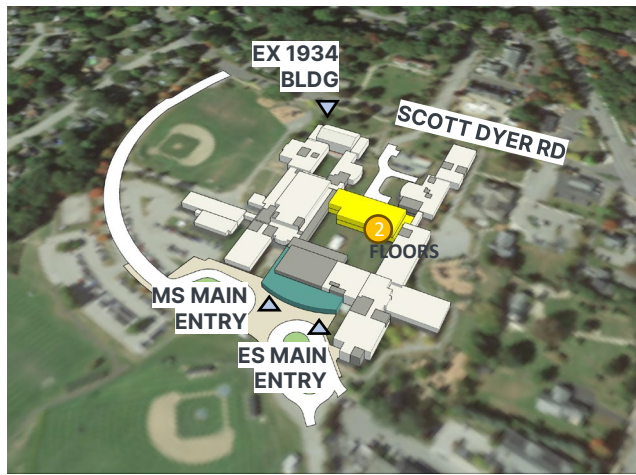


ELEMENTARY SCHOOL

ME-77



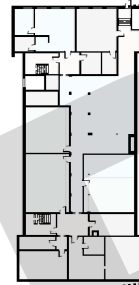
EXISTING



**APPROXIMATE SCOPE
SQUARE FOOTAGE:**

RENO: 36,000 SF +/-
ADD: 36,000 SF +/-

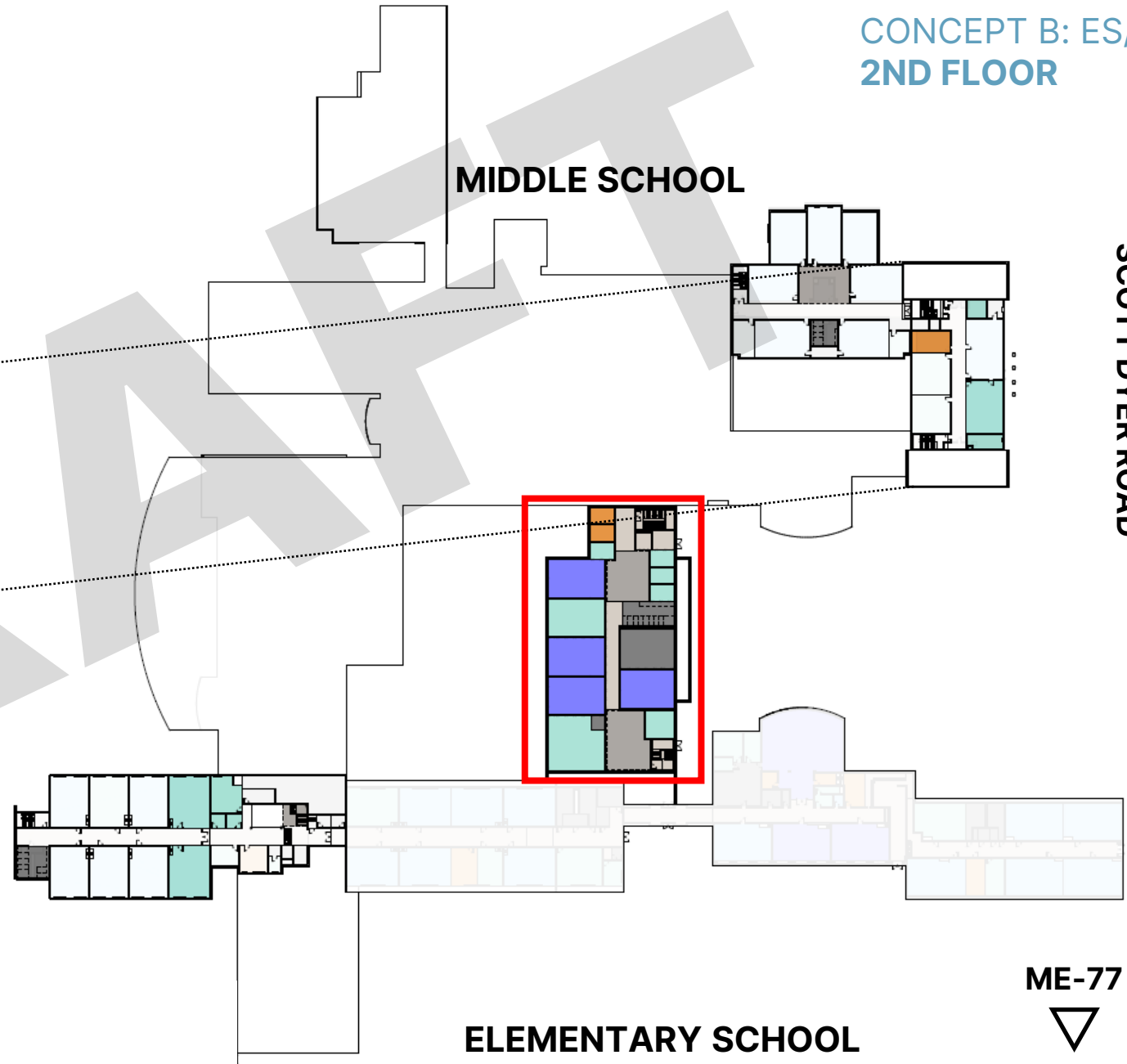
**CONCEPT B: MS
LOWER LEVEL**



LEGEND

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

**CONCEPT B: ES/MS
2ND FLOOR**



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

SCOPE ADDRESSES:

- \$20M+/- in essential ES/MS repairs included
- New secure entry vestibules with adjacent administrative offices & nurse area, in approximately same location as existing main entries
- New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
- Minor interior improvements for wayfinding/collaboration hubs
- Existing shared cafeterium converted to a 370+/- seat multipurpose/performance space
- STEM renovation next to ES Library
- Restroom renovations included

SCOPE DOES NOT ADDRESS:

- Does not address most of sprawling layout of schools, but is improved by central cafeteria
- Does not address underlying layout and classroom size issues
- Does not right-size Kindergarten classrooms that are currently 20% undersized; limited renovations to accommodate some missing program needs; current classrooms will not be renovated; deficit of program spaces and restrooms remains
- Full building cooling not included at this time
- Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 30-33 months of construction

