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School Building Advisory Committee Meeting
April 6, 2023

# School Building Project Overview

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# MEET THE TEAM

**Julia Tate, AIA**
**Architect**

**Austin Smith, AIA**
**Architect, Landscape Architect**

**Steve Hoffman, AIA**
**Architect**

**Calen Colby, PE**
**Project Manager**

**Marc Dube, PE**
**Project Manager**

**Hannah Lilly**
**Project Administrative Assistant**

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# OVERVIEW OF A/E SERVICES

- Architects and engineers can provide a spectrum of services;  When needed, they evaluate existing buildings in their current capacity and make recommendations for improvements or replacements to help inform owner decision making and long term planning.  Sometimes they work with owners and stakeholders to develop a Comprehensive long term plan which may consider phasing.  When a new building is needed, there is a design process as outlined below.
  - In conventional construction models, a construction company is hired to build the design once it has been completed.

Four phases of design:

- Concept Design
- Schematic Design
- Design Development
- Construction Documents

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# ABOUT OUR FIRMS

- Colby Co. Engineering:
  - Established in 2008
  - Registered in 35 states, six Canadian Provinces, and worldwide project experience
  - Engineering disciplines: Civil, Structural, Mechanical, Fire Protection, and Electrical
  - New projects & renovations with estimated construction costs ranging from $100,000 - $90M

- Simons Architects
  - Established in 1995
  - Disciplines: Architecture, Landscape Architecture, Comprehensive Planning, and Interior Design

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# PROJECT HISTORY

- **Fall 2017 – Spring 2018:** Design team was first hired to study the school buildings and assess their remaining lifespan, as well as look at school security & the cafetorium

- **June – October 2019:** Design team conducts a Needs Assessment

- **Fall 2019 – Winter 2020:** Needs Assessment is discussed & reviewed, School Building Committee eventually votes to recommend replacement of Pond Cove & middle schools, and high school renovations

- **Fall 2021 – February 2022:** Design team creates Concept Design plan for new proposed Pond Cove & Middle School

- **April – November 2022:** Design team creates Schematic Design plan for new proposed Pond Cove & Middle School

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# 2017: FACILITIES STUDY

- **Design Team (Colby Co. and Simons Architects) interviewed & was hired in August 2017 to conduct Facilities Study**

- **Existing issues with buildings:**
  - Safety & security issues at Pond Cove Elementary & Cape Elizabeth Middle Schools
  - Outdated IT systems
  - Outdated existing building systems (windows, doors, heating and cooling systems)
  - Desire for separate Cafeteria & Auditorium

- **Proposed schedule:**
  - January – July 2018: Budget approval and site investigations
  - September 2018 – July 2019: Schematic Design & Design Development
  - July 2019 – April 2020: Construction documents

- **Estimated total cost: $27,425,000.00**

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# 2019: NEEDS ASSESSMENT

- **Comprehensive, extensive overview of all three school buildings**
- **Evaluated all disciplines including architectural, structural, plumbing, mechanical, electrical, fire alarm, and civil**
- **Included interviews with faculty and staff**
- **Provided datasheets identifying capital improvement projects that could be combined, or addressed individually**
- **Provided solutions to bring service life back to current expectancy –** not **to help extend service live**

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# 2020 - 2021: A HOLDING PATTERN

- In February of 2020, the School Building Committee considered four options:
  - Option 1: Phasing elementary & middle school building replacement into two projects, lasting 10+ years and requiring two bonds
  - Option 2: Concurrent elementary & middle school building replacement, requiring approximately 4 years & one bond
  - Option 3: Frame-off restoration and renovation of existing elementary & middle schools within 4 years & one bond; including rental of temporary classrooms
  - Option 4: Improving front-entrance security & cafetorium upgrades at elementary & middle school over 2-3 year period

- Project was then quickly put on pause in early 2020 as School Board shifted focus to COVID-19 response

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# 2020 - 2021: A HOLDING PATTERN

- **In the fall of 2020, School Building Committee began meeting again and re-evaluated Needs Assessment**
  - Needs Assessment was modified to bring budget up to accurate estimates
- **December 15, 2020: School Building Committee recommends replacing Pond Cove & Cape Elizabeth Middle Schools, and renovation CEHS, in single bond**
- **December 18, 2020: School Board votes unanimously in favor of resolution**
- **January 2021: School Department files RFQ for Concept Design of new Pond Cove Elementary/Cape Elizabeth Middle School**
- **February – March 2021: Colby Co./Simons Architects proceeds through interview process and is named as Design Team**
- **April 15, 2021: School Board votes unanimously to hire Dr. Chris Record**

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# 2021-2022: CONCEPT DESIGN

- Fall 2021: After bringing Dr. Record up to speed, the Design Team begins its work as a new Building Oversight Committee (BOC), and four subcommittees, are formed
- Committees set out to help pick site location, help develop program, and work on informing the public about the project
- Design team attends BOC and subcommittee meetings, makes presentations to the School Board and Town Council, and holds stakeholder interviews as it develops plans
- In February of 2022, the Design Team published the Concept Design report
- After review, Dr. Record, the School Board, and the Town Council all voted to postpone referendum vote from June to November, and approved more funding to move project into Schematic Design phase

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# 2022: SCHEMATIC DESIGN

- **From April 2022 – July 2022, the Design Team worked on the Schematic Design to help support a November bond referendum**

- **BOC and subcommittees also continued to meet during this time, helping with the progress of the design and staying informed, and working to inform the public about the process**

- **July 26, 2022: Design team presents Schematic Design proposal to School Board and Town Council during joint workshop**
  - Cost estimate: $126,583,113

- **August 22, 2022: Design team presents reduced Schematic Design proposal to Town Council**
  - Town Council approves reduced cost estimate of $115,943,324
  - Town Council approves wording of two referendum questions

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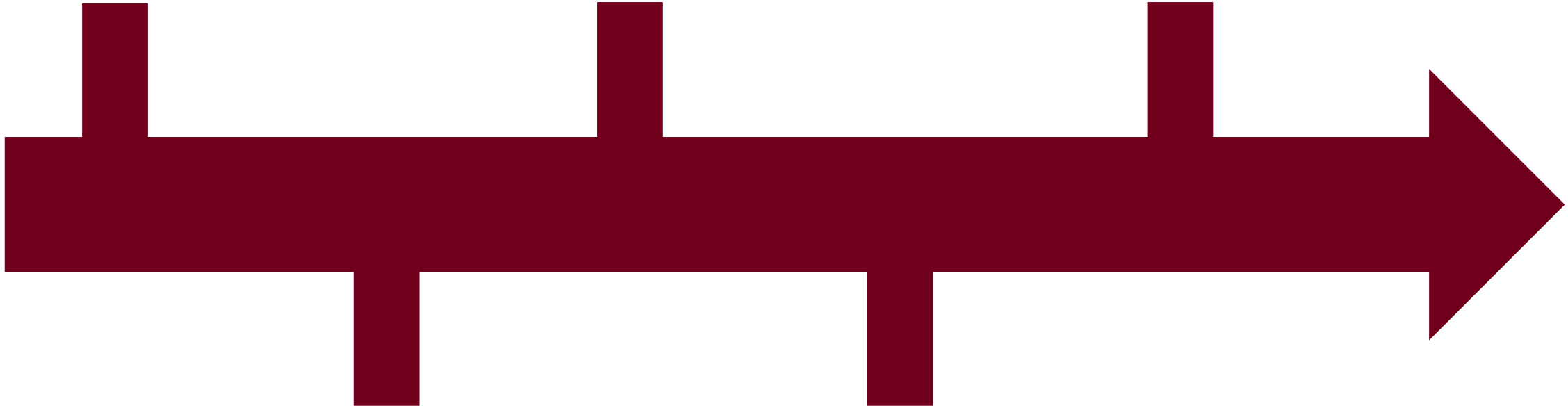
# PROJECT TIMELINE*

