

School Building Advisory Committee Questions about Facilities

SBAC members, please ask any follow-up questions from the school building tours below . The Facilities Director or other appropriate school department or town staff will prepare a response before the June 29 SBAC meeting.

1. Austin Smith (Scott Simons Architects) estimated replacement of the VCT flooring with a more durable flooring could save approximately \$600,000 in annual maintenance expenses. Please provide a rough estimate of the annual number of person-hours devoted to VCT flooring maintenance and rough dollar value of those services. (LB)
2. Please update the “Pond Cove and Middle School Roof Diagram” on Page 98 of the Cape Elizabeth Schools Needs Assessment Report with any new information or material change in the condition of the roofs since 2019. (LB)
3. Colby stated in the 2019 needs assessment: “Though there appears to be a reasonable amount of dedicated storage throughout the building, faculty reported that storage was an issue, and that shelving and storage within the classroom spaces tended to be inadequate, or were not matched to their specific needs.” Paradoxically, the total space per student for the elementary and middle schools is respectively 45% and 28% greater than current state standards (Maine DED, Space Allocation Guidelines 2 – Elementary School 140 square feet per student, Middle School 160 square feet per student). Colby offered explanations, but they don’t seem to adequately explain the inefficient utilization of existing space and/or unusually high volume of stored equipment and materials. What factors do you regard as most important for the CESBAC, the Owner’s Representative and Architect to consider in addressing the storage needs in the design of possible building renovation plans or combination of new construction and renovation? (LB)
4. Please describe additional facilities assessments completed or currently underway (roof, windows, etc.). (CV)
5. We did not hear much about the Admin area in Pond cove, besides the nurse’s office and the need for more meeting/ conference space. How does the existing Admin area support the staff/ what are additional needs? (CB)
6. We know that successful 21st century teaching requires additional educational spaces besides the contained classroom. What is the ratio of available/ usable break-out spaces per grade as exists in the schools, and what ratio would the school have in an ideal scenario? Please describe the existing break out spaces that are currently used which can accommodate a full class and/or large groups. (CB)
7. Our initial tour focused primarily on the building interior. We learned that the drive location for deliveries and the way they enter the building is problematic to the flow of students and staff. Are there any other site flow and logistic issues that we should know about? (CB)

8. In one of the previous Colby Simons presentations, it was stated that the typical roof structure in the classroom wings was supported by both CMU interior walls, making both sides of the interior hallway walls load bearing and difficult to modify and “open up” without additional steel beams and columns. Is this the case in both the Pond Cove and Middle School classroom wings? (CB)
9. Please talk about building heat loss / gain. What are the approximate R values of the existing roofs and walls; what are the known weak points (windows, doors, floor slab/ stemwall etc) and have there been any viable retrofit ideas proposed that could substantially reduce the energy use of the buildings? (CB)