

# Option B

## A Strategic and Sustainable Long-Term Foundation for Cape Elizabeth Schools

Presented by Michael Hussey & Larry Benoit  
Community Members of the School Building Advisory Committee

May 21, 2024



# Option B: A Vision for Sustainable School Development

- Equitably addresses needs across all schools—ensuring no school is left behind
- Preserves vital green spaces, enhances our educational environment and student well-being
- Designed with the community's economic landscape in mind—maximizing impact while minimizing current and future financial strain



My daughters' first day of school at Pond Cove Elementary,  
September 2022 - Michael Hussey

# Option E: Understanding its Limitations and Compromises

- Disproportionately focuses on the middle school, overlooking critical needs at the two other schools, risking future functionality, safety, and tax impacts.
- Proposes extensive campus expansion that compromises essential green spaces.
- Remains out of sync with the community's financial preferences, triggering similar pain points to what lead to defeat at the ballot in 2022.

## Existing Facility Deficiencies: How We Determined "Repairs"

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

### ES:

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

### MS:

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

### HS:

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



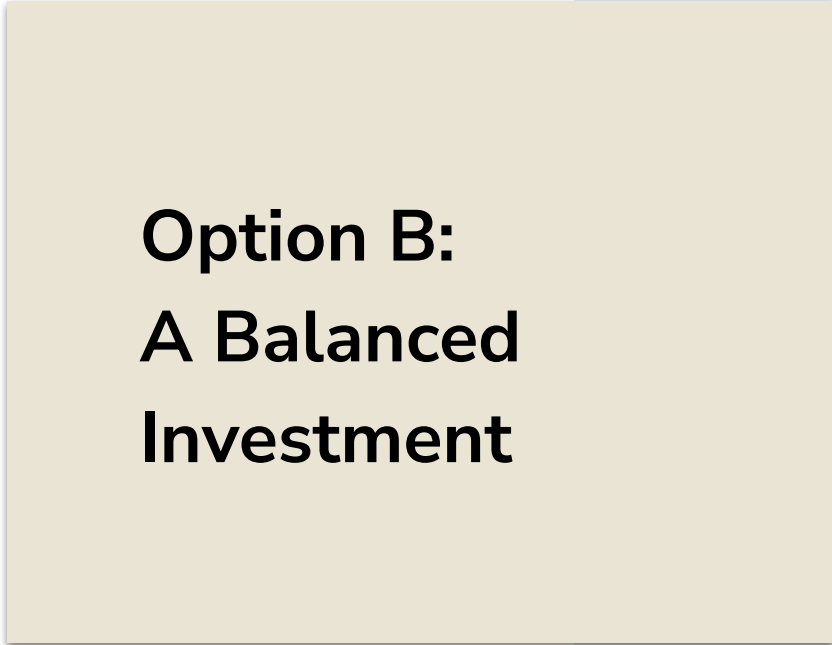
Addresses dire  
critical needs at all  
three schools

Invests \$34.5mm in  
essential infrastructure  
upgrades

Creates 12 new classrooms for  
modern learning, STEM, special  
education

Provides new secure entrances  
and admin spaces

Includes retrofitted  
energy-efficient systems:  
cooling / heating



## Option B: A Balanced Investment

● Neglects pressing issues at elementary school, and attempts to cut funding from high school repairs

● Lacks modern heating & cooling system — relies on fossil fuel heating only

● Eliminates ~1 acre of green space from campus

● Smaller MS gym & lacks dedicated performing arts space. Cafetorium remains.

● Ignoring critical needs at HS and ES will create CIP disaster. Could lead to double-digit tax increases in near term. Staffing increases and cost of 1938 building handover not included in current cost estimates.

