

**REMEMBER TO VOTE**  
**TUESDAY, NOVEMBER 2ND**  
 CAPE ELIZABETH HIGH SCHOOL GYM  
 POLLS OPEN 7 A.M. - 8 P.M.

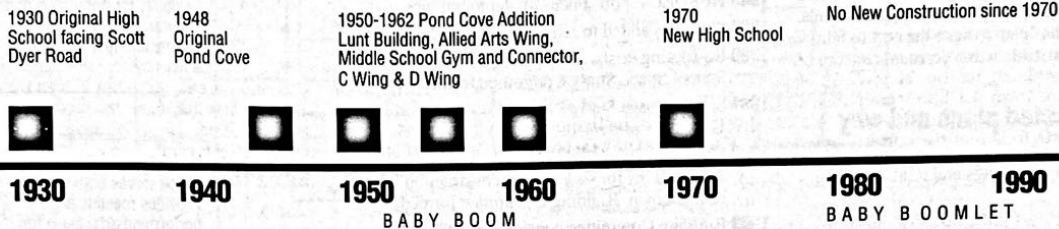
# Cape Elizabeth Schools

## Rebuilding for our Future

Supplement of the Cape Courier, October 23, 1993

Pond Cove and Middle School Building Committee

### Building Chronology of Cape Elizabeth Schools



## Cape residents are asked to fund School capital improvements for the first time in over 20 years

**O**n November 2nd, Cape residents will go to the polls to vote on an \$11.7 million building bond for new construction and major renovation at the Middle School and Pond Cove Elementary School. This is the most cost-effective way to solve both the serious physical plant deficiencies and the obstacles the buildings present to effective educational programs.

### Debt service only 2% of budget

The last time Cape Elizabeth funded major capital improvements for our schools was when the High School was constructed in 1970. As a result, the debt service is only 2% of the School Department's budget, and the time has come to invest in our buildings again.

### Expensive repairs on the rise

Pond Cove and the Middle School, which house two-thirds of our town's students, were built piecemeal to respond to surges in population. Most of these buildings were constructed in the 1950s and 1960s when construction quality and energy conservation were de-emphasized. They are worn-out, unsafe and require constant expensive emergency repairs that have no lasting value.

## Building conditions pose safety threat and waste money

The mechanical, electrical and structural systems of Pond Cove and the Middle School are at the end of their useful life.

### Significant problems include:

- ◆ 1950s-style window wall systems allow tremendous heat loss and need replacement. Windows fall out, break or do not open.
- ◆ Some roofs do not meet current codes for snow loads.
- ◆ Roof leaks occur in many areas, causing collapse of ceiling tiles, electrical outages, damage to school property and mold growth.
- ◆ Outdated electrical systems do not meet current codes and have caused short circuits and small fires in light fixtures and outlets.

*Over the past year, Cape taxpayers have spent over \$200,000 for emergency repairs and wasted energy in these buildings. "Band-aid" repairs have no lasting value and will only increase if we postpone this project.*

- ◆ Antiquated heating and ventilation systems make it difficult to control classroom temperatures and air quality.

## Education quality suffers in overcrowded, antiquated buildings

The lack of suitable facilities has a negative impact on the students, staff and citizens who work in the schools every day.

- ◆ Middle School students eat lunch in a basement plagued by flooding and recurrent mold growth.
- ◆ Middle School science rooms have limited running water; inoperable gas pipes; and few outlets.
- ◆ There is no dedicated science space for the elementary grades, hampering development and delivery of the science curriculum.
- ◆ Elementary school students must cross the busy parking lot to the Middle School for music and art classes due to lack of space at Pond Cove.
- ◆ Elementary gym classes are held in the cafeteria where pillars and lighting fixtures pose a safety risk.
- ◆ The lack of outlets in classrooms makes the use of computers and other equipment difficult.
- ◆ The Pond Cove and Middle School libraries are both housed in temporary "portable" buildings that must be replaced.



Middle School ceiling is lined with exposed heating pipes installed over 20 years ago to replace a failed heating system.



Pond Cove supply closet is used for testing students and private phone calls with parents.

