

7 INITIAL OPTIONS

www.CapeElizabethSBAC.com



EMAIL YOUR COMMENTS TO:
CESBAC@CapeElizabethSchools.org
OR SUBMIT COMMENTS ON THE
PROJECT WEBSITE
(via the link above or QR code at left)

SITE PLAN LEGEND:

	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

The following criteria are goals and prioritized needs identified by the SBAC, members of the community, teachers, staff, administrators, parents, and students to inform the scope of the options.

REPAIR: Addresses repairs as systems and finishes fail, but does not address programmatic needs.

EFFICIENCY UPGRADES: Addresses energy efficiency and system upgrades.

SECURITY IMPROVEMENTS: A comprehensive approach to safety & security for site and buildings.

HEALTHY BUILDING/SYSTEMS: Addresses deficient acoustics, HVAC, daylighting, lighting, plumbing, and hazardous materials.

CAFETERIA IMPROVEMENTS: Provides separate cafeterias for ES and MS, and improvements to the HS.

RIGHT SIZE/FUNCTIONAL NEEDS: Addresses inadequate and undersized spaces to better serve programmatic functions.

GATHERING & COLLABORATION HUBS: Provides spaces for gathering, meeting, and collaboration.

AGILE/FLEXIBLE CLASSROOMS: Includes features that allow learning spaces to be used flexibly and be future-ready for long-term use.

LAYOUT MODIFICATION: Reduces sprawl, provides clear wayfinding, develops a heart of the school, and clearly delineates public/private spaces.

OUTDOOR LEARNING & PLAY: Improvements to address outdoor learning, play, and dining space needs.

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN: Long term planning for future school replacement and/or modifications.

A "REPAIR"

ROUGH ORDER OF MAGNITUDE (ROM) COST: \$36.5M



REPAIR

EFFICIENCY UPGRADES

SECURITY IMPROVEMENTS

HEALTHY BUILDING/SYSTEMS

CAFETERIA IMPROVEMENTS

RIGHT SIZE/FUNCTIONAL NEEDS

GATHERING & COLLABORATION HUBS

AGILE/FLEXIBLE CLASSROOMS

LAYOUT MODIFICATION

OUTDOOR LEARNING & PLAY

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN (MP)

PRIORITIZED NEEDS



EDUCATIONAL GOALS



ENERGY EFFICIENT



STUDENT DISRUPTION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses no programmatic needs
- Addresses no prioritized needs
- Short-term solution
- Existing combined drop off and queuing space is 10 and the need is 55

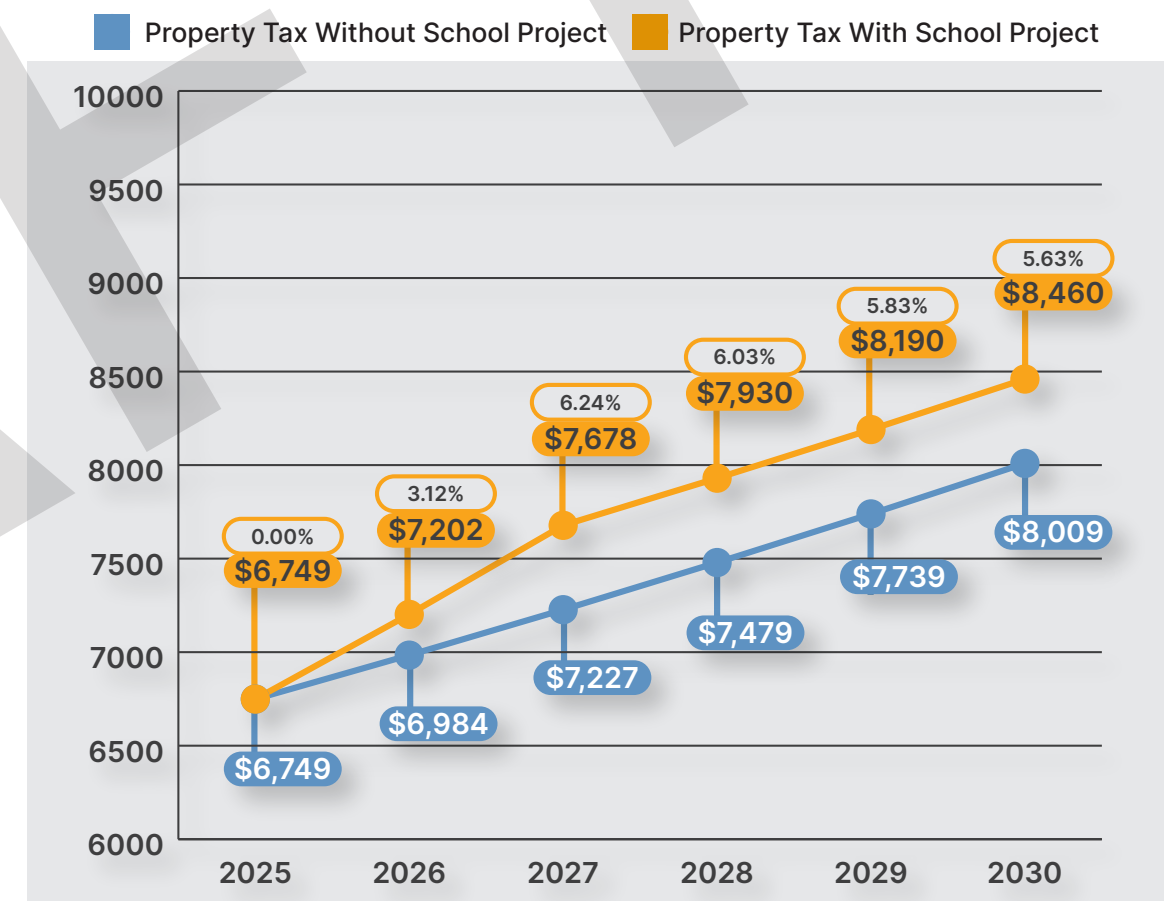
ESTIMATED PROPERTY TAX IMPACT (OPTION A)

Median Home Valued at \$630,000

FY25 Property Tax: \$6,749

	BASE TAX (PROJECTED)	OPTION A TAX IMPACT	TAX % DIFFERENTIAL*	TOTAL TAX BILL
FY 25	\$6,749	0	0.00%	\$6,749
FY 26	\$6,984	\$218	3.12%	\$7,202
FY 27	\$7,227	\$451	6.24%	\$7,678
FY 28	\$7,479	\$451	6.03%	\$7,930
FY 29	\$7,739	\$451	5.83%	\$8,190
FY 30	\$8,009	\$451	5.63%	\$8,460

*% Increase Over "Base Tax (Projected)" (Blue Column)



NOTES:

- Based on projected total taxable value of real estate and personal property
- Two tranches of bonds (one in FY26, one in FY27)
- Assumes 4% annual increase in town budget
- Assumes retirement of existing town debts
- Assumes .5% (one half of one percent) annual increase in town's tax base
- Estimated tax impact does not assume future impacts of master plan.
- Includes lease payments for "swing space" in FY26 and FY27 (for option B through F2, assumption at this time not needed for option A and G)
- The SBAC is assessing if the costs for temporary 'swing space' during new school construction can be bond-funded or need town budget allocation. For the above estimates, the SBAC is assuming swing space costs can be bonded and paid over the life of the loan, but that is subject to change and would have short term tax impacts.

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GATHERING & COLLABORATION HUBS: Provides spaces for gathering, meeting, and collaboration.

AGILE/FLEXIBLE CLASSROOMS: Includes features that allow learning spaces to be used flexibly and be future-ready for long-term use.

LAYOUT MODIFICATION: Reduces sprawl, provides clear wayfinding, develops a heart of the school, and clearly delineates public/private spaces.

OUTDOOR LEARNING & PLAY: Improvements to address outdoor learning, play, and dining space needs.

