



Phase I: School Concepts

SBAC workgroups did research on 4 exploratory concepts, each representing a different solution to our school needs. These were presented at the June 3, 2024 SBAC Meeting:

- A fourth primary school (preK – 2) pp.3-17
- A new grade 2-3 school pp.18-30
- Preserve primaries and middle school pp.31-49
- A new K-3 community school pp.50-67

SBAC proposes these four options be further evaluated in Phase 2. Please note that any cost estimates are not validated at this time and will need to be vetted during the Phase 2 process.

Additional viable solutions may also be proposed during the community engagement process in Summer 2024.

Questions or comments?

Click on the *Contact Us* button on our webpage:

ScarboroughSchoolSolution.org



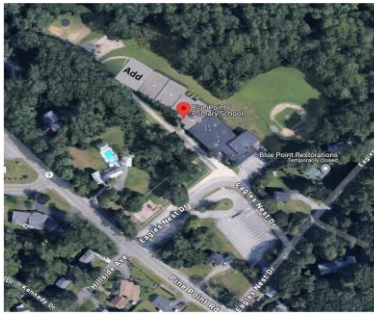




Four primary schools with space for PreK

JUNE 2024

Overview of the Four Pre K-2 Elementary Model



**4th
School
TBA!**

- **New 4th PK-2 School:** Potentially west of I-95
- **Existing K-2 Schools:** New additions, add Pre-K*
- **SMS:** Grade 6 addition*

* Additions will entirely eliminate temporary modular classrooms and replace with “permanent modular construction”

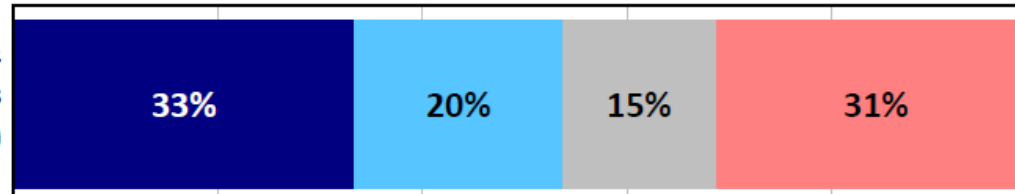


Scarborough residents want neighborhood schools and to replace all portables

Q4. Support for Each of the Following Statements Regarding Primary School Solution

by percentage of respondents (excluding "don't know")

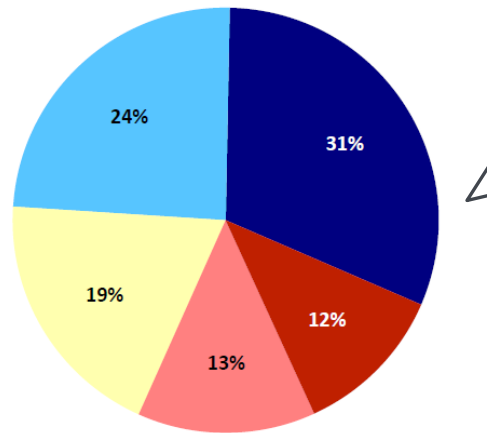
Keeping neighborhood schools, even if it costs more & has a longer construction timeline (or even requires construction of a 4th primary school)



53% were somewhat supportive or very supportive of keeping neighborhood schools

Q3. Agreement With the Statement, "It is important to me that we remove all the portable classrooms in the district (30 total) and have permanent school structures in place"

by percentage of respondents (excluding "not provided")



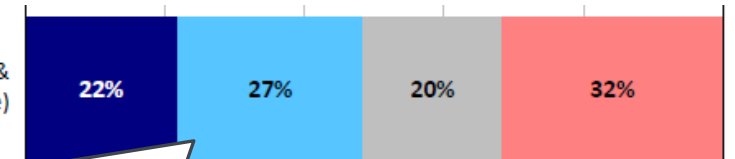
Legend: Strongly agree (dark blue), Agree (light blue), Neutral (yellow), Disagree (pink), Strongly disagree (red)

55% agree or strongly agree that all portables are replaced with permanent structures

Q5. Support for Each of the Following Statements Regarding Middle School Solution

by percentage of respondents (excluding "don't know")

A renovation/addition that removes all portables & maintains 6-8 grade span, even if it costs more)



~50% were somewhat supportive or very supportive of replacing portables at SMS

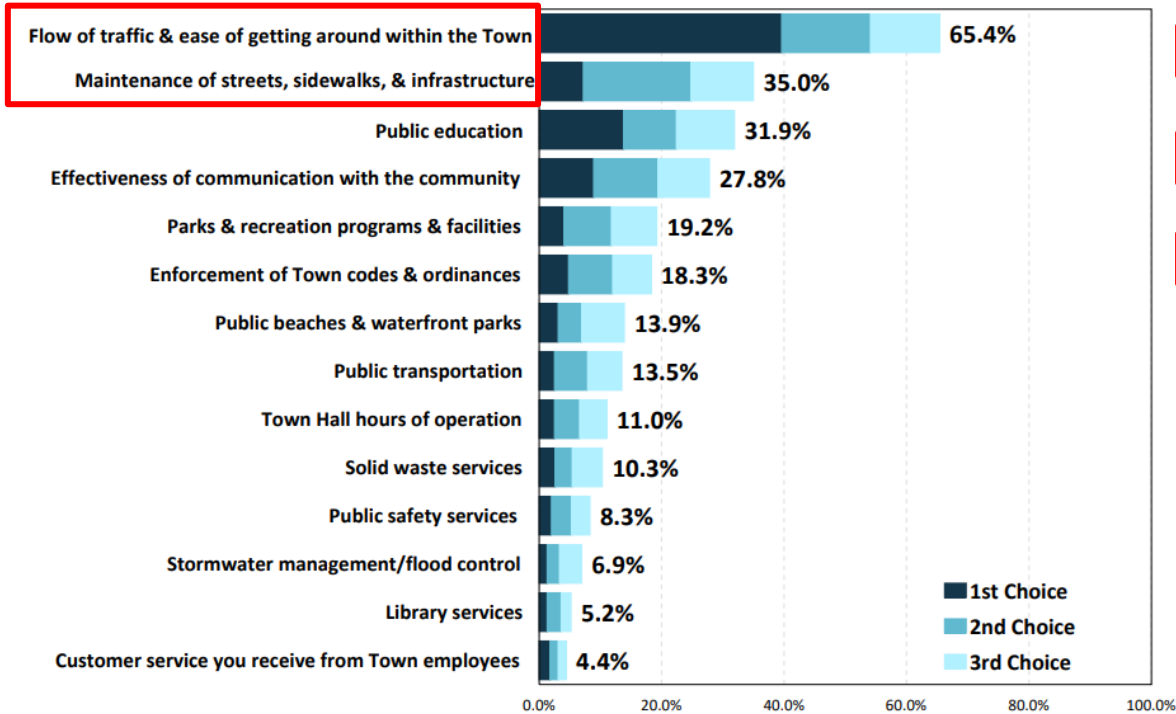
Scarborough residents want to live in a walkable, bike-able community

2023 Town of Scarborough Community Survey: Findings Report

2023 Town of Scarborough Community Survey: Findings Report

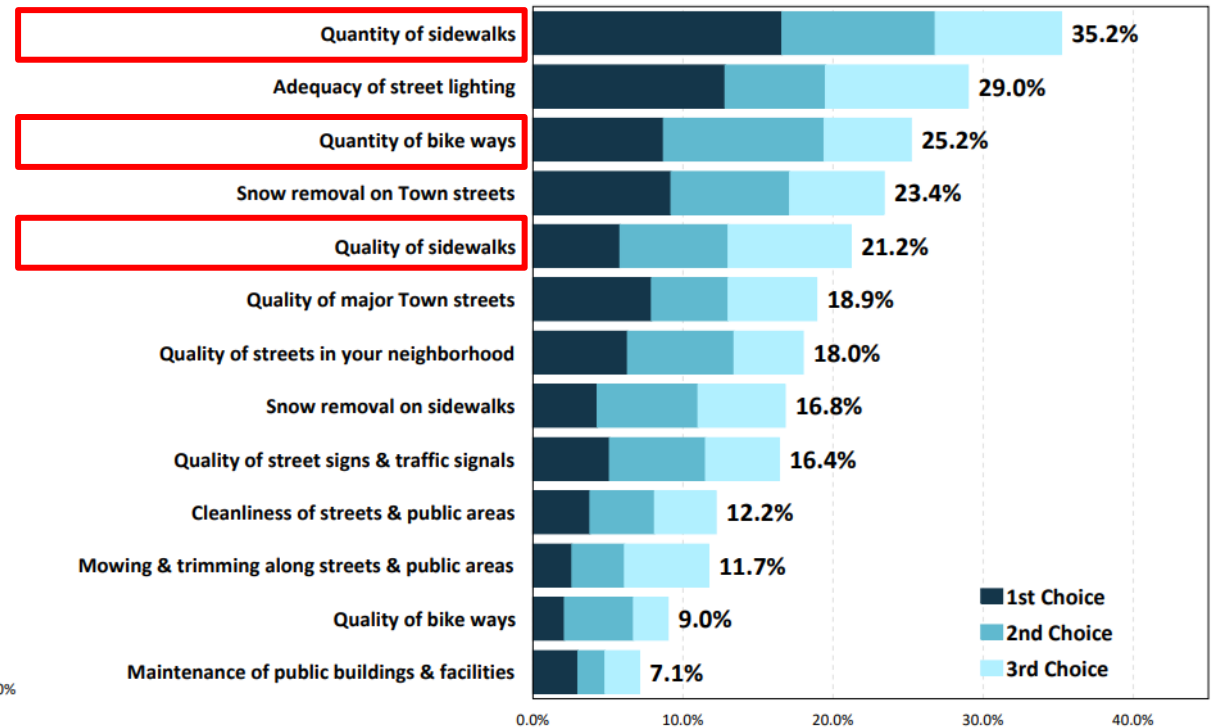
Q2. Town Services That Should Receive the Most Emphasis Over the Next Two Years

by sum percentage of respondents who selected the service as one of their top three choices