# Building Committee selects plan from over 20 options

This building plan is the culmination of an extensive three-year process involving citizen volunteers from a variety of backgrounds, highly-respected architectural and engineering firms, Town Councilors, School Board members, and town and school employees.

**Three year process started with School Space Study**

In 1990, the School Space Committee was formed and developed 12 options for solving our school building problems. Several of these options were recommended for further study. In 1992, the current Building Committee was formed to develop a plan to prepare our schools for the next generation.

**Building Committee studied eight options**

The Building Committee held regular public meetings and thoroughly investigated eight options ranging from total demolition and new construction of facilities to maintaining and renovating the existing buildings. Developing a "no-frills" plan to keep the cost to fellow taxpayers as low as possible was a constant concern of the Committee.

**Two of the rejected plans and why**

**Plan**  
Demolition of existing buildings and total new construction.

**Cost**  
\$16.5-18 million.

**Reasons for rejection**  
Too costly. New construction and demolition are extremely expensive compared to renovation. Re-quire acquisition of new site so students can continue schooling during construction.

**Plan**  
Minimal renovation of existing buildings.

**Cost**  
\$8.59 million.

**Reasons for rejection**  
Does not address overcrowding, need for elementary gym and appropriate space for Middle School cafeteria, or site and traffic problems.

**Recommended plan is an economical solution to all building problems**

**Recommended Plan**  
Mix of new construction and renovation.

**Cost**  
\$11.7 million.

**Advantages**  
Existing structures renovated to extent possible to minimize greater cost of new construction. New construction provides cost-efficient shared facilities: needed community resources; more compact building organization. Traffic circulation and site problems resolved.

**Solution Chronology**

- 1988 NREDEC report. Focus on demographics.
- 1989 Portables added to relieve over-crowding.
- 1990 Re-roofing crisis.
- 1991 School Space Study Committee formed.
- 1991 School Space Study Report.
- 1992 12 options presented.
- 1992 Kindergarten moved to High School.
- Applications for state aid for construction turned down. Building Committee formed.
- 1993 Building Committee considers 8 options in public meetings. Concept design is presented for referendum November 2.

**Building schedule**

- ◆ Referendum November 2, 1993
- ◆ Development of design and phasing plan Winter/Spring 1994
- ◆ Start construction Summer 1994
- ◆ Finish major construction Fall 1996

**Site Plan**

Existing parking fields preserved and access improved.

Traffic eliminated between buildings.

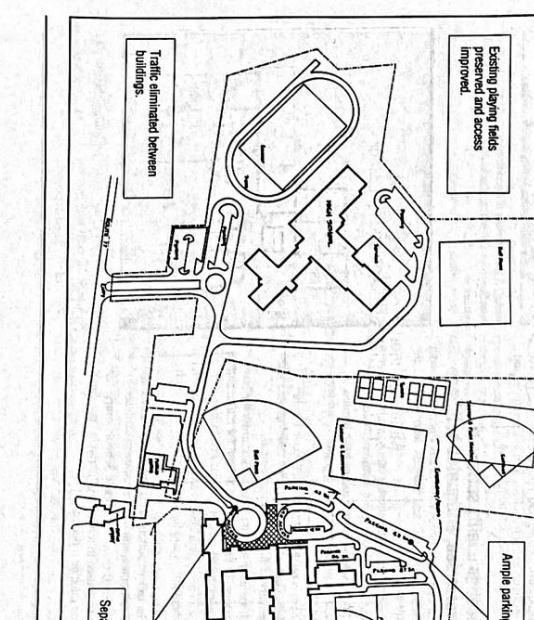
Ample parking (200 spaces)

Separate bus access.

Denomation of D Wing and bus garage. New compact building organization and site improvements.

