



Building Steering Committee

Update and Initial Recommendations to the Board of Education



What we will review tonight

- Committee's charge
- Who are the Committee members?
- Information used in Committee Discussions
- Current Issues faced at K-2 facilities
- K-2 Options considered
- Initial Recommendations
- Next Steps

Committee Charge

Advise and make recommendations to the Board of Education in an effort to address overcrowding and inadequate space at the primary (K-2) level of Scarborough Schools. In furtherance of this goal, the committee will seek to answer the following questions:

1. **What are we going to build?**
2. *Where are we going to build it?*
3. *Who is going to design it?*
4. *Can we get wide scale district & community support?*

The Committee is authorized to recommend, create and supervise various subcommittees.



Building Steering Committee Members

Sanford Prince, Superintendent

Todd Jepson, Director of Facilities

Anne Lovejoy, Principal, Eight Corners

Kelly Mullen-Martin, Principal, Blue Point

Jesseca Steele, Principal, Pleasant Hill

Hillory Durgin, Board Member

Alicia Giftos, Board Member

Peter Hayes, Town Council

Andrew Bradley, Chair, Structural Engineer

Dana Fortier, Vice Chair, Facilities Director

Kylie Mason, Landscape Architect

Vamshi Gooje, Sustainability Engineer

Dave Martin, Structural Engineer

Joshua Reny, Assistant City Manager

Catherine Newell, Primary Teacher



Information Used

2016 Master Plan

- Programming needs and classroom space
- Age and efficiency of current facilities
- Deficiencies and solutions to current space

Updated District Data (2019)

- Enrollment Projections out to 2029

Additional Information

- Student Outcomes
- Current data on levels of use for Instructional Programs and Required/Appropriate Services provided by K-2 Principals

Current Issues: Program Space Deficiencies

Comparing Current Instructional Spaces to Department of Education recommendations

**ALL current K-2
classroom and core
spaces are below state
recommendations**

Area	Compared to DOE Standard
Kindergarten	20% Below
1 st & 2 nd Grades	13% Below
Art	56% Below
Shared Gym/Cafeteria	41% Below (based on two seatings)

Additional Impact to Gym/Cafeteria usage:

An additional seating would cause approximately 50% reduction in the Physical Education time available due to shared use of this space.

Current Issues: Other Program Space Needs

Inadequate Space for current Programming needs:

- Art and Music rooms shared at PH and EC, Teachers are shared between schools
- STEAM space is non-existent
 - STEAM is on a cart in libraries
- Adult meeting space is often unavailable and insufficient
 - IEP meetings, 504 meetings
- Occupational/PT space is not adequate
- Lack of privacy (both legal and societal implications)



Current Issues: Safety and Security

While all buildings have been fitted with cameras, locks, and additional safety protocols, none of them are considered well secured by current standards. There are many parts of the buildings that would require major renovations.

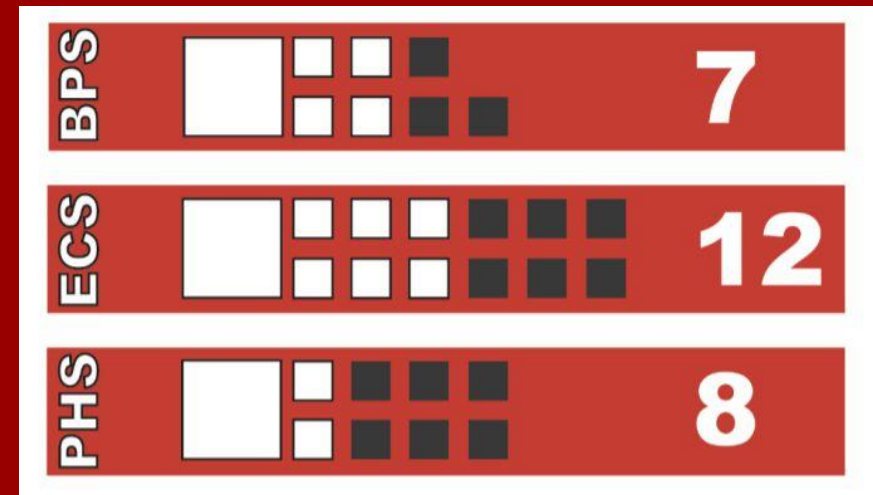
- Doors opening into the hallways, and have to be locked from the outside
- Casement Windows that don't open enough for egress
- Windows that can't be reached without climbing on the shelves
- Insufficient paths or ways to get children off the campus
- No fire lane or emergency vehicle access around building perimeter
- No drop-off or pick-up area

Current Issues: Increasing Enrollment

Current approach- addition of temporary classroom structures (portables).

