

HARRIMAN



## **Scarborough Public Schools**

### **Facilities Master Plan**

Scarborough, ME

November 16, 2017

School Board Presentation

## Why are we here today?

- **Population projections** are showing an increase in student population that will greatly impact the educational environment of our students if nothing is done.
- In order to make sure our buildings are energy efficient and cost effective we need to start the conversation today. **From the time a decision is made the planning and construction process will take approximately 4 years.**
- The plan going forward will impact decisions regarding current and future Capital Improvement Projects.
- We pride our selves on being good stewards of tax payer dollars



## STUDY GOALS

- Analyze impact on permanent facilities with population growth.
- Right-size the educational spaces to DOE standards where feasible
- Eliminate modular classrooms
- Study feasibility and impact of using portables on site
- Analyze Operations and Maintenance costs in the expanded facilities
- Add PreK Program for 150 students
- Studied if the existing Primary School sites can accommodate the expansions required
- Studied if a Consolidated Primary School would be more cost effective than three small schools
- Plan for future growth beyond 2025-26

## STUDY METHOD

- Analyzed Population Projections from Planning Decisions
- Held Meetings with Administrators to determine needs for the existing and expanded population (existing space is inadequate)
- Created lists of rooms and staff needed
- Generated seven options for solving the requirements
- Selected Options B & F for detailed analysis and comparison
- Developed site plans and floor plans with preliminary cost estimates
- Compared the cost of building and operating options B & F in 2017 dollars.

## ENROLLMENT PROJECTIONS

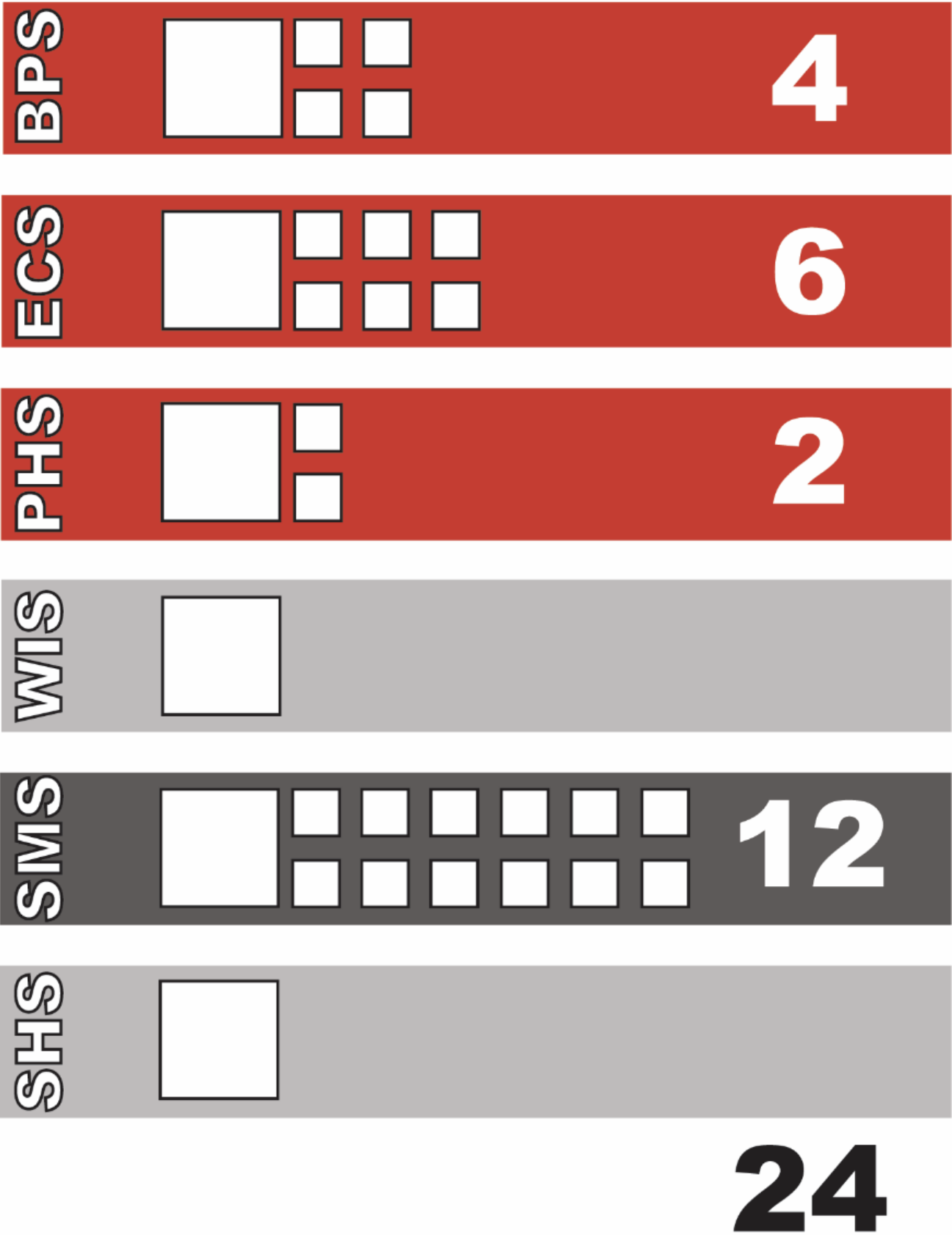
Scarborough Public Schools  
Facilities Master Plan

|     | TODAY | 2025   | PK  | DELTA |              |
|-----|-------|--------|-----|-------|--------------|
| BPS | 193   | 242    | 45  | + 94  |              |
| ECS | 227   | 274    | 60  | + 107 |              |
| PHS | 174   | 230    | 45  | + 101 |              |
|     | 594   | 746*   | 150 | +302  | PK-2 TOTALS  |
| WIS | 673   | 755    |     | + 82  |              |
| SMS | 714   | 736    |     | + 22  |              |
| SHS | 989   | 884    |     | - 105 |              |
|     | 2,970 | 3,121* | 150 | + 301 | PK-12 TOTALS |

