

Town of Cape Elizabeth

Cape Elizabeth Public Schools

Cape Elizabeth, Maine

Public Forum

June 24, 2024

Harriman



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Agenda

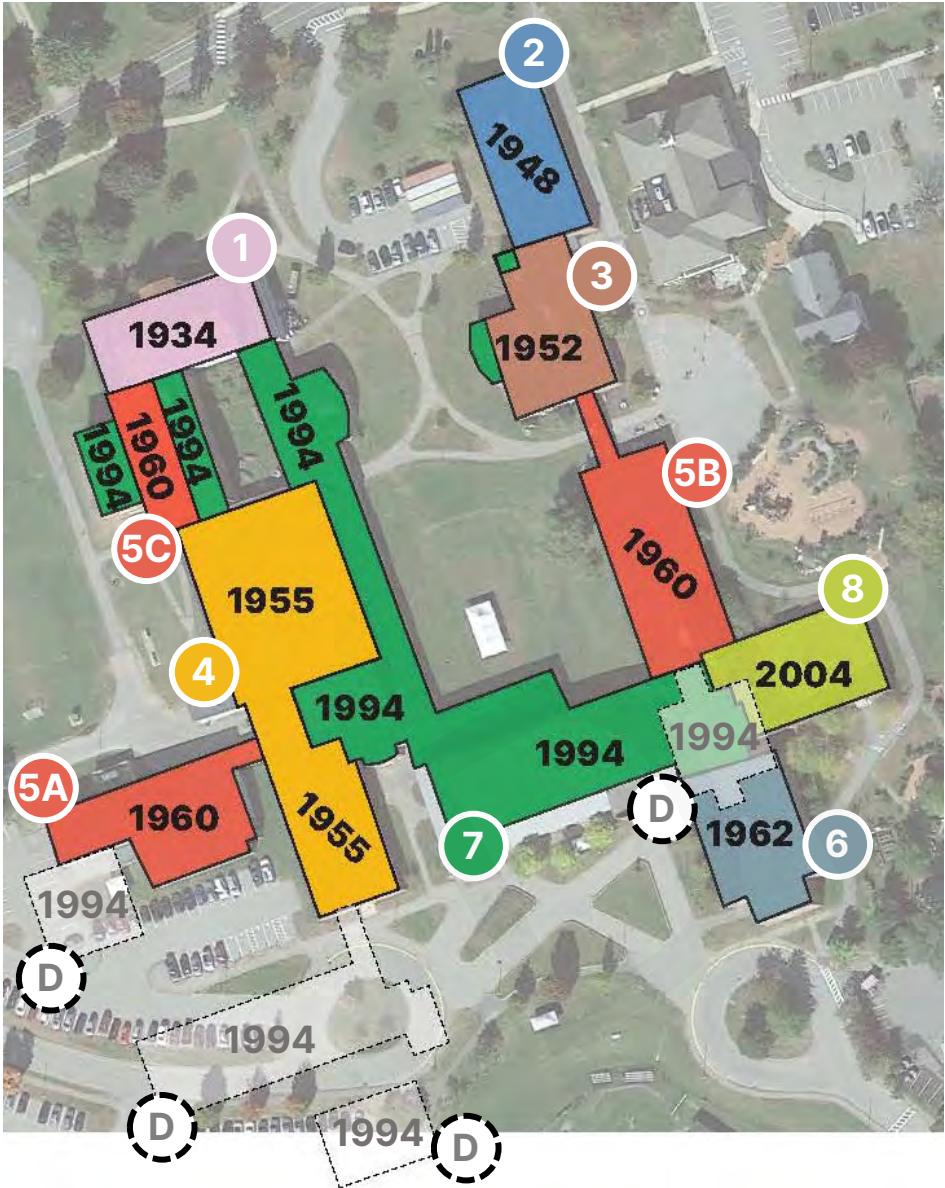
1. Review of Barriers to Education
2. Review of Design Language / Prioritized Needs & Goals
3. The Middle Ground Design: “A compromise that meets educational needs and financial parameters”
 - a. What is the Scope
 - b. What is the Cost
 - c. Compromises to Address Concerns
 - d. What is the Long-Term Plan
4. What Questions are we hearing?
5. What Happens Next? / Next Steps



Review of Barriers to Education

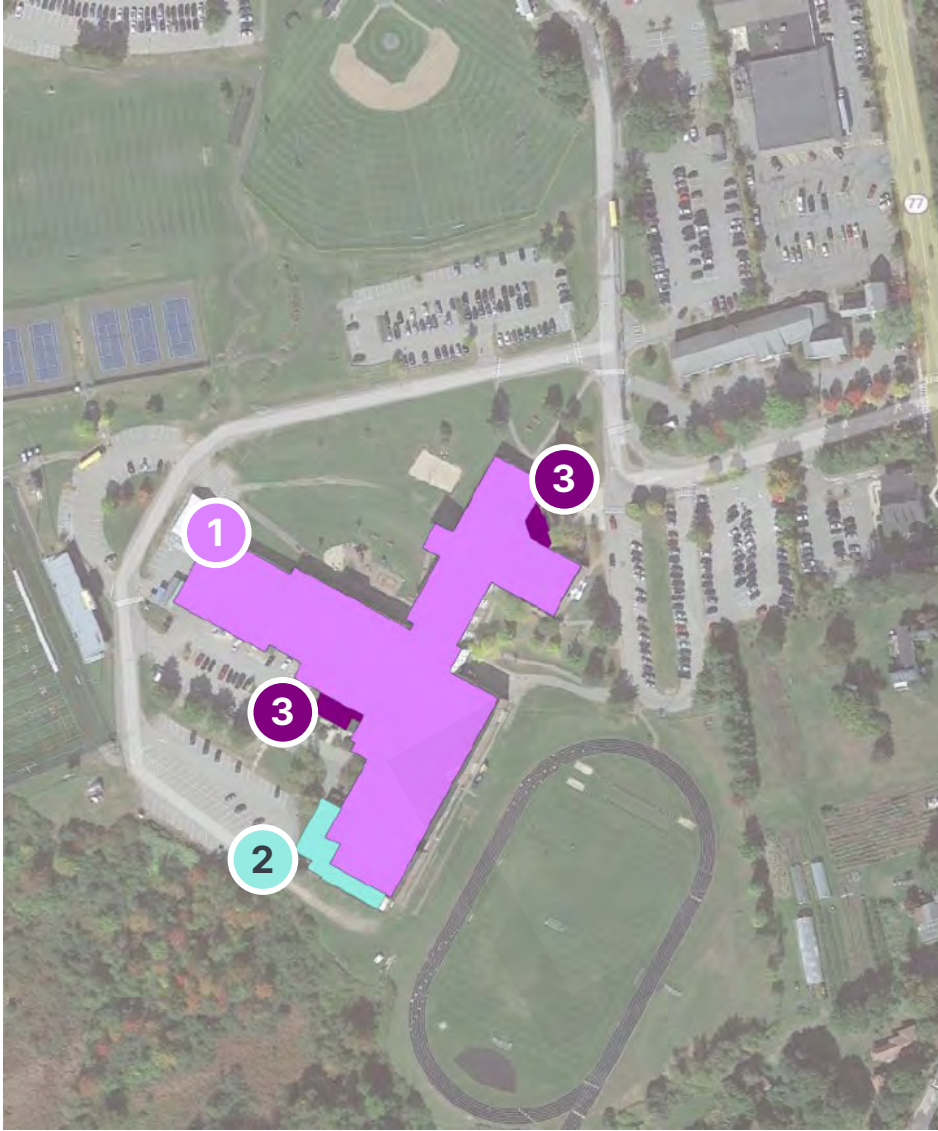
1

ES/MS Building Timeline



- 1** 1934 (89 Years Old) *Original High School Constructed (currently MS)*
- 2** 1948 (75 Years Old) *Original Pond Cove Constructed (classrooms, cafeteria, and kitchen (currently 4th grade wing)*
- 3** 1952 (71 Years Old) *Pond Cove Addition: Classrooms, kitchen/dining (currently Library)*
- 4** 1955 (68 Years Old) *Jr. HS Addition: 8 Classrooms, gym, locker rooms (currently same use)*
- 5A** 1960 (63 Years Old) *Jr. HS Addition: Vocational art wing (currently Music)*
- 5B** 1960 (63 Years Old) *Jr. HS Addition: 8 Classrooms, bathrooms, principal/office, main entry (currently Pond Cove)*
- 5C** 1960 (63 Years Old) *Jr. HS Addition: 2-story connector, classrooms, principal office, nurse, music, art (currently MS classrooms)*
- 6** 1962 (61 Years Old) *"Lunt" Science Wing: 12 classrooms (stand alone), (currently Pond Cove admin and classrooms)*
- HS** 1970 (53 Years Old) *New High School Constructed*
- 7** 1994 (29 Years Old) *MS Add: Admin suite, library, classrooms; Shared cafetorium; ES Add: Gym, office, entry; Reno throughout*
- D** 1994 (Demolished) *Demolished facilities*
- 8** 2004 (19 Years Old) *Kindergarten Wing & Play Area: Classrooms with bathrooms and small group rooms (currently same use)*

HS Building Timeline



1

1970
(54 Years Old)

High School Building Constructed

2

1999
(25 Years Old)

Pool Addition

3

2004
(20 Years Old)

Administrative and Cafeteria Additions

Barriers to Education



SAFETY & SECURITY CONCERNS

Our schools do not currently meet modern safety and security standards, underscoring an urgent need for improvements that integrate layers of security throughout the buildings.



INADEQUATE VEHICULAR & PEDESTRIAN SITE CIRCULATION

The current site layout presents safety and traffic challenges, with insufficient sight lines from the main office to monitor visitors effectively.



OUTDATED CLASSROOMS, LIMITING EDUCATIONAL METHODS

The size, age, and design of many classrooms do not support contemporary teaching & learning styles, such as collaborative, project-based & hands-on learning.



PCES/CEMS SPRAWLING LAYOUT & LONG TRAVEL DISTANCES

Piecemeal expansions over 70 years have led to sprawl that complicates navigation, diminishes collaboration, and results in loss of instructional time due to long travel distances.



INEFFECTIVE OVERSIGHT FROM MAIN OFFICES

The current PCES & CEMS main offices lack direct connection to secure entry vestibules, presenting significant challenges in visitor management and compromising school safety.



NURSE'S OFFICE LIMITATIONS

The Nurse's Office functionality is hindered by a lack of privacy, inadequate exam rooms & storage, absence of natural light, difficult ambulance access, and distance from some grades.



DEFICIENCY OF NATURAL LIGHT

Several hallways and classrooms are devoid of natural light, which is crucial for creating effective learning environments and positively influencing the school's climate and culture.



COMPLICATIONS FROM SHARED CAFETERIA

The 'cafetorium' shared by PCES & CEMS complicates scheduling (meal times run from 10:30AM-1:30PM). Kitchen deliveries must use CEMS' student/staff corridors, posing safety concerns.



INADEQUATE STORAGE FACILITIES

Storage has had to overtake mechanical rooms and other spaces within building, which is a safety concern. Adequate storage near the staff who utilize it is essential for efficient workflow.



NEED FOR TECHNOLOGY UPGRADES

Current technology and network infrastructure falls short in supporting modern education, hindering the development of skills in inquiry, analysis, collaboration, creativity, and communication.



OUTDATED & INEFFICIENT MECHANICAL SYSTEMS

Outdated & excessively loud HVAC systems compromise the learning & well-being of students/staff, due to age & inefficiency. Upgrading to modern, efficient systems can reduce long-term costs.



INADEQUATE PERFORMING ARTS SPACES

Over 60% of MS students participate in our band program. Current facilities are significantly undersized & lack proper acoustic control, leading to scheduling conflicts and limited practice time.

Review of Design Language / Prioritized Needs & Goals

2

Design Language

GUIDING PRINCIPLES

*Big picture **educational and architectural priorities** that provide an invaluable **framework for making design decisions** as the design process unfolds.*



PRIORITIZED DESIGN PATTERNS

*Various **architectural design features of, and approaches to, 21st Century school facility design***

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

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.”



The Middle Ground Design:
“A compromise that meets educational
needs and financial parameters”

3

School Board Direction per meeting on May 21, 2024

The direction we heard from the School Board:

- It is crucial to choose a plan that unites us.
- We need to work on consensus and compromise. It is not “B” and it is not “E.”
- We have heard from the community that there is a palatable dollar figure in and around a 10% tax impact.
- Start with a new MS with full cooling, then include other necessary upgrades to the ES and HS.
- We will then want to work with our facilities director to see what we can do with state funding (School Revolving Renovation Funds).
- We need to look at this as a town-wide initiative.
- We cannot NOT meet the educational needs of our students. We can't compromise on what they deserve and what we have a responsibility to provide.

Process



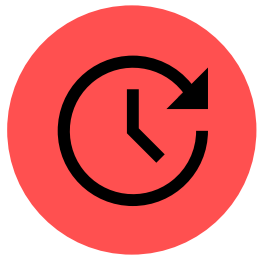
Listened: to challenges identified for options formerly known as B and E and develop a design to address them.



Students: Minimize educational disruption and prioritize educational needs.



Site Plan: develop an approach that prioritizes safety and maximizes green space.



Long term Plan: A Plan that addresses educational needs, financial parameters, repairs and positions you for the future



Elementary School Design that address:

1. Prioritizes educational needs
2. Addresses Safety and Security
3. Addresses Repairs that are most efficiently done as part of a large project
4. Nurse's office that is properly sized and receives natural light



Middle School Design that addresses:

1. Prioritizes educational needs
2. Addresses Safety and Security
3. Modern Systems: Full cooling without fossil fuels (fully electric heating and cooling, roof that solar ready).
4. Full High School Gym
5. Multipurpose performance space
6. Does not require additional kitchen staff



High School Design that addresses:

Addresses Repairs that are most efficiently done as part of a large project.



APPROXIMATE SCOPE SQUARE FOOTAGE:

ES RENO: 27,740 SF +/-

ES ADD: 4,635 SF +/-

NEW MS: 110,690 SF +/-



ELEMENTARY & MIDDLE SCHOOL SCOPE:

EDUCATIONAL NEEDS ADDRESSED:

- Refer to slides on how the design addresses the *Identified Barriers to Education*

SITE NEEDS ADDRESSED:

- Addresses vehicular and pedestrian circulation
- Maintains current number of athletic fields and quantity of green space

ELEMENTARY SCHOOL NEEDS ADDRESSED:

- Addresses ES repairs that are most efficiently done as part of a large project (see repairs slide for more detail), including mechanical, new flooring in classrooms and hallways, new ceilings in classrooms, and paint to assist with wayfinding & identity
- New secure entry vestibule with administrative offices and adequately sized nurse space with daylight
- Lobby renovations that double as collaboration spaces
- STEM addition next to the Library

MIDDLE SCHOOL NEEDS ADDRESSED:

- New Middle School: Demolition and abatement of existing MS and construction of a new MS on current soccer field (field relocated on site). New MS "resets the clock" on 1 of 3 schools; provides a comprehensive approach to safety and security; is an energy efficient building that complies with existing energy codes; includes a secure entry vestibule, a HS-sized gym with 300 bleacher seats, cafeteria, performing arts spaces that meet required sizes, stage for 100+ band members, library/STEAM space, and (2) two-story classroom wings with right-sized/flexible educational spaces.
- Full building cooling included – VRF system provides electric heating and cooling; a backup heating system is provided in the event of power outages
- Roof is solar ready
- Includes MS team neighborhoods with team collaboration and presentation areas
- Plan includes areas for potential future classroom & performing arts additions.
- Stage can open to both sides allowing varying sizes of audiences and multiple uses of spaces, with sound mitigation between spaces.

