

School Board
School Building Committee
Wednesday, June 3, 2026
5:00 PM
CEMS - Chorus Room [Door #7]
14 Scott Dyer Rd

[Enter CEMS using the side Door #7 entrance, closest to the marked parking lot, past the ball field & service driveway. The Chorus Room will be on your immediate left.]

Notice to the public: There is no public comment at School Building Committee meetings. Questions and comments can be directed to the committee's email address:
SchoolBuildingProjectQuestions@CapeElizabethSchools.org

Meeting will be recorded, technology permitting.

Members

Chris Boniakowski, Chair	Caitlin Sweet, Vice-Chair
Dave Bagdasarian	Tim Hebda
Daniel Chase	Tiffany Karnes
Patrick Cotter	Sarah Rubin
Jocelyn Dickson	Caitlin Ramsey
Jenn Grymek	Jonathan Sahrbeck

Agenda

- a. Harriman Monthly Update
- b. Monthly Update by Owner's Rep - Turner & Townsend Heery
- c. Fundraising Update by Superintendent and Business Manager

Adjourn

Upcoming meetings: 7/1/26, 8/12/26

Building Committee Meeting

Cape Elizabeth Public Schools

Cape Elizabeth, Maine

June 3, 2026



Harriman

COMMUNITY-DEVELOPED DESIGN STATEMENT:

"A secure and nurturing community hub that fosters a joy of learning and collaboration by supporting students' discovery of their full potential."



Agenda

1. Project Updates:

- Review of Schedule/Milestones
- Updates on Recent Meetings
- Contractor Prequalification Update
- Early Site Package Update
- 85% Estimate Update
- Bidding Update
- Stage Design Update
- Site Diagram of Temporary Drop-off/Parking

2. Committee to Prioritize Alternates

3. Owner's Project Manager Update

4. Fundraising & Finance Update

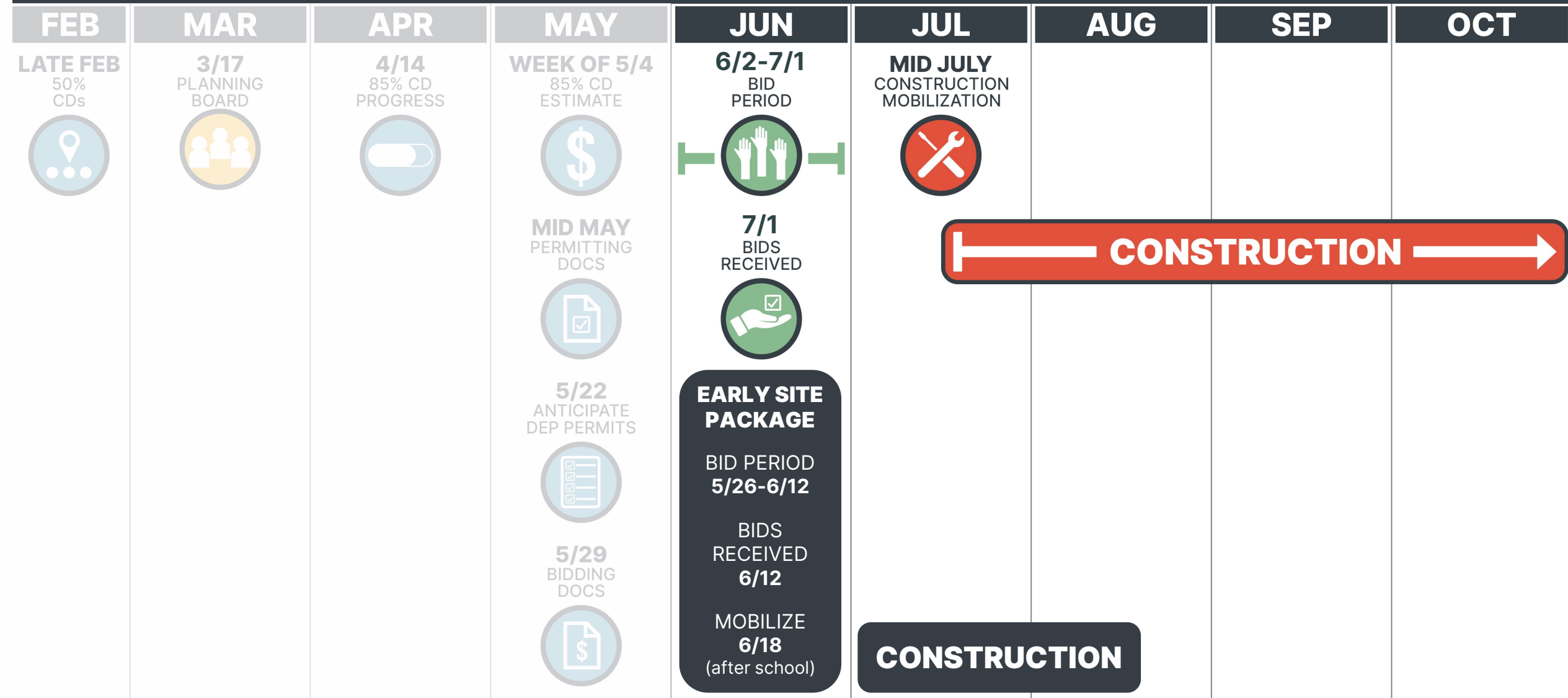
5. Next Steps

Project Updates



Project Updates: Schedule and Milestones

2026



Project Updates: **Updates on Recent Meetings**

- **Meeting with State Fire Marshal:**

- Reviewed project and plans with SFM as a courtesy
- SFM made a few recommendations to note in drawings to expedite his review period.
- SFM thought this project should be a quick turn around.
- Discussed and noted that several items (Sprinkler, Hoods) are deferred review elements.

- **Coordination with CMP:**

- Coordination with CMP for design is complete.
- CMP work is minimal over typical project, due to CESD owning much of the equipment.

Project Updates: **Contractor Prequalification Update**

- **Received 6 submissions:**
 - Landry French Construction
 - PC Construction
 - Great Falls Construction
 - Sheridan Construction
 - Doten's Construction
 - Boman Constructors
- **Prequalified 5 contractors:**
 - Landry French Construction
 - PC Construction
 - Great Falls Construction
 - Sheridan Construction
 - Boman Constructors

Doten's submission resulted in not being a prequalified contractor.

