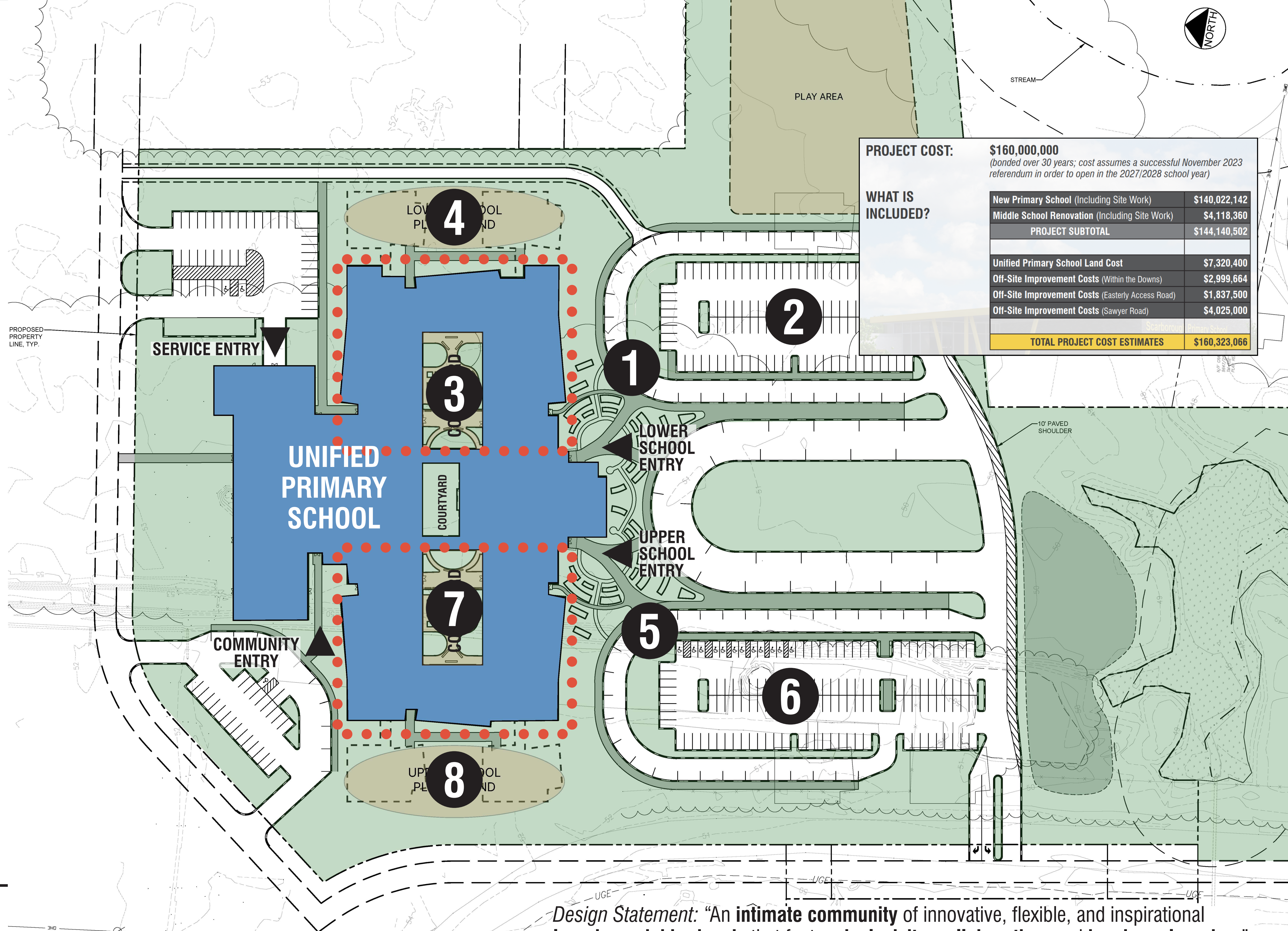




K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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- 1 Lower Primary School (Grades K-1)
- 2 Lower Primary School Parent Drop-off and Parking
- 3 Lower Primary School Secure Outdoor Learning Courtyard
- 4 Lower Primary School Playground
- 5 Upper Primary School (Grades 2-3)
- 6 Upper Primary School Parent Drop-off and Parking
- 7 Upper Primary School Secure Outdoor Learning Courtyard
- 8 Upper Primary School Playground



PROJECT COST:	\$160,000,000 <i>(bonded over 30 years; cost assumes a successful November 2023 referendum in order to open in the 2027/2028 school year)</i>
WHAT IS INCLUDED?	
New Primary School (Including Site Work)	\$140,022,142
Middle School Renovation (Including Site Work)	\$4,118,360
PROJECT SUBTOTAL	\$144,140,502
Unified Primary School Land Cost	\$7,320,400
Off-Site Improvement Costs (Within the Downs)	\$2,999,664
Off-Site Improvement Costs (Easterly Access Road)	\$1,837,500
Off-Site Improvement Costs (Sawyer Road)	\$4,025,000
TOTAL PROJECT COST ESTIMATES	\$160,323,066

UNIFIED PRIMARY SCHOOL SITE PLAN

Design Statement: "An intimate community of innovative, flexible, and inspirational learning neighborhoods that fosters inclusivity, collaboration, and hands-on learning."

1 inch = 40 ft.

