

Town of Cape Elizabeth
Cape Elizabeth Public Schools
Cape Elizabeth, Maine

SBAC Meeting:
3 Preferred Options Progress Update

March 28, 2024

Harriman



harriman.com

AUBURN

BOSTON

PORTLAND

PORTSMOUTH

Agenda

1. Schedule Impacts – SBAC Request for May 9th Vote
2. Intent of Meeting: SBAC review, feedback, and direction
3. Auditorium Scope in Modified Concept B and C
4. Modifications to Concepts B, C, E3, and E3.1
5. Determine High School Scope of Work for Modified Concepts - New Scope
6. Information Matrix for Modified Concepts
7. Draft Language for Ad
8. Proposed Draft Forum Content
9. Next Steps: Tonight's Outcome Above Will Impact the Cost of Each Concept
 - Update Cost and Tax Impact
 - Update Ad
 - Update Presentation for 4/4 Forum

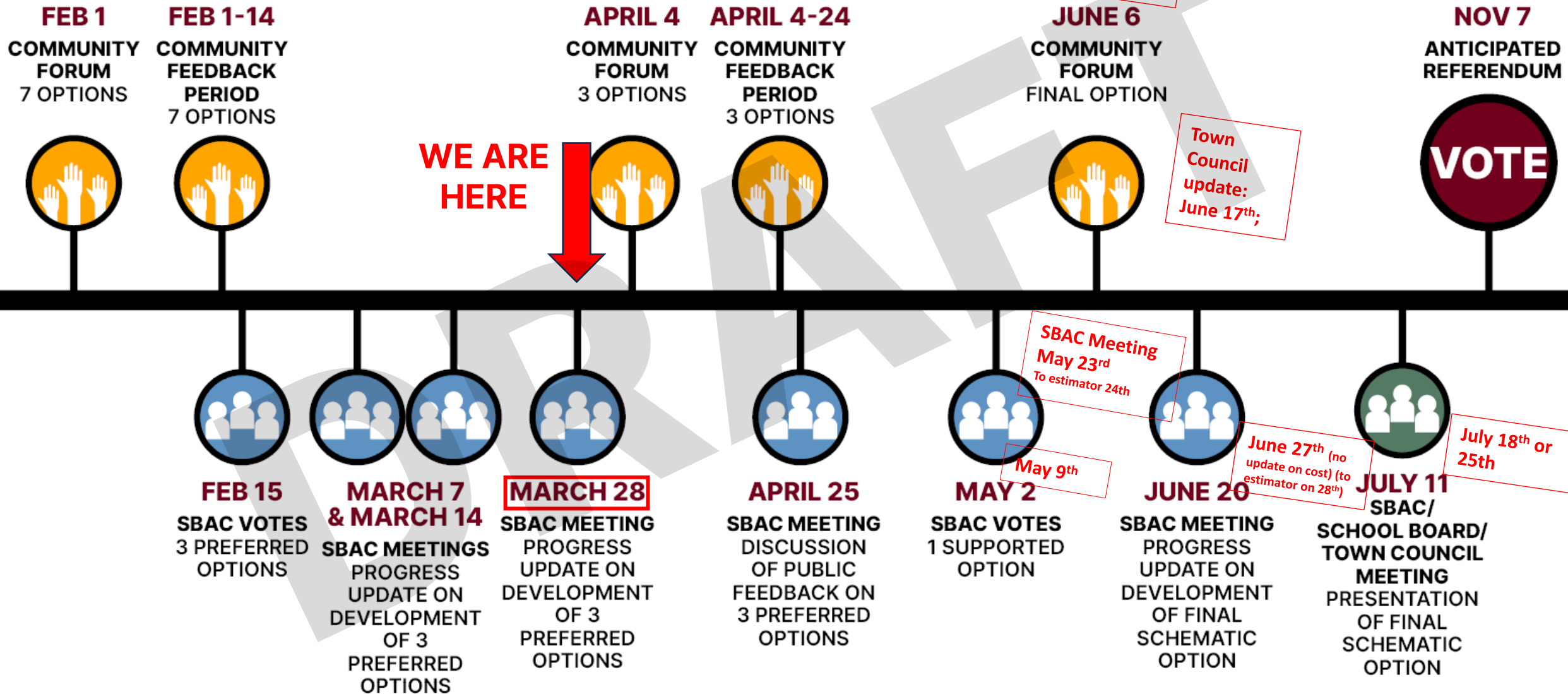


Schedule Impacts – SBAC Request for May 9th

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Proposed Project Timeline: Next Steps



Additional School Board and Town Council Workshops and Updates are currently being scheduled for Spring and Summer 2024 and will be added to the calendar as they are finalized.

Intent of Meeting:

Tonight's outcome will impact the cost of each concept.

- **Update Cost and Tax Impact**
- **Update Ad**
- **Update Presentation**

We must have final direction on the following items by end of 3/28/24 Meeting:

- **Naming Convention of Options/Concepts**
- **Scope for Modified Concept E**
- **HS Scope to be included**
- **Matrix Information**
- **Text for Ad**
- **Determine if Dashboard is to be included in Ad and Presentation**



2

Auditorium Scope

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3

Modifications to Concepts B, C, E3, and E3.1

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4

Modifications to Concepts B, C, E3, and E3.1

ES/ MS CONCEPTS

MODIFICATIONS	CONCEPT B+			CONCEPT C-			CONCEPT E3			CONCEPT E3.1		
	ES	MS	Comments	ES	MS	Comments	ES	MS	Comments	ES	MS	Comments
Site Plan	No change			Updated			Updated			Updated		
Main Entry Location	N/A	N/A		N/A	Relocated		N/A	N/A		N/A	N/A	
Kindergarten Add/Reno	Included as Add Alternate			Included			Not Included			Addressed in Design		
Gym	No Change to Existing			No Change to Existing				High School Size Court w/ 300 seats			High School Size Court w/ 300 seats	
Band	No Change to Existing		Delta from requested size: -1893sf		2000	Delta from requested size: -1850sf		3600	plus 2x 130sf practice rooms and 1x 600sf storage room		3600	plus 2x 130sf practice rooms and 1x 600sf storage room
Chorus	No Change to Existing		Delta from requested size: +118sf		1780	(includes circulation, 1 storage room & 1 practice room). Delta from requested size: -78sf		1500			1500	

Modifications to Concepts B, C, E3, and E3.1

ES/ MS CONCEPTS (CONTINUED)

MODIFICATIONS	CONCEPT B+			CONCEPT C-			CONCEPT E3			CONCEPT E3.1		
	ES	MS	Comments	ES	MS	Comments	ES	MS	Comments	ES	MS	Comments
Music	No Change to Existing		Delta from requested size: +75sf		1395	(includes circulation & 2 practice rooms)Delta from requested size: +135sf		900			900	
Stage	Enlarged to 2412sf			Enlarged to 2412sf		Delta from requested size: - 988sf		2550			2550	
Auditorium Reno	Included in Base Scope			Included in Base Scope			NA			NA		
Auditorium Add Alt							Included as add alt - seats 450			Included as add alt - seats 450		

HIGH SCHOOL SCOPE

MODIFICATIONS	ES	MS	Comments	ES	MS	Comments	ES	MS	Comments	ES	MS	Comments
Multipurpose Space: Testing Center Addition			4600 SF, testing area for 100 students and relocated achievement center									

Updated Site Plan C-



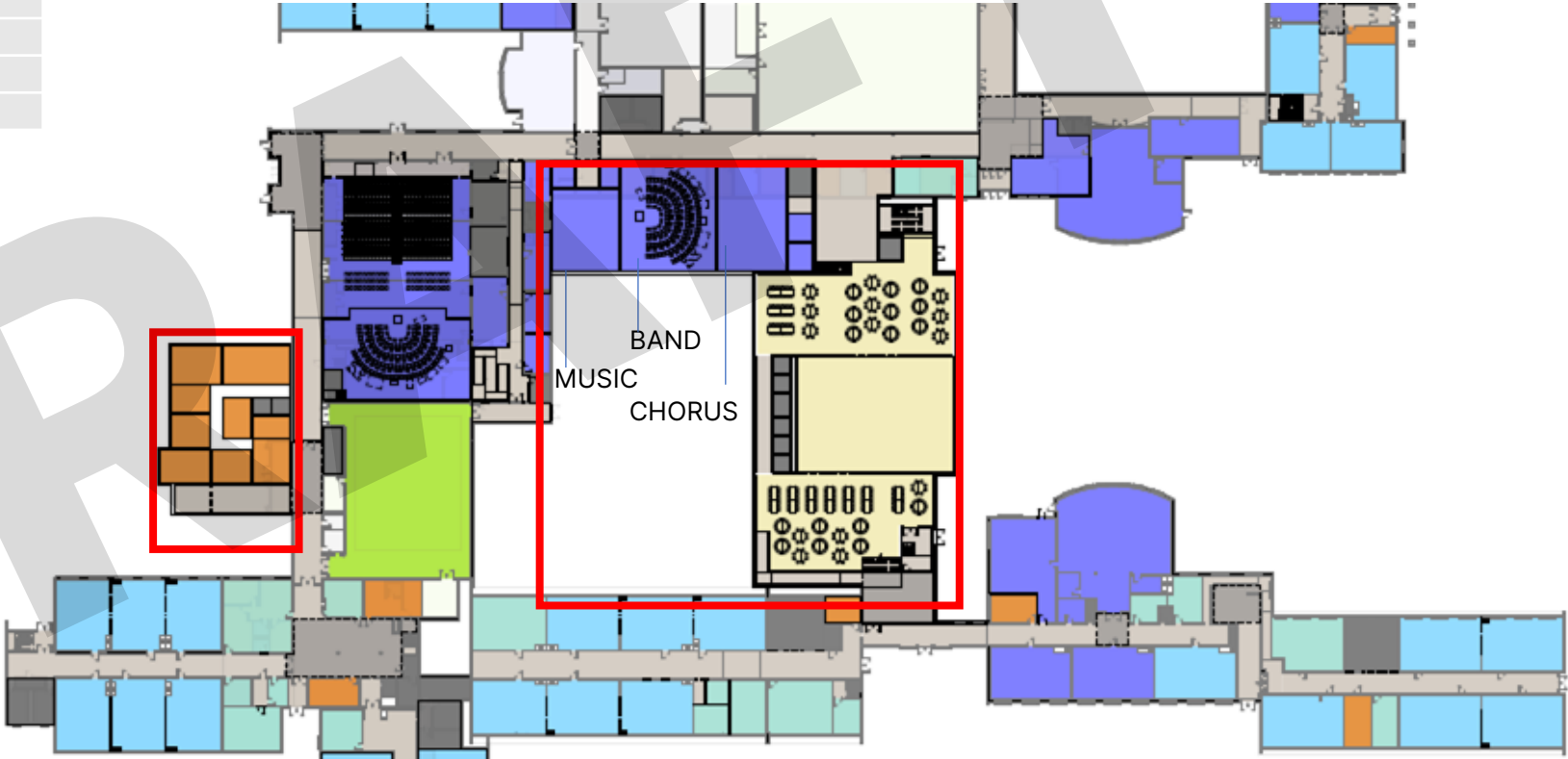
UPDATED 3/28/24

“NEW MS”

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Music program

Space	Requested SF	Actual SF	Delta
Band			
Chorus			
Music			



UPDATED 3/28/24

“NEW MS”

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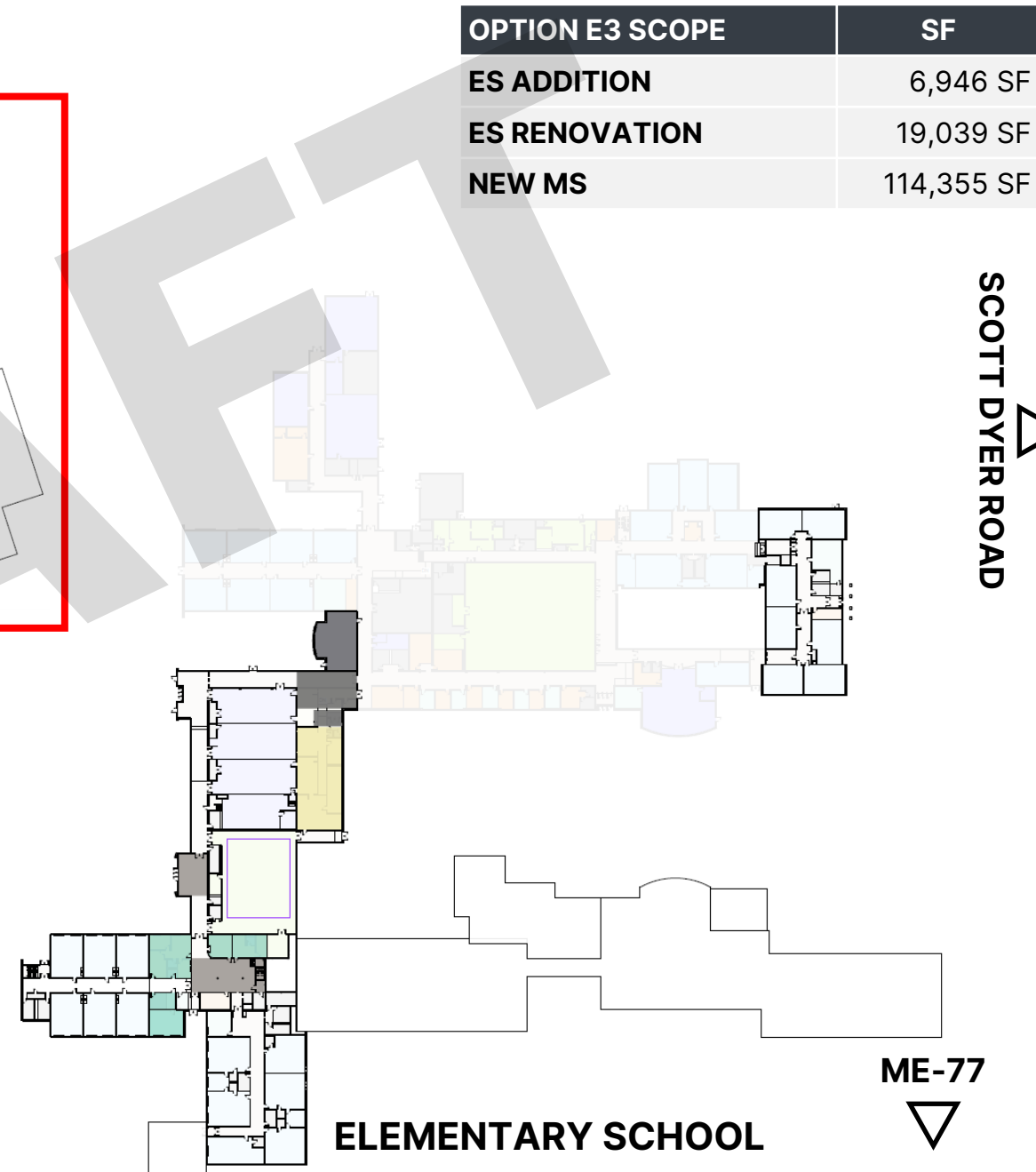
Modifications to Concept E3

OPTION E3: ES/MS 1ST FLOOR

LEGEND

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

**SBAC ACTION ON 3/28/24:
Determine if ES Option E3 or E3.1 is to be included in Modified Concept E for Forum**



OPTION E3 SCOPE	SF
ES ADDITION	6,946 SF
ES RENOVATION	19,039 SF
NEW MS	114,355 SF

SCOTT DYER ROAD

ME-77



UPDATED 3/28/24

"NEW MS"

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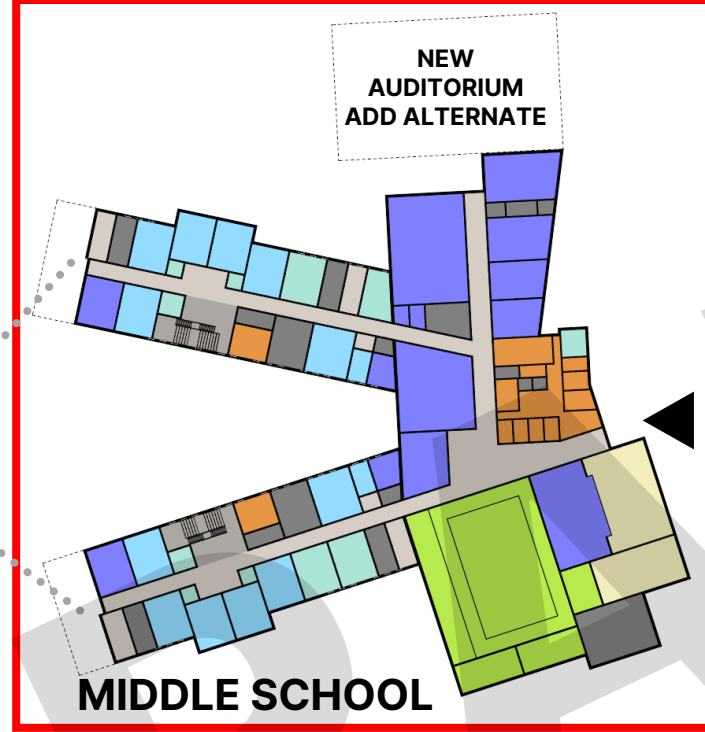
Modifications to Concept E3

OPTION E3: ES/MS 2ND FLOOR

LEGEND

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

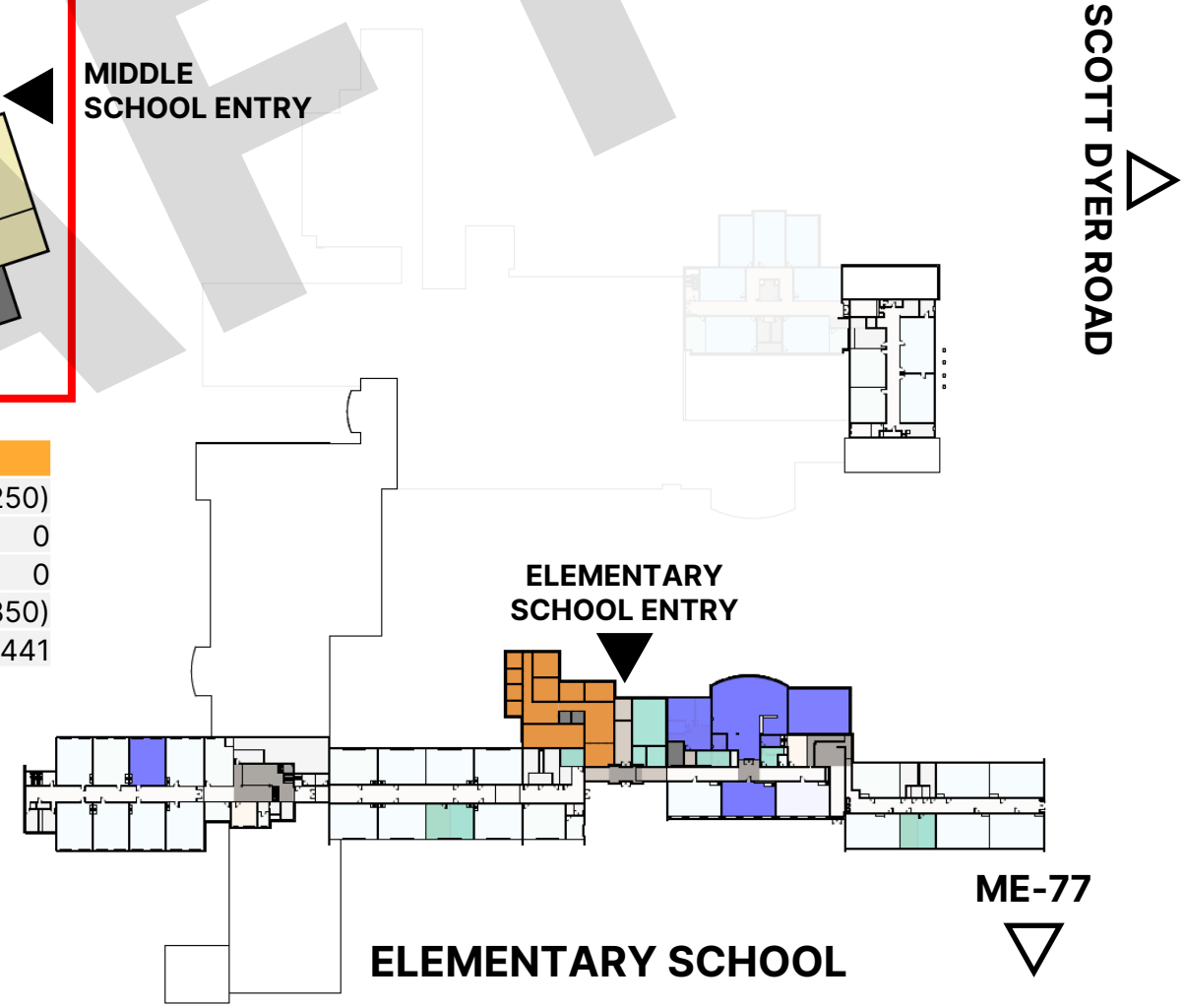
FUTURE CLASSROOM ADDITIONS



MS Space	Requested SF	Actual SF	Delta
Band	3,850	3,600	(250)
Chorus	1,500	1,500	0
Music	900	900	0
Stage	3,400	2,550	(850)
Gym	8,500	8,941	441

SBAC ACTION ON 3/28/24:
Determine if ES Option E3 or E3.1 is to be included in Modified Concept E for Forum

