

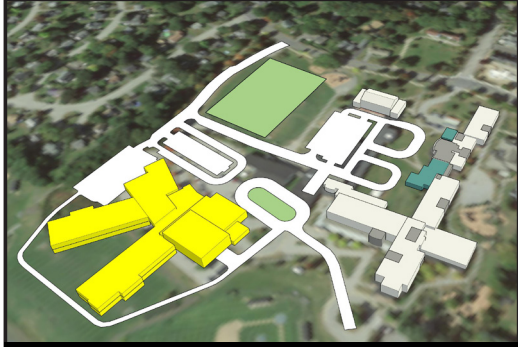
# ABOUT THE 3 SCHOOL DESIGN CONCEPTS

Visit the School Building Advisory Committee (SBAC) website to learn more about the schools' needs, the process for selecting one concept to go to referendum, and how you can provide feedback at: [www.CapeElizabethSBAC.com](http://www.CapeElizabethSBAC.com)

**SITE PLAN LEGEND:**  EXISTING BUILDING  DEMOLITION  RENOVATION  MS ADDITION  ES ADDITION

## CONCEPT "E"

NEW MIDDLE SCHOOL



ES/MS Concept Site Plan Diagram  
**ES RENO: 19,039 SF | ES ADD: 6,946 SF**  
**NEW MS: 114,355 SF**

**ROUGH ORDER OF MAGNITUDE PROJECT COST: \$114,537,348**

### ELEMENTARY & MIDDLE SCHOOL SCOPE:

- ES repairs identified as necessary in 0-6 years
- New ES secure entry vestibule with administrative offices and nurse area
- New Middle School: Demolition of existing MS & construction of new MS on current soccer field (field relocated on site). New MS 'resets the clock' on 1 of 3 schools, provides comprehensive approach to safety & security, energy efficient building, and complies with existing energy codes. Includes secure entry vestibule, HS-sized gym 300 bleachers seats, cafeteria, stage fits 100 band members, library/STEM space, and (2) two-story classroom wings with right-sized/flexible educational spaces
- Minor ES interior improvements for wayfinding (also act as gathering hubs); limited ES renovation to add missing program spaces
- New MS performing arts spaces meet required

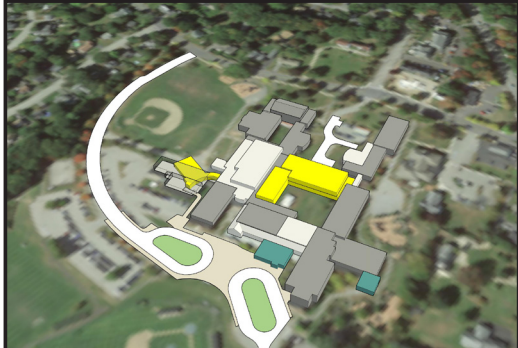
- sizes; plan includes areas for potential future classroom & performing arts additions; existing shared cafetorium remains as ES cafeteria
- Addresses MS sprawl; decreases ES sprawl
- District programming included in ES/MS
- STEM addition next to ES Library
- New MS restrooms; no ES restroom renovations
- Does not right-size Kindergarten classrooms; right-sizes all MS educational spaces
- Full building cooling not included, but could be considered in future modifications of option
- Least impact to learning (once new MS is complete existing MS used as ES during construction; minimal to no cost to relocate students)

### HIGH SCHOOL SCOPE:

- Repairs identified as necessary in 0-6 years
- Locker Room Title IX improvements

## CONCEPT "C"

ADDITION/RENOVATION



ES/MS Concept Site Plan Diagram  
**RENO: 125,889 SF | ADD: 45,538 SF**

**ROUGH ORDER OF MAGNITUDE PROJECT COST: \$104,117,556**

### ELEMENTARY & MIDDLE SCHOOL SCOPE:

- Repairs identified as necessary in 0-6 years
- New secure entry vestibules with adjacent administrative offices & nurse area (ES near existing ES main entry; MS separated from ES entry and more integrated into MS population)
- New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces
- Most of existing ES/MS to be reconfigured to accommodate wayfinding, gathering spaces, and missing or inadequate program spaces
- Existing shared cafetorium converted to 372-seat multipurpose/performance space; heavy renovation/addition adjacent to performance space to house music programs that are currently undersized; demolishes old music wing