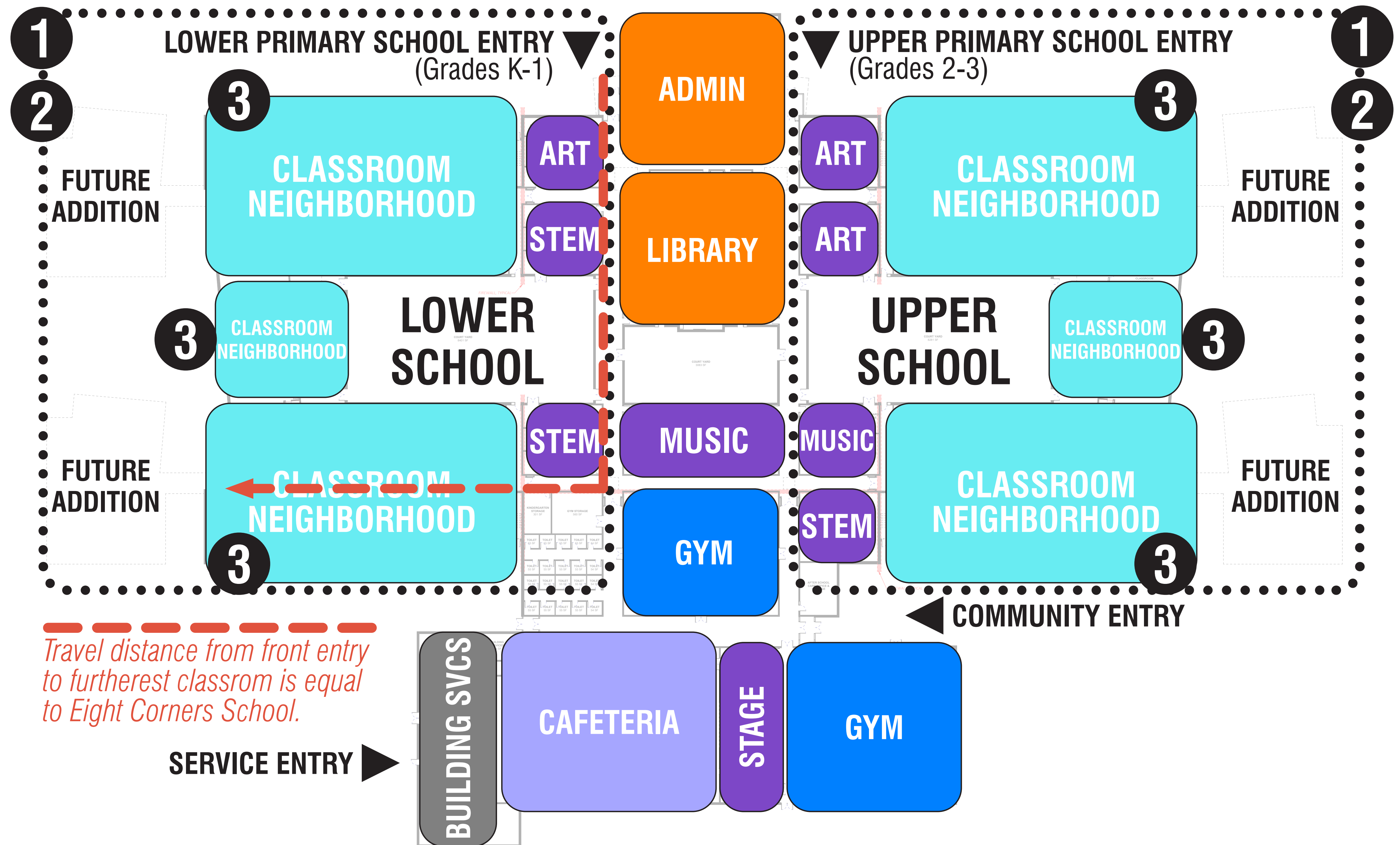


K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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The “School Within A School” design breaks down the scale of the building into **3 layers of community for students:**

- 1** The two-story school is organized into a “Lower School” (Grades K-1 on the left) and an “Upper School” (Grades 2-3 on the right), with flexible spaces running down the spine of the school that can be shared or assigned to each school.
- 2** Within each “school-within-a school,” there is **one grade level per floor**. For example, in the “Lower School,” Kindergarten is on the first floor and 1st Grade is on the 2nd floor.
- 3** Grade levels are further broken down into 3 “Classroom Neighborhoods,” consisting of 3-6 classrooms each, providing an **intimate learning community**.



