

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

## School Board Update

August 26, 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

**STEP 1:**

An architectural rendering of a modern middle school building. The building features a large, flat roof, extensive glass windows with yellow vertical accents, and a brick base. The name "CAPE ELIZABETH MIDDLE SCHOOL" is visible on the right side of the building. Several students are depicted walking on the sidewalk in front of the school. The word "CELEBRATE!" is overlaid in large, bold, blue capital letters across the bottom of the image.

# CELEBRATE!

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

**Harriman**

# Agenda

**STEP 2:**

**REVIEW WHAT WAS  
APPROVED...**

# 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:

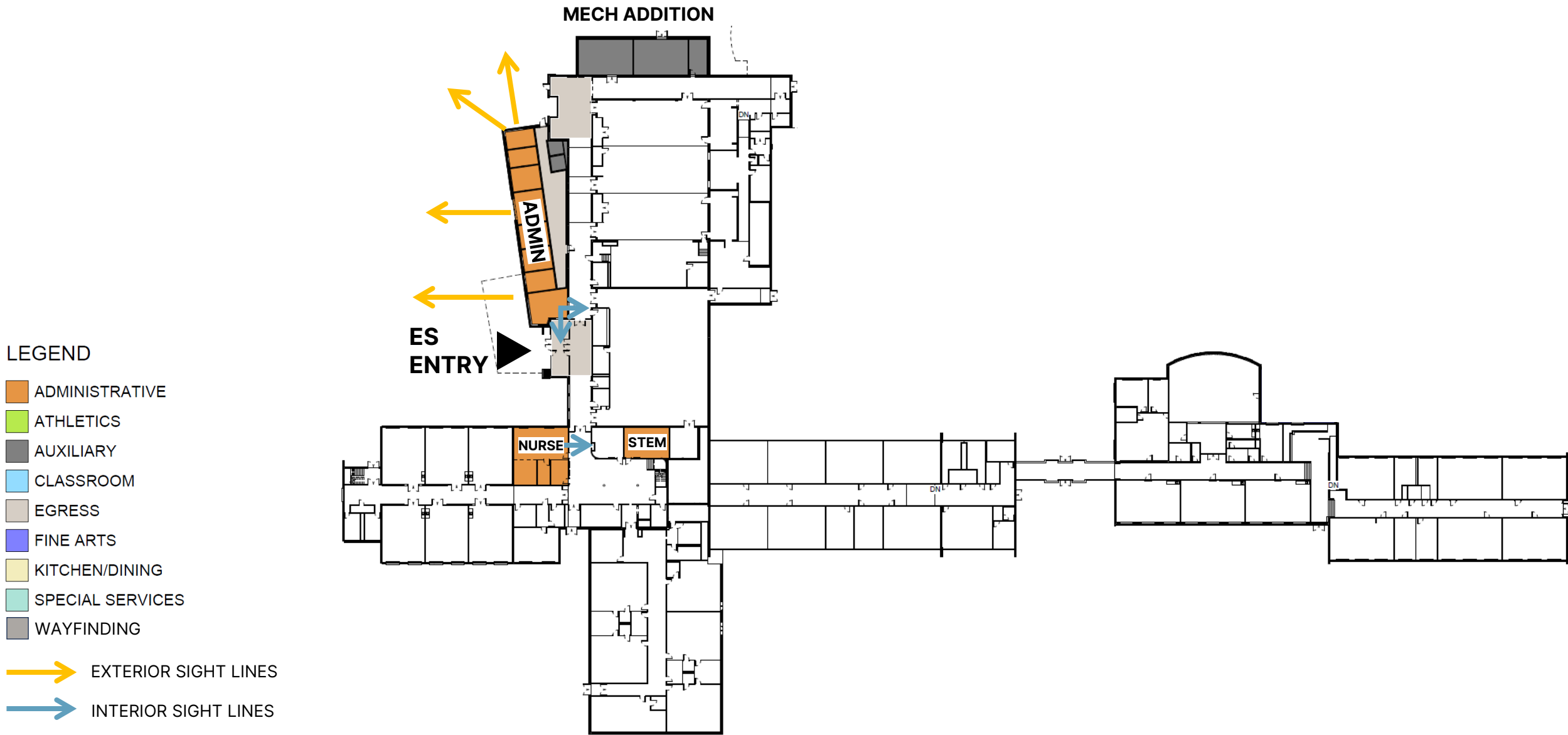
WHEREAS, following a public hearing on March 24, 2025, on April 7, 2025, the Cape Elizabeth Town Council adopted certain votes (the “Votes”) that **authorized expenditures of up to \$1,725,000 in the form of gifts and grants to pay for Solar Panels to enhance the new Cape Elizabeth Middle School** (the “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