## Option E: Compromises & Shortcomings



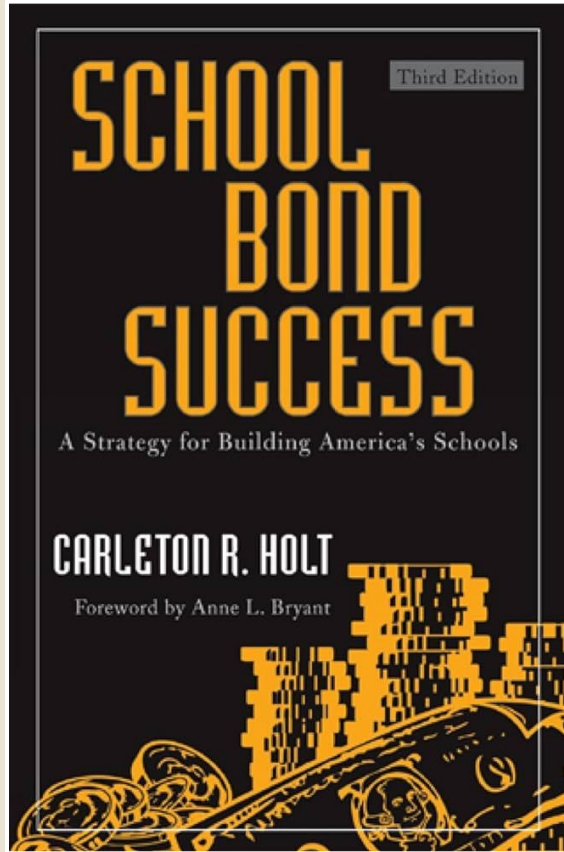
# Sustainability and Future-Proofing

- Option B embraces sustainable solutions with budget available for electric heating and cooling in all classrooms, using fossil fuels only as a backup
- Aligns with future community solar initiatives in Cape Elizabeth
- Preserves our valuable green spaces by building inward and upwards instead of creating new sprawl

# Sustainability & Future-Proofing



- **Option E** relies 100% on fossil fuels, leading to increased energy costs and unnecessary CO2 emissions
- Lacks cooling systems, affecting student comfort and performance
- Creates a more sprawling campus that consumes an acre of green space, limiting future expansion options
- Cuts critical upgrades to elementary and high school, increasing odds of critical failures over the next decade