**DESIGN**
Present – June 2023

**CONSTRUCTION**
August 2023 – June 2025

**SCHOOL OPENS!**
September 2025



**BID**
June – July 2023

**COMMISSIONING & MOVE-IN**
July & August 2025

*Target completion dates, pending School Board/Town Council approvals & successful referendum

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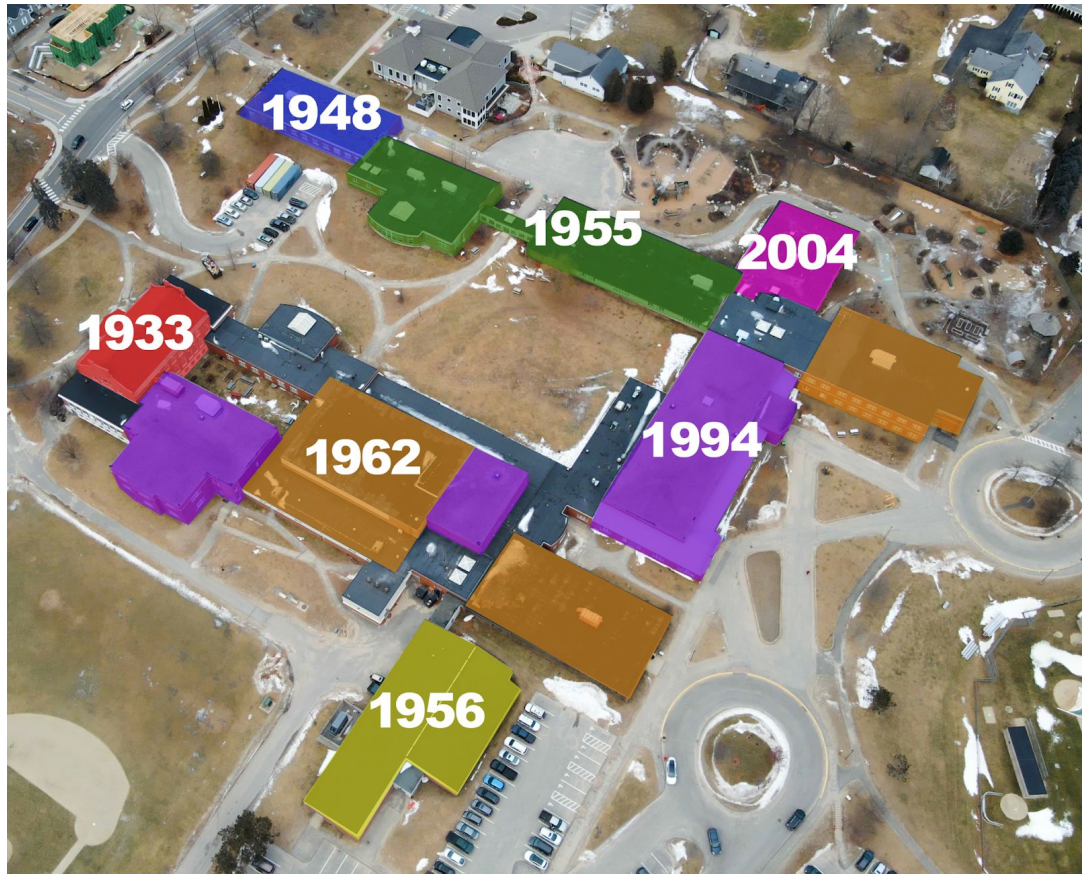
# WHY NOW?




- The condition of the existing schools will continue to deteriorate over time
- There will be an increase in annual Operations and Maintenance costs, and in emergent repairs (which are already happening)
- The cost of waiting one year to begin project at 3% escalation is approximately $4M
- Working to strike a balance between current interest rates and the improving material & labor markets

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# RENOVATION VS. NEW BUILD

- The existing schools have been investigated in detail - specifically for their capability to be renovated to meet 21st Century learning needs
- The amount of renovation required to suit the needs of the district would require bringing the building down to its foundation (which is cracked in places) and building back up
- The building envelope cannot be changed/fixed
- Minimal portions of the building can be saved - and they still won't be as energy efficient as a new building
- Annual energy costs (heating and cooling) will be higher than a new build
- Many of the major deficiencies identified in the Needs Assessment still won't be addressed

