

Cape Elizabeth School Department
SCHOOL BUILDING COMMITTEE (SBC)

November 5, 2025

6:00 pm

Chorus Room - CE Middle School

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

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

1. Introduction & review of the charge of the committee
2. Review of what was approved in the June 2025 referendum
3. What has been accomplished since the June referendum
4. Timeline review for what lies ahead for the project
5. Fundraising Update
6. Adjourn

Building Committee Meeting

Cape Elizabeth Public Schools

Cape Elizabeth, Maine

November 5, 2025



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. **Introductions**
2. **Building Committee Charge**
3. **What Was Approved at Referendum**
4. **What Has Been Done?**
5. **Where Are We Going?**
6. **Next Steps**

Introductions

1

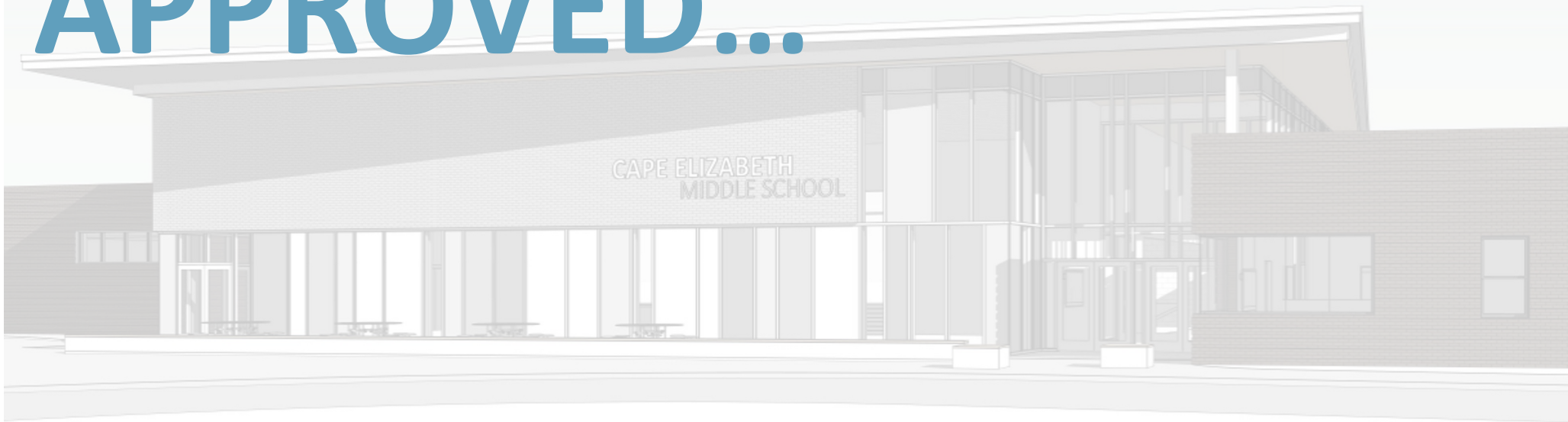
Building Committee Charge

2

What Was Approved at Referendum

3

REVIEW WHAT WAS APPROVED...



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

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Referendum Question 1 & 2

QUESTION 1:

WHEREAS, following a public hearing on March 24, 2025, on April 7, 2025, the Cape Elizabeth Town Council adopted certain votes (the “Votes”) that **authorized expenditures of up to \$86,499,993**, and issuance of the Town’s general obligation bonds therefor, **to construct and equip a critically needed new middle school to replace the current Cape Elizabeth Middle School, and to make other critically needed building repairs and renovations and safety upgrades to Pond Cove Elementary School** (the “School Construction Project”); WHEREAS, the Town Council now desires to submit the School Construction Project and the Votes to a referendum vote pursuant to Article VIII, Section 2 of the Town Charter

QUESTION 2:

WHEREAS, following a public hearing on March 24, 2025, on April 7, 2025, the Cape Elizabeth Town Council adopted certain votes (the “Votes”) that **authorized expenditures of up to \$1,725,000 in the form of gifts and grants to pay for Solar Panels to enhance the new Cape Elizabeth Middle School** (the “Solar Project”); WHEREAS, the Town Council now desires to submit the Solar Project and the Votes to a referendum vote pursuant to Article VIII, Section 2 of the Town Charter

