

# CAPE ELIZABETH FACILITIES STUDY

## SCHOOL BOARD WORKSHOP



**scott simons architects**  
designed for human potential

# DESIGN TEAM



## CAPE ELIZABETH BUILDING COMMITTEE



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Project Manager



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Lead Designer

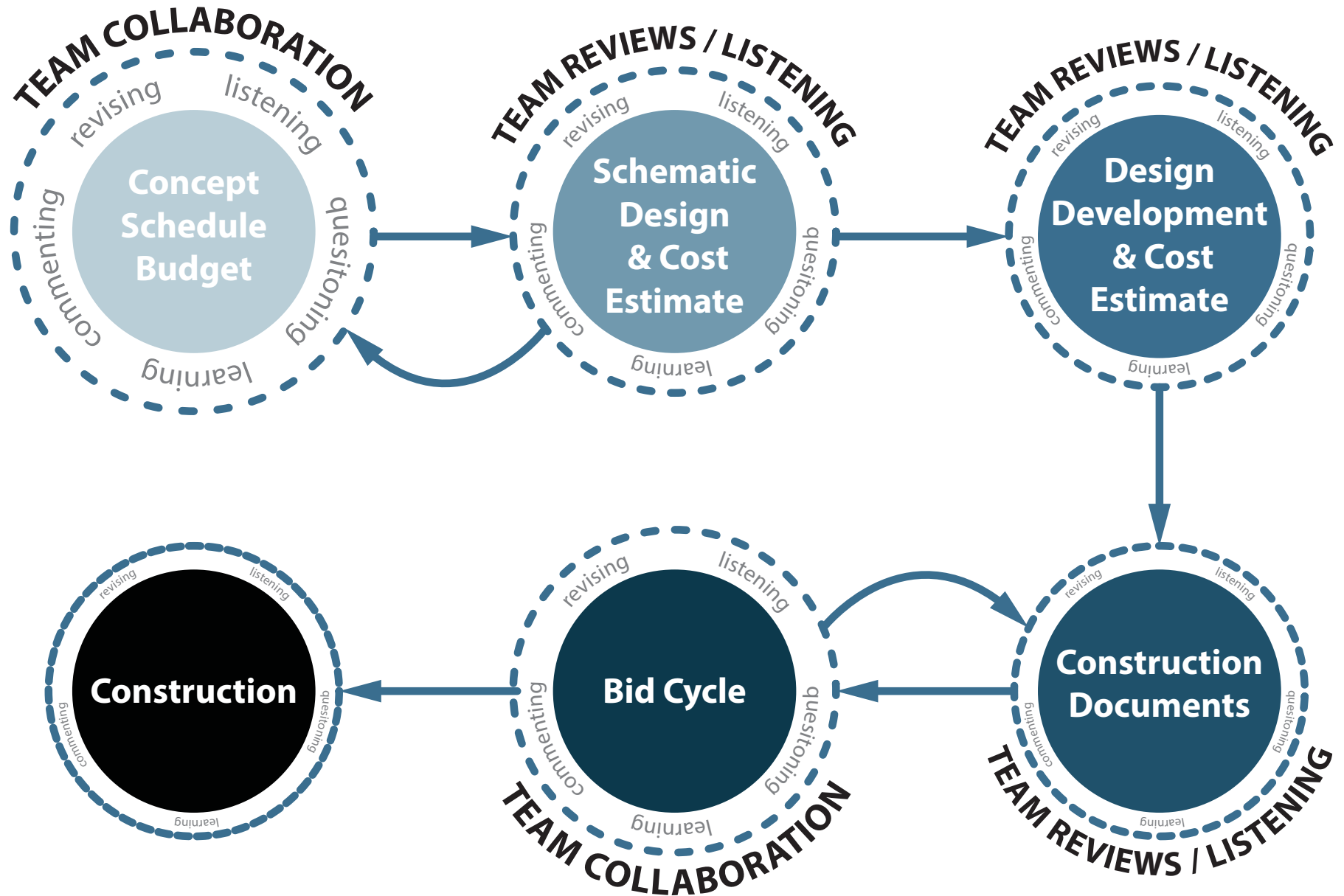


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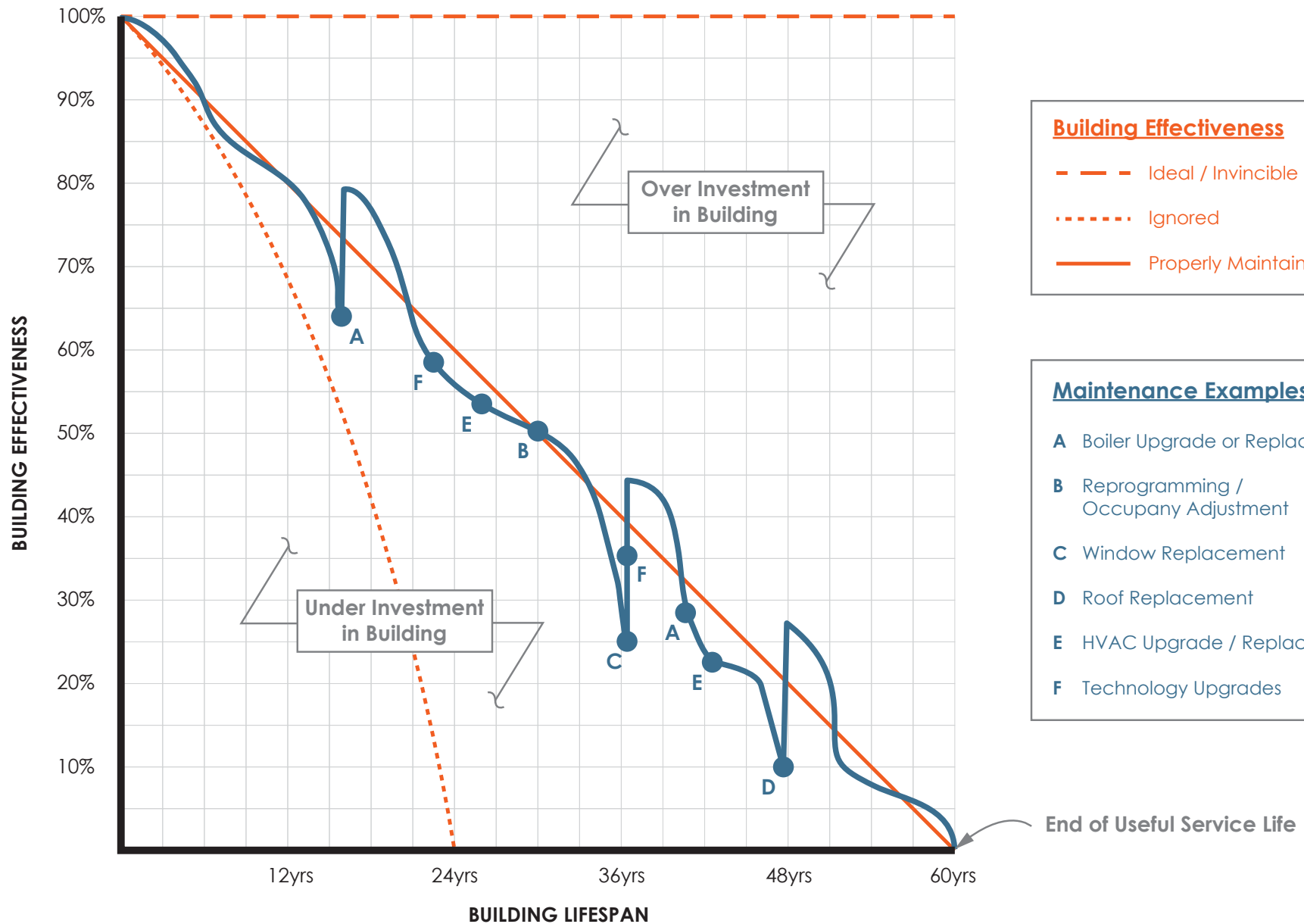