*\*Scarborough is currently outpacing these projections.*

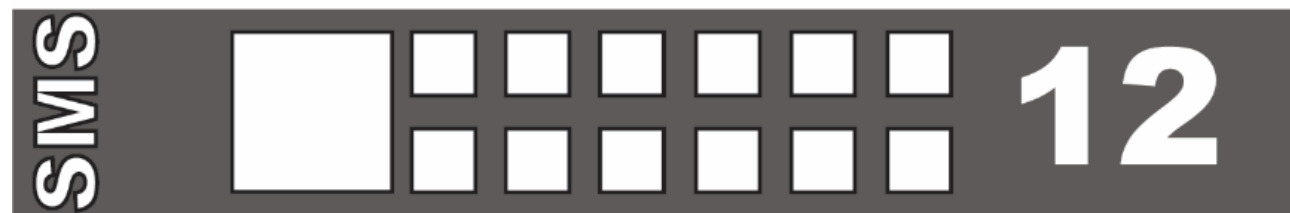
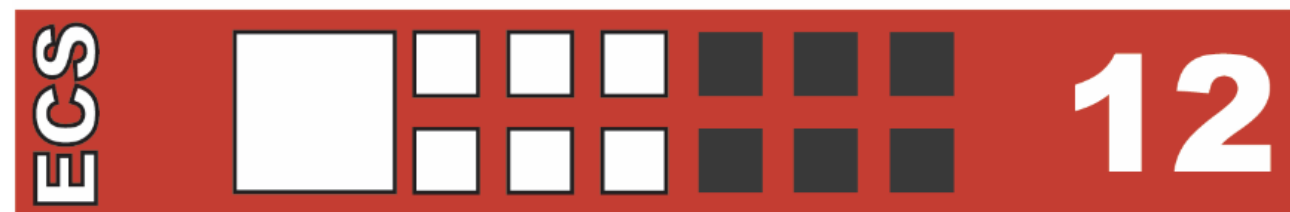
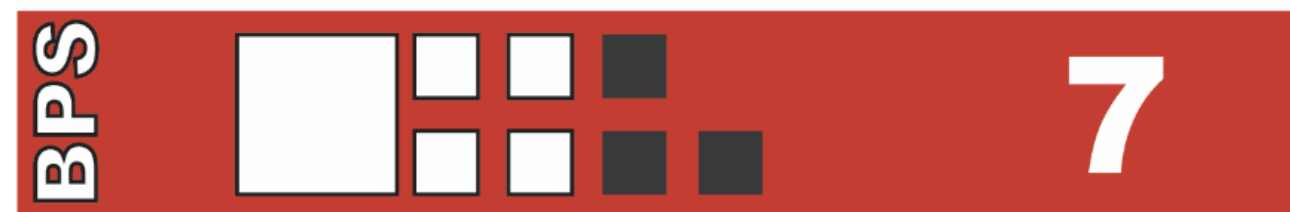
# YEAR 2017

If, we do nothing to right-size the current Scarborough Schools and **only add portables** to accommodate Pre-K and the projected student population in 2025, not only will the **core spaces within each school be undersized** and the number of classrooms in portables will be as follows:



# YEAR 2025

- By 2025, 45% of the PK-2 classrooms will be in portables.
- Currently 18% of 6<sup>th</sup> through 8<sup>th</sup> grade classrooms are in portables.
- By 2025 19% of the PK-12<sup>th</sup> grade classrooms will be in portables. **69% of those portables are primary (PK-2) grade classrooms.**



15 more than today **39**

## ECONOMICS OF INVESTING IN EARLY CHILDHOOD:

*In total, the existing research suggests expanding early learning initiatives would provide benefits to society of roughly \$8.60 for every \$1 spent, about half of which comes from increased earnings for children when they grow up.*



## THE IMPACTS OF DOING NOTHING:

- Massive overcrowding
- Inadequate program spaces
- Safety and security issues (i.e. parking)
- Energy inefficiency
- Food Service inefficiency
- Undersized building systems
- Fiscally irresponsible

### Undersized Core Spaces

- Gym / Cafeteria will be fully utilized by 1 or 2 gym classes
- Kids will not have access to cafeteria for eating lunch or will have **reduced physical education**. Kids will be **eating in classrooms**.



## MAKING SCARBOROUGH SCHOOLS FUTURE READY

### Day 1

- Over \$4 million in savings due to reduced personnel  
**offsets \$4 million in debt service**

### Overall

- Total savings based on 2017 dollars
  - Saves \$1,998,894 in Total Project Costs
  - Saves \$3,331,912 in Bonding Costs over 30 years.
  - Saves \$4,201,030 in Personnel Costs

# POTENTIAL SCARBOROUGH PROJECT SCHEDULE

(EARLIEST DATES)

**Scarborough Public Schools (SPS) Facilities Master Plan (FMP):**

- SPS have worked with Harriman since 2013 to develop a Facilities Master Plan.
- A recommendation of the FMP was first to pursue DOE funding for the building projects.

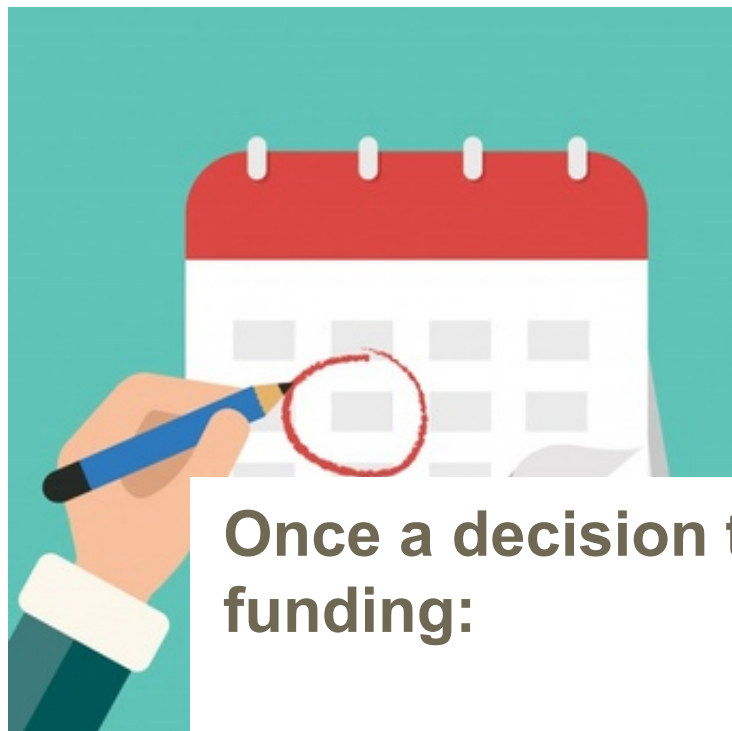
**Pursue DOE Funding:**

- |                             |                  |
|-----------------------------|------------------|
| • Met with Scott Brown, DOE | January 2017     |
| • Applied for DOE Funding   | April 2017       |
| • DOE Site Visits to SPS    | November 2017    |
| • Final DOE Funding List    | Summer/Fall 2018 |