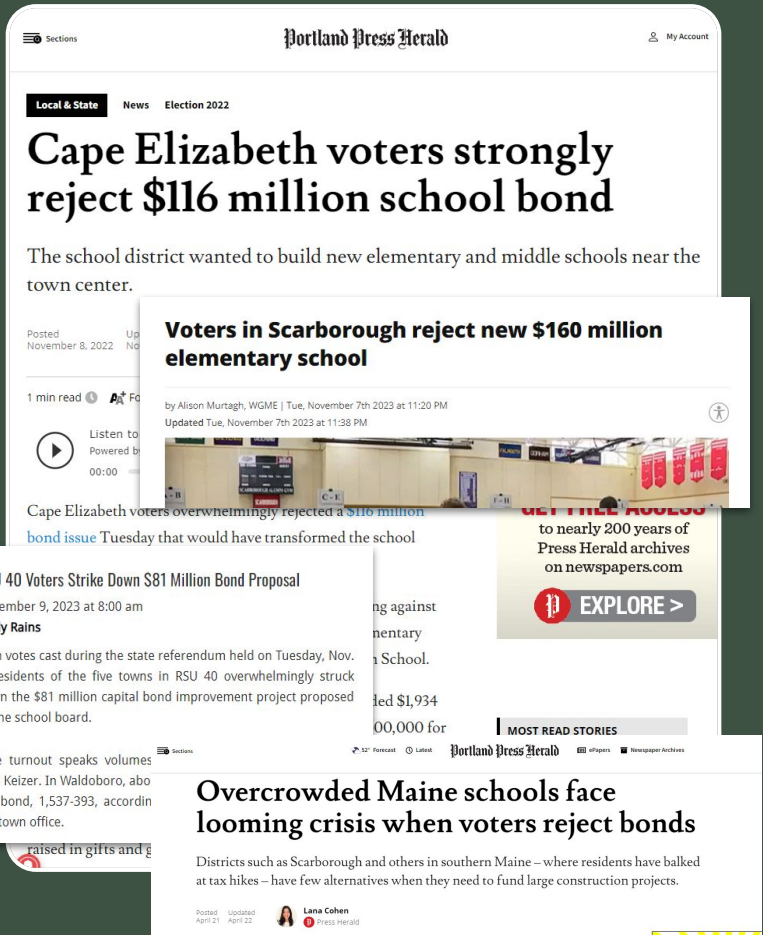
# Financial Implications of Option B

- Option B aligns with the community's strong willingness to invest in our schools
- Option B is cost-effective with over 60%+ potential support, even though this would be the most expensive locally funded school bond in Maine's history
- Option B sets the stage for responsible investments that align with future needs
- Leverages and enhances the substantial investments made in previous renovation projects, such as the 1990s and 2004 additions. Preserves 60K square feet of building that is less than 30 years old instead of knocking it down.



# Financial Implications of Option E

- Option E makes critical compromises in all three schools that are not necessary in Option B
- Compromises in Option E lead to significant CIP increases not currently factored into costs
- No evidence that Option E's higher tax impact can get majority support
- There is simply no way to build a new school for under \$80 million that doesn't severely compromise the other two schools or moot the reasons for building a new school in the first place



# Disruption in Option B



- Option B involves a 12-month period where half of students will be in portable classrooms, and a subsequent 12-month period where the other half will be in portable classrooms.
- Careful planning and coordination will minimize the impact on students' education during this period.
- Modern portable classrooms have evolved significantly from the time we were children. All include A/C, bathrooms, comfortable layouts, and lots of natural light.

# Option E's Perpetual Disruption

- Permanent loss of approximately 1 acre of heavily used ball fields from the campus
- Elementary school continues to be undersized, impacting learning environments and special programs. Cafetorium remains. An undersized nurse's office remains. Logistical / sprawl problems untouched.
- Reduced gymnasium size, limiting opportunities for physical education and community events
- High school remains in poor condition, risking costly emergency repairs
- Janitorial and kitchen staff duplication

## WHY IS A SCHOOL PROJECT NEEDED? BARRIERS TO EDUCATION IN OUR EXISTING SCHOOLS

 <p><b>SAFETY &amp; SECURITY CONCERNS</b> 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.</p>	 <p><b>INADEQUATE VEHICULAR &amp; PEDESTRIAN SITE CIRCULATION</b> The current site layout presents safety and traffic challenges, with insufficient sight lines from the main office to monitor visitors effectively.</p>	 <p><b>OUTDATED CLASSROOMS, LIMITING EDUCATIONAL METHODS</b> The size, age, and design of many classrooms do not support contemporary teaching &amp; learning styles, such as collaborative, project-based &amp; hands-on learning.</p>	 <p><b>PCES/CEMS SPRAWLING LAYOUT &amp; LONG TRAVEL DISTANCES</b> 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.</p>
 <p><b>INEFFECTIVE OVERSIGHT FROM MAIN OFFICES</b> The current PCES &amp; CEMS main offices lack direct connection to secure entry vestibules, presenting significant challenges in visitor management and compromising school safety.</p>	 <p><b>NURSE'S OFFICE LIMITATIONS</b> The Nurse's Office functionality is hindered by a lack of privacy, inadequate exam rooms &amp; storage, absence of natural light, difficult ambulance access, and distance from some grades.</p>	 <p><b>DEFICIENCY OF NATURAL LIGHT</b> 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.</p>	 <p><b>COMPLICATIONS FROM SHARED CAFETERIA</b> The 'cafetorium' shared by PCES &amp; CEMS complicates scheduling (meal times run from 10:30AM-1:30PM). Kitchen deliveries must use CEMS' student/staff corridors, posing safety concerns.</p>
 <p><b>INADEQUATE STORAGE FACILITIES</b> Storage has had to overtake mechanical rooms and other spaces within buildings, which is a safety concern. Adequate storage near the staff who utilize it is essential for efficient workflow.</p>	 <p><b>NEED FOR TECHNOLOGY UPGRADES</b> Current technology and network infrastructure falls short in supporting modern education, hindering the development of skills in inquiry, analysis, collaboration, creativity, and communication.</p>	 <p><b>OUTDATED &amp; INEFFICIENT MECHANICAL SYSTEMS</b> Outdated &amp; excessively load HVAC systems compromise the learning &amp; well-being of students/staff due to age &amp; inefficiency. Upgrading to modern, efficient systems can reduce long-term costs.</p>	 <p><b>INADEQUATE PERFORMING ARTS SPACES</b> Existing band program space is undersized &amp; lacks adequate acoustic control. Inefficient performance &amp; rehearsal space creates scheduling conflicts and limits practice time.</p>