HIGH SCHOOL SCOPE:

- Address HS repairs that are most beneficial to address with large construction project (see repair slide for more detail)

STUDENT DISRUPTION:

- Students will not experience learning disruption due to construction. Students will remain in the existing MS while the new MS is constructed; after MS students move over to the new school, the existing MS will be demolished; ES & HS work is achieved over summer & school breaks; no student relocation cost is required

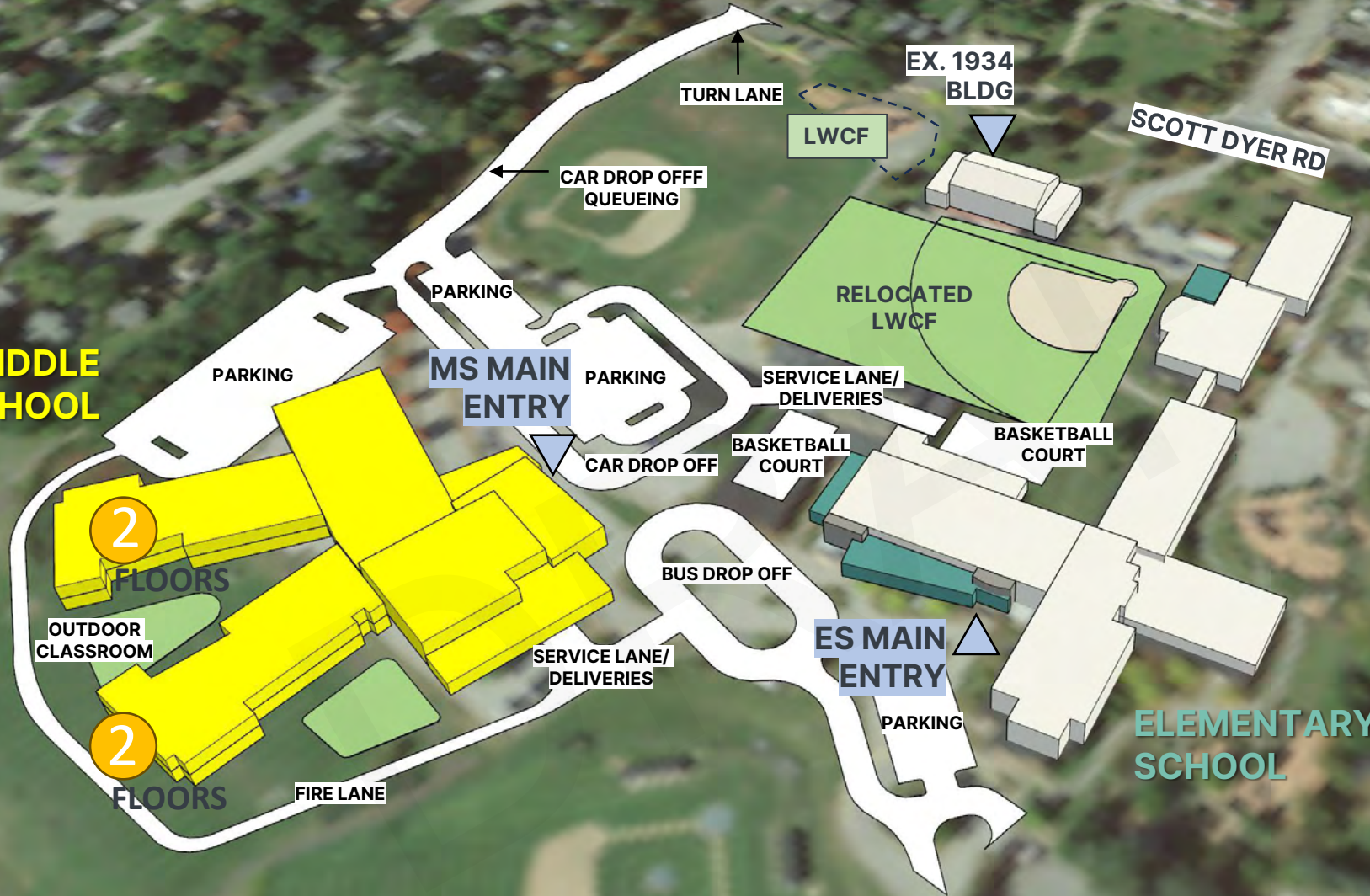
ESTIMATED COST: \$89.95M+/-*

(*does not include estimated savings of \$800K+ in Efficiency Maine Incentives)

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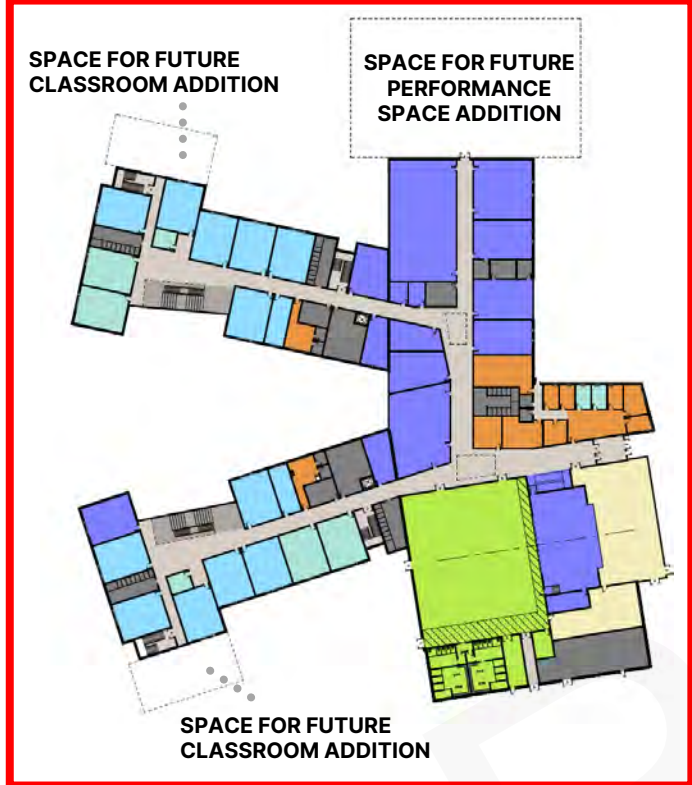
ELEMENTARY SCHOOL & MIDDLE SCHOOL

MIDDLE
SCHOOL



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

- EXISTING BUILDING
- RENOVATION
- MS ADDITION
- ES ADDITION



MIDDLE SCHOOL

APPROXIMATE SCOPE
SQUARE FOOTAGE:

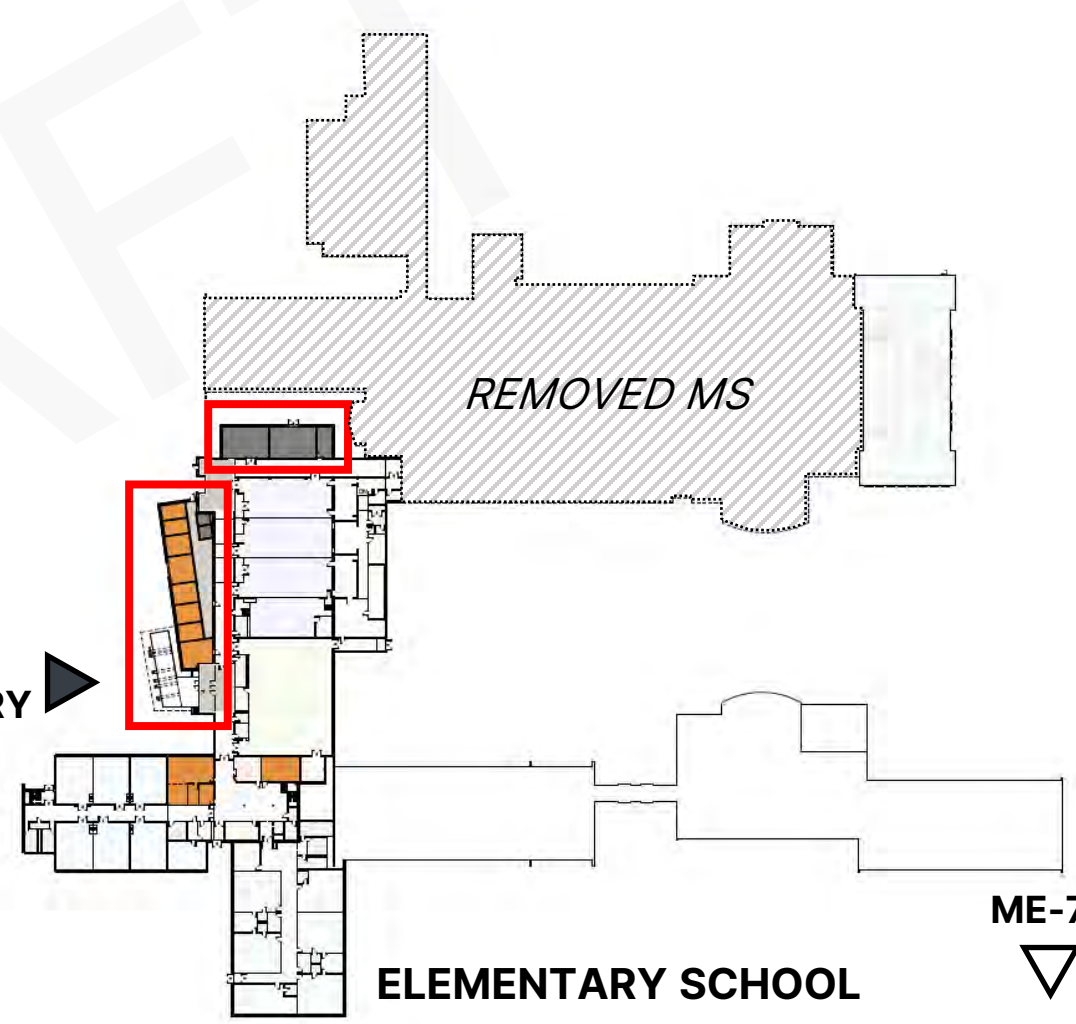
ES RENO: 27,740 SF +/-
ES ADD: 4,635 SF +/-
NEW MS: 110,690 SF +/-

MS
ENTRY

LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES
- NEW CONSTRUCTION/
NEW ADDITION

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



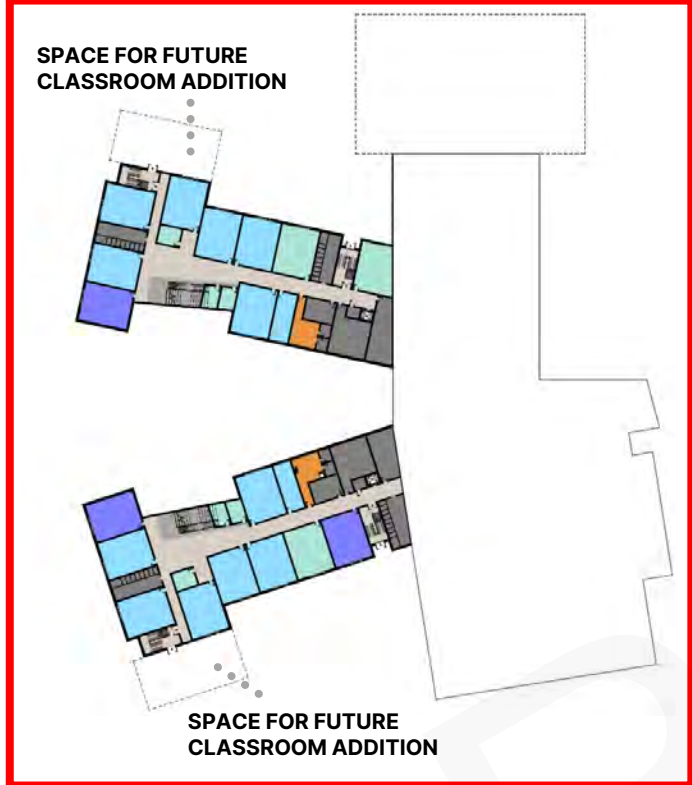
SCOTT DYER ROAD

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ELEMENTARY SCHOOL

ELEMENTARY SCHOOL & MIDDLE SCHOOL ENTRY LEVEL FLOOR PLANS

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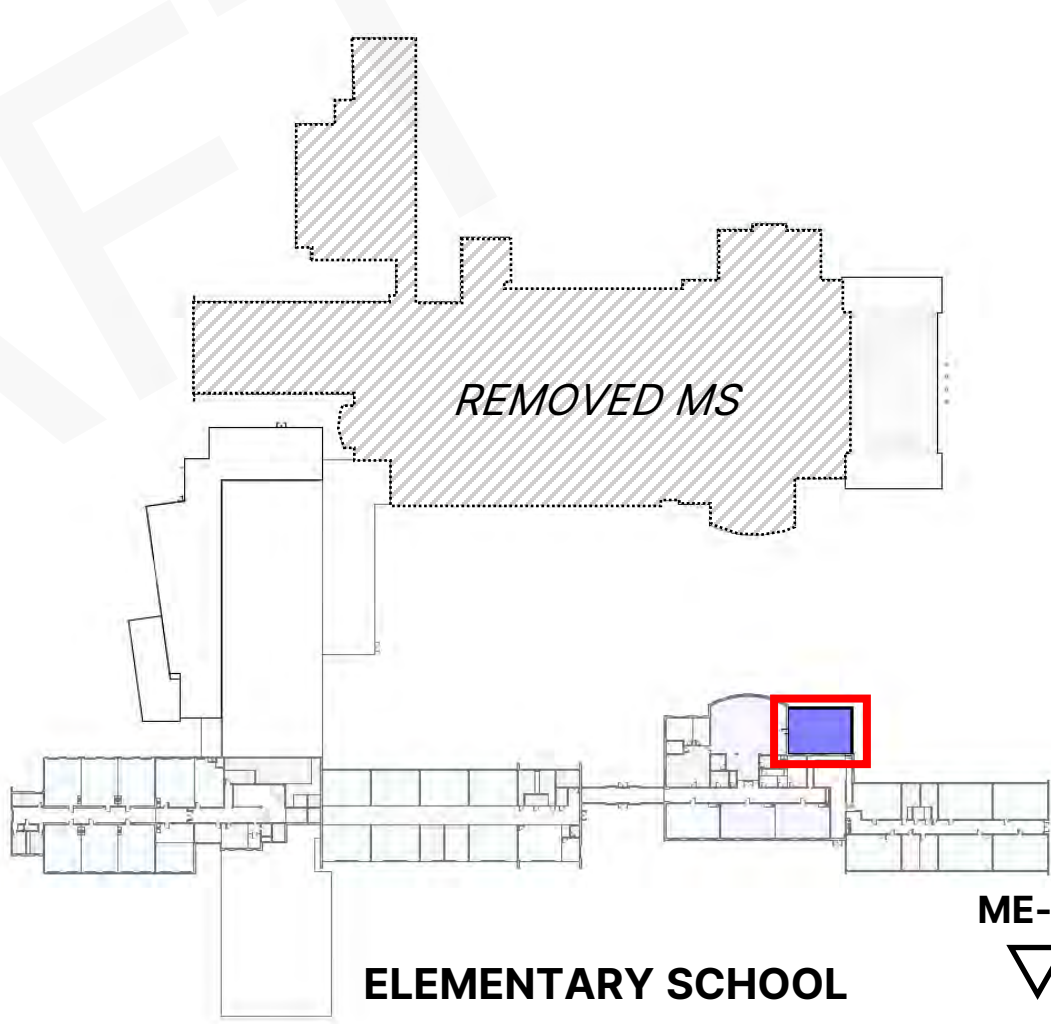
MIDDLE SCHOOL

APPROXIMATE SCOPE
SQUARE FOOTAGE:

ES RENO: 27,740 SF +/-
ES ADD: 4,635 SF +/-
NEW MS: 110,690 SF +/-

- LEGEND
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 - ATHLETICS
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 - NEW CONSTRUCTION/
NEW ADDITION

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SCOTT DYER ROAD

ME-77

ELEMENTARY SCHOOL

LEGEND

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- ATHLETICS
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- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

→ EXTERIOR SIGHT LINES

→ INTERIOR SIGHT LINES

⋯→ INTERIOR CIRCULATION

— SEPARATION OF PUBLIC & PRIVATE SPACES

Approximate 25% +/- reduction in distance from front door to furthest classroom in MS circulation

SPACE FOR FUTURE CLASSROOM ADDITION

SPACE FOR FUTURE PERFORMANCE SPACE ADDITION

APPROXIMATE SCOPE SQUARE FOOTAGE:

NEW MS: 110,690 SF +/-

MS ENTRY

SPACE FOR FUTURE CLASSROOM ADDITION

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

LEGEND

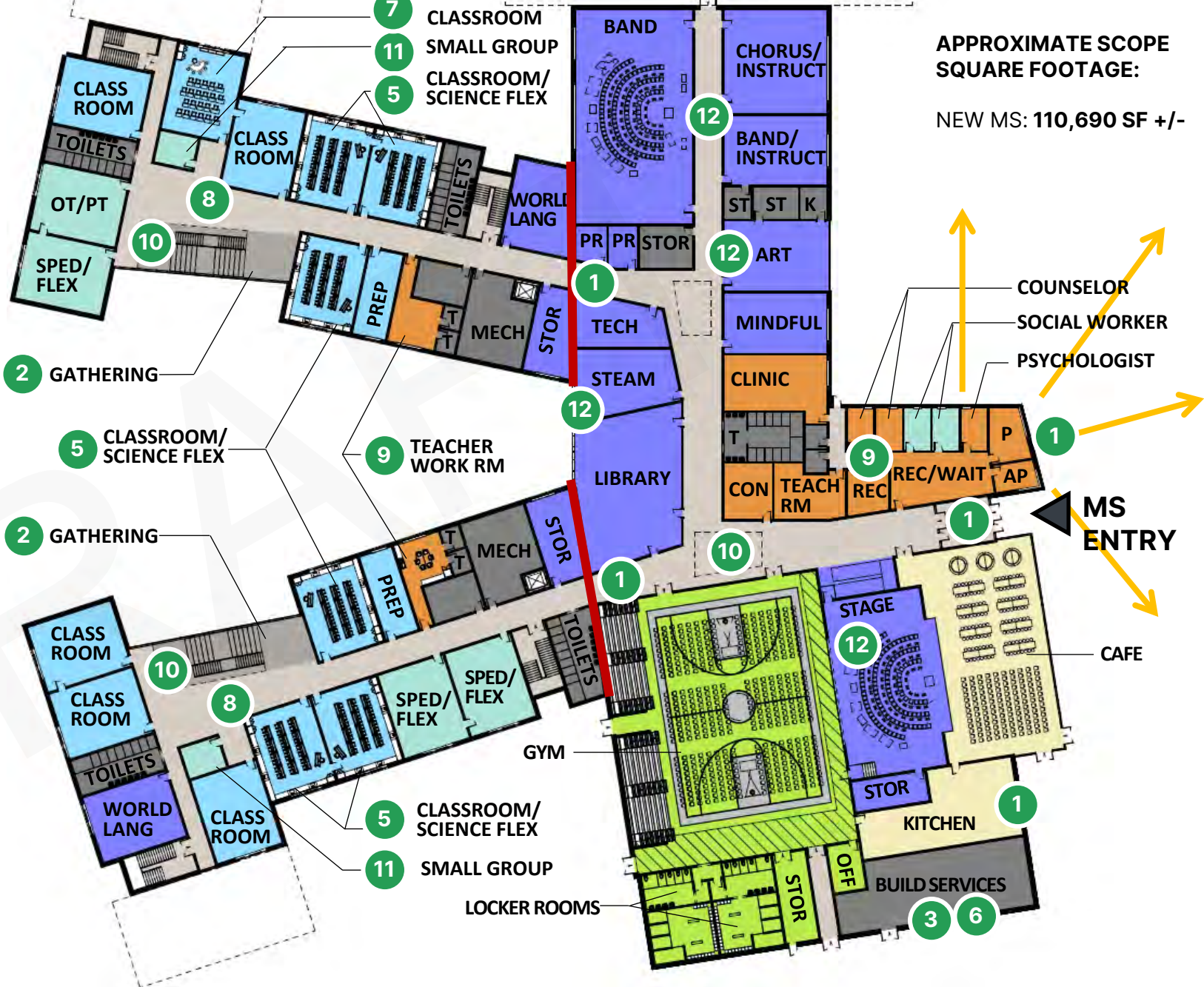
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- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES
- SEPARATION OF PUBLIC & PRIVATE SPACES

EXTERIOR SIGHT LINES

PRIORITIZED DESIGN PATTERNS

Various architectural design features of, and approaches to, 21st Century school facility design

- 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



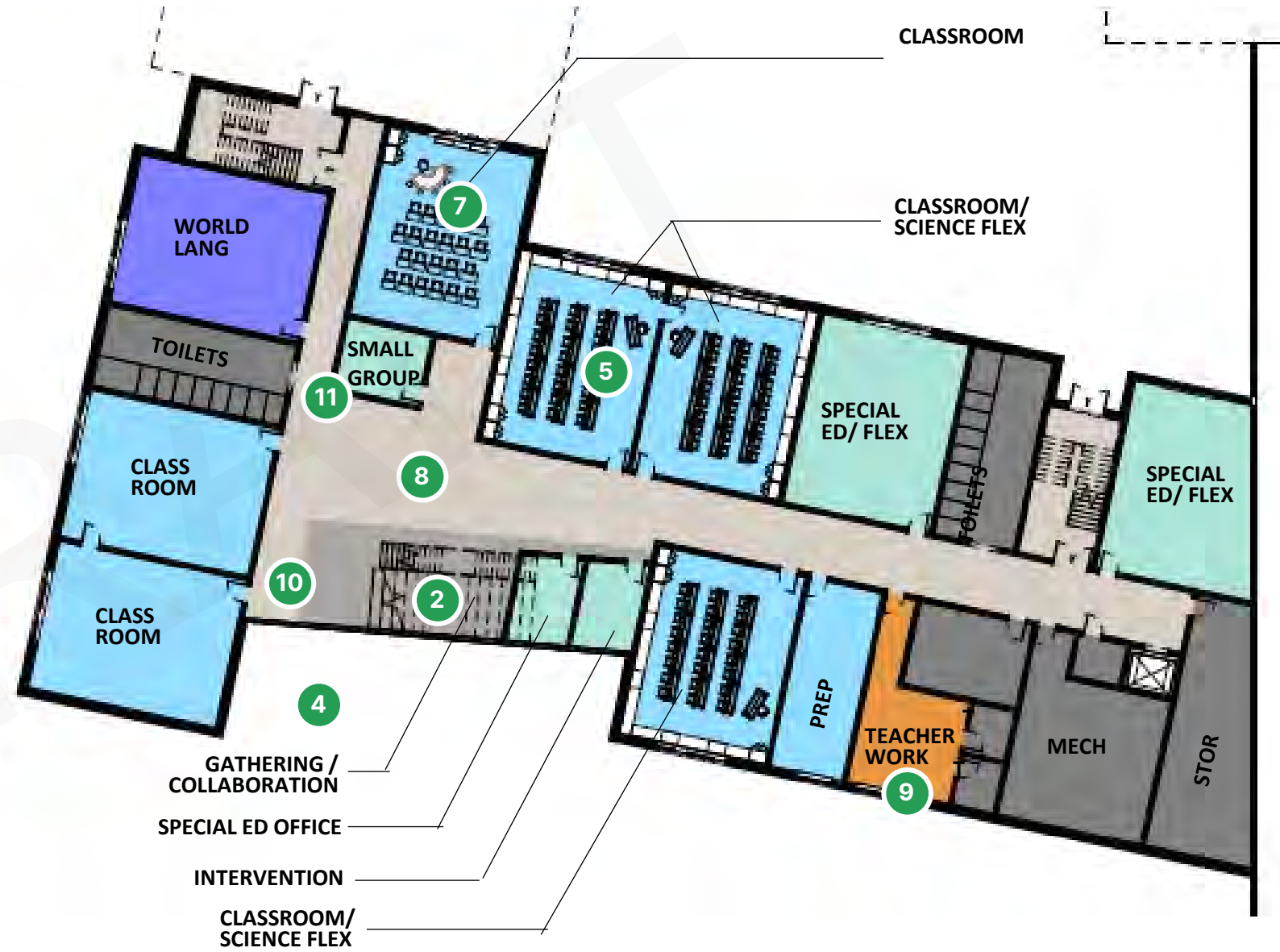
LEGEND

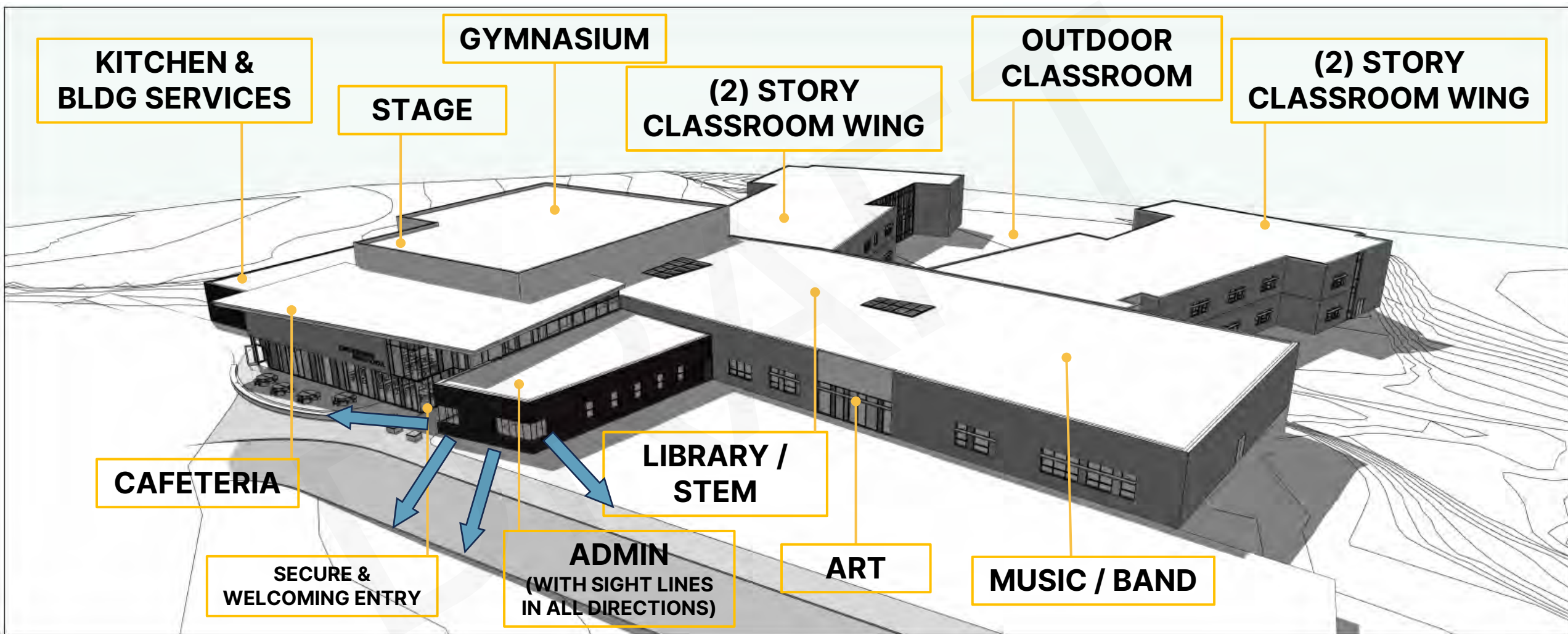
- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOM
- EGRESS
- FINE ARTS
- KITCHEN/DINING
- SPECIAL SERVICES

PRIORITIZED DESIGN PATTERNS

Various architectural design features of, and approaches to, 21st Century school facility design

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

Middle School Secure & Welcoming Entry

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



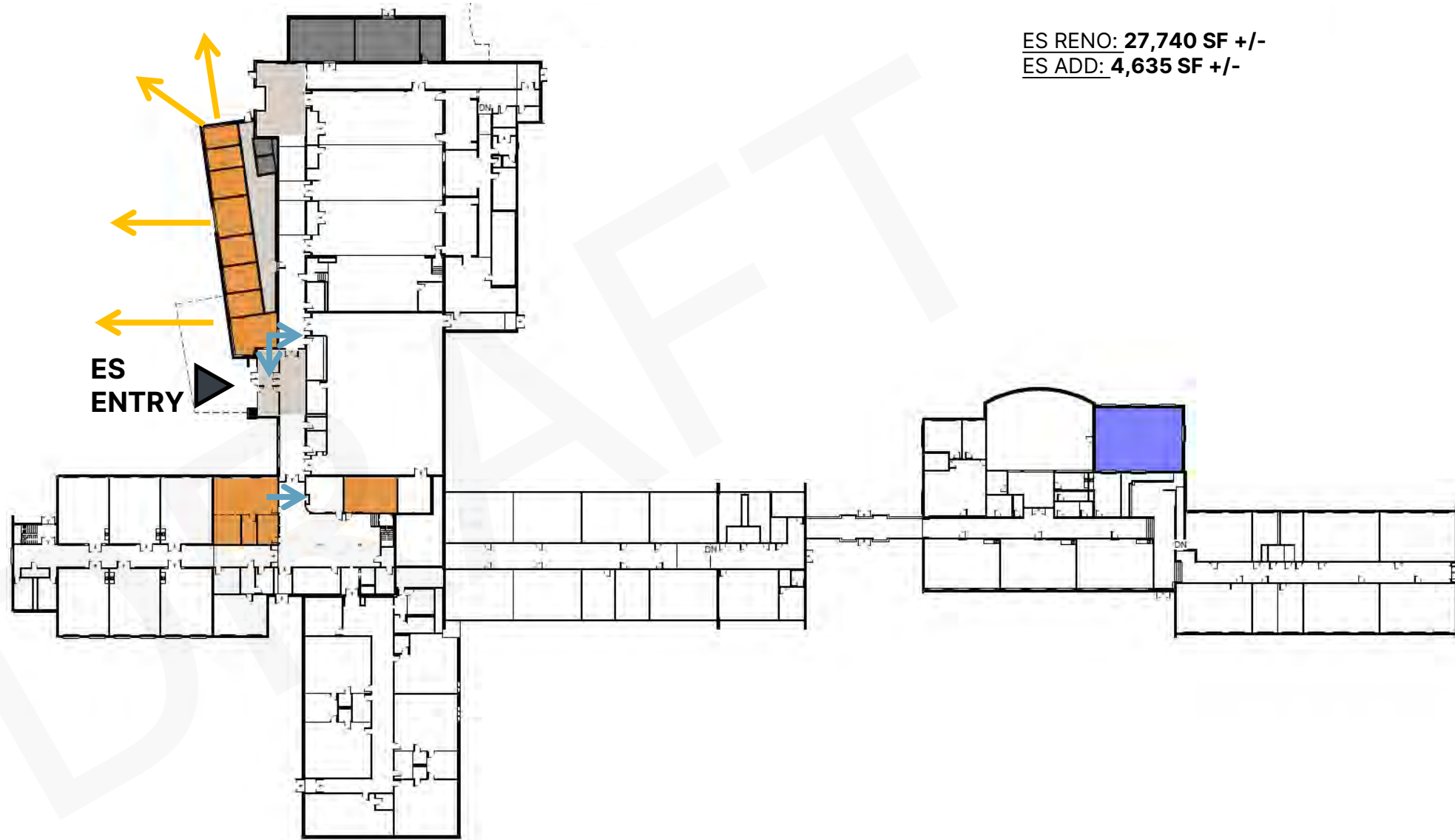
LEGEND

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

- EXTERIOR SIGHT LINES
- INTERIOR SIGHT LINES

APPROXIMATE SCOPE
SQUARE FOOTAGE:

ES RENO: 27,740 SF +/-
ES ADD: 4,635 SF +/-



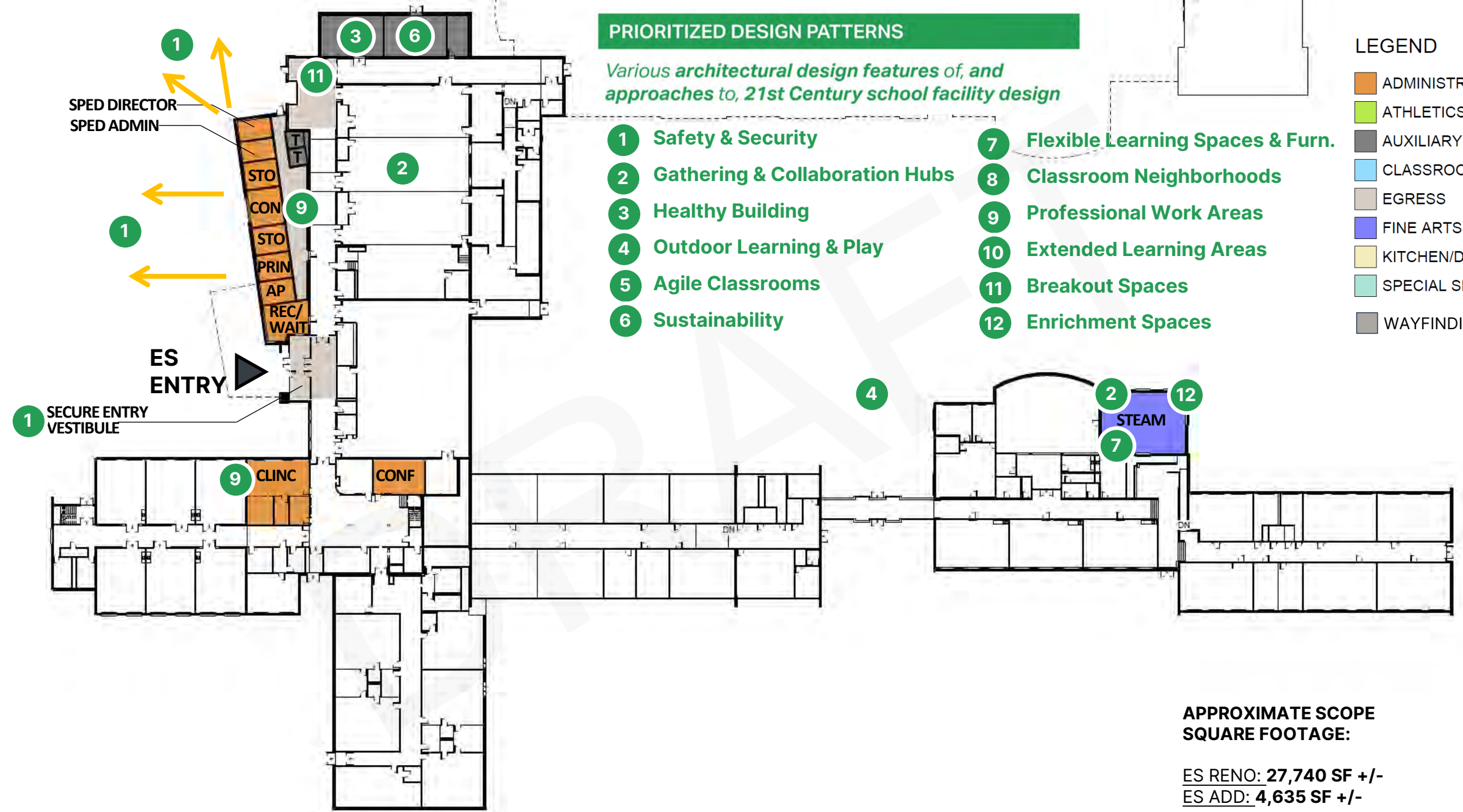
PRIORITIZED DESIGN PATTERNS

Various architectural design features of, and approaches to, 21st Century school facility design