# Celebration of the Supported Referendum! **What Was Approved?**



- 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 Floor Plan



# Celebration of the Supported Referendum! 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."*



**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

# Celebration of the Supported Referendum! 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."*



# Celebration of the Supported Referendum! What Was Approved?

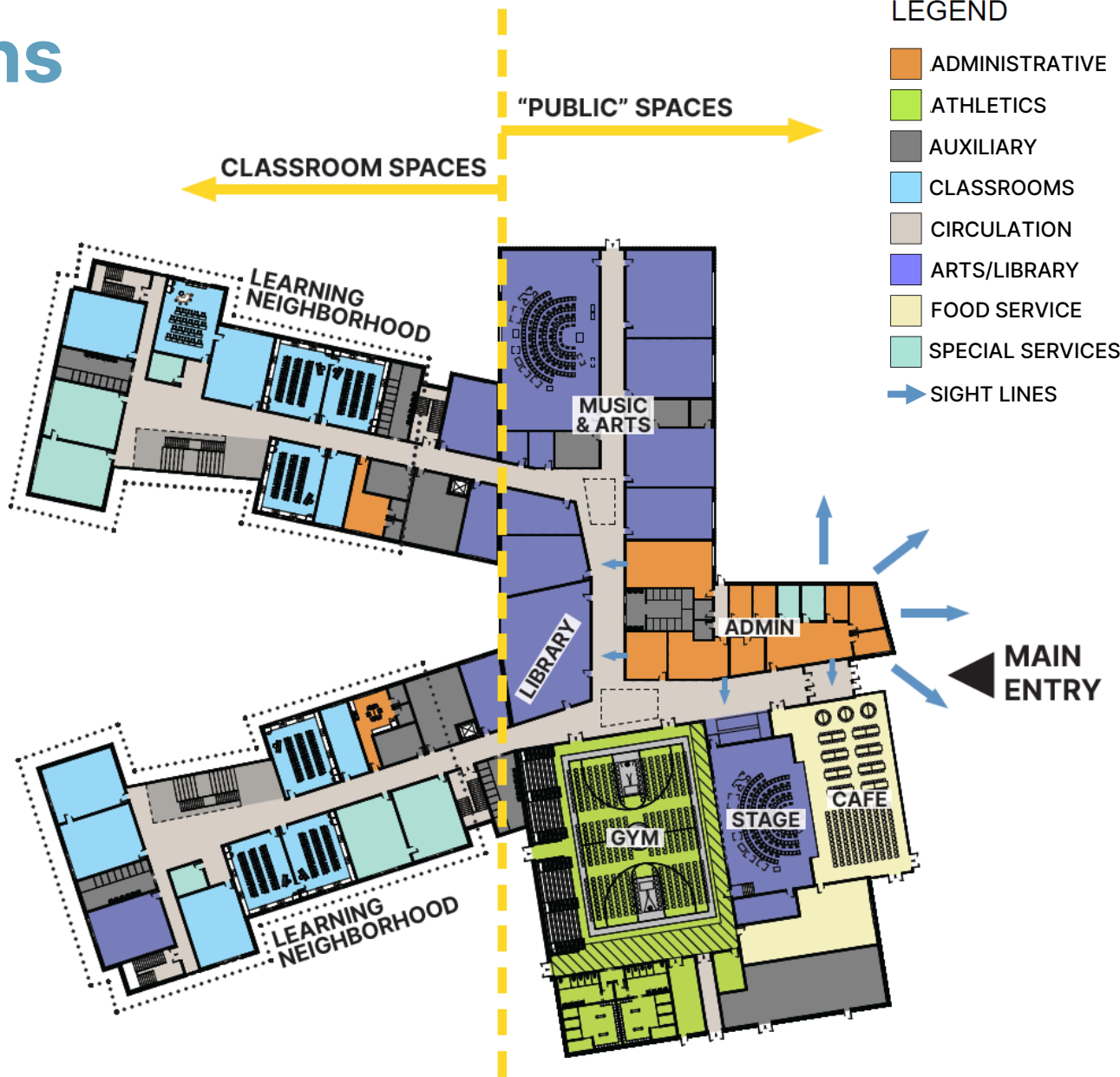
*"A secure and nurturing community hub that fosters a joy of learning and collaboration by supporting students' discover of their full potential."*