### WHERE ARE WE IN THE PROCESS?



### UPCOMING MEETINGS & EVENTS

**COMMUNITY FORUM: THE 3 OPTIONS**  
APRIL 4, 2024 AT 6PM | TOWN HALL & ZOOM

**COMMUNITY FEEDBACK PERIOD**  
APRIL 4-24, 2024 | CHECK YOUR MAILBOXES FOR A NEW SURVEY CONDUCTED BY PORTLAND RESEARCH GROUP

**EXISTING SCHOOL TOURS: PCES & CEMS**  
SATURDAY, APRIL 6, 2024 AT 9AM

### LEARN MORE

EMAIL QUESTIONS & COMMENTS TO:  
CESBAC@CapeElizabethSchools.org

VISIT THE PROJECT WEBSITE  
via the link below or QR code at left



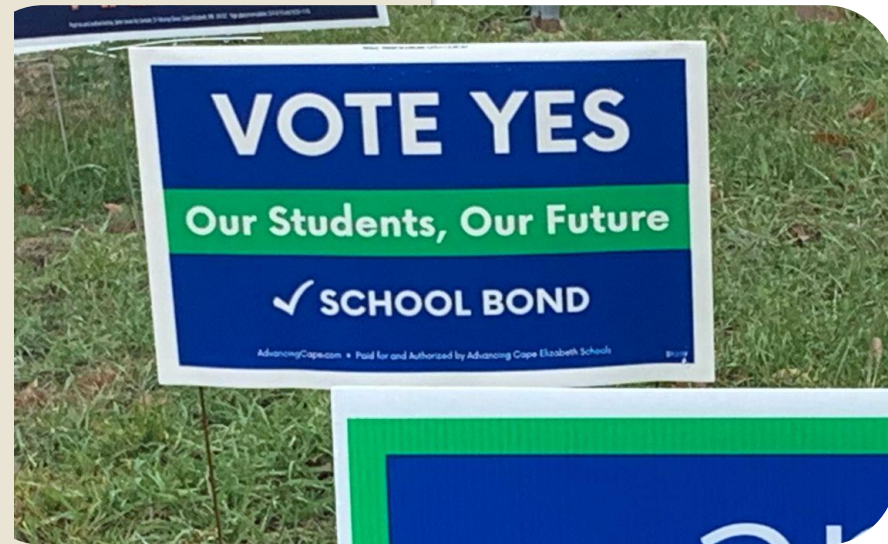
www.CapeElizabethSBAC.com

# Community Unity

**Option B** is a unique opportunity that will unite our town for years to come.

SBAC surveys indicate strong support from the majority of the community, with significant backing across all demographics, for a transformative investment in our school infrastructure. However, there are financial limits, with a majority of respondents supporting a tax increase in the range of 5%-10%.

Option B addresses our collective needs and aspirations and sets us up for cost-effective future investments, bringing Cape Elizabeth together for a common cause.

