

Cape Elizabeth Schools 2022 Referendum Proposal History and Timeline

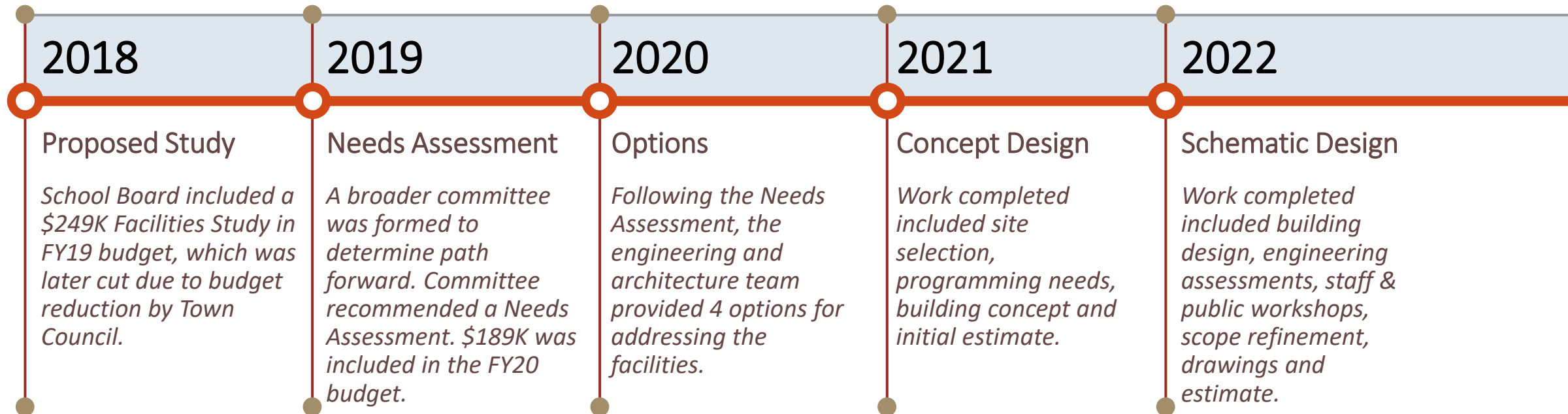
CAPE ELIZABETH SCHOOL BUILDING ADVISORY COMMITTEE

MARCH 2023

A solid orange horizontal bar spanning the width of the slide at the bottom.

Building Project History

2018-2022



2018 Proposed Feasibility Study

- RFP issued in Summer 2017 for a preliminary evaluation of school facilities
- Interview committee included Superintendent, School Board Member, Director of Facilities and Transportation, CEHS Principal, Director of Athletics and Business Manager
- Five candidates were interviewed; Colby Co. Engineers and Simons Architects were selected
- Team toured the facilities, held numerous conversations with administrators, and presented to the School Board in January 2018
- School Board determined a feasibility study was appropriate next step and about of \$249,350 was included in the CESD FY19 budget
- Scope of study would have included complete field investigation of all school facilities, conceptual drawings, interviews with stakeholders, scope narrative, 20-30% of design work and potential bond process support
- Study was ultimately removed from the school budget after the Town Council voted to decrease the total dollar amount of the school budget by the amount of \$249,350

2019 Needs Assessment: Committee

- In Fall 2018, a broader Needs Assessment Committee was formed to determine whether a needs assessment/feasibility study should be included in the FY20 school budget.
- To increase community input and support, the committee included 45 stakeholders.
- The committee gathered information on structural and safety-related concerns of all Cape Elizabeth School Department facilities via tours, reports and firsthand interviews with appropriate stakeholders over four meetings.
- The committee concluded a Needs Assessment would be recommended, and the cost of an assessment, with a slightly reduced scope was included in the FY20 budget.



2019 Needs Assessment

Colby Co. Engineering and Simons Architects completed a needs assessment to provide technical recommendations for capital improvements at all three schools.

The scope of this work included:

- Interviews with teachers, staff and administrators
- Meeting with Scott Brown, Department of Education
- Assessment of existing infrastructure of Pond Cove, CEMS and CEHS
- Cost estimates to repair or restore deficiencies to original state
- Comparison of existing infrastructure to current school design standard
- The final 337-page report was presented to the building committee in October 2019
- The committee discussed the Needs Assessment and next steps over several meetings.

