

School Board members present:

Christopher Boniakowski
Peter Joy Engel
Jennifer McVeigh
Phil Saucier, *Chair*
Lee Schroeder
Caitlin Sweet
Cynthia Voltz, *Vice Chair*

Superintendent Christopher Record, Ph.D.

MINUTES

Call to Order/Pledge of Allegiance

1. **Update on the building project from Lisa Sawin of Harriman** –[0:45 mins in]

- The Three-School Phased Plan utilizes the existing CIP / Maintenance and Repair Budget over approximately 12 years.
- Harriman’s design team will continue to work with the facilities department to identify priority items.

What has Changed from the “Middle Ground” Proposal?

- 1934 Building removed from scope.
- Backup heat removed from the scope.
- Locker Rooms reduced in size.
- Plan Efficiencies Identified for the MS (e.g., reducing size of cafeteria).
- Pond Cove STEM Addition removed from scope.
- Addressing Some Items with CIP/Repair/Maintenance Budget over 12 years.

Total Project Cost assuming a June 2025 Referendum is approximately \$86.5M. Since the November 2024 referendum, the projected cost of the Middle School/Pond Cove project has risen by 4% because of inflation. If pushed to November 2025, the project cost estimate will increase by one million dollars.

Scope	Cost
Middle School Construction Cost	\$50,341,093
Pond Cove Construction Cost	\$9,097,657
Site Work Construction Cost	\$11,102,452
Overall Soft Cost	\$15,958,791
PROJECT TOTAL	\$86,499,993

Ms. Sawin responded to items raised at the February 11, 2025 Community Forum, *at 8:51 mins in recording*.

Ms. Sawin presented some areas for fundraising opportunities if people are interested in providing financial support, *at 14:55 mins in recording*. Superintendent Record is the contact person.

2. **Comments From Public On Agenda Items** (per [BEDH](#)) – *[22:36 mins in]*

- [Chris Gorski](#) (36 Cliff Ave) - spoke in support of the project.
- [Chris Gorski](#) (28 Farm Hill Rd) - spoke in support of the “well thought out” plan/project.
- [Kate Kerkam](#) (3 Franklin Cir) - strongly supports the project and going to the June ballot.
- [Dave Andrews](#) (15 Grover Rd) - expressed he was also speaking for **Mike Hussey** and **Larry Benoit**. Former SBAC members are interested in sitting down with Harriman.
- [John Dienstag](#) (18 Smugglers Cove Rd) - spoke in support of a June 2025 project vote.
- [Brian Harris](#) (34 Farm Hill Rd) - home abbuts school, concerned with best ways to move kids; Site Design needs to be well thought out, circulation safe/inviting for community; less priority on parking/vehicles. Wants to support but has concerns for how his child will physically get to school safely.

- Lauren Abrami (23 Orchard Rd) - spoke of doing some local canvassing; believes it's important to reset the clock/start somewhere; supports June referendum.
 - Patrick Cotter (5 Thrasher Rd) - supports June referendum; doesn't believe town council should add any other language to the referendum; he has professional background/experience with four school renovation projects and the [fiscal/architectural/design] nightmares involved; need to reset the clock on at least one of these schools.
 - Scott Mazuzan (270 Fowler Rd) - spoke of doing some local canvassing; most expressed interest, similar to his, in the highest and best use of tax dollars, which equated to new construction.
 - Jen Bodenrader (35 Brentwood Rd) - is very concerned about future years' school funding cuts and needed critical repairs; expects the school to continue to require increasing community financial support.
 - Cherie Gustafson (25 Jewett Rd) - supports moving forward as soon as possible; best for mental health and safety of students and staff
 - Elizabeth Biermann (19 Trundy Rd) - supports moving forward as soon as possible; there is always going to be uncertainty; educating the community is a very important piece.
 - Becky Brosnan (7 Patricia Dr) - strongly supports this plan & a June referendum; believes building new to be a better investment in tax dollars
3. **Consideration of the resolution regarding the School Board recommendation to the Town Council for an \$86,499,993 new construction and renovation referendum question and the \$1,725,000 solar array referendum question** - [51:08 mins in] -- Ms. Engel made a motion and read the original resolution in its entirety. Ms. McVeigh seconded the motion. After an exchange by members of the board, there was a 7-0 vote in support.

Resolution Regarding School Board Recommendation on Referendum Question

Resolution Regarding School Board Recommendation on Pond Cove Elementary School/Cape Elizabeth Middle School

WHEREAS, the Cape Elizabeth Town Council is expected to consider one or more votes authorizing expenditures, and issuance of the Town's general obligation bonds up to \$86,499,993 therefor, for the following purposes (referred to as the "School Projects"):

- (i) To construct a new middle school;
- (ii) To construct an addition and renovate Pond Cove Elementary School;
- (iii) To complete site work construction; and
- (iv) For associated necessary construction soft costs

WHEREAS, the Cape Elizabeth Town Council is also expected to consider one or more votes authorizing additional expenditures of up to \$ \$1,725,000 in the form of pledges, gifts, grants and other donations to pay for a solar array on the roof of the new middle school (referred to as the “Solar Project” and together with the School Projects, the “Projects”);

WHEREAS, the Cape Elizabeth Town Council is also expected to consider an order submitting said actions to a Town referendum vote; and

WHEREAS, as the Projects will affect the school budget, the referendum question or questions are required to include a recommendation of the School Board;

WHEREAS, the School Board believes that the Projects will have a substantial beneficial impact on the students in the Town;

NOW THEREFORE, be it hereby Resolved by the Town of Cape Elizabeth School Board as Follows:

- (i) That the School Board recommends that the referendum question or questions regarding the Projects be approved, and
- (ii) That the warrant calling such referendum and the ballot used at such referendum include the School Board’s recommendation

4. **Discussion regarding fundraising efforts to decrease the bond amount** - *[1:10:48 mins in]* -- Dr. Record said there are multiple opportunities, big or little (e.g., art/music wing, gymnasium, library/media center, etc). Anyone with interest or questions is invited to contact the superintendent’s office.
5. **Discussion regarding public outreach and consideration to establish a new Community Engagement Committee** - *[1:12:49 mins in]* -- Each board member expressed support. A draft format/structure will be developed.
6. **Consideration To Adjourn** - *[17:52 mins in]*

Motion: Ms. Sweet Second: Ms. Shroeder Vote: 7-0