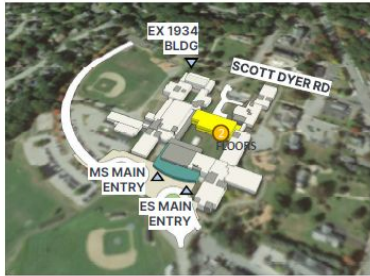




# Community Unity

- **Option E** lacks broad support across all town demographics and risks increasing division and distrust within our community.
- A defeat in November will significantly delay necessary improvements and force critical investments into CIP budgets.
- It's crucial to choose a plan that unites us and ensures timely progress. Future SBAC initiatives may not receive similar funding.

# The Benefits of Option B



## 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

## 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



“RENO / ADD” | ELEMENTARY / MIDDLE SCHOOL PLANS

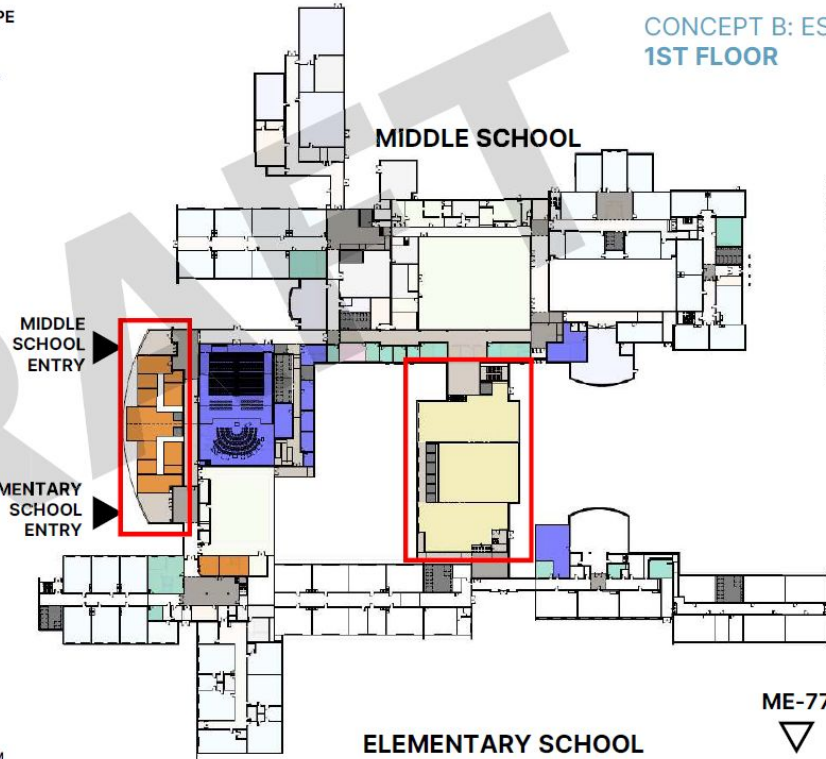
APPROXIMATE SCOPE  
SQUARE FOOTAGE:

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

CONCEPT B: ES/MS  
1ST FLOOR

## LEGEND

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



ME-77

Harriman

# New Construction Two-Story Addition



The new addition serves as a central hub, solving for daily logistical challenges, connecting the schools and providing modern facilities for students and staff.

- Saves significant student time walking to cafeteria
- Streamlined schedules allow students to eat lunch at more regular hours, improving their well-being and learning readiness
- Sets the stage for efficient future growth, minimizes sprawl, protecting and recapturing outdoor spaces
- Facilitates phased renovations of older wings
- Promotes a cohesive, connected campus that enhances collaboration and community
- Frees up classroom space in each wing for flex spaces for 21st-century learning

