



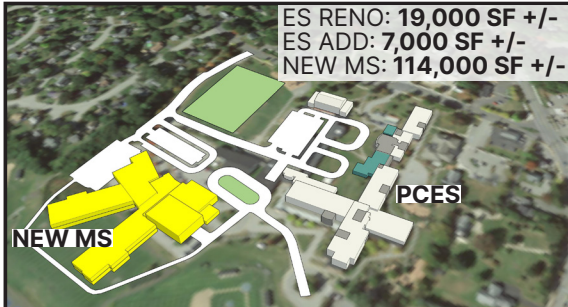
ABOUT THE 3 SCHOOL DESIGN CONCEPTS

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

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

CONCEPT "E"

NEW MIDDLE SCHOOL



ROM PROJECT COST: **\$114.5M +/-**

HIGH SCHOOL SCOPE:

- o \$16M+/- in essential repairs included
- o Locker Room Title IX improvements

ELEMENTARY & MIDDLE SCHOOL SCOPE:

ADDRESSES:

- o \$10M+/- in essential ES repairs included
- o New ES secure entry vestibule with administrative offices and nurse area
- o 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
- o Minor ES interior improvements for wayfinding/

NOTE: If new MS and repairs at ES (\$10M+/-) & HS (\$16M+/-) are prioritized, ROM cost would be \$100M+/-

collaboration hubs; and limited ES renovation to add missing program spaces

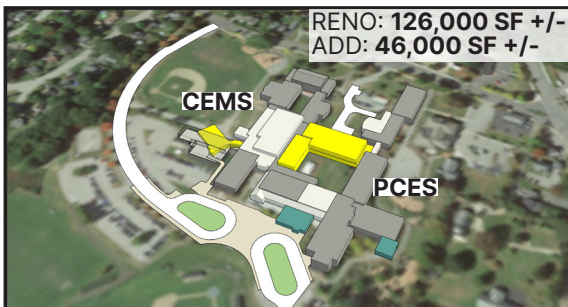
- o Addresses MS sprawl; decreases ES sprawl
- o New MS performing arts spaces meet required sizes; plan includes areas for potential future classroom & performing arts additions; existing cafeteria remains as ES cafeteria
- o STEM addition next to ES Library
- o Least impact to learning of 3 concepts (36-42 months of construction; when new MS is built, existing MS serves as ES; minimal to no cost to relocate 1/3 of students in existing school)

DOES NOT ADDRESS:

- o No ES restroom renovations
- o Does not right-size Kindergarten classrooms; other ES classrooms will not be renovated
- o Full building cooling not included at this time

CONCEPT "C"

ADDITION/RENOVATION



ROM PROJECT COST: **\$104.1M +/-**

HIGH SCHOOL SCOPE:

- o \$16M+/- in essential repairs included
- o Locker Room Title IX improvements

ELEMENTARY & MIDDLE SCHOOL SCOPE:

ADDRESSES:

- o \$16M+/- in essential ES/MS repairs included
- o 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)
- o New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
- o Most of existing ES/MS to be reconfigured to accommodate wayfinding/collaboration hubs, and missing or inadequate program spaces
- o Existing shared cafeterium converted to 370+/- seat multipurpose/performance space; heavy renovation/addition adjacent to performance space to house music programs that are currently undersized; demolishes old music wing

currently undersized; demolishes old music wing

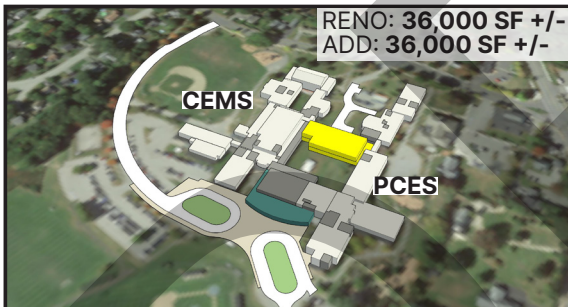
- o STEM renovation next to ES Library
- o Restroom renovations included
- o Right-sizes undersized Kindergarten classrooms with small addition; meets classroom & restroom count needs, however current classrooms will not be renovated

DOES NOT ADDRESS:

- o Does not address most of sprawling layout, but improves with central MS entry & cafeteria
- o Does not address underlying layout and classroom size issues
- o Full building cooling not included at this time
- o Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 36-48 months of construction

CONCEPT "B"

ADDITION/RENOVATION



ROM PROJECT COST: **\$77.9M +/-**

HIGH SCHOOL SCOPE:

- o \$16M+/- in essential repairs included
- o Locker Room Title IX improvements

ELEMENTARY & MIDDLE SCHOOL SCOPE:

ADDRESSES:

- o \$20M+/- in essential ES/MS repairs included
- o New secure entry vestibules with adjacent administrative offices & nurse area, in approximately same location as existing main entries
- o New 2-story addition with separate ES/MS cafeterias and a shared kitchen, with classrooms/offices on 2nd floor for currently missing program spaces, including special education
- o Minor interior improvements for wayfinding/collaboration hubs
- o Existing shared cafeterium converted to a 370+/- seat multipurpose/performance space
- o STEM renovation next to ES Library
- o Restroom renovations included

DOES NOT ADDRESS:

- o Does not address most of sprawling layout of schools, but is improved by central cafeteria
- o Does not address underlying layout and classroom size issues
- o Does not right-size Kindergarten classrooms that are currently 20% undersized; limited renovations to accommodate some missing program needs; current classrooms will not be renovated; deficit of classrooms, restrooms, and program spaces remains
- o Full building cooling not included at this time
- o Impacts learning due to extent of renovations and additions; ROM Cost includes \$3.6M to relocate 2/3 of students during 30-33 months of construction

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:

- o Based on projected total taxable value of real estate and personal property
- o Two tranches of bonds (one in FY '26, one in FY '27)
- o Assumes 4% annual increase in town budget

- o Assumes retirement of existing town debts
- o Assumes .5% (one half of one percent) annual increase in town's tax base
- o Estimated tax impact does not assume future impacts of master plan.
- o Includes lease payments for "swing space" in FY '26 and FY '27.