Scott Simons, FAIA  
Principal, SSA

# THE DESIGN PROCESS



# BUILDING MAINTENANCE CONCEPTUAL CASE STUDY





## CHALLENGES:

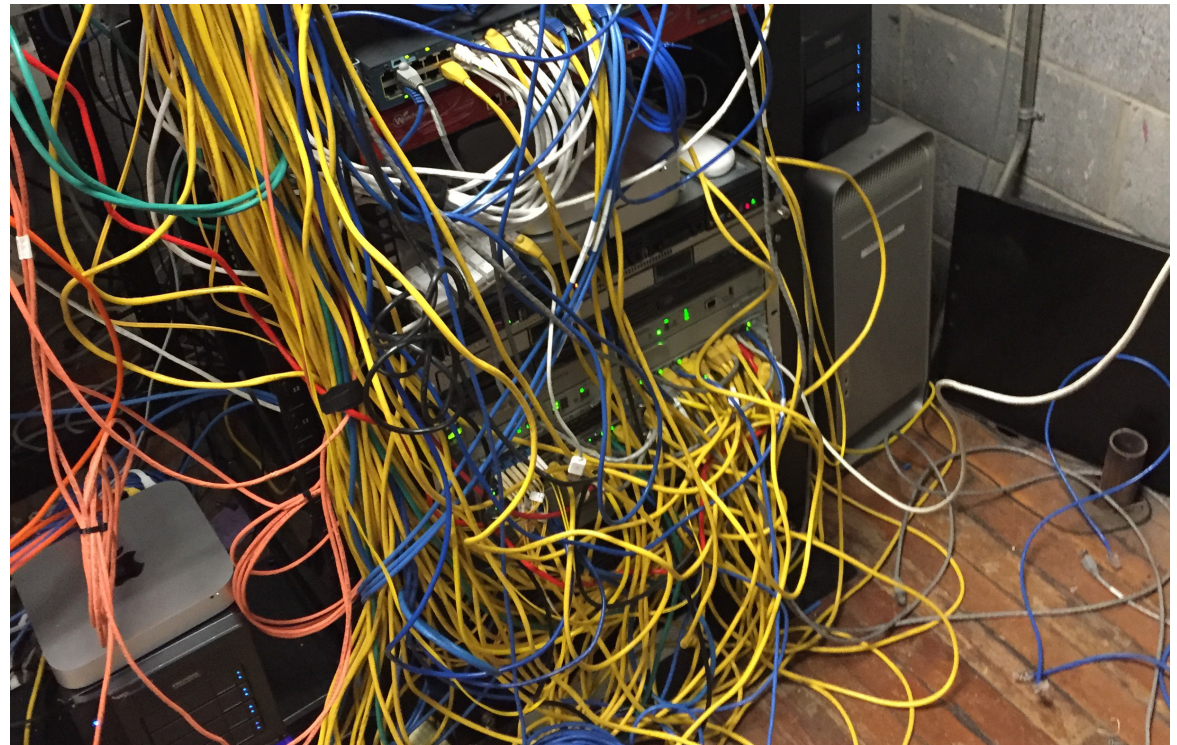
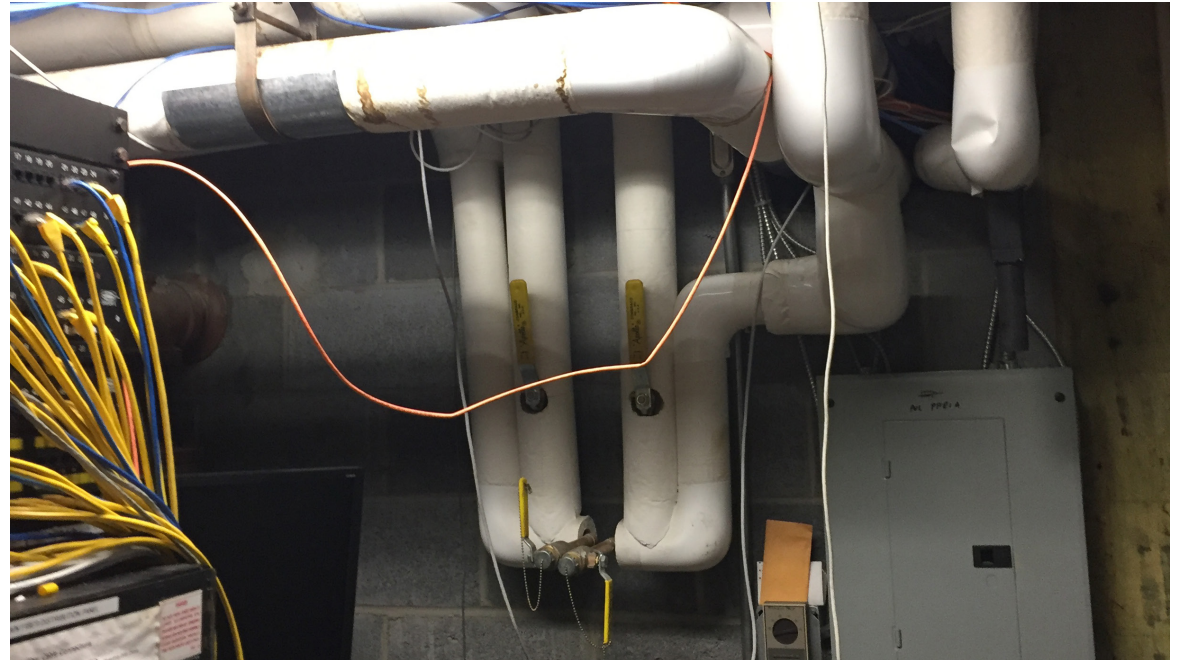
- NO BACKUP GENERATOR EXISTS FOR ELEMENTARY AND MIDDLE SCHOOL BUILDINGS