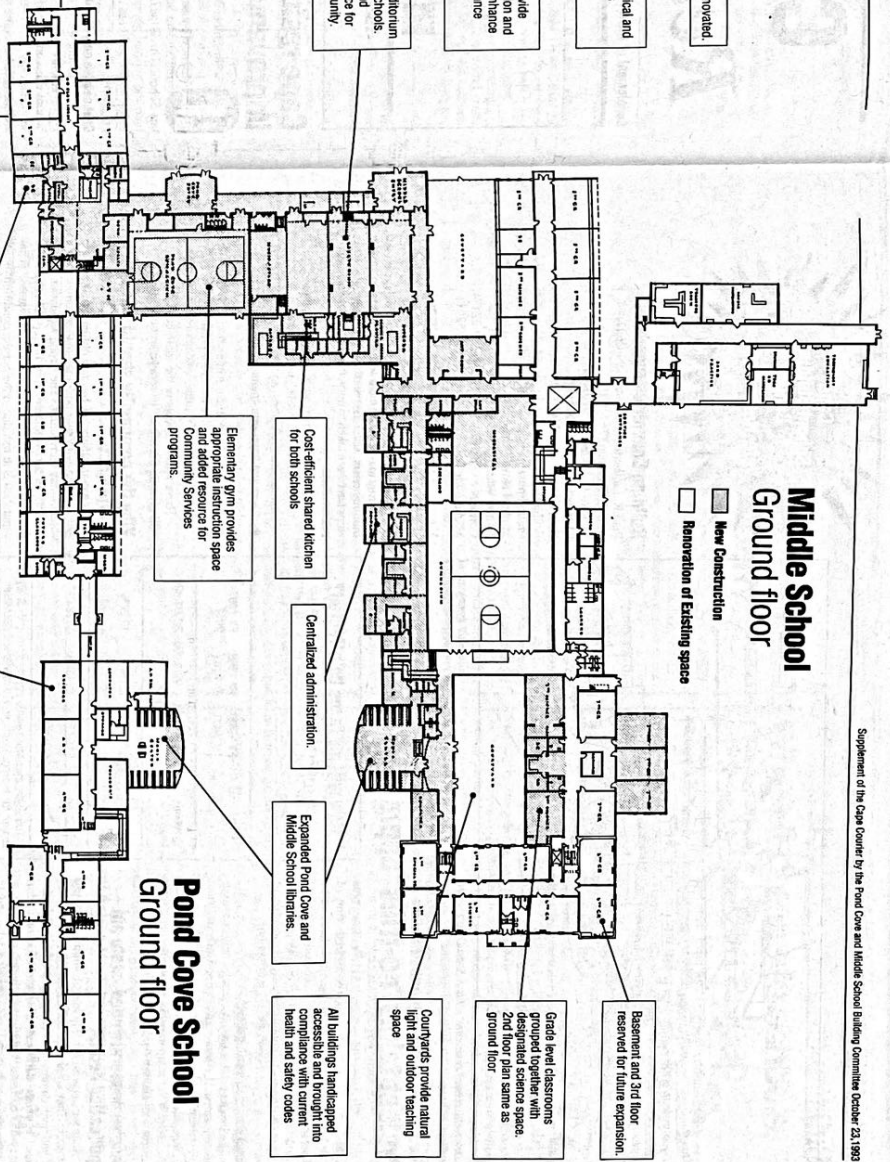
Existing playgrounds at Pond Cove and Middle School preserved.

New entrance road to school complex.