# POTENTIAL SCARBOROUGH PROJECT SCHEDULE

(EARLIEST DATES)



Once a decision to move forward is made with either DOE or Local-Only funding:

- Referendum Date 1 year +/- once design studies begin
- Bid Date 10 months +/- after referendum
- Construction Period 2 years +/- to construct
- **Building occupancy** 4 years +/- after decision to move forward

*Please note that If DOE funded the process could take another year.*

## Energy cost comparison for each Existing School

- Primary Schools are most costly to operate due to age and small size
- WIS and SMS – both air conditioned but WIS costs substantially less per sf
- In its first year, WIS cost about \$35,000/year less to operate than predicted
- Primary Schools cost nearly as much to operate as the SMS but have no air conditioning
- Never able to make renovations to existing as energy efficient as a new building

| Table 1.06D: Combined Heating and Electrical Cost Comparisons 2016-2017 |               |  |             |           |                                 |       |
|---|---------------|--|-------------|-----------|---------------------------------|-------|
|   | School        | Combined Heating and Electrical Cost 2016-2017 | Square Feet | Cost/SF   | Multiples of Scarb. HS in \$/SF | Notes |
| 1   | Blue Point    | \$39,582                                       | 29,870      | \$1.33/sf | 1.29X                           |       |
| 2   | Eight Corners | \$38,332                                       | 25,891      | \$1.48/sf | 1.44X                           |       |
| 3   | Pleasant Hill | \$33,180                                       | 23,294      | \$1.42/sf | 1.38X                           |       |
| 4   | New Wentworth | \$185,202                                      | 168,313     | \$1.10/sf | 1.07X                           |       |
| 5   | Middle School | \$193,679                                      | 128,856     | \$1.50/sf | 1.46X                           |       |
| 6   | High School   | \$308,893                                      | 300,097     | \$1.03/sf | 1.0X                            |       |
| Harriman Architects and Engineers                                       |               |  |             |           |                                 |       |

|   |                                 |  | Current  |  | Option A |   |                            | Option B |   |  | Option C                   |   |   | Option D                    |  |   |                                |            |                    |  |
|---|---------------------------------|--|--|--|----------|---|----------------------------|----------|---|--|----------------------------|---|---|-----------------------------|--|---|--------------------------------|------------|--------------------|--|
|   |                                 |  | Grades, Student Population & Capacity in Fall 2017 |  |          | Do nothing but add modulars. Primary schools to be PreK-2 on exist'g sites. SMS would also do nothing but keep adding modulars to the site. All exitsing space and site problems intensify greatly. |                            |          | Renovate Existing K-2 Primary Schools in place on Existing Sites Right size the SMS, keep Gr. 6-8 Includes 5% growth contingency. |  |                            | Create new Consolidated K-2 Primary School Right size the SMS, keep Gr. 6-8 |   |                             | Create new Consolidated PreK-2 Primary School Right size the SMS, keep Gr. 6-8 |   |                                |            |                    |  |
| 1 | Scarborough Middle School       |  | Gr 6-8   | 731 St. (Capacity +/- 700 to 750, see notes) |          | Gr 6-8  | 772 St. in 2025-26         |          |   | Gr 7-8   | 488 St. in 2025-26         |   |   | Gr 6-8                      | 736 St. in 2025-26   |   |                                | Gr 6-8     | 736 St. in 2025-26 |  |
|   | SMS                             |  |  |  |          |   |                            |          |   | Move 6th grade to WIS, reduces work at SMS substantially |                            |   | Right size the SMS, expand and address shortcomings |                             |  | Right size the SMS, expand and address shortcomings |                                |            |                    |  |
| 2 | Wentworth Intermed. School      |  | Gr 3-5   | 647 St. (Capacity 800 St.)                   |          | Gr 3-5  | 792 St. in 2025-26         |          |   | Gr 4-6   | 814 St. in 2025-26         |   |   | Gr 3-5                      | 755 St. in 2025-26   |   |                                | Gr 3-5     | 755 St. in 2025-26 |  |
|   | WIS                             |  |  |  |          |   |                            |          |   | Remains 3 grades but now 4-6                             |                            |   | Remains as is with 3 grades.                        |                             |  | Remains as is with 3 grades.                        |                                |            |                    |  |
| 3 | Blue Point Primary              |  | Gr K-2   | 194 St. (Capacity 241 St.)                   |          | Gr PreK-2   | 305 St. in 2025-26, (+111) |          |   | Gr PreK-3  | 392 St. in 2025-26, (+198) |   |   | Closes                      |  |   |                                | Closes     |                    |  |
|   | BPP                             |  |  |  |          | Would have 10 modulars.   |                            |          |   | Right size BPP, expand and address shortcomings          |                            |   |   |                             |  |   |                                |            |                    |  |
| 4 | Eight Corner Primary            |  | Gr K-2   | 227 St. (Capacity 236 St.)                   |          | Gr PreK-2   | 349 St. in 2025-26, (+122) |          |   | Gr PreK-3  | 447 St. in 2025-26, (+220) |   |   | Closes                      |  |   |                                | Closes     |                    |  |
|   | ECP                             |  |  |  |          | Would have 13 modulars.   |                            |          |   | Right size ECP, expand and address shortcomings          |                            |   |   |                             |  |   |                                |            |                    |  |
| 5 | Pleasant Hill Primary           |  | Gr K-2   | 175 St. (Capacity 178 St.)                   |          | Gr PreK-2   | 288 St. in 2025-26, (+113) |          |   | Gr PreK-3  | 365 St. in 2025-26, (+190) |   |   | Closes                      |  |   |                                | Closes     |                    |  |
|   | PHP                             |  |  |  |          | Would have 8 modulars.  |                            |          |   | Right size PHP, expand and address shortcomings          |                            |   |   |                             |  |   |                                |            |                    |  |
| 6 | New Consolidated Primary School |  | N/A  |  |          | N/A   |                            |          |   | N/A  |                            |   |   | Gr K-2                      | 746 St. in 2025-26   |   |                                | Gr. PreK-2 | 896 St. in 2025-26 |  |
|   | New CPS                         |  |  |  |          |   |                            |          |   |  |                            |   |   | New Consolidated K-2 school |  |   | New Consolidated PreK-2 school |            |                    |  |