# No School Left Behind

## Existing Facility Deficiencies: How We Determined “Repairs”

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

MS:	MS:	HS:
<ul style="list-style-type: none"><li>• Gym Flooring Damage</li><li>• Flooring and Wall Repairs</li><li>• Mechanical Equipment Replacement</li><li>• Providing Emergency Lighting</li><li>• Exterior Masonry Repair</li><li>• Move Plumbing Vents from Air Intakes</li><li>• Window Sealing &amp; Operability</li><li>• Dual Height Drinking Fountains / ADA upgrades</li><li>• Domestic Hot Water Pressure &amp; Response Time</li><li>• Skylight Replacement</li><li>• Site Issues / Improvements (ADA, vehicular &amp; pedestrian improvements, bollards, etc.)</li><li>• Firestop wall and floor penetrations</li><li>• Roof replacement</li></ul>	<ul style="list-style-type: none"><li>• Gym Flooring Damage</li><li>• Falling Precast Window Sills</li><li>• General Exterior Repair</li><li>• Additional Sprinklers Above Ceiling</li><li>• Mechanical Equipment Repair and Replacement</li><li>• Water Heater Repairs</li><li>• Replace corroded kitchen piping</li><li>• Replace art room sinks</li><li>• Provide sufficient hot water to showers</li><li>• Various sink, faucet, and filter replacement</li><li>• Flooring and Wall Repairs</li><li>• Providing Emergency Lighting</li><li>• Site Issues/Improvements</li><li>• Firestop wall and floor penetrations</li><li>• Roof Replacement</li><li>• Dual Height Drinking Fountains / ADA upgrades</li></ul>	<ul style="list-style-type: none"><li>• Window gasket failure</li><li>• Forensic Study and repair for wall assembly</li><li>• Upgrade emergency lighting</li><li>• Mechanical valve</li><li>• Dual height drinking fountains / ADA upgrades</li><li>• Clay/sediment traps in Art Rm</li><li>• Protect water entrance</li><li>• Replace piping (various)</li><li>• Roof reinforcing</li><li>• Fire alarm smoke detection</li><li>• Firestop wall and floor penetration</li><li>• Replace roof drains</li><li>• Roof replacement</li></ul>

- There have been multiple efforts from Option E supporters to cut out investments in High School and Elementary school, to make the tax impacts palatable to voters.
- Years of underinvestment in the Capital Improvement Plan have led to a critical situation that jeopardizes the well-being and safety of our students and staff.
- The school board should prioritize Option B to ensure equitable investments across all three schools, as neglecting these essential repairs any longer would be a great disservice to our children and staff’s wellbeing.
- Failing to act decisively now will only compound the problems and lead to even costlier emergency repairs in the future.



# Existing Facility Deficiencies: How We Determined “Repairs”

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# Modern Secure Entrances and Admin Offices

- Centralized, secure entrances in all schools to improve safety and monitoring.
- Front-facing administration offices with clear visibility of entry points.
- Enhanced wayfinding and reception areas to streamline entry processes.

Front-Facing Admin Offices



# Right Sizes Elementary School

- Elementary school is currently under-sized at only 146 sq feet per student – at the bottom range of State guidelines
- Only Option B right-sizes the elementary school by adding at least 18K sq ft of additional space
- Additional space allows for modern, flexible learning environments and dedicated spaces for special programs