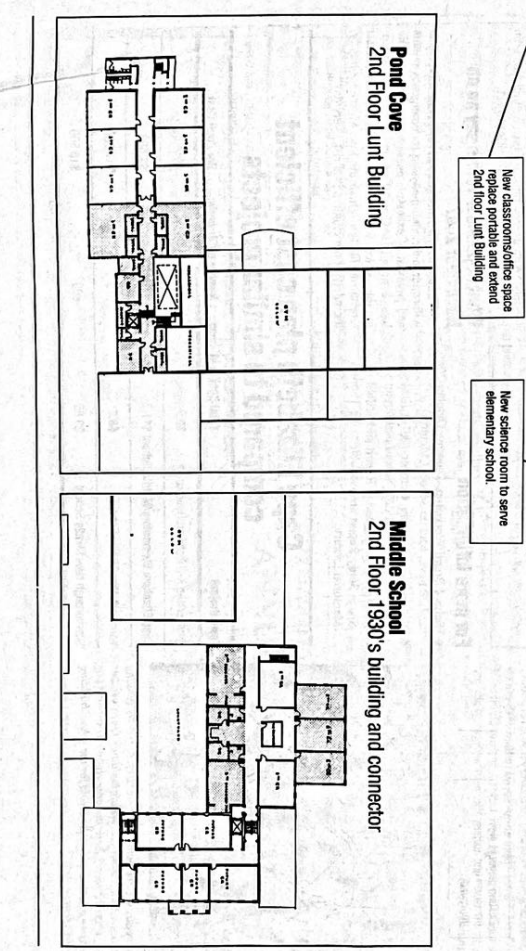


## Middle School Ground floor

■ New Construction  
□ Renovation of Existing space



## Pond Cove School Ground floor



# Building Committee selects plan from over 20 options

This building plan is the culmination of an exhaustive three-year process involving citizen volunteers from a variety of backgrounds, highly-respected architectural and engineering firms, Town Councilors, School Board members, and town and school employees.

### Three year process started with School Space Study

In 1990, the School Space Committee was formed and developed 12 options for solving our school building problems. Several of these options were recommended for further study. In 1992, the current Building Committee was formed to develop a plan to prepare our schools for the next generation.

### Building Committee studied eight options

The Building Committee held regular public meetings and thoroughly investigated eight options ranging from total demolition and new construction of facilities to maintaining and renovating the existing buildings. Developing a "no-frills" plan to keep the cost to fellow taxpayers as low as possible was a constant concern of the Committee.

### Two of the rejected plans and why

#### Plan

Demolition of existing buildings and total new construction.

#### Cost

\$16-\$18 million.

#### Reasons for rejection

Too costly. New construction and demolition are extremely expensive compared to renovation. Requires acquisition of new site so students can continue schooling during construction.

#### Plan

Minimal renovation of existing buildings.

#### Cost

\$8-\$9 million.

#### Reasons for rejection

Does not address overcrowding; need for elementary gym and appropriate space for Middle School cafeteria; or site and traffic problems.

## Recommended plan is an economical solution to all building problems

### Recommended Plan

Mix of new construction and renovation.

#### Cost

\$11.7 million.

#### Advantages

Existing structures renovated to extent possible to minimize greater cost of new construction. New construction provides cost-efficient shared facilities; needed community resources; more compact building organization. Traffic circulation and site problems resolved.

### Solution Chronology

**1988** NESDEC report. Focus on demographics.

**1989** Portables added to relieve over-crowding.

**1990** Re-roofing crisis.

School Space Study Committee formed.

**1991** School Space Study Report.

12 options presented.

**1992** Kindergarten moved to High School.

Applications for state aid for construction turned down. Building Committee formed.

**1993** Building Committee considers 8 options in public meetings. Concept design is presented for referendum November 2.

### Building schedule

- ◆ Referendum November 2, 1993
- ◆ Development of design and phasing plan Winter/Spring 1994
- ◆ Start construction Summer 1994
- ◆ Finish major construction Fall 1996

All classrooms are renovated.

All mechanical, electrical and window wall systems replaced.

Linked buildings provide flexibility for population and program changes. Enhance energy and maintenance efficiency.

Divided cafeteria/auditorium space serves both schools. Provides meeting and performing arts space for students and community.

## Site Plan

Existing playing fields preserved and access improved.

Ball Field

Ample parking (200 spaces)

