



Scarborough Public Schools Business Case Presentation

Scarborough, Maine

May 17, 2023

Agenda

- 1. Overview**
- 2. Schedule**
 - a. What Happens Next**
 - b. What We Need From Council**
- 3. Business Case**
 - a. 4 Primary Schools vs. 1 Consolidated School**
- 4. Why a Unified K-3 School is the Solution**
- 5. Discussion**

A Unified K-3 School Saves Scarborough Money.

- Business Case – we are not exploring options, we are updating the business case.
- Conclusion – the most economically feasible approach is to move forward with the Unified K-3 School.
- A Unified K-3 School is what the Building Committee was charged with designing. This remains our recommended approach because it is the most fiscally responsible and best serves the needs of our students.
- The alternative approach of 4 schools would take an additional 5-7 years and cost **\$70M more to construct.**
- Cumulatively, the 4-schools approach would cost Scarborough more than **\$230M over 30 years to construct and operate**, compared to a unified school.

What Happens Next?

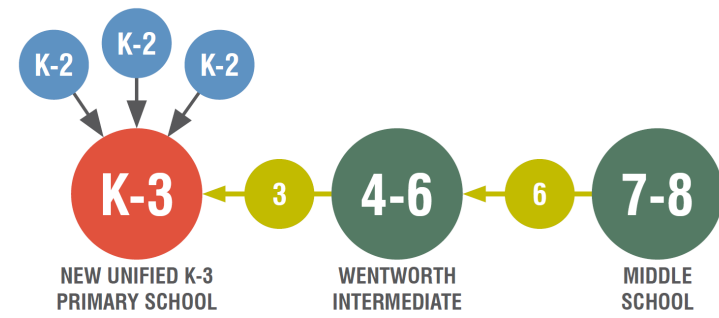
NEXT STEPS	DATE
Council Action: Approve LOI and authorize Town Manager to negotiate an Option Agreement	May 17th
Building Committee Meeting: Review K-3 school and site design	May 25th
Building Committee Meeting: Updated K-3, middle school, and site design; cost as well as K-3 projected operating cost	June 6th
Building Committee Presentation to School Board: Project Update	June 15th
Building Committee Meeting: Review final building and site design and cost	June 20th
Building Committee: Request to School Board to put project on referendum	July 13th
School Board Action: Approve new school referendum request to go to Council	July 13th
Council Action: Executed Land option agreement	By July 31st
Building Committee: Finalize total project cost and annual operating budget for new school for referendum request	July 31st
Town Finance: Finalize impact to taxpayers analysis, including TIF benefit for school; Fiscal Health assessment with debt for school and other projects	By August 16th
Council/Board Workshop: New school referendum request	August 16th
Council Action: Approve referendum request to send school to referendum (including land bond costs)	August 16th
Referendum Vote: New School and Land	November 7th

What We Need From Council

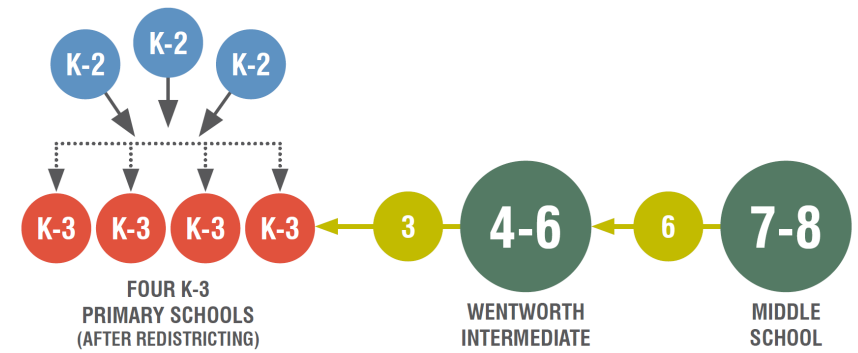
- Approval of Letter of Intent for school site
- Recognition of the imminent need and commitment to ensuring that Scarborough's students' needs are met
- Advocacy for the school
- Promote understanding of the Business Case and the Unified K-3 School Solution
- Financial modeling support in conjunction with Town staff
 - Base case modeling and potential TIF District modeling
- Given the data provided, agree to move the project forward to referendum