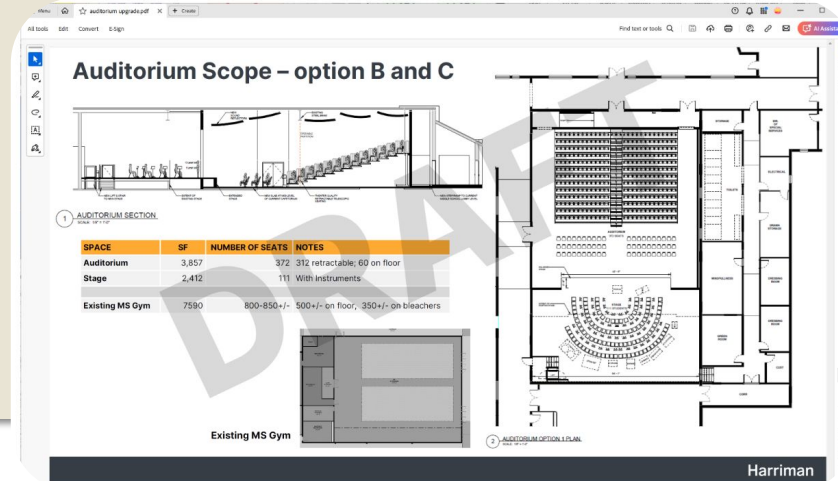
	SF/ STUDENT	POND COVE ELEMENTARY SCHOOL	CAPE ELIZABETH MIDDLE SCHOOL	CAPE ELIZABETH HIGH SCHOOL
<b>2023-2024 Student Population</b>				
Not including contingency of 3%		540	444	513
Including contingency of 3%		557	458	529
<b>2032-2034 Projected Student Population</b>				
Not including contingency of 3%		590	520	516
Including contingency of 3%		608	536	532
<b>Approximate Existing Gross Square Footage (GSF)</b>				
				166,020
ES only space		66,731		
MS only space			93,111	
Shared MS/ES space		11,887	11,887	
<b>TOTAL</b>		<b>78,618</b>	<b>104,998</b>	
<b>Square Footage Per Student</b>				
Including shared space		120	204	314
		146	237	
<b>Projected Square Footage Per Student</b>				
		110	174	315
Including shared space		134	190	
<b>DOE SF Guidelines (ES, MS, HS)</b>				
ES Gross Square Footage	140	85,120		
Average State GSF past 10 years (state and local funds)*	161	97,888		
MS Gross Square Footage	160		85,760	
Average State GSF past 10 years (state and local funds)*	196		105,056	
HS Gross Square Footage	180			95,760
Average State GSF past 10 years (state and local funds)*	211			112,252
<b>Delta DOE Guidelines</b>				
Delta State School 10 Yr Avg.		-6,502	19,238	70,260
		-19,270	-58	53,768
<b>% Circulation</b>				
		24%	23%	16%

# Dedicated Performing Arts Space

A dedicated performing arts space will be designed to inspire creativity and foster artistic expression. Our students deserve state-of-the-art facilities to showcase their talents and passion for the arts. This versatile space will also serve as flex space during school days, accommodating gym classes, addressing a long-standing request from the physical education department.



*\*Examples of retractable stage seating*



# Preserve Sports Fields and Right-Sized Gym

- Preserves essential community ball fields, providing spaces for sports, recreation, and community events.
- Retains a full-sized gym at the middle school, supporting physical education, sports programs, and community activities.
- Maintains spaces for after-school programs and extracurricular activities, enriching students' educational experiences.
- Enhances community wellbeing by providing accessible areas for exercise and gatherings.



# Legacy of Excellence

The centralized two-story addition and dedicated performing arts space will help further Cape Elizabeth's legacy of excellence and will inspire and empower students for years to come. This will be the all-time largest locally funded investment in Maine's history, and it will come to symbolize our town's commitment to providing a top-tier education and nurturing student talent.

Portland Press Herald

## Cape Elizabeth school wins National Blue Ribbon recognition

Pond Cove Elementary School has been recognized as a 2020 Exemplary High Performing School by the U.S. Department of Education.


Posted September 24, 2020 Updated September 24, 2020 Kelly Boochard Staff Writer

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1 Comment Gift article Share Print

Pond Cove Elementary School in Cape Elizabeth is one of three Maine schools that have been named 2020 National Blue Ribbon Schools by the U.S. Department of Education.

Pond Cove was recognized as an Exemplary High Performing School based on all student scores on state assessments or nationally normed assessments.



