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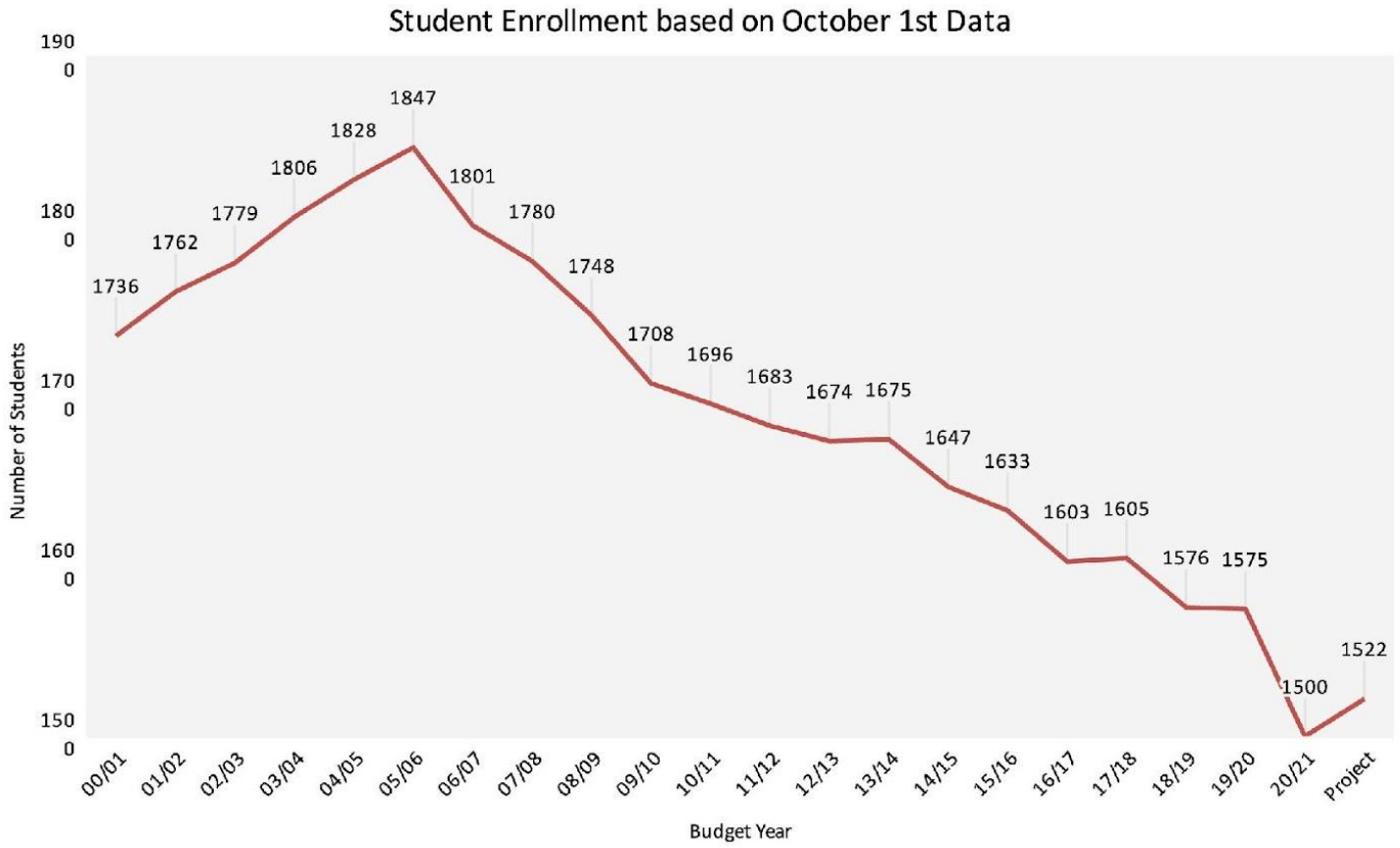
# Finding the Right Size

## CAPE ELIZABETH FY 2022 ENROLLMENT




## OTHER FACTORS:

**OVERALL POPULATION PROJECTION [2019 COMP PLAN]:**

**+2.3%**

AVG, GROWTH SINCE 1990 / PROJECTED TO CONTINUE THROUGH 2034

**CE STUDENT ENROLLMENT PROJECTION [NESDEC 2019]:**

**+0.4%**

OVERALL MAINE STUDENT ENROLLMENT: -6%

**CE STUDENT ENROLLMENT PROJECTION [NESDEC 2022]:**

DUE TO COVID, FIGURES TAKE AN UNEXPECTED TURN: -3.8%

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# Finding the Right Size

## STUDENT POPULATION: RANGES AND PROJECTIONS

| | ENROLLMENT SNAPSHOTS* 2019-2020 / 2022-2023 | | NESDEC PROJECTIONS 2019-2029 | NESDEC PROJECTIONS 2021-2031 | NESDEC PROJECTION AVERAGES | | ADJUSTED COUNTS FOR BASIS OF DESIGN | |
|---|---|---|---|---|---|---|---|---|
| | TOTAL | PER GRADE | RANGE | RANGE | TOTAL | AVG GRADE | TOTAL | AVG GRADE |
| POND COVE ELEMENTARY | 517 / 551 | 92-113 / 96-126 | 517 - 581 | 484 - 509 | 523 | 105 | 525 | 105 |
| CAPE ELIZABETH MIDDLE SCHOOL | 529 / 426 | 120-155 / 94-118 | 469 - 527 | 404 - 453 | 462 | 116 | 520 | 130 |

* UPDATED TO INCLUDE CURRENT 2022-2023 ENROLLMENT FIGURES

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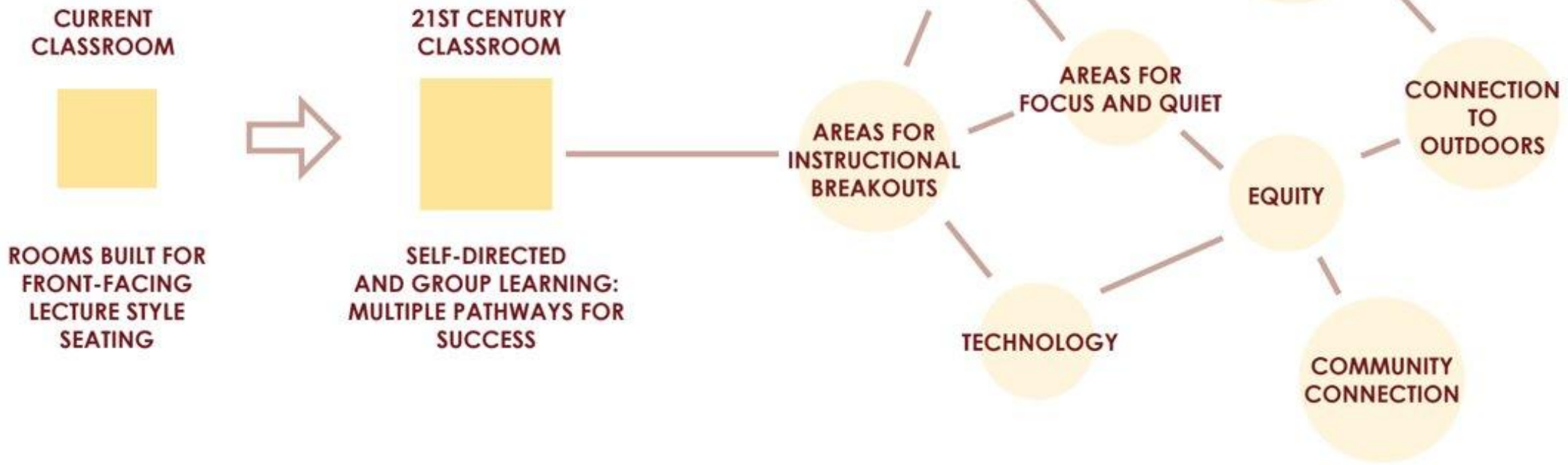
# Finding the Right Size