Q9. Infrastructure Services That Should Receive the Most Emphasis Over the Next Two Years

by sum percentage of respondents chose the service as one of their top three choices



SOURCE: 2023 Town of Scarborough Community Survey

Overview of the four primary school option

- **Keep neighborhood schools** - construct a 4th primary school, future-proofing by including capacity for PreK
- **Replace portable structures** with pre-fabricated structures that can be during assembled during a summer break
- **Enhance security** with double-entry secure vestibules at EC and PH; skyway at SMS to main building



Harvard Innovation Lab permanent modular by Triumph Modular

Other examples of permanent modular schools



Hopkins & Elmwood Elementary Schools
Two schools completed in one summer



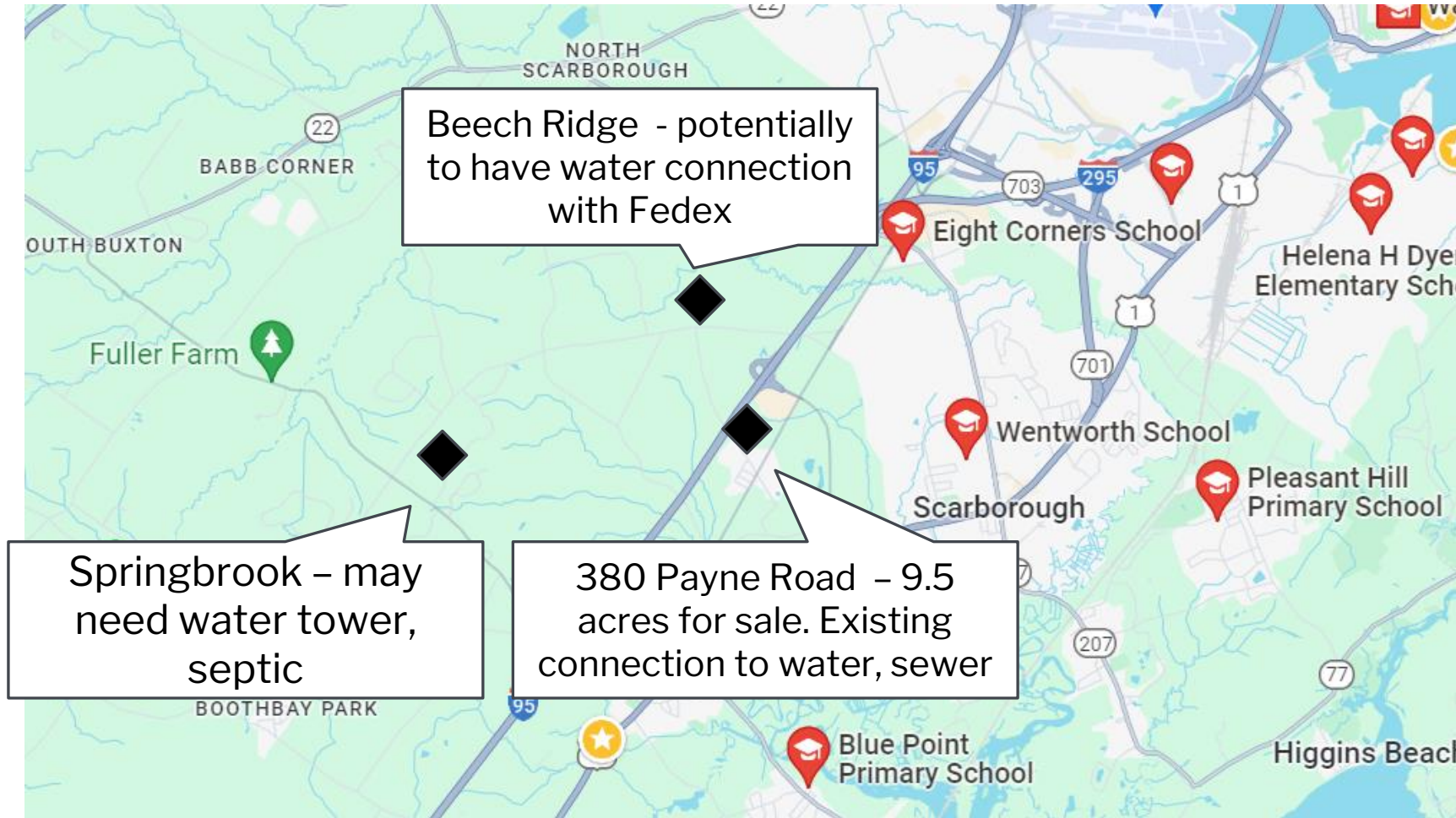
North Andover Early Childhood Center
13,000 sq ft
Total time from conception to completion of
the school was only six months

Four schools with space for PreK proposal

		Proposed building / renovation	Total sq ft (thousands)	Capacity ¹	Estimated cost ¹
PreK -2	Blue Point	<ul style="list-style-type: none"> Replace 3.6k sq ft of portable with 8k sq ft permanent modulars (two stories); 4 classrooms become first floor cafe / flex space, kitchen, restrooms, stairs, elevator, second floor with 4 classrooms, stairs, restrooms etc. 	34.2	244	\$11.6M
	Pleasant Hill	<ul style="list-style-type: none"> Same as Blue Point Create secure entry vestibule 	29.2	209	\$10.3M
	Eight Corners	<ul style="list-style-type: none"> Replace 9.4k sq ft of portable with 19k sq ft permanent modulars (two stories); 4 classrooms become first floor cafe / flex space, kitchen, restrooms, stairs, elevator, second floor with 10 classrooms, stairs, restrooms etc. Create secure entry vestibule 	39.2	280	\$16.7M
	4 th school	<ul style="list-style-type: none"> New construction – assumes \$610 per sq ft; 140 sq ft per student 	35	250	\$21M
3-5	Wentworth	<ul style="list-style-type: none"> No change 			\$0M
6-8	Middle School	<ul style="list-style-type: none"> Replace 11.3K sq ft of portable with 20k sq ft (two stories) with cat walk to main building. 	135.7	848	\$12M
Total project cost					\$71.2M

¹ Based on MDOE guidelines of 140 sq ft per elementary student; 160 sq ft per middle school student; ² Based on quote from Triumph Modular – does not include land acquisition costs, costs for secure vestibules

Fourth primary school should be well-spaced from existing primary schools



- Regardless of location, town should plan for school to be connected to surrounding neighborhood with walking paths, sidewalks, and bike lanes
- Would suggest that this be prioritized for existing schools as well – consistent with community survey

School options evaluation matrix

School Options Evaluation Matrix		
Does your project address the following key benchmarking elements?		
Benchmark	Assessment	Description
Eliminates temporary classrooms (portables) at all schools	Yes	All portables replaced with permanent modulars
Requires altering grade groupings	No	Space for PreK added
Maintains "neighborhood schools"	Yes	Primary schools upgraded with cafeterias, more space, permanent modulars
Capital tax impact (\$200-\$400/yr)	Yes	Estimated cost of \$71.2M for renovations, new construction; need to add cost of land acquisition; secure entry
Supports a minimum of 850 grade K-2 students	Yes	With add'l capacity for 50% of PreK volume
Supports a minimum of 805 grade 6-8 students	Yes	Capacity for 848 6-8 students
Meets minimum DOE guidelines (140/160 sqft per student) at all schools	Yes	
Addresses safety and security at all schools	Yes	
Adequate Outdoor Play Space (as defined by MDOE) at all schools	Undet	No change to outdoor play space
Separate Gym and Cafeteria at all schools	Yes	
Addresses deficiencies at existing K-2 schools	Yes	
Separate Art and Music Space and Storage at all schools	Yes	Assumes with additional flex space, this can be accomplished
Provides confidential and secure health clinic space at all schools	Yes	Assumes with additional flex space, this can be accomplished
Other Considerations for Executive Summary		
How does this proposal impact long term operating costs?		Adds new building to SAU
What is the anticipated timeline to complete construction?		Assuming Nov 2025 referendum, beginning of 2028 for renovations. Beginning of 2030 for fourth primary school
Is land acquisition likely to be required?		Yes for 270 student fourth primary school
Does this proposal provide a future option for Pre-K?		Yes