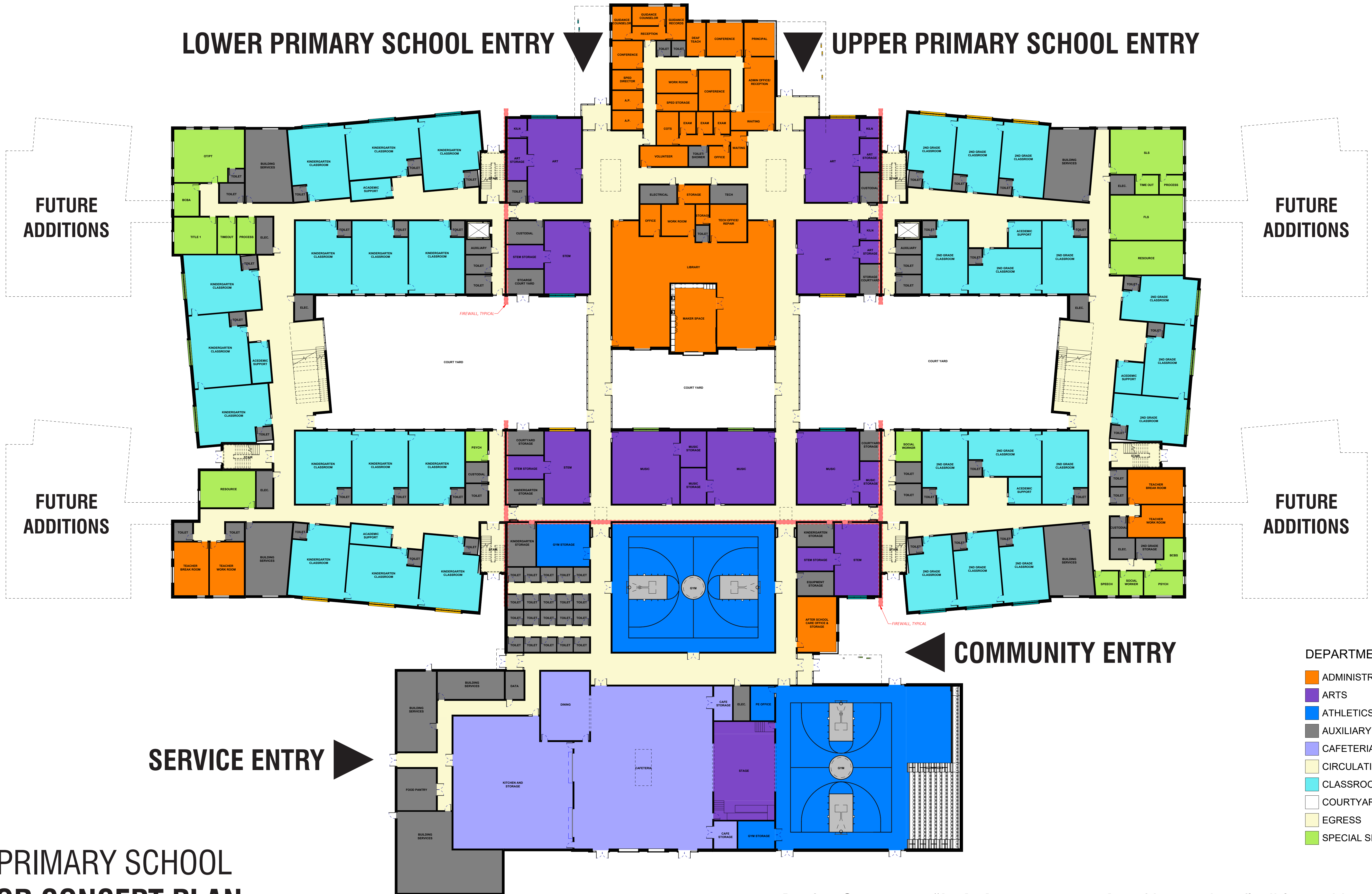
UNIFIED PRIMARY SCHOOL BUILDING ORGANIZATIONAL DIAGRAM

Design Statement: “An intimate community of innovative, flexible, and inspirational learning neighborhoods that fosters inclusivity, collaboration, and hands-on learning.”



K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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DEPARTMENT LEGEND

- ADMINISTRATIVE
- ARTS
- ATHLETICS
- AUXILIARY
- CAFETERIA/KITCHEN
- CIRCULATION
- CLASSROOM
- COURTYARD
- EGRESS
- SPECIAL SERVICES

UNIFIED PRIMARY SCHOOL 1ST FLOOR CONCEPT PLAN

Design Statement: "An intimate community of innovative, flexible, and inspirational learning neighborhoods that fosters inclusivity, collaboration, and hands-on learning."



K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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UNIFIED PRIMARY SCHOOL 2ND FLOOR CONCEPT PLAN

Design Statement: "An intimate community of innovative, flexible, and inspirational learning neighborhoods that fosters inclusivity, collaboration, and hands-on learning."

DEPARTMENT LEGEND

- ADMINISTRATIVE
- ARTS
- ATHLETICS
- AUXILIARY
- CAFETERIA/KITCHEN
- CIRCULATION
- CLASSROOM
- COURTYARD
- EGRESS
- SPECIAL SERVICES



K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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Design Statement: “An **intimate community** of innovative, flexible, and inspirational **learning neighborhoods** that fosters **inclusivity, collaboration, and hands-on learning.**”