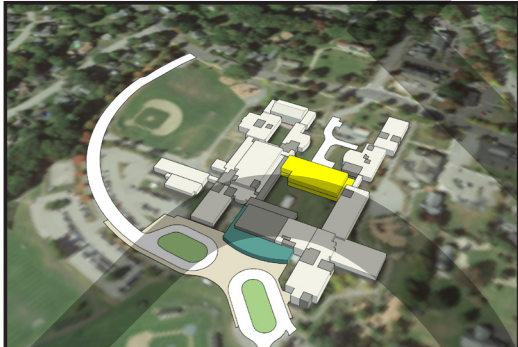
- Maintains most of sprawling layout, but improved by more central MS entry and cafeteria
- District programming included in ES/MS
- STEM renovation next to ES Library
- Restroom renovations included
- Right-sizes undersized Kindergarten classrooms with small addition
- Full building cooling not included, but could be considered in future modifications of option
- Meets classroom & restroom count needs
- Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate students during construction

### HIGH SCHOOL SCOPE:

- Repairs identified as necessary in 0-6 years
- Locker Room Title IX improvements

## CONCEPT "B"

ADDITION/RENOVATION



ES/MS Concept Site Plan Diagram  
**RENO: 35,945 SF | ADD: 36,107 SF**

**ROUGH ORDER OF MAGNITUDE PROJECT COST: \$77,920,688**

### ELEMENTARY & MIDDLE SCHOOL SCOPE:

- Repairs identified as necessary in 0-6 years
- New secure entry vestibules with adjacent administrative offices & nurse area, in approximately same location as existing main entries
- New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces
- Minor interior improvements for wayfinding (also serve as gathering/collaboration hubs)
- Limited renovations to accommodate some of the other missing program needs
- Existing shared cafetorium converted to a 372 seat multipurpose/performance space
- Maintains most of the sprawling nature of schools, but improved by centrally-located cafeteria

- District programming included in ES/MS
- STEM renovation next to ES Library
- Restroom renovations included
- Does not right-size Kindergarten classrooms that are currently 20% undersized
- Full building cooling not included, but could be considered in future modifications of option
- Deficit of classrooms, restrooms, and program spaces remains
- Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate students during construction

### HIGH SCHOOL SCOPE:

- Repairs identified as necessary in 0-6 years
- Locker Room Title IX improvements

## ESTIMATED PROPERTY TAX IMPACT

Median Home Valued at \$630,000 | FY25 Property Tax: \$6,749

\*Projected Base Tax

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

	BASE TAX*	CONCEPT "E"				CONCEPT "C"				CONCEPT "B"			
		TAX IMPACT (PER YR)	TAX IMPACT (PER MO)	TAX % CHANGE **	TOTAL TAX BILL	TAX IMPACT (YEAR)	TAX IMPACT (MONTH)	TAX % CHANGE **	TOTAL TAX BILL	TAX IMPACT (YRLY)	TAX IMPACT (MTHLY)	TAX % CHANGE **	TOTAL TAX BILL
FY '25	\$6,749	0	\$XXX	0.00%	\$6,749	0	\$XXX	0.00%	\$6,749	0	\$XXX	0.00%	\$6,749
FY '26	\$6,984	\$364	\$XXX	5.21%	\$7,348	\$364	\$XXX	5.21%	\$7,348	\$364	\$XXX	5.21%	\$7,348
FY '27	\$7,227	\$753	\$XXX	10.42%	\$7,980	\$753	\$XXX	10.42%	\$7,980	\$753	\$XXX	10.42%	\$7,980
FY '28	\$7,479	\$753	\$XXX	10.07%	\$8,232	\$753	\$XXX	10.07%	\$8,232	\$753	\$XXX	10.07%	\$8,232
FY '29	\$7,739	\$753	\$XXX	9.73%	\$8,492	\$753	\$XXX	9.73%	\$8,492	\$753	\$XXX	9.73%	\$8,492
FY '30	\$8,009	\$753	\$XXX	9.40%	\$8,762	\$753	\$XXX	9.40%	\$8,762	\$753	\$XXX	9.40%	\$18,762

### NOTES:

- Based on projected total taxable value of real estate and personal property
- Two tranches of bonds (one in FY '26, one in FY '27)
- 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 FY '26 and FY '27.