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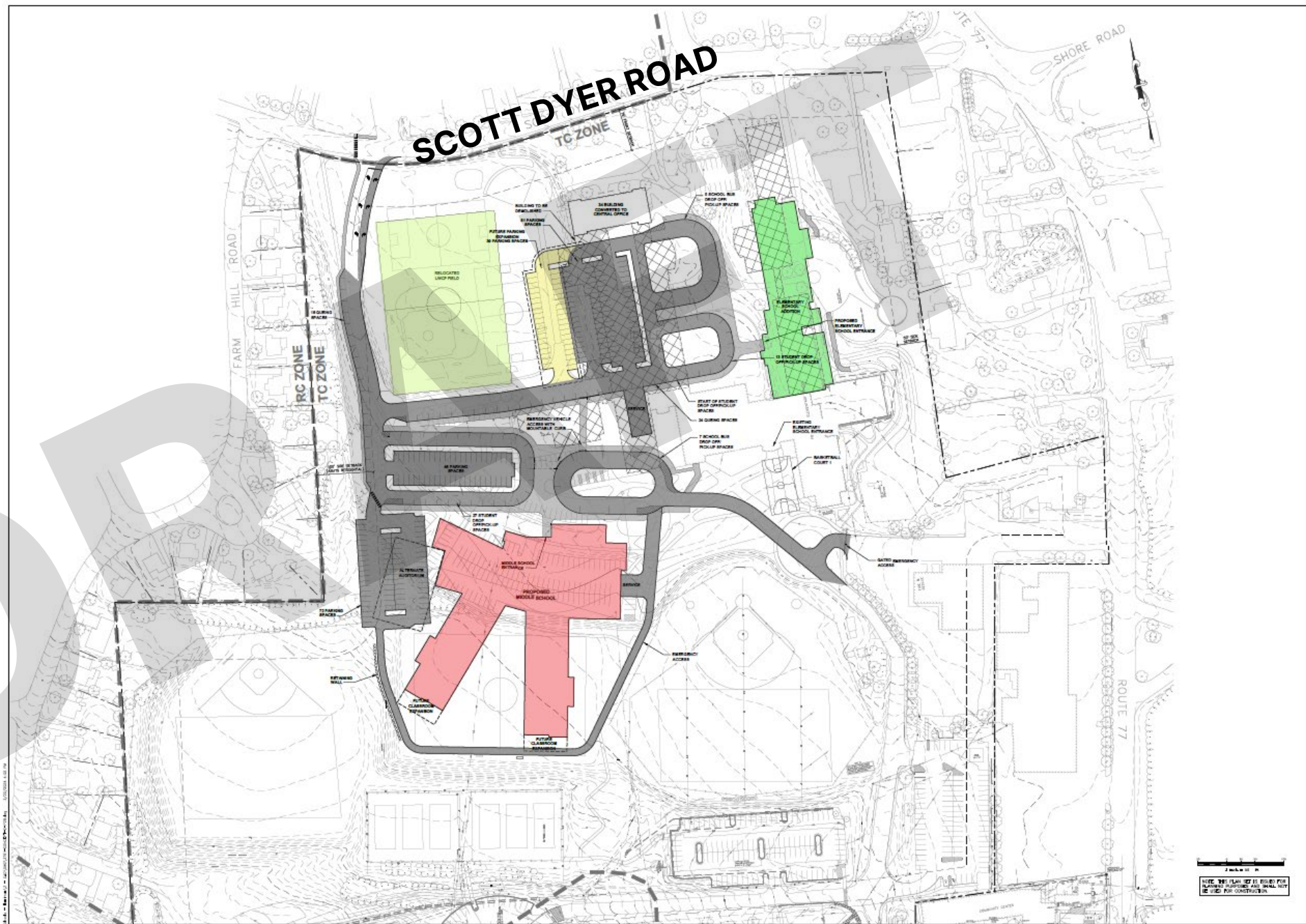


UPDATED 3/28/24

"NEW MS"

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Site Plan Showing New MS and Possible Location of Future ES



UPDATED 3/28/24

“NEW MS”

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Modifications to Concept E3.1

OPTION E3.1: ES/MS 1ST FLOOR

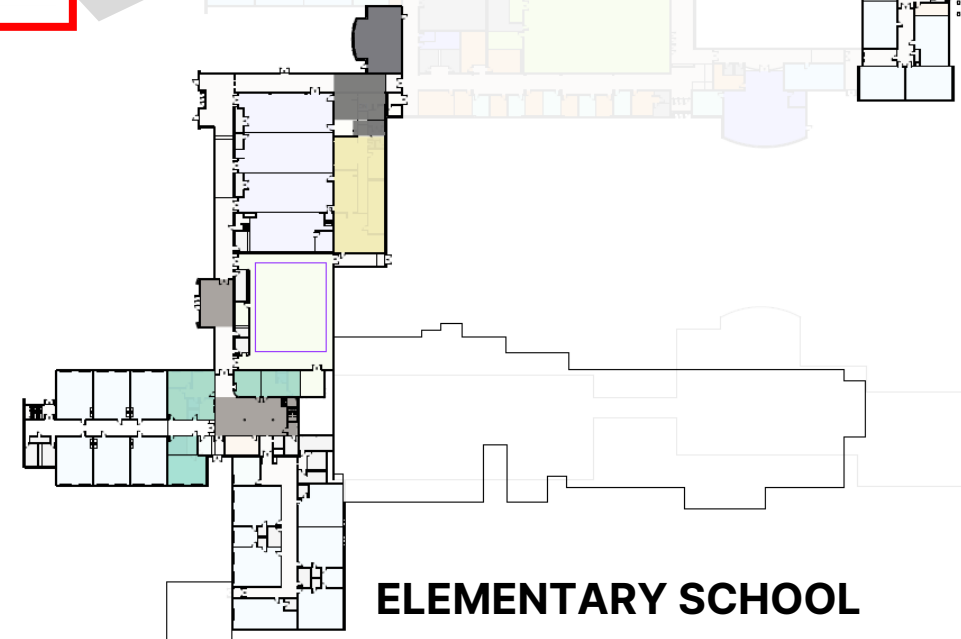
LEGEND

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

FUTURE CLASSROOM ADDITIONS



MIDDLE SCHOOL



ELEMENTARY SCHOOL

OPTION E3.1 SCOPE	SF
ES ADDITION	46,751 SF
ES RENOVATION	11,448 SF
NEW MS	114,355 SF

SCOTT DYER ROAD



SBAC ACTION ON 3/28/24:
Determine if ES Option E3 or E3.1 is to be included in Modified Concept E for Forum



UPDATED 3/28/24

"NEW MS"

ME-77



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Modifications to Concept E3.1

OPTION E3.1: ES/MS 2ND & 3RD FLOOR

LEGEND

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

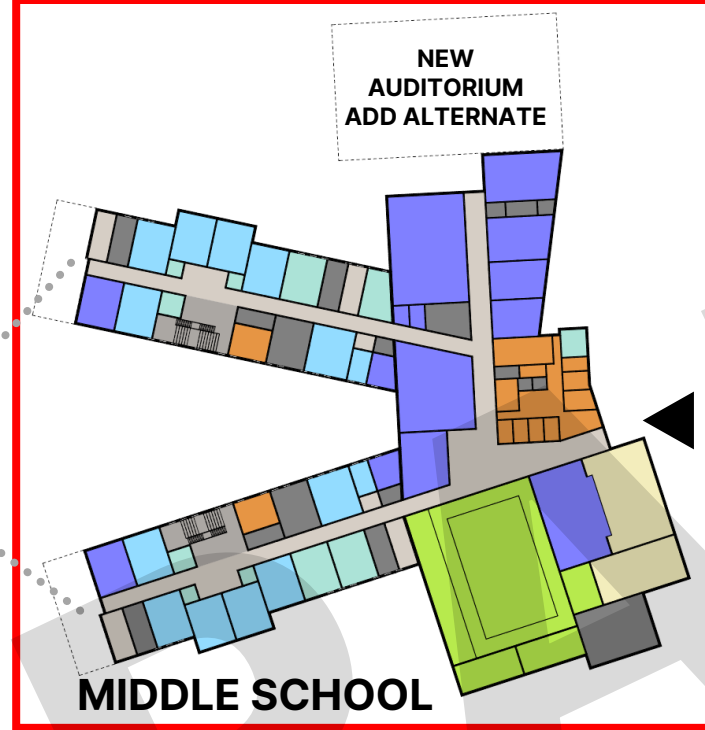
MS Space	Requested SF	Actual SF	Delta
Band	3,850	3,600	(250)
Chorus	1,500	1,500	0
Music	900	900	0
Stage	3,400	2,550	(850)
Gym	8,500	8,941	441

SBAC ACTION ON 3/28/24:
Determine if ES Option E3 or E3.1 is to be included in Modified Concept E for Forum

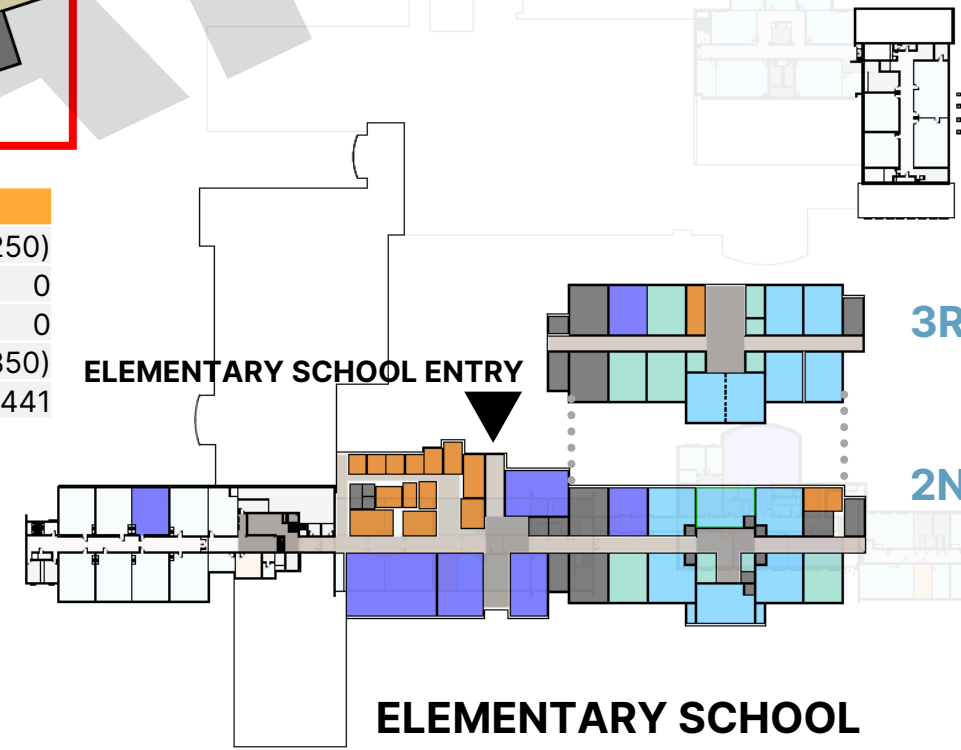


UPDATED 3/28/24

"NEW MS"



MIDDLE SCHOOL ENTRY



ELEMENTARY SCHOOL ENTRY

3RD FLOOR

2ND FLOOR

ELEMENTARY SCHOOL

ME-77

OPTION E3.1 SCOPE	SF
ES ADDITION	46,751 SF
ES RENOVATION	11,448 SF
NEW MS	114,355 SF

SCOTT DYER ROAD



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High School | New Scope Items

- *New Scope*

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New HS Scope: 3rd Floor Plan

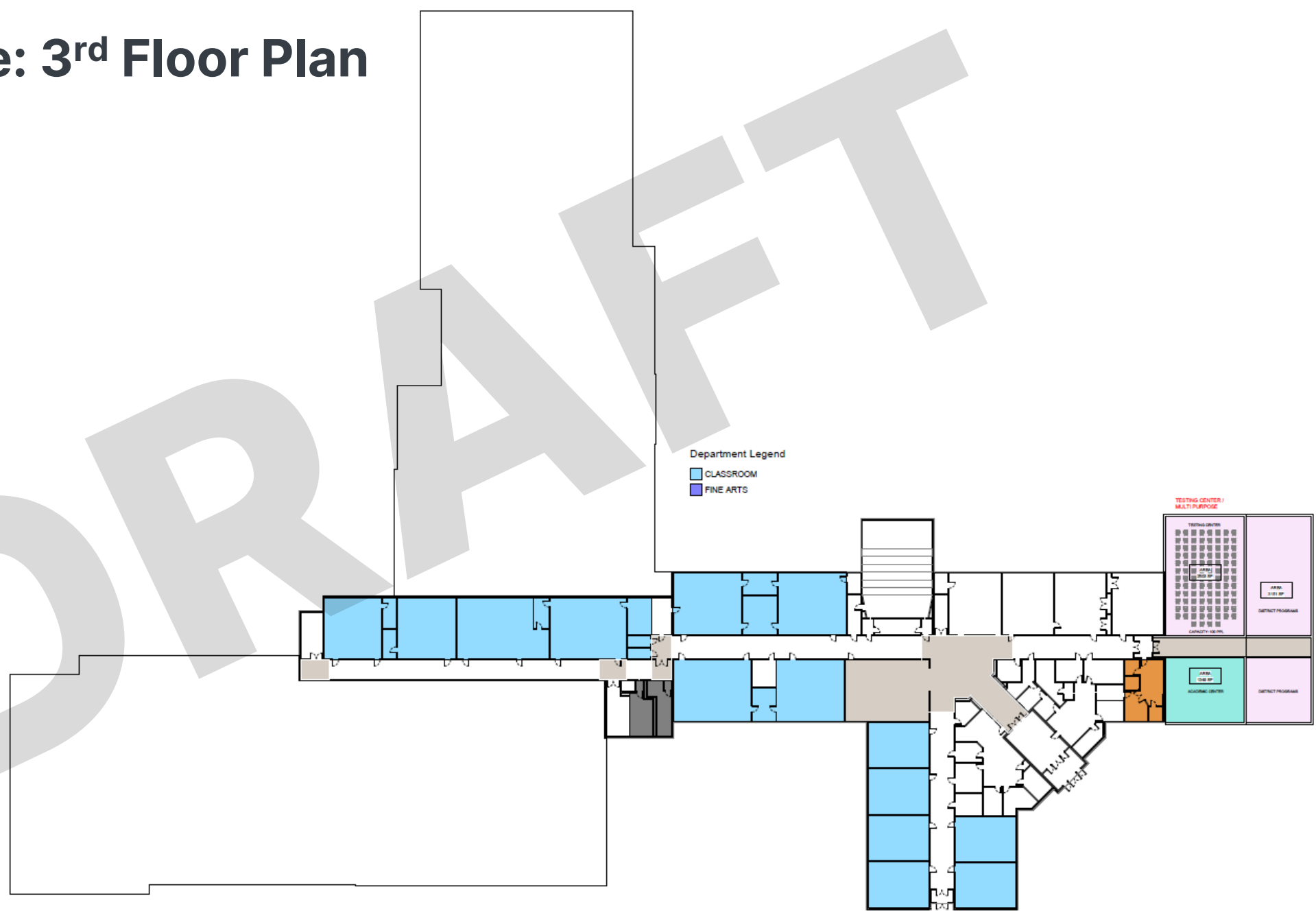
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LEGEND

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

Department Legend

- CLASSROOM
- FINE ARTS

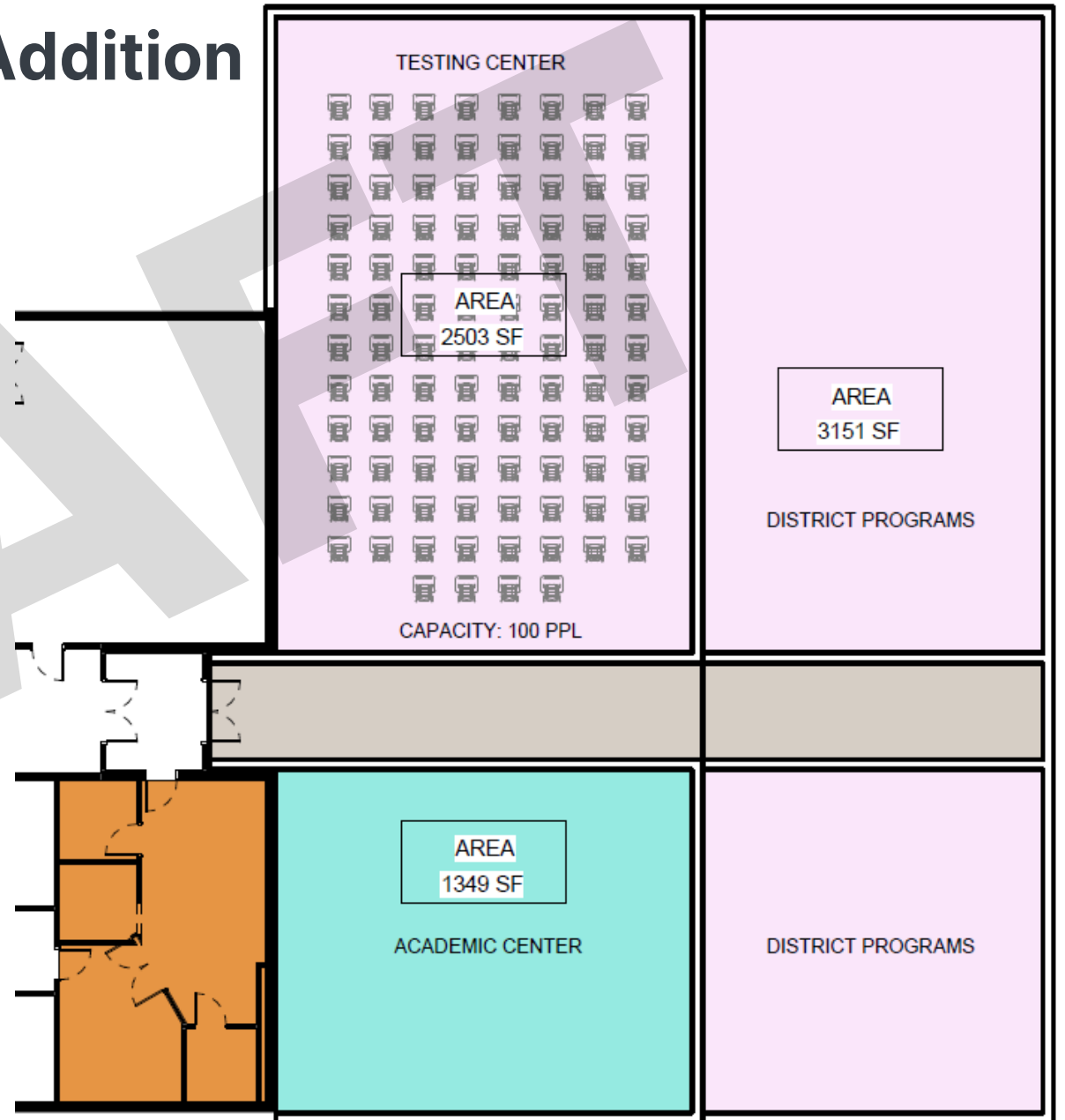


New HS Scope: Testing Center Addition

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LEGEND

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



Information Matrix for Modified Concepts

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OPTION B+ CONSTRUCTION DURATION*

Location	Duration	Notes
MS	1st, 12-15 months	Two additions, MS and Spine. Alternate entry while addition constructed. Relocate MS students for one year to expedite construction and less disruption to students.
ES	2nd, 12 months	Relocate ES students for one year
Site	6 months	Approximate, depending on season
HS	TBD	
Total	30-33	

OPTION C- CONSTRUCTION DURATION*

Location	Duration	Notes
MS	1st, 15-18 months	Relocate all MS students
ES	2nd, 15-18 months	Relocate all ES students
Site	6-12 months	Approximate, depending on season
HS	TBD	
Total	36-48	

OPTION E3 CONSTRUCTION DURATION*

Location	Duration	Notes
MS	24-30	includes demo of existing
ES	15 months	1 school year and two summers overlaps with MS construction. Students stay in school, disrupting but limited internal scope that can be addressed over the two summers. Additions during school year.
Site	12 months	Approximate, depending on season
HS	TBD	
Total	36-42	

*based on current illustrated scope

3 Preferred Options: What Are They Solving / Implications

	Modified Concept B "Add/Reno"	Modified Concept C "Add/Reno"	Modified Concept E "New MS"
Repairs	Repairs at ES, MS (quantity at HS TBD)	Repairs at ES, MS (quantity at HS TBD)	Repairs at ES (quantity at HS TBD)
Efficiency Upgrades	<ul style="list-style-type: none"> • HVAC repairs or replacement at all schools (Confirm HS work) • VRF cooling, where applicable (Library, Admin, Summer programs). • More efficient heat recovery units • Flooring replacement in repair/reno/add areas • Electrical separation of utility feeds • Reuse existing switchboard for ES/MS • New transformer and incoming utility line to HS 	<ul style="list-style-type: none"> • HVAC repairs or replacement at all schools (Confirm HS work) • VRF cooling, where applicable (Library, Admin, Summer programs) • More efficient heat recovery units • Flooring replacement in repair/reno/add areas • Electrical separation of utility feeds & future-proofing for MS demo • Upgrading electrical services for full building cooling • Provide new main electrical room for ES and intercept existing feeders to ES additions • Generator will only back one of the two buildings after separating, consider purchasing an additional generator (will also address coverage if full cooling is added) • New transformer and incoming utility line to HS • Consider increasing generator size or providing load shedding for cooling if added at HS 	<ul style="list-style-type: none"> • HVAC repairs or replacement at ES (Confirm HS work) • MS Base Design: high efficiency propane gas boiler; displacement ventilation; more efficient heat recovery units. • MS Full Cooling Alternate: high efficiency VRF heating/cooling • Base Design - VRF cooling, where applicable. • Flooring replacement in repair/reno/add areas • Electrical separation of utility feeds; upgrade electrical services for full building cooling. • New electrical room to serve ES after MS demo. • New separate utility service and transformer to new MS • New transformer and incoming utility line to HS • Generators may need to be relocated, combined. or replaced with larger units, or with load shedding programming so that they do not power new heating/cooling (all schools, if full heating/cooling)
Security Improvements	<ul style="list-style-type: none"> • Secure Entries for ES/MS • Wayfinding renovation doubles as gathering hub/pull-off space • (Confirm HS work) 	<ul style="list-style-type: none"> • Secure Separate Entries for ES/MS • Wayfinding renovation doubles as gathering hub/pull-off space • (Confirm HS work) 	<ul style="list-style-type: none"> • Comprehensive Approach at MS • ES secure entry with admin addition • Wayfinding renovation doubles as gathering hub/pull-over space (Confirm HS work). • (Confirm HS work)
Healthy Building/ Systems	<ul style="list-style-type: none"> • Displacement ventilation at addition (only in base design, not full cooling); Cooling at Admin, Library, and Summer Programs (full building cooling=TBD) • MERV 8 pre-filters; MERV 13 final filters 	<ul style="list-style-type: none"> • Displacement ventilation at addition (only in base design, not full cooling); Cooling at Admin, Library, and Summer Programs (full building cooling=TBD) • MERV 8 pre-filters; MERV 13 final filters 	<ul style="list-style-type: none"> • Displacement ventilation at addition (only in base design, not full cooling); Cooling at Admin, Library, and Summer Programs (full building cooling=TBD) • MERV 8 pre-filters; MERV 13 final filters