UNIFIED PRIMARY SCHOOL

PRELIMINARY RENDERING: LOWER SCHOOL (GRADES K-1) ENTRY



K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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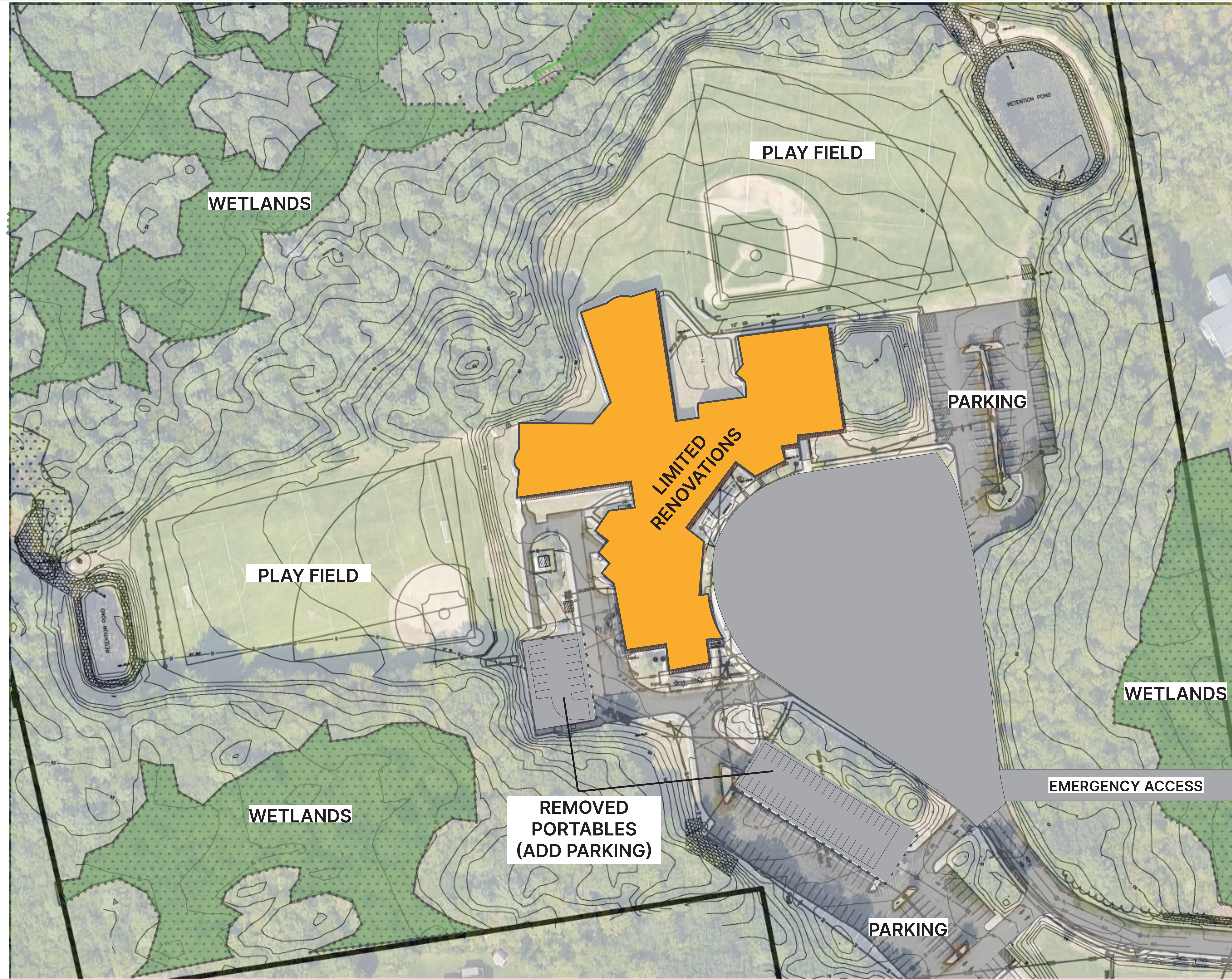
Design Statement: “An **intimate community** of innovative, flexible, and inspirational **learning neighborhoods** that fosters **inclusivity, collaboration, and hands-on learning.**”

UNIFIED PRIMARY SCHOOL
PRELIMINARY RENDERING: UPPER SCHOOL (GRADES 2-3) ENTRY



K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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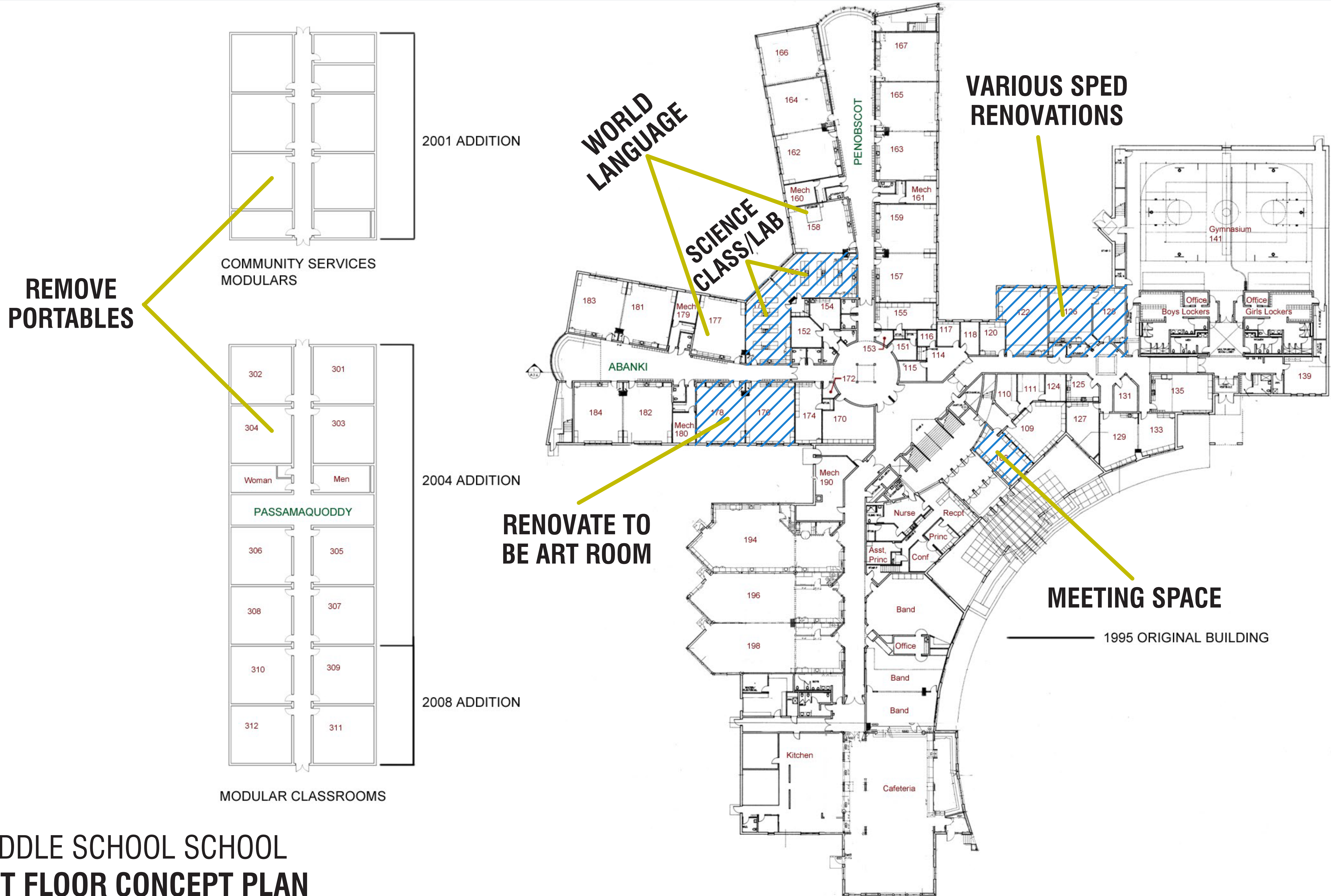


