

AGENDA
TOWN COUNCIL WORKSHOP
WEDNESDAY, MARCH 02, 2016 AT 6:00 P.M.
ON THE LONG RANGE FACILITY PLAN
COUNCIL CHAMBERS

Item 1. Call to Order.

Item 2. Those Present.

Item 3. Discussion on the proposed Long Range Facility Plan.

Item 4. Adjournment.

**Municipal Facilities Plan
Town of Scarborough, Maine**



Dated: February 25, 2016

Prepared By:

Thomas Hall, Town Manager

Dan Bacon, Planning Director

Town of Scarborough Department Heads

Woodard and Curran Engineering Consultants

Town of Scarborough Long Range Planning Committee

**Town of Scarborough
Municipal Facilities Plan**

- I. Introduction**
- II. Background**
- III. Needs Assessment**
- IV. Municipal Facility Priorities, Drivers and Opportunities**
 - A. Short Term Needs (1 to 5 Years)*
 - B. Medium Term Needs (5 to 15 Years)*
 - C. Long Term Needs (10 to 25 Years)*
- V. Facility Cost Estimates**
- VI. Integration with School Department Facilities Plan**
- VII. Conclusions and Next Steps**
- VIII. Appendices**
 - A. Facility Cost Estimates*
 - B. Location Maps of Facilities and Town Owned Land*
 - C. Public Facilities Inventory from 2006 Updated Comprehensive Plan*
- IX. Figures**

I. Introduction

This planning process and report has been crafted to provide a current and contemporary assessment of the short, medium and longer range municipal facility needs and desires to serve the residents, businesses, visitors, and general Town of Scarborough community. Scarborough has been, and remains, one of the fastest growing communities in Maine, with a steady influx of new development bringing a range of new residents and businesses with diverse needs, desires and expectations. This consistent, but dynamic growth has put a strain on existing municipal facilities. This report is intended to provide a current and future needs assessment for municipal facilities and will include an initial prioritization of these needs; general cost estimates; potential locations for new or expanded facilities; opportunities for collaborative projects, shared space, and public-private partnerships; and an overview of, and the relationship to, the Town's debt service.

For the purposes and objectives of this plan and report, "municipal facilities" shall mean more substantial municipal building, structures, park facilities and the like, generally 2,500 square feet in size or greater. Examples are, town hall, fire stations, libraries, and primary parks and recreational facilities. This plan does not include roads, sidewalks, utilities and other related municipal infrastructure. It also does not include school buildings and facilities, but does recognize the School Department's separate and concurrent facilities planning process.

II. Background

This facility plan continues the Town's tradition of being proactive in planning for, and managing, the growth and development of the community and the associated impacts on our facilities and infrastructure. Our municipal facilities were last looked at in depth during the Update to the Town's Comprehensive Plan in 2006 roughly ten years ago. The "Public Facilities" section of the Comprehensive Plan provided a thorough overview of the municipal facility needs at the time (though excluding the Scarborough Public Library which has been included in this process). This 2006 inventory has served as a starting point for this plan, especially given many of the municipal facility needs identified in 2006 have yet to be addressed. This is in large part due to the economic recession within the past eight years coupled with the recent focus on school facility needs and expansions with the High School addition in 2003-2005 and the new Wentworth Intermediate School project in 2011-2014.

Of particular note, the need for a new or expanded Central (Oak Hill) Public Safety building was highlighted in the 2006 inventory. This need led to the initiation of a Public Safety Building study process during 2007-2009 that examined different Public Safety building locations and configurations, but was ultimately delayed given economic conditions. Similarly, during the mid-2000's the Town also explored proposals and referendum questions to fund both a Public Library expansion and a separate Senior Center-type facility to address the needs and desires for additional space for those services. Both of these initiatives were unsuccessful at the time and

were deferred. This 2006 Public Facilities Inventory has been provided for reference as an appendix.

Preceding the 2006 Inventory, the Town conducted a Growth and Services Report that was completed in 2000. This report had a wider scope than just municipal facilities, but rather analyzed the growth and development trends of Scarborough to that point and the impacts and demands the various types of growth and development has on municipal services, facilities, infrastructure and schools. This report and its recommendations led to some important policy decisions by the Town to help finance municipal services, improvements and facilities induced by new development, including establishing a “school impact fee” to help fund the school facility expansions; recreation fees on new development for public park and recreation facilities; and traffic impact fee requirements to be assessed on new development and fund transportation improvements necessitated by the impacts of that development. This 2000 report is also informative on the background and reasons behind the need for this 2016 facilities plan.

III. Needs Assessment

Using the past 2006 Public Facilities Inventory and the 2000 Growth and Services Report as background and a baseline, the Town Manager, Town Department Heads and the Long Range Planning Committee participated in an assessment of our existing municipal facilities as they relate to current and future demands. This included assessing the current capacity for our facilities to adequately accommodate personnel, meetings, customers, the public, files, equipment, vehicles, activities and the like. Further, this assessment anticipated future facility needs and demands based on likely growth and development both town-wide and by geographic area. This assessment is categorized first by municipal department or service with a preliminary indication of level of priority. It then goes on to provide an overall prioritization schedule, project drivers, and opportunities that include the various facility needs.