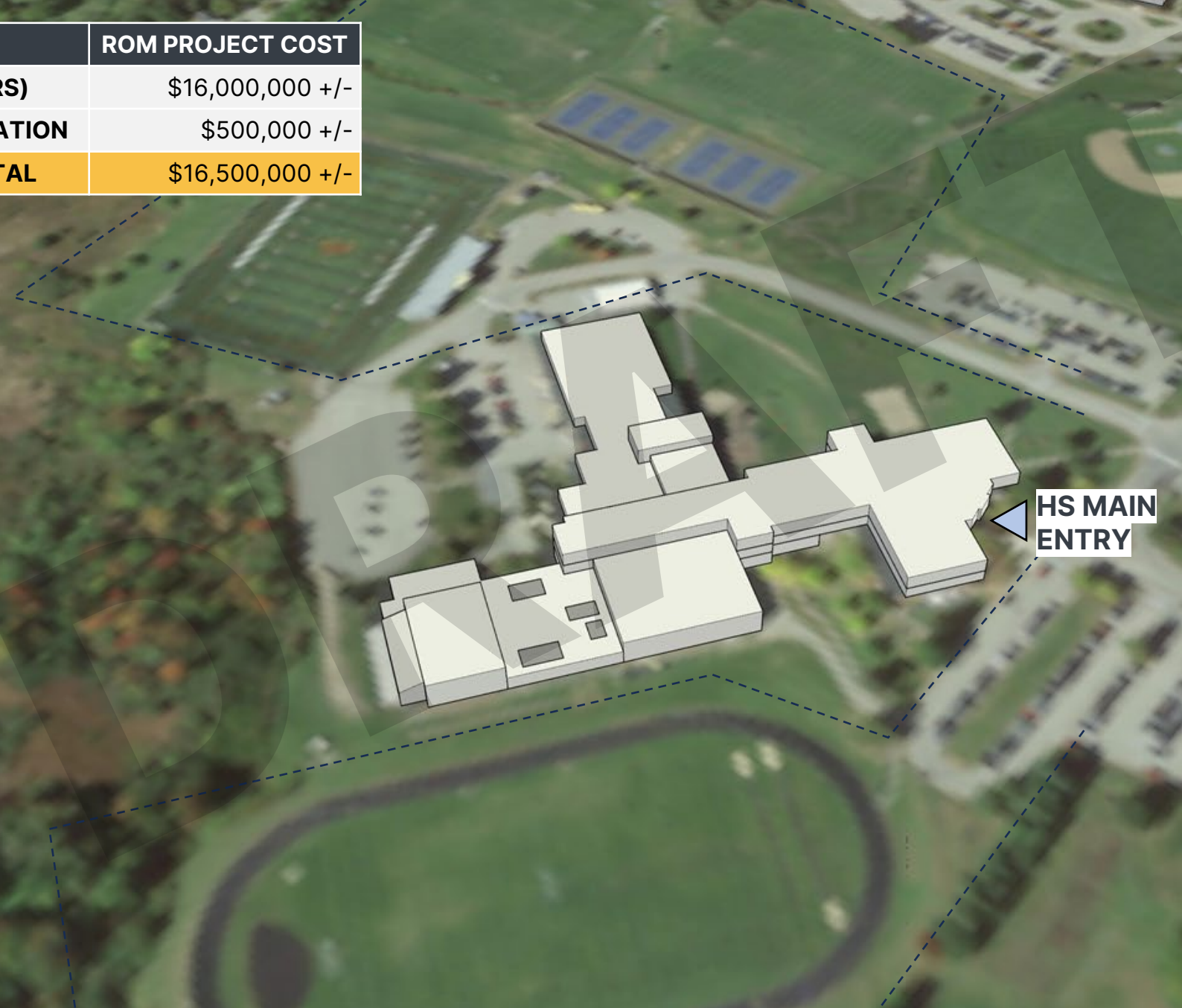


ME-77



| SCOPE | ROM PROJECT COST |
|---------------------------|-------------------------|
| HS REPAIRS (0-6 YRS) | \$16,000,000 +/- |
| HS TITLE IX RENOVATION | \$500,000 +/- |
| HS SCOPE ROM TOTAL | \$16,500,000 +/- |

HIGH SCHOOL



HS MAIN ENTRY

- EXISTING BUILDING
- RENOVATION

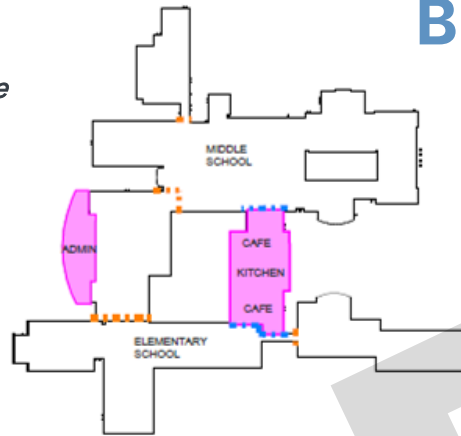


Long-Term Planning Diagrams

How New Construction Positions You For Future Years

CONCEPT B

Demo, Addition, & Fire Separation Diagram



B

● Add: 36,000 SF +/-

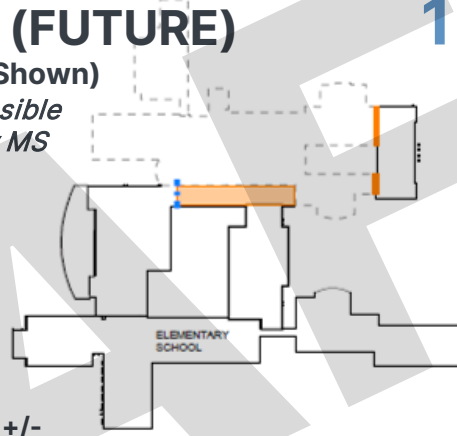
--- Approximate Fire Barrier Locations Added to Existing

--- Approximate Fire Wall Locations At New Additions

- New ES and MS admin and secure entry addition
- New addition with separate ES and MS cafeterias and shared kitchen