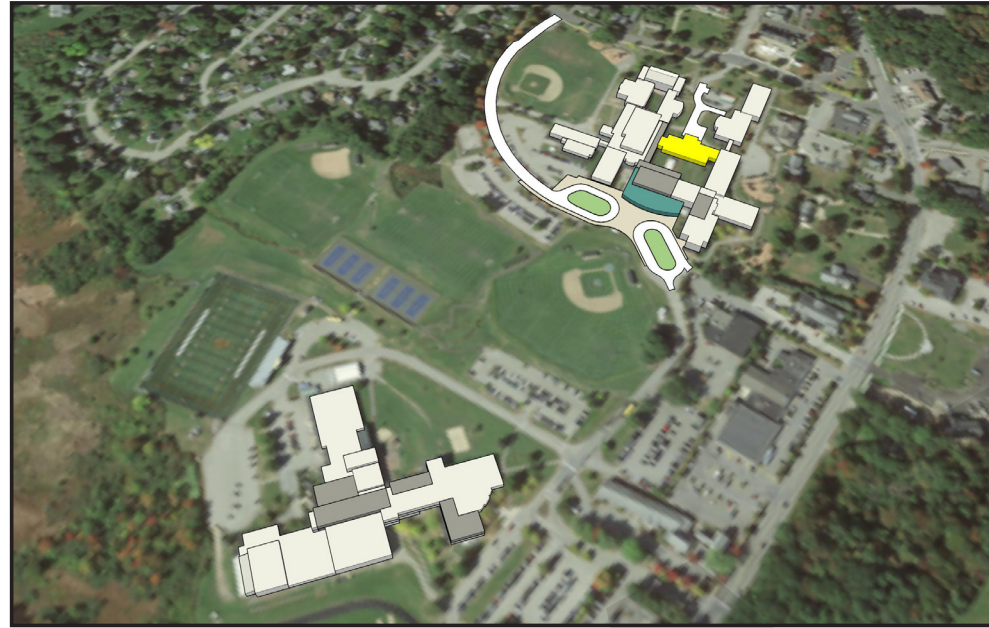
NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN: Long term planning for future school replacement and/or modifications.

B "ADDITION/RENOVATION"

ROUGH ORDER OF MAGNITUDE (ROM) COST: \$64.5M



REPAIR	<input checked="" type="radio"/>	
EFFICIENCY UPGRADES	<input checked="" type="radio"/>	
SECURITY IMPROVEMENTS	<input checked="" type="radio"/>	
HEALTHY BUILDING/SYSTEMS	<input checked="" type="radio"/>	
CAFETERIA IMPROVEMENTS	<input checked="" type="radio"/>	
RIGHT SIZE/FUNCTIONAL NEEDS	<input checked="" type="radio"/>	
GATHERING & COLLABORATION HUBS	<input checked="" type="radio"/>	
AGILE/FLEXIBLE CLASSROOMS	<input checked="" type="radio"/>	
LAYOUT MODIFICATION	<input checked="" type="radio"/>	
OUTDOOR LEARNING & PLAY	<input checked="" type="radio"/>	
NEW ELEMENTARY SCHOOL	<input type="radio"/>	
NEW MIDDLE SCHOOL	<input type="radio"/>	
MASTER PLAN (MP)	<input type="radio"/>	

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered, but not included in cost above)
- Deficit of classrooms, restrooms, and program spaces; accomplishes approximately 33% of the prioritized needs
- Short-term solution
- Occupied phased renovation with minor demolition
- Combined parent drop off and queueing: net increase of 43

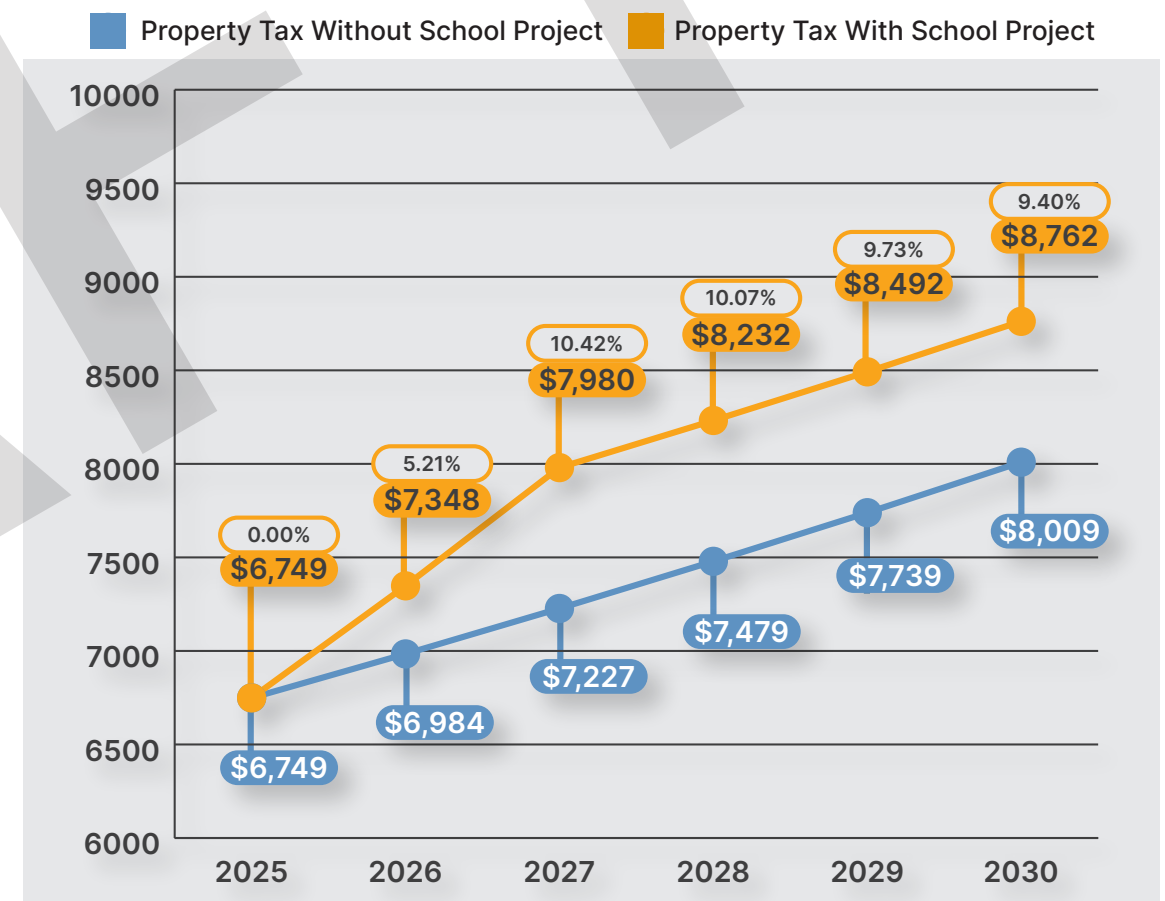
ESTIMATED PROPERTY TAX IMPACT (OPTION B)

Median Home Valued at \$630,000

FY25 Property Tax: \$6,749

	BASE TAX (PROJECTED)	OPTION B TAX IMPACT	TAX % DIFFERENTIAL*	TOTAL TAX BILL
FY 25	\$6,749	0	0.00%	\$6,749
FY 26	\$6,984	\$364	5.21%	\$7,348
FY 27	\$7,227	\$753	10.42%	\$7,980
FY 28	\$7,479	\$753	10.07%	\$8,232
FY 29	\$7,739	\$753	9.73%	\$8,492
FY 30	\$8,009	\$753	9.40%	\$8,762

*% Increase Over "Base Tax (Projected)" (Blue Column)



NOTES:

- Based on projected total taxable value of real estate and personal property
- Two tranches of bonds (one in FY26, one in FY27)
- Assumes 4% annual increase in town budget
- Assumes retirement of existing town debts
- Assumes .5% (one half of one percent) annual increase in town's tax base
- Estimated tax impact does not assume future impacts of master plan.
- Includes lease payments for "swing space" in FY26 and FY27 (for option B through F2, assumption at this time not needed for option A and G)
- The SBAC is assessing if the costs for temporary 'swing space' during new school construction can be bond-funded or need town budget allocation. For the above estimates, the SBAC is assuming swing space costs can be bonded and paid over the life of the loan, but that is subject to change and would have short term tax impacts.

PRIORITIZED NEEDS

7 INITIAL OPTIONS

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SITE PLAN LEGEND:

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	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

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CAFETERIA IMPROVEMENTS: Provides separate cafeterias for ES and MS, and improvements to the HS.

RIGHT SIZE/FUNCTIONAL NEEDS: Addresses inadequate and undersized spaces to better serve programmatic functions.

GATHERING & COLLABORATION HUBS: Provides spaces for gathering, meeting, and collaboration.

AGILE/FLEXIBLE CLASSROOMS: Includes features that allow learning spaces to be used flexibly and be future-ready for long-term use.

LAYOUT MODIFICATION: Reduces sprawl, provides clear wayfinding, develops a heart of the school, and clearly delineates public/private spaces.

OUTDOOR LEARNING & PLAY: Improvements to address outdoor learning, play, and dining space needs.