Municipal Facilities – Needs Assessment

Facility Need	Project Description	Background	Department / Service
Short Term / 1 to 5 Years			
New Central Public Safety Building for Police & Fire	A new public safety building to accommodate the needs of the police and fire departments in the Oak Hill area has been a longstanding need. A 2008 space needs assessment identified that the current site and facility would not support the adequate expansion of the existing facility. Land adjacent to Town Hall on Route 1 has been acquired for potential use for this type of facility.	In the 2006 Comprehensive Plan overcrowding in the Public Safety building was identified and has increased as an issue since then with the growth in staffing, activities and demands on both departments. The needs for expansion actually date back to the early 2000's. Both departments are committed to the co-location model and see the value in shared space, coordination and efficiencies.	Police and Fire Departments
Public Library Expansion	An expansion of 10,000 SF at the Library for seating, collections, staff, storage, programming and meeting / community space.	The original building was constructed in 1989 with plans for additions on both sides. In 2006 the Library proposed a referendum for an addition that was not approved at that time. The Library continues to have these needs for space, collections, and increasing use as a gathering place for individuals, small groups and larger meeting space.	Public Library
Public Works Facility – Relocation of Fueling Station	Relocate the fueling pumps and tanks to the Public Works facility (currently at the Bus Depot). Consideration will need to be given to the storage location for the buses	Currently the Bus Depot and Yard stores the school buses and includes the fueling station and underground tanks. These tanks are required to be replaced by 2018 and Public Works would like new tanks and pumps to be installed on the grounds of DPW	Public Works Department
Town Hall Expansion and/or Reconfiguration – Meeting Space and Storage	A variety of Departments (HR, General Assistance, SEDCO, Planning and Code Enforcement, IT, Finance) all identified the need for additional meeting space, filing and storage space, more open common	Town Hall was constructed in the mid-1990s and has been only modestly reconfigured in a few areas. Town Hall was deemed to be at capacity in the 2006 analysis. As staff continues to grow, programs grow and change, and the quantity and type of meetings and gatherings continue to increase, there are	Town Hall Departments (IT, Finance, Planning and Codes, Community Services etc)

Municipal Facilities – Needs Assessment

	areas, and room for additional offices and staff.	increasing needs for more space. In addition, there are ongoing needs to update our technology systems and IT infrastructure.	
IT Expansion and New Server Room (Town Hall or Other Location on the Main Campus)	IT needs to rebuild the Server Room with proper conditioned space and access controls etc. and needs more space for staff, storage, staging, and shipping / receiving. This could occur at Town Hall or another facility on the Main Campus, such as a future Public Safety building, School building or other facility.	IT's space at Town Hall is very overcrowded and lacks space for all their activities, including storage and IT assembly. Growth within this department has been steady and will continue to increase. Regarding the server room, it needs to be updated or relocated with specific needs and systems to have adequate storage, speed, HVAC and security etc.	Information Technology Department
Ice Rink – Public/Private Partnership (Community Services)	A new ice rink facility for club and school hockey and ice skating activities.	Friends of Scarborough Hockey has an agreement with the Town to install a hockey arena on Town land across for the Library. This agreement is contingent on reaching a certain private fundraising threshold.	Private Entity / Community Services
Medium Term (5 to 15 Years)			
Track/Synthetic Turf Replacement at H.S.	This existing facility is due for replacement by 2022.	The expected life of a turf field and track is 10 – 15 years. This is a major capital expense, and should be factored into our budgeting and debt service.	Community Services
Community Services Storage and Maintenance Building	Additional storage building for Community Services' equipment, trucks and materials to enable these items to be in one central location.	Currently Community Services' stores equipment in a number of places in Town, which is dispersed and inefficient. One central facility would help the department perform their day to day tasks.	Community Services
SEDCO Offices – Town Hall, Library or Other Location Near the Main Campus	With expansion or reconfiguration of Town Hall or other facilities on the main campus, SEDCO could be incorporated or integrated with other town depts. (like Planning or Town Manager)	SEDCO's offices have moved around over the past 10 – 15 years in leasable space in the community. There are some advantages to having SEDCO at or close to Town Hall for ease of staff and customers; increased coordination; and also to potentially eliminate leasing costs etc.	Scarborough Economic Development Corporation
Expansion of the Dunstan Fire Station	Addition to this Station to accommodate additional sleeping quarters and emergency apparatus areas.	This station was last expanded in 1998 and is now limited in area for bedrooms and vehicle bay space. Given growth in development and demands on the	Fire Department

Municipal Facilities – Needs Assessment

		department within 10 years this expansion will likely be necessary.	
Community Services - Community Center with Senior Center	A multi-purpose community center could accommodate a senior center, athletic facilities, such as including a pool, gym and other components, as well as other shared, multi-purpose space.	Over the years there has been a variety of proposals that included components of a community center, such as a Senior Center in 2005, a YMCA in 2006, and others. A community center could provide a comprehensive facility for these activities, as well as office and administrative space for the Community Services Dept.	Community Services
Expansion of North Scarborough Fire Station	Additional space for emergency apparatus and services will be warranted. The Town owns abutting land to the station which can accommodate any expansion.	This station is located in the most rural area of Scarborough and provides response to areas of Gorham and Westbrook in addition to Scarborough. Given the large area this station provides coverage to and the growth and demands in the area, expansion will likely be necessary in 10-15 years. Funding from mutual aid towns may be available.	Fire Department
Long Term (10 to 25 Years)			
North Scarborough Park and Ballfields	Like our other parks and athletic facilities spread around the community, one with ballfields, playground, and similar amenities has been envisioned to serve the North Scarborough area of town.	North Scarborough has been a growing area, and as additional development occurs, it will increasingly lack ballfields and public outdoor play areas.	Community Services
New Fire Station in West Scarborough	A New Station to serve the Broadturn / Holmes Rd area of Town that has experienced significant growth in the past 20 years and is not as efficiently served as other areas of the municipality.	The western part of Town adjacent to Buxton and Saco lacks a local fire station and is not scoring the maximum ISO rating for coverage due to travel distance from other stations. This is a need, but growth has slowed in this area and our mutual aid with adjacent communities helps cover this area. This may be a long term need, but is not definitive at this point in time.	Fire Department
Warren Woods Park and Ballfields	The potential exists to establish a 10 to 15 acre park and/or athletic complex on a portion of the 160 acre Warren Woods	When the Town participated in the acquisition of this land by the Scarborough Land Conservation Trust, a small portion of the land was reserved for	Community Services