3 Preferred Options: What Are They Solving / Implications

	Option B+ "Add/Reno"	Option C- "Add/Reno"	Option E3 "New MS"
Cafeteria Improvements	<ul style="list-style-type: none"> Addresses at ES/MS (Reno to HS TBD) 	<ul style="list-style-type: none"> Addresses at ES/MS (Reno to HS TBD) 	<ul style="list-style-type: none"> Addresses at ES/MS; Reno to HS TBD
Right Size Functional Needs	<ul style="list-style-type: none"> 2nd floor of Cafeteria Addition includes spaces for Special Education Title IX Athletic Space at HS; other reno/add to HS TBD Deficit of classrooms, restrooms, and program spaces remains (see below) Restroom renovation included at ES/MS <p>ES:</p> <ul style="list-style-type: none"> Most 1st through 3rd grade classrooms remain under State Guidelines of 800 SF, but all are accounted for. Kindergarten/Flex classroom will be relocated where admin was (all K classrooms currently 20% under 1,000SF State Guideline) Special Education Spaces all accounted for 1st Grade SPED resource is remote – above cafeteria RTI suite to be located above cafeteria 3rd grade is missing a small group room <p>MS:</p> <ul style="list-style-type: none"> Most grade level classrooms are under State Guidelines 800 SF but all are accounted for Special Education Spaces all accounted for 5th Grade missing: toilet room in wing, teacher workroom; 1:1 room and small group is remote 6th grade: 1:1 and small group remote (upstairs) Only 1 dedicated conference room for admin (not located in/near new admin) Toilet rooms reno for counts & ADA addressed Net loss of 1 teacher workroom <p>Shared ES/MS (Concepts B & C):</p> <ul style="list-style-type: none"> Converted toilet room to Mother's Room 	<ul style="list-style-type: none"> 2nd floor of Cafeteria Addition includes spaces for SPED Addresses Title IX Athletic scope at HS; other reno/add to HS TBD Exploring integrating small group spaces at ES & MS for Special Education programming needs Meets classroom and restroom count needs <p>ES:</p> <ul style="list-style-type: none"> Most 1st through 3rd grade classrooms remain under State Guidelines of 800 SF, but all are accounted for. Kindergarten have been "right sized". All grades have a dedicated 1:1 & small group rooms in the grade level wings or close by Special Education spaces are all accounted for RTI suite to be located above cafeteria Renovations to toilet rooms to meet counts & ADA <p>MS:</p> <ul style="list-style-type: none"> Most grade level classrooms are under State Guidelines 800 SF but all are accounted for. 1 World Language Classroom is remote Special Education Spaces all accounted for 5th Grade missing: toilet rooms, 1:1 & small group rm, and teacher workroom within wing (remote). Toilet rooms reno for counts & ADA addressed Some current workrooms relocated/combined to provide collaboration & other spaces (net loss of 1 teacher workroom) Room dividing walls in 5th grade wing (other wings only accommodate doors between rooms) <p>Shared ES/MS (Concepts B & C):</p> <ul style="list-style-type: none"> Converted toilet room to Mother's Room 	<ul style="list-style-type: none"> Addresses Title IX Athletic scope at HS; other reno/add to HS TBD New MS meets classroom and restroom needs. No missing ES programing, just undersized. <p>ES:</p> <ul style="list-style-type: none"> Most 1st through 3rd grade classrooms remain under State Guidelines of 800 SF, but all are accounted for. Kindergarten/Flex classroom will be relocated where admin was (all K classrooms currently 20% under 1,000SF State Guideline) Special Education Spaces are all accounted for (4th grade SPED/Flex is undersized) RTI split between 2 600SF rooms on the 2nd Flr Some missing 1:1 or small group spaces in grade level wings Integrating small group spaces at ES (limited at E3 and more at E3.1) for SPED programming needs Deficit of restrooms at E3. <p>MS:</p> <ul style="list-style-type: none"> 6 right-sized sized classrooms per grade 1.5-2 full size SPED rooms + 1 World Language room per grade (5 total WL) New cafeteria and gym with option to access stage from both sides Collaboration spaces in each classroom wing with vertical connection between grades Right-sized Library and STEM spaces Small group rooms and 1:1 space for each grade Grade level storage provided (1 per wing) Fully accessible building Teacher work room for each grade level

3 Preferred Options: What Are They Solving / Implications

	Option B+ "Add/Reno"	Option C- "Add/Reno"	Option E3 "New MS"
Gathering & Collaboration Hubs	<ul style="list-style-type: none"> • STEM renovation adjacent to ES library • Wayfinding renovation doubles as gathering hub/pull-off space • (Reno to HS TBD) 	<ul style="list-style-type: none"> • STEM renovation adjacent to ES library; • Wayfinding renovation doubles as gathering hub/pull-off space • (Reno to HS TBD) 	<ul style="list-style-type: none"> • MS Classroom Neighborhood collaboration / presentation space. • STEM addition adjacent to ES library/ learning commons renovation – Similar to Wentworth. • Wayfinding renovation doubles as gathering hub/pull-over space in ES/MS. • (Reno to HS TBD)
Agile/Flexible Classrooms	<ul style="list-style-type: none"> • (6) grade level classrooms in each ES "neighborhood" and (6) in each MS "neighborhood" 	<ul style="list-style-type: none"> • (6) grade level classrooms in each ES "neighborhood" with movable walls between; (6) in each MS "neighborhood" with movable walls between 5th grade and 3' door between other grade level classrooms (due to existing structural limitations) 	<ul style="list-style-type: none"> • (6) grade level classrooms in each ES "neighborhood" and (6) in each MS "neighborhood" MS has flexibility for operable walls between all grade level classrooms • MS has horizontal and vertical connection within classroom neighborhood team collaboration space
Layout Modification	<ul style="list-style-type: none"> • Relocates some programming out of lower level – Beacon program remains in lower level 	<ul style="list-style-type: none"> • Adds/relocates MS music program adjacent to performance area 	<ul style="list-style-type: none"> • MS separates public space from private space and sets up "teaming" model for middle school which reinforces sense of community • Minimized travel distance in MS • Looking at relocating District Programs to HS, or adding to New MS – currently not in plan
Outdoor Learning & Play			<ul style="list-style-type: none"> • Pulls MS away from street • Relocates LWCF Soccer Field on site and requires relocation of fields off-site
New MS			<ul style="list-style-type: none"> • New MS • Selective/strategic scope at ES and HS to minimize replacing work if school is replaced in future.

3 Preferred Options: What Are They Solving / Implications

	Option B+ "Add/Reno"	Option C- "Add/Reno"	Option E3 "New MS"
<p>Master Planning/ Long-Term Planning</p>	<ul style="list-style-type: none"> • Concept B requires major renovation to incorporate fire separation of the buildings. • Concept B maintains the existing 1934 Building to be repurposed for other uses by the town. • Future construction of a new middle school would maintain the ES cafeteria/kitchen addition constructed in Concept B for ES continued use, while the MS portion could be used as multipurpose space. • Future construction of a new elementary school would use the MS cafeteria and kitchen constructed in Concept B. The ES cafeteria constructed in Concept B will become a multipurpose space or satellite dining for the ES. • Use of the auditorium will continue. • The admin addition constructed in Option B can be used by the District in the future and a portion of ES classrooms could be repurposed, or new classrooms could be built in place of the existing ES. • PK and CDS could use the cafeteria and gym for the PE and nutrition programs. • Intrusive firewall renovation required 	<ul style="list-style-type: none"> • Concept C requires major renovation to incorporate fire separation of the buildings. • Concept C maintains the existing 1934 Building to be repurposed for other uses by the town. • Future construction of a new MS would maintain the ES cafeteria/kitchen addition constructed in Concept C for ES continued use, while the MS portion could be used as multipurpose space. It would also maintain the auditorium and music additions constructed in C for ES use. • The MS addition would be demolished. • Future construction of a new elementary school would use the MS cafeteria and kitchen constructed in Concept C. The ES cafeteria constructed in Concept C will become a multipurpose space or satellite dining for the ES. • Use of the auditorium will continue. • The MS addition constructed in C can be used for ES allied arts • The ES admin addition constructed in Option C can be used by the District in the future or performance space. • The K wing addition constructed in C would be demolished. • A new ES could be put where the MS was demolished. • If the state requires Universal PK or CDS, consider renovating a portion of the ES for program space. 	<p>E3</p> <ul style="list-style-type: none"> • Concept E3 requires major renovation to incorporate fire separation. • This concept allows use of the former MS as swing space during construction • It sets the site up for complete replacement of the ES, to go where the MS was demolished in Concept E3. • If the state requires Universal PK and CDS, consider renovating a portion of the ES for those programs. • Future planning allows for right sized classrooms at all grade levels; provides collaboration and support spaces; provides all new public areas; provides secure entries and new admin; and uses the former ES as swing space during construction. <p>E3.1</p> <ul style="list-style-type: none"> • Concept E3.1 simplifies fire separation, mechanical/electrical transition, and sets the site up for future renovation or replacement of remaining classroom wings, gym, and cafe. • This concept allows use of the former MS as swing space during construction • Future replacement of the ES by replacing the remaining classroom wings and would allow for right sizing of spaces, accommodating Universal PK and CDS if required by the state in the future. • This option would replace the gym, cafeteria and stage to meet future needs.

ES/MS Options: Rough Order Magnitude (ROM) Costs

SUMMARY OF TOTAL PROJECT COST FOR ELEMENTARY AND MIDDLE SCHOOL (CONSTRUCTION AND SOFT COST)*

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	CONCEPT B+ ES/MS Add/Reno	CONCEPT C- ES/MS Add/Reno	CONCEPT E3** New MS; ES Small Add/Light Reno	CONCEPT E3.1** New MS; Replace Oldest Portions of ES
Base Bid	\$58,006,623	\$84,206,491	\$98,244,783	\$114,685,085
Efficiency Maine Incentives	\$(223,000)	\$(226,000)	\$(159,000)	\$(159,000)
Swing Space During Construction	\$3,685,500	\$3,685,500	Not applicable (NA)	Not applicable (NA)
SUBTOTAL	\$61,469,123	\$87,665,991	\$98,085,783	\$114,526,085

ALTERNATES				
Full Cooling	N/A – Requires removing existing heat	N/A – Requires removing existing heat	\$12,149,236	\$10,705,179
Efficiency Maine Incentives	N/A	N/A	\$(1,522,000)	\$(1,522,000)
SUBTOTAL	N/A	N/A	\$10,627,236	\$9,183,179
Full Cooling w/ Backup Heat	\$16,018,639	\$10,895,550	\$12,824,209	\$11,682,545
Efficiency Maine Incentives	\$(2,150,000)	\$(2,015,000)	\$(1,522,000)	\$(1,522,000)
SUBTOTAL	\$13,868,639	\$8,880,550	\$11,302,209	\$10,160,545
Right Size K-Wing Renovation	\$2,313,391	Included	Not Included	Addressed in Addition
Right Size K-Wing Addition	\$1,031,380	Included	Not Included	Addressed in Addition
Repairs 6-10 Years	\$2,724,978	\$3,029,978	\$1,510,959	\$1,510,959
Auditorium Addition @ MS (Base Bid has Stage)***	N/A	N/A	\$8,796,174	\$8,796,174
Add 300 Bleacher Seats to Gym	N/A	N/A	\$921,825	\$921,825
Add District Program	N/A	N/A	\$2,095,293	\$2,095,293

*No High School Scope included in these numbers

** Site cost assumes fields relocated to be with other town fields

*** Base Bid: Auditorium renovation included in B+ and C-.

Not all music spaces are requested size in B+ and C- due to addition location constraints and existing building.

Stage and requested music program spaces provided in E3 and E3.1.

HS Scope Considerations: Rough Order Magnitude (ROM) Costs

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*Utilizing 25% Soft Costs

SUMMARY OF TOTAL PROJECT COST FOR HIGH SCHOOL (CONSTRUCTION AND SOFT COSTS*)

		REPAIRS 0-3	\$5,578,496
		REPAIRS 3-6	\$10,873,069
	Item No	RENOVATIONS	\$6,213,254
	1	Cafeteria	\$863,408
	2	Library Modifications	\$883,785
	3	Classroom Acoustics	\$168,740
	4	Collaboration & Gathering	\$478,310
	5	Entry	\$942,055
	6	Wayfinding	\$689,566
	7	Unisex Restrooms	\$1,021,699
	8	Paint Spray Booth	\$65,901
	9	Locker Room	\$521,715
	10	Safety & Security	\$245,255
New Item	11	Innovation Center Renovation	\$332,819
		NEW CONSTRUCTION	\$10,859,970
	12	Athletics	\$2,435,186
	13	New Field House	\$2,899,470
New Item	14	Multipurpose Addition	\$3,066,783
New Item	15	District Program Addition	\$2,458,531
		ADD ALTERNATES	
	16	Full Cooling	\$16,988,260
		Efficiency Maine incentives	\$(1,700,000)
	17	Full Cooling w/ Backup Heat Alternate	TBD
		Efficiency Maine incentives	TBD
	18	Repairs 6-10 years	\$6,906,035

Considerations to Move Forward with ES/MS w/ Full Cooling and Limited HS Scope: ROM Costs

**** Could do full cooling just at new MS for E3

DRAFT	CONCEPT B+ <i>ES/MS Add/Reno</i>	CONCEPT C- <i>ES/MS Add/Reno</i>	CONCEPT E3** <i>New MS; ES Small Add/Light Reno</i>	CONCEPT E3.1** <i>New MS; Replace Oldest Portions of ES</i>
Base Bid	\$58,006,623	\$84,206,491	\$98,244,783	\$114,685,085
Efficiency Maine Incentives	\$(223,000)	\$(226,000)	\$(159,000)	\$(159,000)
Swing Space During Construction	\$3,685,500	\$3,685,500	Not applicable (NA)	Not applicable (NA)
SUBTOTAL	\$61,469,123	\$87,665,991	\$98,085,783	\$114,526,085
ALTERNATES				
Full Cooling w/ Backup Heat****	\$16,018,639	\$10,895,550	\$12,824,209	\$11,682,545
Efficiency Maine Incentives	\$(2,150,000)	\$(2,015,000)	\$(1,522,000)	\$(1,522,000)
SUBTOTAL	\$13,868,639	\$8,880,550	\$11,302,209	\$10,160,545
Right Size K-Wing Renovation	\$2,313,391	Included	Not Included	Addressed in Addition
Right Size K-Wing Addition	\$1,031,380	Included	Not Included	Addressed in Addition
ES/MS SUBTOTAL	\$78,682,533	\$96,546,541	\$109,387,991	\$124,686,630
HIGH SCHOOL				
Repairs (0-3)	\$5,056,781	\$5,056,781	\$5,056,781	\$5,056,781
Locker Rooms	\$521,715	\$521,715	\$521,715	\$521,715
HS SUBTOTAL	\$5,578,496	\$5,578,496	\$5,578,496	\$5,578,496
TOTAL	\$70,392,390	\$93,244,488	\$103,664,279	\$120,104,581

Repair 3-10 not included.

Considerations to Move Forward with ES/MS w/o Full Cooling and Limited HS Scope: ROM Costs

DRAFT	CONCEPT B+ <i>ES/MS Add/Reno</i>	CONCEPT C- <i>ES/MS Add/Reno</i>	CONCEPT E3** <i>New MS; ES Small Add/Light Reno</i>	CONCEPT E3.1** <i>New MS; Replace Oldest Portions of ES</i>
Base Bid	\$58,006,623	\$84,206,491	\$98,244,783	\$114,685,085
Efficiency Maine incentives	\$(223,000)	\$(226,000)	\$(159,000)	\$(159,000)
Swing Space During Construction	\$3,685,500	\$3,685,500	Not applicable (NA)	Not applicable (NA)
SUBTOTAL	\$61,469,123	\$87,665,991	\$98,085,783	\$114,526,085
ALTERNATES				
Right Size K-Wing Renovation	\$2,313,391	Included	Not Included	Addressed in Addition
Right Size K-Wing Addition	\$1,031,380	Included	Not Included	Addressed in Addition
ES/MS SUBTOTAL	\$64,813,894	\$87,665,991	\$98,085,783	\$114,526,085
HIGH SCHOOL				
Repairs (0-3)	\$5,056,781	\$5,056,781	\$5,056,781	\$5,056,781
Locker Rooms	\$521,715	\$521,715	\$521,715	\$521,715
HS SUBTOTAL	\$5,578,496	\$5,578,496	\$5,578,496	\$5,578,496
TOTAL	\$70,392,390	\$93,244,488	\$103,664,279	\$120,104,581

Repair 3-10 not included.

Summary of HS repair 0-3 and 3-6

0-3 years

ARCH

- Roofing
- Envelope repair – cracking and investigation
- Gym Floor

MECH

- Provide metal dust collection system
- Principal's office lacks ventilation. No supply diffusers in space
- Assistant Principal's office lacks ventilation. No supply diffusers in space

PLUMBING

- ADA drinking fountain / water bottle fillers

ELECTRICAL

- Replace Egress lighting

ABATEMENT

3-6 years

ARCH

- Additional Roofing Areas
- Envelope upgrades
- Cafeteria Kitchen improvements

MECH

- Replace Unit Ventilators
- Increase ventilation for improved IAQ
- Provide full commissioning of HVAC systems
- Provide increased library cooling
- Provide additional heat to front office staff
- Provide increased ventilation
- Separate HVAC systems for pool lockers
- Provide corridor ventilation
- Increase HVAC to robotics lab
- Additional art room heat and ventilation
- Admin area is not cooled which is typically provided for admin areas. Provide cooling for Admin area
- Replace boiler room pumps
- Provide HVAC for OT/PT Room
- Rebalance and repair AHU above stage
- Clean existing ductwork to remain
- Fan blades exposed to outdoors
- Louver security and damage
- Unit ventilator louver damage
- Vestibule B319 - Replace cabinet unit heater
- Relocate CUH wall temperature sensor
- Kitchen hood switch and appliance coverage

PLUMBING

- Various modifications (eyewash, insulation, etc)

ELECTRICAL

- Disconnect High School Electric Service from Radial feed and provide new service originating at Ocean Street terminating in a higher capacity transformer.

Draft Language for Ad

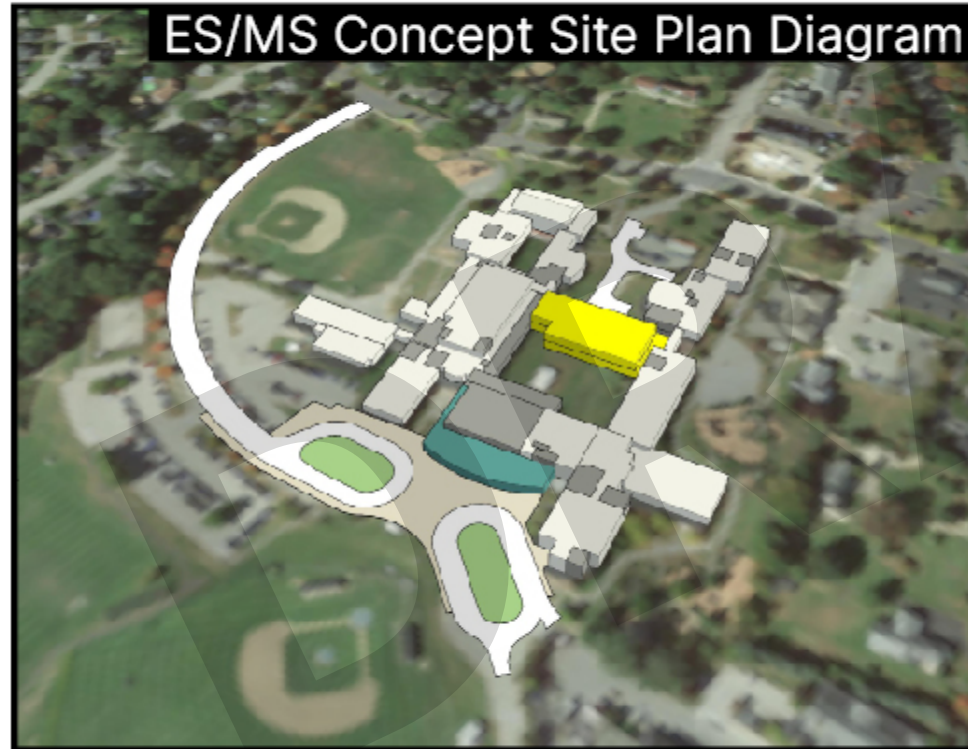
DRAFT



Draft Language for Ad

CONCEPT "B"

ADDITION/RENOVATION



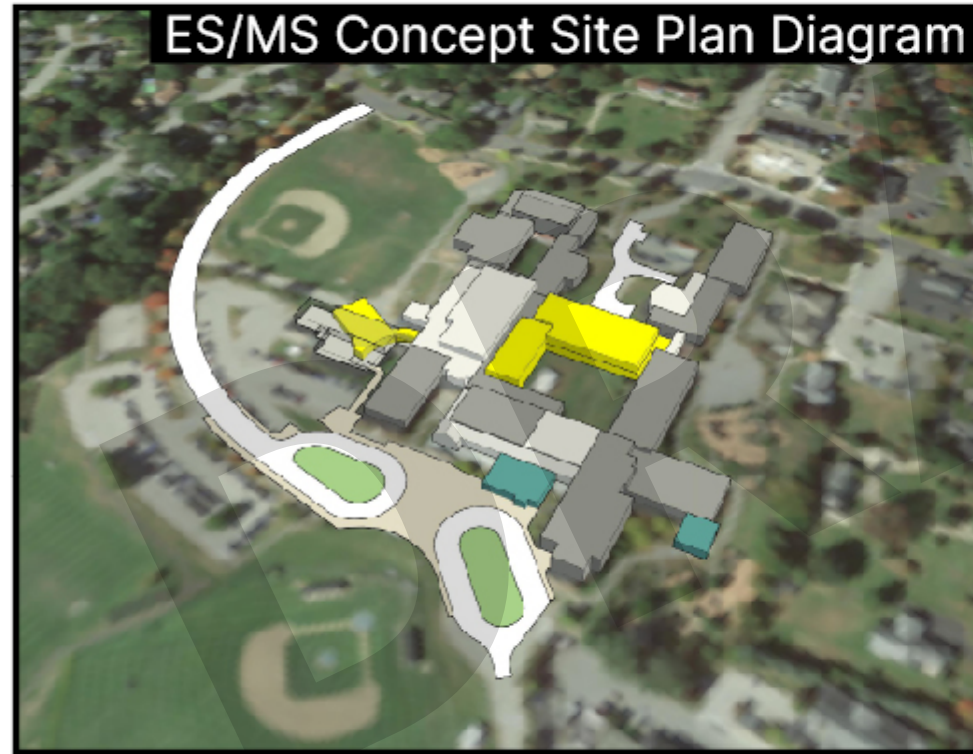
ROUGH ORDER OF MAGNITUDE
PROJECT COST: **\$XXXXX**

Concept B includes additions and renovations to PCES & CEMS to address efficiency upgrades, healthy building systems, security, and cafeteria improvements. The scope includes new secure entry vestibules for each school with administrative offices and nurse area located near the bus and parent drop-offs; and a new 2-story addition with a shared kitchen that separates the dining spaces for the MS and ES, and classrooms/offices on the 2nd floor for current missing program space. Limited portions of the existing PCES & CEMS will be reconfigured to accommodate other missing program needs. Minor interior improvements will be made to improve wayfinding through the existing facility. The current cafetorium will be converted to a multipurpose space for performances and team gatherings.