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

LEGEND

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



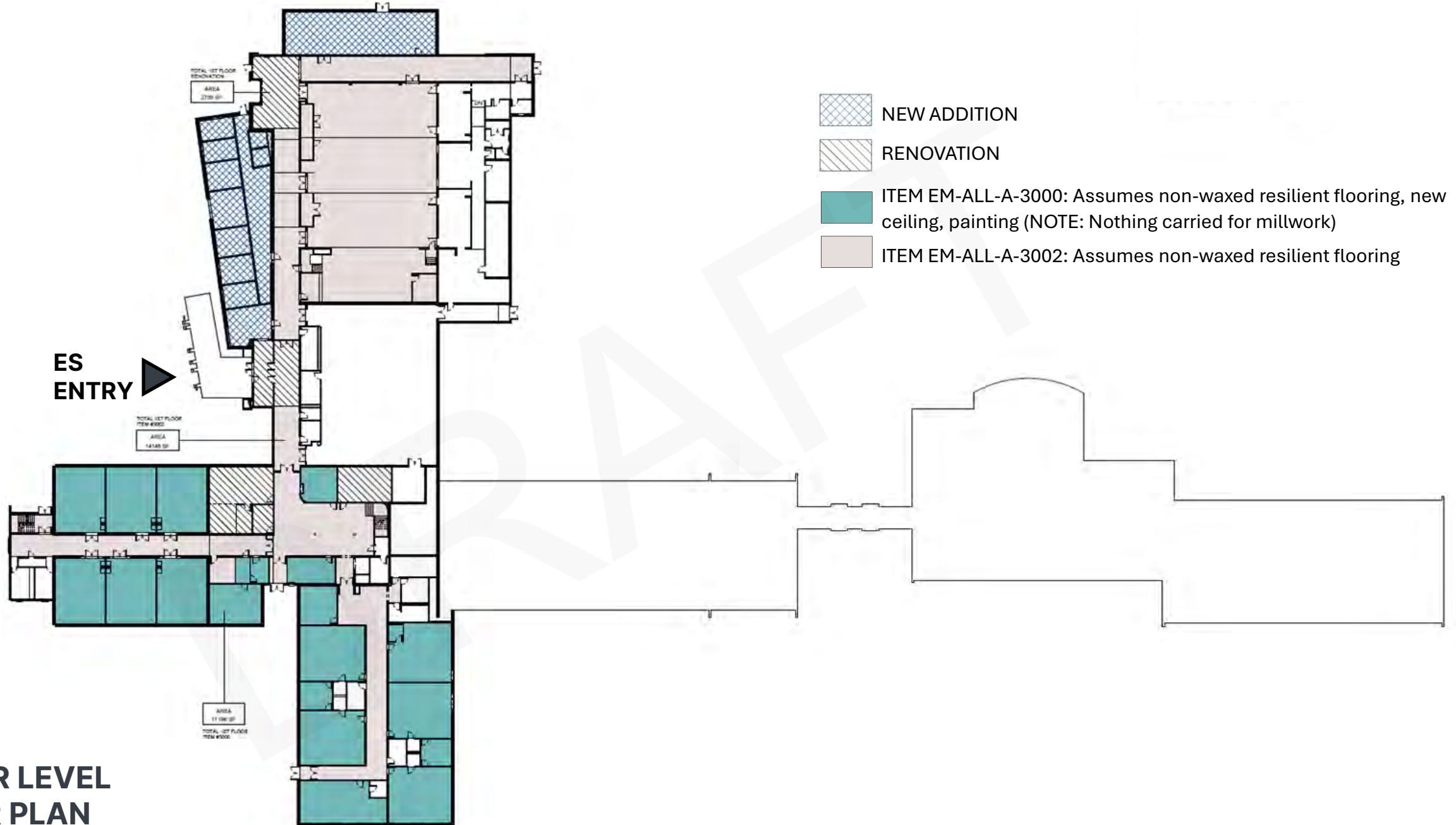
APPROXIMATE SCOPE
SQUARE FOOTAGE:

ES RENO: 27,740 SF +/-
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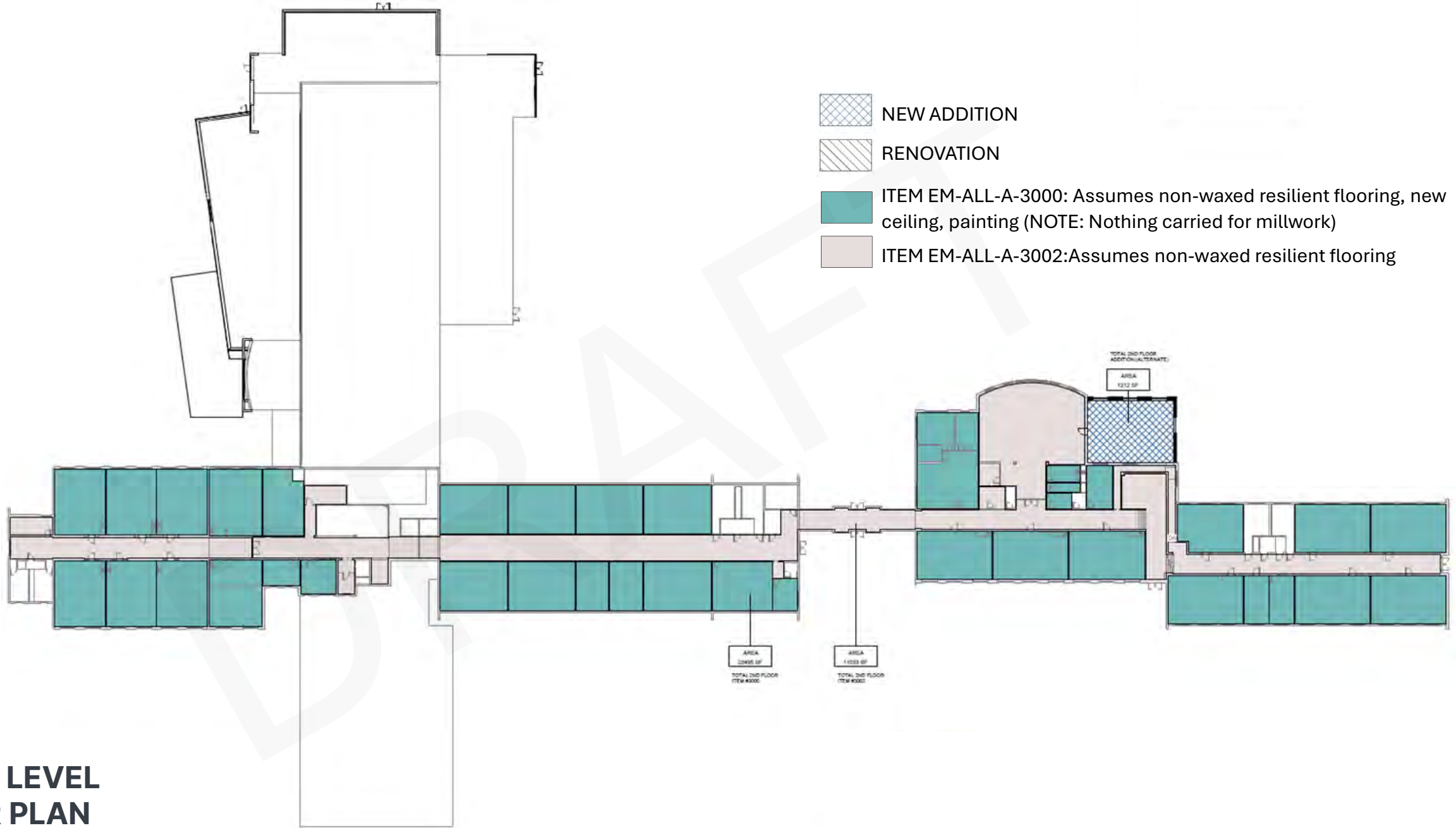
ES Repairs Addressed as Part of Overall Construction

ELEMENTARY SCHOOL

Abatement	Abate hazardous materials associated with scope of work
Finishes (Flooring)	Replace flooring in classrooms, hallways, and other - see diagram (reduces maintenance). Provide floor cracking repair (trip hazard), locker bases under lockers and address ramp outside cafeteria (ADA).
Finishes (Classrooms)	Replace flooring (see above), ceilings, and paint. Each wing a different color (wayfinding and grade level identity)
Energy Efficiency	- Provide commissioning of New HVAC Systems - Repair leaking sprinkler system riser - Metering on facility to determine usage.
Health – MEP Replacements	- Relocate Kindergarten exhaust fans - Move plumbing vents from air intakes - Provide ventilation to Quiet Rooms - Relocate gooseneck on kindergarten roof - Summer school cooling (was at 5th grade wing – now at new MS) - Provide exhaust at copier/ printers
System Integrity – MEP Replacements	- Replace HRU-2 in A-Wing - Replace and relocate Kindergarten roof hood - Relace HRU-1, 2, 3(loud), 4 - Replace AHU 1 on roof - Replace Kindergarten Wing intake hood - Replace cabinet unit heaters (CUH) and exhaust fans.
Safety & Accessibility	- Upgrade drinking fountain electrical circuits to dedicated circuit fed from GFCI breakers & remove receptacle from general access in corridor - Add tiled wing walls for ADA compliance - Updated drop car and bus drop off reconfigured for additional parent drop off queuing and pedestrian safety. - Fire rating at boiler room (new boiler room provided). - Updated emergency lighting, fire alarm consistency and horn strobes, 2nd fire alarm annunciator panel

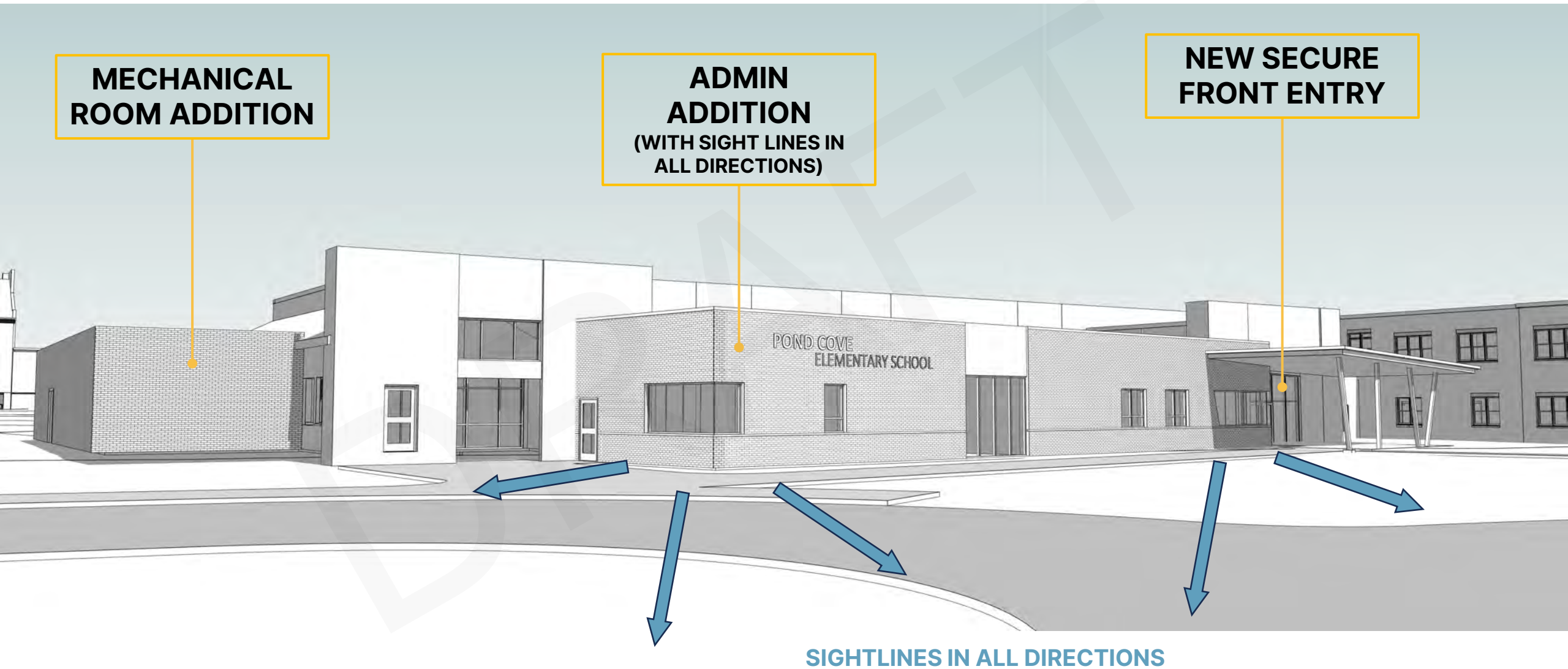


LOWER LEVEL
FLOOR PLAN



**UPPER LEVEL
FLOOR PLAN**

Pond Cove Elementary School Secure & Welcoming Entry



HIGH SCHOOL

HS MAIN
ENTRY

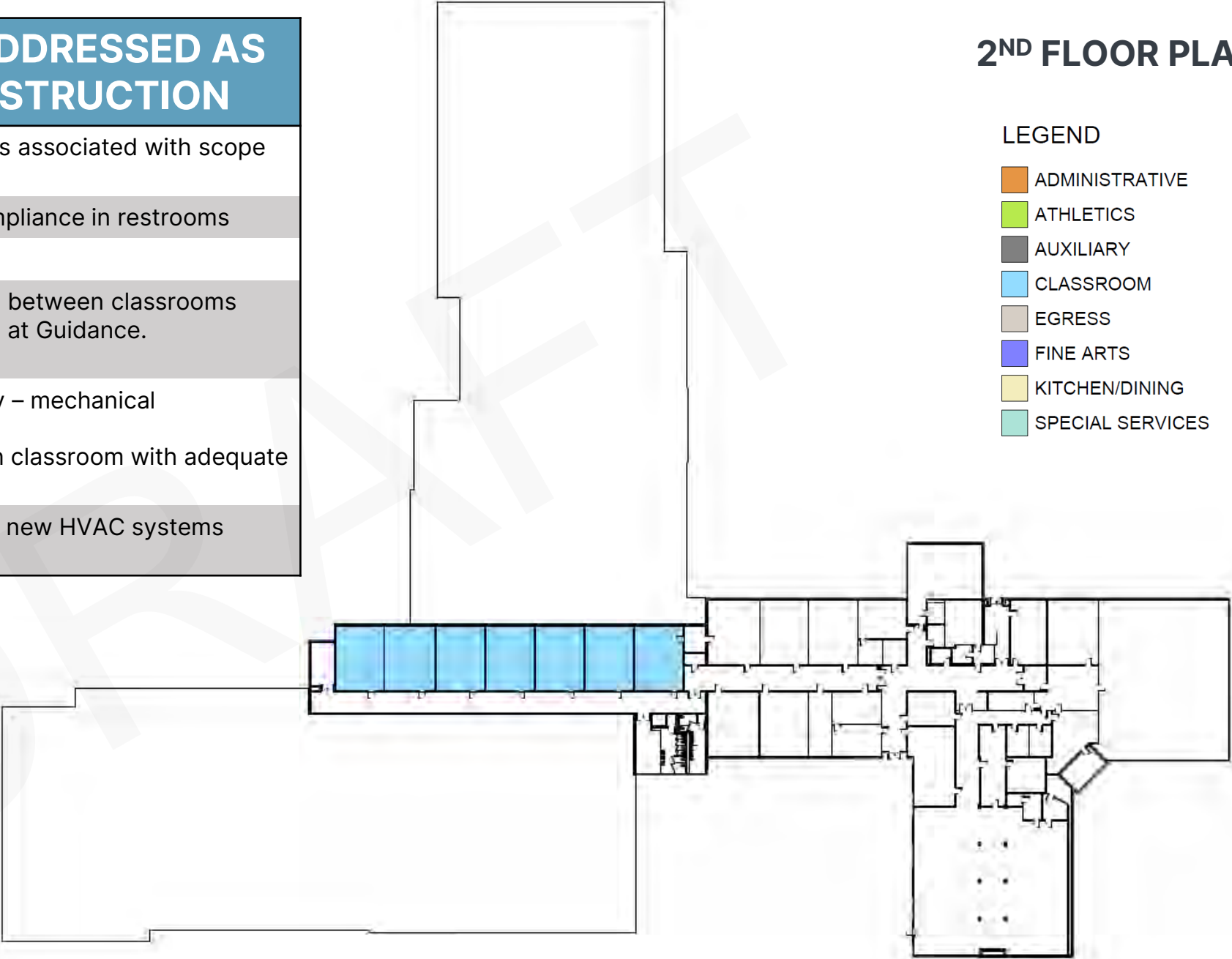
- EXISTING BUILDING
- RENOVATION

HIGH SCHOOL REPAIRS ADDRESSED AS PART OF OVERALL CONSTRUCTION

Abatement	Abate hazardous materials associated with scope of work
Accessibility	Address general ADA compliance in restrooms
Building Integrity	Roof replacement
Education / Learning Environment	- Address acoustic transfer between classrooms - Address acoustic transfer at Guidance.
Systems Integrity / Health	- Address Indoor Air Quality – mechanical replacement - Address unit ventilators in classroom with adequate ventilation
Energy Efficiency	Provide commissioning of new HVAC systems