CESD, in concert with legal counsel, provided a response to Doten's.

Project Updates: **Early Site Package Update**

- Known plan holders:
 - Aceto
 - ConstructConnect
 - Great Falls Construction
 - RJ Grondin
 - Sargent Corp
 - Shaw Brothers Constructions
 - Gorham Sand & Gravel reached out via email to inquire where to find drawings.
- Mandatory Pre-Bid Walk: Tuesday 6/2
- Bids Due June 12, 2026

Project Updates: **85% Estimate Update**

- Aligns with project budget.
- Discuss which alternates are a priority, if necessary, on bid day.

Project Updates: **Bidding Update**

- Projects were advertised in PPH and KJ newspapers and BGS website.
- Prequalified contractors were notified by Owner's Rep of their prequalification.
- Harriman followed up with the prequalified contractors to make sure they know when drawings will be released.
- Drawings Released for Bidding: Tuesday 6/2
- Mandatory Pre-Bid Walk: Wednesday 6/9
- Bid Period: 6/2 to 7/1
- Bid Opening: 7/1 at 2pm at Town Hall

Project Updates: **Stage Design Update**

Architectural Scope:

- Stage access via ramp and stairs (ramp widened for easier maneuvering access)
- Stage openings are supported by both side of the stage (to café for more intimate performances, theater practice, community usage – speakers, etc) (to Gym for larger scale performances)
 - Stage openings have **motorized partitions with STC rating of not less than 52.**
 - An STC rating of 52 is considered very good for sound isolation.
 - Normal speech is largely inaudible through the partition.
 - Loud speech or music may be faintly heard but is significantly reduced.
 - It is suitable for environments requiring privacy or minimal noise transfer, such as conference rooms, offices, high-end residential walls, or recording studios
- During large performances in the gym, the cafeteria can be used for changing and performance set up.
- **Electrified 'blackout' shades on** Café and Gym windows.
- Electric Solar Tube controls to block out light from above
- Stage has **main curtains** on both sides/openings

Project Updates: Stage Design Update

Architectural Scope (cont.):

- Stage has **360-degree traveler curtains**
- Drama storage right off stage
- A/V storage right off stage
- Under stage folding chair storage both side of stage
- Proscenium Opening on Gym :
 - **Existing** MS stage **41-4" wide x about 11' high** (height above floor below 2'-8")
 - **Proposed** MS Stage (Gym side) – **40' Wide x 12' H** (height Gym above floor 3'-0")
- Required smoke hatches at top of stage due to size of stage
- **Existing** MS Stage is roughly **1,100 SF**; **Proposed** Stage is roughly **2,000 SF**

Project Updates: Stage Design Update

Electrical Lighting Scope:

- **Stage lighting controls that integrate with the building lighting control system** and is provided with user interfaces on the Stage, in the Cafeteria and in the Gymnasium.
- **User interfaces** will allow occupants to turn lighting ON/OFF and RAISE/LOWER room lighting for general use plus the Stage location having the ability for presets for a speaker or basic scene using the stage lighting instruments. Presets to be as determined by the owner nearing completion of construction.
- The Performance Stage Lighting System will allow **control of “house” / room lighting** on the Stage, in the Cafeteria and in the Gymnasium with a **portable lighting control board**.
- **Lighting instruments are included in the design** to allow full presentation on the Gymnasium side and basic speaker level presentation from the Cafeteria side. Lighting instruments can be moved around as the owner wishes.

Project Updates: Stage Design Update

Technology / AV Scope:

- **Both spaces feature:**
 - Audio reinforcement
 - Digital wireless microphone systems
 - Large-format video presentation systems
 - Assistive listening technology
 - Networked Dante audio infrastructure
 - Centralized touch-panel control.

The systems are designed to provide **simple day-to-day operation by school staff while offering flexibility to accommodate more complex productions and special events** (particularly for the Gymnasium). Main equipment for both systems will be located in enclosed racks on the stage.

Project Updates: Stage Design Update

Technology / AV Scope:

- The **Gymnasium audio system** includes **professional grade loudspeakers** mounted on the Proscenium (left, center, and right) and a **ceiling mounted subwoofer**. There are **two additional ceiling mounted loudspeakers closer to the bleachers**.
- The **Cafeteria audio system** includes **beam steering array loudspeakers** on each side of the Proscenium and a **portable subwoofer** that can be plugged-in and used on an as needed basis. The Gymnasium system is intended to be used for more complex productions, when required.
- Both spaces include RF-based assistive listening systems.

Project Updates: **Stage Design Update**

Technology / AV Scope:

- To support **larger events and performances**, the **gymnasium** includes a **portable, Dante-enabled digital stage box** (installed in a portable case) and a **digital mixing console** (case included).
 - The stage box provides **sixteen microphone inputs and eight audio outputs** and allows specialized hardwired microphones and audio devices to be connected directly on stage and routed to their intended location via XLR cables.
 - When enabled, all audio signals are transported to an included 32-channel digital mixing console through the Dante network. The intended mixing location for the Gymnasium (table/desk recommend) is in front of the bleachers.
 - This position serves as the primary control location for more complex productions. Normal operational control for both audio and video will be through the touch panel.
 - The Cafeteria system also has the ability to utilize the stage box and mixing console, but is intended to be used for more basic applications.
 - Each system has a Bluetooth receiver located on the side of the proscenium.

Project Updates: Stage Design Update

Technology / AV Scope:

- Both systems include **(2) four channel digital wireless microphone systems. 8 wireless mics can be active simultaneously for each space.**
- The Gymnasium and Cafeteria systems include the following (basis of design products noted):
 - (8) Shure ULXD2 handheld transmitters equipped with SM58 microphone capsules
 - (8) Shure ULXD1 bodypack transmitters with WL185 lavalier microphones
 - The Gymnasium also includes (8) Shure TwinPlex TH53 headset microphones
- In the Gymnasium, there are XLR input jacks on the left and right sides of the Proscenium (HDMI input for the projector is on the left side) and on the stage (left and right). In the Cafeteria, there are XLR input jacks on the left and right sides of the stage apron (HDMI input for the projector is on the right side).
- The following **wired mics are included**, intended to be used primarily with the stage box:
 - (6) Shure Beta 58A microphones
 - (4) Shure SM81 condenser microphones

Project Updates: **Stage Design Update**

Technology / AV Scope:

- Both spaces will have **high-lumen, ceiling mounted projectors**.
- The **Gymnasium projector** will be in a **protective enclosure attached to a powered lift**, roughly 25' from the projection screen. Video sources, such as laptops, will be connected through HDMI input locations – left side of the Proscenium in the Gymnasium and the right side of the stage apron in the Cafeteria.
- Each space will include a **rack-mounted Blu-ray player**. Video routing and source selection will be managed through digital media switchers and wall-mounted touchscreen control interfaces.