Draft Language for Ad

CONCEPT "C"

ADDITION/RENOVATION

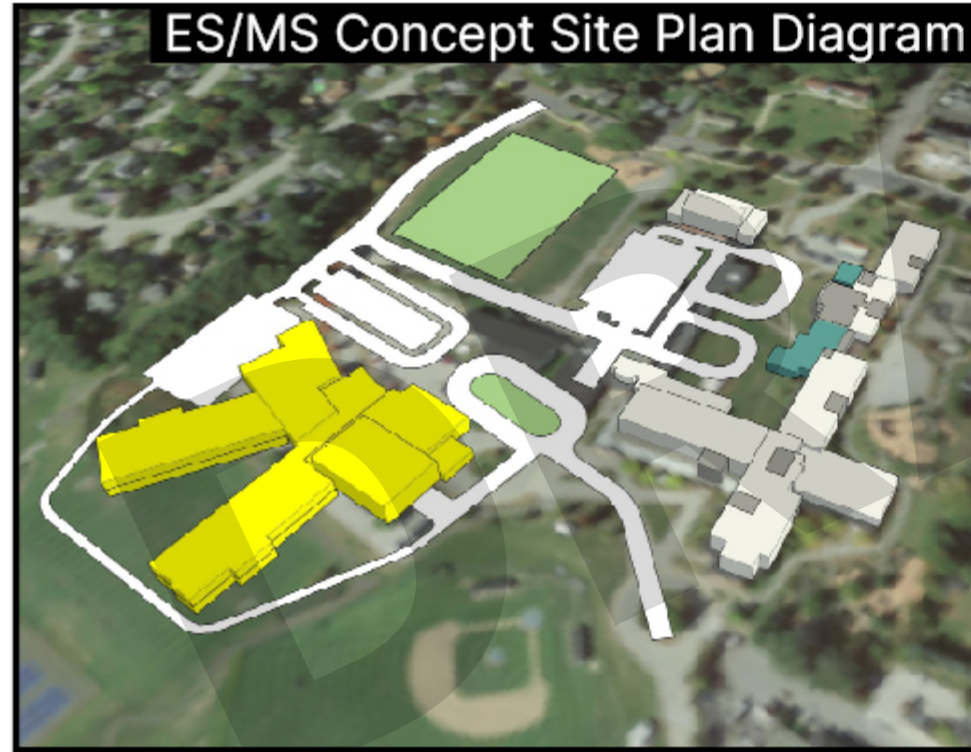


ROUGH ORDER OF MAGNITUDE
PROJECT COST: \$XXXXX

Concept C includes additions and renovations to PCES & CEMS to address efficiency upgrades, healthy building systems, security, cafeteria improvements, right-sizing spaces, providing gathering/collaboration hubs, and agile/flexible classrooms. The scope includes 2 new separate secure entry vestibules and administrative offices; a new 2-story cafeteria/classroom addition (same scope as noted in Concept B above); and heavy renovation/addition to house the music programs where the current CEMS administrative offices are currently located. Most of the existing PCES & CEMS will be reconfigured to accommodate desired programmatic needs and minor interior improvements for easier wayfinding. The current cafetorium will be converted to a multipurpose space for performances and team gatherings.

CONCEPT "E"

NEW MIDDLE SCHOOL



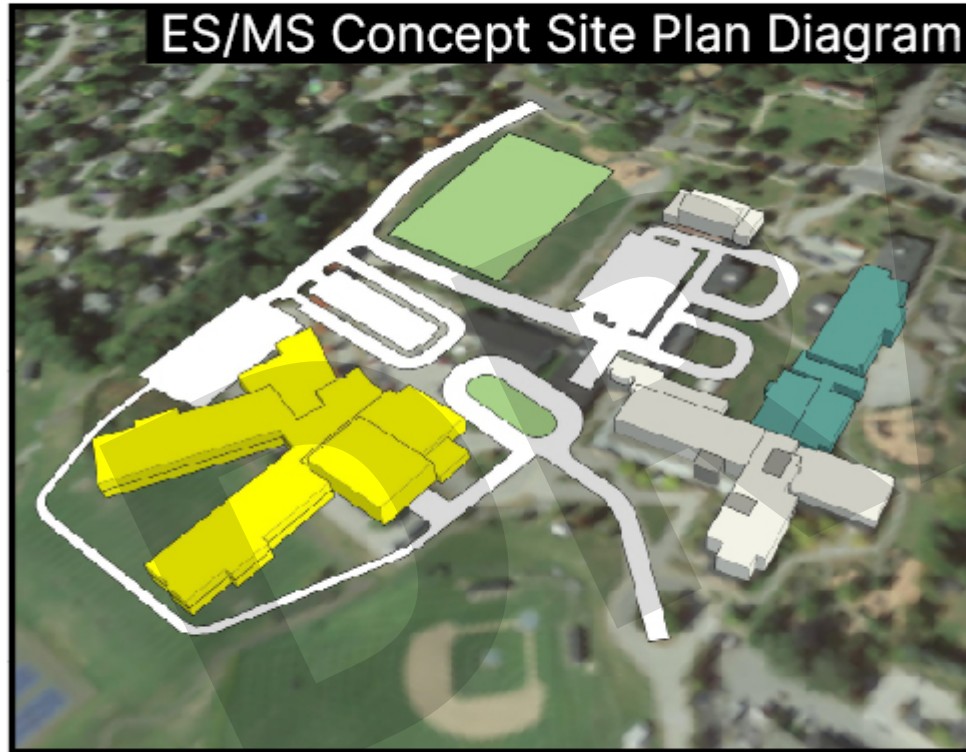
ROUGH ORDER OF MAGNITUDE
PROJECT COST: **\$XXXXXX**

Concept E3 includes minimal addition/renovation to PCES, demolition of CEMS, and construction of a new middle school on the existing soccer field (field to be relocated on site). PCES scope addresses security and select program needs with a new secure entry vestibule and administrative offices, and a small addition next to the library for STEM programs. Small portions of PCES will be reconfigured to accommodate missing program spaces, and minor interior improvements for wayfinding. The new middle school includes a secure entry vestibule and administrative offices, a HS-sized gym with bleachers for 300 people, a large stage that can be accessed from the gym or cafeteria that can accommodate 100 band members, a library/STEM space at the heart of the school, and 2 classroom wings.

Two story

CONCEPT "E"

NEW MIDDLE SCHOOL



ROUGH ORDER OF MAGNITUDE
PROJECT COST: **\$XXXXXX**

Concept E3.1 includes major additions and minimal renovations to PCES, demolition of CEMS, and construction of a new middle school on the existing soccer field (field to be relocated on site). PCES scope includes a new secure entry vestibule and administrations, new allied arts spaces, and a new 2-story classroom wing with right-sized classrooms and collaboration/gathering spaces. Small areas of the remaining PCES will be reconfigured for missing program needs and minor improvements for wayfinding. The new middle school includes a secure entry vestibule and administrative offices, a HS-sized gym with bleachers for 300 people, A large stage that can be accessed from the gym or cafeteria that can accommodate 100 band members, a library/STEM space at the heart of the school, and 2 classroom wings.

Proposed Draft Forum Content

SBAC DIRECTION FOR NAMING CONVENTION GOING FORWARD:

FORMER NAME	Option B+	Option C-	Option E3 & E3.1
COMMUNICATIONS COMMITTEE RECOMMENDATION	Concept B	Concept C	Concept E
SBAC NAMING DIRECTIVE			

SBAC ACTION ON 3/28/24:

**Determine Naming Convention for the 3 Concepts/Options
(to be used in Forum Presentation, Ad, and Survey)**

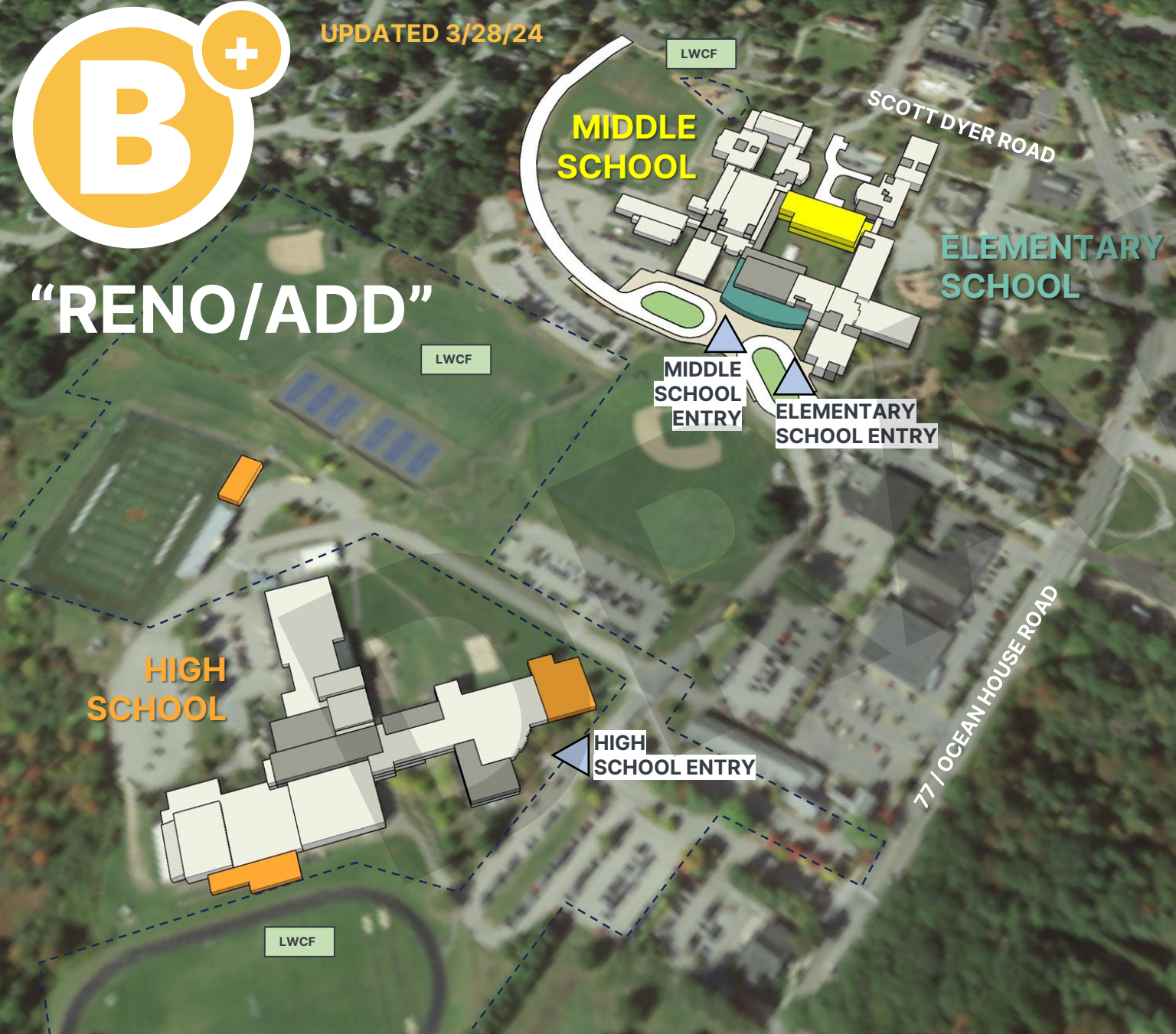


8

UPDATED 3/28/24



"RENO/ADD"



REPAIR	PRIORITIZED NEEDS
EFFICIENCY UPGRADES	○
SECURITY IMPROVEMENTS	○
HEALTHY BUILDING/SYSTEMS	○
CAFETERIA IMPROVEMENTS	○
RIGHT SIZE/FUNCTIONAL NEEDS	○
GATHERING & COLLABORATION HUBS	○
AGILE/FLEXIBLE CLASSROOMS	○
LAYOUT MODIFICATION	○
OUTDOOR LEARNING & PLAY	○
NEW ELEMENTARY SCHOOL	○
NEW MIDDLE SCHOOL	○
MASTER PLAN (MP)	○

EDUCATIONAL GOALS

ENERGY EFFICIENT

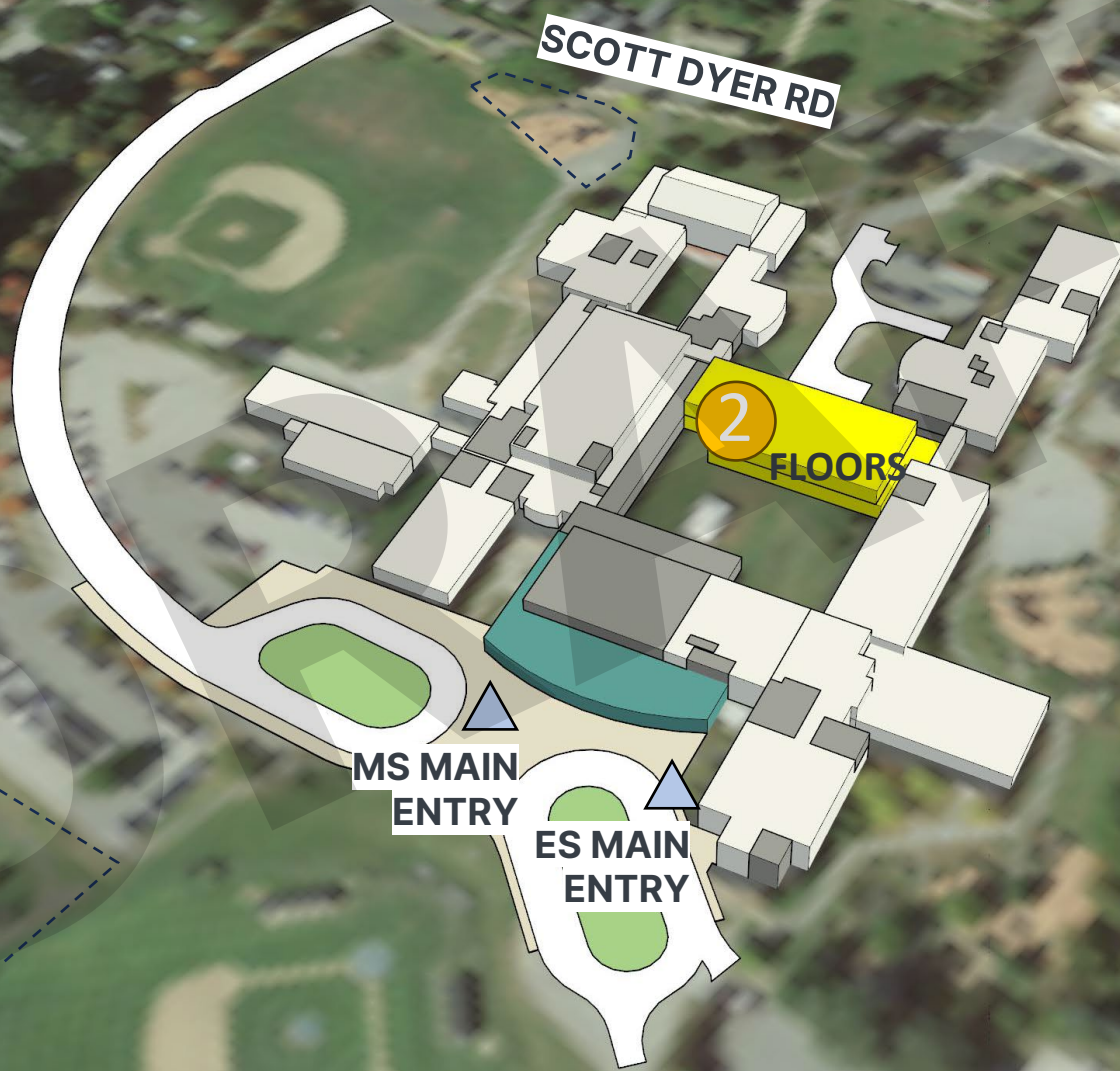
STUDENT DISRUPTION






DASHBOARD TO BE UPDATED PENDING SBAC DIRECTION ON 3/28/24

- SUMMARY OF PROJECTS (M):**
- Repairs at [unclear] HS=TBD
 - Addresses [unclear] at ES/MS; Reno to HS=TBD
 - Second floor [unclear] Addition for SPED
 - programming
 - Addresses [unclear] Athletic Space at HS
 - HVAC repairs or replacement at all schools
 - Deficit of classrooms, restrooms, and program spaces remains; restroom renovations included at ES/MS
 - STEM renovation adjacent to ES library
 - Wayfinding renovation doubles as gathering hub/pull-off space
 - Exploring relocating programming out of lower level. Consider locating district programs relocated to lower level

2/15/24 ESTIMATED ROUGH ORDER OF MAGNITUDE COST (COSTS TO BE UPDATED FOR APRIL 4, 2024 FORUM):
B = \$64.5M; B+ = TBD

ELEMENTARY SCHOOL & MIDDLE SCHOOL



-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  MS ADDITION
-  ES ADDITION



Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

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

MIDDLE SCHOOL ENTRY

ELEMENTARY SCHOOL ENTRY

MIDDLE SCHOOL

ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77



EXISTING

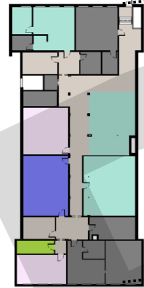
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

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

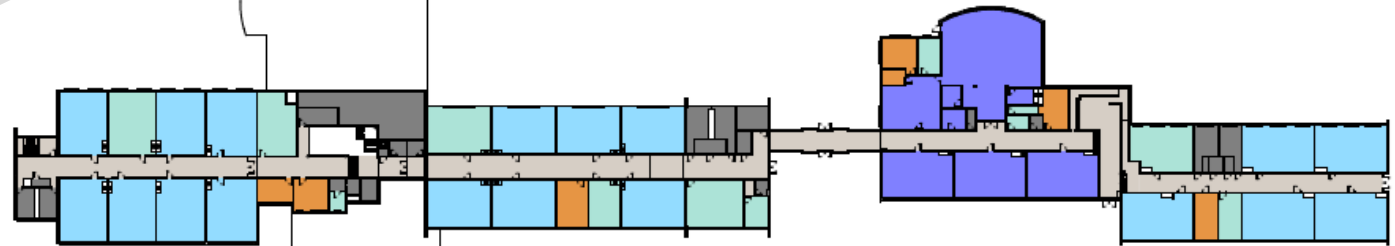
EXISTING ES/MS
LOWER LEVEL



EXISTING ES/MS
2ND FLOOR



MIDDLE SCHOOL



ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77



EXISTING

LONG-TERM PLANNING DIAGRAMS

DRAFT



UPDATED 3/28/24

"RENO / ADD" | ES/MS LONG-TERM PLANNING DIAGRAMS

Option B+

- Additions
- Approx fire barrier locations added to existing
- Approx fire wall locations at new additions

- New elementary and middle school admin and secure entry addition
- New separate elementary and middle school cafeteria and shared kitchen addition
- Existing shared cafeteria renovated into an auditorium
- Other targeted renovations
- **Requires major renovation to incorporate fire separation**

Demo, Addition, and Fire Separation Diagram **B+**

1

- Build New Middle School (Not Shown)
- Demo
- New Connector Corridor
- Enclose building envelope
- Approx fire barrier locations added to existing
- Approx fire wall locations at new additions

- Maintain existing 1934 Building to be repurposed
- Maintain elementary school cafe and kitchen addition constructed in opt B+ for elementary school continued use
- Maintain middle school cafe addition constructed in option B+ as multipurpose space
- Maintain auditorium renovated in opt c- for continued use

Considerations and Possible Impact of future New Middle School **1**

2

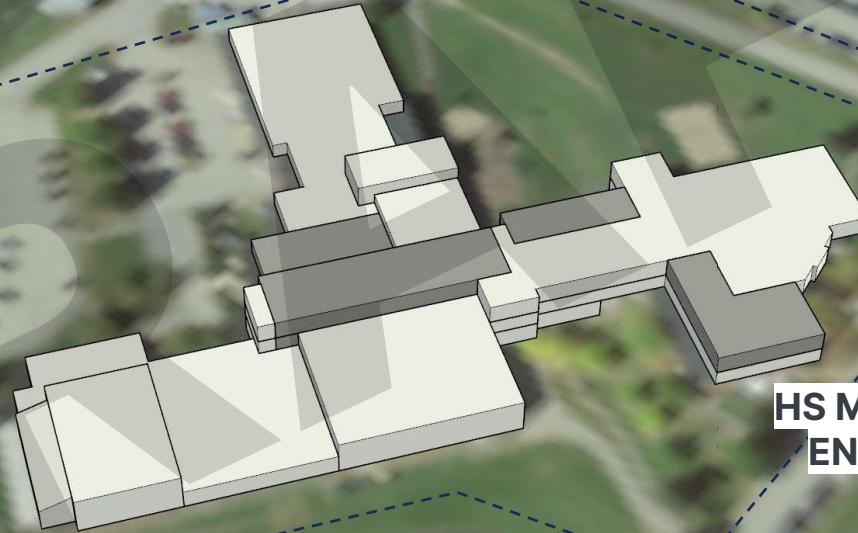
- Build remaining elementary school programs
- Demo
- Approx fire barrier locations added to existing
- Approx fire wall locations at new additions

- New elementary school will use middle school cafe and kitchen constructed in opt B+
- Elementary school cafe constructed in opt B+ will become a multipurpose space or satellite dining for the elementary school
- Option to continue use of auditorium renovated in opt B+
- Option to use previous elementary school gym as an auxiliary gym
- Admin addition constructed in opt B+ can be used for district program or auditorium support space
- If state requires universal PK and CDS to be provided by the school district in future, option to repurpose a portion of the current elementary school classrooms or build new classrooms where current elementary school is. Option to have PK and CDS use cafe and gym for their physical education and nutrition programs