2020 Options

Option #1	Option #2	Option #3	Option #4
Phased Lower School and Middle School Building Replacement; 10+ year project	Concurrent Lower School and Middle School Building Replacement (same as option #1, but over 4 years)	Frame off Restoration & Renovation of existing Lower and Middle schools	Security & Cafetorium Upgrades
<p>Phase 1- New building constructed adjacent to MS to be temporarily occupied by PCES. Existing cafetorium and gym remain in place</p> <p>PCES would be demolished</p> <p>Phase 1- Occupation – 2023</p> <p>Renovations to CEHS</p>	<p>Phase 1- Occupation fall 2023 Phase 2- Occupation by 2024</p> <p>This option would replace both PC & MS over a period of 4 years</p> <p>Renovations to CEHS</p>	<p>Temporary relocation of lower and middle school students will be required (40 portables)</p> <p>Temporary Gymnasium and Cafetorium will need to be provided once renovations on existing start</p> <p>Estimated Occupation: End of summer 2024</p> <p>Renovations to CEHS</p>	<p>Will address security concerns of the front entrance and cafetorium at PCES and CEMS</p> <p>Construction would take place in summer 2022</p> <p>Occupation: fall of 2023 or spring of 2024</p> <p>Renovations to CEHS</p>
<p>Phase 2- Second new building constructed in present PCES location</p> <p>New gym & cafetorium built as shared space</p> <p>Lower school students occupy new space, MS students occupy new Phase 1 school</p> <p>Occupation: 2033+</p>	<p>There is economy of scale by executing both projects under one Town bond, this option would require the Town to support a larger bond than Option 1</p>	<p>Cost for Portables:</p> <ul style="list-style-type: none"> \$2,000,000 for 12 months occupancy 3,000,000 for 18 months occupancy <p>*This quote does not include electricity, heat, IT or water *Rental costs not included in estimated bond size * Current estimated real estate combined value of PCES & CEMS: \$28,000,000</p>	<p>The stand alone cafetorium structure could remain in place should further construction occur.</p> <p>Relocation of students would not be necessary during this project</p>
<p>Phase 1- Estimated Bond Size: \$39,000,000-43,000,000</p> <p>Phase 2- Estimated Bond Size: \$42,000,000-46,000,000</p> <p>* Phase 1 debt will be paid down during this period so debt capacity is regained/increased</p>	<p>Combined Phase 1 & 2: Estimated Bond Size: \$71,000,000-77,000,000</p>	<p>Estimated Bond Size: \$53,000,000-58,000,000</p>	<p>Estimated Bond Size: \$26,000,000-29,000,000</p>

Click chart to enlarge

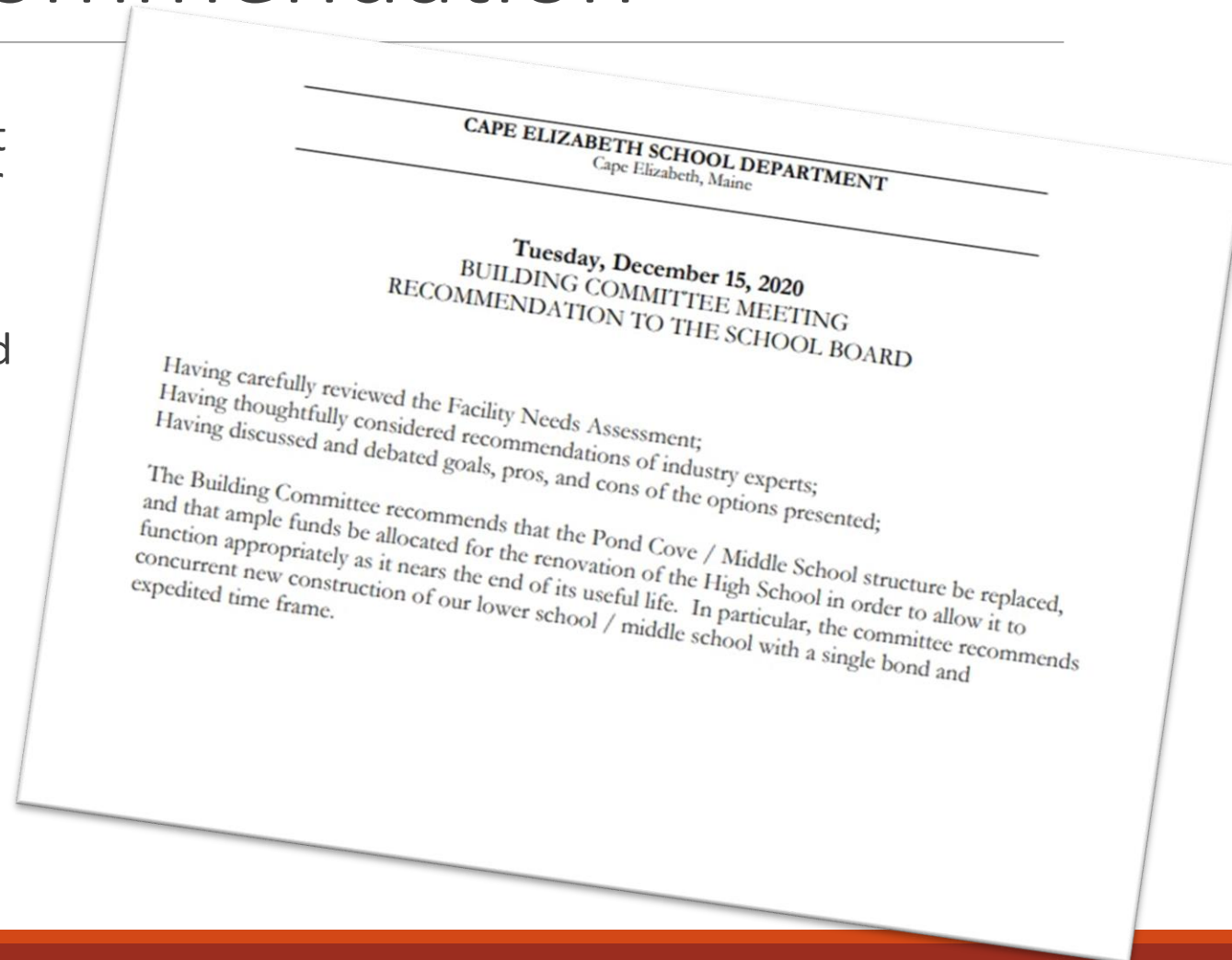
In March 2020, the Building Committee was presented with four options:

1. Phased Lower School and Middle School Building Replacement; 10+ year project
2. Concurrent Lower School and Middle School Building; Replacement (same as option #1, but over 4 years)
3. Frame off Restoration & Renovation of existing Lower and Middle schools
4. Security & Cafetorium Upgrades

Due to the pandemic, work of the committee was suspended until November 2020.

2020 Options: Recommendation

- The four options presented in March 2020 we discussed by the building committee at two meetings in November and December 2020.
- Ultimately the committee chose to recommend Option 2, a concurrent rebuild of both Pond Cove and Cape Elizabeth Middle School.
- On December 15, 2020, the School Board voted unanimously to move forward with this recommendation.



2021 Concept Design

In January 2021, an RFQ was issued for the Concept Design for replacing Pond Cove and Cape Elizabeth Middle School and renovating Cape Elizabeth High School.

Nine companies responded, and the following five were selected for interviews:

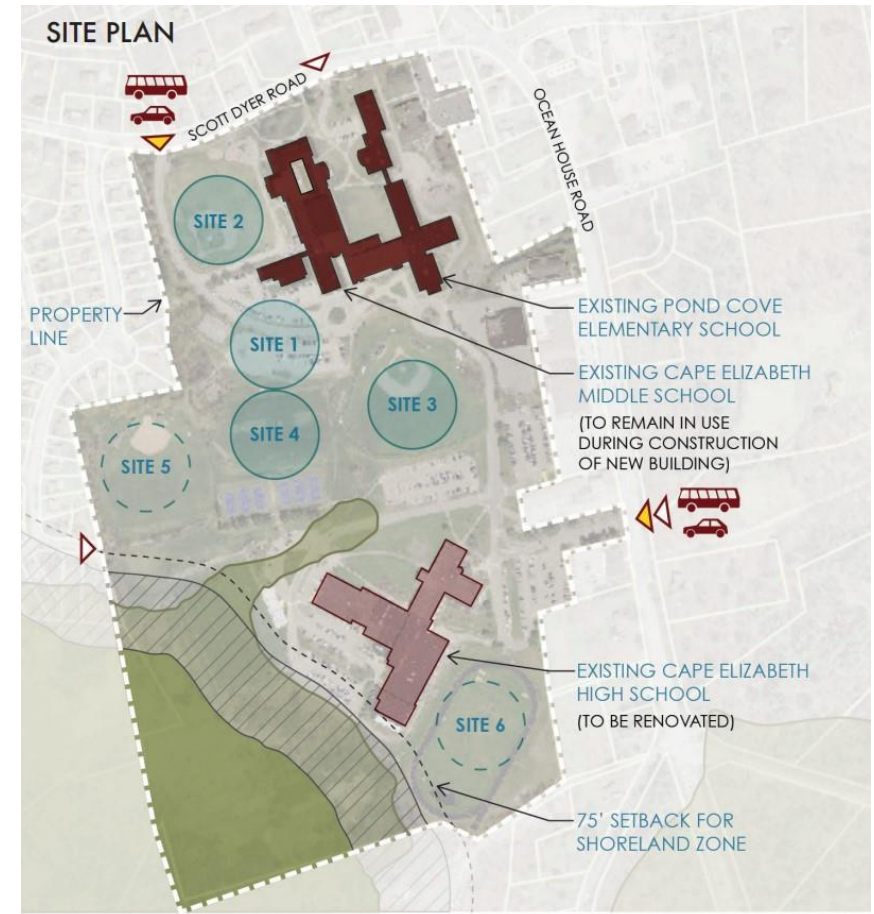
1. Colby Company LLC / Scott Simons Architects
2. Harriman
3. Lavalley / Brensinger Architects
4. WBRC Architects-Engineers
5. Perkins-Eastman