MIDDLE SCHOOL SCHOOL
SITE PLAN



K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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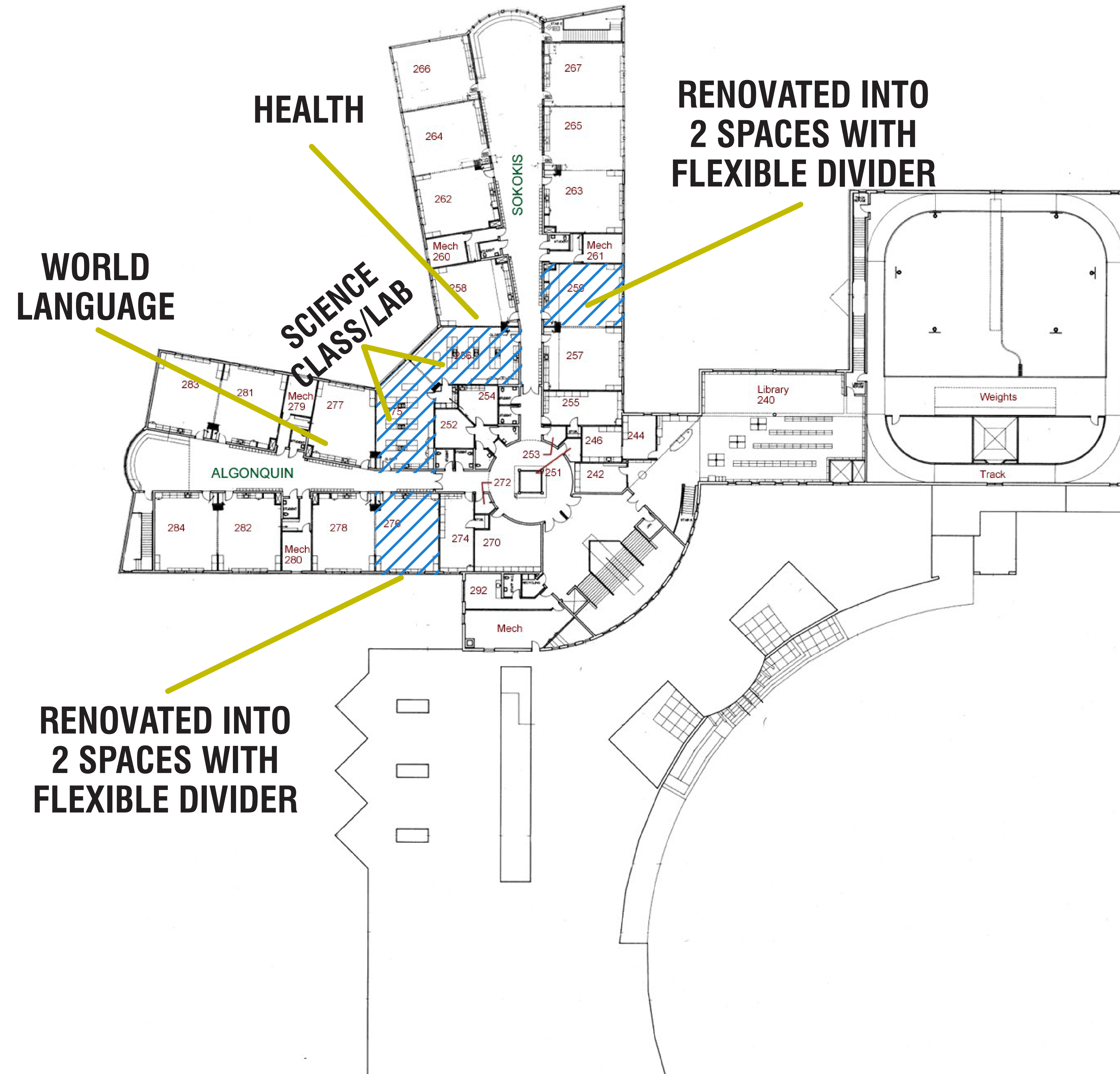


MIDDLE SCHOOL SCHOOL 1ST FLOOR CONCEPT PLAN



K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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MIDDLE SCHOOL SCHOOL
2ND FLOOR CONCEPT PLAN