Considerations and Possible Impact of future New Elementary School **2**

HS SLIDES AND IMAGERY TO BE DETERMINED BASED ON SCOPE SELECTED BY SBAC NIGHT OF 03/28/24

HIGH SCHOOL



HS MAIN ENTRY

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  HS ADDITION

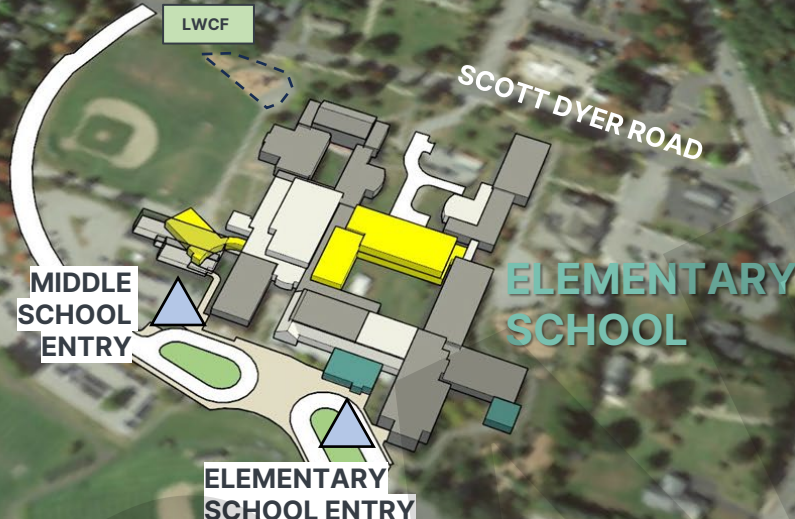




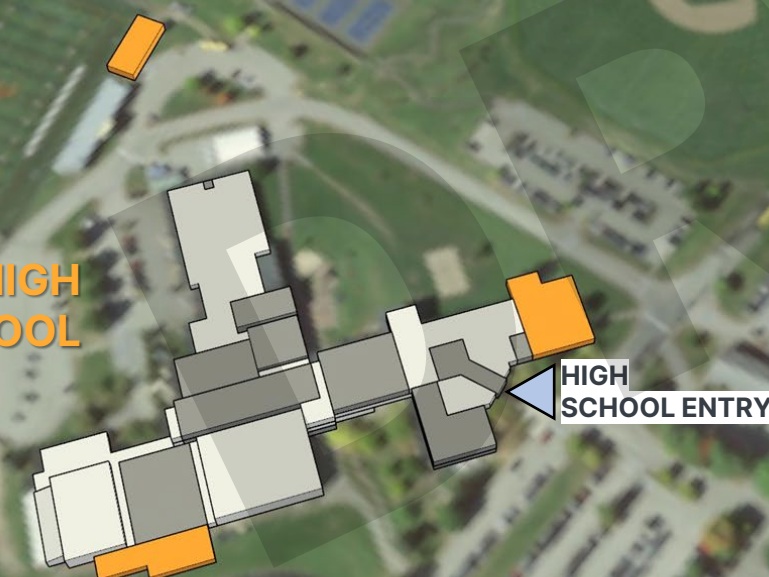
UPDATED 3/28/24

MIDDLE SCHOOL

“RENO/ADD”



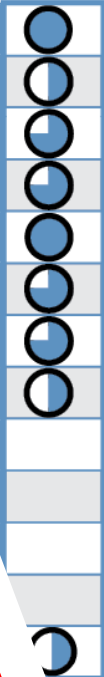
HIGH SCHOOL



REPAIR

EFFICIENCY UPGRADES	●
SECURITY IMPROVEMENTS	●
HEALTHY BUILDING/SYSTEMS	●
CAFETERIA IMPROVEMENTS	●
RIGHT SIZE/FUNCTIONAL NEEDS	●
GATHERING & COLLABORATION HUBS	●
AGILE/FLEXIBLE CLASSROOMS	●
LAYOUT MODIFICATION	●
OUTDOOR LEARNING & PLAY	●

PRIORITIZED NEEDS



EDUCATIONAL GOALS



ENERGY EFFICIENT



STUDENT DISRUPTION

DASHBOARD TO BE UPDATED PENDING SBAC DIRECTION ON 3/28/24

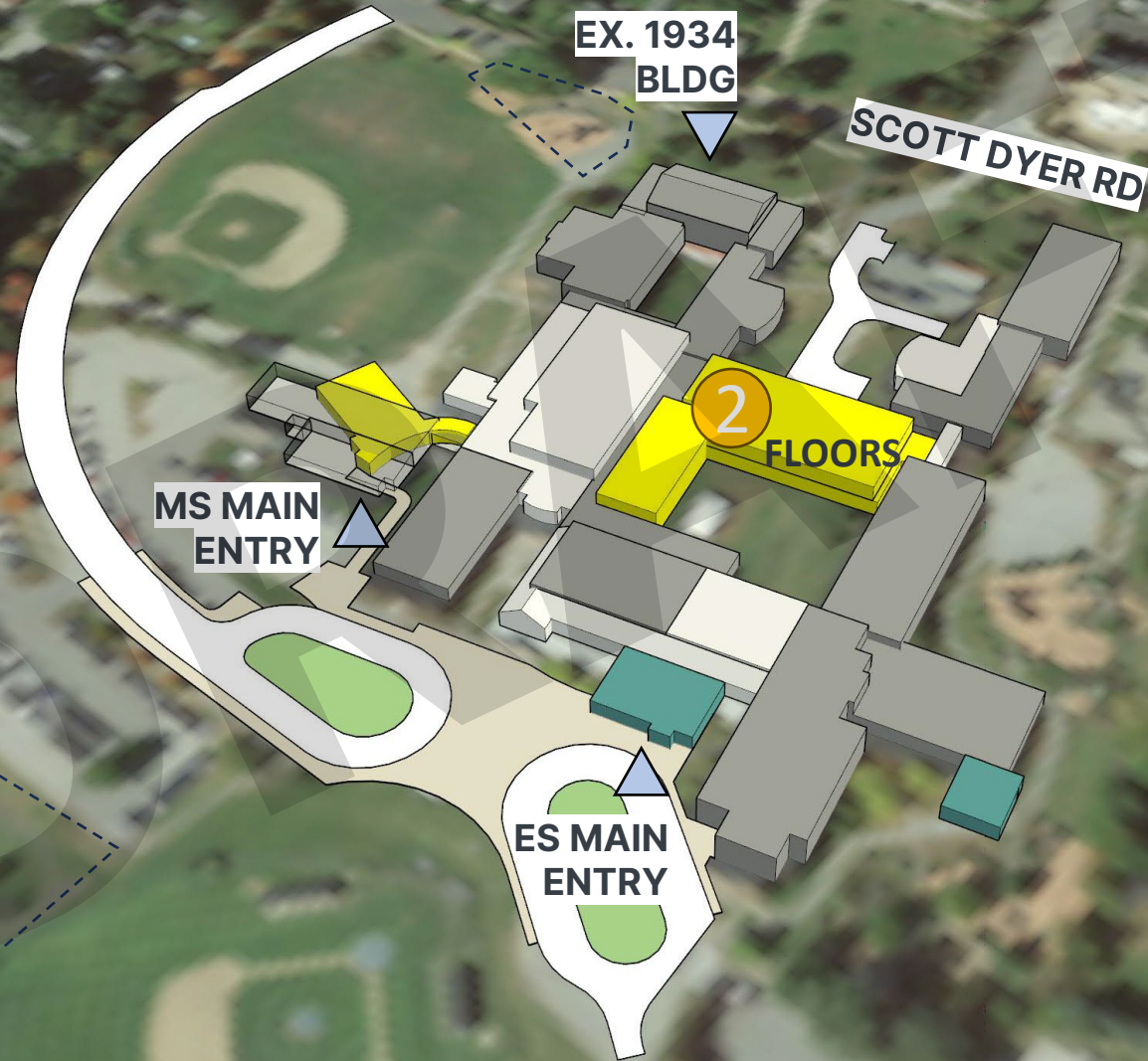
SUMMARY OF I

- Repairs at ES, MS, and HS
- Addresses capital needs at ES, MS, and HS
- Second floor at ES, MS, and HS
- Adds/relocates programming at ES, MS, and HS
- Addresses Title I needs at ES, MS, and HS
- HVAC repairs or replacement at all schools
- Cooling provided at Admin, Library, and Summer Programs (full building cooling=TBD)
- STEM renovation adjacent to ES library
- Wayfinding renovation doubles as gathering hub/pull-off space
- Majority of programming remains in lower level; consider relocating District programs to HS
- Provides separate ES/MS entrances
- Meets classroom and restroom count needs
- Minimizes additions compared to "C"
- Exploring integrating small group rooms for RTI, SPED, and collaboration in classroom neighborhoods

2/15/24 ESTIMATED ROUGH ORDER OF MAGNITUDE COST (COSTS TO BE UPDATED FOR APRIL 4, 2024 FORUM):
C = \$116M; C- = TBD

EXISTING BUILDING
DEMOLITION
RENOVATION
HS ADDITION
MS ADDITION
ES ADDITION
Harriman

ELEMENTARY SCHOOL & MIDDLE SCHOOL



- EXISTING BUILDING
- DEMOLITION
- RENOVATION
- MS ADDITION
- ES ADDITION



Existing Elementary / Middle School

1ST FLOOR PLAN

LEGEND

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

MIDDLE SCHOOL ENTRY

ELEMENTARY SCHOOL ENTRY

MIDDLE SCHOOL

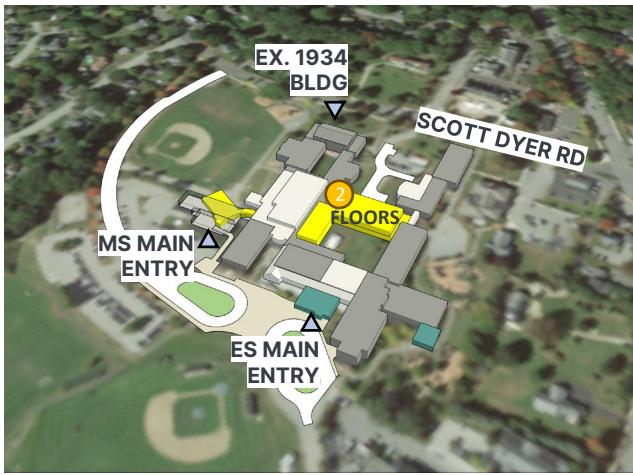
ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77



EXISTING



- EXISTING BUILDING
- HS ADDITION
- DEMOLITION
- MS ADDITION
- RENOVATION
- ES ADDITION

SUMMARY OF POTENTIAL SCOPE (SBAC TO CONFIRM):

- Repairs at ES, MS and quantity of repairs to HS=TBD
- Addresses cafeteria improvements at ES/MS; Reno to HS=TBD
- Second floor at Cafe/Kitchen Addition for student programming
- Adds/relocates MS music performance area
- Addresses Title I renovation
- Utilizes existing building for entering hub/pull-out
- Consider remaining remains in lower level;
- Provide separate ES/MS entrances
- Meets classroom and restroom count needs
- Minimizes additions compared to "C"
- Exploring integrating small group rooms for RTI, SPED, and collaboration in classroom neighborhoods

SCOPE TO BE
UPDATED PENDING
SBAC DIRECTION ON
3/28/24

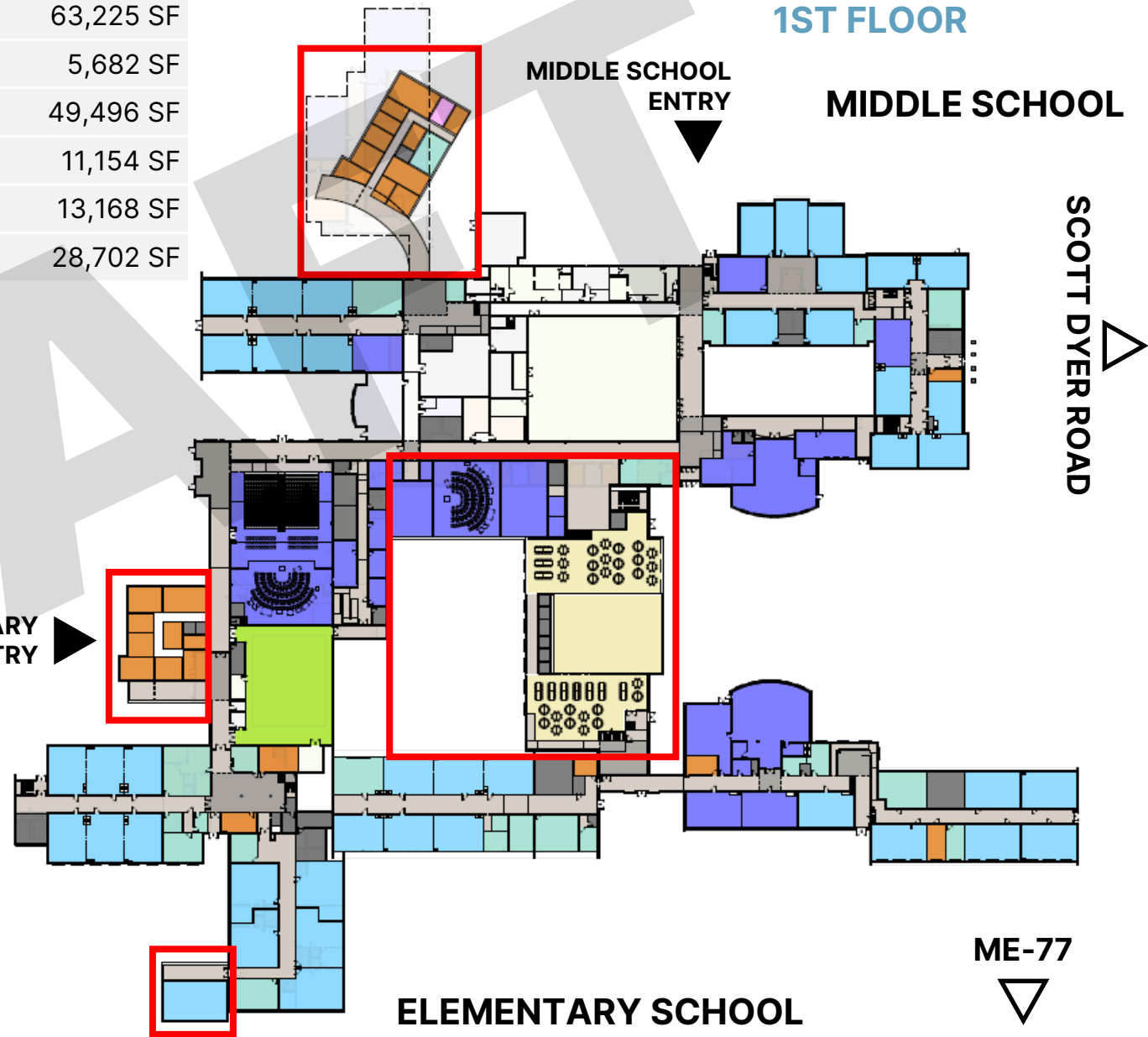
UPDATED 3/28/24

OPTION C- SCOPE	SF
ES RENOVATION	63,225 SF
ES ADDITION	5,682 SF
MS RENOVATION	49,496 SF
MS ADDITION	11,154 SF
SHARED RENOVATION	13,168 SF
SHARED ADDITION	28,702 SF

LEGEND

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

OPTION C-: ES/MS
1ST FLOOR



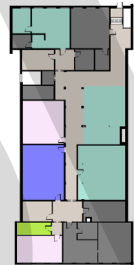
Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

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

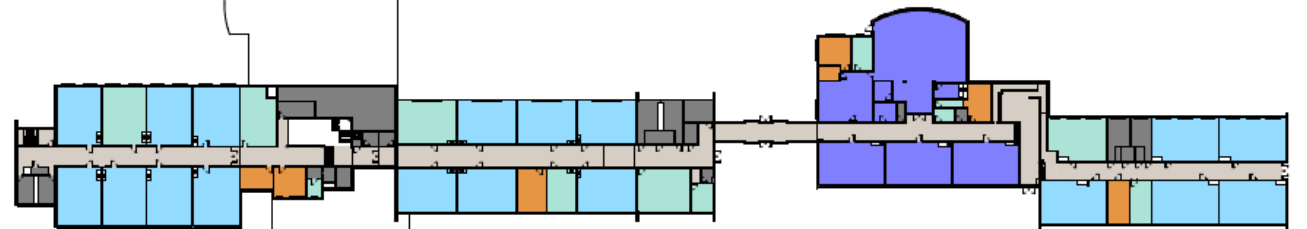
EXISTING ES/MS
LOWER LEVEL



EXISTING ES/MS
2ND FLOOR



MIDDLE SCHOOL



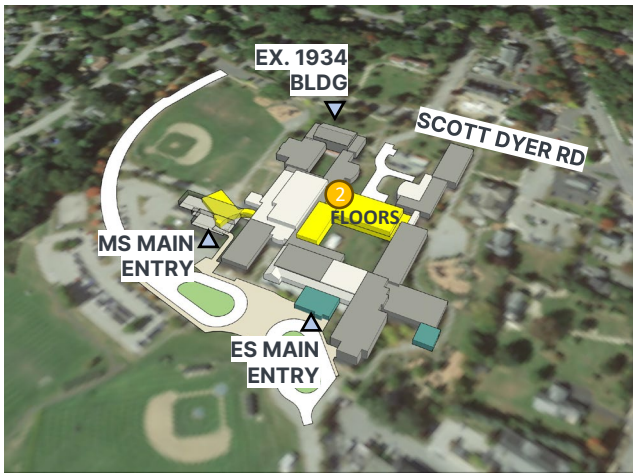
ELEMENTARY SCHOOL

SCOTT DYER ROAD

ME-77



EXISTING



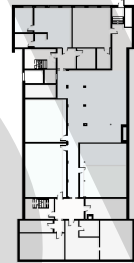
EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION

LEGEND

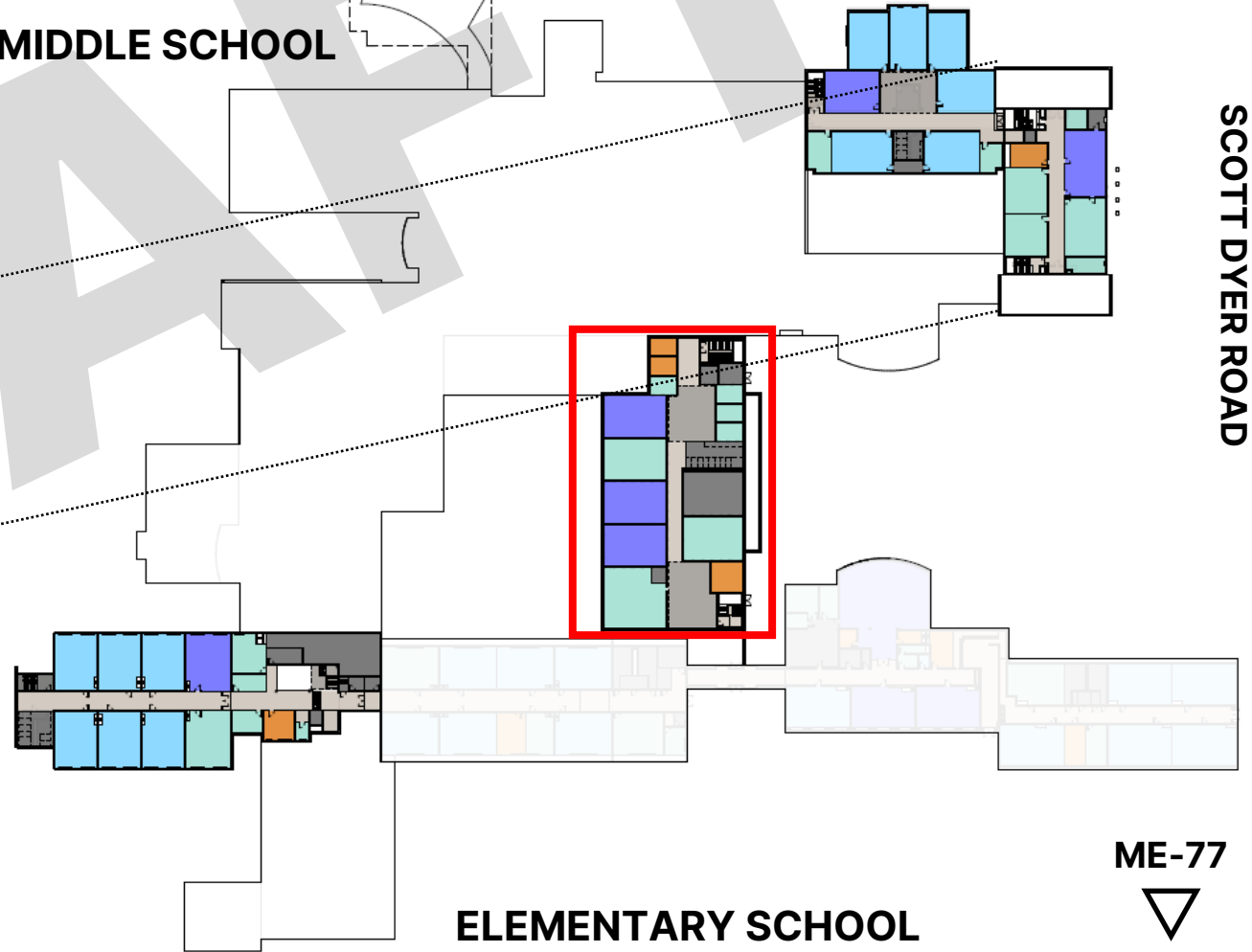
- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES
- WAYFINDING
- DISTRICT PROGRAM

**OPTION C-: ES/MS
2ND FLOOR**

MIDDLE SCHOOL



**OPTION C-: ES/MS
LOWER LEVEL**



OPTION C- SCOPE	SF
ES RENOVATION	63,225 SF
ES ADDITION	5,682 SF
MS RENOVATION	49,496 SF
MS ADDITION	11,154 SF
SHARED RENOVATION	13,168 SF
SHARED ADDITION	28,702 SF

SUMMARY OF POTENTIAL SCOPE (SBAC TO CONFIRM):

- Repairs at ES, MS and quantity of repairs to HS=TBD
- Addresses cafeteria improvements at ES/MS; Reno to HS=TBD
- Second floor at Cafe/Kitchen Addition for student programming
- Adds/relocates MS music performance area
- Addresses Title I renovation needs
- Utilizes existing space for learning hub/pull-out
- Consider remaining District programs to HS
- Provides separate ES/MS entrances
- Meets classroom and restroom count needs
- Minimizes additions compared to "C"
- Exploring integrating small group rooms for RTI, SPED, and collaboration in classroom neighborhoods

**SCOPE TO BE
UPDATED PENDING
SBAC DIRECTION ON
3/28/24**



UPDATED 3/28/24

LONG-TERM PLANNING DIAGRAMS

DRAFT



UPDATED 3/28/24

Option C-

- Additions
- Demo
- - - Approx firebarrier locations added to existing
- - - Approx firewall locations at new additions

- New middle school admin and secure entry addition
- New elementary school admin and secure entry addition
- New middle school music program addition
- New separate elementary and middle school cafeteria and shared kitchen addition
- New kindergarten classroom addition
- Existing shared cafeteria renovated into an auditorium
- Other targeted renovations
- **Requires major renovation to incorporate fire separation**