What was Approved at Referendum

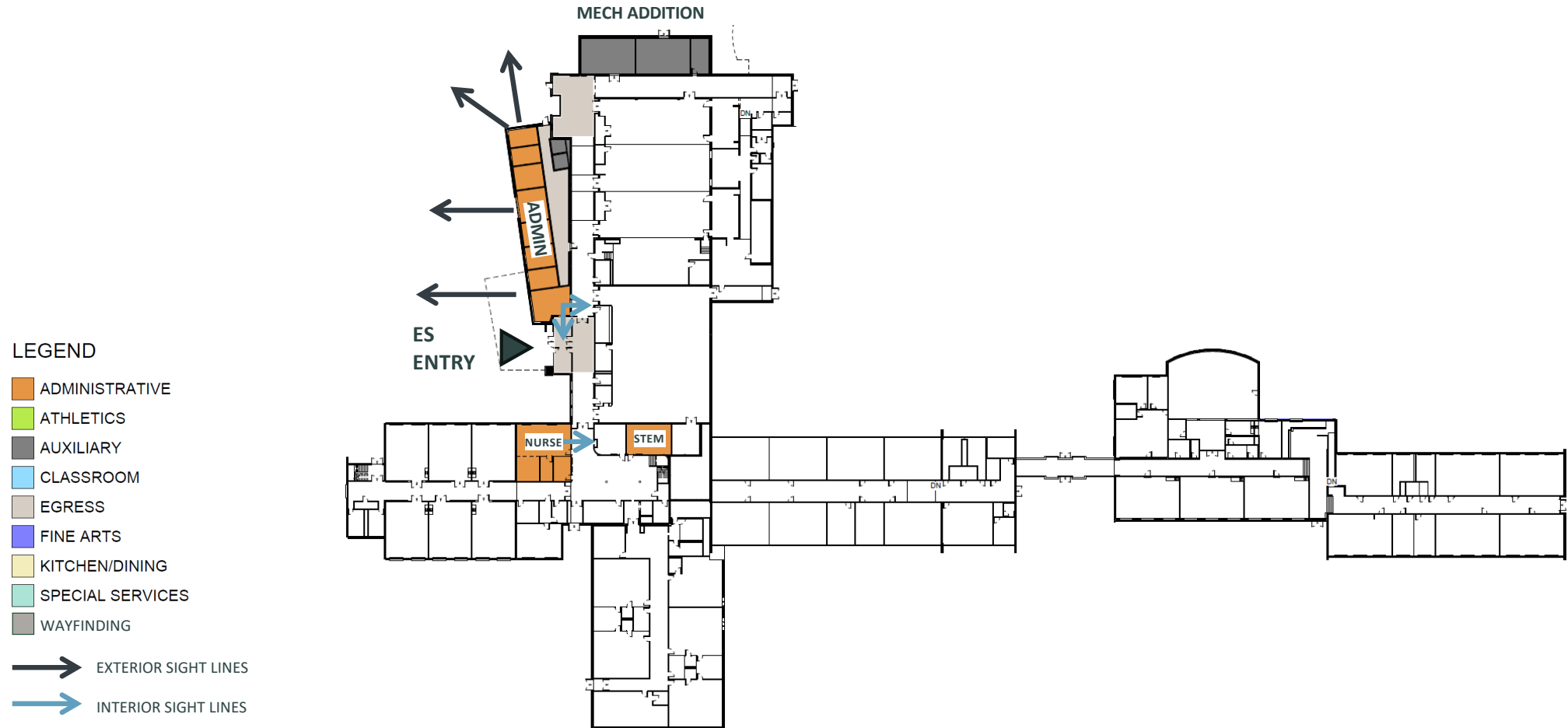


- Secure Entry Vestibule & Administrative Addition
- Mechanical Addition & Mechanical Upgrades
- Right-Sizes the Nurse/Clinic
- Renovates to Provide a STEM Program Space

POND COVE ELEMENTARY SCHOOL NEW SECURE ENTRY & ADMIN ADDITION RENDERING

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Pond Cove Elementary School Floor Plan



What was Approved at Referendum

“A secure and nurturing community hub that fosters a joy of learning and collaboration by supporting students’ discover of their full potential.”

Constructs a NEW Middle School that:

- Addresses critical safety and security needs (both inside and outside)
- Supports Educational Programming Priorities
- Utilizes efficient design that meets modern code & energy standards



NEW MIDDLE SCHOOL SECURE MAIN ENTRY/SCHOOL APPROACH RENDERING

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What was Approved at Referendum

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NEW MIDDLE SCHOOL STAGE RENDERING

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What was Approved at Referendum

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NEW MIDDLE SCHOOL BAND PROGRAM SPACE RENDERING

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New Middle School Floor Plans



LOWER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOMS
- CIRCULATION
- ARTS/LIBRARY
- FOOD SERVICE
- SPECIAL SERVICES
- SIGHT LINES

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What Has Been Done?