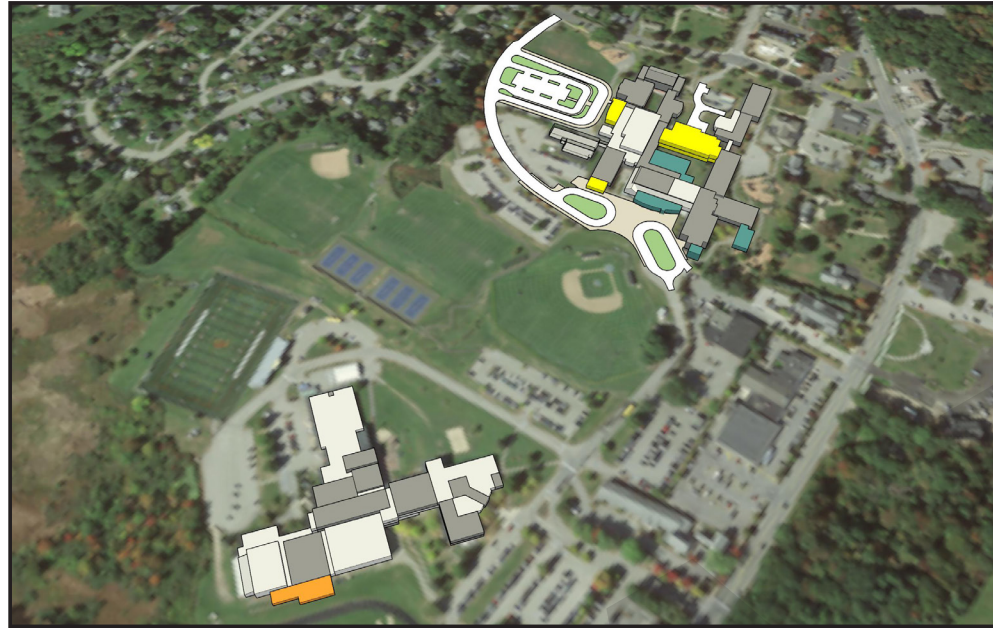
NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN: Long term planning for future school replacement and/or modifications.

C "ADDITION/RENOVATION"

ROUGH ORDER OF MAGNITUDE (ROM) COST: \$116M



REPAIR

EFFICIENCY UPGRADES

SECURITY IMPROVEMENTS

HEALTHY BUILDING/SYSTEMS

CAFETERIA IMPROVEMENTS

RIGHT SIZE/FUNCTIONAL NEEDS

GATHERING & COLLABORATION HUBS

AGILE/FLEXIBLE CLASSROOMS

LAYOUT MODIFICATION

OUTDOOR LEARNING & PLAY

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN (MP)

PRIORITIZED NEEDS



EDUCATIONAL GOALS



ENERGY EFFICIENT



STUDENT DISRUPTION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered, but not included in cost above)
- Provides separate ES/MS Entrances
- Meets classroom count needs, restrooms, and accomplishes 50% of prioritized needs
- Occupied phased renovation with demolition
- Combined parent drop off and queueing: net increase of 62

ESTIMATED PROPERTY TAX IMPACT (OPTION C)

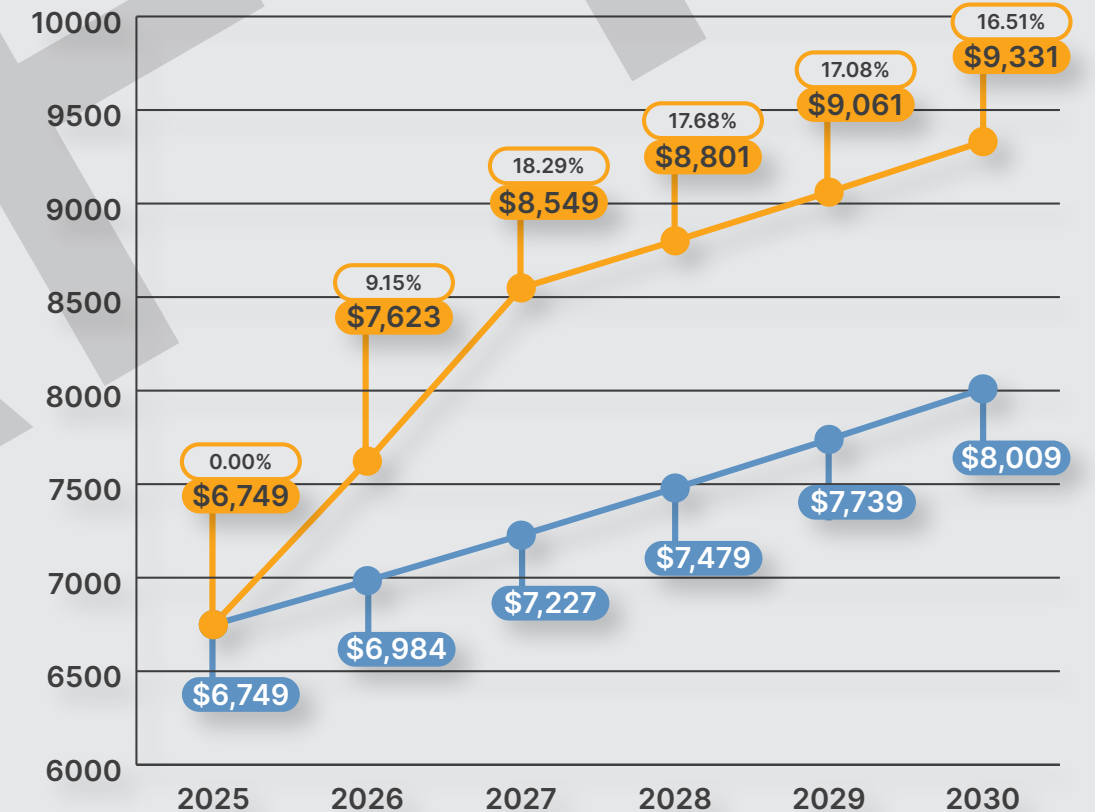
Median Home Valued at \$630,000

FY25 Property Tax: \$6,749

	BASE TAX (PROJECTED)	OPTION C TAX IMPACT	TAX % DIFFERENTIAL*	TOTAL TAX BILL
FY 25	\$6,749	\$0	0.00%	\$6,749
FY 26	\$6,984	\$639	9.15%	\$7,623
FY 27	\$7,227	\$1,322	18.29%	\$8,549
FY 28	\$7,479	\$1,322	17.68%	\$8,801
FY 29	\$7,739	\$1,322	17.08%	\$9,061
FY 30	\$8,009	\$1,322	16.51%	\$9,331

*% Increase Over "Base Tax (Projected)" (Blue Column)

Property Tax Without School Project Property Tax With School Project



NOTES:

- Based on projected total taxable value of real estate and personal property
- Two tranches of bonds (one in FY26, one in FY27)
- Assumes 4% annual increase in town budget
- Assumes retirement of existing town debts
- Assumes .5% (one half of one percent) annual increase in town's tax base
- Estimated tax impact does not assume future impacts of master plan.
- Includes lease payments for "swing space" in FY26 and FY27 (for option B through F2, assumption at this time not needed for option A and G)
- The SBAC is assessing if the costs for temporary 'swing space' during new school construction can be bond-funded or need town budget allocation. For the above estimates, the SBAC is assuming swing space costs can be bonded and paid over the life of the loan, but that is subject to change and would have short term tax impacts.

PRIORITIZED NEEDS

7 INITIAL OPTIONS

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	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

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HEALTHY BUILDING/SYSTEMS: Addresses deficient acoustics, HVAC, daylighting, lighting, plumbing, and hazardous materials.

CAFETERIA IMPROVEMENTS: Provides separate cafeterias for ES and MS, and improvements to the HS.

RIGHT SIZE/FUNCTIONAL NEEDS: Addresses inadequate and undersized spaces to better serve programmatic functions.

GATHERING & COLLABORATION HUBS: Provides spaces for gathering, meeting, and collaboration.

AGILE/FLEXIBLE CLASSROOMS: Includes features that allow learning spaces to be used flexibly and be future-ready for long-term use.

LAYOUT MODIFICATION: Reduces sprawl, provides clear wayfinding, develops a heart of the school, and clearly delineates public/private spaces.

OUTDOOR LEARNING & PLAY: Improvements to address outdoor learning, play, and dining space needs.

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN: Long term planning for future school replacement and/or modifications.