Demo, Addition, and Fire Separation Diagram **C-**

1

- Build New Middle School (Not Shown)
- Demo
- - - Enclose building envelope

- Maintain existing 1934 Building to be repurposed by town
- Maintain elementary school cafe and kitchen addition constructed in opt c- for elementary school continued use
- Maintain middle school cafe addition constructed in option c- as multipurpose space (e.g. meeting space/ large testing area)
- Maintain auditorium renovated in opt c- for continued use
- Maintain music addition constructed in opt c- for elementary school allied arts, assembly space support program or for community use
- Demolishing middle school admin addition constructed in opt c-

Considerations and Possible Impact of future New Middle School **1**

2

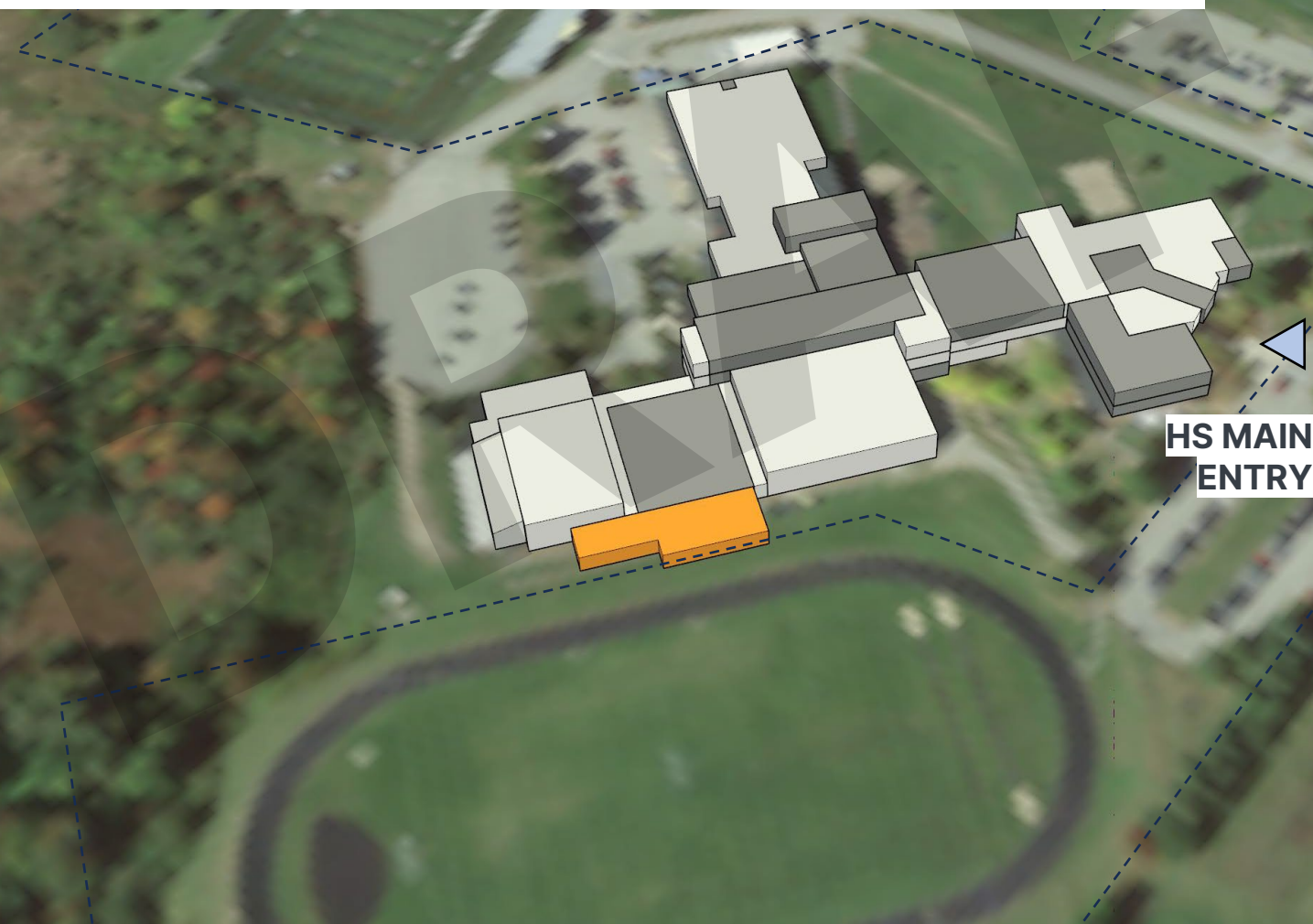
- Build remaining elementary school program
- Demo
- - - Approx fire barrier locations added to existing
- - - Approx fire wall locations at new additions
- - - 50' Set back off 1934 building

- New elementary school will use middle school cafe and kitchen constructed in opt c-
- Elementary school cafe constructed in opt c- will become a multipurpose space or satellite dining for the elementary school
- Option to continue use of auditorium renovated in opt c-
- Option to use previous elementary school gym as an auxiliary gym
- Music addition constructed in opt c- can be used for elementary school allied arts
- Elementary school admin addition constructed in opt c- can be used for district program or performance support space
- Demolishing k wing addition constructed in opt c-
- Option to put new elementary school where middle school was demolished. If state requires universal PK and CDS consider renovating portion of elementary school for programs





Considerations and Possible Impact of future New Elementary School **2**

HS SLIDES AND IMAGERY TO BE DETERMINED BASED ON SCOPE SELECTED BY SBAC NIGHT OF 03/28/24

HIGH SCHOOL



HS MAIN ENTRY

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  HS ADDITION





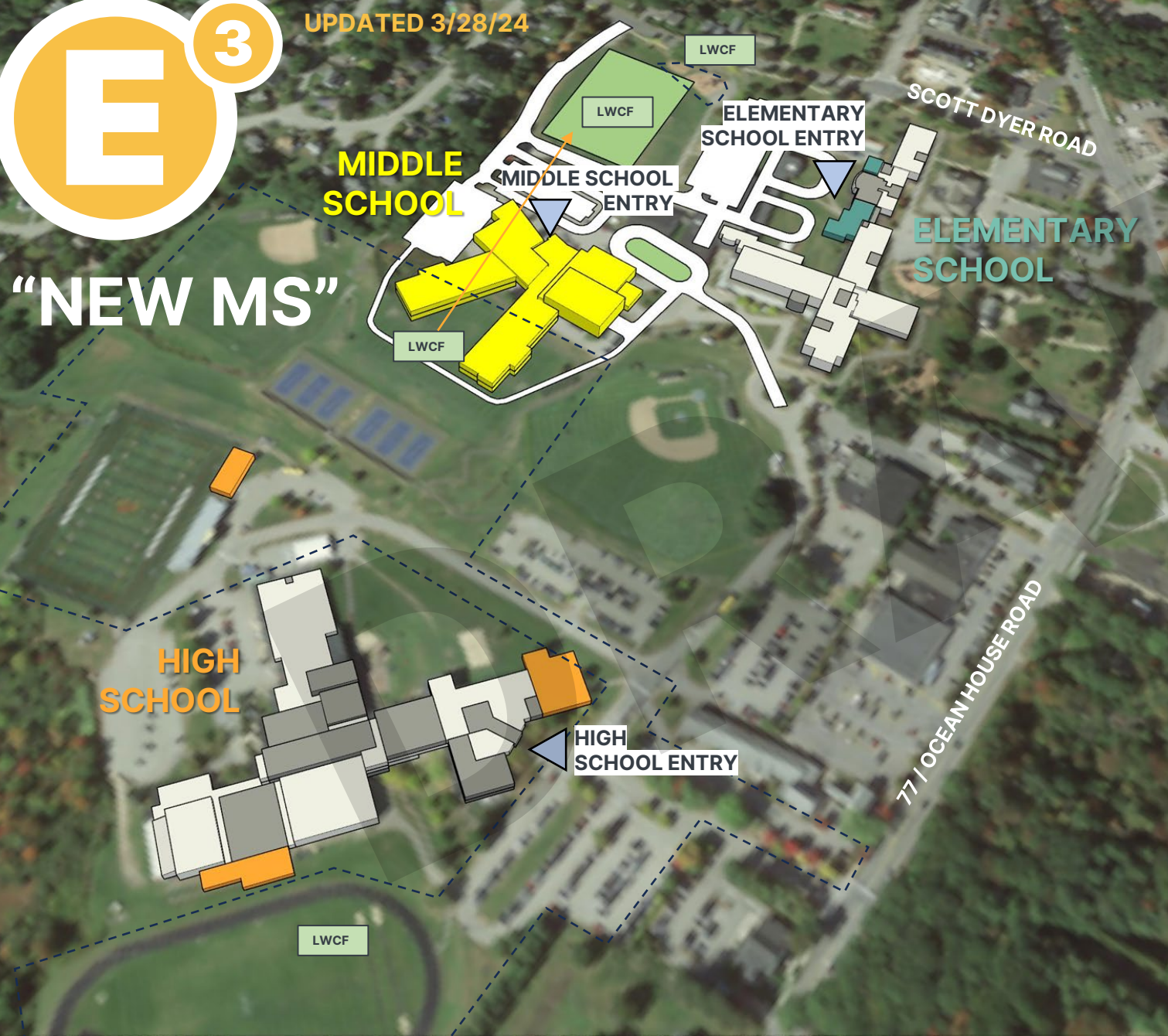
UPDATED 3/28/24

“NEW MS”

MIDDLE SCHOOL

ELEMENTARY SCHOOL

HIGH SCHOOL



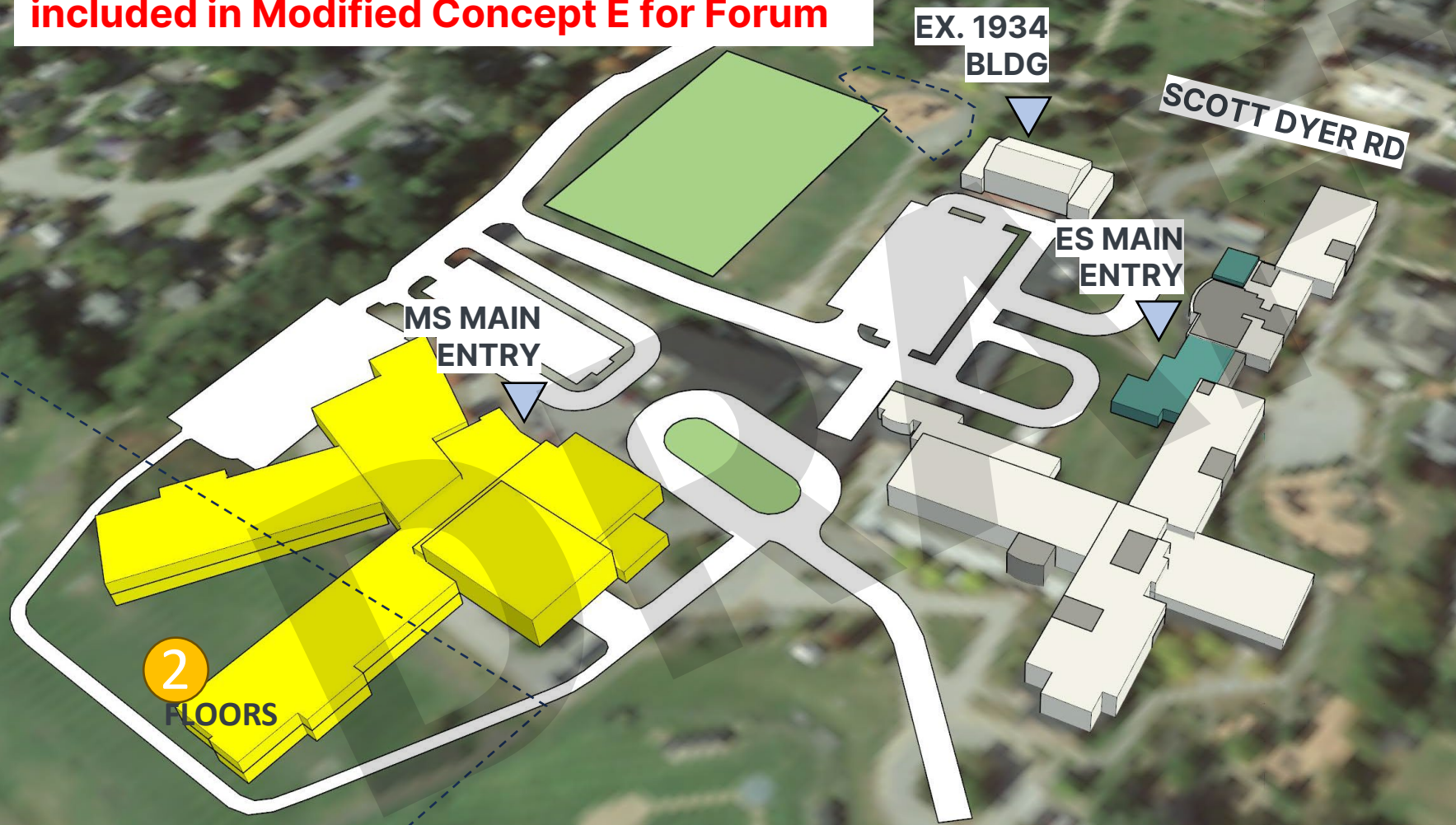
REPAIR	PRIORITIZED NEEDS	GOAL
EFFICIENCY UPGRADES	Progress indicator	ENERGY EFFICIENT
SECURITY IMPROVEMENTS	Progress indicator	STUDENT DISRUPTION
HEALTHY BUILDING/SYSTEMS	Progress indicator	EDUCATIONAL GOALS
CAFETERIA IMPROVEMENTS	Progress indicator	
RIGHT SIZE/FUNCTIONAL NEEDS	Progress indicator	
GATHERING & COLLABORATION HUBS	Progress indicator	
AGILE/FLEXIBLE CLASSROOMS	Progress indicator	
LAYOUT MODIFICATION	Progress indicator	
OUTDOOR LEARNING & PLAY	Progress indicator	
NEW ELEMENTARY SCHOOL	Progress indicator	
NEW MIDDLE SCHOOL	Progress indicator	
MASTER PLAN (MP)	Progress indicator	

DASHBOARD TO BE UPDATED PENDING SBAC DIRECTION ON 3/28/24






- SUMMARY OF I
- Repairs at ES, ...
 - Addresses ca...
 - Addresses sec... to HS=TBD
 - scope items
 - Wayfinding renov... as gathering hub/pull-over space
 - Addresses Title IX... scope at HS; other reno/add to HS=TBD
 - HVAC repairs or replacement at all schools
 - Cooling provided at Admin, Library, and Summer Programs (full building cooling=TBD)
 - STEM addition adjacent to ES library renovation
 - Exploring integrating small group spaces at ES for RTI and SPED pull-out spaces
 - Looking at relocating District Programs to HS, or adding to New MS – currently not in plan
 - New MS meets classroom and restroom counts and needs. ES programming deficit. Confirming missing program spaces after SPED meeting.
 - Relocate LWCF Soccer Field on site and requires relocation of fields off-site.

2/15/24 ESTIMATED ROUGH ORDER OF MAGNITUDE COST (COSTS TO BE UPDATED FOR APRIL 4, 2024 FORUM):
E1 and E2 = \$111M - \$135.5M; E3 = TBD

SBAC ACTION ON 3/28/24:
Determine if ES Option E3 or E3.1 is to be included in Modified Concept E for Forum



ELEMENTARY SCHOOL & MIDDLE SCHOOL

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  MS ADDITION
-  ES ADDITION



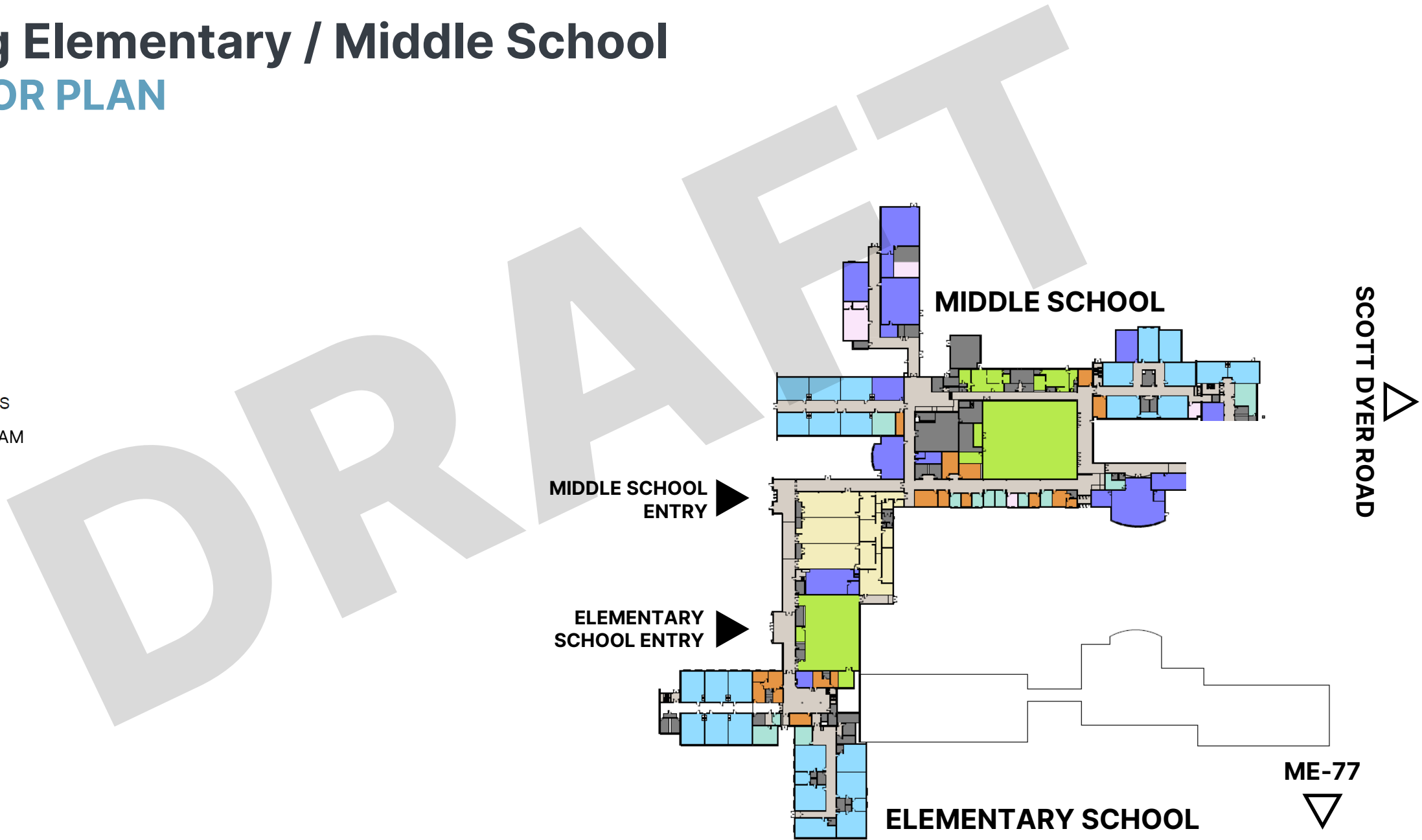
UPDATED 3/28/24

Existing Elementary / Middle School

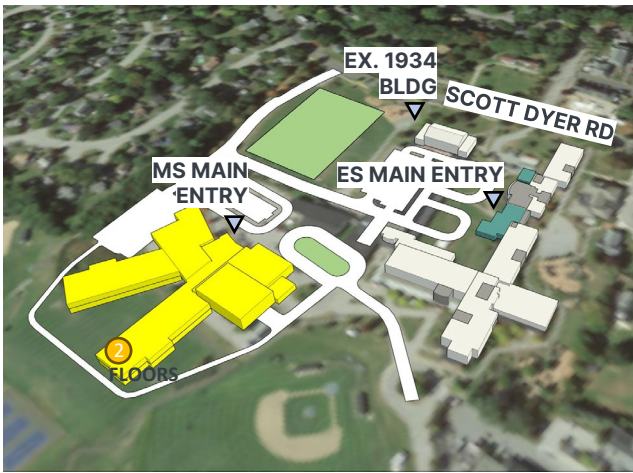
1ST FLOOR PLAN

LEGEND

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



OPTION E3: ES/MS 1ST FLOOR

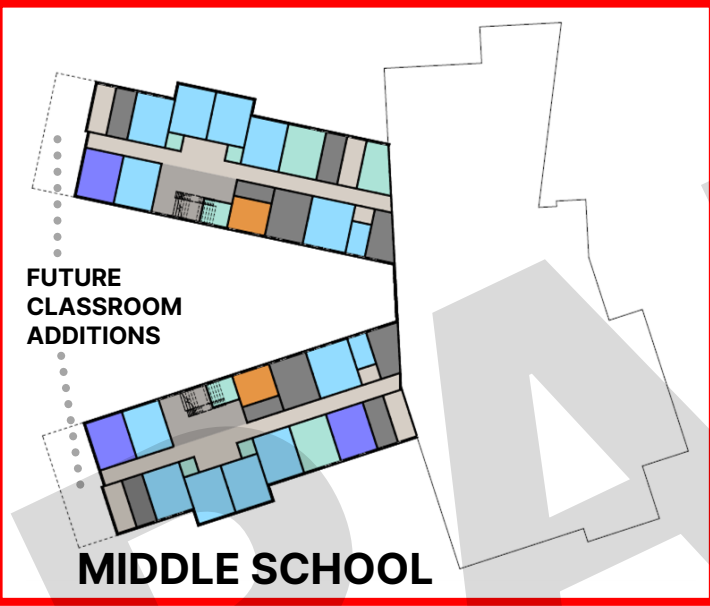


- EXISTING BUILDING
- HS ADDITION
- DEMOLITION
- MS ADDITION
- RENOVATION
- ES ADDITION

SUMMARY OF POTENTIAL SCOPE (SBAC TO CONFIRM):

- Repairs at ES, MS and quantity of repairs to HS=TBD
- Addresses cafeteria improvements at ES/MS; Reno to HS=TBD
- Addresses security improvements at ES, Admin addition, wayfinding, & other scope TBD
- Wayfinding renovation down to sub/pull-over space
- Addresses Title IX renovation
- Relocates District Programs to HS, or currently not in plan
- Meets classroom and restroom counts and needs. ES programming deficit. Confirming missing program spaces after SPED meeting.
- Relocate LWCF Soccer Field on site and requires relocation of fields off-site.