Municipal Facilities – Needs Assessment

	conservation land off of Payne Rd, between Holmes Rd and Mussey Rd	active recreation if ever desired by the Town. There is not a current need for additional recreation facilities at this location right now, but this facility plan notes the availability of this land	
--	--	--	--

DRAFT

IV. Municipal Facility Priorities, Drivers and Opportunities

As demonstrated in the Municipal Facilities Needs Assessment matrix, there are a range of potential needs, priorities and timelines. Further, there is a diverse array of municipal services that would benefit from facility improvements, some of which are likely required to be funded principally by the town, while others may be more conducive to shared funding, public-private partnerships and the like. In addition, there are facility projects that have the potential to not only accommodate their needs, but can also address other facility or space requirements or may free up existing space to be repurposed to address other functions or priorities. This section of the report is intended to offer potential project drivers, opportunities and other scenarios for shared space, economies of scale, facility repurposing, and public-private partnerships.

A. Short Term Needs and Drivers - (1 to 5 Year Planning Period)

Central (Oak Hill) Public Safety Building

Estimated Size - 43,000 SF

Estimated Cost - \$13.5 to \$15.5M

As outlined in the Needs Assessment, a new and larger Central Public Safety Building is needed for the co-location of the Police and Fire Department with additional surrounding land and improved access. The Town has incrementally acquired the necessary land on the municipal campus and adjacent to Town Hall and Memorial Park to accommodate such a facility. This site can be integrated with the existing campus with interconnected driveways and access points to Route One and Sawyer Road (Figure 1). Further, the recently installed “Tri-Generation” facility has been sized to meet the energy and HVAC requirements of such a new Public Safety building.

This facility is identified and recommended as a high priority and short term need, and is proposed to be a 43,000 +/- square foot building. With such a facility located adjacent to Town Hall and the overall municipal campus, the opportunity to co-locate other town services, functions and/or personnel exists and could be cost effective. To this end, new and appropriately sized and conditioned Information Technology (IT) office space and/or potential server room could be included in this Public Safety building. As noted in the Needs Assessment, the IT Department has a short term need of roughly 2,500 square feet of contemporary space for staff, technology assembly, deployment, repair and maintenance, and a server room, given the continued growth and expansion of their role in managing information technology for the community.

If the IT Department were to be relocated in a new Public Safety facility, their space in turn could be made available for other municipal needs, such as a Scarborough Economic Development Corporation (SEDCO) space; much needed space for files and storage, new meeting room space; and/or other additional office space.

Further, if the Police and Fire Departments vacate the existing Oak Hill Public Safety Building, that creates the opportunity for that building and property to be repurposed for an alternative municipal or school department use if so desired. This existing property may potentially provide a space for a future Community Center and/or Senior Center, depending on the programming and activities envisioned. Such a Community Center or Senior Center could be standalone or could be a component of another use or activity, creating the opportunity for a public-private partnership (such as a Senior Center incorporated into a private development project). Alternatively, if this site is not conducive or suitable for one or both of these Community Service or other municipal needs, it could be examined for use by the school department or could be sold to a private party for revenue to fund other municipal facilities or activities.

Given the broad facility needs that a new Public Safety Building could ultimately address by accommodating additional space, and creating space in other facilities, this study views it as a key driver for facilities planning.

Public Library Expansion

Estimated Size – 10,000 SF

Estimated Cost - \$4.5 to \$5.5M

Similarly, an expansion of 10,000 square feet at the Scarborough Public Library is identified in the Needs Assessment as a short term and high priority project. The library has identified such an expansion as a longstanding need for additional seating, collections, staff, storage, and meeting space. The Director of the Library and the Board of Directors believe the existing property can accommodate such an addition without the need for additional land acquisition. Given the location of the library on the municipal campus, it too has the potential to provide a modest amount of additional space for other needs or activities. Given that the libraries current site is somewhat constrained by wetlands, stormwater facilities, parking and the access road to the Wentworth and the Middle Schools' the potential accommodation of additional municipal needs is limited (Figure 2).

That said, the colocation of additional community meeting space (currently needed at Town Hall); a SEDCO office; or Senior Center-type space in the 2,000 to 4,000 square foot range may be possible. By accommodating one or more of these additional needs, a library expansion could reduce or eliminate the need for additional meeting space at Town Hall and meet other demands on the Town Hall facility, thereby potentially eliminating the need for expansion to that facility.

Given these other opportunities that could be addressed, this study also views the Public Library Expansion as a key driver for facilities planning.

Town Hall Needs

Estimated Size – 5,000 to 7,500 SF

Estimated Cost - \$1.0M to \$2.5M

The Needs Assessment also identified a range of needs to accommodate current and future personnel and municipal functions at Town Hall as well as meeting space and filing / storage. The most acute space needs are for the IT Department (mentioned earlier) as well as Community Services administrative space, but a variety of departments would benefit for additional space and office reconfigurations (Figure 3).

As highlighted under the Public Safety Building and Public Library sections above, most of these needs could be accommodated with co-location within these facility projects, thereby eliminating or delaying any need to physically expand the Town Hall building.