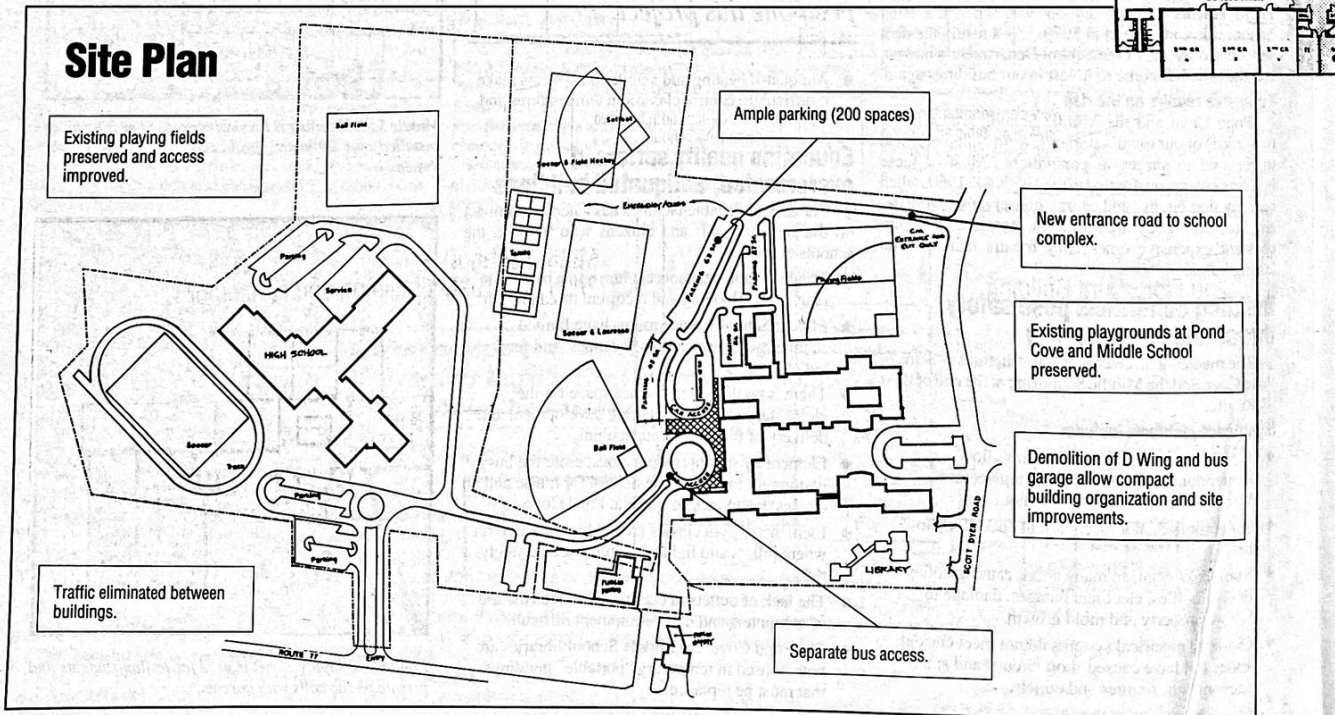
New entrance road to school complex.

Existing playgrounds at Pond Cove and Middle School preserved.

Demolition of D Wing and bus garage allow compact building organization and site improvements.

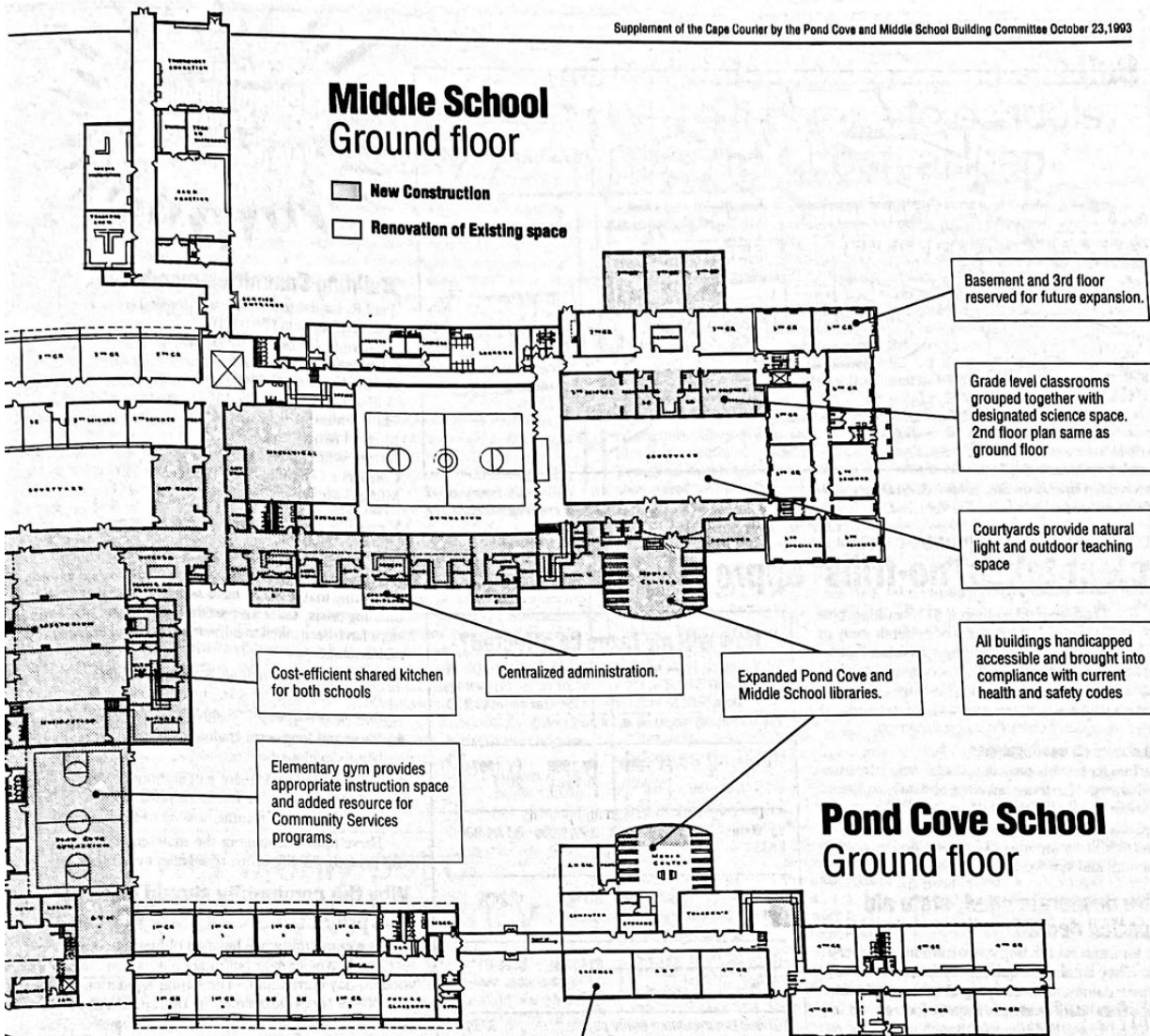
Traffic eliminated between buildings.