## PROPOSED SOLUTION



## CHALLENGES:

- EXISTING MAIN IT DISTRIBUTION CLOSET:
  - ELECTRICAL PANEL SERVING EQUIPMENT DOES NOT MEET NATIONAL ELECTRICAL CODE WORKING SPACE CLEARANCES
  - IT RACKS LOCATED IN FRONT OF DOMESTIC WATER VALVES
  - IT RACKS ARE OUTDATED
  - NO UNINTERRUPTED POWER SOURCE
- IT EQUIPMENT THROUGHOUT THE MIDDLE AND POND COVE SCHOOLS ARE LOCATED IN AREAS OF MIXED USE
- ADDITIONAL IT CLOSETS REQUIRED
- EXISTING CATEGORY NETWORK CABLE IS OUTDATED
- CLASSROOMS LACK DATA DROPS





## PROPOSED SOLUTIONS:

- RENOVATE EXISTING MAIN IT DISTRIBUTION CLOSET
- PROVIDE MAIN IT DISTRIBUTION CLOSET WITH AN UNINTERRUPTIBLE POWER SUPPLY
- REPLACE OUTDATED EQUIPMENT
- PROVIDE DEDICATED SPACES FOR IT EQUIPMENT
- NEW NETWORK CABLE
- PROVIDE ADDITIONAL DATA DROPS IN ALL CLASSROOMS





## CAFETERIA CHALLENGES:

- KITCHEN IS UNDERSIZED
- SERVING SPACE EXTENDS INTO DINING ROOM
- ADDITIONAL P.O.S. STATIONS REQUIRED
- FLOOR LEVEL CHANGES LIMIT FLEXIBILITY
- MS: (2) 20 MINUTE SEATINGS OF 275 EACH
- LS: (3) 25 MINUTE SEATINGS OF 185 EACH
- KITCHEN SERVICE & TRASH REMOVAL CROSSES PATHS WITH STUDENTS

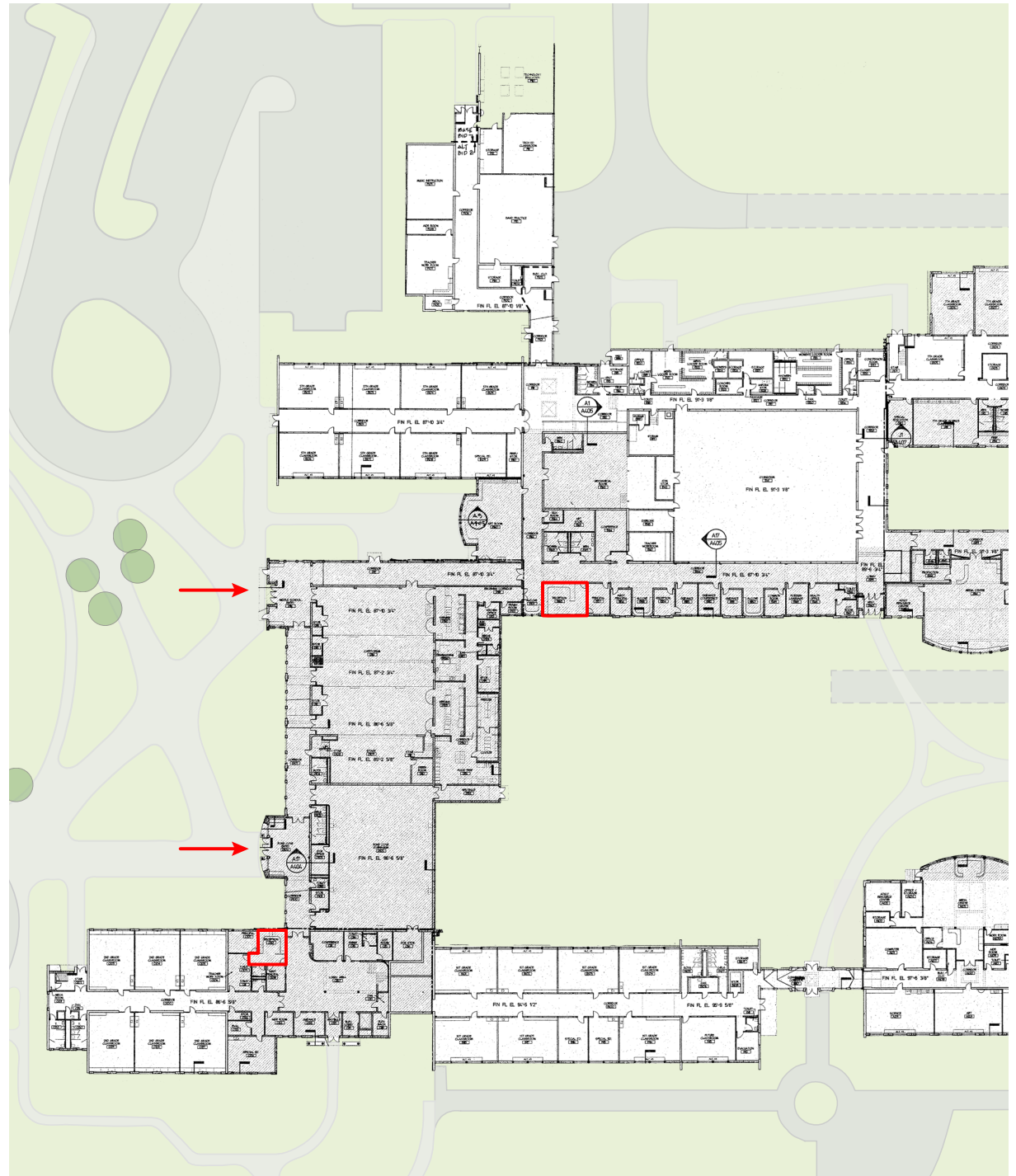
## AUDITORIUM CHALLENGES:

- NO DEDICATED SPACE FOR CONTROL AND LIGHTING BOOTH
- DUAL USE OF TABLES/BENCHES FOR BOTH CAFETERIA AND AUDITORIUM: SEATS ARE UNCOMFORTABLE
- FLOOR RISE INSUFFICIENT
- STAGE IS UNDERSIZED AND STAGE FLOORING IS POOR FOR INTENDED USE
- WALLS NEED ACOUSTIC TREATMENT
- INADEQUATE SUPPORT SPACE (GREEN ROOMS, DRESSING ROOMS, ETC.)
- TRANSITION BETWEEN DINING & PERFORMANCE REQUIRES SIGNIFICANT TIME

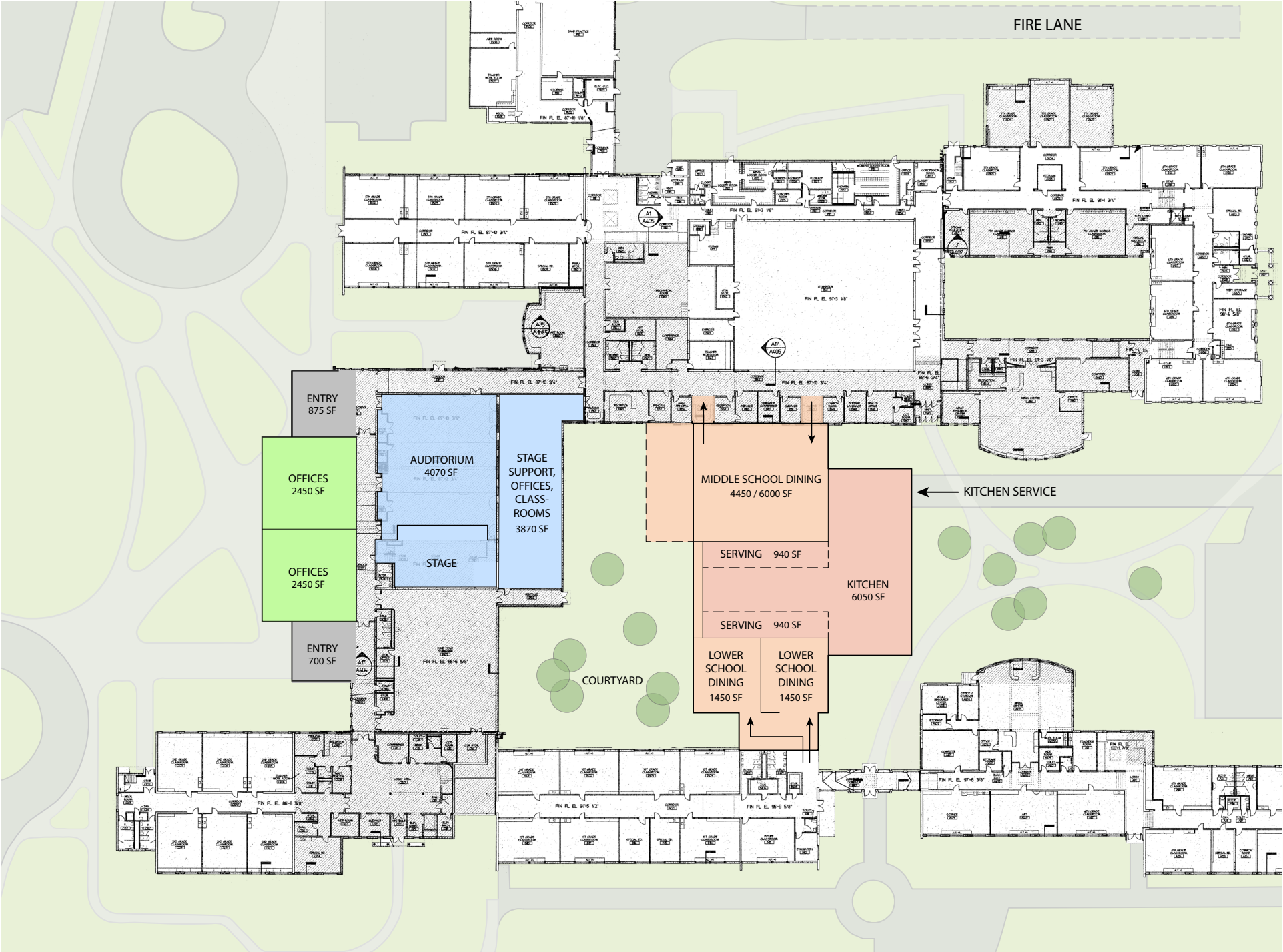


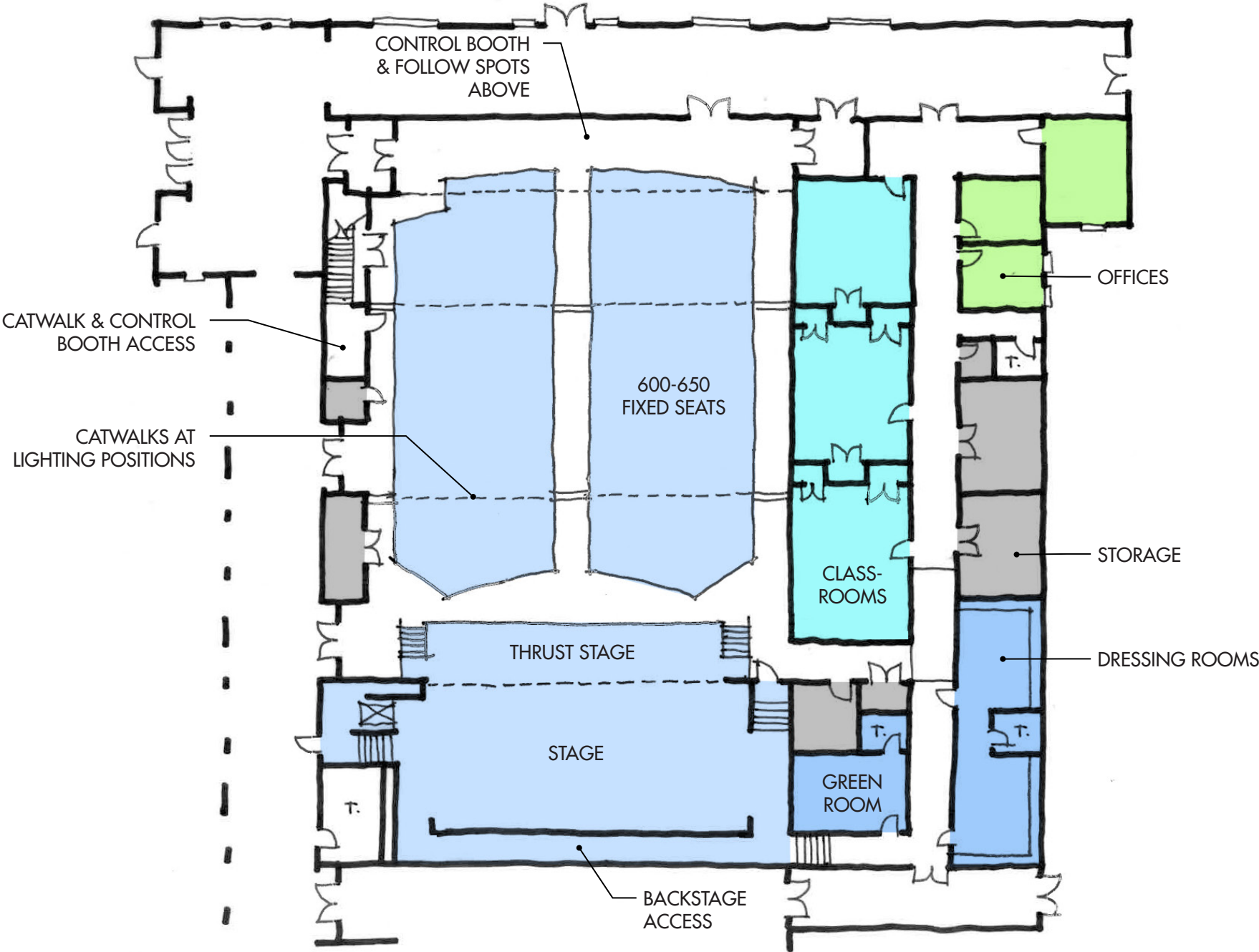