- Existing shared cafeteria renovated into an auditorium
- Other targeted renovations
- Requires major renovation to incorporate fire separation

CONCEPT B (FUTURE)

*Build New MS (Not Shown)
Considerations & Possible
Impact of Future New MS*



1

○ Demo: 69,000 SF +/-

● New Connector Corridor

— Enclose Building Envelope

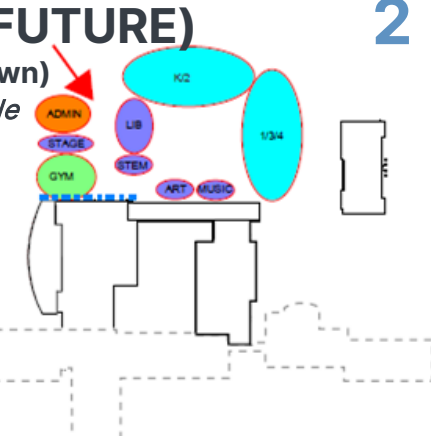
--- Approximate Fire Barrier Locations Added to Existing

--- Approximate Fire Wall Locations At New Additions

- Maintain existing 1934 building to be repurposed by town
- Maintain ES cafeteria/kitchen addition constructed in Concept B for ES continued use
- Maintain MS cafeteria addition constructed in Concept B as multipurpose space (e.g. meeting, testing, etc.)
- Maintain auditorium renovated in Concept B for continued use