## CLASSROOMS NEED TO BE LARGER

78% OF CURRENT CLASSROOMS ARE LESS THAN MDOE RECOMMENDATIONS



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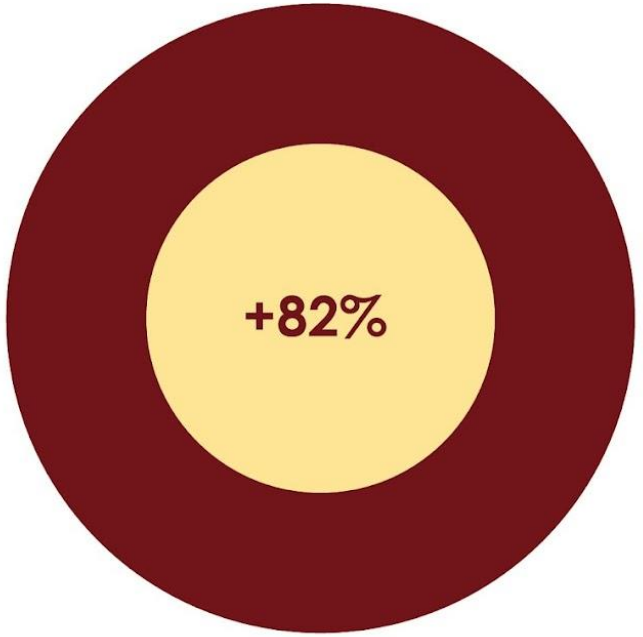
# SELECT PROGRAM INCREASES

| EXPANDED OR NEW SPACE | PCES | CEMS | COMMUNITY |
|---|---|---|---|
| DEDICATED CAFETERIA SPACE | X | X | X |
| DEDICATED AUDITORIUM | X | X | X |
| RIGHT-SIZED KITCHEN SERVICES | X | X | X |
| PURPOSE-BUILT MUSIC + PERFORMANCE INSTRUCTIONAL / SUPPORT SPACES | | X | |
| EXPANDED PHYS. ED / FITNESS SPACES | X | X | X |
| FACULTY SUPPORT AREAS | X | X | |
| OT / PT SUPPORT SPACES | X | X | |
| OTHER SPECIAL SERVICES + NEED BASED PROGRAMMING SUPPORT * | X | X | |
| EXPERIENTIAL LEARNING / TECH CLASSROOM | X | X | |
| SMALL MEETING / TESTING ROOMS | X | X | |
| CENTRAL COMMAND CENTER (SECURITY) | X | X | |
| CUSTODIAL CLOSETS | X | X | |
| IT SUPPORT | X | X | |

| EXISTING AREA | NEW AREA |
|---|---|
| 45,218 SF | 82,077 SF |




**INCLUDING SPEECH THERAPY, RTI, FLS, WINS, GT + ELL CLASSROOMS; BCBA, PSYCHOLOGISTS, SOCIAL WORKERS + ED. TECH SUPPORT SPACES*

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# TRAVEL DISTANCE DECREASES

| | | ENTRY | CAFETERIA | ALLIED ARTS | |
|---|---|---|---|---|---|
| PCES | | 652 ft | 716 ft | 425 ft | EXISTING |
| | | 540 ft | 294 ft | 375 ft | PROPOSED |
| CEMS | | 577 ft | 512 ft | 622 ft | EXISTING |
| | | 480 ft | 402 ft | 356 ft | PROPOSED |

## LEARNING TIME RECLAIMED

1,168 ft / day → 6 min / day → 2.5 days / yr

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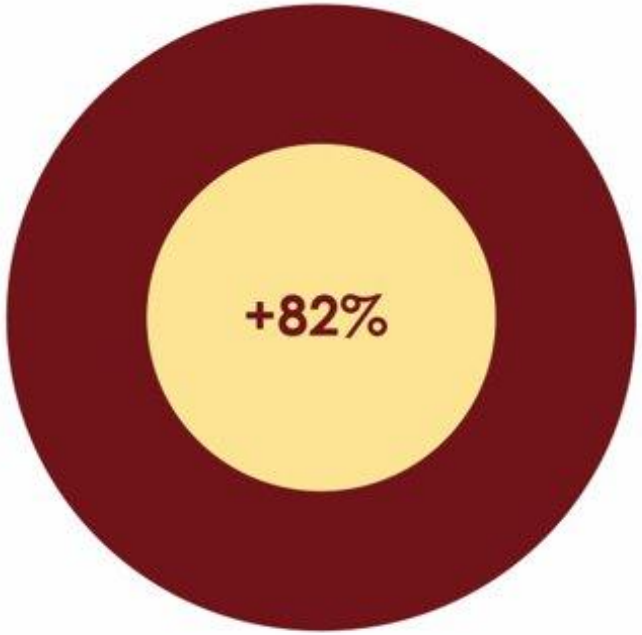
# SPACES UPDATED FOR 21ST CENTURY NEEDS

| EXPANDED OR NEW SPACE | PCES | CEMS | COMMUNITY |
|---|---|---|---|
| DEDICATED CAFETERIA SPACE | X | X | X |
| DEDICATED AUDITORIUM | X | X | X |
| RIGHT-SIZED KITCHEN SERVICES | X | X | X |
| PURPOSE-BUILT MUSIC + PERFORMANCE INSTRUCTIONAL / SUPPORT SPACES | | X | |
| EXPANDED PHYS. ED / FITNESS SPACES | X | X | X |
| FACULTY SUPPORT AREAS | X | X | |
| OT / PT SUPPORT SPACES | X | X | |
| OTHER SPECIAL SERVICES + NEED BASED PROGRAMMING SUPPORT * | X | X | |
| EXPERIENTIAL LEARNING / TECH CLASSROOM | X | X | |
| SMALL MEETING / TESTING ROOMS | X | X | |
| CENTRAL COMMAND CENTER (SECURITY) | X | X | |
| CUSTODIAL CLOSETS | X | X | |
| IT SUPPORT | X | X | |

| EXISTING AREA | NEW AREA |
|---|---|
| 45,218 SF | 82,077 SF |

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# INCREASED PROGRAM AREA COMPARISONS

| | EXISITING SF | PER STUDENT [1] | PROPOSED SF | PER STUDENT | MDOE | PER STUDENT |
|---|---|---|---|---|---|---|
| Classroom (as 800 sf unit) | 729 sf | 30.4 sf | 840 sf | 35 sf | 800 sf | not stipulated |
| SHARED SPACES [2] | 9,750 sf | 39 sf | 19,446 sf | 47 sf | formula based or not included | program driven |
| 21st CENTURY PROGRAM [3] | 31,170 sf | 30 sf | 54,593 sf | 52 sf | formula based or 'negotiable' | program driven |
| **TOTAL** | **40,920 sf** | **69 sf** | **74,039 sf** | **99 sf** | **guidelines** | **program driven** |

1. Using basis of design student population: PCES-525 / CEMS-520
2. Cafeteria and Kitchen; Auditorium
3. Music and Performance; Phys Ed and Fitness; Special Services and Need Based Support; STEAM; Security Offices; Maintenance and Operations Space, IT Support Spaces

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# PROGRAMMING IS COMMUNITY SPECIFIC

## MDOE GUIDELINES

- MDOE sf per student is a baseline and does not necessarily cover everything a school might need; guidelines help establish what the state might pay for vs. what a local community would fund independently based on their specific circumstances and needs