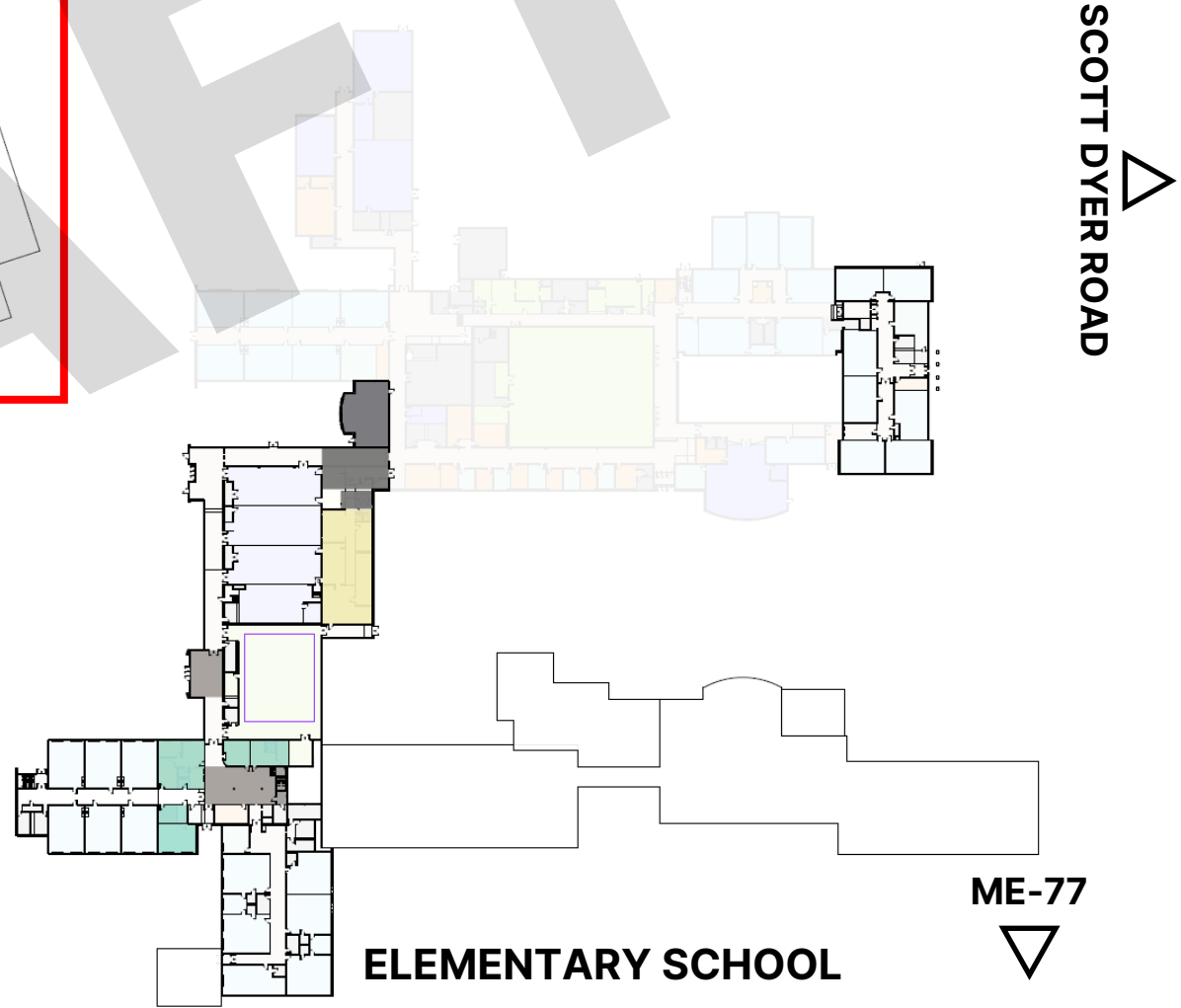
SCOPE TO BE
UPDATED PENDING
SBAC DIRECTION ON
3/28/24



LEGEND

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

OPTION E3 SCOPE	SF
ES ADDITION	6,946 SF
ES RENOVATION	19,039 SF
NEW MS	114,355 SF



UPDATED 3/28/24

"NEW MS" | ELEMENTARY / MIDDLE SCHOOL PLANS

Harriman

ME-77

SCOTT DYER ROAD

Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

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

EXISTING ES/MS
LOWER LEVEL

EXISTING ES/MS
2ND FLOOR

MIDDLE SCHOOL

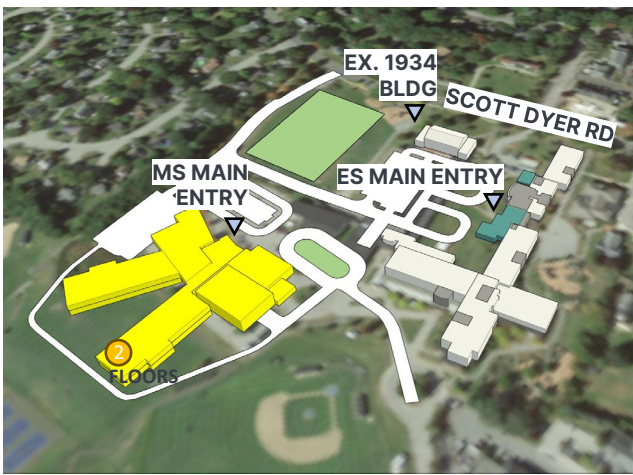
SCOTT DYER ROAD

ELEMENTARY SCHOOL

ME-77

EXISTING





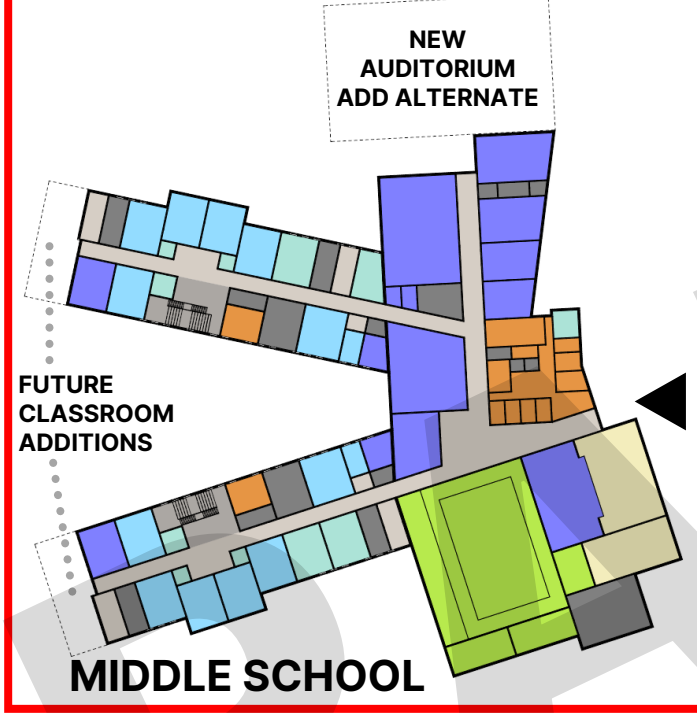
- EXISTING BUILDING
- HS ADDITION
- DEMOLITION
- MS ADDITION
- RENOVATION
- ES ADDITION

SUMMARY OF POTENTIAL SCOPE (SBAC TO CONFIRM):

- Repairs at ES, MS and quantity of repairs to HS=TBD
- Addresses cafeteria improvements at ES/MS; Reno to HS=TBD
- Addresses security improvements at ES, MS, Admin addition, wayfinding, & other scope items
- Wayfinding renovation down to sub/pull-over space
- Addresses Title IX requirements
- Addressing RTI needs at ES for RTI
- Addressing District Programs to HS, or currently not in plan
- Needs assessment for ES programming deficit. Confirming missing program spaces after SPED meeting.
- Relocate LWCF Soccer Field on site and requires relocation of fields off-site.

SCOPE TO BE UPDATED PENDING SBAC DIRECTION ON 3/28/24

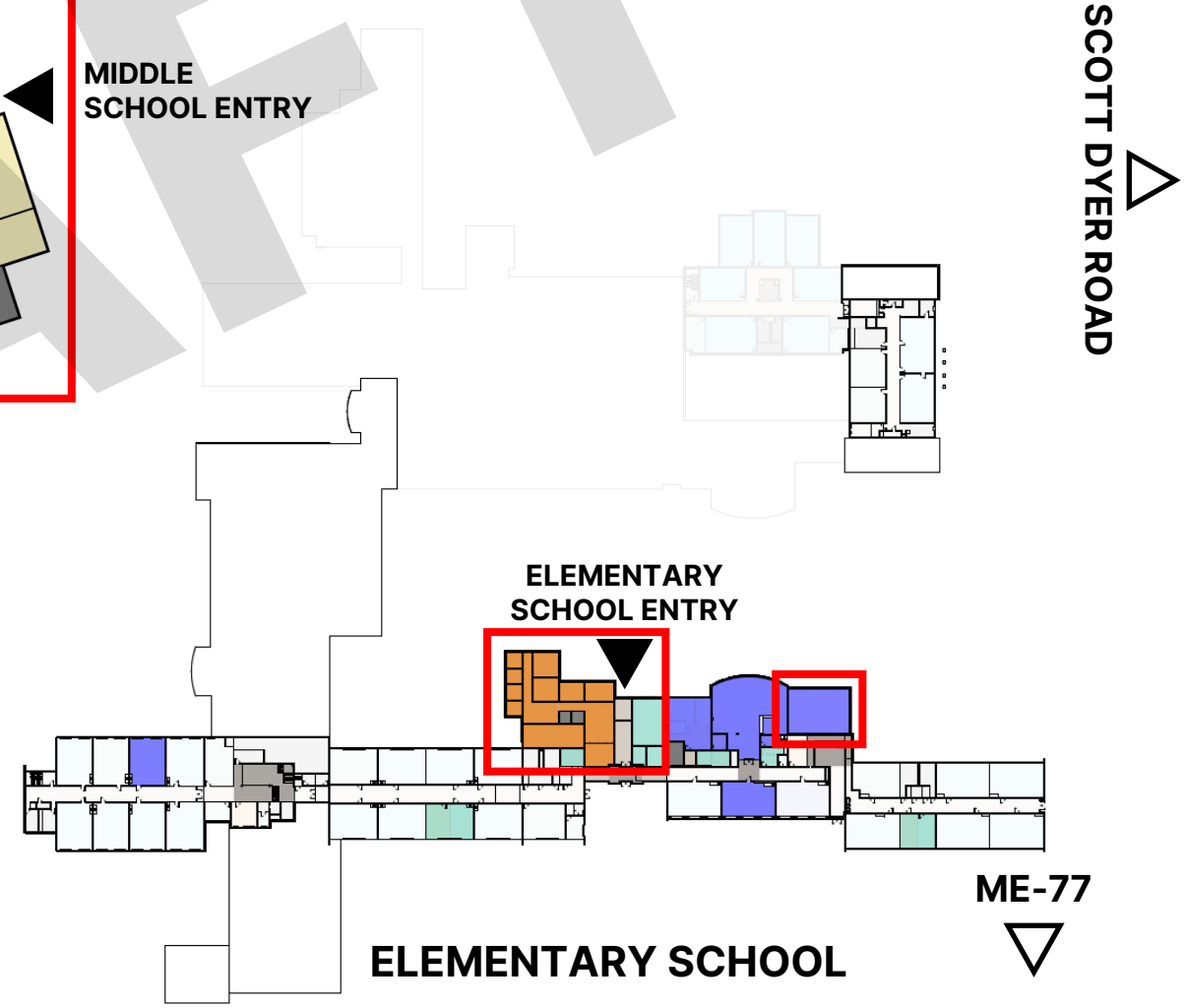
UPDATED 3/28/24



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

OPTION E3: ES/MS 2ND FLOOR

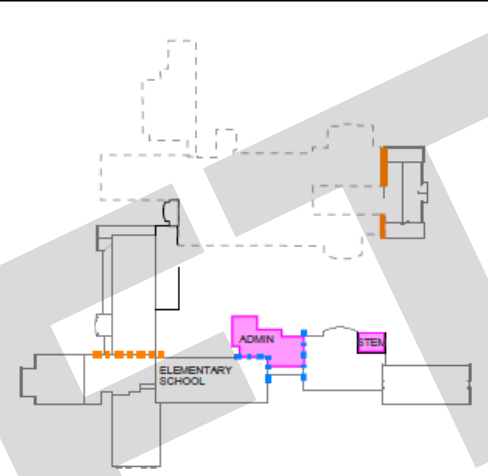
OPTION E3 SCOPE	SF
ES ADDITION	6,946 SF
ES RENOVATION	19,039 SF
NEW MS	114,355 SF



LONG-TERM PLANNING DIAGRAMS

& Alternate Approach to ES in E3

DRAFT

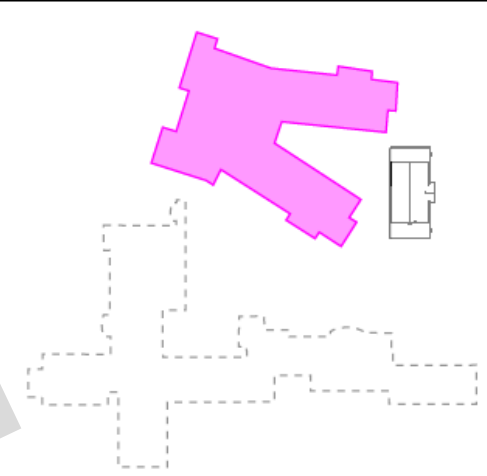


Original Option E3
 Build New Middle School (Not Shown)
 Demo: 62,088 sf
 Adds: 6,791 sf
 — Enclose building envelope
 - - - Approx fire barrier locations added to existing
 - - - Approx fire wall locations at new additions

- Requires major renovation to incorporate fire separation
- Sets the site up for complete replacement of elementary school to go where middle school was demoed. If state requires universal PK and CDS consider renovating portion of ES for programs

Elementary School Demo, Addition, and Fire Separation Diagram with New Middle School

E3



Option E3 Future Planning
 Demo: 29,711 sf
 Adds: +/- 43,000 sf
 - - - Approx fire barrier locations added to existing
 - - - Approx fire wall locations at new additions

- Right sizes classrooms at all grade levels
- Provides collaboration and support spaces
- Provides all new public areas
- Provides new admin and secure entry
- Uses former elementary school as swing space

Future Planning
 Minimize fire separation reno, more centralized admin

1



UPDATED 3/14/24



UPDATED 3/28/24

“NEW MS”

MIDDLE SCHOOL

MIDDLE SCHOOL ENTRY

ELEMENTARY SCHOOL ENTRY

ELEMENTARY SCHOOL

SCOTT DYER ROAD

77 / OCEAN HOUSE ROAD

HIGH SCHOOL

HIGH SCHOOL ENTRY

LWCF

LWCF

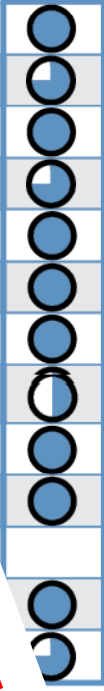
LWCF

LWCF

REPAIR

EFFICIENCY UPGRADES
SECURITY IMPROVEMENTS
HEALTHY BUILDING/SYSTEMS
CAFETERIA IMPROVEMENTS
RIGHT SIZE/FUNCTIONAL NEEDS
GATHERING & COLLABORATION HUBS
AGILE/FLEXIBLE CLASSROOMS
LAYOUT MODIFICATION
OUTDOOR LEARNING & PLAY

PRIORITIZED NEEDS



EDUCATIONAL GOALS



ENERGY EFFICIENT



STUDENT DISRUPTION

NEW ELEMENTARY SCHOOL
NEW MIDDLE SCHOOL
MASTER PLAN (MP)

DASHBOARD TO BE UPDATED PENDING SBAC DIRECTION ON 3/28/24

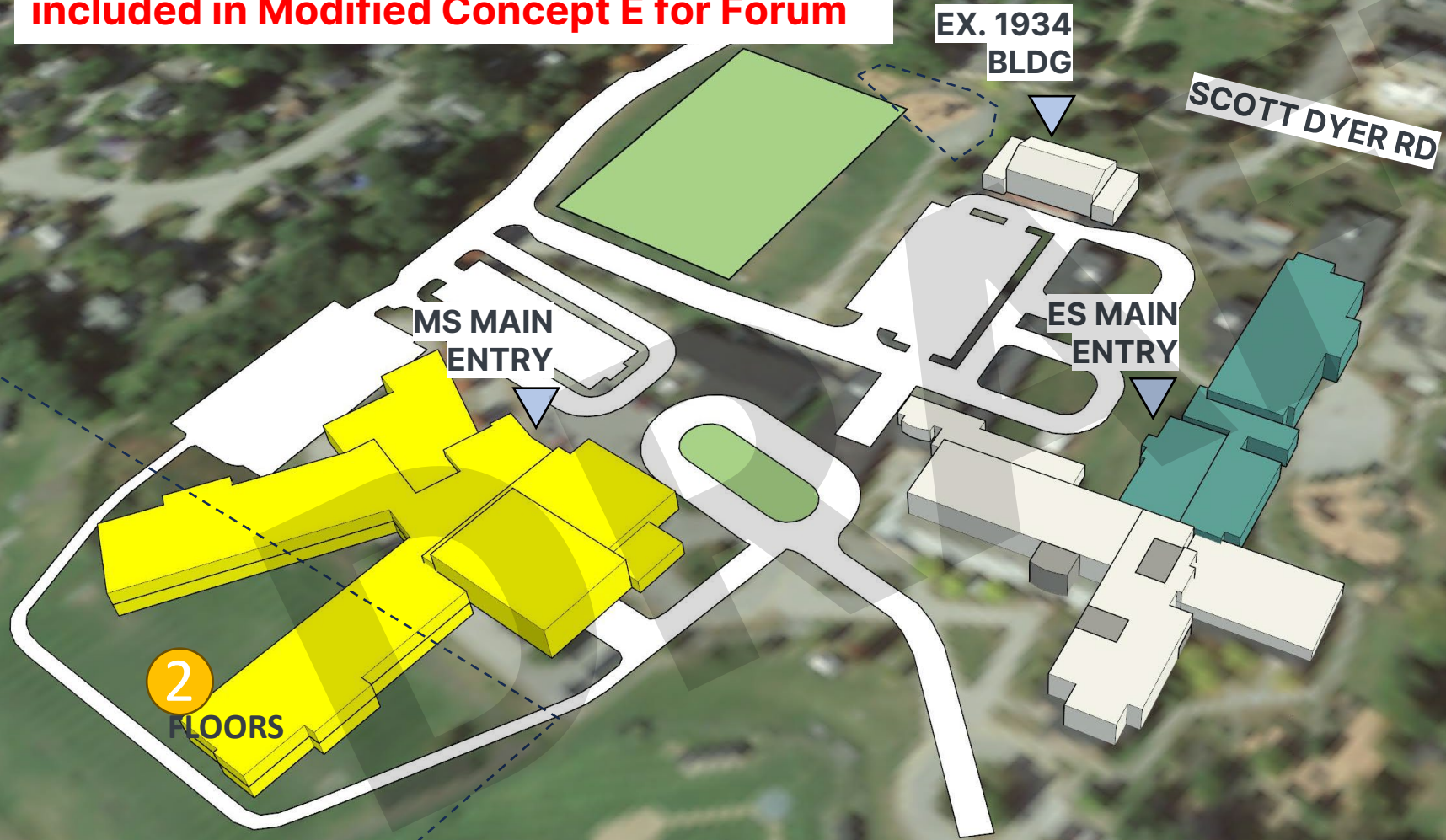
SUMMARY OF I

- Repairs at ES, ...
- Addresses ca...
- Addresses sec...
- Wayfinding ren...
- Addresses Title IX...
- HVAC repairs or replacement at all schools
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- STEM addition adjacent to ES library renovation
- Exploring integrating small group spaces at ES for RTI and SPED pull-out spaces
- Looking at relocating District Programs to HS, or adding to New MS – currently not in plan
- New MS meets classroom and restroom counts and needs. ES programming deficit. Confirming missing program spaces after SPED meeting.
- Relocate LWCF Soccer Field on site and requires relocation of fields off-site.