|   |  |  | Option E   | Option F  | Option G  | Option H  |
|---|--|--|--|---|---|---|
|   |  |  | Create new Consolidated <u>PreK-2</u><br>Primary School  | Create new Consolidated <u>PreK-3</u><br>Primary School                               | Create new Consolidated <u>K-3</u><br>Primary School                                  | Create new Consolidated <u>Gr. 1-3</u><br>Primary School, Reuse Eight Corners<br>as a PreK-K Center |
|   |  |  | Move 6th grade to WIS & expand WIS   | Move 6th grade to WIS, no expansion<br>Includes 5% growth contingency.                | Reuse Pleasant Hill as a PreK Center<br>Move 6th grade to WIS, no expansion           | Move 6th grade to WIS, no expansion   |
| 1 | Scarborough Middle School<br>SMS           |  | Gr 7-8 465 St. in 2025-26<br>Move 6th grade to WIS, reduces work at SMS substantially                | Gr 7-8 488 St. in 2025-26<br>Move 6th grade to WIS, reduces work at SMS substantially | Gr 7-8 465 St. in 2025-26<br>Move 6th grade to WIS, reduces work at SMS substantially | Gr 7-8 465 St. in 2025-26<br>Move 6th grade to WIS, reduces work at SMS substantially               |
| 2 | Wentworth Intermed. School<br>WIS          |  | Gr 3-6 1,026 St. in 2025-26<br>Adds a grade to WIS, requires add'l classrooms but no new core spaces | Gr 4-6 814 St. in 2025-26<br>Remains 3 grades but now 4-6                             | Gr 4-6 775 St. in 2025-26<br>Remains 3 grades but now 4-6                             | Gr 4-6 775 St. in 2025-26<br>Remains as is with 3 grades.   |
| 3 | Blue Point Primary<br>BPP                  |  | Closes   | Closes  | Closes  | Closes  |
| 4 | Eight Corner Primary<br>ECP                |  | Closes   | Closes  | Closes  | Gr. PreK-K 394 St. in 2025-26<br>Convert ECP to PreK-K, requires add'l classrooms                   |
| 5 | Pleasant Hill Primary<br>PHP               |  | Closes   | Closes  | Gr. PreK 150 St. in 2025-26<br>Convert PHP to PreK only. No additions required.       | Closes  |
| 6 | New Consolidated Primary School<br>New CPS |  | Gr. PreK-2 896 St. in 2025-26<br>New Consolidated PreK-2 school                                      | Gr. PreK-3 1,204 St. in 2025-26<br>New Consolidated PreK-3 school                     | Gr K-3 997 St. in 2025-26<br>New Consolidated school with K-3                         | Gr 1-3 753 St. in 2025-26<br>New Consolidated school with Gr. 1-3                                   |

|   |                                 |  | Current                              |         |  | Option B  |                            |  |  | Option F   |                           |  |  |
|---|---------------------------------|--|--------------------------------------|---------|--|---|----------------------------|--|--|--|---------------------------|--|--|
|   |                                 |  | Grades, Student                      |         |  | Renovate Existing K-2 Primary                               |                            |  |  | Create new Consolidated <u>PreK-3</u>                    |                           |  |  |
|   |                                 |  | Population &                         |         |  | Schools in place on Existing Sites                          |                            |  |  | Primary School   |                           |  |  |
|   |                                 |  | Capacity in Fall                     |         |  | Convert each to PreK - 3.                                   |                            |  |  | Move 6th grade to WIS, no expansion                      |                           |  |  |
|   |                                 |  | 2017                                 |         |  | Right size the SMS, keep Gr. 6-8                            |                            |  |  | Includes 5% growth contingency.                          |                           |  |  |
|   |                                 |  |                                      |         |  | Includes 5% growth contingency.                             |                            |  |  | MOST CONSOLIDATED OPTION                                 |                           |  |  |
|   |                                 |  |                                      |         |  | LEAST CONSOLIDATED OPTION                                   |                            |  |  |  |                           |  |  |
|   |                                 |  |                                      |         |  |   |                            |  |  |  |                           |  |  |
| 1 | Scarborough Middle School       |  | Gr 6-8                               | 731 St. |  | Gr 7-8  | 488 St. in 2025-26 (-243)  |  |  | Gr 7-8   | 488 St. in 2025-26 (-243) |  |  |
|   | SMS                             |  | (Capacity +/- 700 to 750, see notes) |         |  | Move 6th grade to WIS, reduces work at SMS substantially    |                            |  |  | Move 6th grade to WIS, reduces work at SMS substantially |                           |  |  |
| 2 | Wentworth Intermed. School      |  | Gr 3-5                               | 647 St. |  | Gr 4-6  | 814 St. in 2025-26 (+167)  |  |  | Gr 4-6   | 814 St. in 2025-26 (+167) |  |  |
|   | WIS                             |  | (Capacity 800 St.)                   |         |  | Remains 3 grades but now 4-6                                |                            |  |  | Remains 3 grades but now 4-6                             |                           |  |  |
|   |                                 |  |                                      |         |  |   |                            |  |  |  |                           |  |  |
| 3 | Blue Point Primary              |  | Gr K-2                               | 194 St. |  | Gr PreK-3   | 392 St. in 2025-26, (+198) |  |  | Closes   |                           |  |  |
|   | BPP                             |  | (Capacity 241 St.)                   |         |  | Right size BPP, expand and address shortcomings, now PreK-3 |                            |  |  |  |                           |  |  |
|   |                                 |  |                                      |         |  |   |                            |  |  |  |                           |  |  |
| 4 | Eight Corner Primary            |  | Gr K-2                               | 227 St. |  | Gr PreK-3   | 447 St. in 2025-26, (+220) |  |  | Closes   |                           |  |  |
|   | ECP                             |  | (Capacity 236 St.)                   |         |  | Right size ECP, expand and address shortcomings, now PreK-3 |                            |  |  |  |                           |  |  |
|   |                                 |  |                                      |         |  |   |                            |  |  |  |                           |  |  |
| 5 | Pleasant Hill Primary           |  | Gr K-2                               | 175 St. |  | Gr PreK-3   | 365 St. in 2025-26, (+190) |  |  | Closes   |                           |  |  |
|   | PHP                             |  | (Capacity 178 St.)                   |         |  | Right size PHP, expand and address shortcomings, now PreK-3 |                            |  |  |  |                           |  |  |
|   |                                 |  |                                      |         |  |   |                            |  |  |  |                           |  |  |
| 6 | New Consolidated Primary School |  | N/A                                  |         |  | N/A   |                            |  |  | Gr. PreK-3   | 1,204 St. in 2025-26      |  |  |
|   | New CPS                         |  |                                      |         |  |   |                            |  |  | New Consolidated PreK-3 school                           |                           |  |  |
|   |                                 |  |                                      |         |  |   |                            |  |  |  |                           |  |  |