4

What Has Been Done?

- Weekly Design and Owner team meetings to review progress and maintain communication
- Established Contract with Design Team and OPM
- Established detailed Project and Permitting Schedule
- Civil team has gathered and developed information for various permitting requirements
- Architectural team is developing and refining the base floor plans
- Developing Phasing Plans for the project
- Soliciting and hiring subconsultants for survey, commissioning, abatement, etc.
- Design Team and Owner worked together to establish and submit applications for SRRF
- DEP public meeting
- Meeting with abutters
- Established and completed programing meetings.

What Has Been Done?

POND COVE ELEMENTARY SCHOOL	
Kick-Off Meeting with Principal	COMPLETE
Staff Update Presentation	COMPLETE
Programming Meeting with PCES Admin (and District Special Education Director)	COMPLETE
Programming Meeting with PCES Nurse	COMPLETE
Programming Meeting with Facilities Director	COMPLETE
Programming Meeting about STEM space	COMPLETE

SAFETY & SECURITY/SITE MEETING	
Public Works	COMPLETE
Police	
Fire Chief	
Code Enforcement	
Town Manager	
SRO	
Town Planner	
IT	
Facilities Director	

NEW MIDDLE SCHOOL	
Kick-Off Meeting with Principal	COMPLETE
MS Leadership Meeting – TODAY	COMPLETE
Staff Update Presentation – TODAY	COMPLETE
Programming Meeting with CEMS Admin	COMPLETE
Programming Meeting with CEMS Nurse	COMPLETE
Programming Meeting with Gen Ed/Grade Leaders	COMPLETE
Programming Meeting with Science Leadership	COMPLETE
Programming Meeting with Special Education	COMPLETE
Programming Meeting with Music/Art	COMPLETE
Programming Meeting with Librarian	COMPLETE
Programming Meeting with Kitchen Director	COMPLETE
Programming Meeting with Athletics/PE	COMPLETE
Programming Meeting with Technology	COMPLETE
Programming Meeting about STEM/Allied Arts	COMPLETE
Programming Meeting with Facilities	COMPLETE
Staff Storefront Meetings	COMPLETE
Maine DEP Public Information Meetings	COMPLETE

FORTHCOMING MEETINGS	
Student Involvement Activity/Meetings (PCES & CEMS)	
Building Committee Kick-Off – TODAY!	

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Programming: Building Upon What We Know

ES/MS PRIORITIZED EDUCATIONAL NEEDS

- **Safety & Security**
- **Site Plan** (safer, more efficient)
- **Teaching & Learning** (supports collaboration/ project based)
- **Layout** (addresses sprawling and collaboration)
- **Main Offices** (suite style, adjacent to entry)
- **Natural Light**
- **Separate Cafeteriums**
- **Storage**
- **Technology upgrades**
- **HVAC** (thermal and acoustic comfort)
- **Sustainability** (energy efficiency)
- **Minimal Disruption to Education**

PRIORITIZED DESIGN PATTERNS

1. **Safety & Security**
2. **Gathering & Collaboration Hubs**
3. **Healthy Building**
4. **Outdoor Learning & Play**
5. **Agile Classrooms**
6. **Sustainability**
7. Flexible Learning Spaces & Furniture
8. Classroom Neighborhoods
9. Professional Work Areas
10. Extended Learning Areas
11. Breakout Spaces
12. Enrichment Spaces

GUIDING PRINCIPLES

1. Joy of Learning
2. Warm, Safe & Inviting
3. STEM & Art Integration
4. Collaboration & Connection
5. Flexible & Adaptable Learning
6. School as a Community Resource
7. Outdoor/Nature Connections

COMMUNITY-DEVELOPED DESIGN STATEMENT

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Programming: Building Upon What We Know

DESIGN PATTERNS

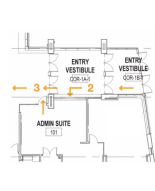
(Priority Order Left to Right)

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Review of Top 12 Design Patterns: Approaches and Priorities

6 Power Patterns:

Safety and Security Entry



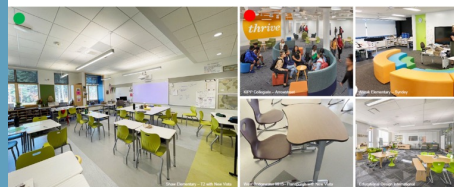
Renovation Renovation Addition New Construction