2/15/24 ESTIMATED ROUGH ORDER OF MAGNITUDE COST (COSTS TO BE UPDATED FOR APRIL 4, 2024 FORUM):
E1 and E2 = \$111M - \$135.5M; E3 = TBD

EXISTING BUILDING
 DEMOLITION
 RENOVATION
 HS ADDITION
 MS ADDITION
 ES ADDITION
 Harriman

SBAC ACTION ON 3/28/24:
Determine if ES Option E3 or E3.1 is to be included in Modified Concept E for Forum



ELEMENTARY SCHOOL & MIDDLE SCHOOL

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  MS ADDITION
-  ES ADDITION



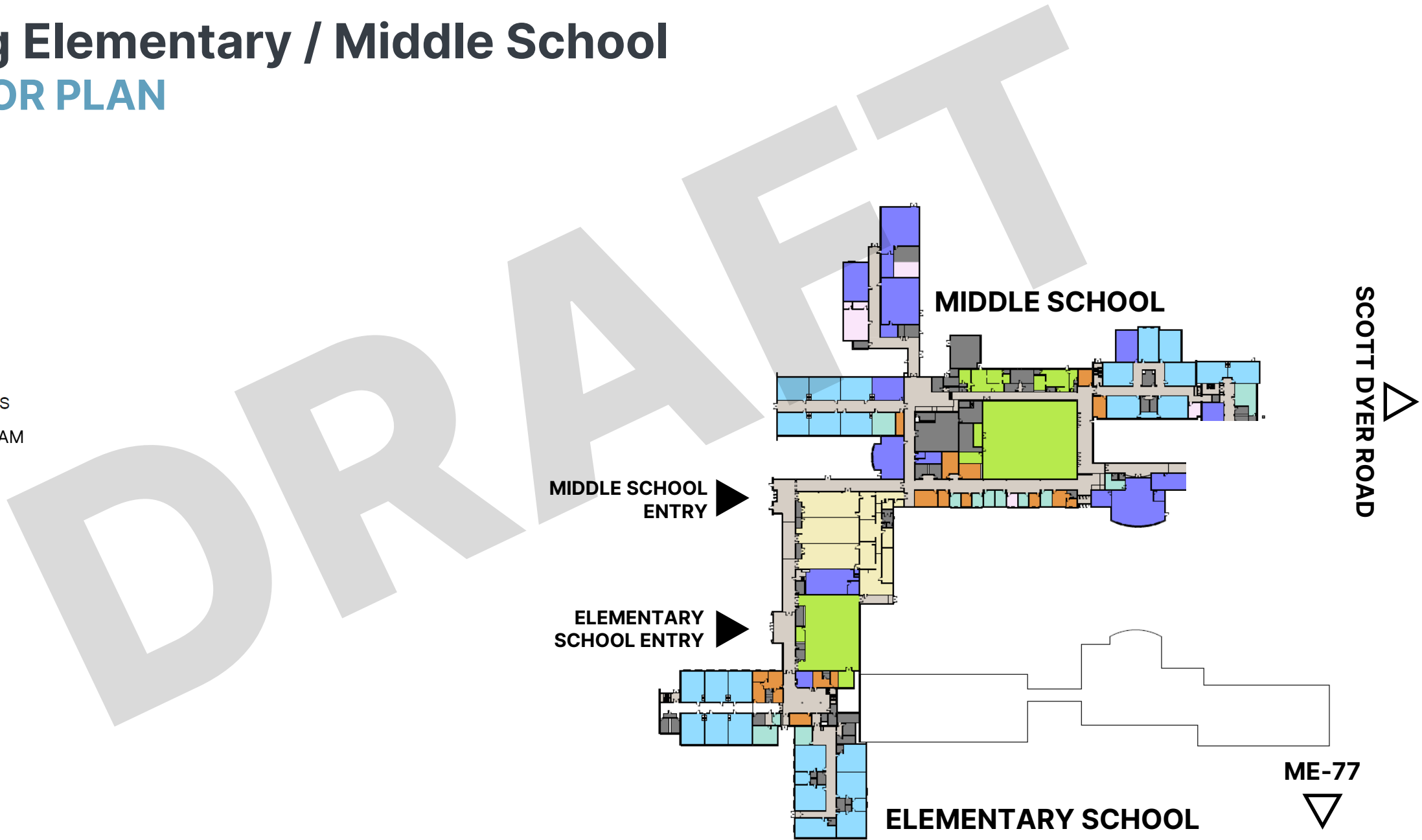
UPDATED 3/28/24

Existing Elementary / Middle School

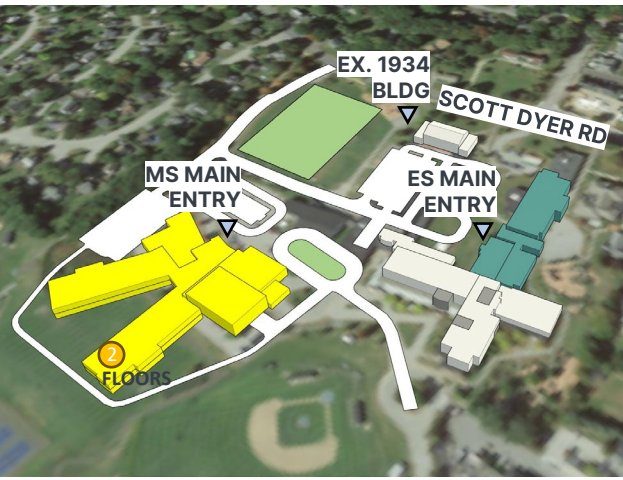
1ST FLOOR PLAN

LEGEND

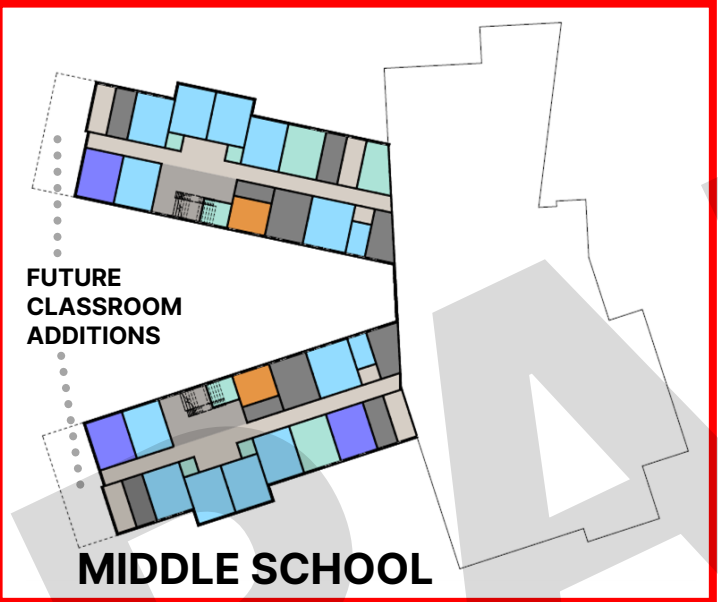
- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES
- DISTRICT PROGRAM



OPTION E3.1: ES/MS 1ST FLOOR



EXISTING BUILDING	HS ADDITION
DEMOLITION	MS ADDITION
RENOVATION	ES ADDITION



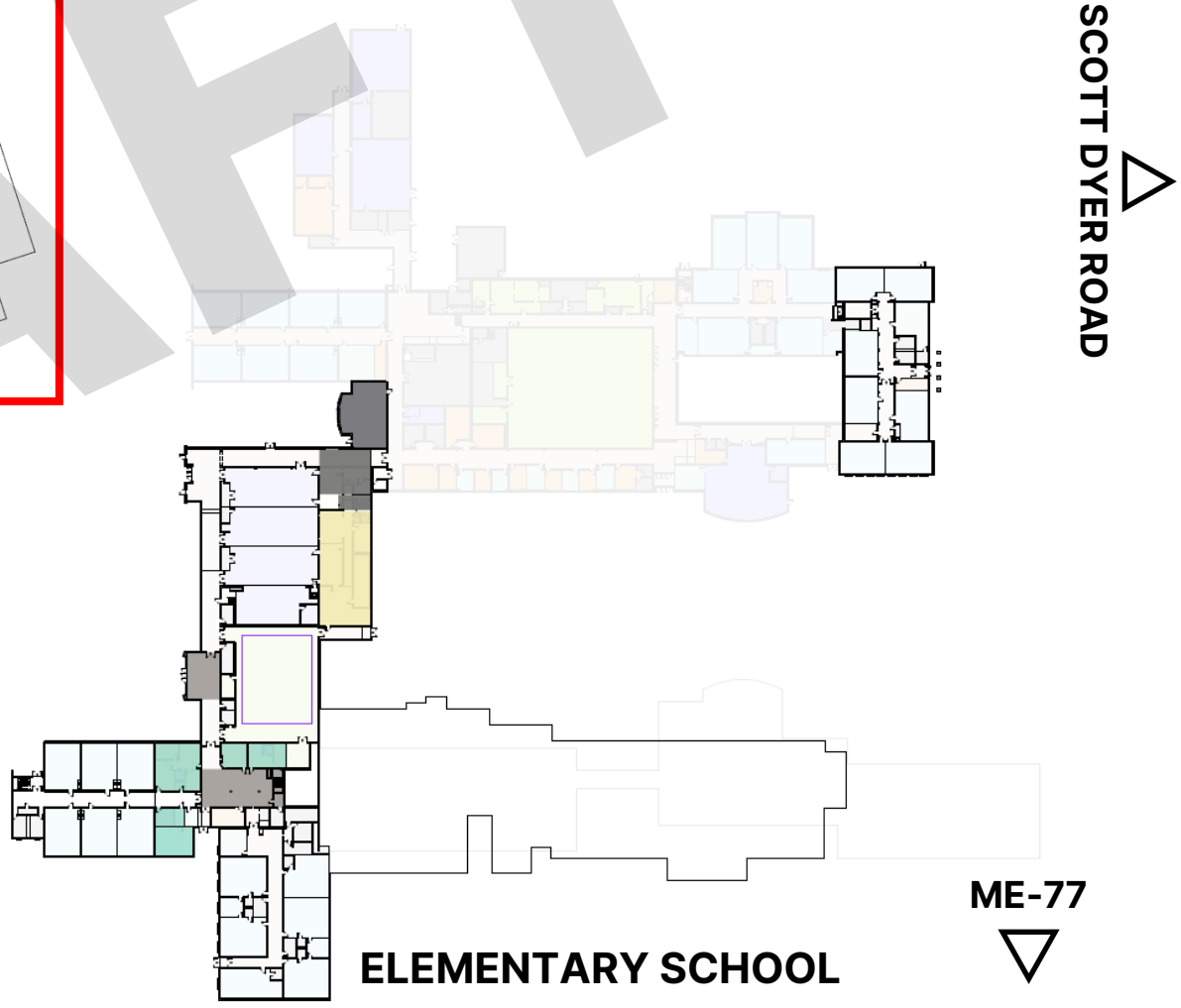
LEGEND

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

OPTION E3.1 SCOPE	SF
ES ADDITION	46,751 SF
ES RENOVATION	11,448 SF
NEW MS	114,355 SF

- SUMMARY OF POTENTIAL SCOPE (SBAC TO CONFIRM):**
- Repairs at ES, MS and quantity of repairs to HS=TBD
 - Addresses cafeteria improvements at ES/MS; Reno to HS=TBD
 - Addresses security improvements at ES, Admin addition, wayfinding, & other scope TBD
 - Wayfinding renovation down to sub/pull-over space
 - Addresses Title IX renovation
 - Relocates at ES for RTI
 - Relocates District Programs to HS, or currently not in plan
 - Meets classroom and restroom counts and needs. ES programming deficit. Confirming missing program spaces after SPED meeting.
 - Relocate LWCF Soccer Field on site and requires relocation of fields off-site.

SCOPE TO BE UPDATED PENDING SBAC DIRECTION ON 3/28/24



UPDATED 3/28/24

Existing Elementary / Middle School

2ND FLOOR PLAN & LOWER LEVEL

LEGEND

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

EXISTING ES/MS
LOWER LEVEL

EXISTING ES/MS
2ND FLOOR

MIDDLE SCHOOL

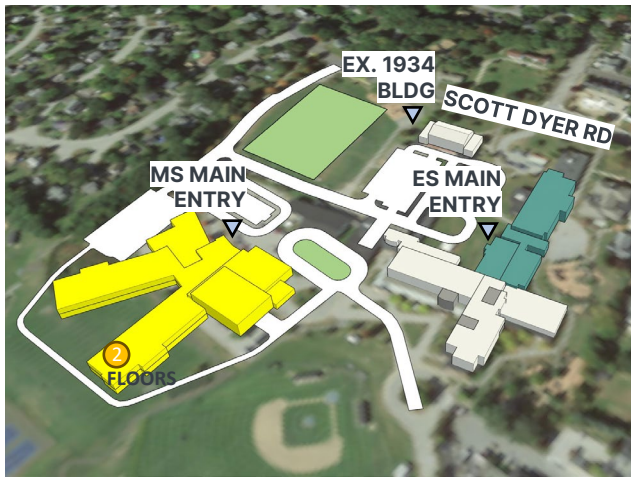
SCOTT DYER ROAD

ELEMENTARY SCHOOL

ME-77

EXISTING





- EXISTING BUILDING
- HS ADDITION
- DEMOLITION
- MS ADDITION
- RENOVATION
- ES ADDITION

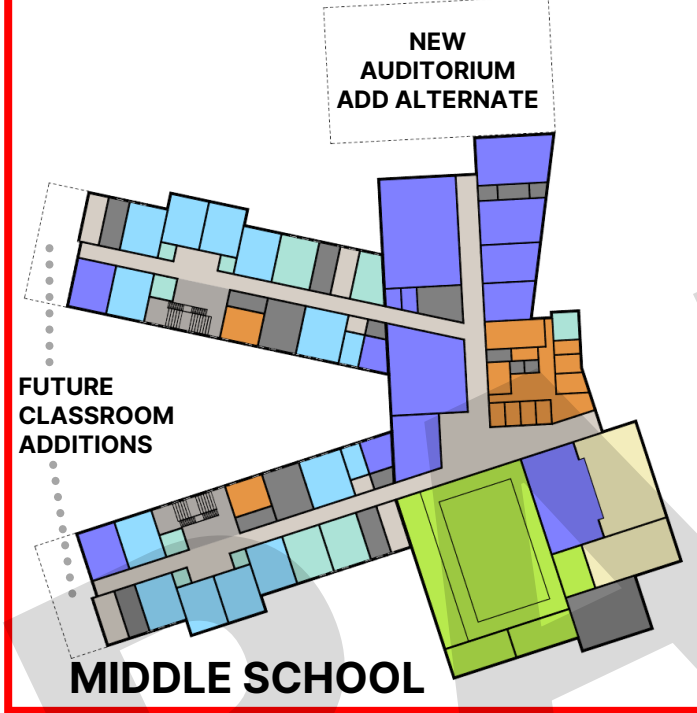
SUMMARY OF POTENTIAL SCOPE (SBAC TO CONFIRM):

- Repairs at ES, MS and quantity of repairs to HS=TBD
- Addresses cafeteria improvements at ES/MS; Reno to HS=TBD
- Addresses security improvements at ES, MS, Admin addition, wayfinding, & other scope TBD
- Wayfinding renovation down to ES, MS, Admin addition, pull-over space
- Addresses Title IX, ADA, and other accessibility issues at ES for RTI
- Relocates District Programs to HS, or other location currently not in plan
- Needs assessment meets classroom and restroom counts and needs. ES programming deficit. Confirming missing program spaces after SPED meeting.
- Relocate LWCF Soccer Field on site and requires relocation of fields off-site.

SCOPE TO BE
UPDATED PENDING
SBAC DIRECTION ON
3/28/24



UPDATED 3/28/24

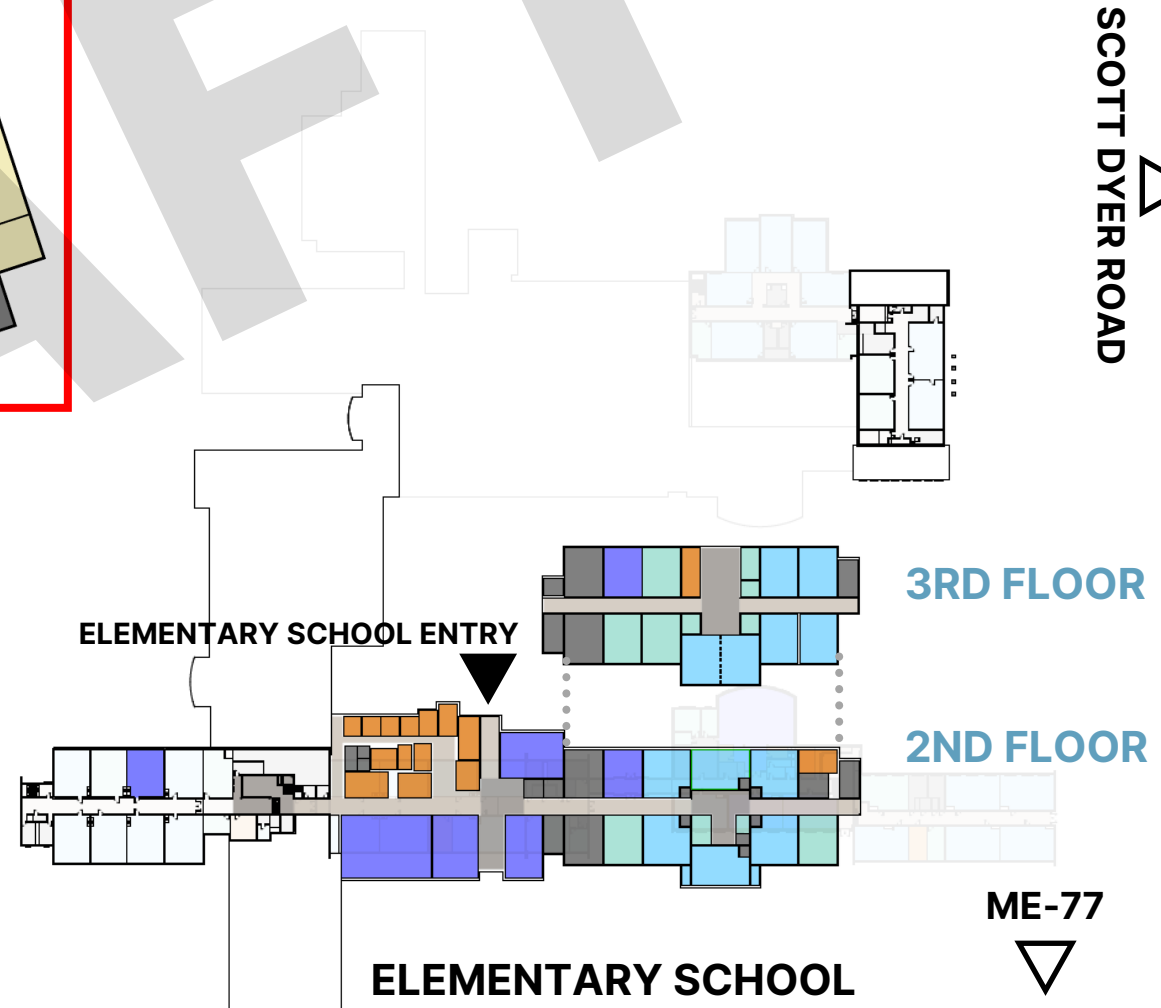


LEGEND

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

**OPTION E3.1: ES/MS
2ND & 3RD FLOOR**

OPTION E3.1 SCOPE	SF
ES ADDITION	46,751 SF
ES RENOVATION	11,448 SF
NEW MS	114,355 SF



LONG-TERM PLANNING DIAGRAMS

& Alternate Approach to ES in E3.1

DRAFT

Option E3.1 Alternate Approach Now
 Build New Middle School (Not Shown)
 Demo: 98,866 sf
 Adds: +/- 46,000 sf
 - - - - - Approx fire barrier locations added to existing
 ■ ■ ■ ■ ■ Approx fire wall locations at new additions

- Right sizes classrooms at 2 grade levels
- Provides new allied arts and library
- Provides new admin
- **Simplifies fire separation**
- Uses former middle school as swing space during construction
- Simplifies mechanical/electrical transition
- Sets up site for future reno or replacement of remaining classroom wings, gym and cafe

Alt Approach Now
 Minimize fire separation reno, more centralized admin

E3.1

Option E3.1 Alternate Approach Future
 Demo: 42,690 sf
 Adds: +/- 50,800 sf
 - - - - - Approx fire barrier locations added to existing
 ■ ■ ■ ■ ■ Approx fire wall locations at new additions

- Option to replace remaining classroom wings. Allows for right sizing spaces and accommodating universal PK and CDS if state requires school district to provide these services.
- Option to replace new gym, cafe, stage to meet future needs

Alt Approach Future
 Improvements and replacement at elementary school

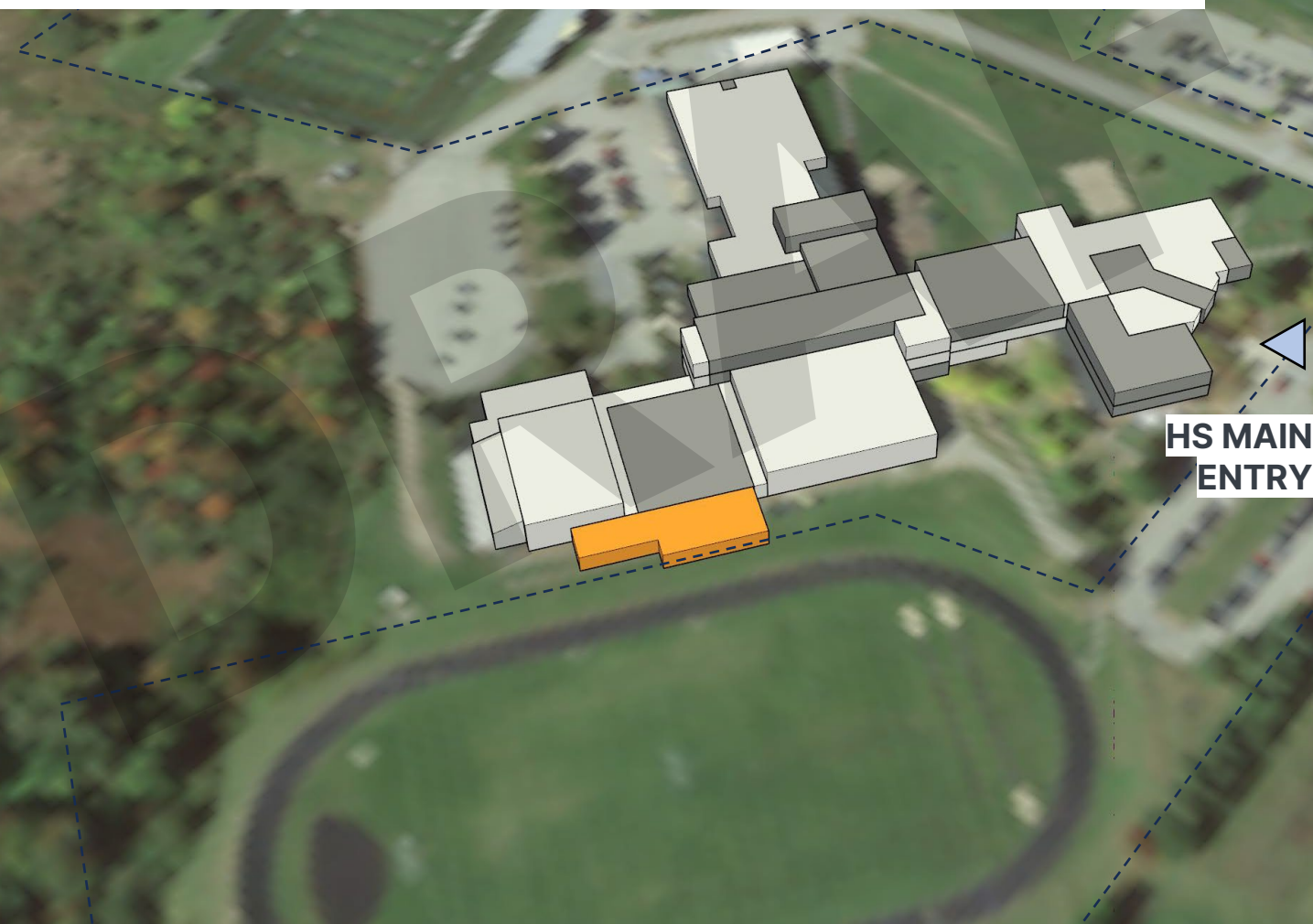
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UPDATED 3/14/24

HS SLIDES AND IMAGERY TO BE DETERMINED BASED ON SCOPE SELECTED BY SBAC NIGHT OF 03/28/24

HIGH SCHOOL



HS MAIN ENTRY

-  EXISTING BUILDING
-  DEMOLITION
-  RENOVATION
-  HS ADDITION



Next Steps

DRAFT



Next Steps

Tonight's outcome will impact the cost of each option.

- Update Cost and Tax Impact
- Update Ad
- Update Presentation

We must have final direction on the following items by end of 3/28/24 Meeting:

- Naming Convention of Options
- Scope for Modified Option E
- HS Scope to be included
- Matrix Information
- Text for Ad
- Determine if Dashboard is to be included in Ad and Presentation