## CAPE'S SIGNATURE MUSIC AND PERFORMANCE PROGRAM:

- **60%** of CEMS students participate in band each year (Compared to a National average of **8%**, or Local average of **12-15%**)
- **70%** of CEMS students elect to take a performance ensemble
- **100%** of CEMS students take music as part of Allied Arts
- Capacity for **450 – 675 audience members** is needed for CEMS Concerts
- In addition to the auditorium, dedicated support for music and performance programming accounts for just over **10,000 sf** of the new program space with potential for community use as well

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# PROGRAMMING IS COMMUNITY SPECIFIC

## OTHER DIFFERENCES:

- **SPECIAL SERVICES:** Can be highly variable from district to district; for example, occupational and physical therapy are not always provided, need based program support may differ by community
- **TECHNOLOGY NEEDS:** Adequate support space for the infrastructure and staffing needed to keep schools current with technology is critical; COVID has highlighted the importance of accessible tech
- **KITCHEN SIZE:** With 'lunch for all' program, kitchens are providing a volume of meals significantly higher than the current kitchen is equipped to handle, or MDOE guideline formulas anticipate
- **MAINTENANCE AND OPERATIONS:** 8 additional staff members and related equipment have been added since the 1990s (when the school had one of largest student populations on record)

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# COMMUNITY SPACES

- Gymnasiums
- 650-seat auditorium & adjoining lobby
- Meeting room
- Practice rooms
- Outdoor spaces
- New athletic fields
- Walking path

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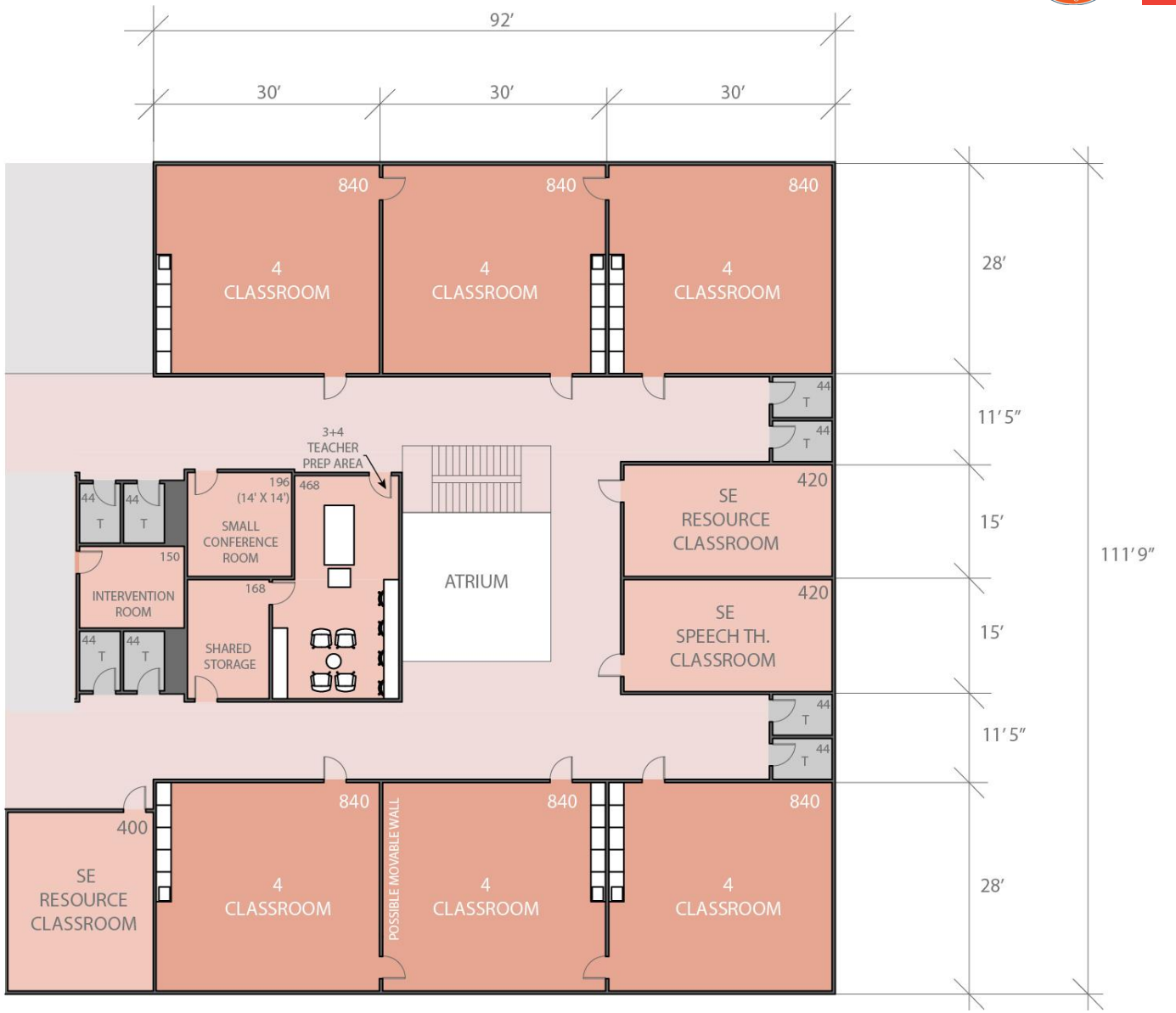


Circulation

Support

Classrooms

Restrooms

0′ 5′ 10′ 20′ 30′

# TYPICAL GRADE LEVEL PLAN

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POND COVE ELEMENTARY SCHOOL

CAPE ELIZABETH MIDDLE SCHOOL

# MAIN LEVEL PLAN

- Classroom
- Admin
- Support
- Circulation
- Shared Program
- Specialty Area
- Secondary Entry
- Primary Entry

0′ 20′ 40′ 60′ 120′

# LOWER LEVEL PLAN

- Classroom
- Admin
- Support
- Circulation
- Shared Program
- Specialty Area
- Secondary Entry
- Primary Entry

0′ 20′ 40′ 60′ 120′

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# UPPER LEVEL PLAN

- Classroom
- Admin
- Support
- Circulation
- Shared Program
- Specialty Area
- Secondary Entry
- Primary Entry

0′ 20′ 40′ 60′ 120′

POND COVE ELEMENTARY SCHOOL

CAPE ELIZABETH MIDDLE SCHOOL

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# PCES – MAIN LEVEL

*LEGEND AND NOTES:*

1. *Main Entrance*
2. *Main Office*
3. *Wellness Services*
4. *Library Commons / Services*
5. *Gymnasium + Fitness*
6. *Auditorium*
7. *Breakout Learning Space*
8. *Large Classroom*
9. *Small Classroom*
10. *Allied Arts Classroom*
11. *Special Service Classroom*
12. *Lab Classroom*
13. *Faculty Support*
14. *Meeting Room*
15. *Cafeteria*
16. *Kitchen/Support*
17. *Music Program*
18. *Performance Program*
19. *Maintenance / Operations*
20. *Delivery Entrance*
21. *Storage*