Committee to Prioritize Alternates

2

Committee to Prioritize Alternates: **Review of Alternates**

If Contractor's cost comes in higher than budget:

- Deduct Alternates 2a/2b; 3; 4; 5; 6; 7; 8; 9; 10; 11 are cost reduction alternates.
- Add Alternates 1; 12; 13 are not likely to fit into the budget.
- There may be a scenario where you could accept enough deduct alternates noted above to include add alternates

If Contractor's cost comes in lower than budget:

- Deduct Alternates 2a/2b; 3; 4; 5; 6; 7; 8; 9; 10; 11 stays in the project with base bid.
- Add Alternates 1; 12; 13 may be added up to the proposed budget.

Committee to Prioritize Alternates: Review of Alternates

- \$\$\$\$\$ 1. **Alternate No. 1: Pond Cove Elementary (PCES) School Ventilation Cooling.**
- **Base Bid:** PCES replacement roof top unit to provide heated ventilation air only.
 - **Alternate:** PCES replacement roof top units to include cooling. Include all additional structural reinforcing for units, additional electrical panel and circuiting added for the cooling, and noted additional architectural finish work.
- \$\$ 2. **A. Alternate No. 2a: Cape Elizabeth Middle School (CEMS) Acoustic Veneer Ceilings in lieu of Acoustic Wood Ceilings.**
- **Base Bid:** Provide Linear Acoustic Wood Ceilings (LWC) and Curved Linear Acoustic Wood Ceilings (CLWC) as indicated on the A70 series drawings.
 - **Alternate:** In lieu of the LWC shown, substitute for Linear Acoustic Veneer Ceilings (LVC). In lieu of the CLWC shown, substitute for Curved Linear Acoustic Veneer Ceilings (CLVC).
- \$\$\$ 2. **B. Alternate No. 2b: Cape Elizabeth Middle School (CEMS) Acoustic Veneer Ceilings and ACT Cloud Ceilings in lieu of Acoustic Wood Ceilings.**
- **Base Bid:** Provide Linear Acoustic Wood Ceilings (LWC) and Curved Linear Acoustic Wood Ceilings (CLWC) as indicated on the A70 series drawings.
 - **Alternate:** In lieu of the LWC, substitute to CLVC ceilings at Corridor BC101 – North of the skylight and at Vestibule BV101; in lieu of LWC at Community Stairs, substitute to LVC; and in lieu of LWC at Corridors BC102, BC101 – South of the skylight, “NODE”s in AC001, DC001, AC101, DC101 substitute to ACT ceiling clouds.

Committee to Prioritize Alternates: **Review of Alternates**

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3. **Alternate No. 3: Cape Elizabeth Middle School (CEMS) Painted Gypsum Drywall in lieu of Hardwood Veneer Plywood Wall Paneling.**

- a. **Base Bid:** Install hardwood veneer plywood wall paneling in Café (south wall adjacent to stage – west of cC line and east of cE line) / Community stairs (elevation A6 & B6 on A81-9M) / Band room (where referenced to detail B1/A82-M on elevation A2 & B2 on A81-2M).
- b. **Alternate:** In lieu of hardwood veneer plywood wall paneling install painted finished GPDW in Café (south wall adjacent to stage – west of cC line and east of cE line) / Community stairs (elevation A6 & B6 on A81-9M) / Band room (where referenced to detail B1/A82-M on elevation A2 & B2 on A81-2M).

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4. **Alternate No. 4: Cape Elizabeth Middle School (CEMS) ACT Cloud Ceilings in lieu of Acoustic Wood Ceilings at Library - B115.**

- a. **Base Bid:** Provide Linear Acoustic Wood Ceilings (LWC) in Library – B115 as indicated on the A70 series drawings.
- b. **Alternate:** In lieu of the LWC in Library – B115, substitute to ACT ceiling clouds.

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5. **Alternate No. 5: Cape Elizabeth Middle School (CEMS) Wood Benches**

- a. **Base Bid:** Provide wood benches at Corridors: AC003, DC003, AC103, BC102, DC102 as indicated in drawings.
- b. **Alternate:** Eliminate wood benches at Corridors: AC003, DC003, AC103, BC102, DC102 and install flooring, finished and painted gypsum drywall (in BC102), and rubber wall base (in BC102) to finish where benches are omitted.

Committee to Prioritize Alternates: **Review of Alternates**

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6. Alternate No. 6: Cape Elizabeth Middle School (CEMS) Cementitious Acoustical Wall Panels (CAWP)

- a. **Base Bid:** Provide CAWP on walls as indicated on the drawings in Art – B132, Multi-Use Allied Arts – CPU Science – B116, Multi-Use Allied Arts – Health Sciences – B122, and Cafeteria – C101.
- b. **Alternate:** Eliminate the CAWP on walls in Art – B132, Multi-Use Allied Arts – CPU Science – B116, Multi-Use Allied Arts – Health Sciences – B122, and on the East, South and West walls of Cafeteria – C101 (remains on North wall). Paint gypsum drywall at locations of eliminated CAWP.

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7. Alternate No. 7: Cape Elizabeth Middle School (CEMS) Storage Millwork

- a. **Base Bid:** Provide the millwork on elevation D6/A81-6M shown in Science Prep A013, Science Prep D013, Science Prep A113, and Science Prep D114; on elevation E4/A81-7M shown in Band Room Office B130; on elevation C1/A81-4 in Art Storage B133; wall hung cabinets on elevation F1/A81-3M in Band/Music Instruction; and on elevation E5/A81-4M in Tech Room B123.
- b. **Alternate:** Eliminate the millwork from elevation D6/A81-6M shown in Science Prep A013, Science Prep D013, Science Prep A113, and Science Prep D114; from elevation E4/A81-7M shown in Band Room Office B130; from elevation C1/A81-4 in Art Storage B133; and wall hung cabinets from elevation F1/A81-3M in Band/Music Instruction; and from elevation E5/A81-4M in Tech Room B123.