## CHALLENGES:

- OFFICES ARE LOCATED REMOTELY FROM ENTRY POINTS REQUIRING VISITORS TO WALK PAST STUDENT GATHERING SPACES BEFORE CONTROL POINT
- MONITORING OF ENTRY IS DIFFICULT











## CHALLENGES:

- INEFFICIENT USE OF EXISTING EXTERIOR SPACE
- ENTRY LACKS CLEAR DEMARCATION
- ENTRY DOORS NEED REPLACED

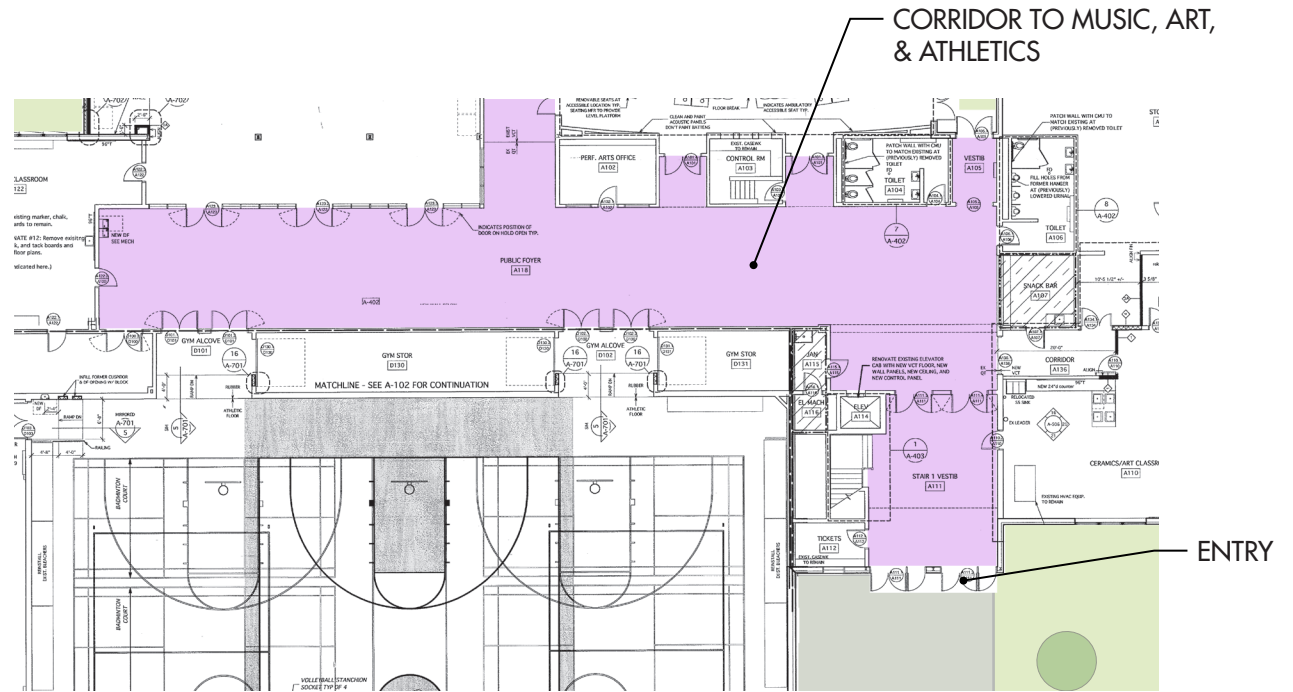






## CHALLENGES:

- FLOOR IS DIFFICULT TO CLEAN
- INADEQUATE AND ENERGY-INEFFICIENT LIGHTING
- HARD SURFACES CREATE ACOUSTIC ISSUES
- ATHLETIC TROPHIES OVERWHELM SPACE