2ND FLOOR PLAN

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



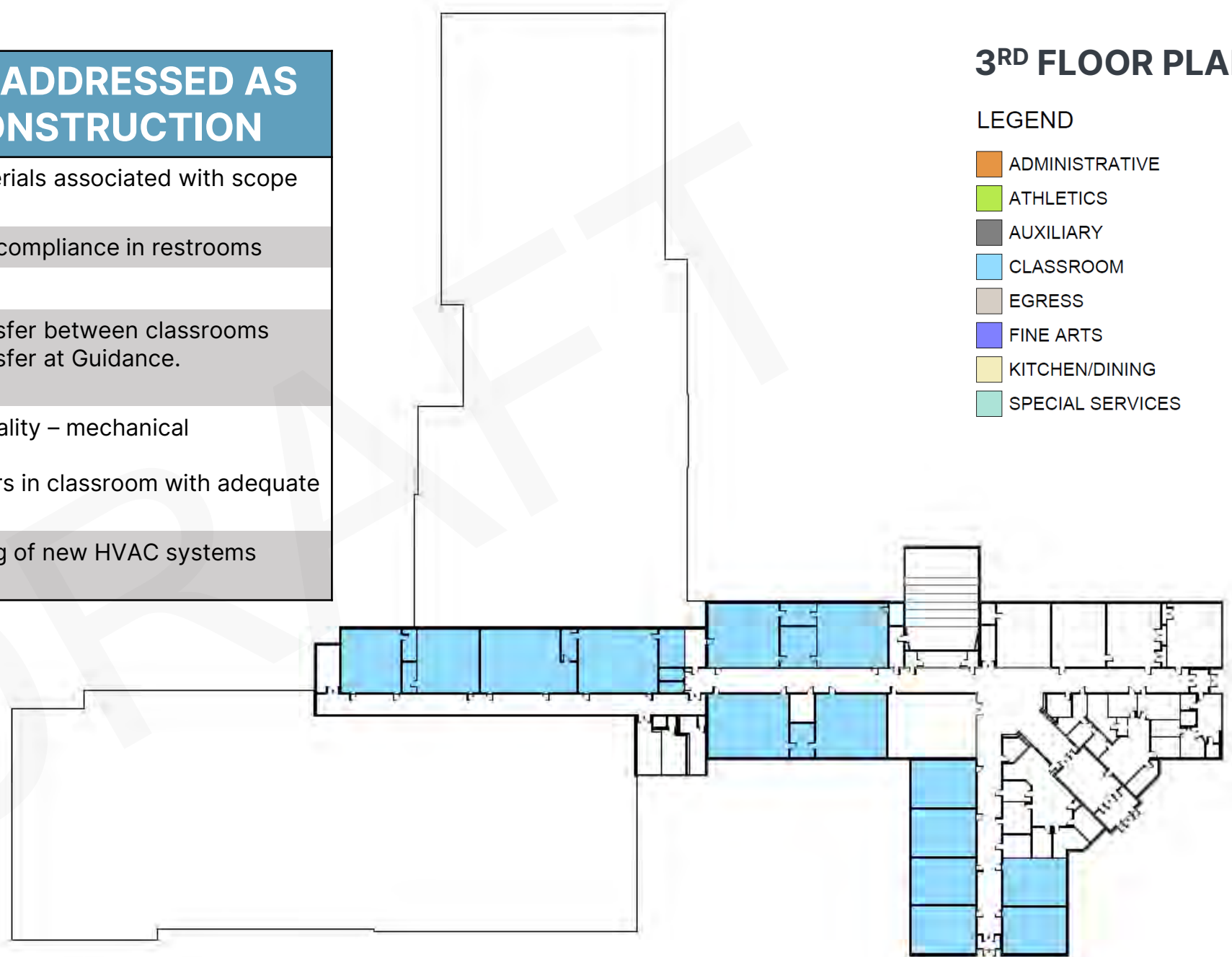
HIGH SCHOOL REPAIRS ADDRESSED AS PART OF OVERALL CONSTRUCTION

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Energy Efficiency	Provide commissioning of new HVAC systems

3RD FLOOR PLAN

LEGEND

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



How The Design Addresses the Identified Barriers to Education



SAFETY & SECURITY CONCERNS



INADEQUATE VEHICULAR & PEDESTRIAN SITE CIRCULATION



OUTDATED CLASSROOMS, LIMITING EDUCATIONAL METHODS



PCES/CEMS SPRAWLING LAYOUT & LONG TRAVEL DISTANCES

- **New MS -holistic approach to safety & security,**
- Providing layers of security: **secure entry with sight lines in all directions,** the ability to **separate public and private spaces, wayfinding** practices and more.
- **ES addition** provides a **secure entry** with **adjacent administration with sight lines** in all directions.
- **Barriers** outside to **prevent vehicles from driving into the entrance** and **pedestrian areas.**

- Vehicular and pedestrian concerns on the existing site have been addressed with **separate bus and car drop offs, sidewalks,** and **elimination of cut throughs across pedestrian areas.**

- New **MS right-sizes classrooms** and **integrates flexibility** to **allow the school to evolve** as education evolves.
- The **MS integrates team areas** which are integral to MS education.
- The **elementary school** renovations and additions will provide **updated educational spaces** and a **STEM | STEAM** space adjacent to the library.

- The **new MS** allows us to **address the sprawling layout at one of the three schools,** while planning for future investments in our elementary school to address these concerns.

How The Design Addresses the Identified Barriers to Education



**INEFFECTIVE OVERSIGHT
FROM MAIN OFFICES**



**NURSE'S OFFICE
LIMITATIONS**



**DEFICIENCY OF
NATURAL LIGHT**



**COMPLICATIONS FROM
SHARED CAFETERIA**

- The new MS and the new ES Admin Addition **provide secure entries with adjacent admin offices with clear sight lines for oversight of pedestrians and both car and bus drop off.**

- The **ES nurse office** is relocated to have **direct outdoor access, natural light, and right sized space.**
- The **new MS has a nurse office that is adequately size, with direct outdoor access, natural light** and is integrated into the administrative offices at the main entry.

- The **new MS allows** us to integrate the **usage of natural light and views throughout the school**, which studies show improves educational outcomes.
- **New additions at the ES integrate natural light and views to the outside.**

- With the construction of the new MS, the **existing cafeteria will be used solely by the ES.**

How The Design Addresses the Identified Barriers to Education



INADEQUATE STORAGE FACILITIES

- New **MS** provides **shared building storage** as well as **adequate classroom storage**.
- New **ES Admin** addition provides **adequate admin and district special education storage**.



NEED FOR TECHNOLOGY UPGRADES

- Working with the Technology Director for the District, the **new MS and ES will be outfitted with the latest technology and infrastructure** to support education.



OUTDATED & INEFFICIENT MECHANICAL SYSTEMS

- The new **MS** will include **new efficient mechanical systems**.
- By **integrating them into the building**, we can **extend their useful life**, rather than having them on the roof, as they are in the existing school.
- **Critical mechanical system repairs/ replacements** at the **elementary** and **high school** are also being addressed as part of this project.



INADEQUATE PERFORMING ARTS SPACES

- The **new MS** will have a **stage and music/band classrooms** that meet the specifications requested by the Music/Band staff, including a **stage large enough to hold the 100+ person school band**.
- The **stage, when open to the Gymnasium** will be able to have **over 510 spectators in chairs, plus an additional 300 bleacher seats**—nearly double the number of spectators we could accommodate in the Option B multipurpose space.

Compromises to Address Concerns: Former Option E

Concerns We Heard Regarding Former “Option E”	Compromises Addressed in the Design
Full cooling is not included in the project and relies 100% on fossil fuels	The base price for the New MS in the “Middle Ground” concept includes full heating and cooling with backup heat, utilizing an electric VRF System . Back up heat utilizes fossil fuels to be effective during a power outage.
The New MS eliminates 1 acre of green space on the campus	The design now replaces the displaced field in the location of the existing MS .
The Nurse Office at Pond Cove will remain undersized and windowless	The ES plan includes the relocation and renovation of the Nurse’s office to the location of the existing administration office, providing a right size nurse area with natural light and direct outdoor access in the event of an emergency.
Does not align with solar initiatives	The heating and cooling of the MS will be fully electric, and the new MS roof will be sized to be solar ready.
Creates a sprawling campus	Provides efficient shared parking and drives between the middle school and elementary school . Separates the Elementary school and middle school, maintains qty of fields and green space and minimizes footprint of MS. Minimizes travel distance within the MS by approximately 25% .
Option E proposes a much smaller gym that will inhibit PE and Sports	Includes a HS size gym at the MS (as they have currently). The fields and the gym have been reviewed and confirmed by the Athletic Director that they will meet the PE and athletic needs of Cape students .
Lacks a Performing Arts Space	The new MS will have a stage and music/band classrooms that meet the specifications requested by the Music/Band staff, including a stage large enough to hold the 100+ person school band . The stage, when open to the Gymnasium will be able to have over 510 spectators in chairs, plus an additional 300 bleacher seats—nearly double the amount of spectators we could accommodate in the Option B multipurpose space.
Cost above a 10% tax increase will not be supported	The design estimated cost is approximately \$89.95M +/-.
A new MS will require staffing increases/resource duplication	There is little overlap between staffing presently between the MS and ES . In reviewing the plans with the Food Service Director , she confirmed she will not need any additional staff from what she currently plans for.
Overlooks critical needs at the ES and HS and will increase our CIP expenses	Addresses critical building and site safety needs, mechanical replacement and scope related to health, safety, accessibility, system integrity and energy efficiency . Addresses acoustic concerns in HS and ES.

Compromises to Address Concerns: Former Option B

Concerns We Heard Regarding Former “Option B”	Compromises Addressed in the Design
Concerns about portables and the disruption to learning, especially after the disruption of COVID (loss of instructional time, inequity, security concerns, disruption)	In this plan, we will not have to utilize portables , as the new school can be constructed without having to move students . When the new school is built, the MS students will move in there. The new additions at the ES will be constructed during school year and the renovations will occur over the Summer and school breaks.
Option B is a lot of money and disruption for very little change to the learning and working environment	The design addresses the educational needs identified in the educational program report and barriers to education in the New MS. ES and HS scope addresses items such as safety, STEM, mechanical/HVAC items, as well a refresh of spaces in the ES (see plans)
All the compromises are made to educational space (the part it’s missing “is school”)	The design addresses the educational needs identified in the educational program report and barriers to education in the New MS. ES and HS scope addresses items such as safety, STEM, mechanical/HVAC items, as well a refresh of spaces in the ES (see plans)
We will still have load-bearing walls so MS classrooms will remain undersized and inflexible	The design right sizes MS classrooms , minimizes load bearing walls and provides a variety of 21st century collaborative and flexible spaces to meet the demands of modern education , and to support the teaming model that is integral in Middle Schools .
No music classroom renovations	The design provides new right sized music and band classrooms that meet the demands of the robust music education program at the MS. The stage is large enough to fit the 100+ piece band , and the adjacent gymnasium can seat over 500 spectators for large events, utilizing chairs and bleachers – similar to the set up of the proposed multipurpose space in Option B.
No new bathrooms	The MS provides modern day single user restrooms with sufficient counts for both students and staff .

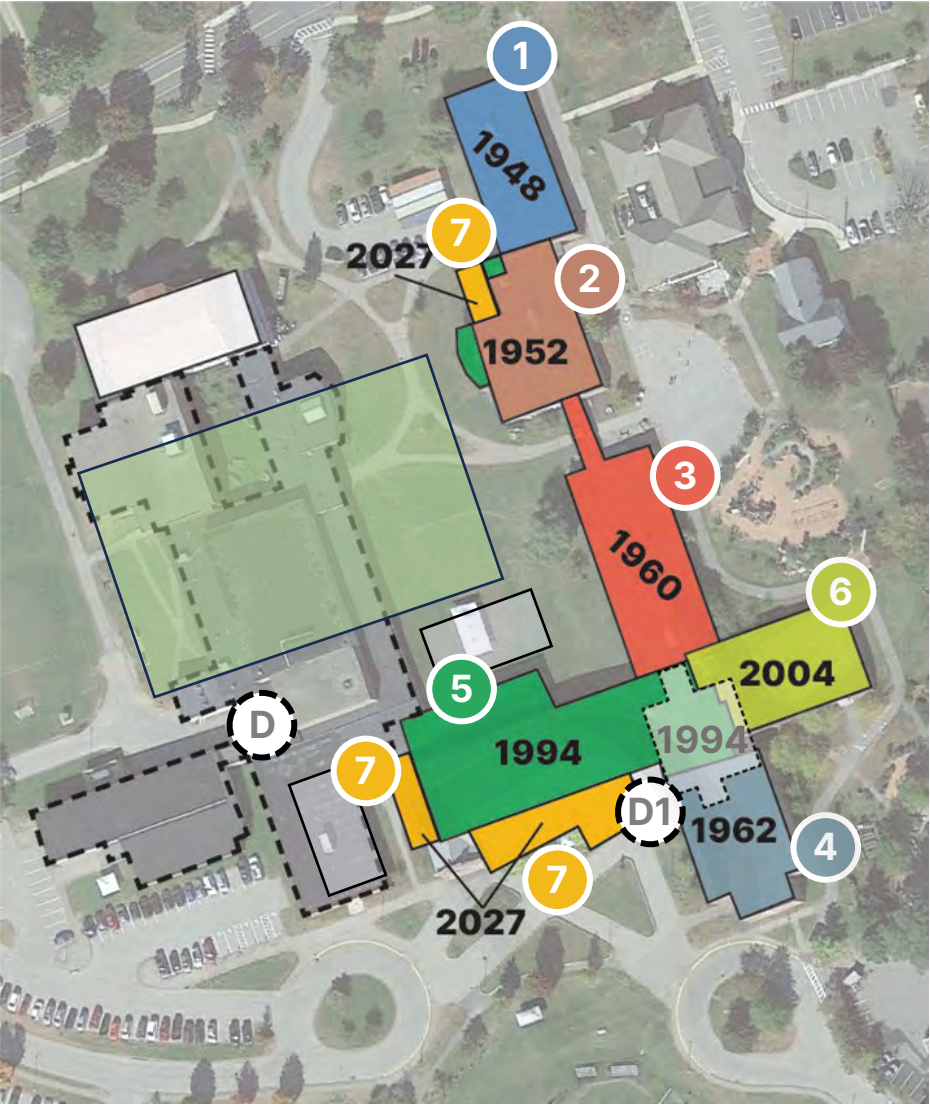
Compromises to Address Concerns: Former Option B

Concerns We Heard Regarding Former “Option B”	Compromises Addressed in the Design
The unknowns of renovation (opening up walls) can be very costly	The design minimizes renovation and therefore costly unknowns .
Sprawling nature of the schools remains	Addressed in the new MS and future planning of ES.
Doesn’t address collaboration, breakout, or flexible spaces (especially in MS)	Provides a variety of 21 st century collaborative and flexible spaces to meet the demands of modern education , and to support the teaming model that is integral in Middle Schools .
Sustainability and wellbeing: We can only provide natural light in limited ways	The new MS allows us to integrate the usage of natural light and view to the outside throughout the school , which studies show improves educational outcomes. New additions at the ES integrate natural light and views to the outside .
We cannot separate public and private spaces in the building	Provides clear separation between public and private (classroom) spaces in the MS and ES with exception of the ES library.
The admin addition remains visually and physically distant from the heart of the middle school.	Provides a central MS administration addition at the heart of the school that has sight lines inside and outside the building.