Four primary schools delivers what community wants

- **Keeps neighborhood schools:** 53% of survey respondents were somewhat supportive or very supportive of keeping neighborhood schools; 62% cited loss of schools as reason for 'No' vote last Nov
- **Replaces portables:** 55% of survey respondents agree or strongly agree that all portables are replaced with permanent structures
- **Creates neighborhood school west of I-95:** Reduces commute times for those parents, and traffic on Rt1
- **Does not overstrain use of common spaces in primary schools:** Gyms, libraries, hallways, parking lots, outdoor play spaces do not expand when adding classrooms – adding fourth school maintains or reduces demand of common spaces at current primary schools
- **PreK is a major need and is coming:** Public PreK is becoming standard at comparator schools including Kennebunk, Brunswick, Falmouth, Saco, Yarmouth, and Cumberland. By law, “It is the goal of the State to establish an equitable, mixed-delivery public preschool system that provides universal access for preschool-aged children and their families in accordance with... 100% by the 2026-2027 school year.”
- **Affordable:** Total cost between \$70-\$100M meeting survey request of \$200-\$400. The Harrington business plan for 4 school option had significant bloat e.g., 250 sq ft per student, added parking spaces, perimeter fire lanes

APPENDIX

Space for 392 PreK-2 students are needed

PreK-2

	Capacity (Number of students) ¹	Total sq ft (thousands) ²
Max K-2 enrollment projection	850	119
PreK enrollment assuming 50% of 1st grade class	143	20
Total needed	993	139
Blue Point	212	29.8
Eight Corners	211	29.6
Pleasant Hill	177	24.8
Existing Total K-2	601	84.2
Needed space / capacity	392	54.8

3-5

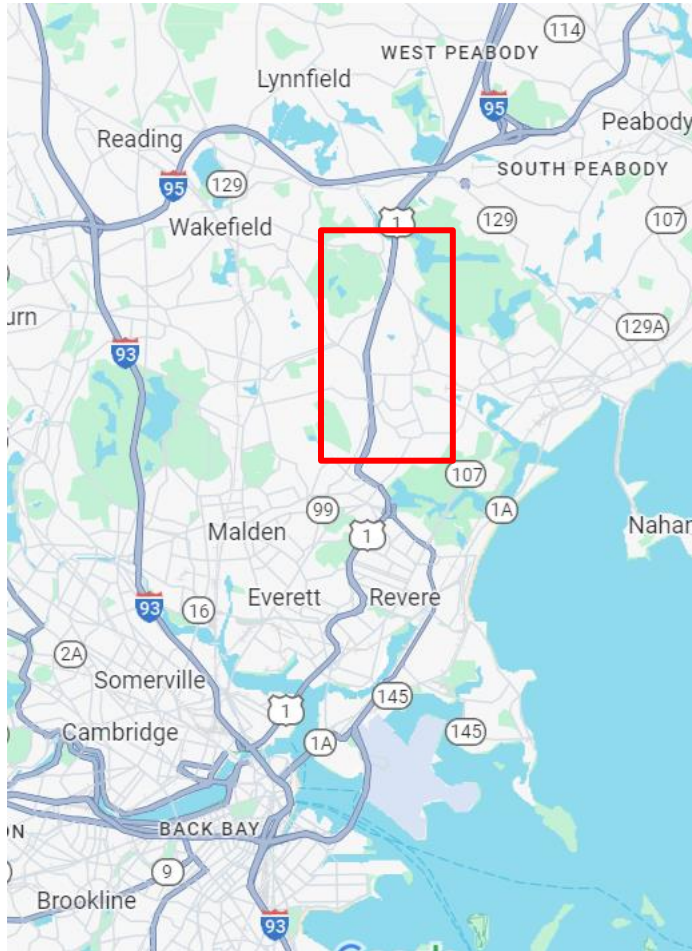
	Capacity (Number of students)	Total sq ft (thousands) ¹
Max 3-5 enrollment projection	926	129.6
Wentworth	1200	168.2
Needed space / capacity	-274	-38.6

6-8

	Capacity (Number of students)	Total sq ft (thousands) ¹
Max 6-8 enrollment projection	772	123.5
Middle School	755	120.9
Needed space / capacity	17	2.7

1 Assuming Maine DOE guidelines of 140 total sq ft per elementary student, 160 for Middle School Student 2 Scarborough School Building and Lot Sizes 20222

Route 1 in Saugus, MA

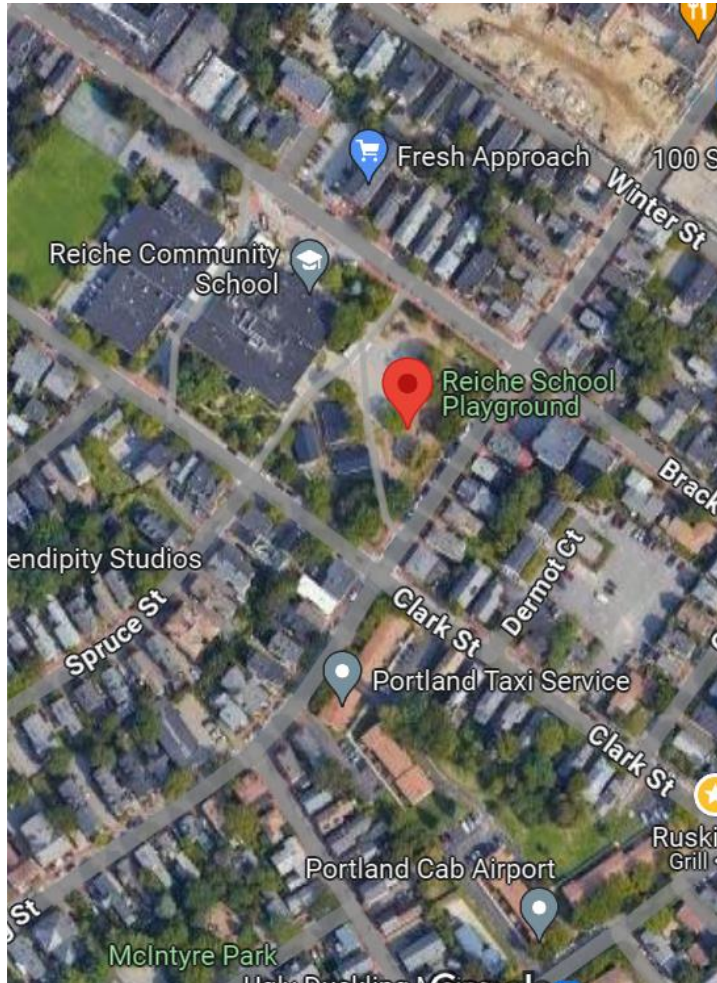


See [STROADs](#) for more info



- Intermittently too fast to bike, walk along sidewalk and too slow for rapid transportation with many entries, exits, traffic and frequent accidents
- Divides community as difficult to cross East to West

Reiche Community School in Portland, ME



See [Strong Towns](#) for more info



- School in mixed residential, commercial area
- Wide sidewalks protected by parking lane
- Slow traffic enables transport by bike



SCARBOROUGH SCHOOL SOLUTION PROPOSAL

New GR2-3 School, Keep Neighborhood Schools Open for K-GR1

Why are we here? We need a solution that will work!

What's Different About this Proposal? Two Items:

- It's a unique, creative solution, never considered
- We are starting with a budget goal

The Mechanics of the Proposal

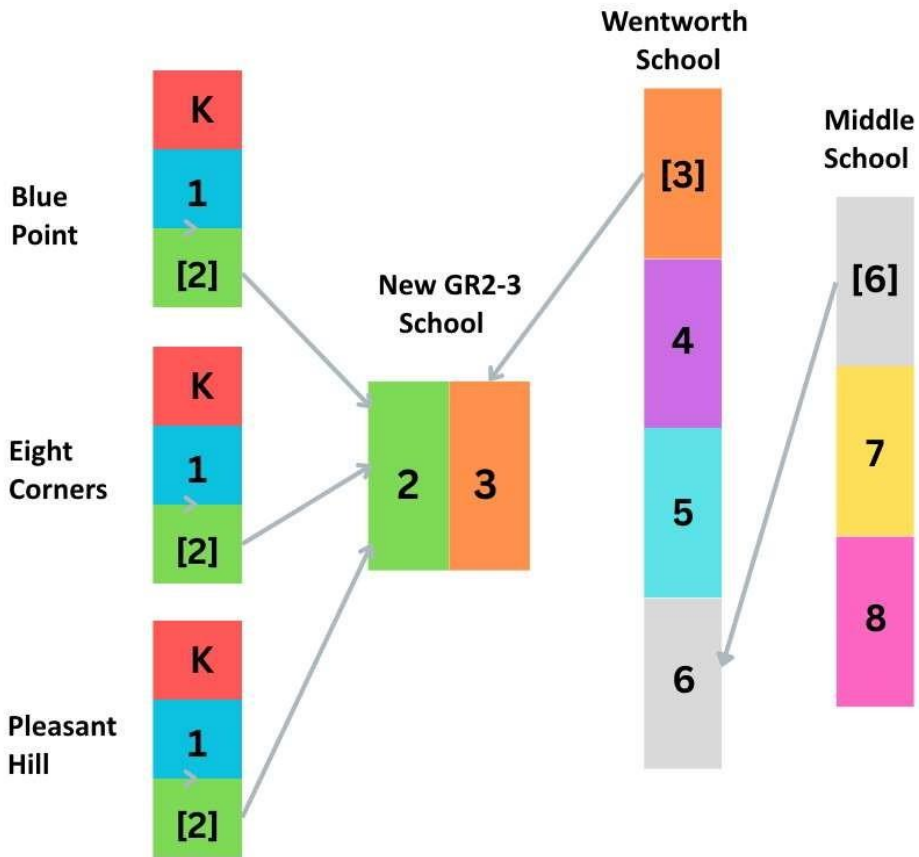
Why this is the best alternative!