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8. Alternate No. 8: Cape Elizabeth Middle School (CEMS) Solar Tubes in Gymnasium

- a. **Base Bid:** Provide (8) solar tubes in Gymnasium C109 as indicated in drawings.
- b. **Alternate:** Omit installation of (8) solar tubes in Gymnasium C109. Acoustic decking, and R3 roofing shall be installed continuously in place of the openings.

Committee to Prioritize Alternates: **Review of Alternates**

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9. **Alternate No. 9: Cape Elizabeth Middle School (CEMS) Library Circulation Desk**

- a. **Base Bid:** Provide library circulation desk in Library B115 as indicated in the drawings.
- b. **Alternate:** Omit installation of library circulation desk in Library B115. Owner will provide desks as part of FFE package.

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10. **Alternate No. 10: Cape Elizabeth Middle School (CEMS) Exterior Fenestration Sunshades**

- a. **Base Bid:** Provide exterior aluminum sunshades on exterior fenestration as indicated in the drawings.
- b. **Alternate:** Omit installation of exterior aluminum sunshades on exterior fenestration.

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11. **Alternate No. 11: Cape Elizabeth Middle School (CEMS) Courtyard Improvements**

- a. **Base Bid:** Provide granite seating and steps at graded amphitheater; granite benches in courtyard; ADA raised planter beds; and 'stay mat' at locations beneath the planters.
- b. **Alternate:** Omit granite seating and steps at graded amphitheater; granite benches in courtyard; ADA raised planter beds; and 'stay mat' at locations beneath the planters. In place of benches, seating, and 'stay mat', carry grass at these locations. The omitted 'stay mat' and the granite bench that interrupts the asphalt walkway between plaza's shall be replaced with asphalt walkway.

Committee to Prioritize Alternates: **Review of Alternates**

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12. Alternate No. 12: Cape Elizabeth Middle School (CEMS) Integrated Security System

- a. **Base Bid:** Provide Integrated Security System as indicated by Division 27 specifications and drawings.
- b. **Alternate:** Provide Integrated Security System by owner's preferred vendor "Verkada" as indicated by Division 27 specifications and drawings.

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13. Alternate No. 13: Cape Elizabeth Middle School (CEMS) Classroom Wireless Access Control Door Hardware

- a. **Base Bid:** Provide manual locking door hardware at classrooms as indicated in drawings and specifications.
- b. **Alternate:** In lieu of manual locking door hardware at classrooms, provide wireless access control door hardware at locations identified in the door schedule. Reference Divisions 08 and 27 for additional information.

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14. Alternate No. 14: Cape Elizabeth Middle School (CEMS) Performance Stage Lighting

- a. **Base Bid:** Provide stage lighting in Gym, Stage, and Cafeteria as identified in drawings.
- b. **Alternate:** Eliminate stage lighting in Gym, Stage, and Cafeteria as indicated in drawings. Power infrastructure, controls, and circuiting will still be provided under this alternate for future fit up by school district. Gym cages, and lighting pipes shall still be included under this alternate.

Owner's Project Manager Update

3

Fundraising & Finance Update

4

Next Steps

5

Next Steps

- **Staff Presentations:** June 9th
- **Bid Opening:** July 1st 2PM
- **Next Meeting:** July 1st 5PM

**CAPE ELIZABETH NEW MIDDLE SCHOOL
AND POND COVE RENOVATIONS PROJECT BUDGET**



Report Date: 6/1/2026

Cost Category	Base Contract Descriptions	Budget	Committed Funds	Un-Committed Budget	Approved Invoices To Date	% Billed to Date	Balance Remaining of Committed Funds	% Remaining	Comments
A	Construction	\$ 70,541,202.00	\$ -						
1.1	Middle School Construction ESTIMATE	\$ 50,341,093.00	\$ -	\$ 50,341,093.00	\$ -		\$ -		
1.2	Pond Cove Construction ESTIMATE	\$ 9,097,657.00	\$ -	\$ 9,097,657.00	\$ -		\$ -		
1.3	Site Work ESTIMATE	\$ 11,102,452.00	\$ -	\$ 11,102,452.00	\$ -		\$ -		
B	ADMINISTRATIVE COSTS & RESERVES	\$ 10,194,184.00							
2	Land Purchase and Related Costs	\$ -	\$ -	\$ -					
	(Not Applicable)								
3	Moveable Equipment	\$ 2,953,264.00	\$ -	\$ 2,953,264.00					
3.1	Equipment	\$ 1,476,632.00	\$ -	\$ 1,476,632.00	\$ -				
3.2	Technology	\$ 1,476,632.00	\$ -	\$ 1,476,632.00	\$ -		\$ -		
4	Advertising, Legal, & Insurance	\$ 16,500.00	\$ -	\$ 16,500.00					
4.1	Advertisements	\$ 6,500.00	\$ -	\$ 6,500.00	\$ -				
4.2	Legal Fees	\$ 10,000.00		\$ 10,000.00	\$ -		\$ -		
4.3	Insurance - Builders Risk	\$ -	\$ -	\$ -	\$ -				
4.4	Referendum Costs	\$ -	\$ -	\$ -	\$ -				
5	Percent for Art	\$ 50,000.00	\$ -	\$ 50,000.00					
5.1	Installation Costs	\$ 45,000.00	\$ -	\$ 45,000.00	\$ -				
5.2	Maine Arts Commission	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -				
5.3	Artist's Commission	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -				
5.4	Other	\$ -	\$ -	\$ -	\$ -				
6	Project Reserves	\$ 120,300.00	\$ 21,905.00	\$ 98,395.00					
6.1	Owners Reserve	\$ 25,300.00	\$ 21,905.00	\$ 3,395.00	\$ 21,905.00	100%	\$ -	0%	Moors, Standard & Poors, US Bank
6.2	Utility Fees	\$ 95,000.00	\$ -	\$ 95,000.00	\$ -				
				\$ -					
7	Project Contingency	\$ 7,054,120.00	\$ -	\$ 7,054,120.00					
7.1	5% Construction Contingency	\$ 3,527,060.00	\$ -	\$ 3,527,060.00	\$ -				
7.2	5% Construction Bid Contingency	\$ 3,527,060.00	\$ -	\$ 3,527,060.00	\$ -				
C	Fees & Services	\$ 5,764,607.30							
					\$ -				
8	Architect / Engineer Basic Services	\$ 4,094,057.30	\$ 4,094,057.30	\$ -					
Pre-referendum	Concept Design Agreement	\$ -	\$ -	\$ -	\$ -				Harriman
8.1	Construction Documents & Bidding	\$ 3,004,292.75	\$ 3,004,292.75	\$ -	\$ 2,589,941.87	86%	\$ 414,350.88	14%	Harriman
8.2	Construction Administration	\$ 1,089,764.55	\$ 1,089,764.55	\$ -	\$ -	0%	\$ 1,089,764.55	100%	Harriman
9	Architect / Engineer Additional Services	\$ -	\$ -	\$ -	\$ -		\$ -		