If one or both of these facility projects do not move forward in the shorter term and the needs and demands at Town Hall are not relieved, an expansion to Town Hall is likely warranted and should be explored to address those areas outlined in the Town Hall section of the Needs Assessment.

Public Works – Fueling Station

Estimated Size – 10,000 SF

Estimated Cost - \$700,000

The Public Works facility overall has adequate capacity and interior and exterior room for growth, so an expansion to that facility is not identified as a short or medium range need given their current and forecasted operations. The aspect that does need immediate attention is the replacement and relocation of the town's fueling station. The existing fueling station and fuel tanks at the neighboring School Dept. Bus Depot has reached its allowable life span and needs to be replaced. This project is underway with design and permitting to relocate the tanks and fueling station to the Public Works facility at 20 Washington Avenue and will likely be installed in 2016 / 2017 (Figure 4).

Community Ice Rink (Community Services / Public Private Partnership)

As noted in the Needs Assessment, an organized hockey group reached an agreement with the Town within the past two years to pursue a hockey rink/arena facility that would use municipal land, but be privately financed. The site that has preliminarily been identified is along Quentin Drive on the municipal campus. To date the private fundraising hasn't been sufficient to proceed with an ice rink facility, but this is listed as a short term project given the relatively recent agreement that exists and the fact that if the fundraising materializes, the Town will need to make a final decision on whether the land considered on the municipal campus should be dedicated for such a quasi-public use. Such a facility has the potential to meet other recreation and community service needs and functions, such as indoor soccer, indoor tennis and/or other indoor athletic activities that can be played on an artificial surface in seasons or times when the ice is not in demand (Figure 5).

B. Medium Term Needs and Drivers (5 to 15 Year Planning Period)

Community Center

Estimated Size – 30,000 SF

Estimated Cost - \$9.0M to \$10.5M

A multi-purpose community center that could accommodate athletic facilities, such as a pool, gym, and exercise rooms, as well as space for seniors and other age and interest groups has been discussed within the community and is identified in the Needs Assessment. In addition, a community center could be designed to house the administrative space and needs of the Community Services Department, which is currently using an overcrowded space at Town Hall.

The size, activities accommodated, and programming of a community center could vary widely depending on what the community's priorities are as well as any partnership opportunities that present themselves. In 2006 the Greater Portland YMCA pursued a presence in Scarborough for a few years and advanced through concept level design and planning, but didn't solidify adequate funding to move forward. A partnership with an organization like the YMCA with the town providing land and/or supplemental resources may have the potential to enable some of these needs to be met through a public-private partnership arrangement. What wasn't possible 10 years ago, may be sometime in the future as the community continues to grow and gain population.

Such a facility could be sited on the municipal campus; at the existing Oak Hill Public Safety Building site if relocated and deemed adequate for the size and scope of the facility; or at another location to be determined, depending on how much priority it is given by the Town. Further, such a facility's size and functionality will also depend on whether some community service and senior center needs are met in other municipal facilities and what the priorities are for programming in that space (Figure 5).

Community Services Storage and Maintenance Building

Estimated Size – 5,000 SF

Estimated Cost - \$900,000 to \$1.0M

This is a medium term need identified in the Needs Assessment for the centralized storage of Community Service's equipment, trucks and materials. This is a need for no greater than 5,000 square feet of space. Ideally, this facility would be located on the municipal campus adjacent to the existing grounds and maintenance building, as much of the Community Service's maintenance facilities exist on the campus and their staff work out of the existing grounds building (Figure 5).

Track and Synthetic Turf Field Replacement (Scarborough High School)

Estimated Size – 150,000 SF

Estimated Cost - \$1.4M to \$1.65M

The existing track and turf field was installed in 2006 and has an expected life of 10 to 15 years. This puts potential replacement at around year 2022. Though this is not a new or expansion to a facility, it is a major capital expense that needs to be factored into the Town's budgeting (Figure 6).

North Scarborough Fire Station Expansion

Estimated Size – 7,000 SF

Estimated Cost - \$2.5M to \$2.8M

As outlined in the Needs Assessment, the North Scarborough Fire Station is Scarborough's most remote fire barn and provides response to not only northwestern Scarborough, but also areas of Gorham and Westbrook. In fact it houses both Scarborough and Gorham emergency apparatus. Given the geography this station services and the growth in the area, an expansion is likely needed in the 5 to 15 year timeframe. In preparation for this potential demand for expansion, the Town owns the adjacent house lot at 14 Saco Street, which consists of $\frac{3}{4}$ of an acre. This property coupled with the existing fire barn and site is forecasted to be adequate for a likely expansion of 7,000 +/- square feet and associated access and parking. In terms of funding, there is potential for a municipal partnership with our mutual aid communities of Gorham and Westbrook, as an expansion at this station could reduce facility needs in these two communities (Figure 7).

Dunstan Fire Station Expansion

Estimated Size – 5,000 SF

Estimated Cost - \$2.3M to \$2.7M

The Dunstan Fire Station was last expanded in 1998 and is experiencing limitation on bedrooms and vehicle bay space given the existing and future growth of personnel and apparatus at this station. The Needs Assessment identifies that an expansion will likely be necessary within 10+ years. Unlike the North Scarborough Fire Station, the property this facility is located on is constrained in size and provides limited area for expansion. Given this, and the need for expanding horizontally to provide more vehicle bay space, land acquisition is likely necessary. As the time for expansion approaches, the Town should plan for and be opportunistic with the acquisition of abutting land to be prepared in advance for any expansion (Figure 8).