Some facts about Scarborough's school enrollment

- School population has varied—**not a constant upward trend.**
- Peak enrollment in 2010 at **3,367.**
- Enrollment fell to **2,854** in 2023, **down over 500 students as Scarborough population grew by 5,000.**
- Enrollment in Scarborough is now increasing. The Covid bubble is real.
- But longer-term **trends nationally continue to show fewer births.**
- How this plays out in Scarborough as housing units continue to increase is **uncertain.**

If we are experiencing a temporary Covid bump, making good use of our existing portable classrooms is an efficient use of limited taxpayer funds. Meanwhile, work can begin immediately on the new GR2-3 school, while we prioritize and plan for renovations at the NSs which can be phased and revised as needed as enrollment trends indicate.

New GR2-3 School Solution



Final Configuration:

NSs: K-1

New school: GR2-3

WS: GR4-6

MS: GR7-8

Exploratory concept / cost numbers not validated

The Basic Concept:

- Build a new school for Grades 2 and 3
- Move grade 2 from NSs to new school, leaving NSs as K and GR1
- Move grade 3 from WW, making room for GR6
- Move GR6 to WW, leaving SMS as Grades 7 and 8
- Final school configuration:
 - NSs serve K and GR1
 - New Grade 2-3 School
 - WW serves 4-5-6
 - SMS serves 7-8

Build New Grade 2-3 School

Where?

- **Built on the main campus.**
- Preferred site is the ice-skating area, 8 acres, near WW. Other sites could also be considered if necessary.
- The site on campus potentially allows fewer required parking spaces.

Costs & Enrollment

- Biggest driver of cost is size, size depends on enrollment.
- New enrollment projections for Grades 2 and 3 show **max enrollment at 602 in 2030-31.**
- Building costs estimation: **\$55.5 million** (140sf/student X \$610sf X 650).

SMS—Converted to Grades 7 and 8 only

- Original building 109,600sf, **designed for 600 students.**
Current enrollment is 655.
- Using DOE standard 160sf/student, capacity is 685.
- New enrollment projections for Grades 7 and 8 show **max enrollment at 494 in 2032-33.**
- **All portables removed!**
- Using DOE standards for lunch, (15sf/student) existing cafeteria 2,552sf, can accommodate 170 students; 3 lunch periods required.
- Core spaces, including cafeteria, already adequately sized for enrollment well below capacity for Grades 7 and 8.

Wentworth—Grades 4-5-6

- Original building 168,000sf, **designed for 800 students.** Current enrollment is 680.
- Designed to accommodate an additional 100 students with an addition.
- New enrollment projections for Grades 4-5-6 **show max enrollment of 828 in 2031-32 and 915 in 2032-33. Above its intended capacity as the Covid bubble works its way through the system.** (If WW remains 3-4-5, max enrollment would be even higher, at 925 in 2032-33.)
- WW has 40 general classrooms and 22 SPED/specialty rooms. WW can *temporarily* accommodate more students by increasing class size to 22 and 23 students, just above* the target goal of the School Department. (*GR6 class size goal 20-24, GR3-5 goal 18-22).
- We have time to solve this while we deal with the immediate needs at the lower grade levels.
- Portables or a permanent addition can be considered if enrollment trends show a continuing need.

Neighborhood Schools—Converted to K and GR1

- \$40 million would be spent to renovate the NSs. This is a balancing act. We need a proposal that the public will support. We are mindful of our budget, trying to get the best value for what we spend.
- Total permanent general classrooms at NSs: BP=15, EC=11, PH=11; **Total=37 classrooms without portables.**
- Permanent building size: BP=26,200sf, EC=20,213sf, PH=21,246sf; **Total= 67,659sf without portables.**
- New enrollment projections for K and GR1 show **max enrollment of 566** in 2028-29; 280 in K and 286 in GR1.
- Class Size Guidelines are goal of 16-20 for K-2; **this proposal uses class size of 16 for K and 18 for GR1.**
- **We need 34 general classrooms in 2028-29**, the highest enrollment year, using new enrollment projection and class size goals. K@16=18 classrooms, GR1@18=16 classrooms. 18+16=34
- **Our recommendation is to keep 4 portable classrooms at each school** to meet the need for dedicated art and music rooms plus health clinic and special needs space at each

NS, With 4 portables at each NS, number of classrooms:
BP=19, EC=15, PH=15; **Total=49 classrooms.**

- With 49 total classrooms, we will have room for each NS to have **dedicated music and art rooms, and health clinic.** In addition, there is space for special education, small group instruction, etc. with each NS having additional space which can be reconfigured.
- A word about portables or modular classrooms: They are not evil! No knee-jerk reactions! Portables are in widespread use all over the country, and there's no evidence that a single Scarborough student has ever had his or her education impacted negatively. Requiring the elimination of all portables from a solution can drive the cost so that beyond voter support.
- Total building size is 67,659sf without portables, **119.5sf/student**, below the DOE guideline.
- Adding 4 portables (3572sf) at each NS brings total building size to 78,375sf, **139sf/student.**
- This proposal keeps the 4 portable classrooms currently on site at BP and PH and removes 6 portables from the current 10 at EC, leaving 4 in place. **Total portables would**

be 12 system-wide, 4 at each of the K-1 NSs. (All portables removed at SMS.)

- Portables would be incorporated into the permanent NSs structures, as currently done at BP and PH with **seamless transition from permanent structure to portable space.**
- Renovations would be determined at each NS—the needs are different. \$40 million among the 3 schools.
- We must **balance spending on items** which have the greatest impact on teaching and learning vs building systems upgrades.
- **Priorities:**
 - **Safety and security issues.**
 - **Mechanical systems and energy efficiency.**
 - **Reconfigure existing spaces to create smaller rooms for special ed, OT, PT, speech therapy, functional life skills, resource rooms, intervention spaces.**

WHY THIS PROPOSAL IS THE BEST!

- This could pass at the polls! **This must be the #1 consideration.** It doesn't matter if you've designed the perfect school—if the cost is too high, or it does not keep the neighborhood schools open, it will probably fail at the polls.

This is a **creative solution, unique and unlike any proposal considered** over the last 10 years by the BOE and School Department. This is completely different and deserves a close look and consideration.

- The **price tag for this proposal is below \$100 million**, \$95.5 million--\$55.5 million for the new GR2-3 School + \$40 million for renovations, safety improvements and efficiency upgrades at the NSs.
- This proposal **keeps the NSs open**—a strong desire indicated by the public in the survey.
- This proposal **completely fixes the issues at SMS, removing all portables.**
- This proposal **provides some flexibility to respond to potential slowing of enrollment growth.**
- This proposal is **“sustainable”**, reusing existing facilities where possible.

- Immediately upon the opening of the new school, capacity pressures at the NSs will be relieved, with 1/3 of the students gone.
- Renovations will provide dedicated Art and Music rooms, and space for a Health Clinic.
- Reduced enrollment at the NSs, without GR2, will make the combined gym/cafeteria more manageable. The combined space worked well in the past with smaller enrollments.
- This solution is a **good compromise** from the failed proposal—it consolidates GR 2, and, very much like the earlier proposal, moves GR 3 out of WW, allowing GR 6 to move from SMS, solving space issues at SMS.
- Keeping 2 grades in the NSs means **less traffic** at drop off and pick up and less traffic at the main campus compared with the earlier unified school proposal.
- **Pre-K** can be considered as space allows in the NSs.
- This proposal is cost effective, keeps the neighborhood schools open, provides some of the benefits of consolidation for Grade 2, contains adequate funds for high priority renovations at the NSs, solves all the capacity issues at SMS and removes all SMS portables. This proposal has the best chance of success at the polls. It will pass.