D "ADDITION/RENOVATION"

ROUGH ORDER OF MAGNITUDE (ROM) COST: \$139M



REPAIR

EFFICIENCY UPGRADES

SECURITY IMPROVEMENTS

HEALTHY BUILDING/SYSTEMS

CAFETERIA IMPROVEMENTS

RIGHT SIZE/FUNCTIONAL NEEDS

GATHERING & COLLABORATION HUBS

AGILE/FLEXIBLE CLASSROOMS

LAYOUT MODIFICATION

OUTDOOR LEARNING & PLAY

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN (MP)

PRIORITIZED NEEDS



EDUCATIONAL GOALS



ENERGY EFFICIENT



STUDENT DISRUPTION

SUMMARY OF SCOPE:

- Repairs at ES, MS and HS
- Addresses cafeteria improvements at all schools
- HVAC at all schools (full cooling considered, but not included in cost above)
- Provides separate ES/MS Entrances
- Right sizing classrooms, restrooms, new ES Gym, and accomplishes 50% of prioritized needs
- Occupied phased renovation with significant demolition
- Combined parent drop off and queueing: net increase of 63

ESTIMATED PROPERTY TAX IMPACT (OPTION D)

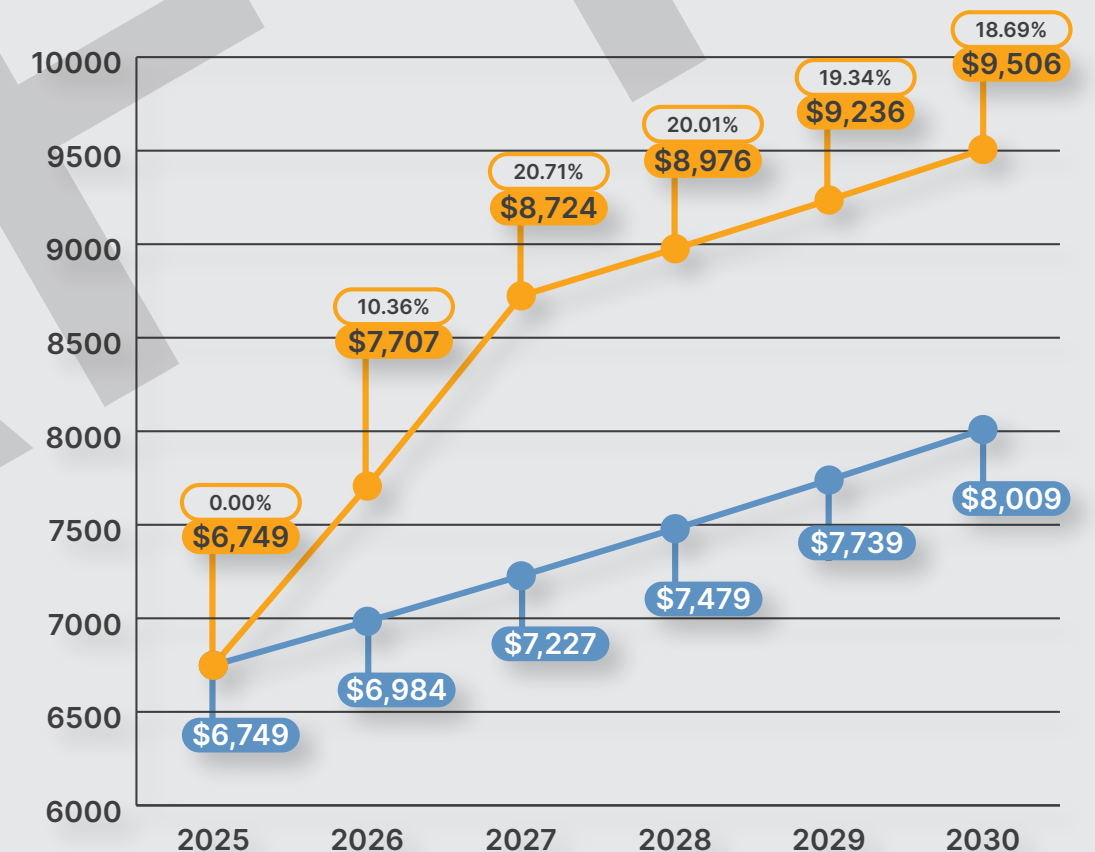
Median Home Valued at \$630,000

FY25 Property Tax: \$6,749

	BASE TAX (PROJECTED)	OPTION D TAX IMPACT	TAX % DIFFERENTIAL*	TOTAL TAX BILL
FY 25	\$6,749	0	0.00%	\$6,749
FY 26	\$6,984	\$723	10.36%	\$7,707
FY 27	\$7,227	\$1,497	20.71%	\$8,724
FY 28	\$7,479	\$1,497	20.01%	\$8,976
FY 29	\$7,739	\$1,497	19.34%	\$9,236
FY 30	\$8,009	\$1,497	18.69%	\$9,506

*% Increase Over "Base Tax (Projected)" (Blue Column)

Property Tax Without School Project Property Tax With School Project



NOTES:

- Based on projected total taxable value of real estate and personal property
- Two tranches of bonds (one in FY26, one in FY27)
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- The SBAC is assessing if the costs for temporary 'swing space' during new school construction can be bond-funded or need town budget allocation. For the above estimates, the SBAC is assuming swing space costs can be bonded and paid over the life of the loan, but that is subject to change and would have short term tax impacts.

PRIORITIZED NEEDS

7 INITIAL OPTIONS

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AGILE/FLEXIBLE CLASSROOMS: Includes features that allow learning spaces to be used flexibly and be future-ready for long-term use.

LAYOUT MODIFICATION: Reduces sprawl, provides clear wayfinding, develops a heart of the school, and clearly delineates public/private spaces.

OUTDOOR LEARNING & PLAY: Improvements to address outdoor learning, play, and dining space needs.

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN: Long term planning for future school replacement and/or modifications.

E1 "NEW MIDDLE SCHOOL"

ROUGH ORDER OF MAGNITUDE (ROM) COST: \$111M



REPAIR

EFFICIENCY UPGRADES

SECURITY IMPROVEMENTS

HEALTHY BUILDING/SYSTEMS

CAFETERIA IMPROVEMENTS

RIGHT SIZE/FUNCTIONAL NEEDS

GATHERING & COLLABORATION HUBS

AGILE/FLEXIBLE CLASSROOMS

LAYOUT MODIFICATION

OUTDOOR LEARNING & PLAY

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN (MP)

PRIORITIZED NEEDS



EDUCATIONAL GOALS



ENERGY EFFICIENT



STUDENT DISRUPTION

SUMMARY OF SCOPE:

- Addresses MS needs with a new school
- HVAC at all schools (full cooling considered, but not included in cost above)
- Addresses security improvements at elementary school
- Occupied renovation to ES and site; builds a new MS and demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space
- Option prioritizes work at middle school, minimizes renovation/addition to ES and provides similar HS scope of option D through G.
- Combined parent drop off and queueing: net increase of 69

ESTIMATED PROPERTY TAX IMPACT (OPTION E1)