1 Unified School vs. 4-Schools Approach

UNIFIED K-3 APPROACH



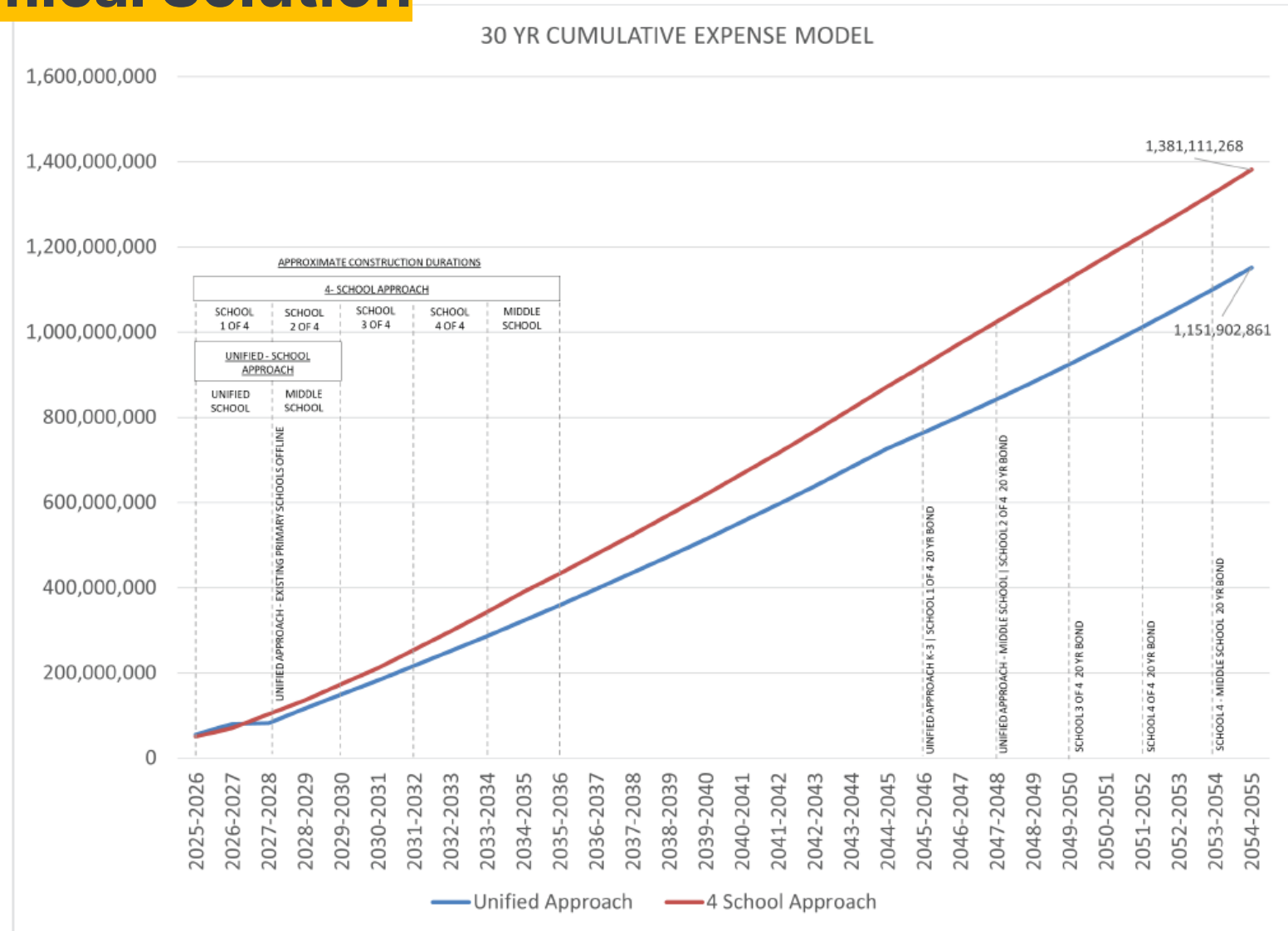
4-SCHOOLS APPROACH



APPROXIMATE CONSTRUCTION TIMELINE	4-5 Years (occupancy in 2027-28 school year)	9-12 Years (occupancy for all 4 schools between 2031-32 and 2034-35 school years)	<i>5-7 More Years</i>
APPROXIMATE FULL TIME EQUIVALENT (FTE) STAFF	183	217.5	<i>34.5 More Staff</i>
APPROXIMATE STAFFING COST	\$13.6 Million Per Year	\$16 Million Per Year	<i>\$2.4M More</i>
APPROXIMATE UTILITY COST	\$381,000 Per Year	\$631,000 Per Year	<i>\$250K More</i>
APPROXIMATE CONSTRUCTION COST	\$132 Million	\$202 Million	<i>\$70M More</i>

The Most Economical Solution

The 4th School Approach costs **\$230M more** over 30 years to construct and operate, with ongoing costs continuing to increase.