Exploratory concept / cost numbers not validated





Preserving the Primaries and Middle School Concept

June 3, 2024

Agenda

- Key Survey Findings that Shaped Our Concept
- Evolution of our Concept
- Proposed Construction Method
- Defining “Basic Needs”
- Summary of Primary School Deficiencies
- Recommended Solution to the Primary Schools
- Summary of Middle School Deficiencies
- Recommended Solution to the Middle School
- Estimated Cost Projections
- Comparing the Matrix to Our Concept
- Recommendations to Town Council & School Board



Key Survey Findings that Shaped our Concept



- Twenty-eight percent (28%) of respondents, who had an opinion, think a tax increase of \$400 or more a year is reasonable support for a school solution; **26% think \$200 to \$400 a year is reasonable**, 26% think less than \$200 a year is a reasonable tax increase, and 20% indicated they would not support any solution that increases their taxes.
- Sixty-two percent (62%) of residents, who had an opinion, either strongly agreed or agreed with the statement, **“It is urgent and should be the top priority of our Town and Schools to find a solution to the facility inadequacies at our K-2 schools.”**
- Fifty-nine percent (59%) of residents, who had an opinion, either strongly agreed or agreed with the statement, **“It is urgent and should be the top priority of our Town and Schools to find a solution to the facility inadequacies at our 6-8 schools.”**
- Fifty-three percent (53%) of respondents, who had an opinion, were either very supportive or somewhat supportive of **keeping neighborhood schools, even if it costs more and has a longer construction timeline** (or even requires construction of a fourth primary school).
- Fifty-five percent (55%) of residents, who had an opinion, either strongly agreed or agreed with the statement, **“It is important to me that we remove all the portable classrooms in the district (30 total) and have permanent school structures in place.”**

Concept Evolution – How did we get here?

Original Concept

- Expand and renovate the Middle School to accommodate grades 5-8 pursuant to DOE recommendations.
- Relocate 2nd Grade to Wentworth.
- Primaries will include grades K-1 with additions and renovations to add classrooms, cafeteria/kitchen, dedicated Art and Music space and renovate existing space for new clinic, play area and conference space.
- Security upgrades to all schools.



Why the Change in Concept?

- Concerned about costs.
- Concerned about relocating 2nd Grade and 5th Grade.
- Concerned with increase traffic at the municipal campus.

Is the Original Concept a Viable Plan? Yes. Could be a back-up plan for future growth.

Should the Town Council Consider the Original Concept? Yes.

Did you check to see if this concept or the original concept can fit on the existing campuses? Yes.

Construction Method: Pre-Fabricated Construction



Hopkinton, MA Elementary School



Hopkinton, MA Elementary School

- **Vast majority of construction occurs off-site – minimal to no impact on students.**
- Less time to construct.
- Largely constructed in a controlled environment.
- Can be made adaptable for future expansion.
- Can address sustainability concerns.
- Save money on interest due to shorten construction timeline.

Basic Needs - DOE Recommendations for Primary Schools

When we refer to “Basic Needs” our focus is on the following:

Space Allocation Guidelines for K-2:

Classrooms	1,000 sq. ft. for K; 800 sq. ft. for 1-2
Music (fewer than 300 students)	800 sq. ft
Art	1,200 - 1,500 sq. ft.
Special Service Space	250 - 800 sq. ft.
Library (300 Students)	1,000 sq. ft. plus 550 sq. ft. (non-student space)
Cafeteria + Kitchen (less than 300 students)	1,500 sq. ft. + 950 sq. ft.
Clinic	350 sq. ft. - 500 sq. ft.

Basic Needs - DOE Recommendations for Middle Schools

Space Allocation Guidelines for 6-8:

Classrooms	800 sq. ft.
Music (more than 600 students) + practice room	1,600 sq. ft plus 80 - 150 sq. ft.
Art	1,200 - 1,500 sq. ft.
Special Service Space	250 - 800 sq. ft.
Library (805 Students)	2,900 sq. ft. plus 950 sq. ft. (non-student space)
Gym (more than 600 students) - Does not include locker rooms/ PE office or storage	50' x 74' court plus 7' sidelines; Bleacher seating for ½ student body
Cafeteria + Kitchen (805 students)	Enrollment / 3 servings x 15 sf per student; Enrollment x 80% x 4 sf per student
Office/Meeting Rooms/Workspaces	75 sq. ft. - 300 sq. ft.
Clinic	350 sq. ft. - 700 sq. ft.

Common Deficiencies at the Existing Primary Schools

- Deficient Heating and Cooling Systems
 - Lack of energy efficiency
- Original structures too small for current student population
- Lack of storage throughout the building
- Undersized Gym/Cafeteria Space per current DOE guidelines
- No auditorium/stage to accommodate entire schoolwide programming
- Current classroom sizes do not meet current DOE guidelines
- Nurse/clinic spaces undersized for current student population
- Insufficient space for special education services
- Limited parking for staff, visitors, and drop-off
- Inadequate meetings spaces for staff, specialists, and families
- No dedicated Art or Music spaces per current DOE guidelines

Concept for All Three Primary Schools – Keep K-2

Two Story Addition: Total 25,550 SF at each primary school (with Elevator)

- (6) Kindergarten Classrooms @ 1,000 SF (bathroom in each classroom)
- (6) First Grade Classrooms @ 800 SF (bathroom in each classroom)
- (6) Second Grade Classrooms @ 800 SF (bathroom in each classroom)
- New Cafeteria + Kitchen (Cafeteria = 1,500 sf plus Kitchen = 950 sf)
- New Clinic (400 sf)
- Common Bathrooms

Based on 850 Students at all Three Primary School: 284 Students Per School – 18 Kids per Classroom

Concept for All Three Primary Schools – Keep K-2

Renovations:

- Remove portables
- Renovate existing space to include dedicated Art and Music Space pursuant to DOE recommendations
- Renovate existing library pursuant to DOE recommendations
- **Create new play area**
- Create new parking lot
- Renovate existing rooms for special service needs
- Add security vestibule and additional security infrastructure recommended by the DOE
- Existing kitchen at each primary school would be converted to storage

Primary School Addition and Renovations – Square Foot (SF) per Student

DOE Recommendation: Elementary School: 140 sq. ft. per Student

	Blue Point	Eight Corners	Pleasant Hill
Main Structure SF	26,200 SF	20,213 SF	21,246 SF
Addition SF	25,550 SF	25,550 SF	25,550 SF
Total SF	51,750 SF	45,763 SF	46,796 SF
SF per Student	182 SF <input checked="" type="checkbox"/>	161 SF <input checked="" type="checkbox"/>	165 SF <input checked="" type="checkbox"/>

Proposal exceeds DOE recommendations on SF per student

Deficiencies at Scarborough Middle School

- Outdated boiler/Cooling Systems
- Lack of energy efficiency
- Shared Cafeteria/Stage
- Cafeteria too small for current student population (650)
- Insufficient number of classrooms
- Gym too small for student population
- Insufficient Special Life Skills Space
- Insufficient Functional Life Skills space
- Inadequate Music and Art Space
- No formal secured entry for 6th grade modulars
- Limited space for Special Education Services
- Limited storage throughout the building
- Concerns with forested wetlands for future expansion
- Concerns with large slope
- Inadequate athletic fields
- Inadequate meeting spaces for staff, specialists and families
- Traffic concerns for morning and afternoon pick up of students
- Library will be too small as population grows
- Modular units (known as portables) may be beyond their shelf life
- Limited parking
- Inadequate clinic for student population
- Inadequate space for special needs services
- Limited lab space for current student population
- Administration has limited space

Middle School Concept – Keep 6-8

Two Story Addition: Total 50,000 SF (includes Elevator)

- 40,000 SF academic wing that includes (to be built on the Baseball Field):
 - (14) Classrooms @ 800 SF
 - (3) Art Rooms (1,200-1,500 SF each)
 - (5) Science Labs (900 SF plus 200 SF for storage)
 - Library 2,900 SF plus 950 SF non-student usable space
 - Special Service Space (to be determined)
 - Flex space (to be determined)
 - Common Bathrooms
- 10,000 SF Gym with locker rooms and exterior entrance for Town rental and use outside school hours. SF includes locker rooms & exterior entrance space.

DOE Recommendation: Middle School: 160 sq. ft. per Student

Square Foot per Student: 198 SF – Exceeds DOE Recommendation

Middle School Concept – Keep 6-8

Renovations:

- Remove the portables
- Renovate & expand the existing cafeteria and kitchen (DOE recommendation: 4,025 sf cafeteria 2,576 sf kitchen)
- Renovate & expand the existing clinic (500 sf)
- Renovate existing the labs and replacing with teacher flex area
- Renovate the existing library into admin offices and conference space
- Expand the existing soccer field into a multiuse field (rental rates : Full Field \$255/hr., Half Field \$110/hr., Light Fees \$100/hr.)
- Develop a school bus/emergency personnel access road from Sawyer Road – Gate Access

Cost Projections: Cap Total Cost at 99 Million

Cost per Square Foot:	\$610 (Number provided by Finance Committee)
Estimated Cost for the Primary School Addition:	\$15,585,500 per school or \$46,756,500 Total
Estimated Cost for the Middle School Addition:	\$30,500,000
Total Estimated Addition Cost for 3 Primaries and MS:	\$77,256,500
Available Funds for Renovations:	\$21,743,500
Estimated Cost for Renovations:	Unknown
Estimated Cost for Demolition of Portables:	Unknown (might be able to sell them)

Estimated Cost to Taxpayer: \$300 annually

***Based on Cloutier Modeling**

The Matrix – Does the Concept meet the Key Benchmarking Elements? YES

Does your project address the following key benchmarking elements?		
Benchmark	Source	Assessment
Eliminates temporary classrooms (portables) at all schools	Public Survey	Yes
Requires altering grade groupings	Public Survey	No
Maintains "neighborhood schools"	Public Survey	Yes
Capital tax impact (\$200-\$400/yr)	Public Survey	Yes
Supports a minimum of 850 grade K-2 students	Public Survey; Accepted enrollment subcommittee projections	Yes
Supports a minimum of 772 grade 6-8 students	Public Survey; Accepted enrollment subcommittee projections	Yes
Meets minimum DOE guidelines (140/160 sqft per student) at all schools	DOE Guidelines	Yes
Addresses safety and security at all schools	DOE Guidelines	Yes
Adequate Outdoor Play Space (as defined by MDOE) at all schools	DOE Guidelines/Benchmarking recommendation	Partially
Separate Gym and Cafeteria at all schools	Benchmarking recommendation	Yes
Addresses deficiencies at existing K-2 schools	Benchmarking recommendation	Yes
Separate Art and Music Space and Storage at all schools	Benchmarking recommendation	Yes
Provides confidential and secure health clinic space at all schools	Benchmarking recommendation	Yes

Play Area for K-2: a hard play area, a soft play area and all-purpose field. All-purpose fields likely not possible at existing primary school locations.