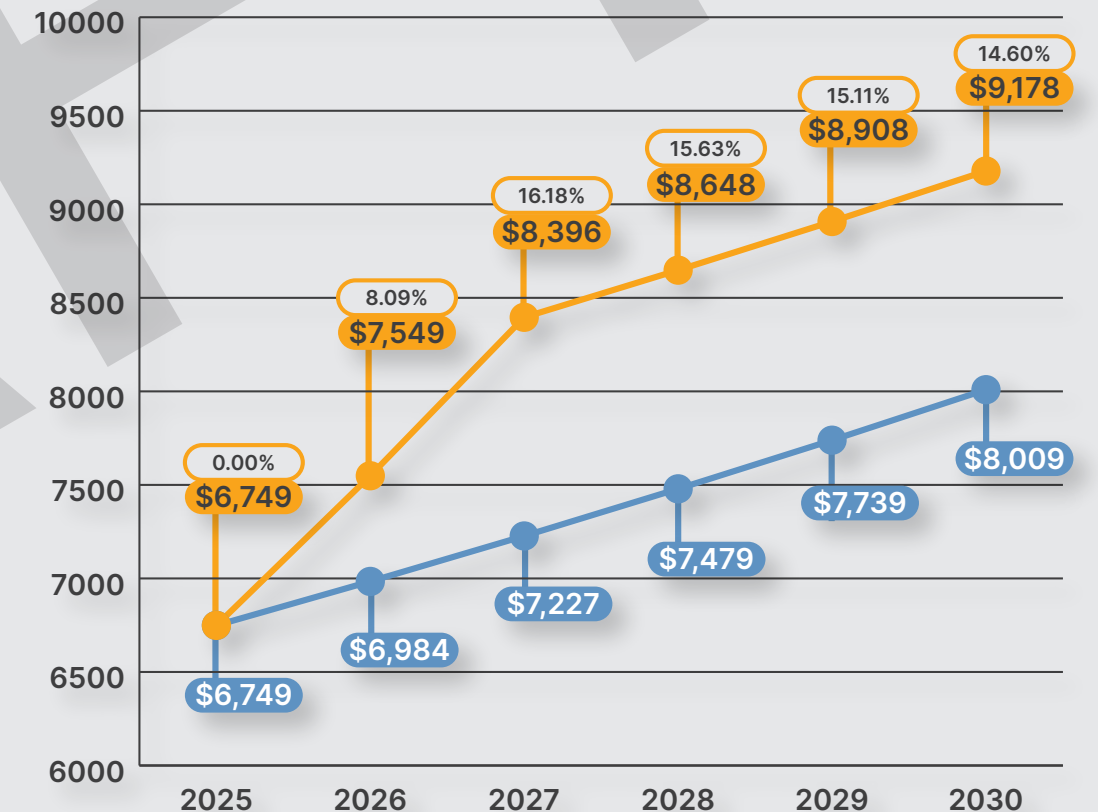
Median Home Valued at \$630,000

FY25 Property Tax: \$6,749

	BASE TAX (PROJECTED)	OPTION E1 TAX IMPACT	TAX % DIFFERENTIAL*	TOTAL TAX BILL
FY 25	\$6,749	0	0.00%	\$6,749
FY 26	\$6,984	\$565	8.09%	\$7,549
FY 27	\$7,227	\$1,169	16.18%	\$8,396
FY 28	\$7,479	\$1,169	15.63%	\$8,648
FY 29	\$7,739	\$1,169	15.11%	\$8,908
FY 30	\$8,009	\$1,169	14.60%	\$9,178

*% Increase Over "Base Tax (Projected)" (Blue Column)

Property Tax Without School Project Property Tax With School Project



NOTES:

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NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN: Long term planning for future school replacement and/or modifications.

E2 "NEW MIDDLE SCHOOL"

ROUGH ORDER OF MAGNITUDE (ROM) COST: \$135.5M



REPAIR

EFFICIENCY UPGRADES

SECURITY IMPROVEMENTS

HEALTHY BUILDING/SYSTEMS

CAFETERIA IMPROVEMENTS

RIGHT SIZE/FUNCTIONAL NEEDS

GATHERING & COLLABORATION HUBS

AGILE/FLEXIBLE CLASSROOMS

LAYOUT MODIFICATION

OUTDOOR LEARNING & PLAY

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN (MP)

PRIORITIZED NEEDS



EDUCATIONAL GOALS



ENERGY EFFICIENT



STUDENT DISRUPTION

SUMMARY OF SCOPE:

- Addresses MS needs with a new school
- HVAC at all schools (full cooling considered, but not included in cost above)
- Meets ES classroom count needs, and accomplishes 50% prioritized needs
- Occupied renovation to ES and site; builds a new MS and demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space
- Option replaces middle school, renovation to ES to align with project goals and provides similar HS scope of option D through G.
- Combined parent drop off and queueing: net increase of 69

ESTIMATED PROPERTY TAX IMPACT (OPTION E2)

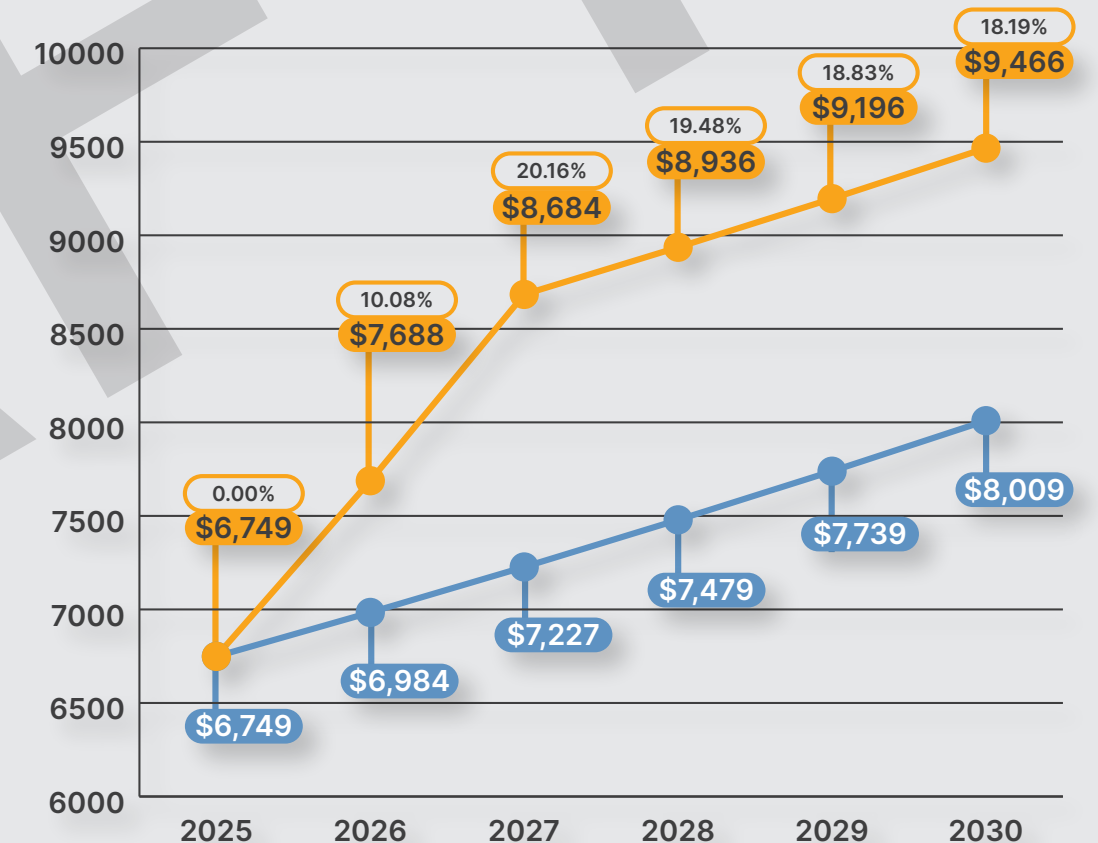
Median Home Valued at \$630,000

FY25 Property Tax: \$6,749

	BASE TAX (PROJECTED)	OPTION E2 TAX IMPACT	TAX % DIFFERENTIAL*	TOTAL TAX BILL
FY 25	\$6,749	0	0.00%	\$6,749
FY 26	\$6,984	\$704	10.08%	\$7,688
FY 27	\$7,227	\$1,457	20.16%	\$8,684
FY 28	\$7,479	\$1,457	19.48%	\$8,936
FY 29	\$7,739	\$1,457	18.83%	\$9,196
FY 30	\$8,009	\$1,457	18.19%	\$9,466

*% Increase Over "Base Tax (Projected)" (Blue Column)

Property Tax Without School Project Property Tax With School Project



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- Includes lease payments for "swing space" in FY26 and FY27 (for option B through F2, assumption at this time not needed for option A and G)
- The SBAC is assessing if the costs for temporary 'swing space' during new school construction can be bond-funded or need town budget allocation. For the above estimates, the SBAC is assuming swing space costs can be bonded and paid over the life of the loan, but that is subject to change and would have short term tax impacts.

PRIORITIZED NEEDS

7 INITIAL OPTIONS

www.CapeElizabethSBAC.com



EMAIL YOUR COMMENTS TO:
CESBAC@CapeElizabethSchools.org
OR SUBMIT COMMENTS ON THE
PROJECT WEBSITE
(via the link above or QR code at left)

SITE PLAN LEGEND:

	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

The following criteria are goals and prioritized needs identified by the SBAC, members of the community, teachers, staff, administrators, parents, and students to inform the scope of the options.

REPAIR: Addresses repairs as systems and finishes fail, but does not address programmatic needs.

EFFICIENCY UPGRADES: Addresses energy efficiency and system upgrades.

SECURITY IMPROVEMENTS: A comprehensive approach to safety & security for site and buildings.

HEALTHY BUILDING/SYSTEMS: Addresses deficient acoustics, HVAC, daylighting, lighting, plumbing, and hazardous materials.

CAFETERIA IMPROVEMENTS: Provides separate cafeterias for ES and MS, and improvements to the HS.

RIGHT SIZE/FUNCTIONAL NEEDS: Addresses inadequate and undersized spaces to better serve programmatic functions.