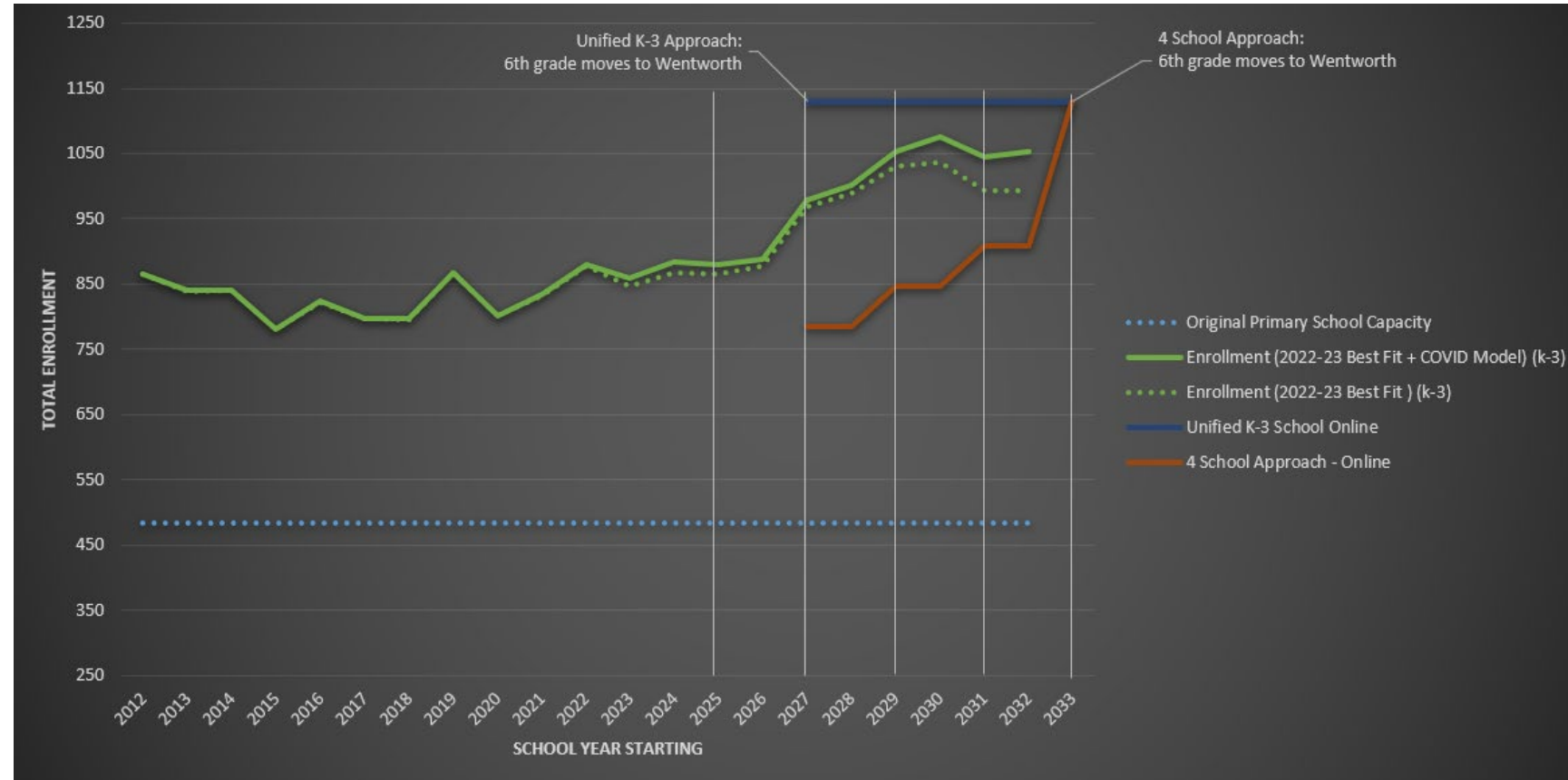


Refer to Executive Summary for model assumptions.

By Fall 2027, We Will Have Nowhere to put Incoming Students

- In **2006-2007** there were **135 live births** in Scarborough.
- In **2021-2022** there were **207 live births** in Scarborough.
- That represents an **increase of 53%** more live births **over 15 years**.
- There is no indication that the families of these 207 children will be moving out of Scarborough before they start school.
- In addition, data shows that the average in-migration of families moving into Scarborough with school age children has been 37% over the last 5 years alone (in-migration even higher at 46% from 13-14 to 17-18). This means 37% higher than the number of live births have registered each year.