C. Long Term Needs and Drivers (10 to 25 Years)

North Scarborough Park and Ballfields

Estimated Size – 260,000 SF

Estimated Cost - \$1.7M to \$2.0M

Community Services has a master plan for town parks and ballfields with a goal of providing such facilities in a satellite manner in all the quadrants of the community. North Scarborough has been envisioned as an area still in need of a park and athletic facility,

given the population in the area, its future growth potential, and its relative distance for such existing facilities. The Town currently owns a 20 acre parcel located off of Gorham Road and across from Running Hill Road that may be well situated to meet these need. In addition, the town has incrementally been acquiring adjacent land to this parcel along the Nonesuch River for conservation purposes, but which also can enable such a park facility to be interconnected by a multi-purpose trail system to surrounding neighborhoods. Such a trail system could be modeled after the Eastern Trail on the east side of town and serve as a bike and pedestrian greenway (Figure 9).

West Scarborough Fire Station

Estimated Size – 6,500 SF

Estimated Cost - \$3.4M to \$3.9M

As identified in the Needs Assessment, an additional fire station to serve the West Scarborough portion of the community may be called for in long term (15 – 25 years out). This is an area that has a significant amount of rural residential neighborhoods and development and lacks a local fire station, so currently it's an area that is the most remote to emergency response in the community. That said, growth has slowed in this portion of Town and the establishment of a fire station may not be cost effective. It is included in the plan so consideration for a station should be given as should the potential acquisition of land.

Warren Woods Park Facility

Estimated Size – TBD

Estimated Cost - TBD

When the Town partnered with the Scarborough Land Conservation Trust on the preservation of the 160 acre Warren Woods property between Payne Road and Sawyer Road, the Town reserved 10 to 15 acres of land that could be used and developed in the future as a park and ballfield-type facility. There are not any short and medium range plans for such a facility, but this opportunity should be highlighted in this facilities plan should the need or desire arise in the future (Figure 10).

V. Facility Cost Estimates

As shown in the previous section of the report, estimated sizes and costs are provided for a general indication of the size needs that may be warranted and a range of the potential cost of such a new facility, expansion or renovation. The Town worked with our consultant Woodard and Curran to develop general facility programming and estimating to arrive at these costs. It should be clearly noted that all of these estimates are based on general project concepts and a general order of magnitude for feasibility purposes only. Further, escalation costs have not been included for any projects, which should be of particular note for facilities that may be medium or long term in timing or priority. The following matrixes provide more detail around this cost

estimating for each facility. Line items are provided that may appear detailed but are included to arrive at general cost estimates and not because any particular decisions have been made.

VI. Integration with School Department Facilities Plan

Concurrent with this facilities planning effort, the School Department is conducting their own facilities analysis and plan. The details of that plan will be forthcoming in a separate report, but both plans need to ultimately relate to each other in terms of both the use and dedication of town land as well as the timing of additional financing for new or expanded facilities or other major capital needs.

In terms of town-owned land and municipal campus planning, land in close proximities to the High School, Middle School, and Wentworth Intermediate School should likely be reserved for the potential future need for additions or expansions sometime in the future. While such changes may not be forecasted in the near or medium term, adding on to these facilities will likely be the most cost effective and practical in the future when that time comes.

In addition to the primary municipal and school campus, the three neighborhood primary schools offer strategic education facilities and town land in the Pleasant Hill, Blue Point and Eight Corners neighborhoods. These schools may remain in these locations for years to come, but if it is decided that a new primary school facility is warranted and one or more of these properties is vacated, these locations should be assessed for an appropriate municipal reuse. An example of an adaptive reuse of an old primary school facility in South Portland is its current use for the Planning and Code Enforcement Department. While this particular department in such a setting may or may not make sense for Scarborough, it's an example of utilizing existing facilities for different purposes. After careful consideration, these facilities could also be retained by the town and rented out for revenue (much like the Oak Hill School at 29 Black Point Road is today) or could be long-term leased or sold for development (much like the former Bessey School that is now an elderly housing facility).

Also depending on the recommendations of the School Department facilities plan, if it recommends a future centralized primary school on or near the municipal campus, that needs to be integrated with the overall plans and needs for the campus and may play a role in dictating whether or not a Community Center, Ice Rink or other town facilities should be sited in key locations on the campus.

In terms of facility timing, priority, and funding, it is similarly critical to assimilate both of these facilities plans in order to moderate the Town's debt service as well as to prevent competition between projects within the same funding period.

VII. Conclusions and Next Steps

As stated in the introduction, this report is intended to provide a current and future needs assessment for the town's municipal facilities. It is based on past, existing and future forecasted needs and desires for town facilities in order to maintain and achieve the town's ever changing service needs, demands and expectations. This needs assessment used the Public Facilities inventory of the 2006 Updated Comprehensive Plan as a starting point and relied heavily on the guidance and knowledge of the Town Manager, Town Department Heads, and the citizen member Long Range Planning Committee. It is a report that includes an initial prioritization of these needs; general cost estimates; potential locations for new or expanded facilities; and opportunities for collaborative projects, shared space, and public-private partnerships. These priorities and potential locations for facilities or expansions as well as opportunities for shared space and public-private partnerships should be considered fluid and priorities may be reordered or adapted based on funding opportunities, partnerships, and alternative needs and desires that may arise in the future.

Further, it should be clearly noted that this facilities plan should be viewed as a broad assessment and planning tool that provides general guidance on town facility needs, priorities, geographic locations, land to be used and the like. Any particular facilities project will need a more detailed plan, analysis, design effort and process to determine their specific scope, cost and implementation. In addition, future decision makers may update this facilities plan to adjust its contents to reflect the needs and priorities at that time as stated above. So ideally this plan and report can serve as a good framework and starting point, from which the Town can consistently refer to, update and modernize in order to incrementally plan for, manage and deliver facilities to meet its on-going needs.