Compromises to Address Concerns: Former Option B

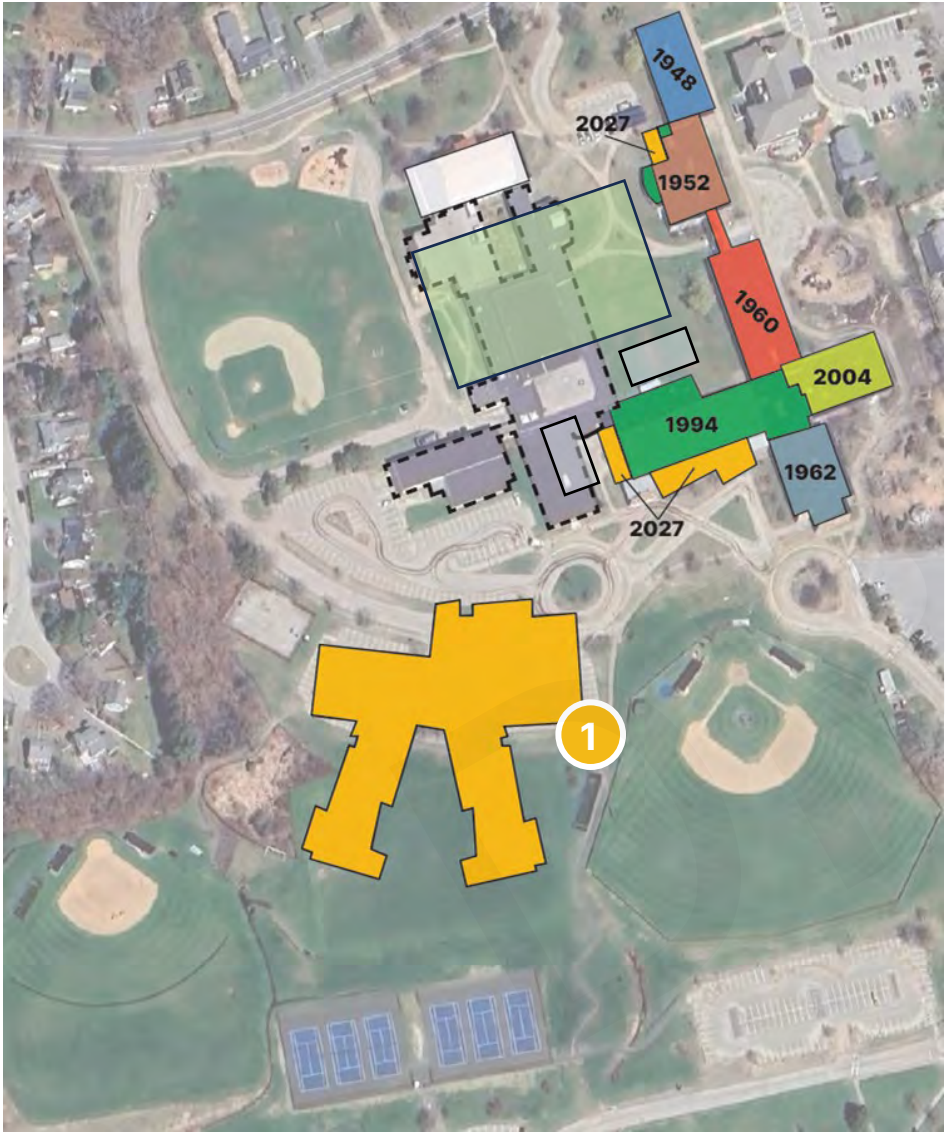
Concerns We Heard Regarding Former “Option B”	Compromises Addressed in the Design
Sustainability: Patchwork construction is not sustainable – the school cannot be upgraded to come close to meeting current energy standards. Repeated renovation is not sustainable in the sense that districts struggle to afford the cost of maintaining old buildings, and education has evolved to where renovation generally cannot meet those standards	Replaces 1/3 of your school buildings with energy efficient building envelopes that meet current energy standards and codes. The more energy efficient your envelope is the less impact on your heating and cooling loads.
Adding to current buildings limits what we can do in the future.	Replaces the MS and looks at a strategic replacement of sections of the ES school to minimize relocation of students and maximize green space.

ES Building Timeline



- 1** **1948**
(75 Years Old)
Original Pond Cove Constructed (classrooms, cafeteria, and kitchen (currently 4th grade wing)
- 2** **1952**
(71 Years Old)
Pond Cove Addition: Classrooms, kitchen/dining (currently Library)
- 3** **1960**
(63 Years Old)
Jr. HS Addition: 8 Classrooms, bathrooms, principal/office, main entry (currently Pond Cove)
- 4** **1962**
(61 Years Old)
"Lunt" Science Wing: 12 classrooms (stand alone), (currently Pond Cove admin and classrooms)
- HS** **1970**
(53 Years Old)
New High School Constructed
- 5** **1994**
(29 Years Old)
MS Add: Admin suite, library, classrooms; Shared cafetorium; ES Add: Gym, office, entry; Reno throughout
- D1** **1994**
(Demolished)
Demolished facilities
- 6** **2004**
(19 Years Old)
Kindergarten Wing & Play Area: Classrooms with bathrooms and small group rooms (currently same use)
- 7** **2027**
(Projected Date)
ES: Secure and Welcoming Admin Addition, STEM Addition and Renovations; MS: New MS; ES/MS: Site improvements; HS: Renovations
- D2** **2027**
(Projected Date)
Demolished facilities

MS Building Timeline

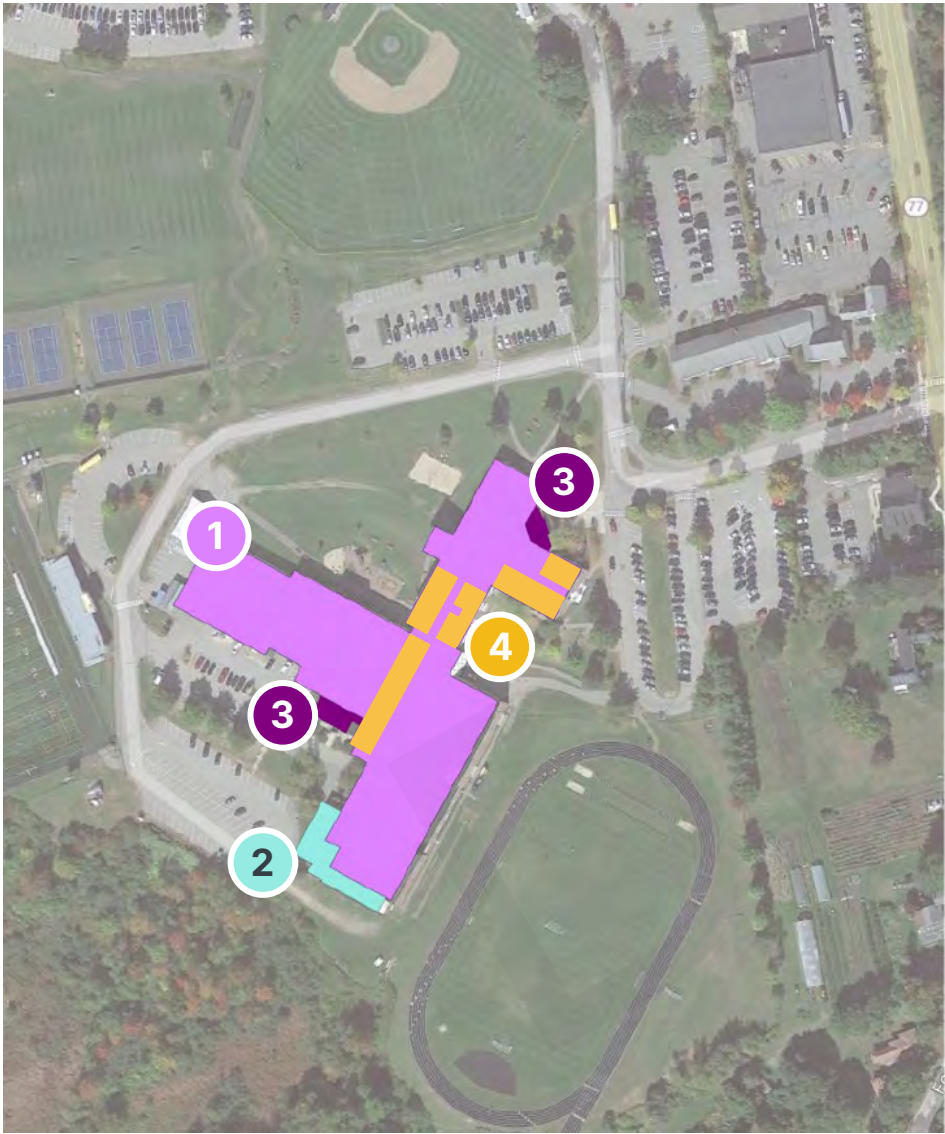


1

2027
(Projected Date)

ES: Secure and Welcoming Admin Addition, STEM Addition and Renovations; MS: New MS; ES/MS: Site improvements; HS: Renovations

HS Building Timeline



1

1970
(54 Years Old)

High School Building Constructed

2

1999
(25 Years Old)

Pool Addition

3

2004
(20 Years Old)

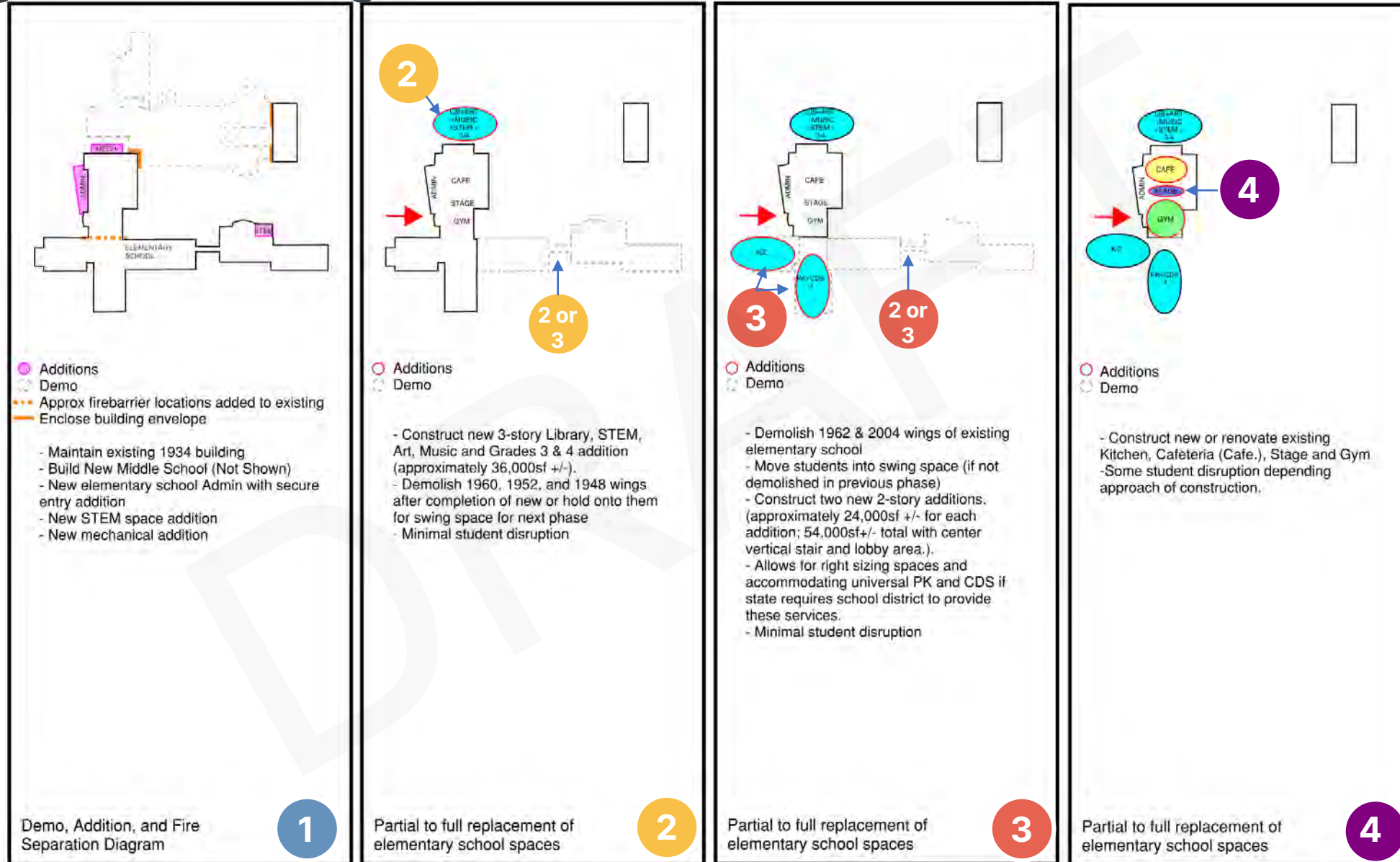
Administrative and Cafeteria Additions

4

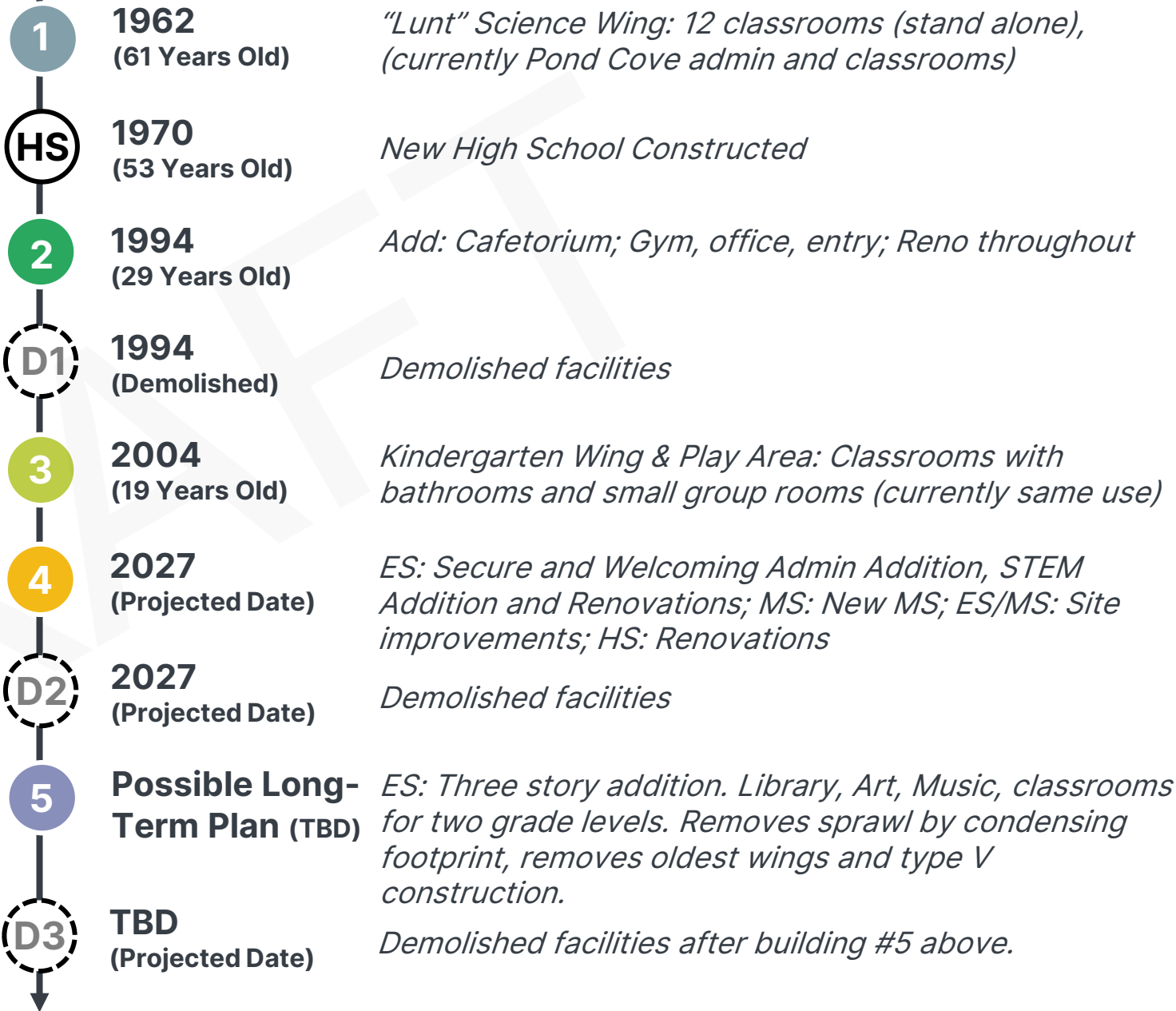
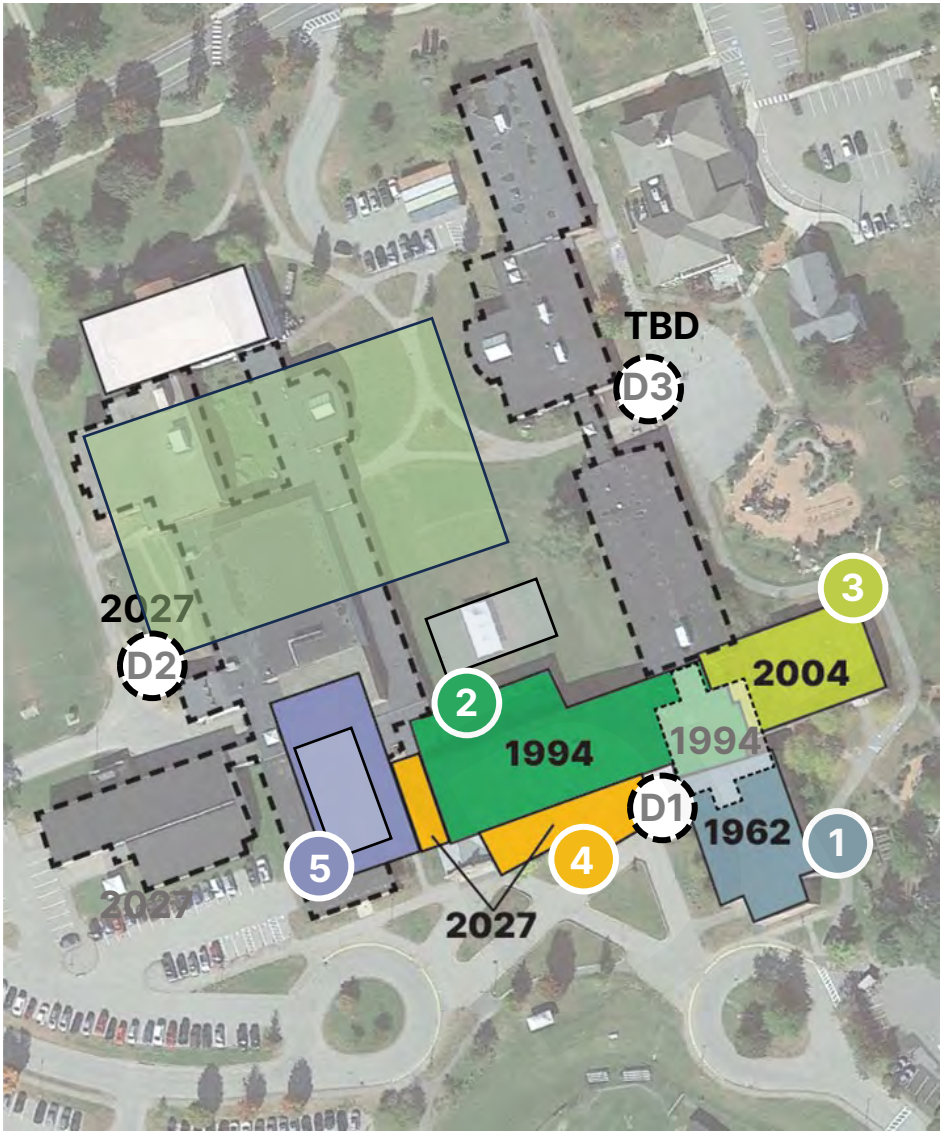
2027
(Projected Date)