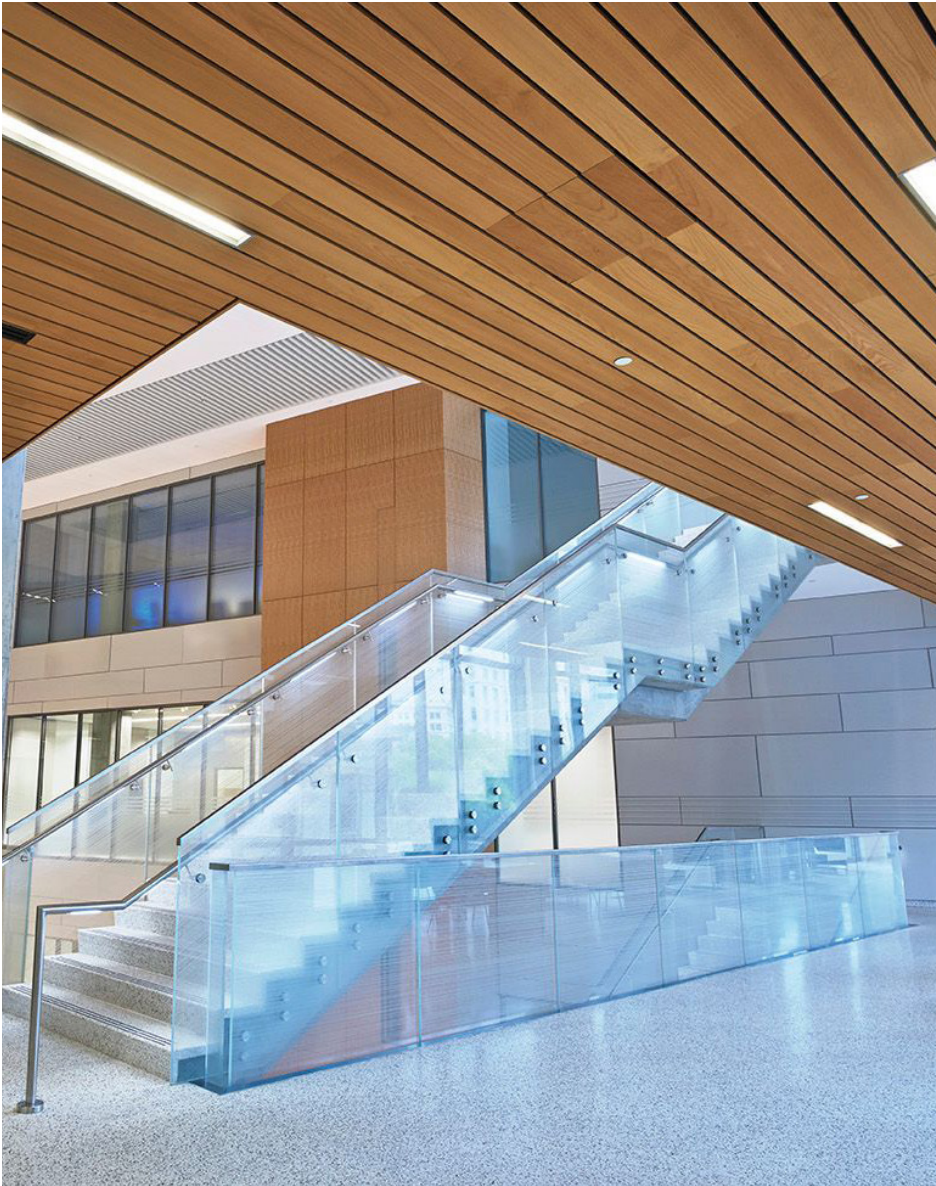
EPOXY TERRAZZO FLOORING



- FLOORS TYPICALLY LAST LIFETIME OF STRUCTURE  
SEAMLESS (NO JOINTS)  
NO COLOR FADE  
RESISTANT TO CHEMICALS  
VIRTUALLY UNLIMITED COLORS AND PATTERNS POSSIBLE  
LIMITED MAINTENANCE REQUIREMENTS
- NO WAXING
  - WATER-BASED SEALERS
  - DAILY DAMP MOPPING



