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[CE SBAC] Cape Elizabeth School Building Advisory Committee "Three Concept Options Comment"

1 message

Cape Elizabeth School Building Advisory Committee

Wed, Apr 17, 2024 at 8:11

<cesbac@capeelizabethsbac.com>

AM

Reply-To: mypal@myfairpoint.net

To: cesbac@capeelizabethschools.org

From: Al Romano mypal@myfairpoint.net

Subject: Three Concept Options Comment

Message Body:

Greeting SBAC,

As you think about choosing 1 of the 3 concept options, my thoughts are:

1> Concept C: Consider quickly removing this concept from your deliberations because the ROM cost is within \$11M of Concept E, and because Concept B is the lowest ROM cost and still offers an installment (cafeteria primarily) of a "master plan" component.

2> Concept E: The appeal of this concept is that takes a significant step in "re-setting", and offsetting, the service life cycles of the 3 schools as part of a "master plan" along with the benefits of a new school building. The concern of course is, will the citizenry support the impact on taxes, especially for cost burdened households. And if they don't, another year will pass before we begin to materially begin to "re-set" the building service life cycles for the future, which should be done.

3> Concept B: The appeal of this concept is primarily the lower tax change percent value, even though the Estimated Property Tax Impact table illustration indicates the difference between Concept B and Concept E in FY 2027 and beyond is only about a \$400/yr (or \$33/mo).

4> Regardless of the choice, it would be nice if the design has opportunities to defer delivery of features to reduce upfront costs as the design is finalized for November and that new structures are provisioned for future "master plan" components.

5> I think the first criteria voters will be using in their decision will remain the immediate cost to themselves. If I recall assessor Swett's presentation correctly, around 2900 households saw an increase in their estimated base tax greater than \$200/yr versus the 900 or so that saw a decrease greater than \$200/yr. The remaining approximately 600 were within plus or minus a \$200 change. Could this mean more households will be sensitive to the magnitude of a tax increase than in 2022? Hopefully the pending SBAC survey will provide an answer.

Thank you for your efforts on this difficult task and decision. Personally, I expect to support the choice in November.

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This is a notification that a contact form was submitted on your website (Cape Elizabeth School Building Advisory Committee <https://www.capeelizabethsbac.com>).

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