Separate bus access.



# Middle School Ground floor

- New Construction
- Renovation of Existing space



Basement and 3rd floor reserved for future expansion.

Grade level classrooms grouped together with designated science space. 2nd floor plan same as ground floor

Courtyards provide natural light and outdoor teaching space

All buildings handicapped accessible and brought into compliance with current health and safety codes

Cost-efficient shared kitchen for both schools

Centralized administration.

Expanded Pond Cove and Middle School libraries.

Elementary gym provides appropriate instruction space and added resource for Community Services programs.

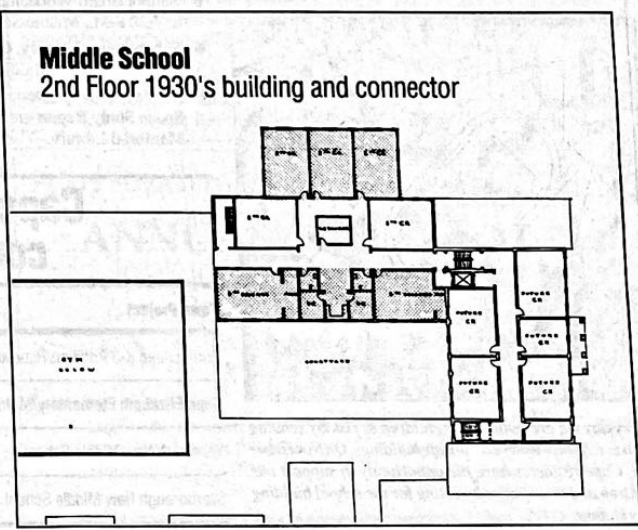
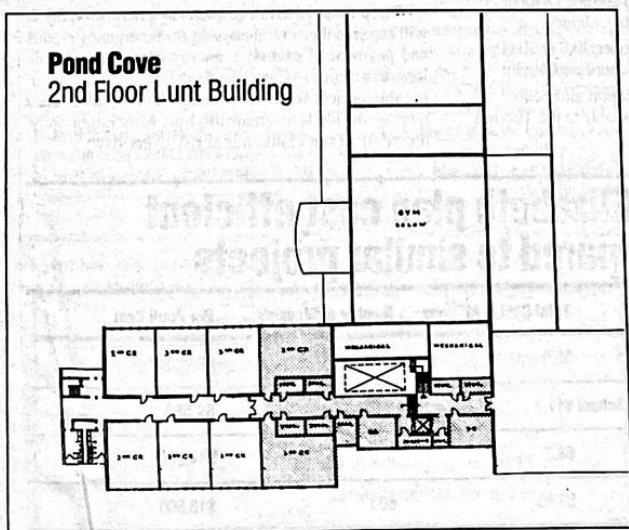
# Pond Cove School Ground floor

New classrooms/office space replace portable and extend 2nd floor Lunt Building

New science room to serve elementary school.