## B

- Minimizes scope of work at SMS by moving 6th grade to WIS.
- WIS would retain three grades, 4-6, and requires no new classrooms.
- Grade 3 moves to the Primary Schools.
- PreK is provided. Assumes 150 PreK students in 2025.
- **Closes no schools.**
- Buildings would be right-sized to accommodate the increase in population and existing space shortages.
- However, the **facilities can't expand to accommodate the 2025 Primary School population and programs** because the sites are too small.

## F

- Minimizes scope of work at SMS by moving 6th grade to WIS.
- WIS would retain three grades, 4-6, and requires no new classrooms.
- Grade 3 moves to the Consolidated Primary School.
- PreK is provided. Assumes 150 PreK students in 2025.
- **Closes three schools.**
- Building would accommodate the increase in population and all program spaces.

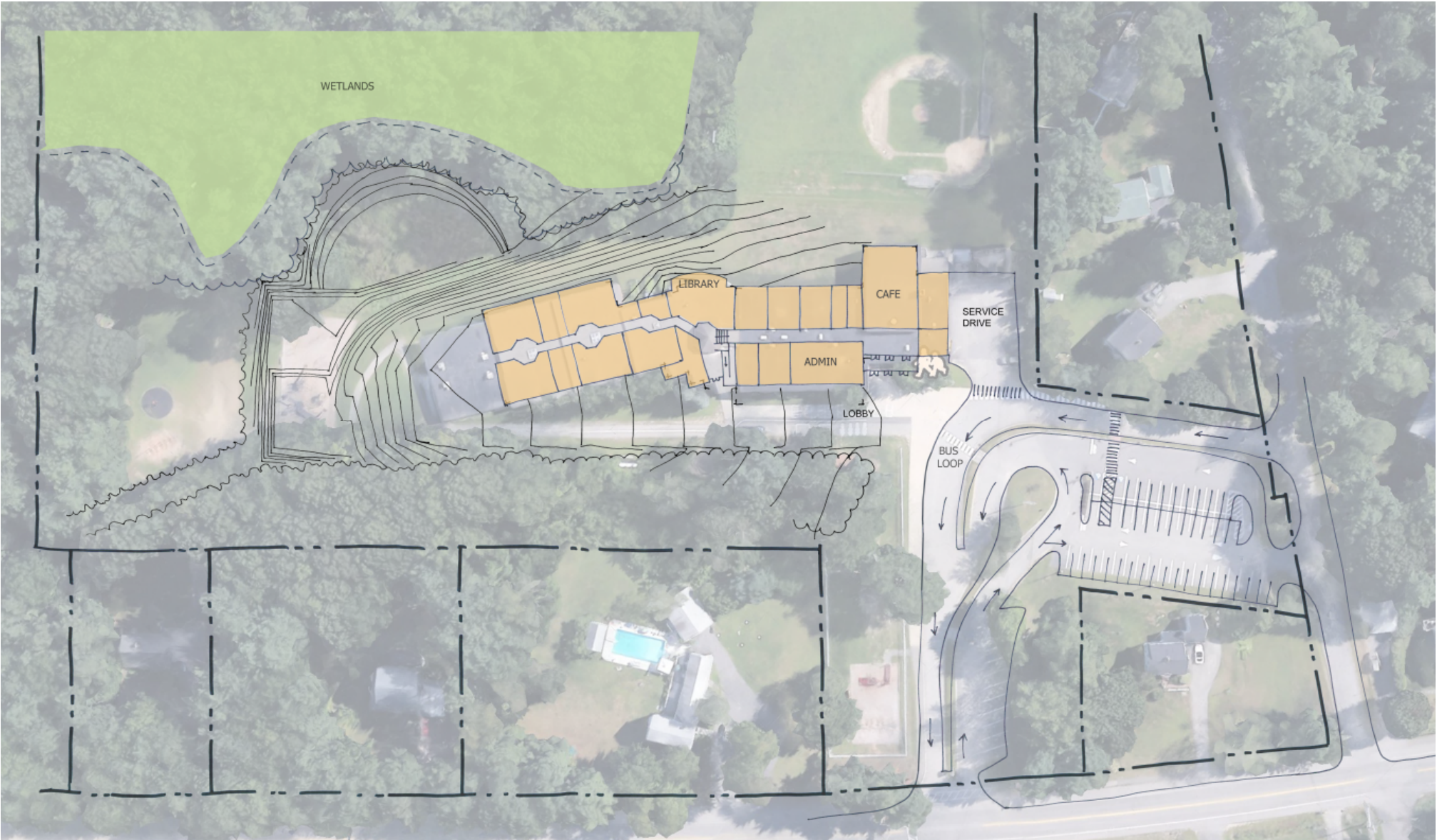
## Summary of Comparison:

- 8 options explored
- Several components can be explored
- Consolidation will save money and resources.