*T. Toilets*

- *Classroom*
- *Admin*
- *Support*
- *Circulation*
- *Shared Program*
- *Specialty Area*
- *Secondary Entry*
- *Primary Entry*

*0′ 20′ 40′ 60′*

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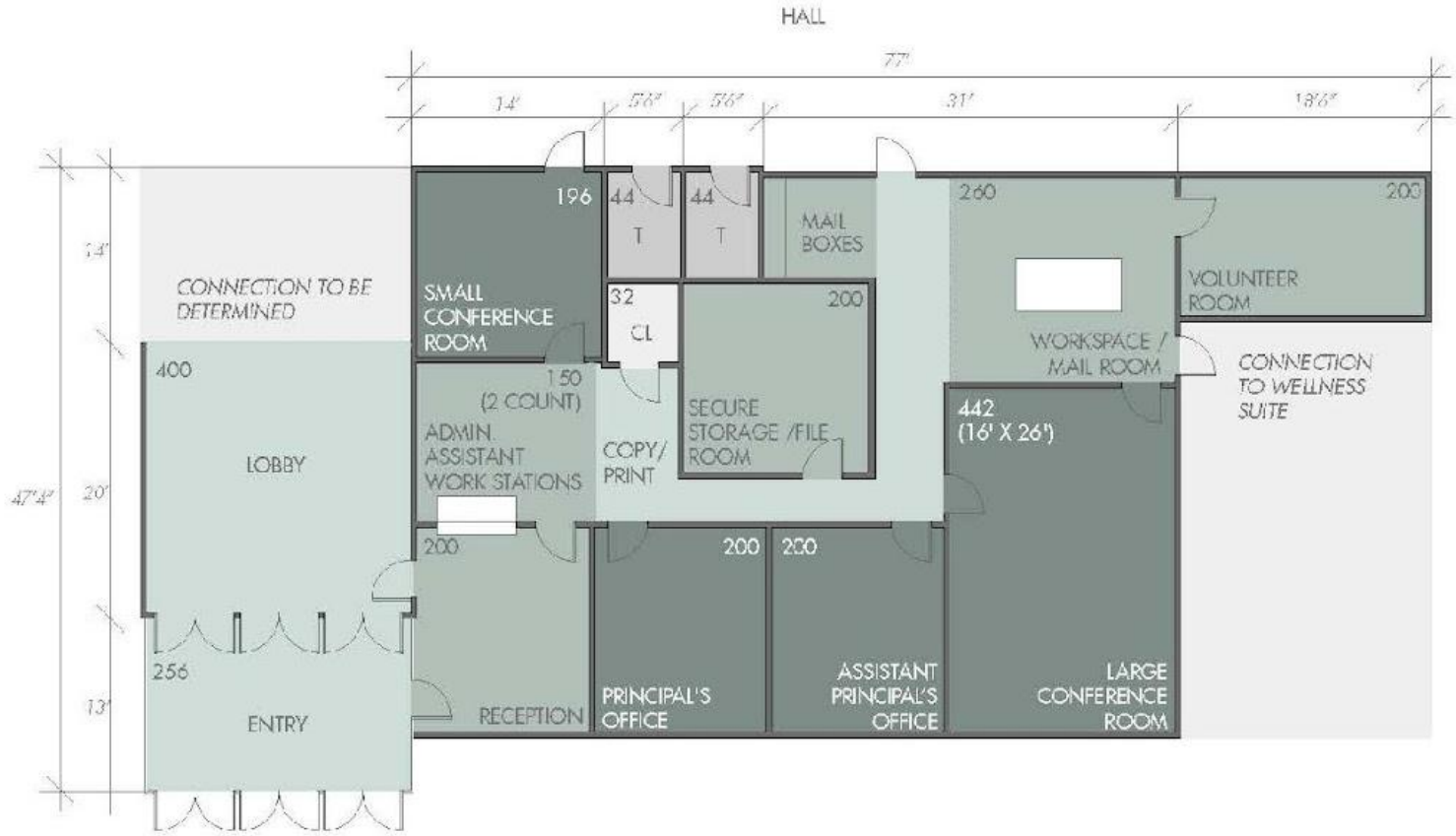
# ADMINISTRATIVE OFFICE POD



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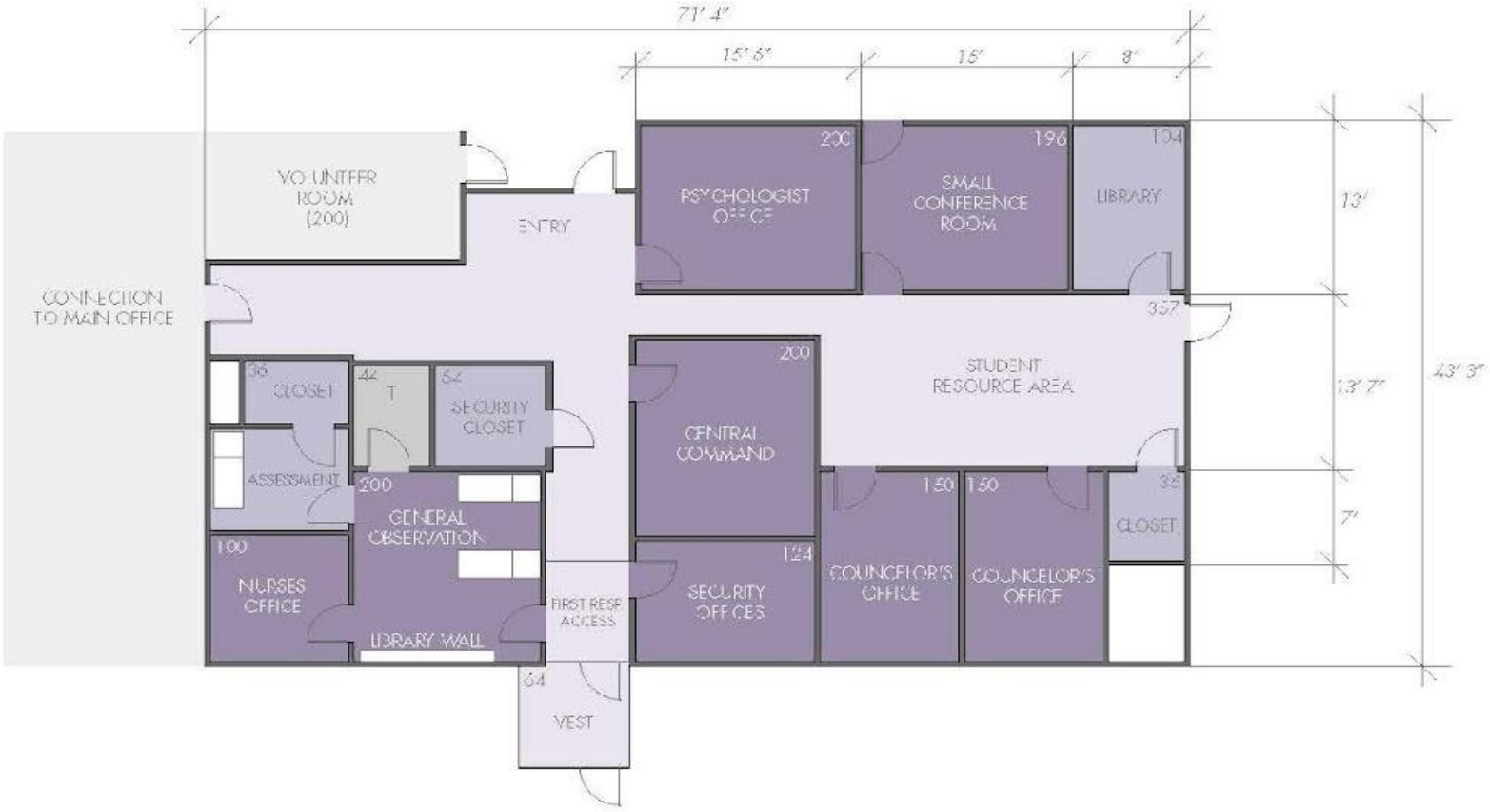
# WELLNESS POD