Play Area for MS: a hard play area, a softball field, a baseball field and overlapping all purpose field. A hard play area does not exist at the MS.

Matrix Questions – Our Response

How does this proposal impact long term operating costs? Unknown. In Phase 2, the SBAC, School Board, Town Council or a separate group will need to work with qualified experts to better understand long-term operating costs for the proposed concept.

What is the anticipated timeline to complete construction? **Estimated: less than 3 years for pre-fabricated construction.** Please note that vast majority of work is completed off site. Onsite work, including renovations, can be accomplished once school is out for the summer. In Phase 2, the Town will be able to obtain a definitive timeline once the design is complete.

Is land acquisition likely to be required? No.

Does this proposal provide a future option for Pre-K? No. The Town has not provided any guidance on what a Pre-K program would look like in Scarborough. While adding classrooms may be possible at the primary schools, without a better understanding of the Pre-K needs, this concept does not consider Pre-K. The Town should consider investigating a public/private relationship with some of the excellent Pre-K programs located in Scarborough.

Recommendations to the Town Council/School Board

- In Phase 2 – Examine the two most popular concepts voted on by the SBAC.
- In Phase 2 – Explore Pre-Fabricated Construction – Time is of the essence.
- In Phase 2 – Retain qualified experts to create preliminary designs of the two concepts for the public's consideration (including cost estimates, timeline and projected operating costs).
- Create an ad-hoc committee to investigate corporate and/or private donor opportunities to support the school building project. (i.e., Harold Alfond Foundation donating to build a new middle school gym).



**SCARBOROUGH
MAINE**



K-3 Community School

Scarborough School Building Committee

June 3, 2024

Overview

1 / Project Proposal

> What's different?

2/ Evaluation Matrix

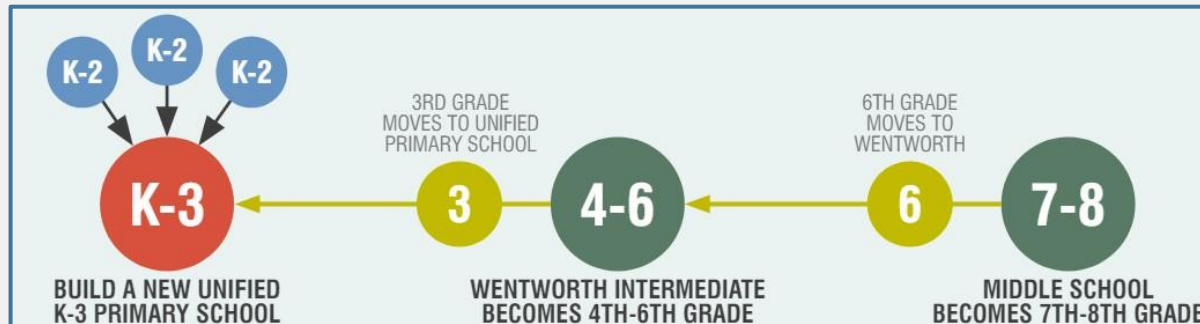
3 / Other Benefits

4 / Appendix



Project Proposal: K-3 Community School

- **Single K-3 primary school**, designed with small learning communities that mimic today's "neighborhood" schools.
- **Grade 3 shift allows for grade 6 to move to Wentworth**, alleviating overcrowding and eliminating all portable classrooms from Scarborough Schools.



*Survey Says: 67% agreed with the statement, "The **grade groupings could be slightly altered** if necessary to allow for more flexible spacing needs within the school system" (Q7)*

Project Proposal: What's Different? Size and Cost

- Utilizing the agreed upon benchmark and enrollment figures:

	Original Proposal	New Proposal
Total Number of Students	1130	1148
Total Square Footage per Student	165 SF	140 SF
Total Square Footage	186,668 SF	160,720 SF
Cost (incl. inflation)	\$124,694,224	\$98,124,600

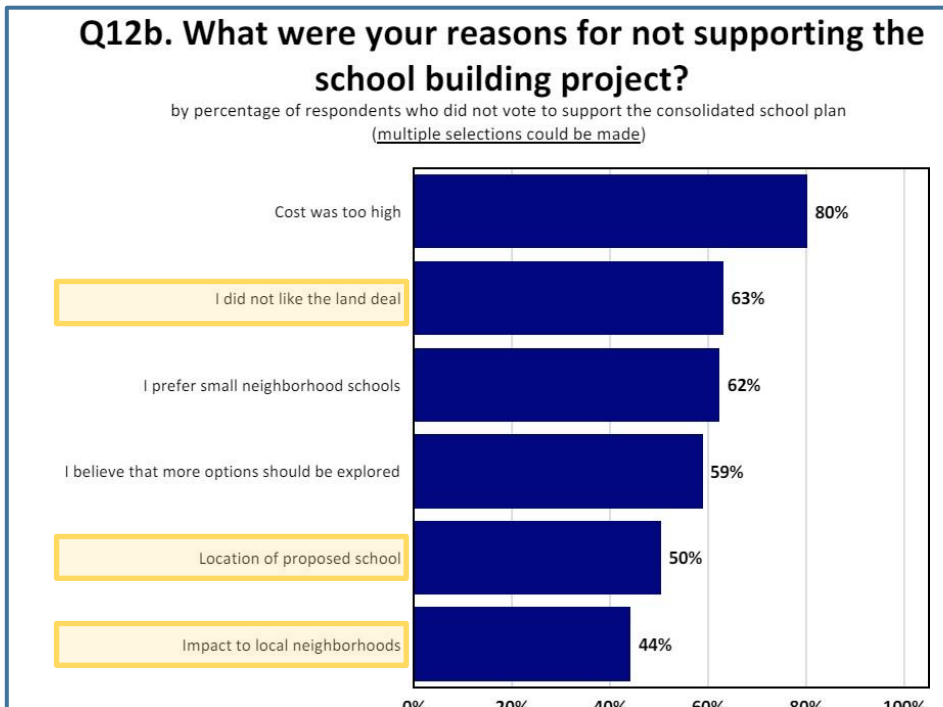
- ❖ Original proposal cost is inclusive of Unified School construction only (excludes Middle School, land).
- ❖ New proposal assumes cost of \$610/SF in 2026. Not inclusive of land.
- ❖ Alternative method: Permanent modular construction ~\$500/SF

Survey Says: Cost was the #1 reason respondents voted against the consolidated school (80% cited as a reason) (Q12b)

Project Proposal: What's Different?

Location

- While land acquisition would be required for this project, the **Downs would not be the proposed location.**
- The land deal drove at least **63% of previous “no” votes.**

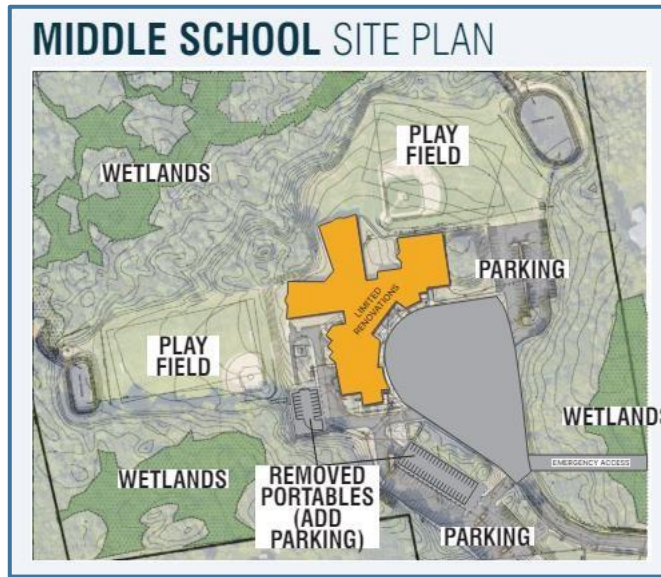


*Survey Says: Only 37% believe it is very or somewhat important that land purchased for construction purposes (either for 4th primary or unified) be **located near the municipal campus.** (Q9)*

Project Proposal: What's Different?

Middle School Renovations

- As a cost saving measure, this solution does not include previously proposed Middle School **classroom and parking lot renovations**.
- It does, however, address the largest safety concern by **removing students from portables at the Middle School**.