Increased enrollment will require the addition of **at least 15** temporary classrooms

Temporary classrooms do not resolve demands on common areas (cafeteria, gym, etc.) or safety and security concerns



Current Issues: Site Constraints

All sites are severely constrained including:

- Limited available remaining land for structure and parking
- Zero buffer from abutting residential and commercial development
- Inadequate space for playground
- Pedestrian and vehicular access restricted
- No space for emergency access around building
- All expansion plans assume ability for 2 story additions



Example- Pleasant Hill Site

K-2 Options Considered

Current approach: Overuse of modular classrooms (non-viable)

- Security issues and safety concerns
- Not a solution
- Substandard classroom and building size/design
- Insufficient common space per student
- Buys time
- Maintains neighborhood schools
- Not enough land for expansion
- No realized operational efficiencies

By 2025, 45% of primary students will be in portables

K-2 Options Considered

Option 1 – Major renovation & expansion of current buildings

- Displaces students for approximately 3 years
- Doesn't address current substandard classroom and building size/design
- Loss of open space due to expanded program space and classrooms
- Maintains neighborhood schools
- Adds new functional spaces, i.e. music, art, gym
- Construction phasing a challenge
- Limited operational efficiencies
- Continued security issues and safety concerns

Incoming Kindergarteners will experience their entire primary schooling in a construction zone.

K-2 Options Considered

Option 2 – New construction and consolidation of schools

- Classroom and building size/design will meet state standards
- Campus vs. standalone site
- Security will meet modern standards
- Safety concerns will be addressed
- Avoided cost of deferred maintenance
- Opportunity to address capacity issues in upper grades
- Addresses need for core shared space, i.e. music, art, gym, STEM, and other programming
- Realizes operational efficiencies

New construction will align programming space with state standards while providing operational efficiencies

K-2 Options Considered: Age and Efficiency

The primary schools are the most costly to operate due to their age and inefficiencies

- All buildings are over 50 years old with the last major renovations completed in 1993.
- All systems are past their functional life (electrical, boilers, etc.)

School	2017 Operations & Maintenance (Cost/SF)
Wentworth (Full A/C)	\$3.08
Scarborough High School (Partial A/C)	\$2.96
Scarborough Middle School (Full A/C)	\$5.12
Blue Point Primary School (No A/C)	\$6.06
Pleasant Hill Primary School*	\$6.42
Eight Corners Primary School*	\$6.00

K-2 Options Considered:Regional Information


Most of Maine's top five schools have addressed how to make larger schools function as small schools with positive student outcomes.

District	School	Students
Cape Elizabeth	Pond Cove, K-5	537
Falmouth	Falmouth Elementary, K-5	908
Scarborough	Wentworth, 3-5	667
Cumberland	Mabel Wilson, K-3	593



Recommendation

The Building Steering Committee recommends building a new **consolidated primary school**

- Provide the best environment for student success
 - Manages enrollment increases with flexibility for future expansion
 - Addresses inadequate building/program spaces in current schools
 - Improves building operational and maintenance efficiencies
 - Eliminates site constraints and safety concerns (drop-off, emergency vehicle access)
 - Security measures can be integrated into new site design
 - Potential to mitigate overcrowding at other schools
- 



Additional Recommendations

Send out a Request for Qualifications (RFQ)

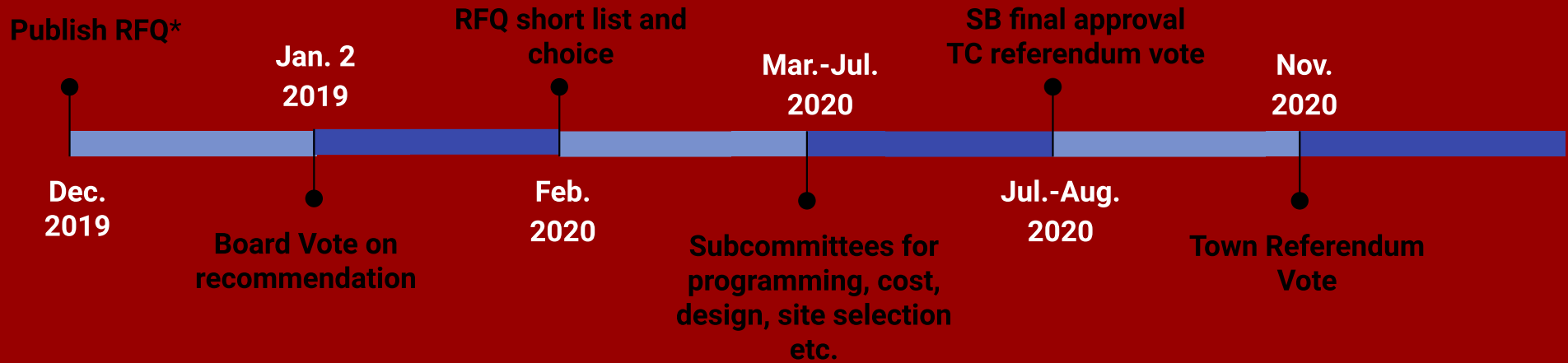
- Required by the state for school projects
- Written with two options available
- Request approval to publicize in December

Request that the Board consider options that will allow this building project to also reduce overcrowding at the Middle School



Next Steps

Recommended Timeline



* RFQ = Request for Qualifications