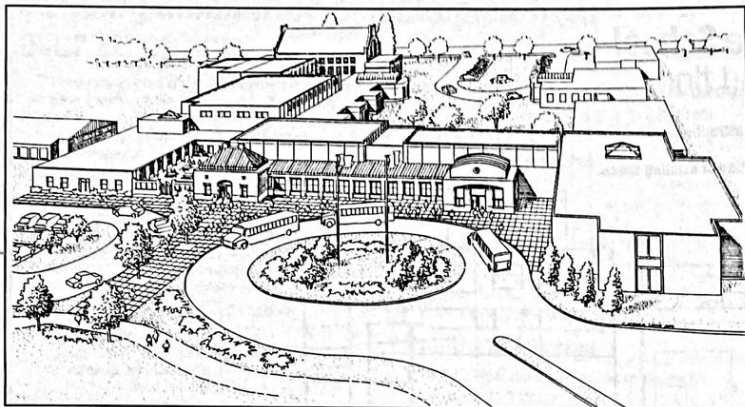
## Pond Cove 2nd Floor Lunt Building

## Middle School 2nd Floor 1930's building and connector



S. Jordan Archives





Artist's rendering of renovated school. Scott Dyer Road is behind the school in this view. All window wall systems and building finishes will be repaired or replaced. Architectural details of 1930s building will be used to create a cohesive appearance. Distinct entrances will preserve school identities and provide safe, separate car and bus access.

## Project takes "no-frills" approach

The total budget of this project is \$11.7 million, plus interest of 7.4 million. After years of in-depth study of the buildings and 20 possible solutions, it is clear that we cannot bring our buildings up to an acceptable standard for any less. The project is a "no-frills" approach utilizing existing structures as much as possible to minimize the greater cost of new construction.

### Budget covers all contingencies

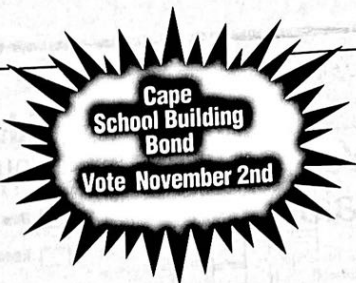
The budget for this project includes new construction; renovation of exterior envelope and interior space; replacement of all electrical and mechanical systems; contingencies for unforeseen problems; all fees, services and permits; temporary classrooms needed during construction; and site work.

## Despite desperate need, state aid application denied

State formulas for funding school buildings are very complex. They emphasize quantity of space over quality, and favor communities carrying a high level of debt. Since Cape Elizabeth has adequate square footage within our combined school buildings (although much of it is substandard or temporary), and a very low level of debt service (2%), our application for aid ranked 36th out of 56. Only four projects were funded, and our chances of receiving any state aid in the next several years are extremely slim.



Every day we are putting our children at risk by sending them to school in worn-out, unsafe buildings. On November 2nd, Cape residents have the opportunity to support our children and their future by voting for the school building referendum.



## Building Committee members

Paul R. Laliberte, Chairman (799-0627)  
Ann S. Chapman (767-1307)  
Richard B. Dalbeck (799-0204)  
Charles Greer (799-1605)  
Robert Howe (767-4160)  
William H. Jordan (799-1466)  
Philip Philbrick (767-1344)  
Michael Roy (767-2008)  
Jeffrey White (799-7760)  
Constance Goldman, Ex Officio (799-2217)  
Michael McGovern, Ex Officio (799-5251)

## How can we be sure these new buildings will be maintained?

The School Department recognizes that years of neglecting maintenance have contributed to the current building crisis. Over the past three years, the following steps have been taken to implement a plan of preventive maintenance.