## OPTION B: RENOVATION SCOPE OF WORK

- Renovate the existing buildings and sites to modern technical and educational standards
- Remove existing modular classrooms and replace with permanent space
- Upgrade existing mechanical, electrical, plumbing and life safety systems to be substantially more energy efficient
- Upgrades to meet all current building codes and ADA
- Improve the building envelope
- Right size the existing spaces to DOE standards where feasible
- Plan for future growth

# BLUE POINT PRIMARY SCHOOL



## OPTION B: BLUE POINT PRIMARY SCHOOL

- New wing and parking obliterates needed play areas. Severely inadequate
- Steep slopes to east and north severely constrain site
- No parent drop-off unless playground is taken
- Extensive fill needed under new wing
- Replace modulares with permanent space

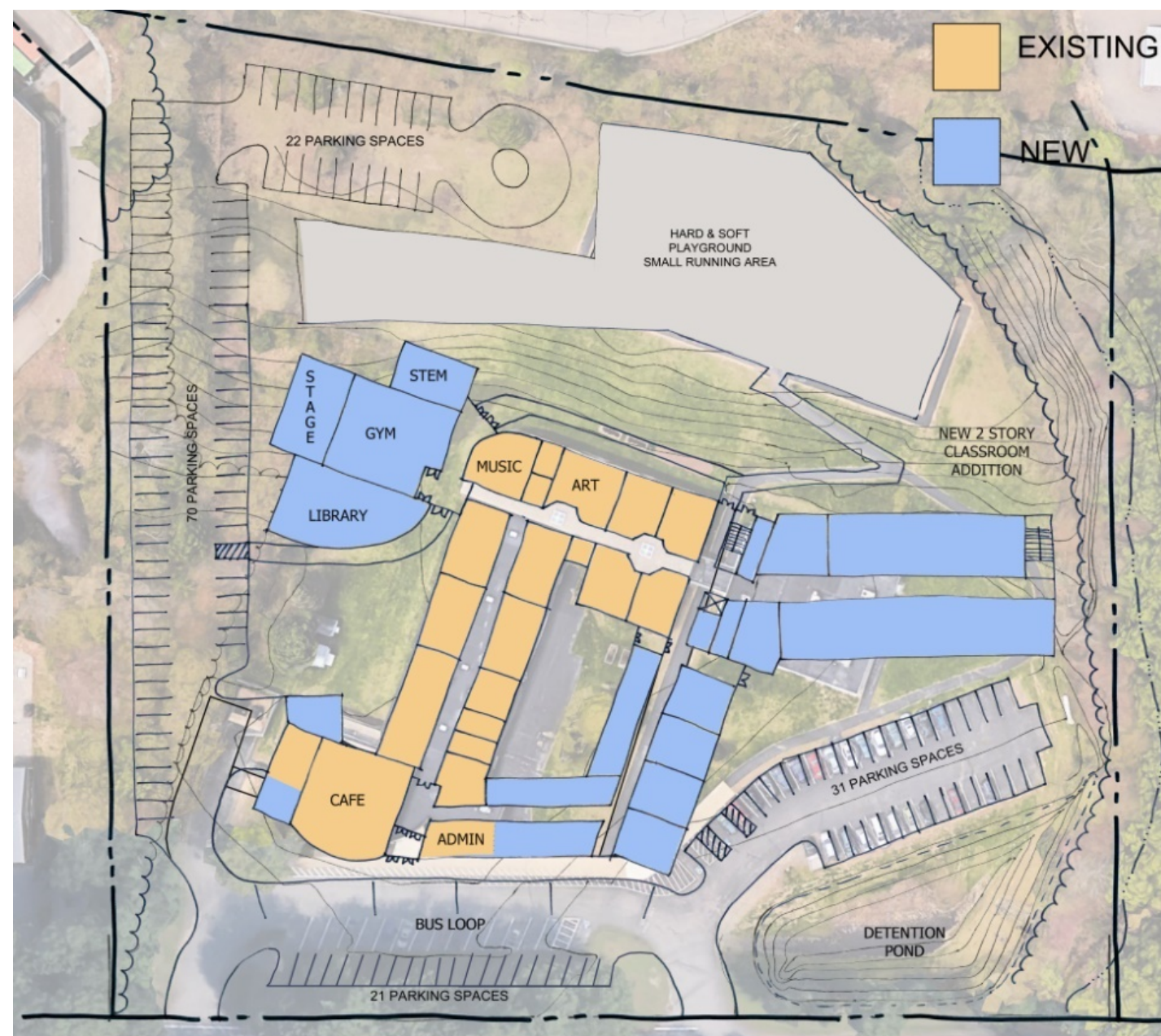


## EIGHT CORNERS PRIMARY SCHOOL



## OPTION B: EIGHT CORNERS PRIMARY SCHOOL

- Site is severely constrained
- Required parking overtakes play area or extends off site
- Building site constrained by slopes in rear
- No parent drop-off
- Bus loop too small
- Replace modulares with permanent space
- Storm water treatment would have to be underground
- Play areas inadequate



# PLEASANT HILL PRIMARY SCHOOL



## OPTION B: PLEASANT HILL PRIMARY SCHOOL

- Site would have to be clear-cut
- Required parking overtakes play area
- Site slopes to rear
- No parent drop-off
- Storm water treatment would have to be underground
- Play areas severely inadequate
- No parent drop-off
- Bus loop too small