Unified Approach vs. 4-Schools Approach Based on Updated 2022/23 Enrollment Study (Best Fit Model and Best Fit Model + COVID Model)



By Fall 2027, We Will Have Nowhere to put Incoming Students

- The K-2 and Middle Schools are **overcrowded, lack adequate program space, and collectively utilize 30 portables.**
- Updated enrollment data shows a sharp **increase in students projected in the Fall of 2027.**
- **If a solution is not successful at a November 2023 referendum, Scarborough will not be able to accommodate this growth on their current K-2 school sites with portables.**

PROJECTED INCREASE IN STUDENTS USING BEST FIT + COVID ADJUSTMENT MODEL			
	ACTUAL ENROLLMENT 2022-23	PROJECTED ENROLLMENT (YEAR 30-31 +5% TABLE 8)	DIFFERENCE IN ENROLLMENT (YEAR 30-31)
K-3	878	1,130	(252)

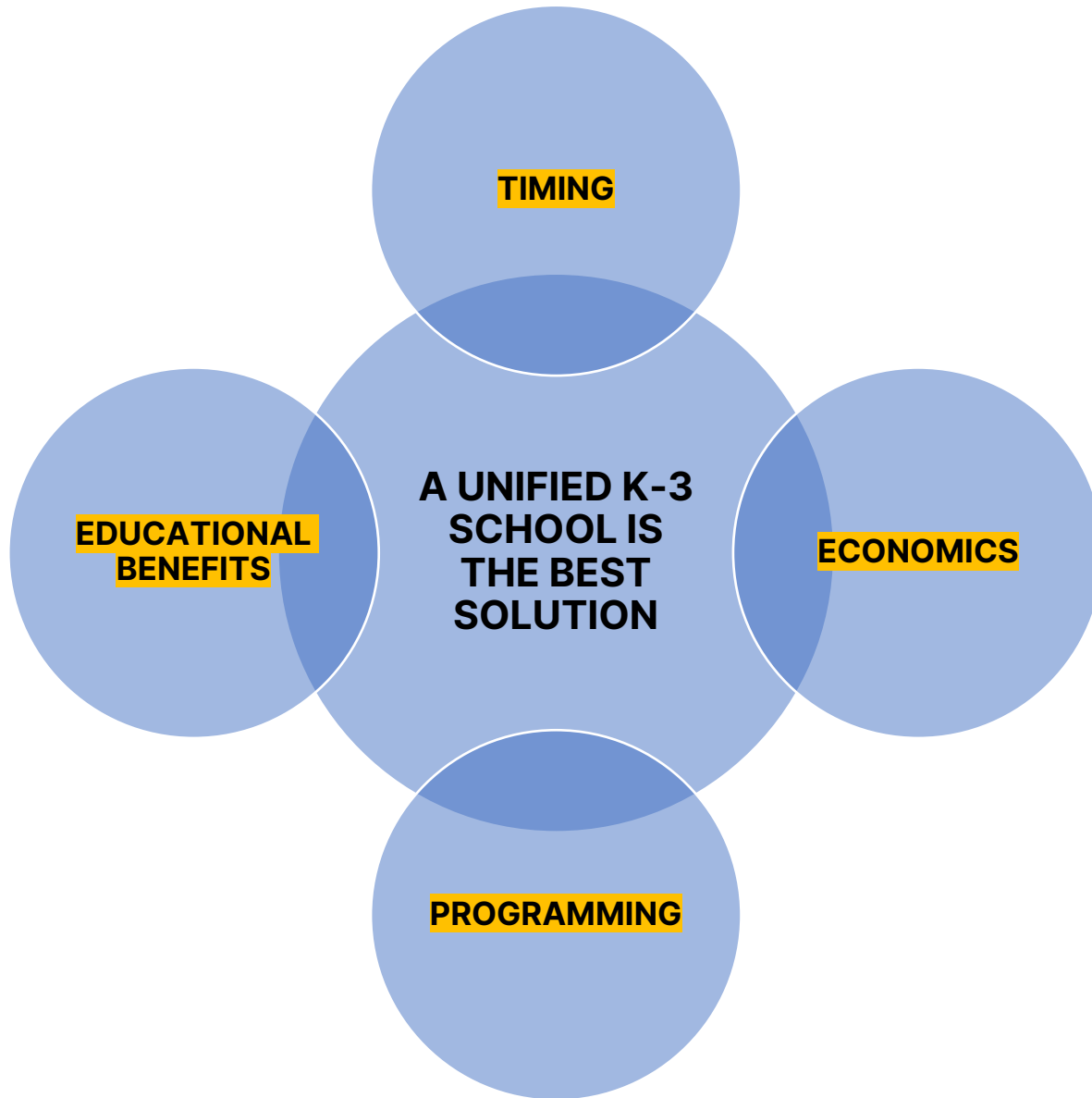
Maintaining a Sense of Community with School-Within-a-School