Outdoor Learning and Play



Renovation Renovation Addition New Construction

Flexible Spaces and Furniture



Renovation Renovation Addition New Construction

Extended Learning Areas



Renovation Renovation Addition New Construction

Gathering and Collaboration Hubs



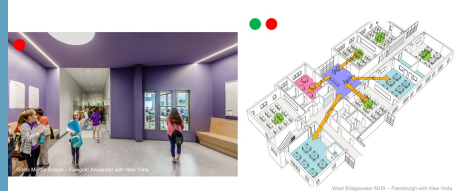
Renovation Renovation Addition New Construction

Agile Classrooms



Renovation Renovation Addition New Construction

Classroom Neighborhoods



Renovation Renovation Addition New Construction

Breakout and Pullover Spaces



Renovation Renovation Addition New Construction

Healthy Building



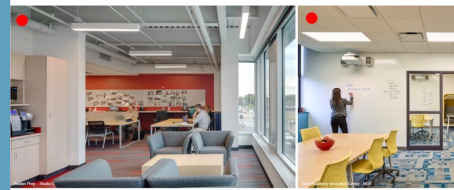
Renovation Renovation Addition New Construction

Sustainability



Renovation Renovation Addition New Construction

Professional Work Areas



Renovation Renovation Addition New Construction

Enrichment Spaces

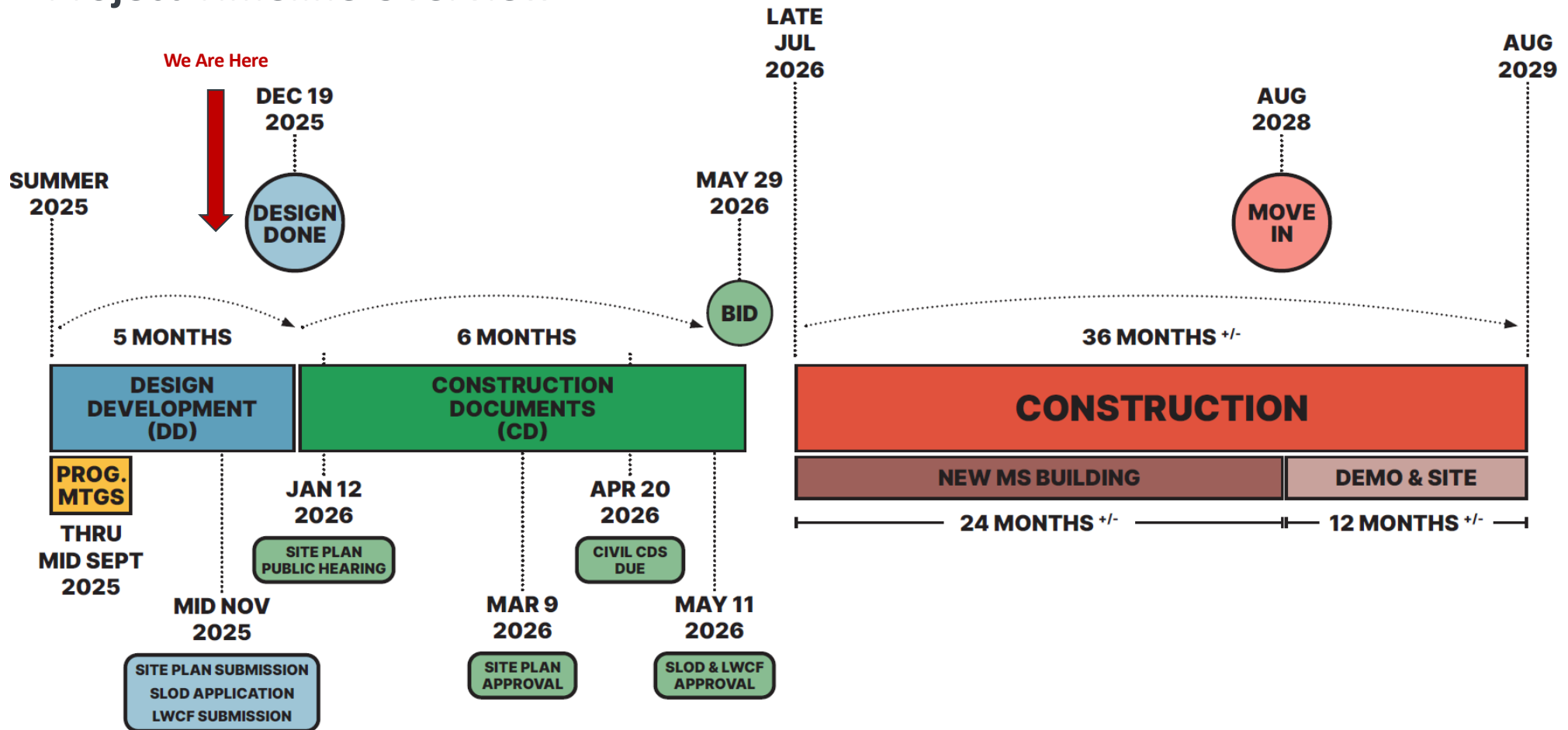


Renovation Renovation Addition New Construction

Where Are We Going?