ES: Secure and Welcoming Admin Addition, STEM Addition and Renovations; MS: New MS; ES/MS: Site improvements; HS: Renovations

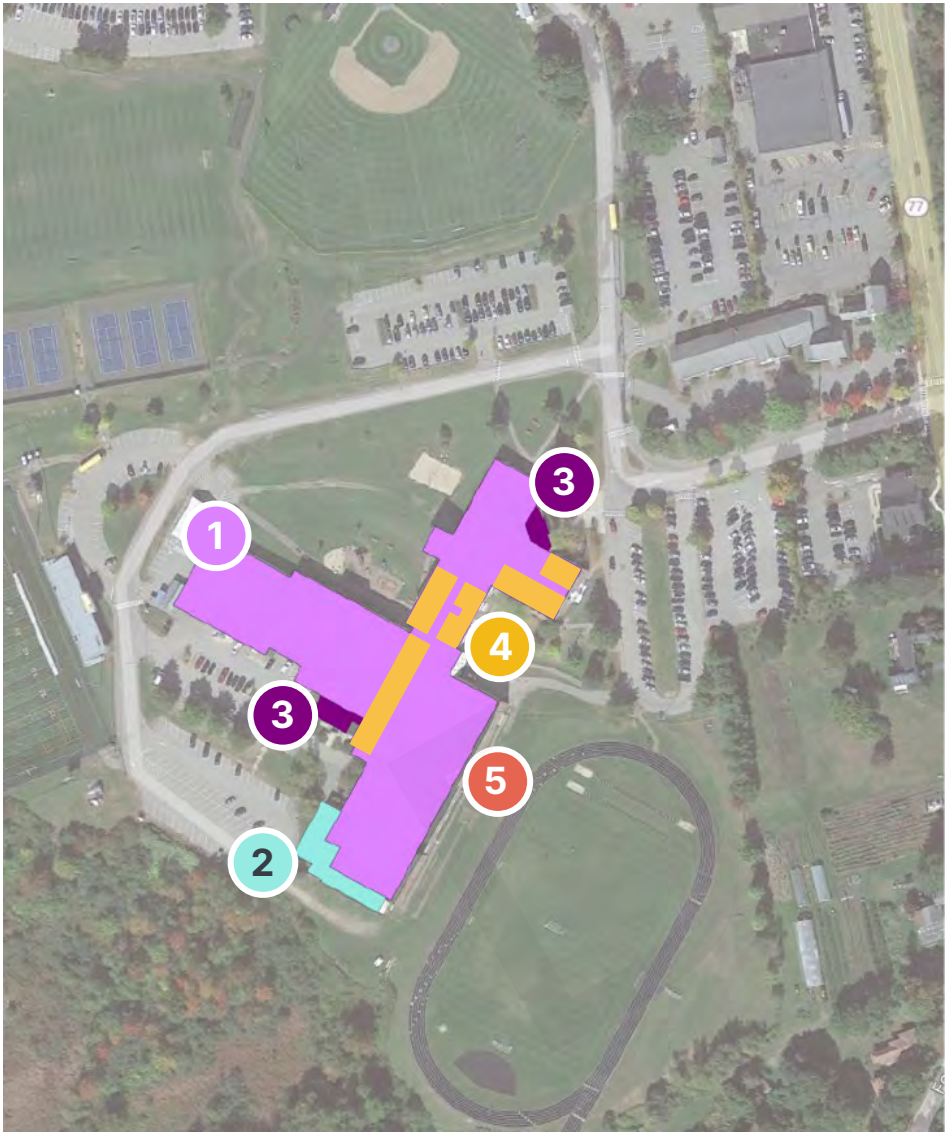
Long-Term Planning: How New Construction Positions You For Future Years



ES Building Long Term Planning



HS Building Long Term Planning



1

1970
(54 Years Old)

High School Building Constructed

2

1999
(25 Years Old)

Pool Addition

3

2004
(20 Years Old)

Administrative and Cafeteria Additions

4

2027
(Projected Date)

ES: Secure and Welcoming Admin Addition, STEM Addition and Renovations; MS: New MS; ES/MS: Site improvements; HS: Renovations

5

Possible Long-Term Plan (TBD)

Building Renovation and/or New Build – extent depends on program needs work done to building over the years.

Lifespan of Investment: V1 & V2



“RENO / ADD
ES; NEW MS;
REPAIR HS”

New MS (110,690 SF +/-):

- 60 +/- years with some building system and some material replacement around 20 to 40years. Mechanical systems are within the building to extend the life of the systems.
- Removes hydronic piping in MS

ES Reno. (27,740 SF +/-) and Addition (4,635 SF +/-):

- New boiler plant, Electrical room, Mechanical room, Heat Recovery Units (HRU), Cabinet Unit heaters (CUH), exhaust fans, and air handling units (AHU) being replaced as part of the project. These replacements will extend the life of most systems by 15-20 years.
- Interior flooring , ceilings and paint being replaced.
- New additions would need system / equipment replacement. (mech, electrical, roofing, etc.) in 20–40-years.
- Roofing to be replaced using SRRF funds.
- Windows and masonry repair planned for in CIP.

General Notes:

- Per NCES (National Center for Education Statics) According to Ornstein (1994), when a school is 20 to 30 years old, frequent replacement of equipment is needed. Between 30 and 40 years old, the original equipment should have been replaced, including the roof and electrical equipment. After 40 years, a school building begins rapid deterioration, and after 60 years most schools are abandoned.
- In 20 years, the hydronic piping in Pond Cove and Cape Middle will be 50 years old and need to be considered for replacement.
- Mechanical equipment on the roof degrades quicker than mechanical equipment in building. Air Handling Units (AHU) in the building last approximately 30 years and 15 -20 years on roof. Most existing systems are on roofs.
- Pond Cove was built in 1948. It is 76 years old and an average of 54 years old with 5 major renovations / addition projects over the lifetime of the building.
- Cape Elizabeth Middle School was built in 1934. It is 90 years old and an average of 64 years old with 3 major renovations/ addition projects over the lifetime of the building.
- Cape Elizabeth High School was built in 1970. It is 54 years old and has not received a major renovation, but some systems were replaced in 1994 and over the years.



Covered by 2024 Proposed Solution



Approximate time frame to consider major renovation or replacement based on avg. age of building and scope of work. Time frame may vary based on several factors.



Minor Repairs Needed Over Time



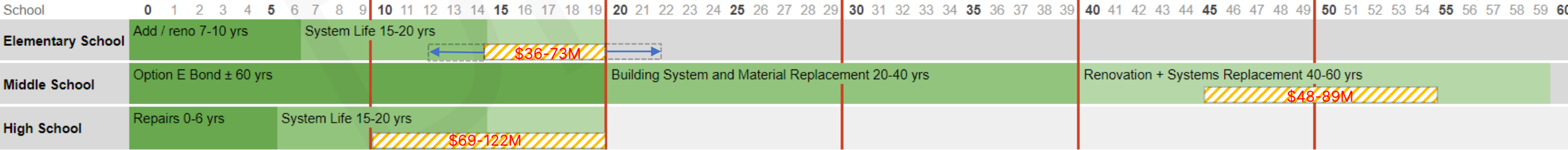
Repairs and Renovation Needed Over Time

Original Graph created by members of SBAC – modified to represent the “Middle Ground” plan.

“The Middle Ground” V1

ESTIMATED COST: \$89.95M +/- ; SRRF funds and completed or planned CIP projects for 0-6 year repair items.

ES: Approx. 35% of sf of ES renovated. 6% new added MS: 100% new.



“The Middle Ground” – Long Term Planning V2

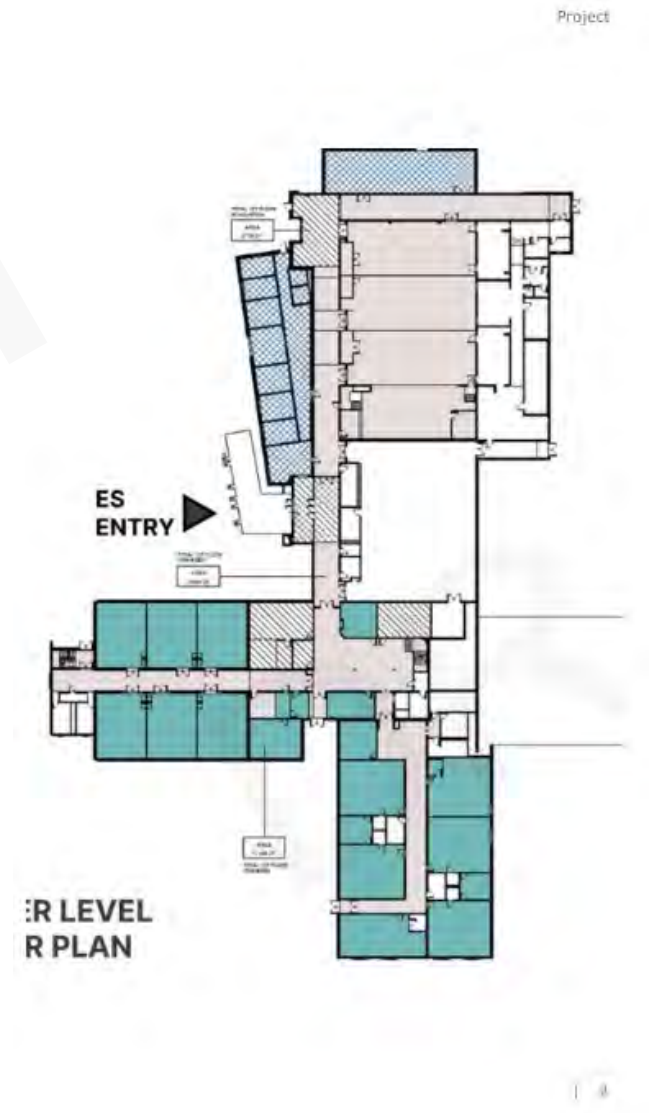
ES: Classroom wings replaced over time – see diagram



Assumptions and Disclaimers: These are ROM cost and should be used for planning not budgeting. Cost estimates need to be created on specific scope of work once future building plans are determined. Existing sf used for reno and new construction. 78,630 sf for ES; 111,900 sf for MS; and 166,500sf for HS.; Construction cost per sf used is \$300 for reno and \$500 for new; Site cost assumed at \$5M for reno and \$14M for new; Cost ranges represent reno cost at the low end and replacement at the high end of cost range; All cost are in 2024 dollars; Major renovation and replacement time frame is approximate based on average life of existing building and percent renovation achieved with each proposed option; This based on the options as they stand today and including the SRRF and CIP plan for 0-6 years; Repair work beyond not included and will need to be budgeted.

CIP Presentation | CIP Process

- Part of the **“Middle Ground” option is a plan to address remaining repair items** in the upcoming **years prior to construction, during, and after**. Utilizing current maintenance and CIP yearly budgets as well as with SRRF funds.
- **Draft plans are being refined** to distribute scope over the coming years and align with current funding and identify scope that aligns well with SRRF grants.
- TTH team has been reviewing combined Harriman and Colby report CIP for more than 8 months
- Total list helped define repairs/ renovation items to be included in CONCEPTS
- Project plan was to revisit ENTIRE CIP once the team received direction on an approved concept.
- Over the past 3-weeks the team has poured through and evaluated all items in CIP to determine what could be included in project/ bond
- Items were BOTH added to project and deleted from CIP
- Items were removed or modified if not an essential repair.



CIP Presentation

- HS number reduced due to abatement reduction items already completed or deemed not necessary by district and HS allowance for exterior envelope repair reduce to essential repair items only.
- ES number reduced due to removal overlapping solution and repair scope such as but not limited to site work, abatement reduction and items already completed or deemed not necessary by district.
- 10% soft cost on average for items carried out in CIP vs large contractor and/or project. Varies per item but on avg. 10%.

Current Pond Cove CIP Summary

	2024 Construction Costs (Includes items that are shared with MS and Pond Cove - w/o 25%)	Pond Cove Only Project Costs @ 25%	Project cost w /10% soft cost	Comments
CIP Items Totals	\$15,562,514	\$15,356,096		
Items Included in proposed solution		\$9,648,486		Note that several items are repair items that overlap with scope of work in solution. So, cost in total project does not match this number but this is the value of those items if they were to be done from the CIP.
Items suggested to be included in SRRF Application		\$2,932,572	\$3,225,829	Roofing Scope does not need to be done all at once. Can be done sections at a time.
Items Completed by School Dept or Scheduled to be Completed or determined by School Dept are no longer an issue or needed		\$1,085,787		
Remaining CIP Items to be completed over 0 - 6 years in 2024 dollars		\$1,689,251	\$1,858,176	Utilizing CIP and Maintenance funds over 7+/- years.
Subtotal of items for CIP and SRRF			\$5,084,005	

Current High School CIP Summary

	2024 Construction Costs	Project Costs @25%	Project cost w /10% soft cost and reduced allowance for repairs at HS Envelope	Comments
CIP Items Totals	\$9,258,170	\$11,572,713		Reduced from earlier numbers due to reduction of abatement, refinement of scope items and reduction in soft costs.
Items Included in proposed solution		\$2,162,381		
Items suggested to be included in SRRF Application		\$6,169,813	\$1,061,996	Original number had an allowance that accounted for recladding of building. However, the areas of water infiltration, spalling exterior concrete and gypsum wall board cracking is at precast window walls, not entire building. The reduce value accounts for replacement of precast window wall with metal panel, insulation and new windows in these locations.
Items Completed by School Dept or Scheduled to be Completed or determined by School Dept are no longer an issue or needed		\$367,163		
Remaining CIP Items to be completed over 0 - 6 years in 2024 dollars		\$2,873,356	\$3,160,692	
Subtotal of items for CIP and SRRF			\$4,222,688	

CIP Presentation | What is the Plan and what is next in the CIP Process

- Work with School Department on SRRF funding applications.
- Work with School Department to identify “best year” to fund projects based on yearly budget of approximately \$1.1M / year.
- This is a “working, breathing document”.
- Team is working with School Department to apply for State funding for Major School Construction, this is different than SRRF and sometimes referred to as “the list”.