GATHERING & COLLABORATION HUBS: Provides spaces for gathering, meeting, and collaboration.

AGILE/FLEXIBLE CLASSROOMS: Includes features that allow learning spaces to be used flexibly and be future-ready for long-term use.

LAYOUT MODIFICATION: Reduces sprawl, provides clear wayfinding, develops a heart of the school, and clearly delineates public/private spaces.

OUTDOOR LEARNING & PLAY: Improvements to address outdoor learning, play, and dining space needs.

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN: Long term planning for future school replacement and/or modifications.

F1 "NEW ELEMENTARY SCHOOL"

ROUGH ORDER OF MAGNITUDE (ROM) COST: \$115M



REPAIR	<input type="radio"/>	PRIORITIZED NEEDS	EDUCATIONAL GOALS
EFFICIENCY UPGRADES	<input type="radio"/>		
SECURITY IMPROVEMENTS	<input type="radio"/>		
HEALTHY BUILDING/SYSTEMS	<input type="radio"/>		
CAFETERIA IMPROVEMENTS	<input type="radio"/>		
RIGHT SIZE/FUNCTIONAL NEEDS	<input type="radio"/>		
GATHERING & COLLABORATION HUBS	<input type="radio"/>		
AGILE/FLEXIBLE CLASSROOMS	<input type="radio"/>		
LAYOUT MODIFICATION	<input type="radio"/>		
OUTDOOR LEARNING & PLAY	<input type="radio"/>		
NEW ELEMENTARY SCHOOL	<input checked="" type="radio"/>	ENERGY EFFICIENT	
NEW MIDDLE SCHOOL	<input type="radio"/>		
MASTER PLAN (MP)	<input type="radio"/>		

SUMMARY OF SCOPE:

- Addresses ES needs with a new school
- HVAC at all schools (full cooling considered, but not included in cost above)
- Addresses Security improvements at MS.
- Occupied renovation to MS and site; builds a new ES and then demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space.
- Option prioritizes work at elementary school, minimizes renovation / addition to MS and provides similar HS scope of option D through G.
- Combined parent drop off and queueing: net increase of 47

ESTIMATED PROPERTY TAX IMPACT (OPTION F1)

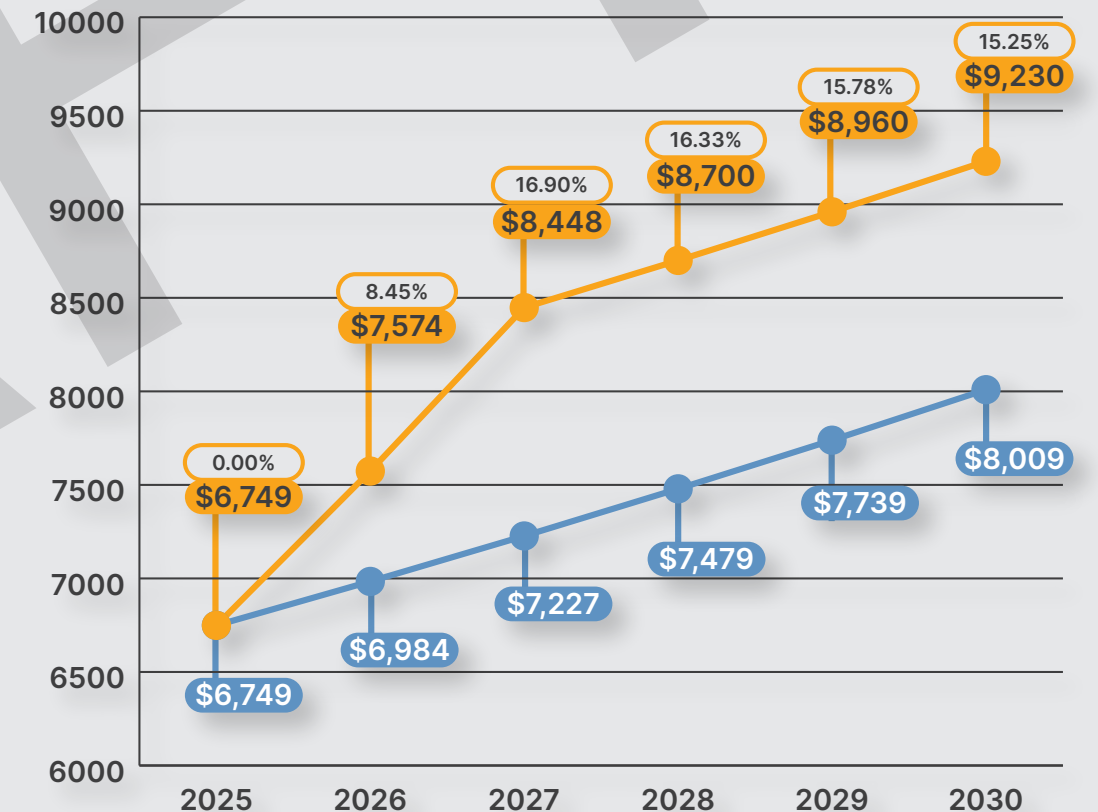
Median Home Valued at \$630,000

FY25 Property Tax: \$6,749

	BASE TAX (PROJECTED)	OPTION F1 TAX IMPACT	TAX % DIFFERENTIAL*	TOTAL TAX BILL
FY 25	\$6,749	0	0.00%	\$6,749
FY 26	\$6,984	\$590	8.45%	\$7,574
FY 27	\$7,227	\$1,221	16.90%	\$8,448
FY 28	\$7,479	\$1,221	16.33%	\$8,700
FY 29	\$7,739	\$1,221	15.78%	\$8,960
FY 30	\$8,009	\$1,221	15.25%	\$9,230

*% Increase Over "Base Tax (Projected)" (Blue Column)

Property Tax Without School Project Property Tax With School Project



NOTES:

- Based on projected total taxable value of real estate and personal property
- Two tranches of bonds (one in FY26, one in FY27)
- Assumes 4% annual increase in town budget
- Assumes retirement of existing town debts
- Assumes .5% (one half of one percent) annual increase in town's tax base
- Estimated tax impact does not assume future impacts of master plan.
- Includes lease payments for "swing space" in FY26 and FY27 (for option B through F2, assumption at this time not needed for option A and G)
- The SBAC is assessing if the costs for temporary 'swing space' during new school construction can be bond-funded or need town budget allocation. For the above estimates, the SBAC is assuming swing space costs can be bonded and paid over the life of the loan, but that is subject to change and would have short term tax impacts.

7 INITIAL OPTIONS

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EMAIL YOUR COMMENTS TO:
CESBAC@CapeElizabethSchools.org
OR SUBMIT COMMENTS ON THE
PROJECT WEBSITE
(via the link above or QR code at left)

SITE PLAN LEGEND:

	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

The following criteria are goals and prioritized needs identified by the SBAC, members of the community, teachers, staff, administrators, parents, and students to inform the scope of the options.

REPAIR: Addresses repairs as systems and finishes fail, but does not address programmatic needs.

EFFICIENCY UPGRADES: Addresses energy efficiency and system upgrades.

SECURITY IMPROVEMENTS: A comprehensive approach to safety & security for site and buildings.

HEALTHY BUILDING/SYSTEMS: Addresses deficient acoustics, HVAC, daylighting, lighting, plumbing, and hazardous materials.

CAFETERIA IMPROVEMENTS: Provides separate cafeterias for ES and MS, and improvements to the HS.

RIGHT SIZE/FUNCTIONAL NEEDS: Addresses inadequate and undersized spaces to better serve programmatic functions.

GATHERING & COLLABORATION HUBS: Provides spaces for gathering, meeting, and collaboration.

AGILE/FLEXIBLE CLASSROOMS: Includes features that allow learning spaces to be used flexibly and be future-ready for long-term use.

LAYOUT MODIFICATION: Reduces sprawl, provides clear wayfinding, develops a heart of the school, and clearly delineates public/private spaces.

OUTDOOR LEARNING & PLAY: Improvements to address outdoor learning, play, and dining space needs.