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# CEMS – MAIN LEVEL

*LEGEND AND NOTES:*

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T. Toilets

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0′ 20′ 40′ 60′

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# PCES - LOWER LEVEL

*LEGEND AND NOTES:*

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# CEMS - UPPER LEVEL

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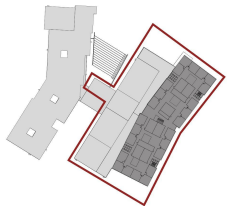

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# SUSTAINABILITY

| ELEMENT | PURPOSE | POTENTIAL PAYBACK? |
|---|---|---|
| Solar PV Roof Power System | Generates electrical power | ✓ |
| Building Envelope Insulation | Creates the tightest/highest insulation to save on heating/cooling costs, and increase comfort | ✓ |
| Windows | Energy-efficient windows will save on heating/cooling costs, increase natural lighting, provide daylight & increase comfort | ✓ |
| Lighting | Minimizes energy use, maintains/improves mental health | ✓ |
| HVAC Zoning | Select zones that minimize wasted heating/cooling, and maintains user comfort | ✓ |
| Green Roof | Protects roofing from UV light, and provides demonstration project for students, potential herb garden for cafeteria | ✓ |

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# HIGH SCHOOL RENOVATIONS

| CATEGORY | PROJECT |
|---|---|
| Equity & Diversity Upgrades | Title IX upgrades (women's locker room) and gender-neutral bathrooms |
| Educational Upgrades | Science lab upgrades |
| Cafeteria Upgrades | Acoustic improvements and pedestrian flow |
| Athletics Upgrades | Expanding athletics spaces |
| Roadway and sidewalk safety measures | Improving sidewalks, adding lighting |

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# COST METHODOLOGY

- General Conditions
- Existing Conditions
- Concrete
- Masonry
- Metals
- Wood, Plastics, & Composites
- Thermal & Moisture Protection
- Openings
- Finishes
- Specialties
- Equipment

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# ORIGINAL SCOPE & COST ESTIMATE

| SCOPE ITEM | PROPOSED SQFT | COST |
|---|---|---|
| Pond Cove Elementary School | 96,842 sf | $41,099,116 |
| Cape Elizabeth Middle School | 120,269 sf | $54,428,559 |
| Common Areas (Auditorium, Cafeteria, Gym, etc.) | 32,762 sf | $15,551,017 |
| Site work & athletic fields | | $9,981,323 |
| **SUBTOTALS:** | | **$121,060,015** |
| High School renovations | | $4,923,809 |
| 1933 Building closure | | $599,290 |
| **TOTAL:** | | **$126,583,113** |

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# SCOPE REDUCTION
# By the School Board

| ITEM | SQFT | COST SAVINGS |
|---|---|---|
| **Reduction of typical classrooms and extended circulation / break-out gathering spaces** | **2,800** | **$770,000** |
| **Reduction of Gymnasium size** (not the court size), **Fitness Room,& Concession** | **1,500** | **$450,000** |
| **Reduction in size of Auditorium & Lobby** (650 seats to 350 seats) | **6,000** | **$2,000,000** |
| **No upgrade to field at Gull Crest** | | **$750,000** |
| **Retain 2004 Kindergarten wing at Pond Cove Elementary School** | **15,000** | **(-$337,500)** |
| **Remove 1933 building** | **9,000** | **$359,290** |
| **Find opportunities to further reduce remaining area by up to 8% +/- (not classroom instructional space)** | **20,000 +/-** | **$5,750,000** |

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# FUNDRAISING OPTIONS
# Endorsed by the School Board

| ITEM | SQFT | FUNDRAISING AMOUNT |
|---|---|---|
| OUTDOOR SPACES: Solar PV array installation; Roof terrace installation; amphitheater installation | 3,000 | $700,000 |
| GYMNASIUM: Fitness Areas & Concession | 680 | $200,000 |
| Increase seating in auditorium from 350 to 650 | 6,000 | $2,000,000 |
| **SUBTOTAL:** | | **$2,900,000** |
| **RECOMMENDED FOR APPROVAL:** | | **$5,000,000 (allow for further enhancements)** |

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# ANNUAL BUDGET POTENTIAL SAVINGS

| | Area (Square Footage) | Fuel Oil (Gallons/$) | Natural Gas (Therms/$) | CO2 (Annual tons) Cost Savings |
|---|---|---|---|---|
| Existing Pond Cove Elementary School/CEMS | 187,000 sqft | 70,000 gallons<br><br>$245,000.00 | n/a | 792<br><br>n/a |
| Proposed PCES/CEMS (using Fuel Oil) | 220,000 sqft | 32,000 gallons<br><br>$112,000.00 | n/a | 362<br><br>$133,000.00/yr |
| Proposed PCES/CEMS (using Natural Gas) | 220,000 sqft | n/a | 40,000<br><br>$50,000.00 | 223<br><br>$195,000.00/yr |
| Solar PV | Rooftop system: 78,000 KW | n/a | n/a | 0<br><br>$17,160.00/yr |