**CAPE ELIZABETH NEW MIDDLE SCHOOL
AND POND COVE RENOVATIONS PROJECT BUDGET**



Report Date: 6/1/2026

Cost Category	Base Contract Descriptions	Budget	Committed Funds	Un-Committed Budget	Approved Invoices To Date	% Billed to Date	Balance Remaining of Committed Funds	% Remaining	Comments
10	Architect / Engineer Reimbursables	\$ 19,150.00	\$ -	\$ 19,150.00	\$ -		\$ -		
10.1	Printing	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -		\$ -		
10.2	Postage and Shipping	\$ 500.00	\$ -	\$ 500.00	\$ -		\$ -		
10.3	Mileage	\$ 7,000.00	\$ -	\$ 7,000.00	\$ -		\$ -		
10.4	State Fire Marshal Office Fees	\$ 1,150.00	\$ -	\$ 1,150.00	\$ -		\$ -		
10.5	AGC	\$ 500.00	\$ -	\$ 500.00	\$ -		\$ -		
11	Site Selection	\$ 8,500.00	\$ -	\$ 8,500.00					
11.3	Phase 1 Environmental	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -		\$ -		
11.4	Wetlands and Vernal Pool Assessment	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -		\$ -		
12	Permitting and Approvals	\$ 107,400.00	\$ 16,132.62	\$ 91,267.38					
12.1	Traffic Permitting	\$ -	\$ -	\$ -	\$ -		\$ -		
12.2	Environmental Permitting	\$ 76,500.00	\$ 16,132.62	\$ 60,367.38	\$ 16,132.62	100%	\$ -	0%	DEP Fee, Sebago, Cumberland County
12.3	Utility Fees	\$ 500.00	\$ -	\$ 500.00	\$ -		\$ -		
12.4	City / Town Approvals	\$ 30,400.00	\$ -	\$ 30,400.00	\$ -		\$ -		
13	Survey and Soils	\$ 198,500.00	\$ 103,576.65	\$ 94,923.35					
13.2	Geotech	\$ 40,000.00	\$ 26,076.65	\$ 13,923.35	\$ 26,076.65	100%	\$ -	0%	Gillespie Associates _ Base + Mod1
13.5	Off-Site Improvements Design	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -		\$ -		
13.6	Hardous Material Inventory, services and oversight	\$ 108,500.00	\$ 77,500.00	\$ 31,000.00	\$ 32,250.00	42%	\$ 45,250.00	58%	Haley and Ward Phase 1 preconstruction
14	Construction Testing	\$ 275,000.00	\$ -	\$ 275,000.00					
14.1	Construction Testing	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -		\$ -		
14.2	Special Inspections	\$ 75,000.00	\$ -	\$ 75,000.00	\$ -		\$ -		
14.3	DEP Inspections	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -		\$ -		
15 & 16	OPM Services	\$ 885,000.00	\$ 885,000.00	\$ -					
15	Project Coordination	\$ 485,000.00	\$ 485,000.00	\$ -	\$ 229,658.25	47%	\$ 255,341.75	53%	T&T Heery
16	Clerk of the Works/Field PM	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -	0%	\$ 400,000.00	100%	T&T Heery
17	Commissioning	\$ 177,000.00	\$ 176,308.00	\$ 692.00					
17.1	Commissioning Agent	\$ 177,000.00	\$ 176,308.00	\$ 692.00	\$ -	0%	\$ 176,308.00	100%	Sparhawk
18	Other Professional Services	\$ -	\$ -	\$ -					
			\$ -		\$ -				
TOTAL PROJECT COST		\$ 86,499,993.30	\$ 5,296,979.57	\$ 81,203,013.73	\$ 2,915,964.39	55%	\$ 2,381,015.18	45%	
			check	\$ 81,203,013.73		check	\$ 2,381,015.18		



Cape Elizabeth Schools
Milestone Project Schedule
6/1/26



ID	Task Name	Duration	Start	Finish
1	SCHEMATIC DESIGN	69 days	Tue 7/1/25	Fri 10/3/25
4	DESIGN DEVELOPMENT	162 days	Thu 11/20/25	Fri 7/3/26
23	CONSTRUCTION DOCUMENTS	102 days	Thu 1/8/26	Fri 5/29/26
24	Start	1 day	Thu 1/8/26	Thu 1/8/26
25	Phasing Meeting with Town Agencies (Antic	0 days	Tue 4/21/26	Tue 4/21/26
26	90% CD Package Submission	1 day	Wed 5/13/26	Wed 5/13/26
27	100% CD Package Submission	1 day	Fri 5/29/26	Fri 5/29/26
28	BIDDING / PROCUREMENT	36 days	Mon 6/1/26	Mon 7/20/26
29	Review bid package	15 days	Mon 6/1/26	Fri 6/19/26
30	Early Site Package Contractor Walkthrough	0 days	Tue 6/2/26	Tue 6/2/26
31	Site walk with School Dept for Traffic during Const	0 days	Wed 6/3/26	Wed 6/3/26
32	Mandatory GC walkthrough/Site Visit	0 days	Tue 6/9/26	Tue 6/9/26
33	Eary Site Package bids Due	0 days	Fri 6/12/26	Fri 6/12/26
34	Geneal Contractor Bids Due	0 days	Wed 7/1/26	Wed 7/1/26
35	Award / Contract finalization	14 days	Wed 7/1/26	Mon 7/20/26
36	CONSTRUCTION	572 days	Tue 7/21/26	Wed 9/27/28
37	Mobilization	10 days	Tue 7/21/26	Mon 8/3/26
38	ES (Elementary School) additions site work	60 days	Tue 8/4/26	Mon 10/26/26
40	MS Building Construction	18 mons	Tue 8/4/26	Mon 12/20/27
39	ES additions contruction	60 days	Tue 10/27/26	Mon 1/18/27
41	MIDDLE SCHOOL Occupancy	1 day	Tue 12/21/27	Tue 12/21/27
42	Site Construction / Demo	200 days	Wed 12/22/27	Tue 9/26/28
43	Substantial Completion	1 day	Wed 9/27/28	Wed 9/27/28
44	CLOSEOUT	75 days	Thu 9/28/28	Wed 1/10/29
45	Record documents	60 days	Thu 9/28/28	Wed 12/20/28
46	Complete	15 days	Thu 12/21/28	Wed 1/10/29