Survey Says: 54% are very or somewhat supportive of a limited renovation that removes all portables but only allows for 7-8 grades (6th grade moves to Wentworth / 3rd grade moves to K-2 schools) (Q5)



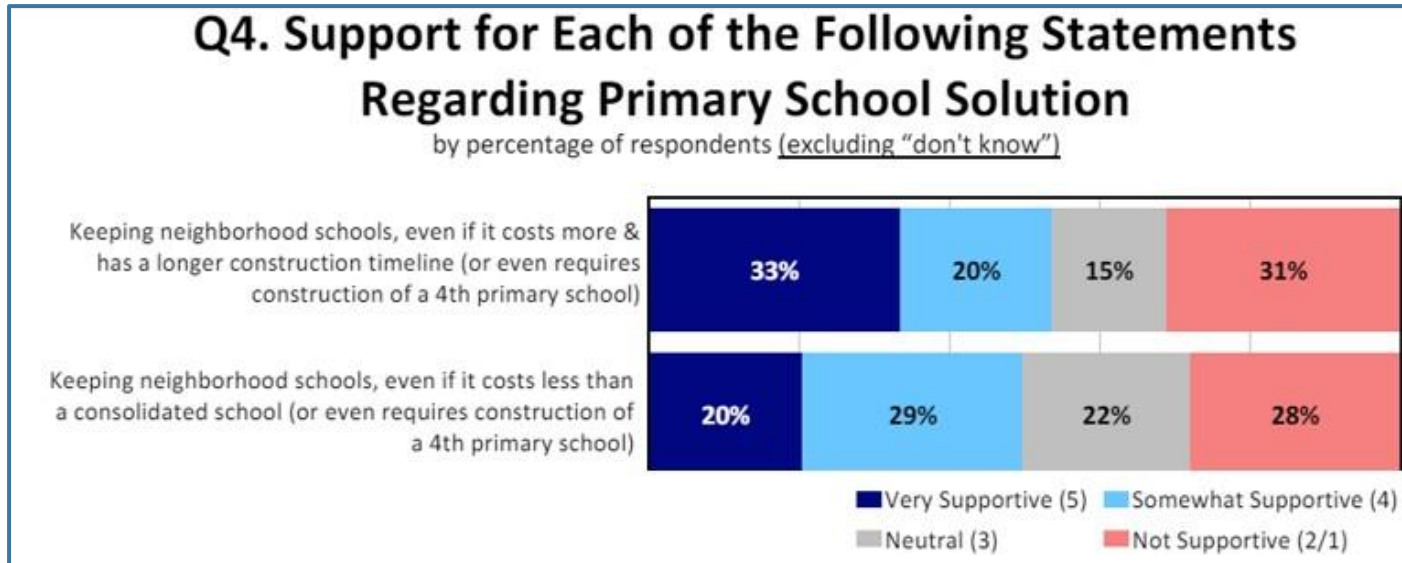
Evaluation Matrix

Does your project address the following key benchmarking elements?

Benchmark	Source	Assessment
Eliminates temporary classrooms (portables) at all schools	<i>Public Survey</i>	●
Requires altering grade groupings	<i>Public Survey</i>	●
Maintains "neighborhood schools"	<i>Public Survey</i>	●
Capital tax impact (\$200-\$400/yr)	<i>Public Survey</i>	●
Supports a minimum of 850 grade K-2 students	<i>Public Survey; Accepted enrollment subcommittee projections</i>	●
Supports a minimum of 772 grade 6-8 students	<i>Public Survey; Accepted enrollment subcommittee projections</i>	●
Meets minimum DOE guidelines (140/160 sqft per student) at all schools	<i>DOE Guidelines</i>	●
Addresses safety and security at all schools	<i>DOE Guidelines</i>	●
Adequate Outdoor Play Space (as defined by MDOE) at all schools	<i>DOE Guidelines/Benchmarking recommendation</i>	●
Separate Gym and Cafeteria at all schools	<i>Benchmarking recommendation</i>	●
Addresses deficiencies at existing K-2 schools	<i>Benchmarking recommendation</i>	●
Separate Art and Music Space and Storage at all schools	<i>Benchmarking recommendation</i>	●
Provides confidential and secure health clinic space at all schools	<i>Benchmarking recommendation</i>	●

Evaluation Matrix Spotlight:

“Maintains Neighborhood Schools”



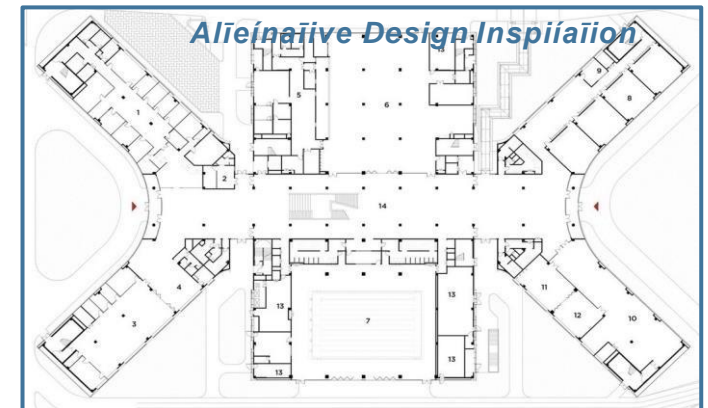
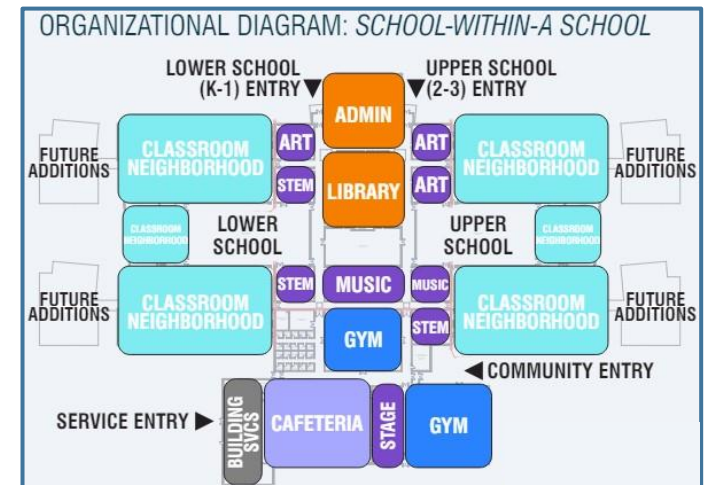
Survey Says: 53% were either very or somewhat supportive of keeping neighborhood schools, even if it costs more / longer construction.

At the same time, 49% were either very or somewhat supportive of keeping neighborhood schools even if it costs less than the consolidated school (Q4).






How should we interpret mixed results?

Evaluation Matrix Spotlight: “Maintains Neighborhood Schools”

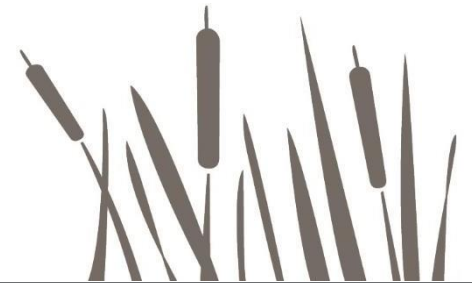
- The “School Within a School” Model breaks the building down into **small learning communities**.
- The community school would **address the deficiencies at today’s 2 primaries**, such as:
 - > Safety and security
 - > Separate gym and cafeteria
 - > Confidential and secure health clinic
 - > Separate art and music space
 - > Adequate outdoor play space



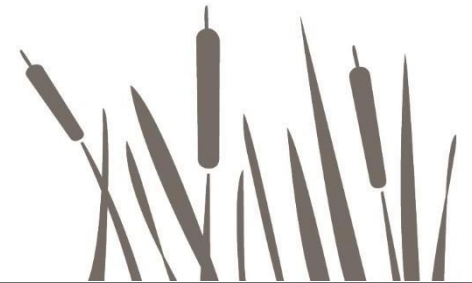
Other Benefits

-  **Decreased Operational Costs** – *Yearly savings estimates of \$2.4 M in staffing and \$250K in utilities vs. 4-school approach*
-  **Shorter Construction Timeline** – *4-year build vs. 9 -12 years estimated for 4-school approach*
-  **Reutilization of existing buildings** – *Potential uses could include Pre-K, community center, library, and recreational programming*
-  **Equity of Services** – *Supports equitable, differentiated and individualized student learning*
-  **No learning disruptions** due to renovation of in-use school buildings

Questions + Discussion



Appendix



Committee Assumptions

1. **Projected enrollment** will follow the enrollment subcommittee's recommendation
2. **New site construction will average \$610 per square foot in 2026**, not including land acquisition costs
3. **Renovation costs** will be dependent on site-specific scope
4. **Construction costs** will increase at a rate of **6% per year**.
5. **K-2 school** building must provide **140 square feet** per student
6. **6-8 school** building must provide **160 square feet** per student
7. **Land acquisition** will only be considered if a concept requires it
8. **"Acceptable" tax impact** provides for capital cost range of **\$70M-\$130M**