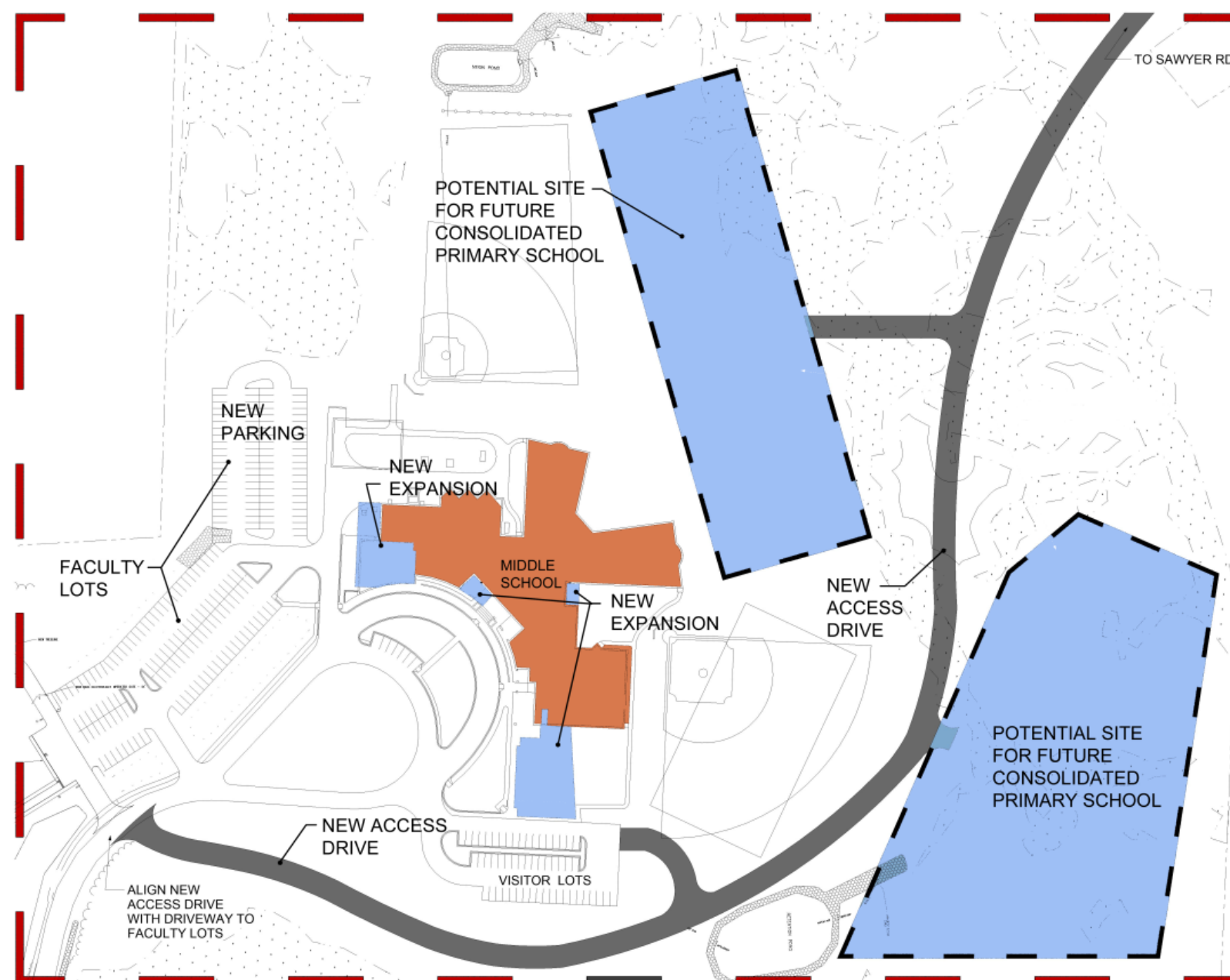


## OPTION F: CONSOLIDATED SITE



## OPTION F: CONSOLIDATED SITE PLAN

- Extends Campus Drive to Sawyer Road.
- Whole campus benefits because SMS is no longer isolated.
- Two areas may be feasible for development. Environmental testing and Topographic Survey are required to verify.



BREAKDOWN OF OPTION B vs OPTION F

|                             | <u>B</u>   | <u>F</u>          |
|-----------------------------|------------|-------------------|
| Blue Point                  | 69,895 SF  |                   |
| Eight Corners               | 72,792 SF  |                   |
| Pleasant Hill               | 62,218 SF  |                   |
| <u>Consolidated Primary</u> |            | <u>171,568 SF</u> |
| Total SF                    | 204,905 SF | 171,568 SF        |

Option F Saves 33,337 square feet compared to option B

# BREAKDOWN OF OPTION B vs OPTION F

|                      | <u>B</u>     | <u>F</u>     |
|----------------------|--------------|--------------|
| Blue Point           | \$20,228,986 |              |
| Eight Corners        | \$21,461,329 |              |
| Pleasant Hill        | \$18,514,519 |              |
| Consolidated Primary |              | \$58,205,940 |
| Total SF             | \$60,204,834 | \$58,205,940 |

Option F Saves \$1,998,894 in Total Project Costs compared to option B

## BREAKDOWN OF OPTION B vs OPTION F

Saves **\$3,331,912** in **Bonding Costs** over 30 years. Based on Maine Municipal Bond Bank projections.