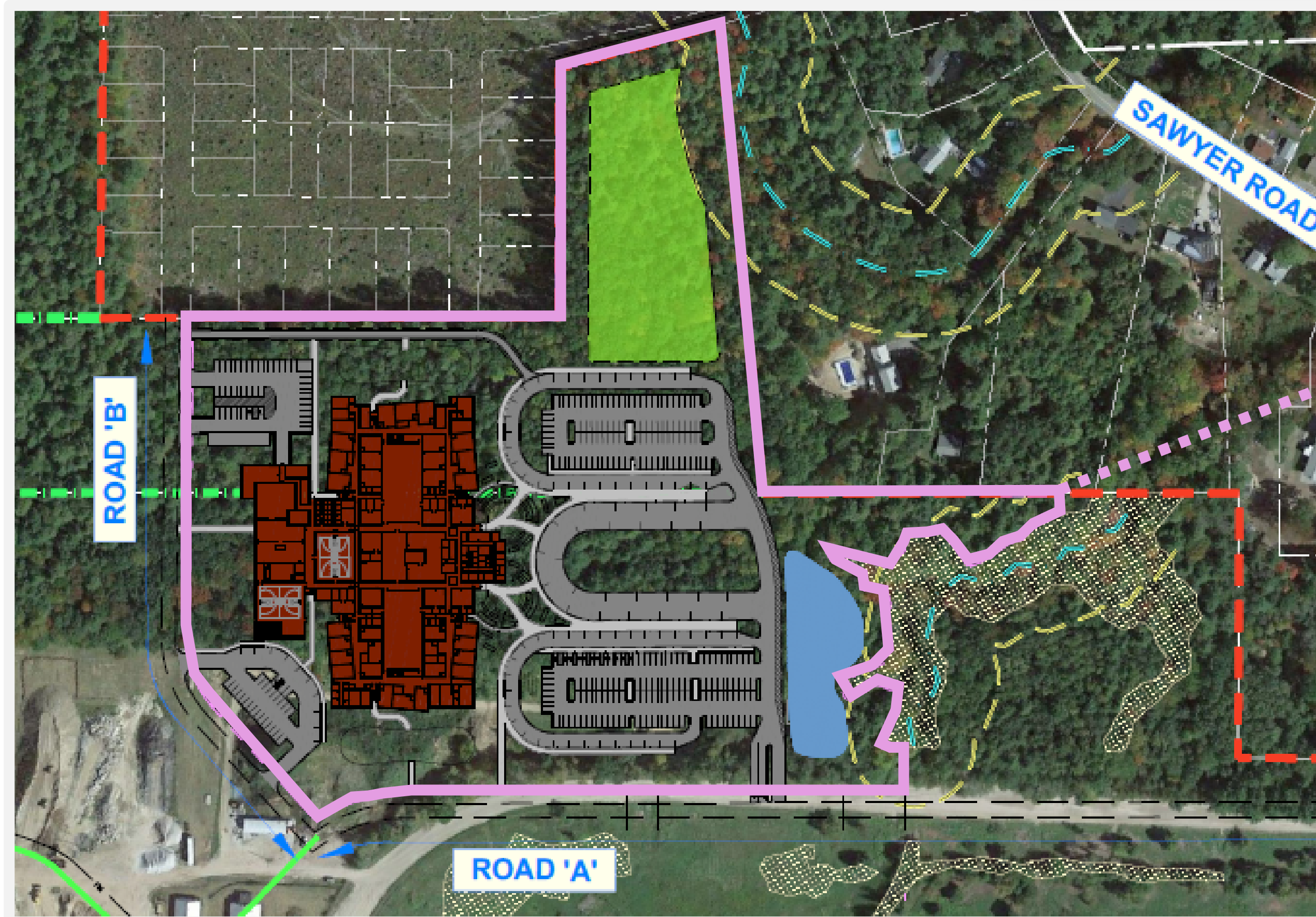
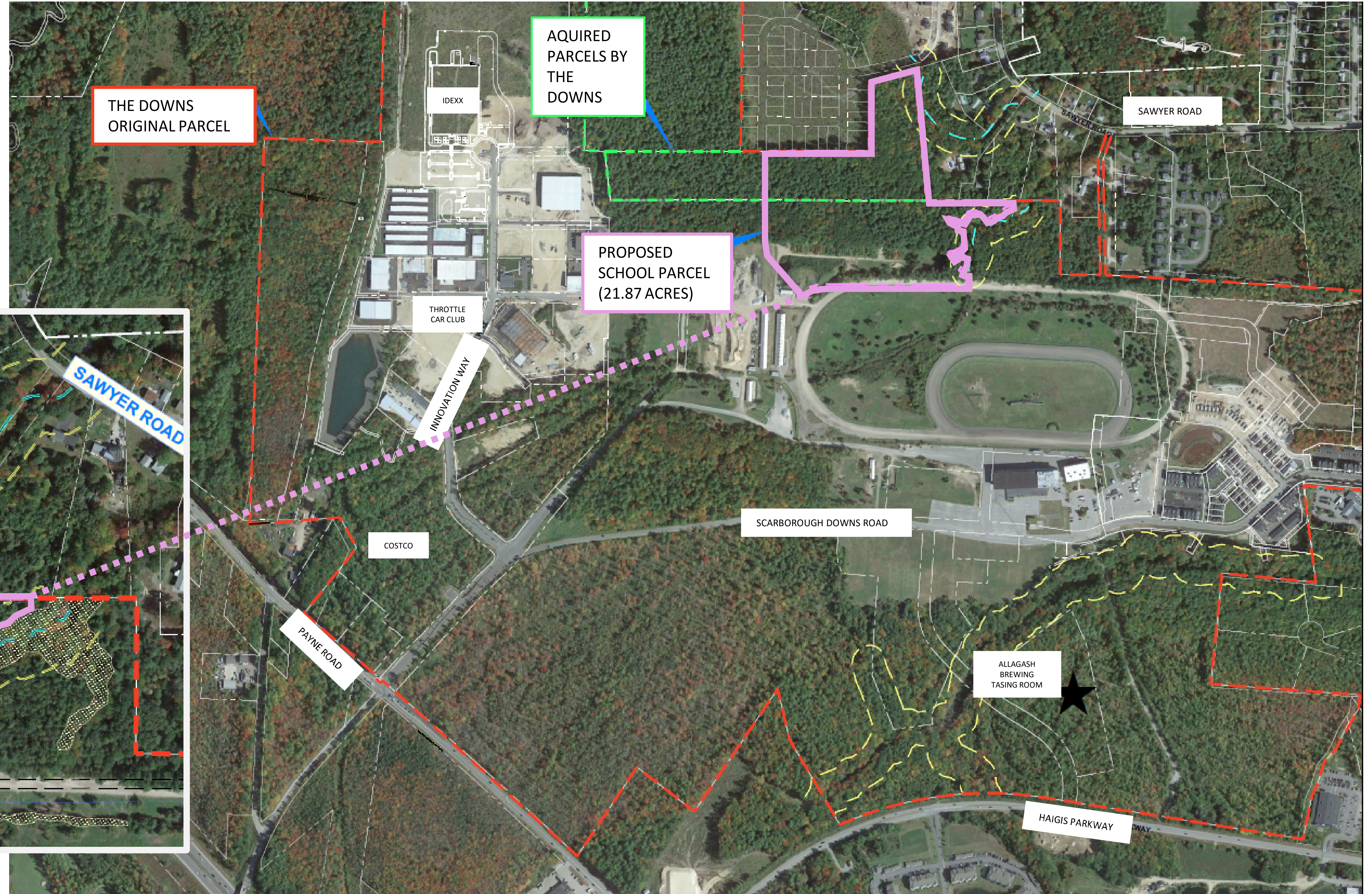