SBAC Enrollment Sub-Committee Projections

- = Updated birth rate and enrollment
- = Committee's projections for birth rates and enrollment (using consultant's rolling avg birth rate and migration ratios)
- = Max grade range enrollment, historical or projected

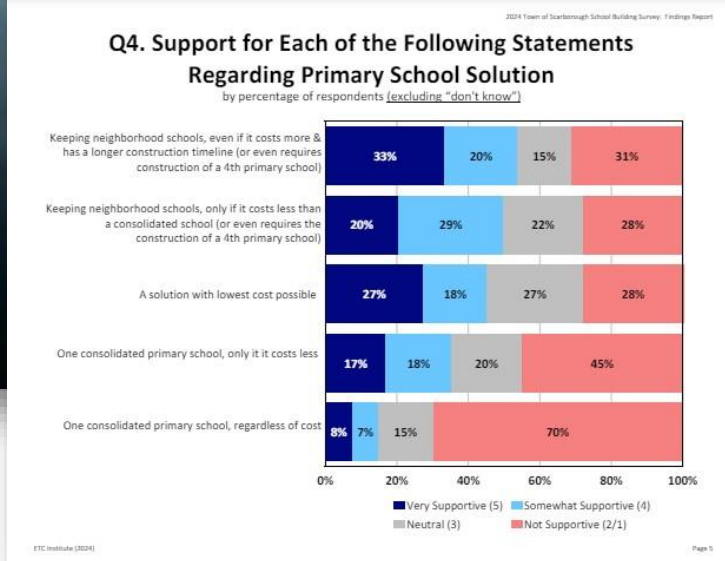
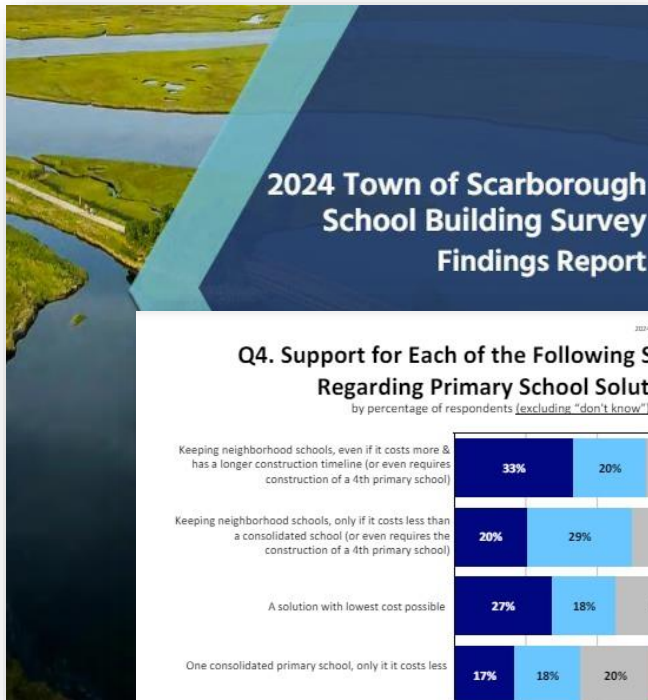
Scarborough Enrollment Trends & Projections																		
School Year	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total K-2	Total 3-5	Total 6-8	Total 9-12	Total K-12
Historical																		
2012-13	202	206	216	241	240	261	286	243	276	253	242	278	280	625	742	805	1053	3225
2013-14	204	199	225	211	252	240	267	282	234	255	249	241	283	630	705	785	1031	3154
2014-15	207	212	198	223	223	250	247	263	289	226	258	260	254	620	698	801	1001	3123
2015-16	156	209	216	199	222	218	240	244	262	263	228	259	271	583	641	748	1024	2999
2016-17	193	173	219	238	206	226	224	247	244	249	261	227	257	588	672	717	997	2977
2017-18	186	199	181	231	238	206	228	238	251	230	250	257	238	588	677	719	978	2946
2018-19	209	187	212	188	237	235	209	228	236	247	238	250	266	610	662	675	1004	2955
2019-20	238	223	188	218	203	242	252	213	229	237	251	243	256	651	665	696	990	3006
2020-21	179	221	206	195	207	209	245	253	211	214	228	253	246	608	613	711	944	2879
2021-22	199	195	235	204	210	213	210	246	245	207	222	227	254	631	629	703	913	2880
2022-23	218	213	208	239	218	218	222	207	240	240	211	222	235	642	677	671	911	2904
Projected - "Best Fit + Covid" updated with latest birth rates / committee's enrollment projections																		
2023-24	194	209	205	213	238	225	218	224	205	235	239	214	229	608	676	647	917	2848
2024-25	220	197	218	209	220	245	229	216	219	202	241	239	218	636	674	664	900	2874
2025-26	205	224	206	223	216	226	250	227	211	216	208	241	243	635	665	688	908	2896
2026-27	236	209	234	211	230	222	230	247	222	208	222	208	245	679	662	700	883	2924
2027-28	281	240	218	239	217	236	226	228	242	219	214	222	211	739	693	696	866	2994
2028-29	280	286	251	223	246	223	241	224	223	239	225	214	226	817	692	688	903	3101
2029-30	266	286	299	257	230	254	228	239	219	220	245	225	217	850	741	685	907	3184
2030-31	275	270	298	305	265	237	259	225	233	216	226	245	229	844	807	718	916	3284
2031-32	274	280	282	304	315	273	241	258	220	230	222	226	249	836	892	719	927	3375
2032-33	271	279	292	288	314	324	278	241	253	218	236	222	230	842	926	772	906	3446

<i>Migration Ratios:</i>	1.36	1.02	1.04	1.02	1.03	1.03	1.02	0.99	0.98	0.99	1.03	1.00	1.02
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*1.38 (1st/Birth Ratio)

Birth Year	Births	Ratio K / Birth	Ratio 1st/Birth
2006-07	135	1.50	1.47
2007-08	142	1.44	1.49
2008-09	138	1.50	1.51
2009-10	129	1.21	1.34
2010-11	135	1.43	1.47
2011-12	129	1.44	1.45
2012-13	150	1.39	1.49
2013-14	167	1.43	1.32
2014-15	158	1.13	1.23
2015-16	157	1.27	1.36
2016-17	138	1.58	1.51
2017-18	142	1.37	1.39
2018-19	162	1.36	1.38
2019-20	151	1.36	1.38
2020-21	174	1.36	1.38
2021-22	207	1.36	1.38
2022-23	207	1.36	1.38
2023-24	196	1.36	1.38
2024-25	203	1.36	1.38
2025-26	202	1.36	1.38
2026-27	200	1.36	-
Averages:			
10 Year (13-23)	166		
5 Year (18-23)	180		
3 Year (20-23)	196		

School Building Survey - Link



[2024 Town of Scarborough School Building Survey Findings Report](#)

Harriman Report – Original Unified School Stats

UNIFIED K-3 SCHOOL: NEW CONSTRUCTION SITE DIAGRAM

SCARBOROUGH PUBLIC SCHOOLS

KEY

- NEW CONSTRUCTION (ONE STORY)
- NEW CONSTRUCTION (TWO STORIES)



DASHBOARD

BUILDING AND SITE DATA

Grade Configuration:	K-3
Number of Classrooms per Grade:	15
Total Number of Students:	1,130 ¹
Total Number of Staff:	150
Total New Construction Square Footage:	186,668 SF
First Floor Only:	130,028 SF
Second Floor Only:	56,640 SF
Total Square Footage per Student:	165
Site Acreage:	25 +/- Acres
Number of Stories:	2
Assumed Building Height Limit ² :	35 feet ²
Assumed Front and Side Set Backs ³ :	40' (Front), 15' (Side and Rear)
Number of Buses:	15
Number of Parking Spaces:	400

PROGRAMMING NEEDS

Separate Gym and Cafeteria:	Yes
Separate Music and Art:	Yes
Equal Special Services:	Yes
Adequate Play Space:	Yes
Space for STEM Programming:	Yes
Dedicated Space for Intervention/SPED Needs:	Yes
Adequate Meeting Space for Staff/Specialists/Families:	Yes

GENERAL NEEDS

Adequate and Dedicated Private Space for Nurse/Clinic:	Yes
Classroom Size Aligns to Current Standards:	Yes
Kindergarten Classrooms at 1,000 SF:	Yes
Grades 1-3 at 800 SF:	Yes
Adequate Classroom/Building Storage:	Yes
Sufficient Parking and Traffic Circulation:	Yes

SAFETY & SECURITY NEEDS

Separate Parent/Bus Drop Off:	Yes
Secure Front Entry:	Yes

¹Based on 2022-2023 Enrollment Projects, Appendix Table 8 Best Fit + COVID Adjustment Year 30-31 plus 5%.

²Typical floor to floor height for schools is 14'-0", which will limit this to a two story building.

³Dependent on site location.

Harriman Report – Original Unified School Stats

UNIFIED K-3 SCHOOL APPROACH - CONSTRUCTION TOTAL PROJECT COST			
	UNIFIED K-3 SCHOOL	MIDDLE SCHOOL	
PROJECTED CONSTRUCTION START			
2025-2026	\$124,694,224		
2027-2028		\$7,091,712	
TOTAL			\$131,785,936

