



47A York St
Portland, ME 04101
colbycoengineering.com

75 York St
Portland, ME 04101
simonsarchitects.com



366.001.001

November 23, 2020

Dr. Donna Wolfrom, Ed.D
Superintendent of Schools
320 Ocean House Rd, Cape Elizabeth, ME 04107
Phone: (207) 799-2217

Subject: Cape Elizabeth Schools
Needs Assessment Building Committee Options

Dear Dr. Wolfrom:

Thank you for the opportunity to provide an update to our previously issued memorandum listing possible building solutions and paths forward for the Cape Elizabeth Schools. This memorandum responds to the request of providing approximate updated construction costs, as well as environmental impacts of Option #3 (full renovation).

As indicated previously, a 20% schematic design level effort would be required in order to accurately size a municipal bond program. This schematic design level set of documents would include preliminary level drawings and conceptual renderings. They would also include site planning and footprints for future school buildings, providing valuable data to help inform cost estimates for any planned future construction.

Based on current market conditions, our estimated figures are increasing by 3%-5% annually. This is a standard escalation percentage that is used when a project is several years from construction. The numbers below reflect a 5% escalation:

Option 1: Phased Lower School and Middle School Building Replacement

Estimated Phase 1 bond size: \$40,950,000-\$45,150,000

Estimated future Phase 2 bond size: \$44,100,000-\$48,300,000

Option 2: Concurrent Lower School and Middle School Building Replacement

Estimated bond size: \$74,550,000-\$80,850,000

Option 3: Frame-Off Restoration and Renovation of the existing Lower and Middle Schools

Estimated bond size: \$55,650,000-\$60,900,000

Environmental impact of demolishing an existing building vs. renovation

It has become standard design practice to specify salvage and recycle as much of a demolished building material as possible. Between Federal, State and Local rules regarding recycling and the economic conditions, materials such as Building steel is recycled and reused, as well as concrete, masonry, wood, plastic and glass. Existing concrete that is removed is typically crushed, which is then recycled and reused as aggregate for other construction projects.

Contractors will build these requirements and benefits into their bids. If pursuing a complete building demolition or frame-off restoration, most of the same existing building materials would need to be removed/recycled (i.e. drywall, ceiling tiles, ceiling grid, siding, floor tile, insulation).

Please note that when considering the environmental impacts of this issue, that it is the "shape" of the lower and middle schools that create the greatest negative impact (from a heating and cooling standpoint). A new school building, with a modern "shape" will have a significantly greater energy savings (environmental impact). We feel strongly that this difference will far outweigh the potential environmental impacts of the demolition.



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Thank you for selecting Colby Co. Engineering and Scott Simons Architects for your architectural and engineering needs. Please do not hesitate to contact me with any questions.

Sincerely,

James Hebert, P.E.
Colby Co. Engineering
47A York Street
Portland, Maine 04101
207.553.7753 (Main)
207.553.1487 (Direct)
JamesH@colbycoengineering.com

Cc Sarah Emily Colby – Colby Co. Engineering
Calen Colby – Colby Co. Engineering
Austin Smith – Scott Simons Architects
Julia Tate – Scott Simons Architects