As noted in Appendix A, the overall cost estimates of the facilities projects outlined this long range plan total between \$42 Million to \$48 Million in 2015/2016 dollars. Given these significant figures, it will be critical to evaluate the Town's debt service schedule and requirements and identify when the more costly projects can or should be advanced without placing undue pressure on our debt service. Given the longer range timeframe we are considering, this report is intended to prepare and enable planned facility investments that can be strategically managed with our debt service rather than reacting or crisis driven expenditures that create more debt service volatility.

As specific facility priorities are selected or initiated, this report recommends the creation of individual Ad Hoc Study or Facility Committees that more closely examine and guide the specifics of any particular project, such as site selection; specific facility needs and opportunities; funding sources and timing; and public outreach etc. It should also be noted that most of the significant facility projects will need local voter approval, which is a process and step that warrants the due diligence that a specific committee and associated public awareness campaign can provide.

Scarborough Facilities Master Planning						
Facility Description	Construction	Size (SF)	Budget Cost (Low)	Cost/SF (Low)	Budget Cost (High)	Cost/SF (High)
New Central Public Safety Building	New	43,400	\$ 13,419,000	\$ 309	\$ 15,532,000	\$ 358
Dunstan Fire Station Expansion	Expansion	5,000	\$ 2,312,000	\$ 462	\$ 2,677,000	\$ 535
North Scarborough Fire Station Expansion	Expansion	7,000	\$ 2,468,000	\$ 353	\$ 2,858,000	\$ 408
New West Scarborough Fire Station	New	6,500	\$ 3,385,000	\$ 521	\$ 3,919,000	\$ 603
Public Library Renovation & Expansion	Expansion	10,000	\$ 4,527,000	\$ 453	\$ 5,242,000	\$ 524
Town Hall Reconfiguration	Expansion	5,000	\$ 1,000,000	\$ 200	\$ 1,158,000	\$ 232
IT & Central Server Facility	New	2,500	\$ 1,431,000	\$ 572	\$ 1,657,000	\$ 663
SEDCO Offices	Renovation	600	\$ 143,000	\$ 238	\$ 166,000	\$ 277
New Community Center	New	30,000	\$ 9,120,000	\$ 304	\$ 10,560,000	\$ 352
Community Services Storage Building	New	5,000	\$ 938,000	\$ 188	\$ 1,086,000	\$ 217
High School Track/Synthetic Turf Replacement	Renovation	148,000	\$ 1,425,000	\$ 10	\$ 1,650,000	\$ 11
North Scarborough Park & Ballfields	New	260,000	\$ 1,717,000	\$ 7	\$ 1,988,000	\$ 8
Facilities Conceptual Master Plan Budget		Cost Range	\$ 41,885,000	to	\$ 48,493,000	

Notes:

- 1) All projects are based on conceptual order of magnitude budget cost estimates for feasibility purposes only.
- 2) All projects will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule for each capital improvement project.
- 5) Costs for legal development, financing, debt service, staff salaries, etc. are not included.
- 6) Potential funding from mutual aid towns or public/private partnerships are not included.
- 7) Factors for future permitting, regulatory and building code changes are not included.
- 8) IT Facility and SEDCO Offices may be integrated with a concurrent project pending further evaluation.
- 9) Community Center may be developed as a renovation option to an existing building.
- 10) Cost range is assumed at -5% to +10% from the datum order of magnitude budget cost estimates.

New Central Public Safety Building (43,400 SF)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 594,000	
	General Requirements	Contractor	\$ 131,000	
	Site Work	Contractor	\$ 976,000	
	Concrete	Contractor	\$ 484,000	
	Masonry	Contractor	\$ 517,000	
	Steel	Contractor	\$ 752,000	
	Carpentry	Contractor	\$ 703,000	
	Thermal & Moisture Protection	Contractor	\$ 433,000	
	Doors & Windows	Contractor	\$ 499,000	
	Finishes	Contractor	\$ 935,000	
	Specialties	Contractor	\$ 123,000	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	Contractor	\$ 21,000	
	Special Construction	N/A	\$ -	
	Elevator	Contractor	\$ 81,000	
	Fire Protection	Contractor	\$ 168,000	
	Plumbing	Contractor	\$ 356,000	
	HVAC	Contractor	\$ 1,329,000	
	Electrical	Contractor	\$ 923,000	
	Construction Contingency (10%)	Contractor	\$ 902,000	
	General Liability Insurance	Contractor	\$ 75,000	
	Builders Risk Insurance	Contractor	\$ 22,000	
	Payment & Performance Bond	Contractor	\$ 100,000	
	Contractor Fee (4%)	Contractor	\$ 405,000	
	Subtotal Construction Costs			\$ 10,529,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 385,000	
	Geotechnical	Engineer	\$ 10,000	
	Civil	Engineer	\$ 75,000	
	Structural	Engineer	\$ 125,000	
	Mechanical	Engineer	\$ 175,000	
	Electrical	Engineer	\$ 150,000	
	Subtotal Design / Engineering Fees			\$ 920,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ 40,000	
	DOT Permit	Civil Engineer	\$ 5,000	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ 20,000	
	Water Service Connection Stub	Owner	\$ 5,000	
	Natural Gas Service Fee	Owner	\$ 3,000	
	Sewer Impact Fee	Owner	\$ 15,000	
	Subtotal Impact / Permit Fees			\$ 88,000
Systems	Tele/Data System & Outlets	Owner	\$ 21,000	
	Fiber Optic Cable	Owner	\$ 10,000	
	Z Phones	Owner	\$ 60,000	
	Communications Tower	Owner	\$ 95,000	
	Communications Center	Owner	\$ 100,000	
	VOC Alarm	Owner	\$ 10,000	
	Security System	Owner	\$ 12,000	
	Dispatch Stations	Owner	\$ 63,000	
	Subtotal Systems Costs			\$ 371,000