***NOTES:***
**Oil Cost = $5/Gallon*
***KW @ $0.22/kWh*
****NG Cost = $1.89/Therm*

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# CURRENT SCHOOL CONSTRUCTION PROJECTS

| TOWN / DISTRICT | ESTIMATED PROJECT COSTS | SIZE (SQFT) | $ PER SQFT | STUDENT POPULATION | SF PER STUDENT | $ PER STUDENT | PROJECTED COMPLETION |
|---|---|---|---|---|---|---|---|
| MSAD 54 Elementary School (PreK-5)<br>*Canaan, Cornville, Mercer, Norridgewock, Skowhegan, and Smithfield* | $75,338,985 | 152,730 | $493 | 942 | 162.13 | 79,977.69 | 2025 |
| MSAD 49 Elementary School (PreK-6)<br>*Albion, Benton, Clinton, and Fairfield* | $43,822,186 | 87,000 | $503.70 | 574 | 151.57 | 76,345.27 | 2025-2026 |
| RSU 10 (PreK – 8)<br>*Rumford, Mexico, Hartford, Buckfield, Roxbury, Hanover, Sumner* | $91,804,512 | 178,623 | $513.96 | 1034 | 172.75 | 88,785.79 | 2025 |

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# OTHER SCHOOL CONSTRUCTION PROJECTS

RSU-10 [PreK-8]

MSAD-54 Elementary School [PreK-5]

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# HOW CAPE COMPARES

| TOWN / DISTRICT | SIZE (SF) | STUDENT POPULATION | SF PER STUDENT | PROJECT(ED) COMPLETION |
|---|---|---|---|---|
| Cape Elizabeth:<br>Pond Cove Elementary (K-4)<br>Cape Elizabeth Middle School (5-8) | 249,873 | 1,045<br>BASIS OF DESIGN<br>1,127<br>CAPACITY | 239.11<br>TO<br>221.72 | 2025 |
| | 219,573<br>PROPOSED REDUCTION | 1,045<br>BASIS OF DESIGN<br>1,127<br>CAPACITY | 210.12<br>TO<br>194.82 | " |

1. THESE FIGURES ARE FROM INITIAL CONSTRUCION. A SUBSEQUENT ADDITION PROVIDING 12 MORE CLASSROOMS WAS COMPLETED IN 2019, NOT INCLUDED IN THIS AREA; STUDENT POPULATION IS CURRENTLY 771 STUDENTS

2. WHERE COMPARABLE NUMBERS ARE LOWER, SCHOOLS MAY NOT NECESSARILY HAVE DEDICATED AUDITORIUMS OR CAFETERIAS; SUPPORT SPACE FOR MUSIC AND PERFORMANCE PROGRAMS, ATHLETICS, OR SPECIAL SERVICES MAY DIFFER. EACH SCHOOL DISTRICT HAS UNIQUE PROGRAMMING REQUIREMENTS.

| TOWN / DISTRICT | SIZE (SF) | STUDENT POPULATION | SF PER STUDENT | PROJECT(ED) COMPLETION |
|---|---|---|---|---|
| Falmouth Elementary (PreK-5) | 139,638 | 917 | 152.28 | 2011 |
| MSAD 54 Elementary School (PreK-5): Canaan, Cornville, Mercer, Norridgewock, Skowhegan, and Smithfield | 152,730 | 942 | 162.13 | 2025 |
| MSAD 49 Elementary School (PreK-6) : Albion, Benton, Clinton, and Fairfield | 87,000 | 574 | 151.57 | 2025-2026 |
| RSU 10 (PreK – 8): Rumford, Mexico, Hartford, Buckfield, Roxbury, Hanover, Sumner | 178,623 | 1,034 | 172.75 | 2025 |
| South Portland Middle School (5-8) | 176,460 | 900 | 196.07 | 2026 |
| Westbrook Middle School (6-8) | 134,587 | 600 | 224.31 | 2008 |
| Wentworth Elementary School (3-5) Scarborough | 163,000 | 770 | 211.69 | 2011 |

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# WHY THE SQUARE FOOTAGE?

- Two Schools (separate identities, keeping students separated by age, two distinct staff)
- Performing Arts Center (auditorium/backstage/lobby/bathrooms)
- Classrooms (800 sq feet instructional space)
- Pods
- Flex classrooms (also provide built-in expansion options)
- Breakout Spaces
- Special Education
- Expanded music program
- Expanded allied arts program
- Expanded athletics program
- Dedicated technology space
- Community involvement potential

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# NEW SCOPE & COST ESTIMATE

| SCOPE ITEM | PROPOSED SQFT | COST |
|---|---|---|
| Pond Cove Elementary School, Cape Elizabeth Middle School, Common areas | 219,573 | $101,210,692 |
| Site work & athletic fields | | $9,808,823 |
| **SUBTOTALS:** | | **$111,019,515** |
| High School renovations | | $4,923,809 |
| **TOTAL PROJECT COST:** | | **$115,943,324** |

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# FULL SCOPE PROJECT BUDGET

August 9, 2022

| ITEM | COST | FUNDRAISING Options | FUNDRAISING "NEEDS BY" DATE |
|---|---|---|---|
| Pond Cove Elementary School | $41,099,116 | $0 | |
| Cape Elizabeth Middle School | $54,428,559 | $0 | |
| Common Areas | $15,551,017 | $0 | |
| Site work | $9,981,323 | $0 | |
| High School Renovations | $4,923,809 | $0 | |
| 1933 Building Closure | $599,290 | | |
| Classroom Size Reduction | ($770,000) | $0 | |
| Gym SF Reduction | ($450,000) | $0 | |
| Gym: Fitness Area Reduction | ($150,000) | $150,000 | June 2023 |
| Gym: Concession Reduction | ($50,000) | $50,000 | June 2023 |
| Athletic Field - Gull Crest Field | ($750,000) | $0 | |
| Overall +/- 8% Square Footage Reduction | ($5,750,000) | $0 | |
| 1933 Building Modifications | ($599,290) | $0 | |
| 1933 Building Removal | $240,000 | $0 | |
| K-wing Building Removal | ($112,500) | $0 | |
| K-wing Building Modifications | $450,000 | $0 | |
| Auditorium: Seating and Lobby Reduction | ($2,000,000) | $2,000,000 | February 2023 |
| Solar PV Array Installation | ($350,000) | $350,000 | None |
| "Green Roof" Installation | ($148,000) | $148,000 | None |
| Amphitheater Installation | ($200,000) | $200,000 | None |
| | | | |
| PROJECT TOTALS | $115,943,324 | $2,898,000 | |
| Requested Bond & Fundraising Amount | $115,943,324 | $5,000,000 | |

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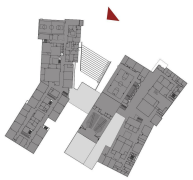

PRELIMINARY POND COVE ELEMENTARY ENTRANCE [8:00 AM]

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PRELIMINARY CAPE ELIZABETH MIDDLE SCHOOL ENTRANCE [3:00 PM]

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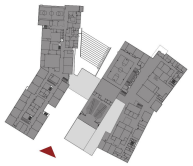

PRELIMINARY REAR VIEW THROUGH GREEN CORRIDOR [10:00 AM]

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# Thank you!

Questions/Comments?