Colby Company, LLC and Scott Simons Architects were selected. Funding of \$300,000 was approved by the Town Council and Concept Design work began in July 2021.

The scope of the Concept Design included Site Location, Programming Needs, Building Concept, and an estimated required Bond amount.

2021 Concept Design: Site Location

- The Site Location Subcommittee worked with the design civil engineer to evaluate both where the new school could be located on the site along with the plan for school operations during construction.
- The Site Location subcommittee initially considered 6 locations within the school campus.
- Utility connection, site security, impact on existing school operation, impact on athletic fields, proximity to neighboring residential neighborhoods and construction access and logistics were the most significant factors considered.
- Ultimately, it was determined that a hybrid approach combining two of those locations provided the most advantageous opportunities for siting the new building.



Concept Design: Programming Phase

During the Concept Design phase, the design team conducted interviews with teachers, staff and administrators.

They also consulted with the Department of Education for validation on design assumptions, including:

- Size of classrooms
- Space allocation
- Adequate support facilities, including offices, special services, restrooms
- Appropriate sizing for local needs and programming such as STEM, music, athletics, theater

Concept Design: Building Subcommittee

The Concept Design Building Subcommittee was made up of twenty-four members including teachers and staff, students, administrators, parents, community members and design team members from Colby Co and Simons Architects.

Over the course of five meetings from November 2021 through January 2022, the Concept Design Committee used an iterative process of work sessions to address design considerations. These considerations focused on five areas of design:

- Programming and Organizational Layout
- Sustainability and Performance goals
- Materials and Finishes
- Building Systems, MEP (Mechanical, Electrical, Plumbing)
- Structural Security and Safety

2022 Schematic Design

- Following the Concept Design report, the committee agreed that a more detailed estimate and design would be needed prior to a referendum.
- A proposal of \$650,000 to begin the schematic design phase with Colby Co Engineering and Simons Architects was approved by the Town Council in April 2022.
- The scope of work included building design, engineering assessments, staff & public workshops, scope refinement, drawings and estimate.
- Colby Co and Simons Architects are still engaged, however, further Schematic Design work is currently on hold pending recommendations from the new School Building Advisory Committee.



Schematic Design: Teacher & Staff Input

- Work sessions led by Simons Architects (Spring 2022)
- All staff members had opportunity to provide input
- Teacher workshops held during staff meetings at CEMS and CEHS
- Smaller workgroups were held at PC and CEMS
- In addition to classroom needs, consideration given to:

Security

Nurses

Special Services

Library/Media Center

Food Services

Athletics

Theater and Music

Science/STEM



Schematic Design: Community Workshops

The design team held two community design charrettes, which included tours of Cape Elizabeth Middle School and Pond Cove Elementary School, and gathered public input on different aspects of the proposed design:

May 18 – Site Location

June 15 – Building Design

An additional tour and session with the architects was held on October 3, 2022.



Schematic Design: Additional Studies

As part of the Schematic Design, the following studies were completed:

- Geotechnical Investigations – R.W. Gillespie & Associates
- Traffic Study – Sebago Technics
- Survey – Doucet Survey
- Hazardous Materials – Town of Cape Elizabeth in conjunction with Colby Co. Engineering
- Energy and Fuel Study – Colby Co. Engineering
- Renovation Report – Colby Co. Engineering
- Enrollment Studies – NESDEC and Wandell Consulting

2022 Referendum: Public Outreach

- Public Outreach efforts began in February 2022 with the launch of the cebuildingproject.com website
- Communication Methods: Website, Family Fun Day, Courier Ads, Social Media, Sandwich Board Signs, Public Workshops, School Events, School Tours, Neighborhood Forums, Postings at Library
- Challenges: Efforts to place information on town signs or in public spaces (library, public works sign and transfer station) were challenged by citizens and ultimately removed