WOOD CEILING WITH LED LIGHTING



## CHALLENGES:

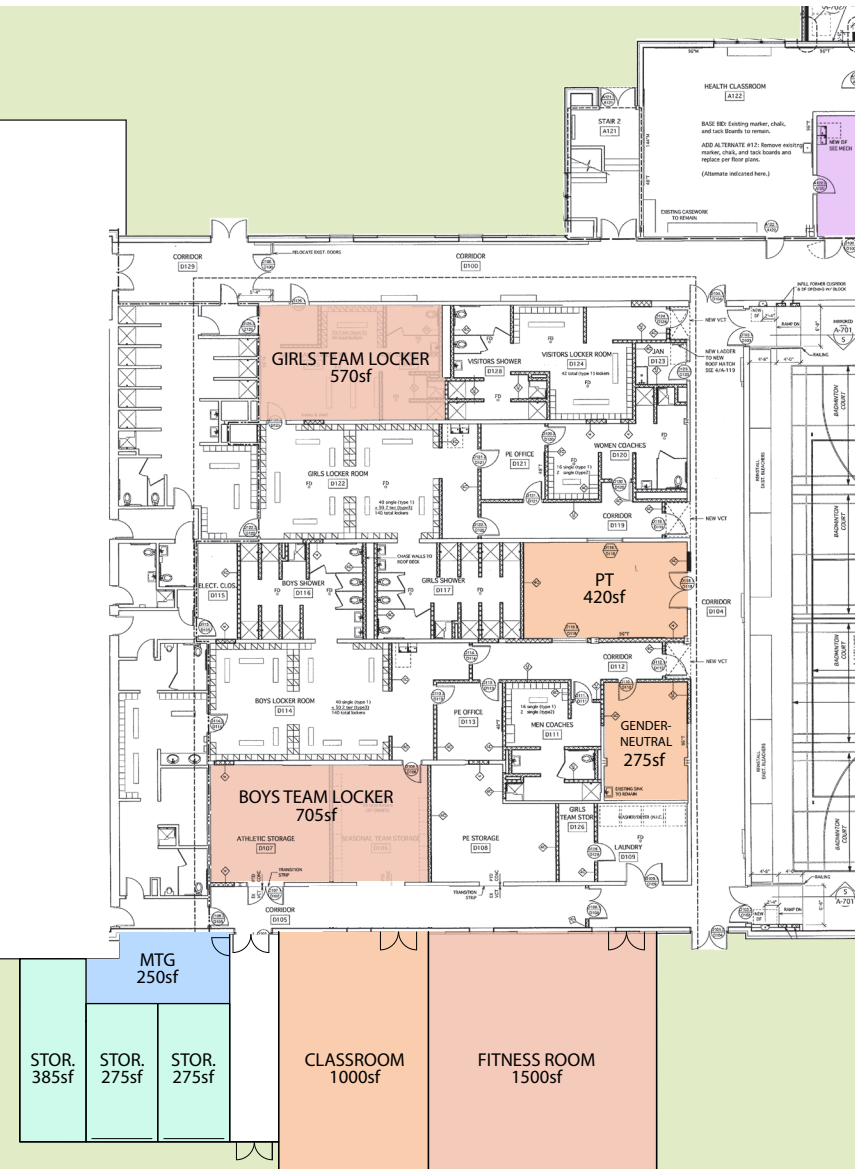
- WEIGHT ROOM IS UNDERSIZED
- MALE AND FEMALE FACILITIES NEED TO BE EQUALIZED (TITLE IX)
- INADEQUATE STORAGE
- CORRIDOR & LOCKER ROOM FLOORING HOLDS DIRT AND REQUIRES SIGNIFICANT MAINTENANCE
- NO GENDER-NEUTRAL FACILITIES





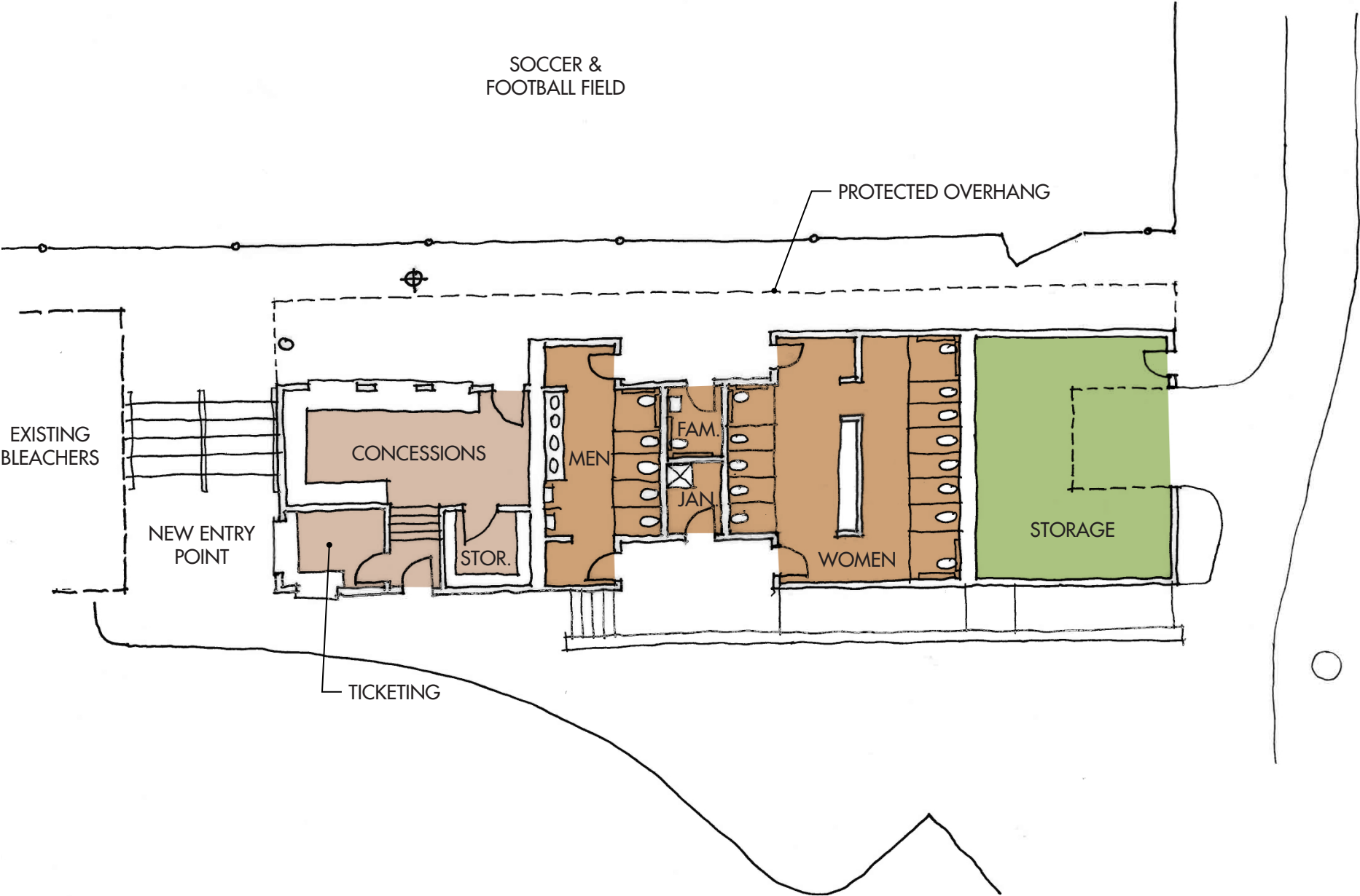
- ADDITION TO HOUSE NEW FITNESS ROOM, MULTI-PURPOSE CLASSROOM, AND STORAGE SPACE
- EQUALIZE BOYS' AND GIRLS' TEAM LOCKERS
- PROVIDE GENDER-NEUTRAL FACILITIES
- REPLACE CORRIDOR AND LOCKER ROOM FLOORING WITH SEAMLESS MATERIAL REQUIRING LESS MAINTENANCE (TERRAZZO OR SIMILAR)