- ◆ Total Quality principles have been used to reorganize the business, custodial and maintenance functions, and improve supervision.
- ◆ Short and long-term maintenance plans are being developed.
- ◆ The School Department's operational budget now includes appropriate funds for preventive maintenance and routine upkeep of the buildings.

These improvements in the maintenance program will prolong the life of the renovated buildings.

## Why the community should support this project

As a community, we have an obligation to provide our children with safe buildings that accommodate a modern-day curriculum. The strong reputation of our schools enhances the desirability of Cape Elizabeth as a place to live and thereby our property values. That reputation is at risk due to the current condition of our schools. With interest rates at a historic low, this is an ideal time to borrow money for this project.

## What happens if voters say no on November 2nd?

The problem will not go away. Delaying this project will result in the continued need for emergency repairs and payment of excessive energy costs that have no long-term value to Cape Elizabeth taxpayers. Postponing this project will only increase its cost, as interest rates are not likely to remain this low. Most importantly, the safety of our children is at risk every day.

## How will my taxes be affected?

Assuming (1) the borrowing of \$11.7 million; (2) an interest rate of 6.0%; (3) term of 20 years; (4) average home value of \$153,000; and (5) a 1994 tax rate of \$17.70, the tax impact would be as follows:

	FY 1995 1st year	FY 1996 2nd year	FY 1997- 2017
Tax Rate Impact	1.20/1,000	0.97/1,000	2.17/1,000
Tax Rate Percent	6.8%	5.1%	12.26%
Impact on Average Taxpayer	\$183.60	\$148.41	\$332.01*

\* This is the maximum yearly payment, roughly \$28/month for average taxpayer. Payments will decrease over the remaining years of the bond.

## For more information

- ◆ School Board Workshop, Tuesday, October 26th at 7:30 P.M., Middle School Cafeteria.
- ◆ School tour, Saturday, October 30th at 10:00 A.M. Meet at the Middle School parking lot.
- ◆ Display, Concept Design Report and School Space Study Report are available at the Thomas Memorial Library.

## Cape Elizabeth plan cost efficient compared to similar projects

Town Project	Total Cost In Millions	Number of Students	Per Pupil Cost
Cumberland K-3 Addition/Renovation	\$6.9	750	\$9,200
Cape Elizabeth Elementary/Middle School	\$11.7	1,200	\$9,500
Yarmouth New Middle School	\$8.2	575	\$14,260
Scarborough New Middle School	\$9.85	600	\$16,500

## 'Yes' vote will s value of Cape

As an active realtor living in Cape Elizabeth, I am concerned about the Nov. 2 vote on school renovations. Whether or not we have children of our own in Cape schools, we each need to think carefully about how a "Yes" or "No" vote will affect our property values.

Cape Elizabeth is one of the most desired communities in Greater Portland. A number of factors contribute to this, but the outstanding reputations of our schools is one of the most important. Frequently, Maine families move here from surrounding towns in order to have the advantage of Cape schools. Typically, people arriving from out of state have a targeted list of towns with reputations for outstanding schools. Cape Elizabeth has always been on that list. Often, these house hunters do not even have school-age children — they simply know that school reputation is a critical factor in establishing the desirability of a community and in protecting their investment in a home.

A home in Cape Elizabeth can currently be expected to sell for upwards of 20 percent more than a similar home in a nearby town without the same reputation for school excellence. If we let our schools continue to deteriorate, we will quickly find that we no

## Vote 'Yes' if o common sen

I am writing to encourage all members of the Cape Elizabeth community to support the upcoming referendum on renovation of the Pond Cove Elementary School and Middle School. While I have been generally aware of the deteriorating situation of these two buildings, a recent tour of the property made me painfully aware of the seriousness of this issue.

These two buildings have become functionally obsolete. They represent an extreme hazard to the health and well-being of our children, teachers and other school personnel. I hope we do not have to wait until someone is seriously injured or killed before the community wakes up to the situation.

As a developer and owner of commercial and industrial real estate, I assure you that if these buildings were in private hands, they would have been condemned by now. The fact that

EUGENE  
CERTIFIED P

767-5114