CONCEPT B (FUTURE)

*Build New ES (Not Shown)
Considerations & Possible
Impact of Future New ES*



2

○ Demo: 58,000 SF +/-

● Build Remaining ES Programs: 85,000 SF +/-

--- Approximate Fire Barrier Locations Added to Existing

--- Approximate Fire Wall Locations At New Additions

- New ES will use MS cafeteria/kitchen constructed in B
- ES cafeteria constructed in Concept B becomes multipurpose or satellite dining space for ES
- Option to continue use of auditorium renovated in B
- Option to use previous ES gym as auxiliary gym
- Admin addition constructed in B can be used for District programs or performance support space
- If state requires Universal PK/CDS in future, option to repurpose a portion of current ES classrooms or build new classrooms where current ES is. Option to have PK/CDS use cafeteria and gym for PE and nutrition

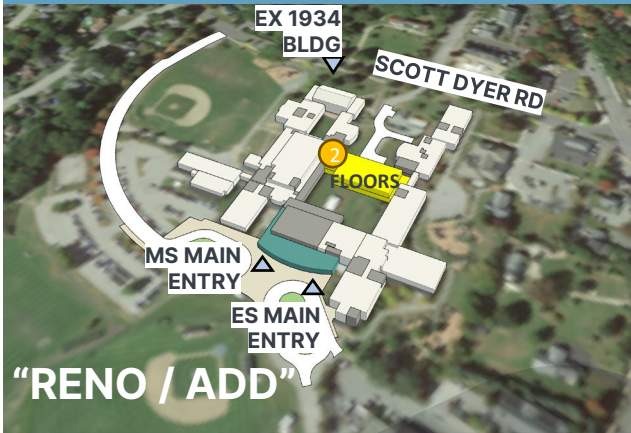
B

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

“RENO / ADD” | **ES/MS LONG-TERM PLANNING DIAGRAMS**

Harriman

ESTIMATED ROM COST:
\$77.9M +/-



**MS/ ES RENOVATION (36,000 SF +/-) &
ADDITION (36,000 SF +/-)**



**100% STUDENT
DISRUPTION**

(APPROX. 50% FOR
12-15 MONTHS AND 50% FOR NEXT
12 MONTHS, FOR A TOTAL OF
24-27 MONTHS)

SCOPE ADDRESSES:

- \$20M+/- in essential ES/MS repairs included and \$16+/- at HS.
- New secure entry vestibules with adjacent administrative offices & nurse area, in approximately same location as existing main entries
- New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
- Minor interior improvements for wayfinding/collaboration hubs
- Existing shared cafetorium converted to a 370+/- seat multipurpose/performance space
- STEM renovation next to ES Library
- Restroom renovations included

SCOPE DOES NOT ADDRESS:

- Does not address most of sprawling layout of schools, but is improved by central cafeteria
- Does not address underlying layout and classroom size issues
- Does not right-size Kindergarten classrooms that are currently 20% undersized; limited renovations to accommodate some missing program needs; current classrooms will not be renovated; deficit of program spaces and restrooms remains
- Full building cooling not included at this time
- Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 30-33 months of construction
- Interior material and other replacements needed between the years 7 and 10.

LIFE SPAN:

- It reuses existing boiler plant, Rooftop Heat Recovery Units (HRU) being replaced as part of the project. The only mechanical system not replaced is AHU that is indoors in MS gym and auditorium and the rooftop AHU Serving the Kindergarten wing. The repairs will extend the life of most systems by 15-20 years with other repair items starting between year 7 and 10.
- New additions would need system / equipment replacement. (mech, electrical, roofing, etc.) in 20-40-years.
- Interior material and other replacements needed between the years 7 and 10.

B

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

"RENO / ADD" | OPTION ADDRESSES SCOPE / DOES NOT ADDRESS SCOPE

Harriman

Estimated Property Tax Impact: Concept B

Median Home Valued at \$700,000 | FY '25 Property Tax: \$7,700

* Projected Base Tax

**% Increase Over "Base Tax (Projected)" (Blue Column)

| | BASE TAX* | TAX IMPACT (PER YR) | TAX IMPACT (PER MO) | TAX % CHANGE ** | TOTAL TAX BILL |
|--------|-----------|---------------------|---------------------|-----------------|----------------|
| FY '25 | \$7,700 | \$0 | \$0 | 0.00% | \$7,700 |
| FY '26 | \$8,008 | \$399 | \$33 | 4.99% | \$8,407 |
| FY '27 | \$8,328 | \$830 | \$69 | 9.97% | \$9,158 |
| FY '28 | \$8,662 | \$830 | \$69 | 9.59% | \$9,492 |
| FY '29 | \$9,008 | \$830 | \$69 | 9.22% | \$9,838 |
| FY '30 | \$9,368 | \$830 | \$69 | 8.86% | \$10,198 |

