

Scarborough Primary and Middle Schools: General Conditions as of March, 2024



Building Information: Scarborough Middle School

Built: 1996. Main Building Size: 109,600 sf Lot size: 16 acres
12 Modular Classrooms for 6th Grade is 12,506 sf; Total 128,216 sf for entire school
Modulars added: 2000(4), 2001(4), 2008(4), rear used building (6,110 sf) now storage (2004).





Upper Field
Temporarily closed

Scarborough Middle School - Lower Field
Temporarily closed

Scarborough Middle School

Quentin Drive

Quentin Drive

Google

Building Information: Pleasant Hill School

Built: 1957. Addition and Renovation (1993) Main Building Size: 21,246 (incl. 1992-3 addition/renovation); Lot size: 4.7 acres

Modular rooms (4) 3,572 for total of 24,818 sf. 2 Mods added 2002. 2 added 2020

Rooms range in size from 688 sf to 740 sf. DOE rec is 1,000 sf for K, 800 sf for 1-5. Cafe/Gym: 2,400 sf.





Highland Ave

Highland Ave

Pleasant Hill
Primary School



et Rd

Ole Musket Rd

Flin

St

Marcia St

thorn Dr

Building Information: Eight Corners School

Built: 1959-Eight Corners School. Addition and Renovation (1993); Modulares added 2002(4), 2008 (2), 2019(2), 2020 (2).

Main Building: 20,213 sf (incl. 1992-3 addition/renovation). Mod rooms (10) 9,380 sf. Total of 29,593 sf. Lot size: 5.8 acres







Eight Corners School

Gissey Rd
Google

Mussey Rd

Mussey Rd

Building Information: Blue Point School

Built: 1965. Main Building: 26,200 sf (incl. 1992-3 addition/renovation).

Modular classrooms (4) 3,572. Modulares added in 2001.

Lot size: 12.2 acres.





Blue Point
Primary School



Blue Point Restorations
Temporarily closed



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Eagles Nest Dr

Eagles Nest Dr

Eagles Nest Dr

Eagles Nest Dr

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Space Info on Primary and Middle Schools

K-2 Schools:

Classroom Sizes: Original Bldg: 740 sf. 1993 Addition: 752 sf. Old Mod: 706 sf. New Mod: 700 sf
Gym/Café Size: PH: 2,400 sf. EC: 2,408 sf. BP: 2,560 sf.

- **Pleasant Hill:** smallest site, 4.7 acres. Bordered by developed neighborhoods. Small playground. Took hard surface play area for added parking. Site slopes off in rear—requiring fill. Same entrance for staff, parents and buses. Any additions would be “give-to-get” situation.
- **Eight Corners:** 5.8 acres. Built into hill-playground accessibility is difficult—visible ledge in grass area adjacent to playground. Added parking in 2019 for separate staff/parent drop-off/pickup. Any additions would be “give-to-get” situation.
- **Blue Point:** Difficult site for expansion, even though it is largest at 12.2 acres, due to slope, wetlands and past practices. Any additions would be “give-to-get” situation.

Middle School:

Classroom Size: Original Bldg: 706 sf. Mod. 742 sf.; 16 acre site

MEP (Mechanical, Electrical, Plumbing) Info

Middle School:

- Fully air-conditioned, 123 heat pumps—all but 24 have been replaced. Poorly engineered.
- Difficult to maintain/service and keep consistent comfort for occupants due to fresh air requirements for densely populated classrooms.
- Natural gas boilers will need replacing in next 2 years.
- Cooling Tower for AC is aged and has had major components replaced in past 14 years.
- Digital mechanical controls replaced in past two years.
- 3-Phase power—nearing limitations (transformer showing signs of needing replacement).
- New generator needed.
- 6th grade portable is at the limit for its electrical service. All plumbing fixtures are aged, no local shut-offs, difficult to service. Not enough restroom capacity for portable.

Primary Schools:

- Main building no AC. Only main offices and portables have AC.
- Oil boilers: 5 of 6 FHW boilers need replacing now.
- Digital mechanical controls need upgrading at PH and BP (summer of 2024).
- FHW heat piping runs under bookcases, grates get covered over, heating can be challenging on very cold days.
- Modulars have propane-fired rooftop units (RTUs) or Bard (wall-hung) units. Very inconsistent.
- Fresh air supply challenging for fully occupied rooms—designed for lower enrollment. Tempering fresh air on cold days is hard and impossible on hot days.

Building Envelope

Middle School:

- Roof-major sections replaced, more to come in phased approach.
- Windows are showing signs of heat loss. Have begun phased replacement.
- Modulars have R-13 insulation in walls. Roof has been replaced and insulation added.
- Vinyl Siding/soffit showing age.
- ADA ramp replaced in 2021; for safety, ramp should be covered for protection from weather

Primary Schools:

- Roof sections replaced in phases.
- Original buildings have R-3 (no insulation); 1993 additions have R-13-15 insulation.
- Modern rec is R-23 in the walls and R-38 in the roof.
- May have R-20 in roof where replacements have happened and less in areas not replaced
- Exterior siding (cedar shingles) and trim needs replacement in high exposure areas
- Painting and stain needed

Safety and Security

Middle School:

- 6th grade modular is very problematic and a liability.
- Students walk across delivery/service roadway to get to main building several times per day for lunch, art, PE, STEM, Health, etc...
- Traffic pileup at beginning and end of day through the one single entry point to the school makes it impossible for Public Safety to access building during those times for emergencies. Secondary exit/entrance is needed.
- Current bus loop and student drop off loop are inadequate for current needs.
- Parking can be problematic for events beyond the school day.

Primary Schools:

- EC and PH have no secure entrance vestibules. Current offices/cafe/gym design make it challenging and expensive to add on now for a variety of reasons (structural, re-design, etc...)
- Bus loop at EC and BP through parking/crosswalk areas.
- PH is congested as there is no official student drop off area other than parking lot, both parents and buses enter same drive.
- Neighborhood weekend activities cause frequent public safety visits.

Questions?