# New Middle School Floor Plans



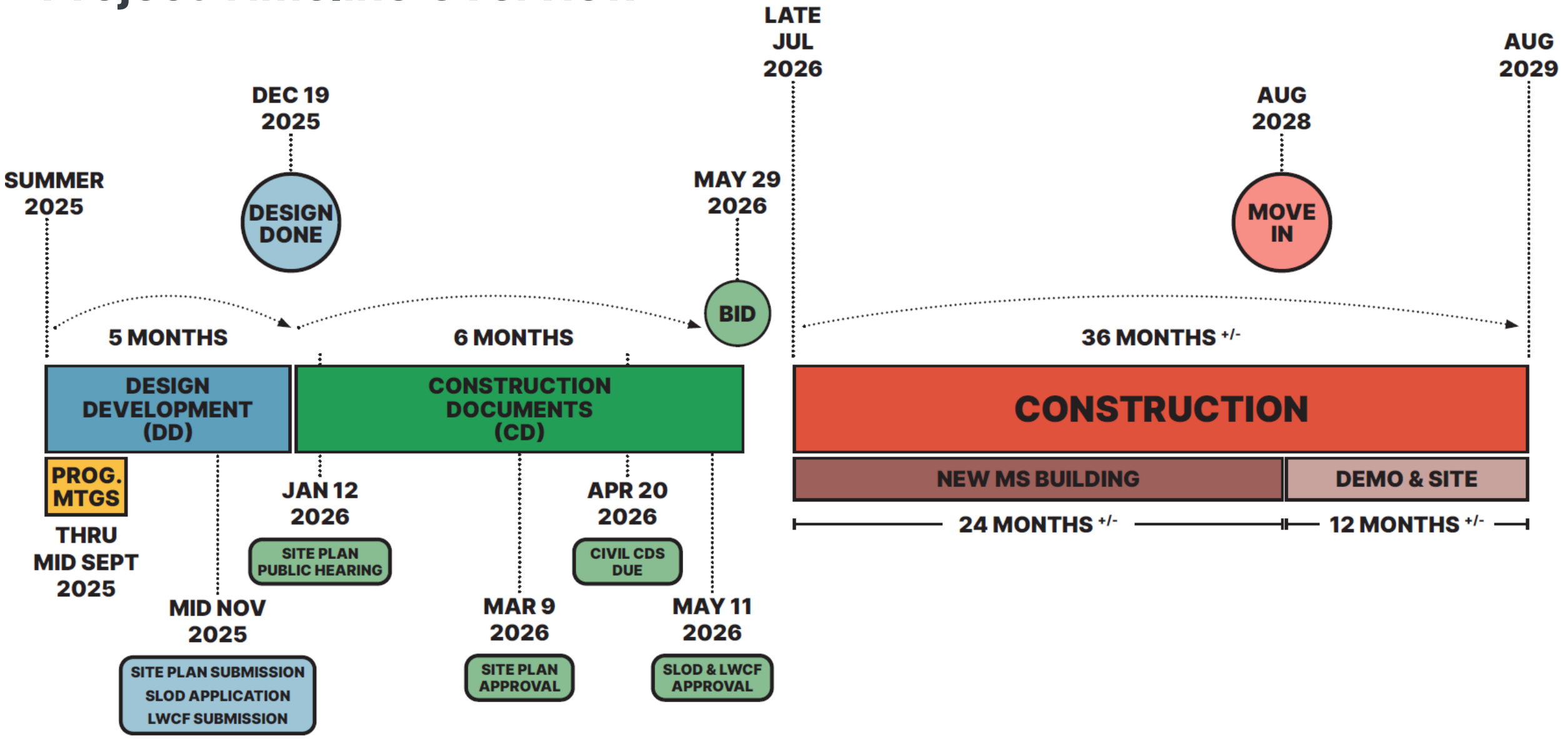
LOWER LEVEL FLOOR PLAN



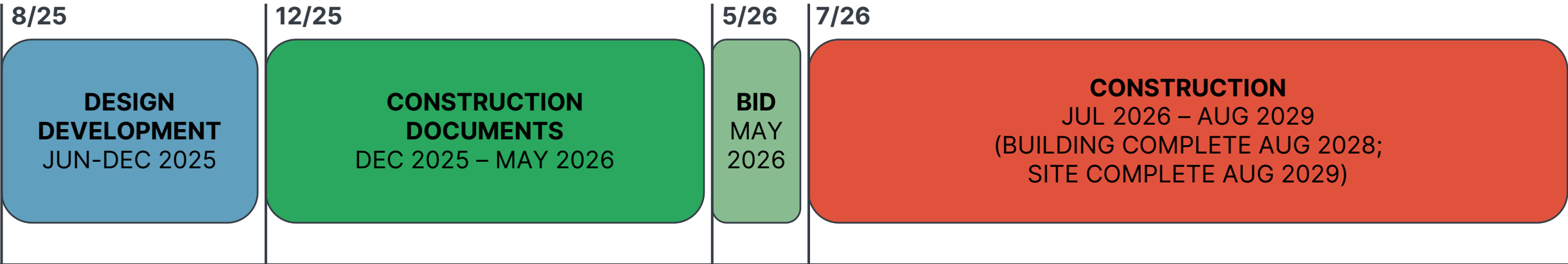
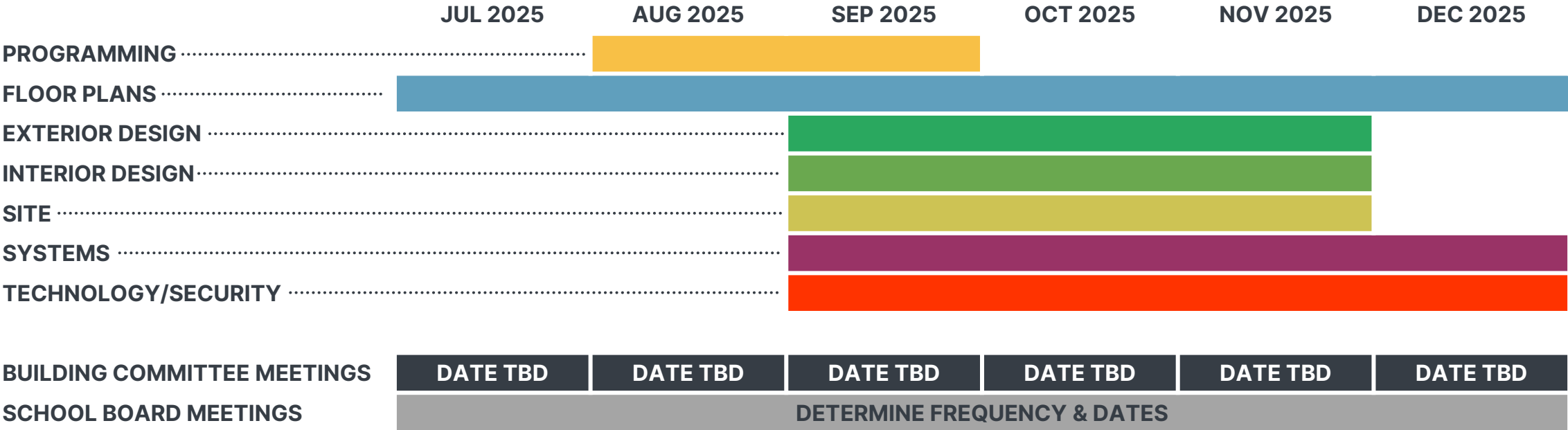
MAIN LEVEL FLOOR PLAN

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

# Project Timeline Overview



# Design Milestones



# 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

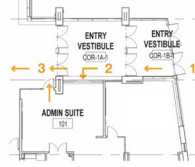
**GUIDING PRINCIPLES**  
(Priority Order Top to Bottom)

	<b>DESIGN PATTERNS</b> (Priority Order Left to Right)											
	Safety & Security	Gathering & Collaboration Hubs	Healthy Building	Outdoor Learning & Play	Agile Classrooms	Sustainability	Flexible Learning Spaces & Furniture	Classroom Neighborhoods	Professional Work Areas	Extended Learning Areas	Breakout Spaces	Enrichment Spaces
Joy of Learning												
Warm, Safe & Inviting												
STEM & Art Integration												
Collaboration & Connection												
Flexible & Adaptable Learning												
School as a Community Resource												
Outdoor/Nature Connections												

# 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

### Gathering and Collaboration Hubs



Renovation Renovation Addition New Construction

### Agile Classrooms



Renovation Renovation Addition New Construction

### Flexible Spaces and Furniture



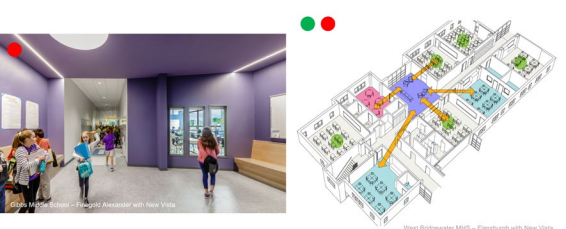
Renovation Renovation Addition New Construction

