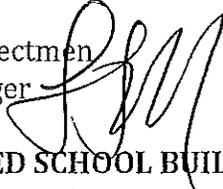


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**TOWN OF KENNBUNKPORT**  
**Memorandum**

October 22, 2012

TO: Members of the Board of Selectmen  
FROM: Larry Mead, Town Manager



**RE: UPDATE ON CONSOLIDATED SCHOOL BUILDING COMMITTEE**

Attached for your information are several documents showing the most recent draft concept plan for proposed renovations to the Consolidated Elementary School. The RSU21 Board appointed a committee to work with Dan Cecil from Harriman Architects and Engineers to develop recommendations to the RSU Board for improvements to the 60 year old school. Committee members are: Chuck Kiezulas (KCS parent), Amy Johnson (KCS parent), Ben Midgley (KCS parent), Norm Archer (Kennebunkport school board member), Brad Huot (Kennebunk school board member), Andrew Dolloff (RSU-21 Superintendent), Dave Crandall (KCS Principal), Sara Zito (RSU -21 Asst. Superintendent), Alyce Swan (RSU-21 Facilities Supervisor), and Dennis Bodwell (KCS teacher). In addition Selectman Mat Lanigan, resident Lou Miller and I have attended meetings regularly.

The Consolidated School was opened in the fall of 1953. The original portion of the building was shaped like a "T" and was 18,674 SF. Interestingly it was declared deficient in size immediately upon opening. As a result more classroom space (5,220 SF) was added for the 1955-56 school year. Space needs continued to be at issue. In 1966 the gymnasium wing was added (7,068 SF), resulting in additional classroom space being made available. In 1990 the school was renovated although no new space was added.

In September, 2010 a facilities utilization analysis completed by Harriman Architects and Engineering reported that KCS suffered from a severe lack of space that compromised current teaching and programming and prevented the provision of any additional programming such as literacy and math coaching, pre-school programs, or a full gifted/talented program. To address building deficiencies Harriman prepared an initial renovation plan that would add 8,775 sf of space, upgrade heating and ventilation, address code deficiencies and upgrade lighting and electrical services at a total cost of \$6.9 million. Last year the RSU Board adopted a master facilities plan that eliminated 60% of the additional space and deleted new lighting and windows, proposing improvements to KCS that totaled \$4.2 million in cost, which was 40% less than the initial Harriman estimate. The proposed improvements would replace the two portable classrooms by adding 3,500 sf to the existing building footprint. While this would address qualitative deficiencies posed by the aging portable classrooms, it would not eliminate the severe space

deficiencies identified in the Harriman study, nor would it provide library, art, music or gymnasium space that meet contemporary standards.

The concept plan that the Building Committee is working with would replace the concrete block structure housing the gym and kitchen in its entirety with an addition to house a new gym and kitchen, as well as a music room and performance stage, library, art room and office space for the Town's Parks and Recreation program. Selectman Lanigan will present to the full Board the draft plan. Other Building Committee members will also be on hand to provide input.

The Superintendent has asked the Committee to complete its work by early January so that the RSU Board can accept the recommendation from the Committee and do its own review of KCS's needs in conjunction with the proposed renovations to Kennebunk High School and to the Mildred Day School, subject to Arundel's vote on withdrawal.