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Project Timeline Overview

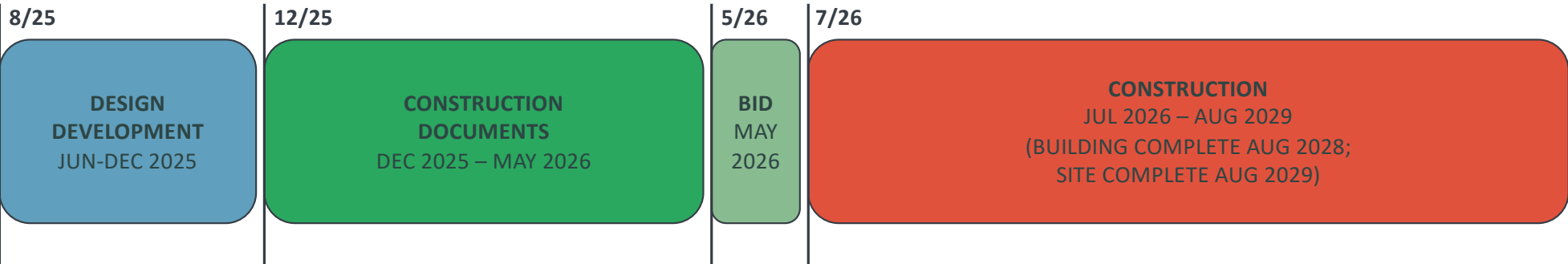
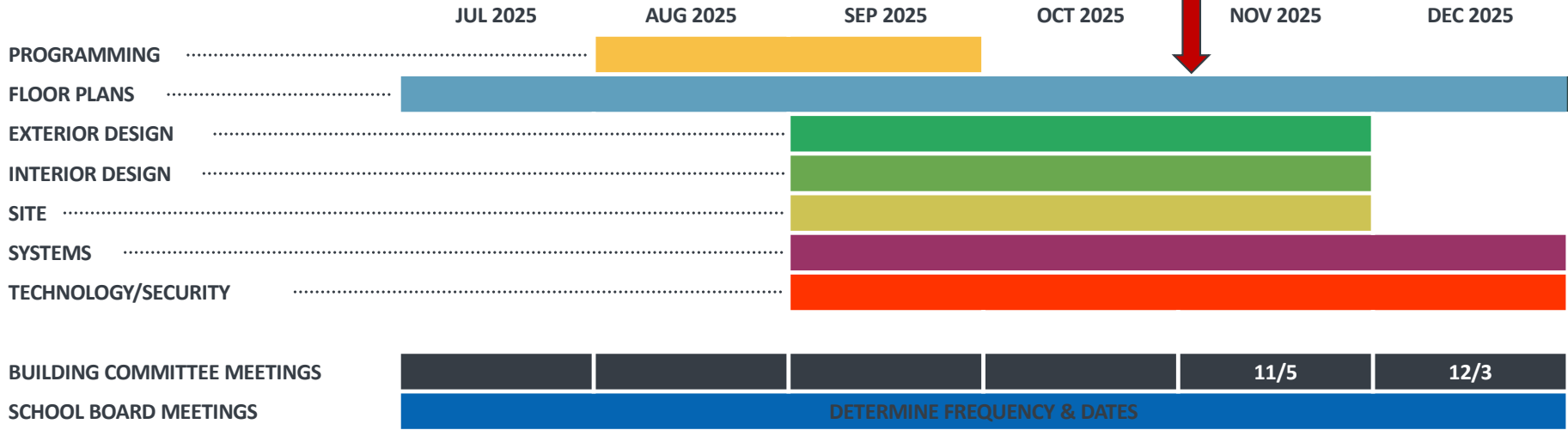
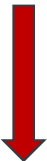


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Design Milestones

We Are Here



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Next Steps

6

Next Steps

- Finalize layout of all spaces
- Complete Design Development – Week of November 17th
- Update Cost Estimate
- Various permitting and site submissions
- Next meeting – December 3rd