The School-Within-A-School Approach allows us to:

- Create *intimate learning communities* for all K-3 students.
- Unify all our educators and other professional personnel, *cultivating collaboration* and providing the *best possible educational experiences for ALL students*.
- Provides *equitable, differentiated, and individualized support and programming* for our students based on assessed needs and service delivery.
- Have *greater connectedness* across grade level teams, learning communities, and specialized student support teams, maximizing efficient and effective learning for all our students.
- *Strengthen an overall sense of community* for our families.

COMPARISON OF TRAVEL DISTANCES WITHIN SCHOOL										
	UNIFIED K-3 SCHOOL		BLUE POINT		PLEASANT HILL		EIGHT CORNERS		4TH K-3 SCHOOL	WENTWORTH
	Lower Primary School (2 Story)	Upper Primary School (2 Story)	Existing (1 Story)	Expanded (2 Story)	Existing (1 Story)	Expanded (2 Story)	Existing (1 Story)	Expanded (2 Story)	(2 Story)	(2 Story)
Approximate Travel Distance (LF) From Main Entry to Furthest Classroom	380 LF	380 LF	340 LF	610 LF	200 LF	287 LF	380 LF	465 LF	380 LF	580 LF
Approximate Travel Distance (LF) From Furthest Classroom to Furthest Core Space (Cafeteria, Gym, Library)	460 LF	460 LF	340 LF	610 LF	250 LF	350 LF	380 LF	515 LF	460 LF	520 LF

Why a Unified K-3 School is the Solution



TIMING

The cost of waiting continues to rise as construction costs escalate.

We do not have space to absorb the additional students we know are coming. We are already over capacity. The time to react to this is now.

ECONOMICS

Scarborough would pay more than \$230M over 30 years to construct and operate 4 schools than 1 Unified School. The fiscally responsible solution is a Unified K-3 school.

PROGRAMMING

A Unified K-3 school equitably addresses the deficiencies in program space as part of a K-8 solution.

PROGRAMMING

The School-Within-A-School model maintains the intimate feel of our neighborhood schools, while offering opportunity and equity to all students in the District.

A UNIFIED SCHOOL IS THE BEST SOLUTION FINANCIALLY, EDUCATIONALLY, EQUITABLY, AND OPERATIONALLY.

Discussion