### Extended Learning Areas



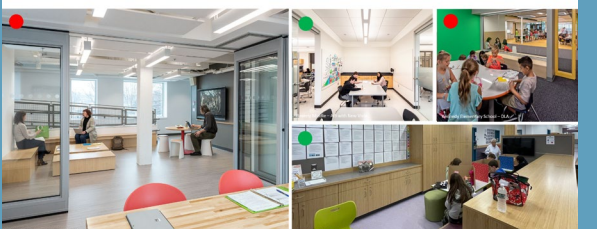
Renovation Renovation Addition New Construction

### Classroom Neighborhoods



Renovation Renovation Addition New Construction

### Breakout and Pullover Spaces



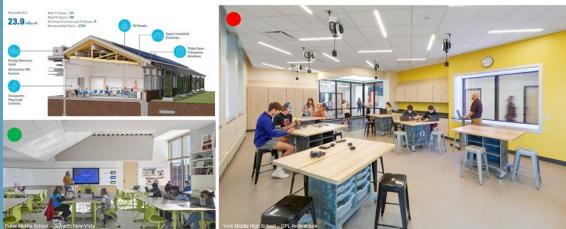
Renovation Renovation Addition New Construction

### Healthy Building



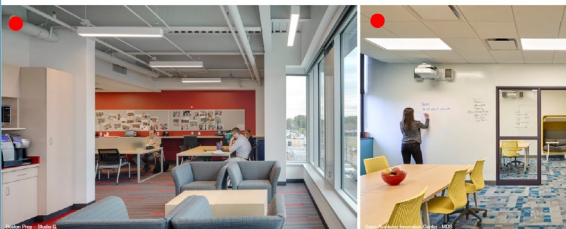
Renovation Renovation Addition New Construction

### Sustainability



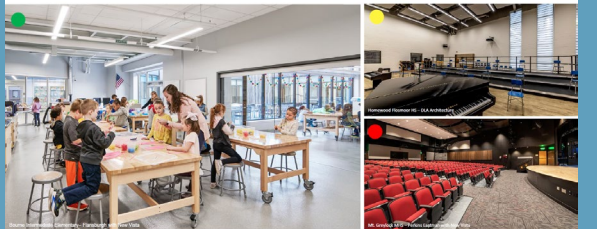
Renovation Renovation Addition New Construction

### Professional Work Areas



Renovation Renovation Addition New Construction

### Enrichment Spaces



Renovation Renovation Addition New Construction

# Programming: Deeper Dive with Staff and Key Officials

## *Upcoming Programming Meetings*

<b>POND COVE ELEMENTARY SCHOOL</b>
<b>Kick-Off Meeting with Principal – COMPLETE</b>
<b>Staff Update Presentation</b>
<b>Programming Meeting with PCES Admin (and District Special Education Director)</b>
<b>Programming Meeting with PCES Nurse</b>
<b>Programming Meeting with Facilities</b>
<b>Programming Meeting about STEM space</b>
<b>Student Involvement Activity/Meeting</b>

<b>SAFETY &amp; SECURITY MEETING</b>
<b>Public Works</b>
<b>Police</b>
<b>Fire</b>
<b>Code Enforcement</b>
<b>Town Manager</b>
<b>SRO</b>

<b>NEW MIDDLE SCHOOL</b>
<b>Kick-Off Meeting with Principal – COMPLETE</b>
<b>MS Leadership Meeting</b>
<b>Staff Update Presentation</b>
<b>Programming Meeting with CEMS Admin</b>
<b>Programming Meeting with CEMS Nurse</b>
<b>Programming Meeting with Gen Ed/Grade Leaders</b>
<b>Programming Meeting with Science Leadership</b>
<b>Programming Meeting with Special Education</b>
<b>Programming Meeting with Music/Art</b>
<b>Programming Meeting with Librarian</b>
<b>Programming Meeting with Kitchen Director</b>
<b>Programming Meeting with Athletics</b>
<b>Programming Meeting with Technology</b>
<b>Programming Meeting with STEM</b>
<b>Programming Meeting with Facilities</b>
<b>Student Involvement Activity/Meeting</b>

# Project Update – What have we been up to?

- **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 begun gathering and developing information for various permitting requirements**
- **Architectural team is developing and refining the base floor plans**
- **Developing Phasing Plans for the project**
- **Soliciting subconsultants for survey, commissioning, etc.**
- **Established programing meetings**
- **Design Team and Owner working together to establish applications for SRRF**

# Q&A



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**Harriman**