TAX IMPACT NOTES:

- Based on projected total taxable value of real estate and personal property.
- Two tranches of bonds, one in FY '26, one in FY '27.
- Includes lease payments for "swing space" in FY '26 and FY '27 for Concepts B&C (little-to-no cost for "swing space" in Concept E due to use of existing MS).
- Assumes 4% annual increase in town budget.
- Assumes retirement of existing town debts.
- Assumes .5% (one half of one percent) annual increase in town's tax base.
- Assumptions are based on 30-year bonds at 3.5% interest and level payments and interest.



TAX IMPACT PROVIDED BY THE TOWN OF CAPE ELIZABETH

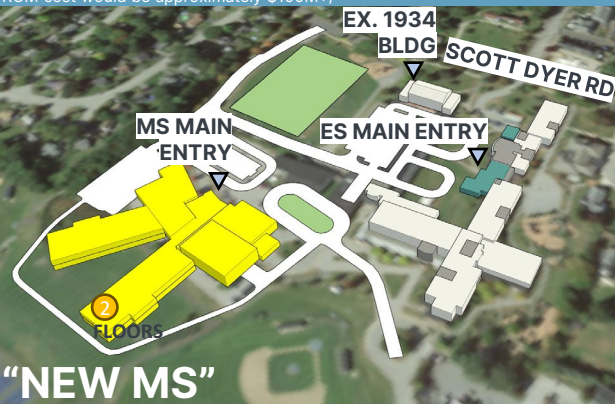
"RENO / ADD" | ESTIMATED PROPERTY TAX IMPACT

Harriman

NEW MS (114,000 SF +/-)
 ES RENOVATION (19,000 SF +/-) & ADDITION (7,000 SF +/-)
ESTIMATED ROM COST: \$114.5M^{+/-}
 NOTE: If new MS and repairs at ES (\$10M +/-) & HS (\$16M +/-) are prioritized,
 ROM cost would be approximately \$100M +/-



**33%
STUDENT
DISRUPTION**
(FOR 12 MONTHS)



"NEW MS"

SCOPE ADDRESSES:

- \$10M +/- in essential ES repairs included and \$16 +/- at HS.
- New ES secure entry vestibule with administrative offices and nurse area
- New Middle School: Demolition of existing MS & construction of new MS on current soccer field (field relocated on site). New MS 'resets the clock' on 1 of 3 schools, provides comprehensive approach to safety & security, energy efficient building, and complies with existing energy codes. Includes secure entry vestibule, HS-sized gym 300 bleachers seats, cafeteria, stage fits 100 band members, library/STEM space, and (2) two-story classroom wings with right-sized/flexible educational spaces
- Minor ES interior improvements for wayfinding/collaboration hubs; and limited ES renovation to add missing program spaces
- Addresses MS sprawl; decreases ES sprawl
- New MS performing arts spaces meet required sizes; plan includes areas for potential future classroom & performing arts additions; existing cafeterium remains as ES cafeteria
- STEM addition next to ES Library
- Least impact to learning of 3 concepts (36-42 months of construction; when new MS is built, existing MS serves as ES; minimal to no cost to relocate 1/3 of students in existing school)

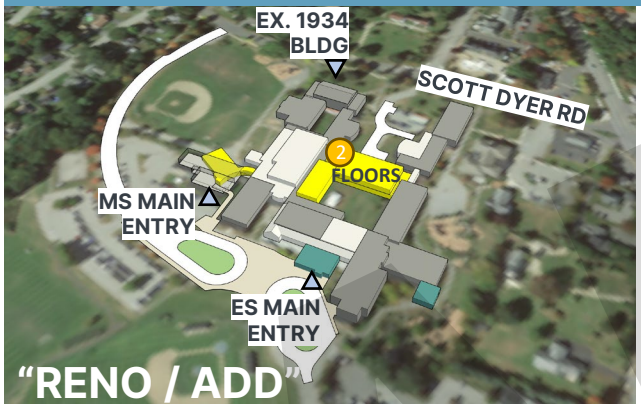
SCOPE DOES NOT ADDRESS:

- No ES restroom renovations
- Does not right-size Kindergarten classrooms; other ES classrooms will not be renovated
- Full building cooling not included at this time

MS/ ES RENOVATION (126,000 SF +/-) & ADDITION (46,000 SF +/-)
ESTIMATED ROM COST: \$104.1M^{+/-}



**100%
STUDENT
DISRUPTION**
(APPROX. 50%
EACH FOR 15-18
MONTHS, FOR A TOTAL
OF 30-36 MONTHS)



"RENO / ADD"

SCOPE ADDRESSES:

- \$16M +/- in essential ES/MS repairs included and \$16 +/- at HS.
- New secure entry vestibules with adjacent administrative offices & nurse area (ES near existing ES main entry; MS separated from ES entry and more integrated into MS population)
- New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
- Most of existing ES/MS to be reconfigured to accommodate wayfinding/collaboration hubs, and missing or inadequate program spaces
- Existing shared cafeterium converted to 370 +/- seat multipurpose/performance space; heavy renovation/addition adjacent to performance space to house music programs that are currently undersized; demolishes old music wing
- STEM renovation next to ES Library
- Restroom renovations included
- Right-sizes undersized Kindergarten classrooms with small addition; meets classroom & restroom count needs, however current classrooms will not be renovated

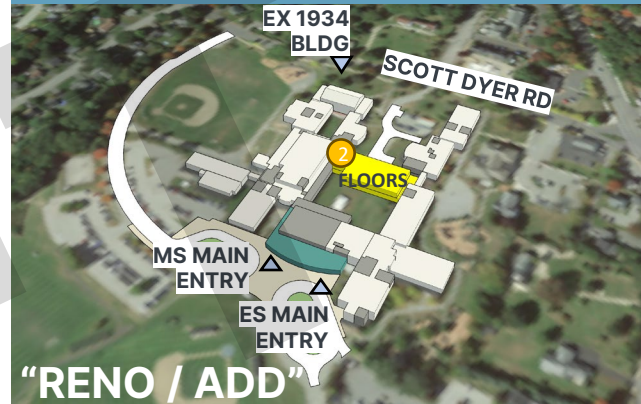
SCOPE DOES NOT ADDRESS:

- Does not address most of sprawling layout, but improves with central MS entry & cafeteria
- Does not address underlying layout and classroom size issues
- Full building cooling not included at this time
- Impacts learning due to extent of renovations & additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 36-48 months of construction

MS/ ES RENOVATION (36,000 SF +/-) & ADDITION (36,000 SF +/-)
ESTIMATED ROM COST: \$77.9M^{+/-}



**100%
STUDENT
DISRUPTION**
(APPROX. 50% FOR
12-15 MONTHS AND 50%
FOR NEXT 12 MONTHS,
FOR A TOTAL OF
24-27 MONTHS)



"RENO / ADD"

SCOPE ADDRESSES:

- \$20M +/- in essential ES/MS repairs included and \$16 +/- at HS.
- New secure entry vestibules with adjacent administrative offices & nurse area, in approximately same location as existing main entries
- New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
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- Full building cooling not included at this time
- Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 30-33 months of construction
- Interior material and other replacements needed between the years 7 and 10.

High Level Summary of 3 Concept Options

- ADDRESSED
- PARTIALLY ADDRESSED
- NOT ADDRESSED

| | Option E "New MS" | | Option C "Reno/Add" | | Option B "Reno/Add" | |
|--------------------------------|--|---------------------------------------|---|---------------------------------------|---|---------------------------------------|
| | MS | ES | MS | ES | MS | ES |
| Repairs (0-6 Years) | ● | ● | ● | ● | ● | ● |
| Efficiency Upgrades | ● | ● | ● | ● | ● | ● |
| Security Improvements | ● <small>NEW MS ACHIEVES COMPREHENSIVE APPROACH</small> | ● | ● | ● | ● | ● |
| Healthy Building/Systems | ● | ● | ● | ● | ● | ● |
| Cafeteria Improvements | ● | ● | ● | ● | ● | ● |
| Right Size Functional Needs | ● | ● | ● | ● | ● | ● |
| Gathering & Collaboration Hubs | ● | ● | ● | ● | ● | ● |
| Agile/Flexible Classrooms | ● | ● | ● <small>5TH GRADE HAVE DIVIDING WALLS THAT ARE NON-LOAD BEARING</small> | ● | ● <small>5TH GRADE HAVE DIVIDING WALLS THAT ARE NON-LOAD BEARING</small> | ● |
| Layout Modification | ● | ● | ● | ● | ● | ● |
| Outdoor Learning & Play | ● | ● | ● | ● | ● | ● |