New Central Public Safety Building (43,400 SF)				
Category	Description	Responsibility	Cost	Totals
Equipment	Police Gear Lockers	Owner	\$ 8,000	
	Fire Gear Lockers	Owner	\$ 8,000	
	Evidence Pass Thru	Owner	\$ 5,000	
	Fitness Equipment	Owner	\$ 15,000	
	Gear Dryer	Owner	\$ 6,000	
	Industrial Washer/Dryer	Owner	\$ 14,000	
	Kitchen Equipment	Owner	\$ 25,000	
	Plymo Vent System	Owner	\$ 32,000	
	Generator	Owner	\$ 150,000	
	Office Equipment	Owner	\$ 70,000	
	Apparatus Equipment (Existing)	Owner	No Cost	
	Small Tools & Power Equipment (Existing)	Owner	No Cost	
	Fire Hose Storage Racks (Existing)	Owner	No Cost	
	Flat Screen Televisions (Existing)	Owner	No Cost	
	Small Appliances (Existing)	Owner	No Cost	
	Subtotal Equipment Costs			\$ 333,000
Furniture / Fixtures	Office Furniture	Owner	\$ 552,000	
	Window Treatment	Owner	\$ 12,000	
	Interior Signage	Owner	\$ 10,000	
	Exterior Signage	Owner	\$ 30,000	
	Dormitory Furniture	Owner	No Cost	
	Bedding / Pillows / Towels	Owner	No Cost	
	Kitchen Utensils / Dishes / Pots / Pans	Owner	No Cost	
	Marker Boards	Owner	No Cost	
		Subtotal Furniture Costs		
Other	Land Acquisition - Existing Town Land	Owner	No Cost	
	Moving & Storage	Owner	\$ 15,000	
	Resident Inspector (Clerk-of-the-Works)	Owner	\$ 175,000	
	Owner Contingency	Owner	\$ 1,065,000	
		Subtotal Other Costs		
Offsite Improvements	Traffic Signalization - Not Required	Owner	\$ -	
	Recreation or Open Space Fees - Not Included	Owner	\$ -	
		Subtotal Offsite Improvement Costs		
Total Project Budget		43,400 SF		\$ 14,100,000
Budget Cost Range (-5% to +10%)			\$ 13,419,000	\$ 15,532,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) Includes Administrative Offices, Training, Fitness, Dispatch and Living Quarters for Fire and Police Services.
- 7) Includes four (4) 20' x 80' Apparatus Bays with associated support areas for Fire/Rescue Services.
- 8) Includes Sally Port, Evidence Storage and Processing Areas for Police Services.
- 9) Includes allowances for site development and utility costs.
- 10) Includes allowances for ADA Compliance and Life Safety Systems.

Dunstan Fire Station Expansion (5,000 SF)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 68,000	
	General Requirements	Contractor	\$ 15,000	
	Site Work	Contractor	\$ 112,000	
	Concrete	Contractor	\$ 56,000	
	Masonry	Contractor	\$ 59,000	
	Steel	Contractor	\$ 86,000	
	Carpentry	Contractor	\$ 81,000	
	Thermal & Moisture Protection	Contractor	\$ 50,000	
	Doors & Windows	Contractor	\$ 57,000	
	Finishes	Contractor	\$ 107,000	
	Specialties	Contractor	\$ 14,000	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	Contractor	\$ 3,000	
	Existing Building Renovations (Allowance)	Contractor	\$ 250,000	
	Elevator	N/A	\$ -	
	Fire Protection	Contractor	\$ 19,000	
	Plumbing	Contractor	\$ 41,000	
	HVAC	Contractor	\$ 152,000	
	Electrical	Contractor	\$ 106,000	
	Construction Contingency (10%)	Contractor	\$ 103,000	
	General Liability Insurance	Contractor	\$ 9,000	
	Builders Risk Insurance	Contractor	\$ 3,000	
	Payment & Performance Bond	Contractor	\$ 12,000	
	Contractor Fee (4%)	Contractor	\$ 47,000	
	Subtotal Construction Costs			\$ 1,450,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 45,000	
	Geotechnical	Engineer	\$ 2,000	
	Civil	Engineer	\$ 3,000	
	Structural	Engineer	\$ 15,000	
	Mechanical	Engineer	\$ 20,000	
	Electrical	Engineer	\$ 18,000	
	Subtotal Design / Engineering Fees			\$ 103,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ 15,000	
	DOT Permit	Civil Engineer	\$ 5,000	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ -	
	Water Service Connection Stub	Owner	\$ -	
	Natural Gas Service Fee	Owner	\$ -	
	Sewer Impact Fee	Owner	\$ -	
	Subtotal Impact /Permit Fees			\$ 20,000
Systems	Tele/Data System & Outlets	Owner	\$ 15,000	
	Fiber Optic Cable	Owner	\$ 5,000	
	Security System	Owner	\$ 5,000	
	Subtotal Systems Costs			\$ 25,000
Equipment	Plymo Vent System	Owner	\$ 12,000	
	Generator	Owner	\$ 50,000	