## We Congratulate You!

### CAPE ELIZABETH SCHOOL DEPARTMENT

for Outstanding Support of Music Education  
Enriching the Lives of Children and Advancing Student Achievement

 Undecided 	 Undecided Men's Club Lacrosse 	 Undecided 
 Joe McDonald College of the Holy Cross idk 	 Bella Carver Dickinson College Psychology Minor in Music 	 Ajay Gali Biomedical Engineering 
 POV: you're on student council and it's college week 	 Astrid Akerman Savannah College of Arts and Design Illustration and 3D Art 	 David Palma Marketing and Business 
 Tess Straw Harvard University History & Science and Statistics Sailing 	 Emma Young Biomedical Engineering 	 Ava Corbin Undecided 
 Jack McCormick Columbia College Religion 	 Weston Lowe Undecided Men's Swimming 	 Mimi McEvoy Undecided 

# Masterplan for Option B

Transformative funding today: rolling debt into a future project that limits future tax increases to less than 3%.

# Masterplan for Option B

- Implement Concept B with \$83.5 million in two tranches (\$41.75 million each) with a tax increase of 9.9% over two years.
- At year 11-12, refinance 30-year bonds by rolling remaining principal (~\$61 million) into new 30-year bonds
- Finance 50,000 sq ft of new construction to replace the oldest wings (e.g. 3rd & 4th grade)
- Project costs at \$700/SF (2024 dollars), adjusted with 4% annual inflation escalator = **\$51,808,550**

\*Please review Concept B: Phased Long Term Plan handout for more details

Loan Terms		Level Annual Payments (P&I)				Taxpayer Tax Impa	
Amount	\$ 78,000,000	PROTOTYPE -- NOT VALIDATED				Loan Amount	78,000,000
Term	30					Total Interest	53,245,000
Rate	3.75%						
Year	1						
	\$4,374,834.68						
Payment	Interest	Principal	Balance		Home Valuation	Loan Payment Tax Ra	
			78,000,000.00		\$700,000	0.0011455445624518	
4,374,834.68	2,925,000.00	1,449,834.68	76,550,165.32	Enter Valuation			
4,374,834.68	2,870,631.20	1,504,203.48	75,045,961.83				
4,374,834.68	2,814,223.57	1,560,611.12	73,485,350.72			Tax Increase	
4,374,834.68	2,755,700.65	1,619,134.03	71,866,216.68			\$802	
4,374,834.68	2,694,983.13	1,679,851.56	70,186,365.13				
4,374,834.68	2,631,988.69	1,742,845.99	68,443,519.13			Two Equal E	
4,374,834.68	2,566,631.97	1,808,202.72	66,635,316.42				
4,374,834.68	2,498,824.37	1,876,010.32	64,759,306.10				
4,374,834.68	2,428,473.98	1,946,360.71	62,812,945.39			Tax Increase (2026 Bas	
4,374,834.68	2,355,485.45	2,019,349.23	60,793,596.16			Year 1 \$401	
4,374,834.68	2,279,759.86	2,095,074.83	58,698,521.33			Year 2 \$401	
4,374,834.68	2,201,194.55	2,173,640.13	56,524,881.20				
4,374,834.68	2,119,683.04	2,255,151.64	54,269,729.56				
4,374,834.68	2,035,114.86	2,339,719.83	51,930,009.74				
4,374,834.68	1,947,375.37	2,427,459.32	49,502,550.42			Total \$802	
4,374,834.68	1,856,345.64	2,518,489.04	46,984,061.37				

- Refinancing reduces annual debt service from \$4,374,834 to \$3,409,768, freeing up \$965,066 in revenue
- \$17.2 million bond with ZERO tax increase – \$34,608,550 million bond with **total future project financed at just a 2.9% tax increase**





## Conclusion

Option B is a transformative, future-focused opportunity to invest wisely in Cape Elizabeth's educational infrastructure. It offers a far more efficient and cost-effective solution over the long term. By providing a balanced, consolidated campus that is fiscally responsible and addresses the needs of all students, Option B unites Cape Elizabeth in building on our legacy of educational excellence. This investment will inspire and empower our students and educators for generations to come.