Project: Cape E - TTH Milestone Date: Mon 6/1/26	Task	Project Summary	Manual Task	Start-only	Deadline	Progress
	Split	Inactive Task	Duration-only	Finish-only	Manual Progress	Progress
	Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress	Progress
	Summary	Inactive Summary	Manual Summary	External Milestone	Manual Progress	Progress

Cape Elizabeth Community and Staff Issues Logs



Report Date: 6/1/2026

From	Source	Date	Question	Acknowledgment Email back date?	Responsibility	Forwarded Date	Notes/Response
Theresea Fox	School Building Site Email	10/1/2025	I am interested in how the new road to the school will look like off Scott Dyer and how it will affect the Elizabeth Park homes. Also any noises buffer planned?	10/15/25	Gorill Palmer/Harriman	10/15/25	Harriman and Site Engineer have made revisions ot the plans that should address this questions/concern
Brian Harris	School Building Site Email	various see notes for dates	See Attachement Brian Harris Comments"	at every email	Gorill Palmer/Harriman	at every email	12/9; 12/3; 11/14; 11/12; 10/31; 10/29 twice; 10/27; 10/16 twice; 10/1
Rebecca Fernald	School Building Site Email & Direct email to Dr. Record	12/19/2025	I am writing to advocate for designing the new cafeteria in a way that efficiently incorporates a recycling/composting system. As a member of the town Recycling Committee, I and other committee members have been working with staff at the schools on implementing composting and it has been working very well at the high school and middle school and the elementary school is a work in progress. The middle school has separate bins for the following: food waste (to be composted through Garbage to Garden), trash, liquid, CLYNK for returnable bottles and cans, recycling (paper, cartons, etc.). After consulting with middle school staff who oversee the composting and recycling at the cafeteria, it would make the process for waste separation and disposal easier and more efficient if the waste stations were set up to be the only option and would be part of the regular flow of dismissal at the end of the lunch period. The system needs to be set up in a way that makes it convenient for staff to empty and clean the bins including easy access	12/22/25	Harriman	12/19/2025	Harriman noted that in the new design recycling spaces, bins, etc. will all be accounted for. During the design and procurement of the FFE the separate bins as noted in the email. Harriman has discussed this with the school department staff.
Corrine Bell	School Building Site Email & Direct email to Dr. Record	11/12/2025	sent commentson 4 markedup site plans for consideration see attached	11/26/25	Harriman	11/12/2025	Harriman reviwewed with Site Engineer and have made adjustments to the plans

From	Source	Date	Question	Acknowledgment Email back date?	Responsibility	Forwarded Date	Notes/Response
David Bagdasarian	Email to project team	1/21/2026	Intercommunications systems for the new school project	01/21/26	Harriman	1/21/2026	Harriman has discussed with consultant and can place this system as the Basis of Design system. Alternate systems would have to meet the requirements of the basis of design. Is that the direction we should be
David Bagdasarian	Email to project team	12/16/2026	Given that the building doesn't have a separate backup heating system, am I right to assume the design includes reheat coils that help temper ventilation air during normal operation, and that could also help maintain some level of heat in those spaces if the primary VRF system were down or struggling during extreme cold?	12/18/26	Harriman	12/18/2026	Our design directive is to have an all-electric HVAC system. We are achieving this with VRF heat pumps that will provide heating and cooling. Indoor units in each space will provide individual temperature control. There will be around 8 indoor units piped to a single outdoor unit. Should an outdoor unit fail, we are limiting how many rooms are affected. Air handlers with heat recovery and VRF coils will provide ventilation air which can heat and cool to room neutral temperatures as well as dehumidify. The air handlers will each have their own outdoor VRF units. The basis-of-design for the VRF will be Mitsubishi which can provide heating down to negative 22 deg F. We plan have the contractor provide extra outdoor units as part of the project that the owner can store and have on standby. For any nominal capacity outdoor unit, there will be one spare provided. This will likely result in around 3 or 4 units that will need to be stored somewhere on site. (8, 10, 12, 14 ton unit) Should a unit fail, they can be installed without having to wait for normal lead times.
David Bagdasarian	Email to project team	12/18/2026	Can you help point me to where the storage and access for the spare outdoor VRF units is shown, including any garage-style door access and adjacent outdoor area needed to deploy a unit with a forklift or similar equipment?	01/08/26	Harriman	1/9/2026	I'm compiling the information on what specifically we are storing and sizes of units so that we can work with you and your team to best determine the appropriate amount and location of storage of these units. I'll still compile that data so we are clear on it. It may be that other district location need to be considered, although we understand that there may limitations at all locations.
Chris Record	Email to project team	1/8/2026	our tech folks (Troy Patterson and Jason Lund) would like another chance to meet with you	01/08/26	Harriman	1/8/2026	I plan to take some time to review the comments that came back from technology from the previous round of edits. I'll plan to email respond and then allow them the opportunity to meet from my correspondence