What does this look like with and without SRRF funds`

Subtotal for both schools (CIP and potential SRRF items)	\$9,251,694
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With SRRF over various timeframes- completing prioritized projects

	SRRF A (\$4M total)	SRRF B (additional \$4M total)	
Potential SRRF Grant	-1,200,000	-2,400,000	• Assume \$1.2M grant (\$2M at each building in SRRF, total of \$4M) to \$2.4M grant (another \$2M at each building SRRF, total \$4M) in SRRF if applied for over 5+ yrs
total after assumed SRRF	8,051,694	6,851,694	
Cost / year if over 6 years w/ assumed SRRF	1,341,949	1,141,949	• School department budget of \$1.1M in CIP and maintenance to put towards this each year.
Cost / year if over 7 years w/ assumed SRRF	1,150,242	978,813	
Cost / year if over 8 years w/ assumed SRRF	1,006,462	856,462	
Cost / year if over 9 years w/ assumed SRRF	164,320	139,830	
Cost / year if over 10 years w/ assumed SRRF	143,780	122,352	

Without SRRF over various timeframes – completing prioritized projects

Cost / year over 6 years w/o SRRF	1,541,949	• School department budget of \$1.1M (additional \$200k for additional maintenance items that may come up) in CIP and maintenance to put towards this each year. • Additionally use debt retirement • Utilize fund balance as needed
Cost / year over 7 years w/o SRRF	1,321,671	
Cost / year over 8 years w/o SRRF	1,156,462	
Cost / year over 9 years w/o SRRF	1,027,966	
Cost / year over 10 years w/o SRRF	925,169	

DEPARTMENT OF EDUCATION'S SCHOOL REVOLVING RENOVATION FUND

Definition

The Maine Department of Education's School Revolving Fund (SRRF) provides funding assistance to school administrative units to ensure that students have a safe, healthy and appropriate learning environment.

The SRRF offers funding where SAU's have identified needs in the areas of health and safety, building systems, energy and water conservation, and learning upgrades.



CAPE ELIZABETH SCHOOL DEPARTMENT

Open Minds and Open Doors

Harriman

THE SRRF HAS THE FOLLOWING PRIORITIES:

Priority #1	Priority #2	Priority #3	Priority #4	Priority #5
Health, safety, and compliance issues	Repairs and improvements not related to health, safety and compliance	Repairs and improvements related to energy and water conservation	Upgrades of learning spaces	Other Projects



SCHOOL REVOLVING RENOVATION FUND

Priority #1 Projects Have Been Awarded for CESD

Priority #1

Priority 1: Health, safety and compliance issues.

These include roof structural upgrades; improvements to indoor air quality, compliance with the Americans with Disabilities Act; hazardous material abatement or removal; and other health, safety and compliance issues.



CAPE ELIZABETH SCHOOL DEPARTMENT

Open Minds and Open Doors

Harriman

SRRF FUNDING

**The SRRF is funded through the Maine
Municipal Bond Bank.**

**It is a state and local partnership with each
providing a portion of a project's funding.**



CAPE ELIZABETH SCHOOL DEPARTMENT

Open Minds and Open Doors

Harriman

SRRF FUNDING STRUCTURE

Loans	Grant
The financing for the remaining 70% of the project is issued at a 0% interest rate. The terms are for 5 and 10 years (5 years for 500,000 and under and 10 years for projects over 500,000). The maximum loan that can be provided is capped at \$2 million per priority, per school building, within any five-year period.	the forgiveness rate for the grant portion of a project is 30% for CESD.



SRRF 2020 AWARDS TO CESD

PROJECTS

- Emergency plumbing fixtures (eye wash stations)
- Metal shop air quality
- Roof structure reinforcement (high school)
- Intercom and public access system (high school)

Total for Financing: \$273,300

Total for Grant: \$117,128



CAPE ELIZABETH SCHOOL DEPARTMENT

Open Minds and Open Doors

Harriman

SRRF 2022 AWARDS TO CESD

PROJECTS

- Video management system for security and secure door access for all three schools.
- Life safety signage for all three schools.
- Gymnasium Humidity Control
- ADA compliant access to entry door.
- Electrical panel replacement

Total for Financing: \$812,757

Total for Grant: \$348,082

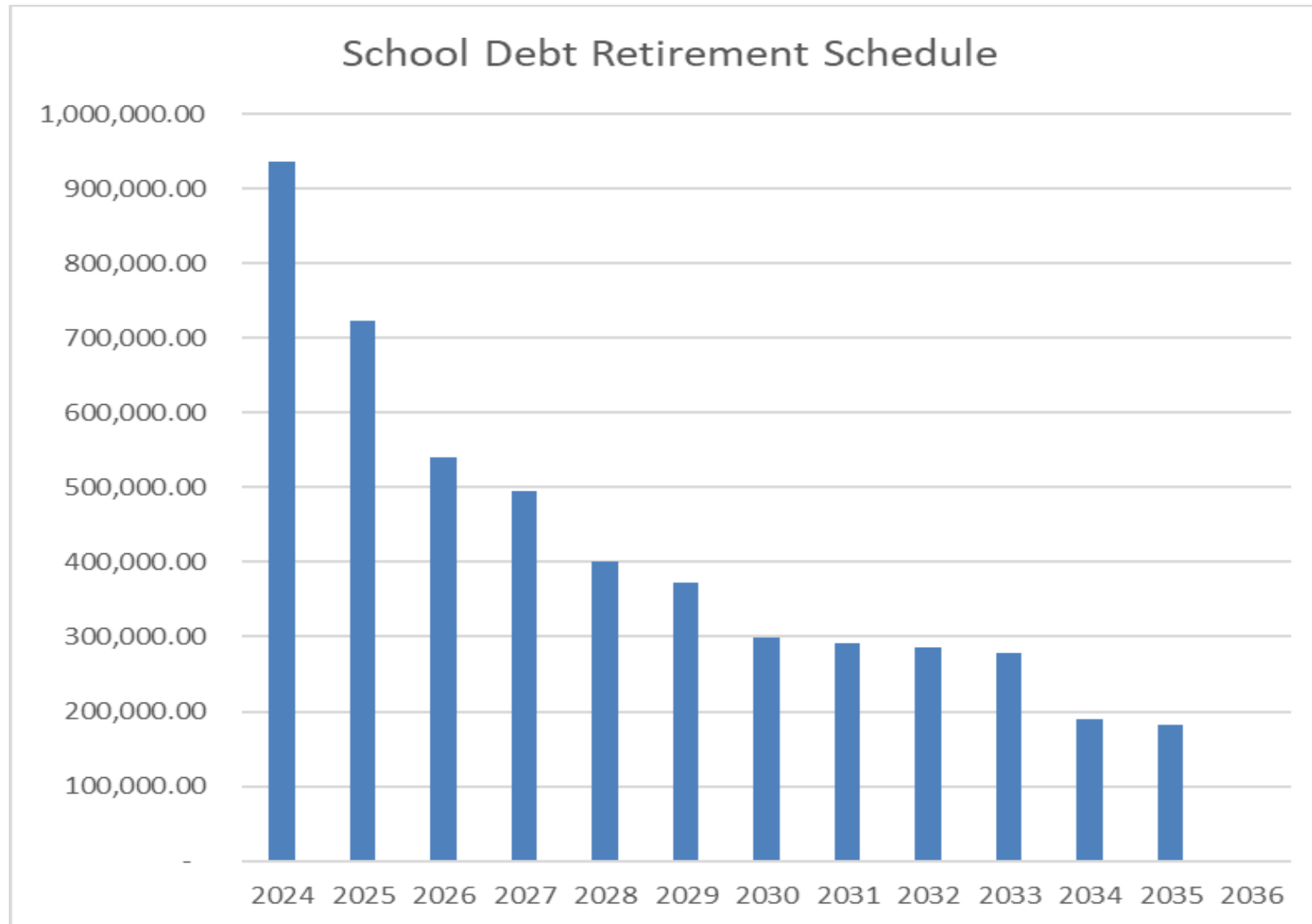


CAPE ELIZABETH SCHOOL DEPARTMENT

Open Minds and Open Doors

Harriman

CESD DEBT RETIREMENT SCHEDULE



CAPE ELIZABETH SCHOOL DEPARTMENT

Open Minds and Open Doors

Harriman

CESD DEBT RETIREMENT SCHEDULE

Annual Decrease By Dollar Amount

<u>Annual Change</u>	<u>FY</u>
-213,361	2025
-181,362	2026
-46,896	2027
-92,759	2028
-95,002	2029
-7,068	2030
-7,068	2031
-7,068	2032
-7,068	2033
-88,344	2034
-7,269	2035
-182,503	2036



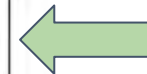
PROJECTED SCOPE OF WORK

Funding Sources

CIP Presentation | What is the Plan and what is next in the CIP Process

- Work with School Department on SRRF funding applications.
- Work with School Department to identify “best year” to fund projects based on yearly budget of approximately \$1.1M / year.
- This is a “working, breathing document”.
- Team is working with School Department to apply for State funding for Major School Construction, this is different than SRRF and sometimes referred to as “the list”.

What does this look like with and without SRRF funds			
Subtotal for both schools (CIP and potential SRRF items)		\$9,251,694	
With SRRF over various timeframes- completing prioritized projects			
	SRRF A (\$4M total)	SRRF B (additional \$4M total)	
Potential SRRF Grant	-1,200,000	-2,400,000	Assume \$1.2M grant (\$2M at each building in SRRF, total of \$4M) to \$2.4M grant (another \$2M at each building SRRF, total \$4M) in SRRF if applied for over 5+ yrs
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Cost / year over 9 years w/o SRRF	1,027,966		
Cost / year over 10 years w/o SRRF	925,169		



PROJECTED SRRF FUNDING

Projected A SRRF	Projected B SRRF	Current SRRF Debt Retirement Dates
• Potentially over 5 years • \$2,000,000 • Finance \$1,400,000 Grant \$600,000 • Debt Payment would be \$140,000 over 10 years	• Potentially over 5 years • \$2,000,000 • Finance \$1,000,000 Grant \$600,000 • Debt Payment would be \$140,000 over 10 years	2020 SRRF Issue: Last payment in 2027 2022 SRRF Issue: Last payment in 2033



Questions we are hearing

4

“Middle Ground” – Questions we have heard to date?

- **What are reductions – how did we get here?** The following but not limited to:
 - Site cost reductions due to all fields on one site and other efficiencies
 - Abatement cost reductions due to refinement of scope
 - Soft cost reductions
 - Efficiency in repair items due to refinement of scope and elimination of overlapping scope.
- **What is the Square Footage of the MS:**
 - Existing: 105,500sf
 - New: 110,690 sf
- **Does cost for the new MS include furniture:**
 - Yes, it's included in the soft cost.

“Middle Ground” – Questions we have heard to date?

• What is the break down of cost?

- New MS with full cooling, demo, abatement and all site cost (MS and ES) is approximately \$73.9M+/-
- ES Repair approximately \$7.1M+/- (includes flooring, ceilings, and paint) ; ES Additions are approximately \$5.3M+/-; Renovation is \$1.4M+/- (note flooring, ceiling and paint included in repair number)
- HS repair is approximately \$2.2M +/-

draft

School	Repair			New Construction - New School or Addition		Renovation		Site		Totals	
	Total project (w/soft cost)	\$ amount listed "included in proposed solution" in CIP summary	Comments	Total project (w/ soft)	comments	Total project (w/ soft)		Total project (w/ soft)	Comments		Comments
MS	\$1.8M+/-			\$58.8M+/-		NA		\$13.3M+/-	One of the larger deltas is in the site cost from option E	\$73.9M+/-	MS and Site
ES	\$7.1M+/-	\$9.6M	Delta due to overlapping repair and reno/ addition and site cost in concept. Cooling in 5th grade wing, Site design, etc.	\$5.3M+/-		\$1.4M+/-	Note that SF for flooring, paint and ceilings is carried in repair number	NA	Carried in MS Site number	\$13.8M +/-	ES
HS	\$2.2M+/-			NA		Carried in Repair number		NA		\$2.2M+/-	HS
Totals	\$11.1M+/-		Amount of repair items that don't overlap with scope that is accounted for in the new building, addition, renovation and site numbers.	\$64.1M+/-	includes ES and MS new construction	\$1.4M+/-		\$13.3M+/-		\$89.9M+/-	Total

“Middle Ground” – Questions we have heard to date?

- **What is in the CIP?** Below is a high-level summary.
 - ES scope: Windows/exterior wall, Roofing (candidates for SRRF), Drinking fountains, Exterior Door replacement, etc.
 - HS scope: Gym Floor, Ext. envelope repair (candidate for SRRF), Drinking fountains, Dust Collection, Toilet partitions, upgrading emergency lighting, etc.
- **What about Solar Panels?** The roof has capacity for approx. a 650kW system. This would offset approximately 50% +/- of the demand load. At \$2.50 per Watt this is estimated to be approximately \$1,625,000. This cost could be added as a second referendum question to raise private and/or grant funding.
- **Basketball courts are they included?** Yes, two are included in the project they were not illustrated in the site diagram previously but are on the technical drawings. They now are illustrated on the site diagram.
- **What about Middle School Softball?** Shown on the plan, exact location is under review.
- **What is Commissioning?** Construction Commissioning is a quality assurance process in the construction industry. It involves verifying and documenting the performance of a building's systems, equipment, and components to ensure they meet design specifications, owner requirements, and building regulations. During commissioning, various building systems are assessed, including HVAC (heating, ventilation, and air conditioning), plumbing, and life safety systems. It aides in delivering a high-quality project and investing in its long-term performance.
- **Meeting with Town Department Heads?** Previously walked the building with fire and police and now that we have a refined concept design meeting with department heads tentatively scheduled for July 1

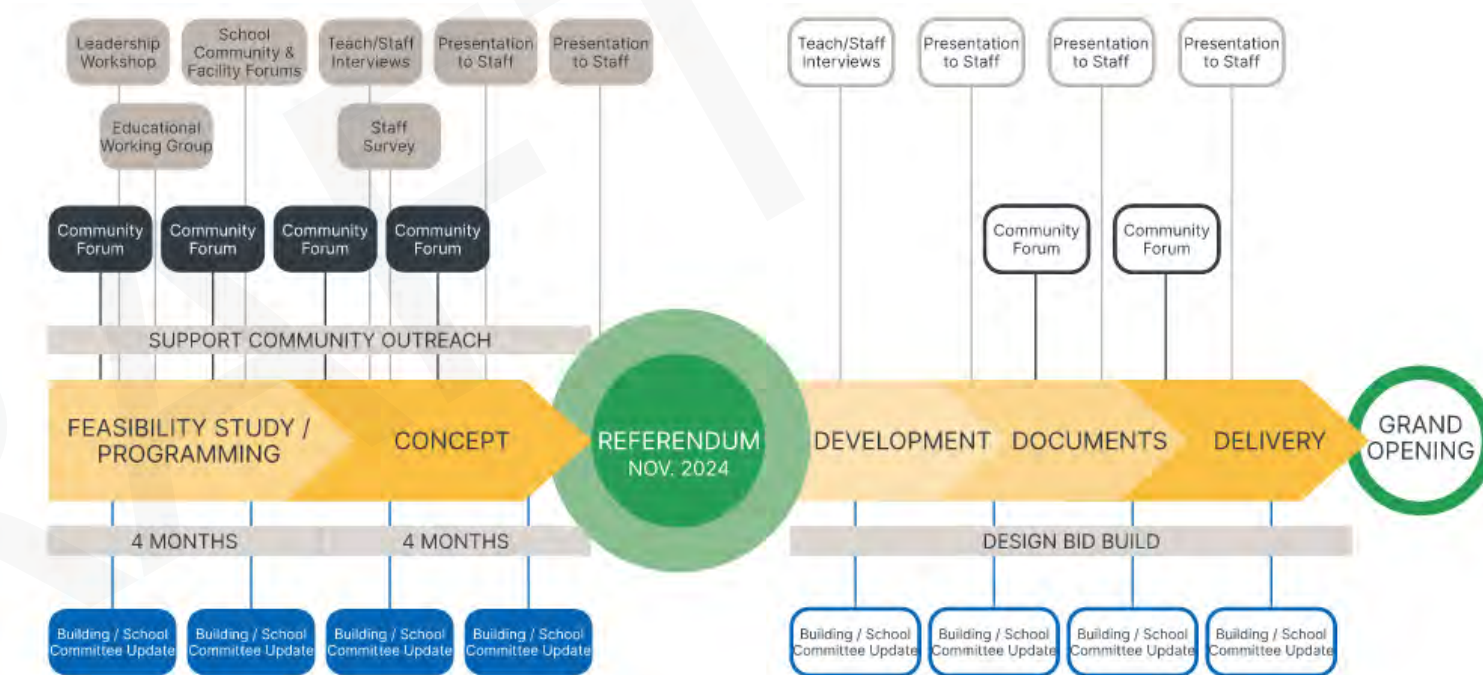
What Happens Next?

NEXT STEPS

5

What Happens Next? Post-Referendum 101

- **Referendum:** Project budget set
- **Development:** Design Process
 - Approximately 6 months
 - Meetings with staff
 - Meetings with other stakeholders
 - Cost estimates
 - Design refinement / completion
- **Documents:** Construction documents
 - Approximately 6 months
 - No more design / Development of Construction Documents.
 - Updated cost estimate
- **Delivery:** Construction Process
 - Approximately 24-30 months.
- **Grand Opening:** Building Occupancy



NEXT STEPS

- **July 1, 2024** School Board Meeting (Vote to Send to Town Council)
- **July 8, 2024** Town Council Meeting (Vote to set Public Hearing)
- Other school board and town council meetings as needed
- **November 5, 2024** Anticipated Referendum

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.”