PRIORITIZED NEEDS

Estimated Property Tax Impact: Comparison of 3 Concepts

TAX IMPACT PROVIDED BY THE TOWN OF CAPE ELIZABETH

Median Home Valued at \$700,000 | FY '25 Property Tax: \$7,700

| | | E ESTIMATED ROM COST: \$114.5M +/- "NEW MS" NEW MS (114,000 SF +/-) ES RENOVATION (19,000 SF +/-) & ADDITION (7,000 SF +/-) <small>NOTE: If new MS and repairs at ES (\$10M+/-) & HS (\$16M+/-) are prioritized, ROM cost would be approximately \$100M+/-</small> | | | | C ESTIMATED ROM COST: \$104.1M +/- "ADD/RENO" MS/ ES RENOVATION (126,000 SF +/-) & ADDITION (46,000 SF +/-) | | | | B ESTIMATED ROM COST: \$77.9M +/- "ADD/RENO" MS/ ES RENOVATION (36,000 SF +/-) & ADDITION (36,000 SF +/-) | | | |
|--------|-----------|---|---------------------|-----------------|----------------|---|---------------------|-----------------|----------------|---|---------------------|-----------------|----------------|
| | BASE TAX* | TAX IMPACT (PER YR) | TAX IMPACT (PER MO) | TAX % CHANGE ** | TOTAL TAX BILL | TAX IMPACT (PER YR) | TAX IMPACT (PER MO) | TAX % CHANGE ** | TOTAL TAX BILL | TAX IMPACT (PER YR) | TAX IMPACT (PER MO) | TAX % CHANGE ** | TOTAL TAX BILL |
| FY '25 | \$7,700 | 0 | \$0 | 0.00% | \$7,700 | \$0 | \$0 | 0.00% | \$7,700 | \$0 | \$0 | 0.00% | \$7,700 |
| FY '26 | \$8,008 | \$587 | \$49 | 7.33% | \$8,595 | \$534 | \$45 | 6.67% | \$8,542 | \$399 | \$33 | 4.99% | \$8,407 |
| FY '27 | \$8,328 | \$1,220 | \$102 | 14.65% | \$9,548 | \$1,111 | \$93 | 13.34% | \$9,439 | \$830 | \$69 | 9.97% | \$9,158 |
| FY '28 | \$8,662 | \$1,220 | \$102 | 14.09% | \$9,882 | \$1,111 | \$93 | 12.83% | \$9,773 | \$830 | \$69 | 9.59% | \$9,492 |
| FY '29 | \$9,008 | \$1,220 | \$102 | 13.54% | \$10,228 | \$1,111 | \$93 | 12.33% | \$10,119 | \$830 | \$69 | 9.22% | \$9,838 |
| FY '30 | \$9,368 | \$1,220 | \$102 | 13.02% | \$10,588 | \$1,111 | \$93 | 11.86% | \$10,479 | \$830 | \$69 | 8.86% | \$10,198 |

* Projected Base Tax ** % Increase Over "Base Tax (Projected)" (Blue Column)

TAX IMPACT NOTES:

- Based on projected total taxable value of real estate and personal property.
- Two tranches of bonds, one in FY '26, one in FY '27.
- Includes lease payments for "swing space" in FY '26 and FY '27 for Concepts B&C (little-to-no cost for "swing space" in Concept E due to use of existing MS).
- Assumes 4% annual increase in town budget.
- Assumes retirement of existing town debts.
- Assumes .5% (one half of one percent) annual increase in town's tax base.
- Assumptions are based on 30-year bonds at 3.5% interest and level payments and interest.

Approximate Life Span

General Notes:

- Per NCES (National Center for Education Statics) According to Ornstein (1994), when a school is 20 to 30 years old, frequent replacement of equipment is needed. Between 30 and 40 years old, the original equipment should have been replaced, including the roof and electrical equipment. After **40 years**, a school building begins **rapid deterioration**, and after **60 years most schools are abandoned**.
- In **20 years**, the **hydronic piping** in Pond Cove and Cape Middle will be 50 years old and need to be considered for **replacement**.
- Mechanical equipment on the roof degrades quicker than mechanical equipment in building. Air Handling Units (AHU) in the building last approximately 30 years and 15 - 20 years on roof. Most existing systems are on roofs.
- **Pond Cove was built in 1948**. It is **76 years old** and an average of 54 years old with 5 major renovations / addition projects over the lifetime of the building.
- **Cape Elizabeth Middle School was built in 1934**. It is **90 years old** and an average of 64 years old with 3 major renovations/ addition projects over the lifetime of the building.
- **Cape Elizabeth High School was built in 1970**. It is **54 years old** and has not received a major renovation, but some systems were replaced in 1994 and over the years.