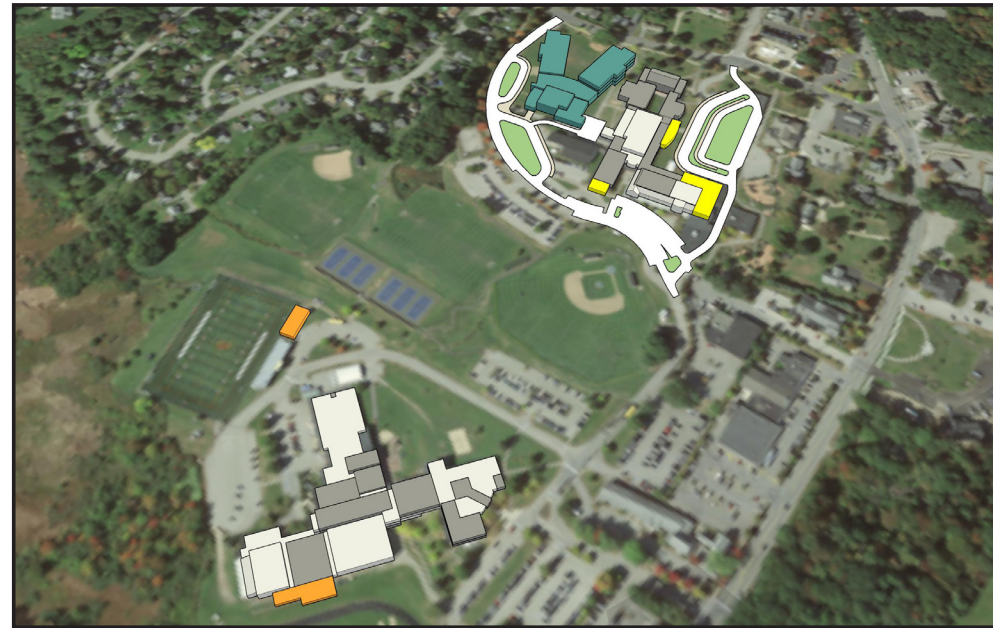
NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN: Long term planning for future school replacement and/or modifications.

F2 "NEW ELEMENTARY SCHOOL"

ROUGH ORDER OF MAGNITUDE (ROM) COST: \$135M



REPAIR	<input type="checkbox"/>		EDUCATIONAL GOALS
EFFICIENCY UPGRADES	<input type="checkbox"/>		ENERGY EFFICIENT
SECURITY IMPROVEMENTS	<input type="checkbox"/>		STUDENT DISRUPTION
HEALTHY BUILDING/SYSTEMS	<input type="checkbox"/>		
CAFETERIA IMPROVEMENTS	<input type="checkbox"/>		
RIGHT SIZE/FUNCTIONAL NEEDS	<input type="checkbox"/>		
GATHERING & COLLABORATION HUBS	<input type="checkbox"/>		
AGILE/FLEXIBLE CLASSROOMS	<input type="checkbox"/>		
LAYOUT MODIFICATION	<input type="checkbox"/>		
OUTDOOR LEARNING & PLAY	<input type="checkbox"/>		
NEW ELEMENTARY SCHOOL	<input checked="" type="checkbox"/>		
NEW MIDDLE SCHOOL	<input type="checkbox"/>		
MASTER PLAN (MP)	<input type="checkbox"/>		

SUMMARY OF SCOPE:

- Addresses ES needs with a new school
- HVAC at all schools (full cooling considered, but not included in cost above)
- Meets MS classroom count needs, and accomplishes 50% prioritized needs
- Occupied renovation to MS and site; builds a new ES and then demolishes existing
- Provides minimal moving of students and teachers. New building to be used as swing space.
- Option replaces elementary school, renovation to MS to align with project goals and provides similar HS scope of option D through G.
- Combined parent drop off and queueing: net increase of 47

ESTIMATED PROPERTY TAX IMPACT (OPTION F2)

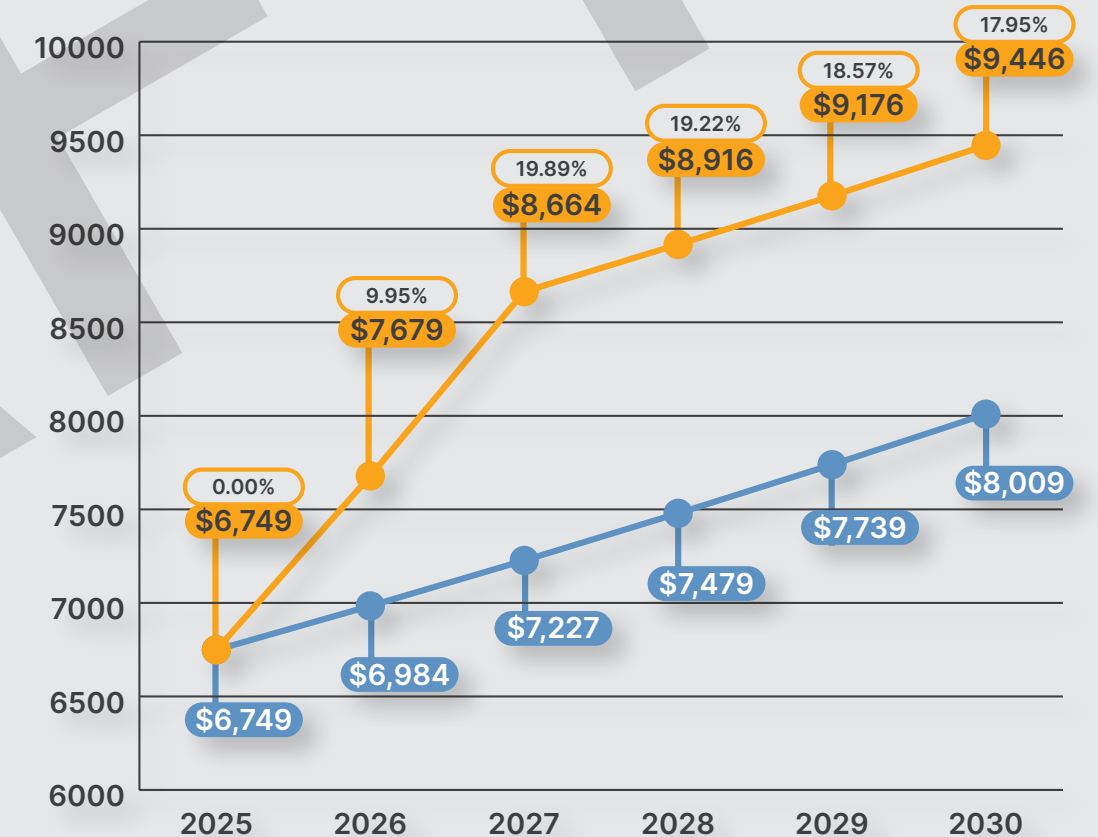
Median Home Valued at \$630,000

FY25 Property Tax: \$6,749

	BASE TAX (PROJECTED)	OPTION F2 TAX IMPACT	TAX % DIFFERENTIAL*	TOTAL TAX BILL
FY 25	\$6,749	0	0.00%	\$6,749
FY 26	\$6,984	\$695	9.95%	\$7,679
FY 27	\$7,227	\$1,437	19.89%	\$8,664
FY 28	\$7,479	\$1,437	19.22%	\$8,916
FY 29	\$7,739	\$1,437	18.57%	\$9,176
FY 30	\$8,009	\$1,437	17.95%	\$9,446

*% Increase Over "Base Tax (Projected)" (Blue Column)

Property Tax Without School Project (Blue) Property Tax With School Project (Orange)



NOTES:

- Based on projected total taxable value of real estate and personal property
- Two tranches of bonds (one in FY26, one in FY27)
- Assumes 4% annual increase in town budget
- Assumes retirement of existing town debts
- Assumes .5% (one half of one percent) annual increase in town's tax base
- Estimated tax impact does not assume future impacts of master plan.
- Includes lease payments for "swing space" in FY26 and FY27 (for option B through F2, assumption at this time not needed for option A and G)
- The SBAC is assessing if the costs for temporary 'swing space' during new school construction can be bond-funded or need town budget allocation. For the above estimates, the SBAC is assuming swing space costs can be bonded and paid over the life of the loan, but that is subject to change and would have short term tax impacts.

PRIORITIZED NEEDS

7 INITIAL OPTIONS

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OR SUBMIT COMMENTS ON THE
PROJECT WEBSITE
(via the link above or QR code at left)

SITE PLAN LEGEND:

	EXISTING BUILDING		HS ADDITION
	DEMOLITION		MS ADDITION
	RENOVATION		ES ADDITION

The following criteria are goals and prioritized needs identified by the SBAC, members of the community, teachers, staff, administrators, parents, and students to inform the scope of the options.

REPAIR: Addresses repairs as systems and finishes fail, but does not address programmatic needs.

EFFICIENCY UPGRADES: Addresses energy efficiency and system upgrades.

SECURITY IMPROVEMENTS: A comprehensive approach to safety & security for site and buildings.