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Site Location at Scarborough Downs

School Site Land Cost	\$7,320,400
Total Acreage	21.87 Acres





K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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Anticipated Off-Site Improvements: Sawyer Road

Off-Site Costs

(Sawyer Road)

\$4,025,000

- **3 categories of improvements:**
 - Capacity Improvements
 - Pedestrian/Bicycle Improvements
 - Traffic Calming/Speed Control
- Route 114 at Sawyer Road: Construct 200' left turn lane (possible signal required)
- Sawyer Road at Route 114: Construct 200' left and right turn lanes with curb and 6' sidewalk
- Sawyer Road, Route 114 to Sawgrass Drive: Construct 8' wide sidewalk with curb
- Sawyer Road, Sawgrass Drive to Oakdale Road: Widen sidewalk to 8'
- Sawyer Road, Oakdale Road to Durant Drive: Widen Sidewalk to 8'
- Sawyer Road at Route 1: Construct 200' right turn lane with curb
- Sawyer Road: Strategically placed traffic calming measures



LEGEND

- STREET
- 3' CONTOUR
- PARCEL LINE
- WETLAND TRACED BY SP FROM 1985 PERMIT PLAN



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Anticipated Off-Site Improvements: Easterly Access Road

Off-Site Costs

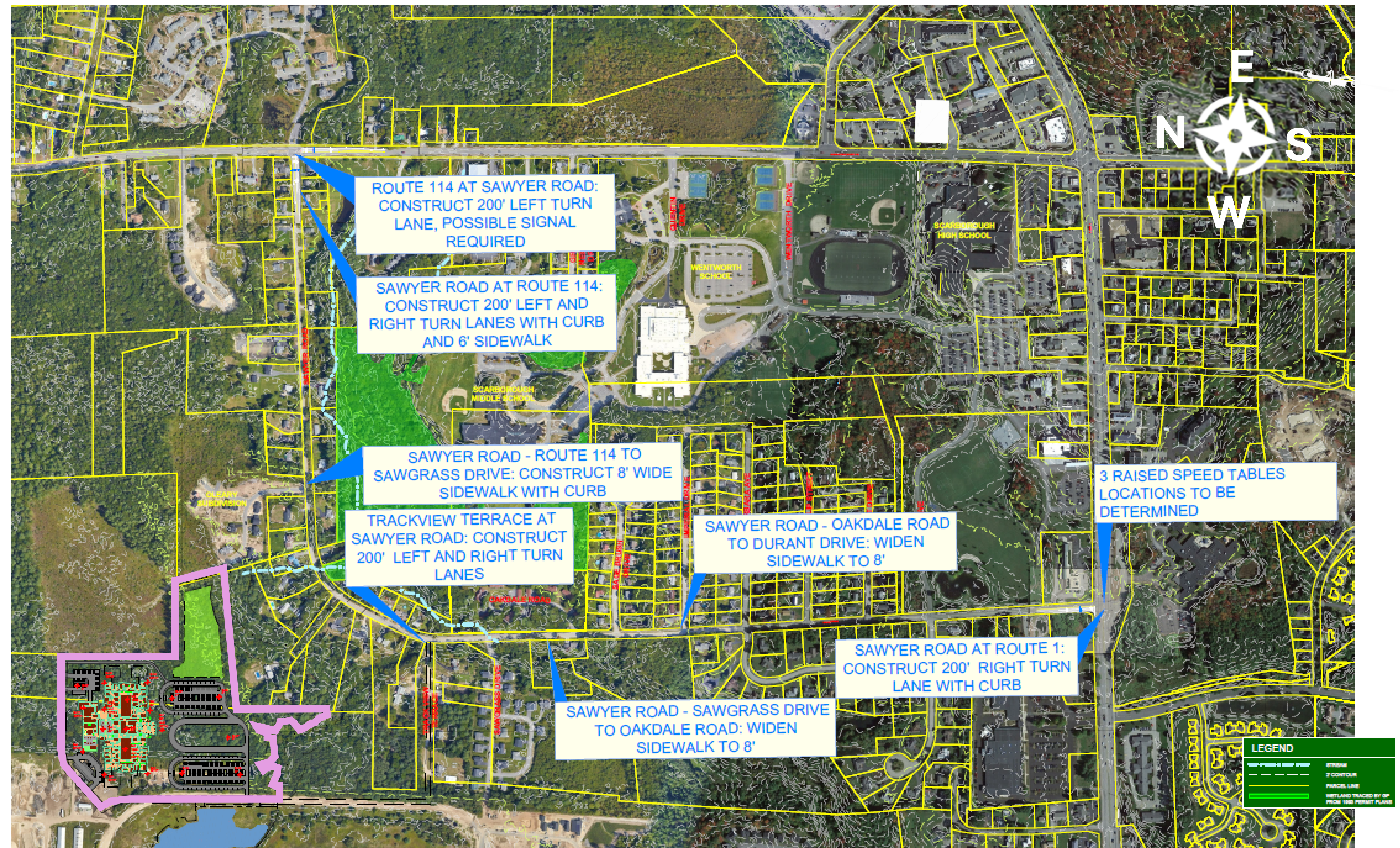
(Easterly Access Road)

\$1,837,500

- 26' wide paved roadway with curbing
- 8' sidewalk on one side
- Construct 200' left and right turn lanes
- Upgraded water and sewer
- Underground single phase power
- All driveways would be reconstructed for a brand new fully reconstructed street, providing them frontage and access to the residences, access to the school, and access to city utilities (water and sewer).