## BREAKDOWN OF OPTION B vs OPTION F

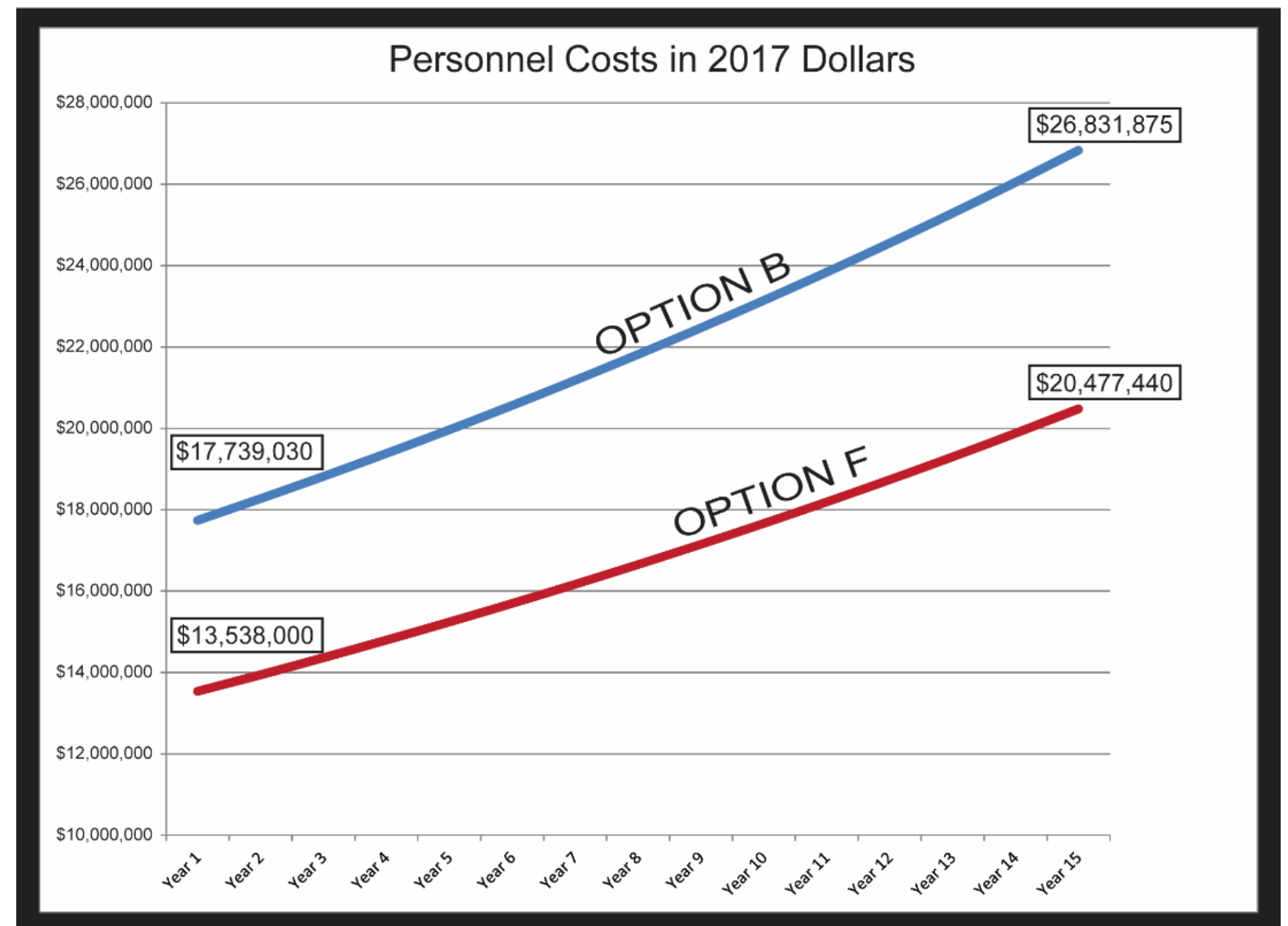
- **Existing Primary Schools** – the Building Envelopes (roofs and exterior walls) do not meet current energy codes
- **Option B** – the Building Envelopes will only meet current energy code in the new construction
- **Option F** – 100% of the building will meet current energy codes

| Comparative Energy Efficiency | Existing Buildings Fall 2017-18 |          |                     | Option B Fall 2017-18 |         |                     | Option F Fall 2017-18 |         |                     |
|-------------------------------|---------------------------------|----------|---------------------|-----------------------|---------|---------------------|-----------------------|---------|---------------------|
|                               | System                          | R-Value  | Floor Area Enclosed | System                | R-Value | Floor Area Enclosed | System                | R-Value | Floor Area Enclosed |
| Blue Point                    | Exter. Walls                    | R-3      | 12,651              | Exter. Walls          | R-3     | 12,651              |                       |         |                     |
|                               | Exter. Walls                    | R-12.8   | 13,549              | Exter. Walls          | R-12.8  | 13,549              |                       |         |                     |
|                               | Exter. Walls                    | Modulars | 3,670               | New Exter. Walls      | R-20.5  | 43,695              |                       |         |                     |
|                               | Roof                            | R-10-30  | 29,870              | New Roof              | R-38    | 28,355              |                       |         |                     |
| Eight Corners                 | Exter. Walls                    | R-3.5    | 9,538               | Exter. Walls          | R-3.5   | 9,538               |                       |         |                     |
|                               | Exter. Walls                    | R-15.9   | 10,675              | Exter. Walls          | R-15.9  | 10,675              |                       |         |                     |
|                               | Exter. Walls                    | Modulars | 5,678               | New Exter. Walls      | R-20.5  | 52,579              |                       |         |                     |
|                               | Roof                            | R-10-30  | 25,891              | New Roof              | R-38    | 37,305              |                       |         |                     |
| Pleasant Hill                 | Exter. Walls                    | R-3.5    | 8,322               | Exter. Walls          | R-3.5   | 8,322               |                       |         |                     |
|                               | Exter. Walls                    | R-12.8   | 12,924              | Exter. Walls          | R-12.8  | 12,924              |                       |         |                     |
|                               | Exter. Walls                    | Modulars | 2,048               | New Exter. Walls      | R-20.5  | 40,972              |                       |         |                     |
|                               | Roof                            | R-10-30  | 23,294              | New Roof              | R-38    | 26,129              |                       |         |                     |
| Consolidated Primary          |                                 |          |                     |                       |         |                     | New Exter. Walls      | R-20.5  | 171,568             |
|                               |                                 |          |                     |                       |         |                     | New Roof              | R-38    | 114,950             |
|                               |                                 |          |                     |                       |         |                     |                       |         |                     |
|                               |                                 |          |                     |                       |         |                     |                       |         |                     |

## COMPARATIVE PERSONNEL COST

- If the Option B and Option F schools were in operation today with the increased student population, these would be the projected savings of Option F over Option B
- About 92% of the cost of operating an existing Primary School is Personnel Costs.
- Consolidating schools can produce savings and increased efficiencies in personnel costs
- Option F **savings in year one is \$3,331,912** vs. Option B.
- Assume 3% per year inflation.

### SCARBOROUGH PRIMARY SCHOOLS



## OVERALL ADVANTAGE OF OPTION 'F'

- Less **square feet** to operate and maintain in the future
- **Higher R-values** of the building envelope
- 100% of building **meets** current **energy codes**
- New highly energy efficient MEPS building systems
- **Less cost** to build the better facility
- Equity of services
- Fully ADA accessible
- Meets current Town Ordinances and Building Codes
- Fewer staff needed to operate the school. Personnel costs are about 92% of the overall O&M costs of the school.
- Reduction in CIP projects and related costs
- **All portables removed**