"NEW MS"

New MS (114,000 SF +/-):

- **60 +/- years** with some building system and some material replacement around 20 to 40years. Mechanical systems are within the building to extend the life of the systems.

ES Renovation (19,000 SF +/-) and Addition (7,000 SF +/-):

- New boiler plant, Heat Recovery Units (HRU) and air handlers being replaced as part of the project. These repairs will extend the life of most systems by 15-20 years with other repair items starting between year 7 and 10.



"RENO / ADD"

MS/ ES Renovation (126,000 SF +/-) and Addition (46,000 SF +/-):

- It reuses existing boiler plant. Rooftop Heat Recovery Units (HRU) and air handlers are being replaced as part of the project. The only mechanical system not replaced are the interior AHU that are indoors in MS gym and auditorium. These repairs will extend the life of most systems by 15-20 years with other repair items starting between year 7 and 10.
- **Kindergarten gets new system due to addition.**
- New additions would need system / equipment replacement (mech, electrical, roofing, etc.) in 20-40-years.



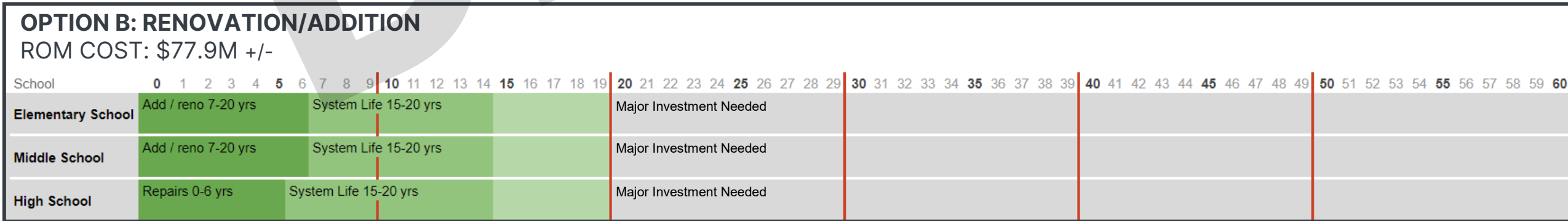
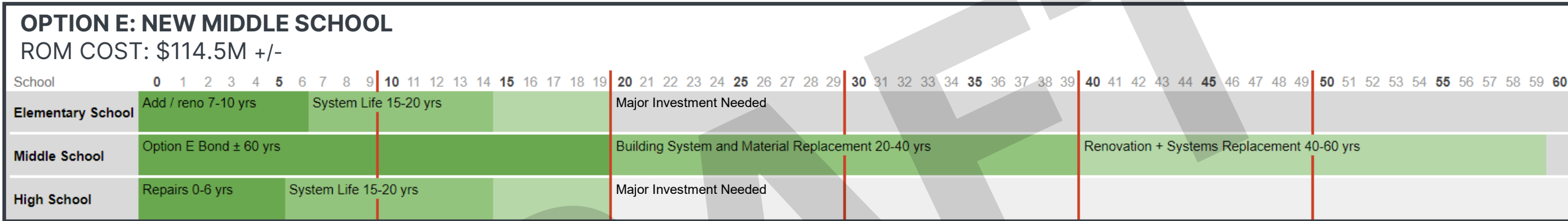
"RENO / ADD"

MS/ ES Renovation (36,000 SF +/-) and Addition (36,000 SF +/-):

- It reuses existing boiler plant, Rooftop Heat Recovery Units (HRU) being replaced as part of the project. The only mechanical system not replaced is AHU that is indoors in MS gym and auditorium and the rooftop AHU Serving the Kindergarten wing. The repairs will extend the life of most systems by 15-20 years with other repair items starting between year 7 and 10.
- New additions would need system / equipment replacement. (mech, electrical, roofing, etc.) in 20-40-years.
- **Interior material and other replacements needed between the years 7 and 10.**

Lifespan of Investment in Each Option

■ Covered by 2024 Proposed Solution
 ■ Minor Repairs Needed Over Time
 ■ Repairs and Renovation Needed Over Time



Next Steps

DRAFT

4

Next Steps

1. Collect Public Input (Surveys Due April 22)
2. SBAC votes on 1 Concept to Further Develop May 9th