Cost estimates based on Track View Terrace. Other alternative routes will be explored.

We are exploring other alternatives off Sawyer Road, but are not intending to make a connection to Gorham Road at this time.



Why is an easterly access needed: Provides a fourth entry point to the school, critical for emergency response times and access, while also helping to disperse traffic among the different parts of Scarborough. The easterly access point also allows buses, school officials, etc. to move from the main campus to the unified school efficiently.

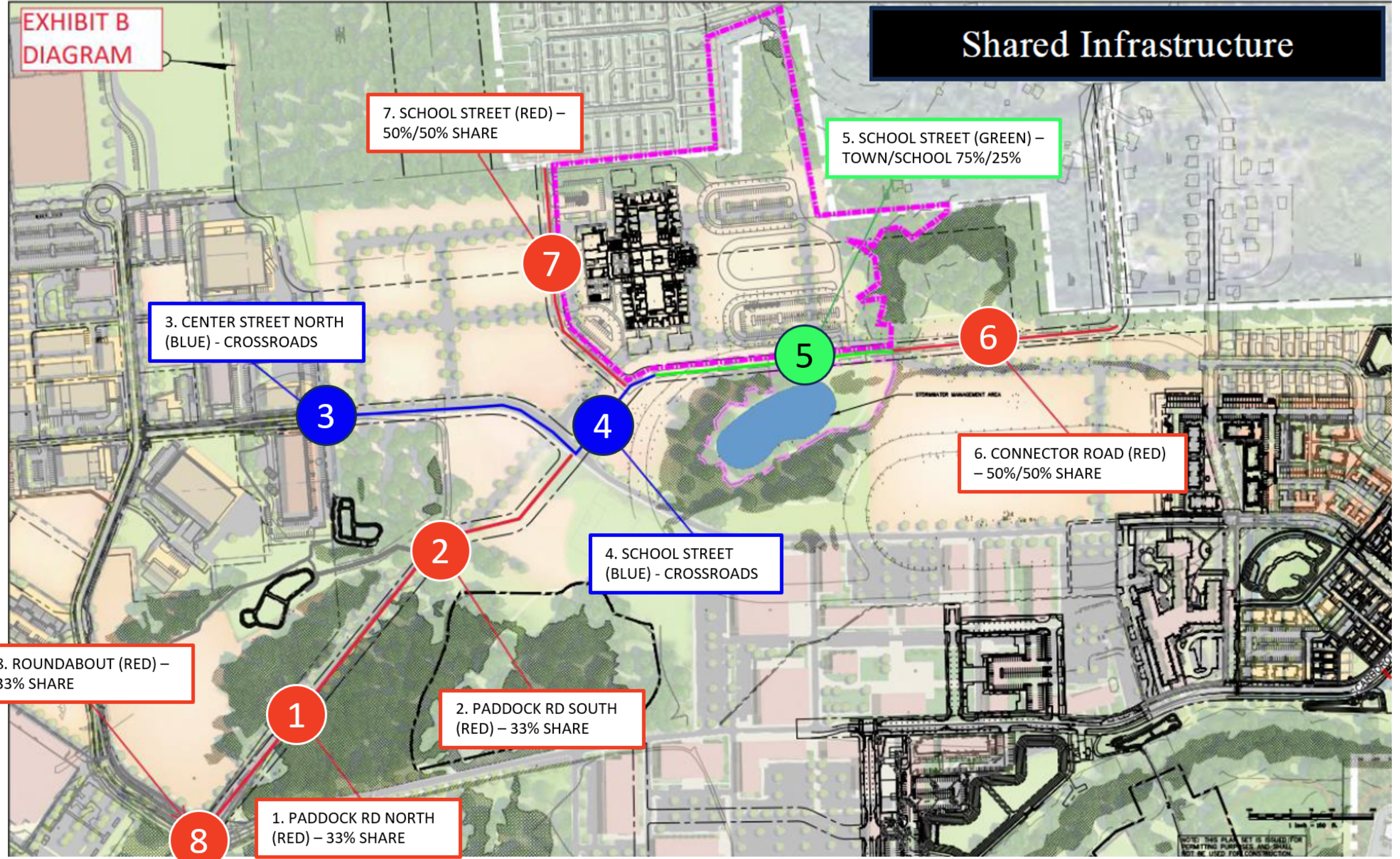


K-8 STRATEGIC SOLUTION & NEW UNIFIED PRIMARY SCHOOL

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Anticipated Off-Site Improvements: **Within The Downs**

Off-Site Costs (Downs)	\$2,999,664
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- 1 Paddock Road North (Red) – 33% School Share Cost
- 2 Paddock Road South (Red) – 33% School Share Cost
- 3 Center Street North (Blue) – Crossroads Responsible for Full Cost
- 4 School Street (Blue) – Crossroads Responsible for Full Cost
- 5 School Street (Green) – 75% School Share Cost
- 6 Connector Road (Red) – 50% School Share Cost
- 7 School Street (O’Leary Connector) (Red) – 50% School Share Cost
- 8 Downs/Innovation/Paddock Roundabout (Red) – 33% School Share Cost