From	Source	Date	Question	Acknowledgment Email back date?	Responsibility	Forwarded Date	Notes/Response
David Bagdasarian	Email to project team	3/3/2026	<p>The School Board has asked for some additional clarification. To respond clearly and completely, I now need two items:</p> <p>1. A comprehensive, line-item breakdown of the renovation and systems work included in the Pond Cove bond (excluding the new administrative addition), including:</p> <ul style="list-style-type: none"> • Location / area • System • Detailed scope description • Quantities and units, where applicable • Base construction cost per line item <p>2. A corresponding list of any items that were removed from the original bond scope and shifted to the CIP, including:</p> <ul style="list-style-type: none"> • Location / area • System • Detailed scope description • Associated dollar amount <p>This information is necessary for Board response, operational planning, and</p>	03/03/26	Harriman and T&THeery with School Department		CLOSED
Niko Dietsch	Email to building project questions	3/4/2026	Committee has identified several school-renovation questions related to energy usage and alignment with the Town's climate action plan, which was recently adopted by the Town Council.	03/06/26	Harriman and T&THeery with School Department	3/4/2026	
Niko Dietsch	Follow-up to 3/4/5 email	3/18/2026	Sent a follow-up email looking for an update		Harriman and T&THeery with School Department		
Michael Hussey	Email to public Mailbox	3/18/2026	Sent to public email box, Cindy Voltz forwarded to us. Capano Field and Middle School Fields	3/18 via Cindy Voltz	Harriman and School Dep't		
School Tech		3/23/2026	Card Readers at all doors?				3/23 zoom meeting with Chris Record, Jamie Ouellette. Lisa & myself to show where they have been added to the
School Tech	Teams Meeting	3/25/2026	Irrigation Discussion				Looking for the contractor to provide temp power for irrigation during contraction. Pointed out where irrigation currently is for design.
Design Team	Teams Meeting	3/25/2026	Internal weekly teams meeting				Base bid without AC & Add Alternate with
SBC	Town Meeting	4/8/2026	Is the Project Solar Ready				Resolved reviewed at last meetng

From	Source	Date	Question	Acknowledgment Email back date?	Responsibility	Forwarded Date	Notes/Response
School Building Questions Email	School Building Questions Email	5/28/2026	Contractors, Final Cost Estimate and anticipated accuracy of the estimate percentage	06/01/26	TTH	5/28/2026	Responded with answers
Chris Gorski	School Building Questions Email	5/7/2026	Number of questions regarding the stage and performance areas		Harriman		Harriman will present information at the June SBC meeting
Megan Carmelli	School Building Questions Email	5/24/2026	Questioned if there was a performing art space planned for the new building		Harriman		Harriman will present information at the June SBC meeting
Cate Gilbane	School Building Questions Email	5/21/2026	The acoustics, lighting, scenery hanging, and safety are crucial components and easily addressed before construction. There has been discussion that these elements are missing from the current		Harriman		Harriman will present information at the June SBC meeting
Vendor	Direct email to School Dept		KI Pilot Classroom Opportunity		All		Question from a vendor for FFE suggestions. Harriman and TTH will coordinate during FFE design period
Tom Murley	School Building Questions Email	5/14/2026	Fundraising update		School Dept		Update from next SBC meeting will be forwarded
Becky Brosnan	School Building Questions Email	5/10/2026	Additional performing arts space questions		Harriman		Harriman will present information at the June SBC meeting



How will this project benefit students and the Cape Elizabeth community?

The new Cape Elizabeth Middle School and targeted improvements at Pond Cove Elementary School will provide safe, modern, and flexible learning environments designed to support today's educational needs and those of future generations. In addition to improving safety, accessibility, and building systems, the project will create welcoming spaces for learning, collaboration, arts, athletics, and community use—strengthening the student experience and broader Cape Elizabeth community.

Why is the Cape Elizabeth School Department seeking philanthropic support from the community?

The \$86.5 million bond approved by voters fully funds the construction of the school through taxpayer support. Philanthropic giving offers an opportunity for individuals, families, and community partners to help offset a portion of the public investment, support shared spaces, and celebrate Cape Elizabeth's values through a once-in-a-generation project that will serve students and residents for decades.

Is there a fundraising goal for the project?

The Cape Elizabeth School Department has identified a range of naming recognition opportunities associated with spaces throughout the new school. Taken together, these opportunities represent a total philanthropic potential of approximately \$18 million, or just over 20% of the total project cost. Every gift, regardless of size, contributes to offsetting a portion of the public investment, helping reduce the financial burden on taxpayers.

Is there a minimum gift amount?

No. Gifts of every size are welcome and meaningful. Every contribution helps offset a portion of the public investment in the project and supports the creation of a safe, modern learning environment for Cape Elizabeth students and the broader community.

How will donors be recognized?

Donors will be recognized in ways that are thoughtful, appropriate, and consistent with the values of Cape Elizabeth schools. Depending on the level of support, recognition may include named spaces, inclusion on recognition displays within the school, and/or acknowledgment on the project website. All recognition is designed to honor generosity while preserving a welcoming and student-centered environment.

What is the approval process for naming recognition?

All naming recognition opportunities follow a formal review and approval process to ensure consistency with school policies, community values, and long-term stewardship. Final approval rests with appropriate school leadership and governing bodies, such as the Cape Elizabeth School Board and Town Council.

Can I make a multi-year pledge?

Yes. Donors making a naming recognition gift may choose to fulfill their commitment through a multi-year pledge, allowing gifts to be spread over time. This flexibility makes participation more accessible while supporting long-term planning for the project.

May I give in honor or in memory of someone?

Yes. Gifts may be made in honor or in memory of a loved one, offering a meaningful way to recognize individuals who have made an impact on your life or the Cape Elizabeth community.

Can I contribute assets other than cash?

Yes. In addition to cash gifts, donors may contribute appreciated securities, donor-advised fund distributions, or other assets. The Cape Elizabeth School Department Business Office is happy to discuss giving options that align with your philanthropic goals.

Are gifts tax-deductible?

Gifts may be eligible for a charitable tax deduction in accordance with applicable law. Donors should consult their tax advisor regarding their specific situation.

Who can I contact for more information?

For questions about the Cape Elizabeth School Building Project or ways to contribute, please contact Marcia Abbott, MBA, Business Manager, Cape Elizabeth School Department, at mabbott1@capeelizabetschools.org or 207-799-2217. We are happy to answer questions and share additional details.