HEALTHY BUILDING/SYSTEMS: Addresses deficient acoustics, HVAC, daylighting, lighting, plumbing, and hazardous materials.

CAFETERIA IMPROVEMENTS: Provides separate cafeterias for ES and MS, and improvements to the HS.

RIGHT SIZE/FUNCTIONAL NEEDS: Addresses inadequate and undersized spaces to better serve programmatic functions.

GATHERING & COLLABORATION HUBS: Provides spaces for gathering, meeting, and collaboration.

AGILE/FLEXIBLE CLASSROOMS: Includes features that allow learning spaces to be used flexibly and be future-ready for long-term use.

LAYOUT MODIFICATION: Reduces sprawl, provides clear wayfinding, develops a heart of the school, and clearly delineates public/private spaces.

OUTDOOR LEARNING & PLAY: Improvements to address outdoor learning, play, and dining space needs.

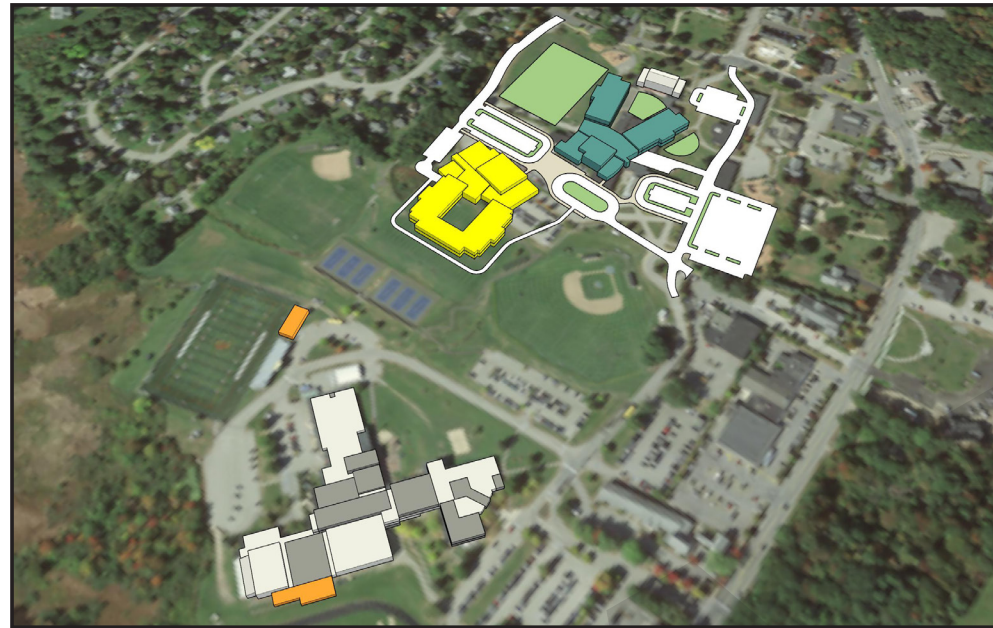
NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN: Long term planning for future school replacement and/or modifications.

G "NEW MS AND ES"

ROUGH ORDER OF MAGNITUDE (ROM) COST: \$178M



REPAIR

EFFICIENCY UPGRADES

SECURITY IMPROVEMENTS

HEALTHY BUILDING/SYSTEMS

CAFETERIA IMPROVEMENTS

RIGHT SIZE/FUNCTIONAL NEEDS

GATHERING & COLLABORATION HUBS

AGILE/FLEXIBLE CLASSROOMS

LAYOUT MODIFICATION

OUTDOOR LEARNING & PLAY

NEW ELEMENTARY SCHOOL

NEW MIDDLE SCHOOL

MASTER PLAN (MP)

PRIORITIZED NEEDS



EDUCATIONAL GOALS



ENERGY EFFICIENT



STUDENT DISRUPTION

SUMMARY OF SCOPE:

- Addresses MS and ES needs
- Meets 66% of prioritized needs (HS is half of the total overall square footage which impacts %)
- Provides minimal moving of students. Occupied renovation to site; no/limited temporary facilities. New MS, demolition of existing MS, build new ES, demolition of existing ES. New buildings to be used as swing space.
- Most expensive initial costs, addresses priorities quickest
- Combined parent drop off and queueing: net increase of 65

ESTIMATED PROPERTY TAX IMPACT (OPTION G)

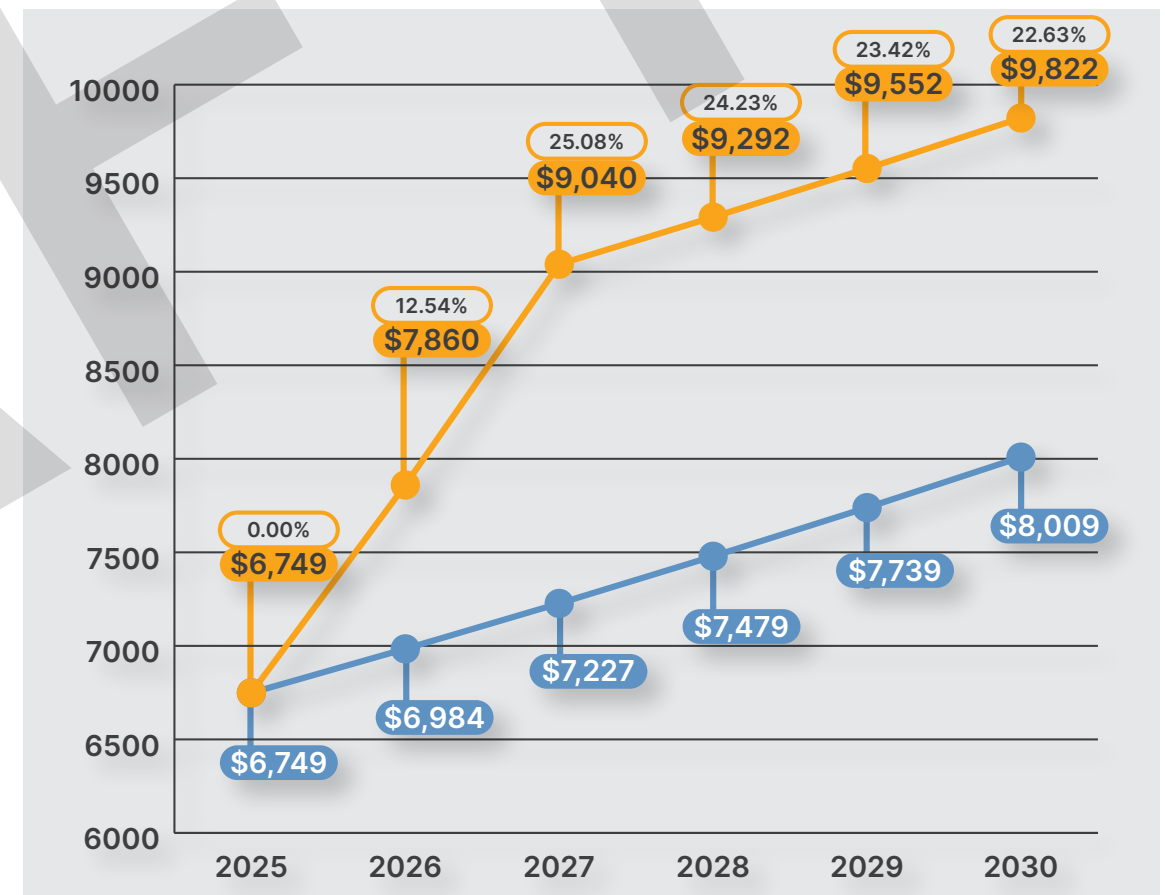
Median Home Valued at \$630,000

FY25 Property Tax: \$6,749

	BASE TAX (PROJECTED)	OPTION G TAX IMPACT	TAX % DIFFERENTIAL*	TOTAL TAX BILL
FY 25	\$6,749	0	0.00%	\$6,749
FY 26	\$6,984	\$876	12.54%	\$7,860
FY 27	\$7,227	\$1,813	25.08%	\$9,040
FY 28	\$7,479	\$1,813	24.23%	\$9,292
FY 29	\$7,739	\$1,813	23.42%	\$9,552
FY 30	\$8,009	\$1,813	22.63%	\$9,822

*% Increase Over "Base Tax (Projected)" (Blue Column)

Property Tax Without School Project Property Tax With School Project



NOTES:

- Based on projected total taxable value of real estate and personal property
- Two tranches of bonds (one in FY26, one in FY27)
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PRIORITIZED NEEDS