POOL



Proposed	Mens	Womens
Boys Shower	325	771 Girls Pool Locker
Boys Locker	761	68 Girls Pool Entry
Boys Pool Locker	597	43 Girls Pool Single Rest.
Boys Team Locker	705	696 Girls Locker Room
PE Office	140	442 PE Office/Coaches
Men Coaches	276	385 Girls Shower
Pool Entry- Boys	90	570 Girls Team Locker
	2894	2975





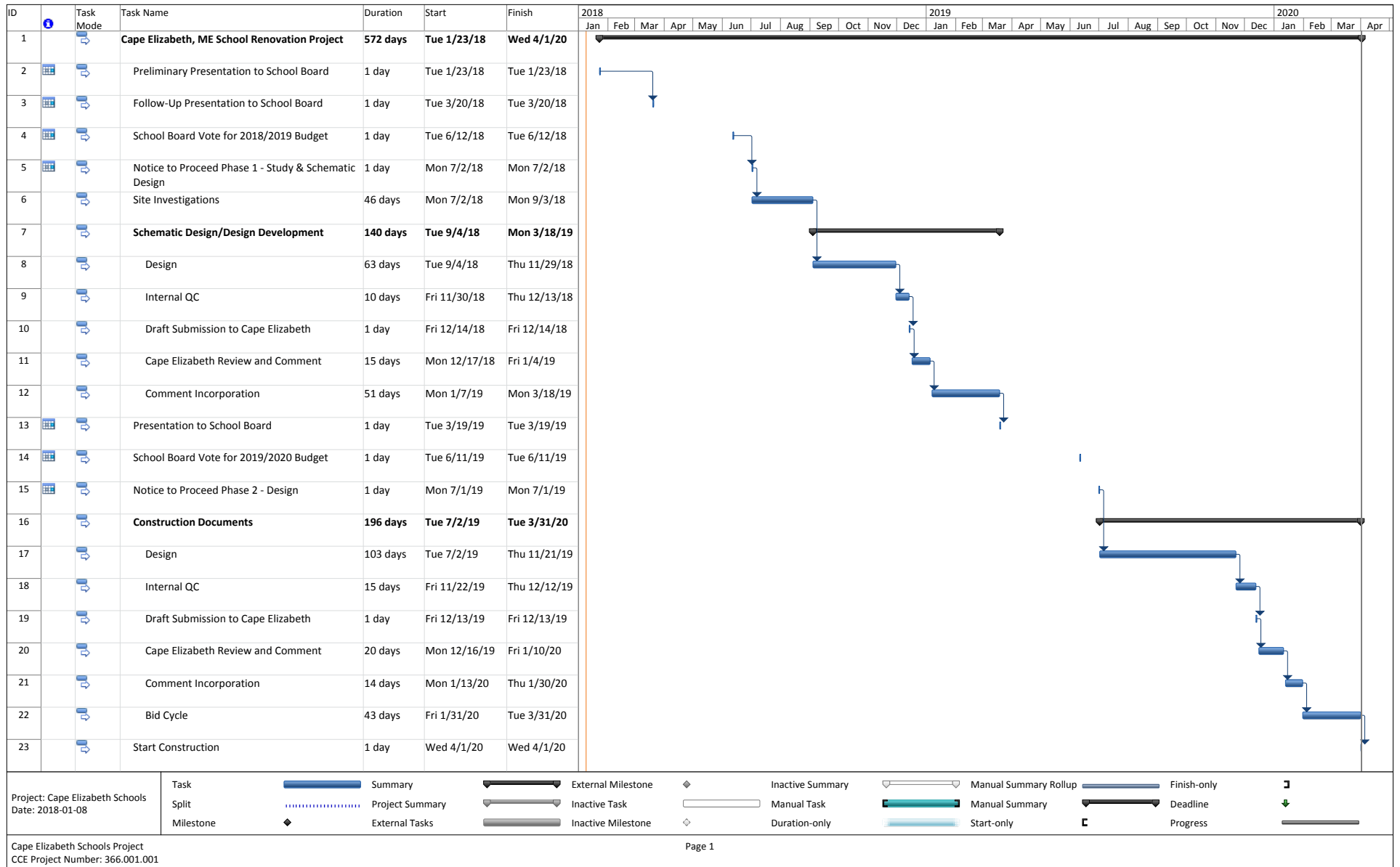




## DRAFT PROGRAM

AREA / PROGRAM	SF
Reception Area	220
Transportation Office	150
Administrative Assistant Office	120
Director's Office	200
Print/File Room/Library	240
Supply Closet/Spare Office	120
Server Closet	80
Conference Room	450
Staff Room	375
Locker Room	375
Staff Bathrooms	280
Laundry Room	120
Mechanical Room	450
Maintenance Wood Shop	900
Wood Shop Office	120
Storage Area with Mezzanine	5000
Subtotal	9,200
Circulation and Support	Net to Gross factor, 20% of Subtotal
	1,840
TOTAL SF	11,040







	Low	High
<b>POND COVE ELEMENTARY AND MIDDLE SCHOOL</b>		
Entry addition, cafeteria addition, renovated auditorium and stage.	\$ 7,500,000	\$ 9,000,000
<b>HIGH SCHOOL</b>		
Weight and multi-purpose classroom addition, field house, amphitheater, and interior renovations.	\$ 3,500,000	\$ 4,000,000
<b>FACILITIES BUILDING</b>		
Storage, offices, wood shop, staff space, and locker rooms.	\$ 2,000,000	\$ 2,500,000
<b>IT SYSTEMS</b>		
	\$ 2,000,000	\$ 2,000,000
<b>GENERATOR</b>		
	\$ 325,000	\$ 325,000
<b>DEFERRED MAINTENANCE</b>		
<i>Items not yet identified</i>	\$ 2,000,000	\$ 4,000,000
<b>CONSTRUCTION COST: \$ 17,325,000 \$ 21,825,000</b>		
Kitchen Equipment	\$ 1,000,000	\$ 1,200,000
Soft Costs (Estimated at 20%, Rounded)	\$ 3,500,000	\$ 4,400,000
<b>TOTAL COST: \$ 21,825,000 \$ 27,425,000</b>		

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