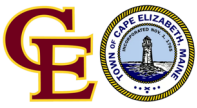


**COVER LETTER  
PRODUCED BY SBAC  
(CONFIRM WHICH  
MEMBER OF SBAC IS  
WRITING THIS)**



# WHY IS A SCHOOL PROJECT NEEDED?

## BARRIERS TO EDUCATION IN OUR EXISTING SCHOOLS



### SAFETY & SECURITY CONCERNS

Our schools do not currently meet modern safety and security standards, underscoring an urgent need for improvements that integrate layers of security throughout the buildings.



### INADEQUATE VEHICULAR & PEDESTRIAN SITE CIRCULATION

The current site layout presents safety and traffic challenges, with insufficient sight lines from the main office to monitor visitors effectively.



### OUTDATED CLASSROOMS, LIMITING EDUCATIONAL METHODS

The size, age, and design of many classrooms do not support contemporary teaching & learning styles, such as collaborative, project-based & hands-on learning.



### PCES/CEMS SPRAWLING LAYOUT & LONG TRAVEL DISTANCES

Piecemeal expansions over 70 years have led to sprawl that complicates navigation, diminishes collaboration, and results in loss of instructional time due to long travel distances.



### INEFFECTIVE OVERSIGHT FROM MAIN OFFICES

The current PCES & CEMS main offices lack direct connection to secure entry vestibules, presenting significant challenges in visitor management and compromising school safety.



### NURSE'S OFFICE LIMITATIONS

The Nurse's Office functionality is hindered by a lack of privacy, inadequate exam rooms & storage, absence of natural light, difficult ambulance access, and distance from some grades.



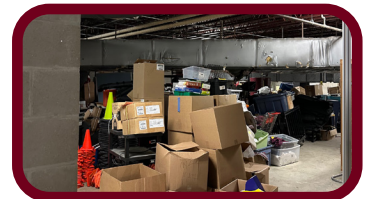
### DEFICIENCY OF NATURAL LIGHT

Several hallways and classrooms are devoid of natural light, which is crucial for creating effective learning environments and positively influencing the school's climate and culture.



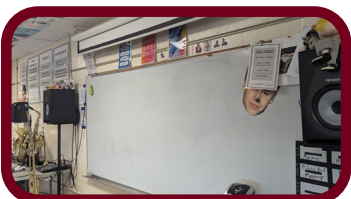
### COMPLICATIONS FROM SHARED CAFETERIA

The 'cafetorium' shared by PCES & CEMS complicates scheduling (meal times run from 10:30AM-1:30PM). Kitchen deliveries must use CEMS' student/staff corridors, posing safety concerns.



### INADEQUATE STORAGE FACILITIES

Storage has had to overtake mechanical rooms and other spaces within building, which is a safety concern. Adequate storage near the staff who utilize it is essential for efficient workflow.



### NEED FOR TECHNOLOGY UPGRADES

Current technology and network infrastructure falls short in supporting modern education, hindering the development of skills in inquiry, analysis, collaboration, creativity, and communication.



### OUTDATED & INEFFICIENT MECHANICAL SYSTEMS

Outdated & excessively loud HVAC systems compromise the learning & well-being of students/staff, due to age & inefficiency. Upgrading to modern, efficient systems can reduce long-term costs.



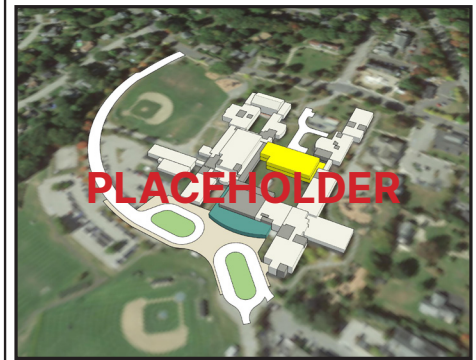
### INADEQUATE PERFORMING ARTS SPACES

Over 60% of MS students participate in our band program. Current facilities are significantly undersized & lack proper acoustic control, leading to scheduling conflicts and limited practice time.

# ABOUT THE 3 MODIFIED CONCEPTS

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

## MODIFIED CONCEPT "B" ADDITION/RENOVATION



ROUGH ORDER OF MAGNITUDE  
PROJECT COST: **\$XXXXX**

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## ESTIMATED PROPERTY TAX IMPACT

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

	BASE TAX*	TAX IMPACT (PER YR)	TAX IMPACT (PER MO)	TAX % CHANGE **	TOTAL TAX BILL
FY '25	\$XXXX	\$XXXX	\$XXXX	0.00%	\$XXXX
FY '26	\$XXXX	\$XXXX	\$XXXX	5.21%	\$XXXX
FY '27	\$XXXX	\$XXXX	\$XXXX	10.42%	\$XXXX
FY '28	\$XXXX	\$XXXX	\$XXXX	10.07%	\$XXXX
FY '29	\$XXXX	\$XXXX	\$XXXX	9.73%	\$XXXX
FY '30	\$XXXX	\$XXXX	\$XXXX	9.40%	\$XXXX

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

## MODIFIED CONCEPT "C" ADDITION/RENOVATION



ROUGH ORDER OF MAGNITUDE  
PROJECT COST: **\$XXXXX**

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## ESTIMATED PROPERTY TAX IMPACT

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FY '30	\$XXXX	\$XXXX	\$XXXX	9.40%	\$XXXX

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

## MODIFIED CONCEPT "E" NEW MIDDLE SCHOOL



ROUGH ORDER OF MAGNITUDE  
PROJECT COST: **\$XXXXX**

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

- TAX IMPACT 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

**PLACEHOLDER FOR  
“WHAT DOES IT SOLVE”  
MATRIX... CONTENT IS  
4 PAGES. ONLY HAVE 1  
PAGE AVAILABLE.**