Naming Opportunities

The Cape Elizabeth School Department has identified a range of naming recognition opportunities associated with spaces throughout the new Cape Elizabeth Middle School and Pond Cove Elementary School to acknowledge philanthropic support for the project. Collectively, these opportunities represent meaningful private support toward the overall cost of the building, with every gift, regardless of size, contributing to offsetting a portion of the public investment.

The list below includes 43 distinct spaces and areas, with recognition levels ranging from \$10,000 to a \$5 million gift commitment naming the entire Cape Elizabeth Middle School building.

AREA	# OF OPPORTUNITIES	MINIMUM DONATION	AREA	# OF OPPORTUNITIES	MINIMUM DONATION
Entire Building	1	\$5,000,000	Admin Conference Room	1	\$60,000
Instructional Wing	2	\$2,000,000	Science Classroom	12	\$60,000
Allied Arts – Music & Art Wing	1	\$1,000,000	Admin Teacher Room	1	\$50,000
Gymnasium	1	\$1,000,000	Kitchen/Kitchen Staff Office	1	\$50,000
Café	1	\$750,000	Tech Office Suite	1	\$50,000
Library	1	\$600,000	SPED / Intervention / Resource Room	7	\$40,000
Cafetorium Stage / Performing Area	1	\$500,000	World Language Classroom	4	\$40,000
Pond Cove Elementary Admin Suite	1	\$500,000	General Classroom	12	\$35,000
Administrative Suite	1	\$400,000	Principal's Office	1	\$35,000
Band Room	1	\$400,000	Assistant Principal's Office	1	\$25,000
Band / Music Instruction Room	1	\$300,000	OT/PT Room	1	\$20,000
Chorus / Music Instruction Room	1	\$300,000	Gifted & Talented/ Collab Space	1	\$15,000
Art Instruction Room	1	\$200,000	Teacher Work Room	4	\$15,000
Admin Reception / Waiting Area	1	\$150,000	Admin Counselor Office	2	\$10,000
Outdoor Playground	1	\$150,000	Admin Social Worker Office	2	\$10,000
Solar Energy System	1	\$150,000	Admin Strategist Office	1	\$10,000
Allied Arts CPU Science Classroom	1	\$100,000	Band Room Office	1	\$10,000
Allied Arts Health Sciences Classroom	1	\$100,000	Library Support	1	\$10,000
Allied Arts Health & Wellness Classroom	1	\$75,000	PE Instructors Office	1	\$10,000
Nurse's Station	1	\$75,000	Psych / Intervention / Speech / Multi-Lingual Room	4	\$10,000
Pond Cove Elementary Nurse's Station	1	\$75,000	Small Group Room	4	\$10,000
Pond Cove Elementary STEAM Room	1	\$75,000			

For additional information about the school building project, naming recognition opportunities, or ways to contribute, please contact Marcia Abbott, MBA, Business Manager, Cape Elizabeth School Department, at 207-799-2217 or mabbott1@capeelizabethschools.org.





Donor Information (please print or type)

Name _____
 Billing address _____
 City _____ State _____ Zip/Postal Code _____
 Telephone (Home) _____ (Business) _____ (Cell) _____
 E-Mail Address _____
 Company/Employer _____

Pledge and Payment Information

I pledge to make a gift to Cape Elizabeth School Department in the amount of \$ _____
 to be paid now or over _____ years on the following basis:
 Monthly Quarterly Semi-annually Yearly I plan to start my payments on _____ (Date)
 I plan to make this contribution in the form of: cash check credit card securities
**Please consult your tax advisor for the best method for funding your pledge.*
 I am making my gift in memory of or in honor of (choose one, print name below if applicable):
 Name of person to recognize _____
 Please send notification of my gift to _____
If your employer has a Matching Gift Program, please enclose the appropriate form.

Please make checks or other gifts payable to: Cape Elizabeth School Department

Credit Card: Visa MasterCard American Express Discover
 Name on card _____
 Credit card number _____ Exp. Date _____ CSC/CVV _____
 Authorized signature _____

Acknowledgement Information

Please print your name(s) as you wish it to appear in donor recognition and future publications:

 I wish to have my/our gift remain anonymous.
 Signature _____ Date _____

Thank you for your generous donation to the Cape Elizabeth School Building Project!

Your gift is dedicated to supporting the Cape Elizabeth School Department. Donors who may require additional instructions, including those making a gift of securities or giving through a donor-advised fund or foundation, are encouraged to contact Marcia Abbott, MBA, at mabbott1@capeelizabetschools.org or 207-799-2217.

Please forward completed form and payment to:
Marcia Abbott, MBA
 Business Office
 Cape Elizabeth School Department
 320 Ocean House Road
 Cape Elizabeth, ME 04107





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Library	1	\$600,000
Cafetorium Stage / Performing Area	1	\$500,000
Pond Cove Elementary Admin Suite	1	\$500,000
Administrative Suite	1	\$400,000
Band Room	1	\$400,000
Band / Music Instruction Room	1	\$300,000
Chorus / Music Instruction Room	1	\$300,000
Art Instruction Room	1	\$200,000
Admin Reception / Waiting Area	1	\$150,000
Outdoor Playground	1	\$150,000
Solar Energy System	1	\$150,000
Allied Arts CPU Science Classroom	1	\$100,000
Allied Arts Health Sciences Classroom	1	\$100,000
Allied Arts Health & Wellness Classroom	1	\$75,000
Nurse's Station	1	\$75,000
Pond Cove Elementary Nurse's Station	1	\$75,000
Pond Cove Elementary STEAM Room	1	\$75,000
Admin Conference Room	1	\$60,000
Science Classroom	12	\$60,000
Admin Teacher Room	1	\$50,000
Kitchen/Kitchen Staff Office	1	\$50,000
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World Language Classroom	4	\$40,000
General Classroom	12	\$35,000
Principal's Office	1	\$35,000
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Admin Counselor Office	2	\$10,000
Admin Social Worker Office	2	\$10,000
Admin Strategist Office	1	\$10,000
Band Room Office	1	\$10,000
Library Support	1	\$10,000
PE Instructors Office	1	\$10,000
Psych / Intervention / Speech / Multi-Lingual Room	4	\$10,000
Small Group Room	4	\$10,000

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