Dunstan Fire Station Expansion (5,000 SF)				
Category	Description	Responsibility	Cost	Totals
	Office Equipment	Owner	\$ 10,000	
	Apparatus Equipment	Owner	No Cost	
	Small Tools & Power Equipment	Owner	No Cost	
	Small Appliances	Owner	No Cost	
	Subtotal Equipment Costs			\$ 72,000
Furniture / Fixtures	Office Furniture	Owner	\$ 5,000	
	Window Treatment	Owner	\$ 5,000	
	Interior Signage	Owner	\$ 3,000	
	Subtotal Furniture Costs			\$ 13,000
Other	Land Acquisition - Allowance	Owner	\$ 400,000	
	Moving & Storage	Owner	\$ -	
	Resident Inspector (Clerk-of-the-Works)	Owner	\$ 50,000	
	Owner Contingency	Owner	\$ 301,000	
	Subtotal Other Costs			\$ 751,000
Offsite Improvements	Traffic Signalization - Not Included	Owner	\$ -	
	Recreation or Open Space Fees - Not Included	Owner	\$ -	
	Subtotal Offsite Improvement Costs			\$ -
	Total Project Budget	5,000 SF	\$ 2,312,000	\$ 2,434,000
	Budget Cost Range (-5% to +10%)		\$ 2,195,400	\$ 2,677,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) Includes two (2) 20' x 50' Apparatus Bays with associated support areas for Fire/Rescue Services.
- 7) Includes living quarters and associated support space for call fire service staff.
- 8) Includes site development and site utility costs which will be dependent on space constraints.
- 9) Includes allowances for ADA Compliance and Life Safety Systems.
- 10) Excludes renovations or major modifications to the existing fire station.

North Scarborough Fire Station Expansion (7,000 SF)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 95,000	
	General Requirements	Contractor	\$ 21,000	
	Site Work	Contractor	\$ 156,000	
	Concrete	Contractor	\$ 78,000	
	Masonry	Contractor	\$ 83,000	
	Steel	Contractor	\$ 120,000	
	Carpentry	Contractor	\$ 113,000	
	Thermal & Moisture Protection	Contractor	\$ 64,000	
	Doors & Windows	Contractor	\$ 80,000	
	Finishes	Contractor	\$ 149,000	
	Specialties	Contractor	\$ 20,000	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	Contractor	\$ 4,000	
	Existing Building Renovations (Allowance)	Contractor	\$ 175,000	
	Elevator	N/A	\$ -	
	Fire Protection	Contractor	\$ 27,000	
	Plumbing	Contractor	\$ 57,000	
	HVAC	Contractor	\$ 213,000	
	Electrical	Contractor	\$ 148,000	
	Construction Contingency (10%)	Contractor	\$ 144,000	
	General Liability Insurance	Contractor	\$ 12,000	
	Builders Risk Insurance	Contractor	\$ 4,000	
	Payment & Performance Bond	Contractor	\$ 16,000	
	Contractor Fee (4%)	Contractor	\$ 65,000	
	Subtotal Construction Costs			\$ 1,844,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 62,000	
	Geotechnical	Engineer	\$ 2,000	
	Civil	Engineer	\$ 5,000	
	Structural	Engineer	\$ 20,000	
	Mechanical	Engineer	\$ 28,000	
	Electrical	Engineer	\$ 25,000	
	Subtotal Design / Engineering Fees			\$ 142,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ 25,000	
	DOT Permit	Civil Engineer	\$ 5,000	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ -	
	Water Service Connection Stub	Owner	\$ -	
	Natural Gas Service Fee	Owner	\$ -	
	Sewer Impact Fee	Owner	\$ -	
	Subtotal Impact / Permit Fees			\$ 30,000
Systems	Tele/Data System & Outlets	Owner	\$ 15,000	
	Fiber Optic Cable	Owner	\$ 45,000	
	Security System	Owner	\$ 5,000	
	Subtotal Systems Costs			\$ 65,000
Equipment	Plymo Vent System	Owner	\$ 20,000	
	Generator	Owner	\$ -	

North Scarborough Fire Station Expansion (7,000 SF)				
Category	Description	Responsibility	Cost	Totals
	Office Equipment	Owner	\$ 15,000	
	Apparatus Equipment	Owner	No Cost	
	Small Tools & Power Equipment	Owner	No Cost	
	Small Appliances	Owner	No Cost	
	Subtotal Equipment Costs			\$ 35,000
Furniture / Fixtures	Office Furniture	Owner	\$ 10,000	
	Window Treatment	Owner	\$ 5,000	
	Interior Signage	Owner	\$ 3,000	
	Subtotal Furniture Costs			\$ 18,000
Other	Land Acquisition - Existing Town Land	Owner	No Cost	
	Resident Inspector (Clerk-of-the-Works)	Owner	\$ 75,000	
	Owner Contingency	Owner	\$ 389,000	
	Subtotal Other Costs			\$ 464,000
Offsite Improvements	Traffic Signalization - Not Included	Owner	\$ -	
	Recreation or Open Space Fees - Not Included	Owner	\$ -	
	Subtotal Offsite Improvement Costs			\$ -
Total Project Budget		7,000 SF		\$ 2,598,000
Budget Cost Range (-5% to +10%)			\$ 2,468,000	\$ 2,858,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) Includes two (2) 20' x 80' Apparatus Bays with associated support areas for Fire/Rescue Services.
- 7) Includes expansion space for future growth and associated support space for Fire/Rescue Services.
- 8) Includes allowances for site development and site utility costs.
- 9) Includes allowances for ADA Compliance and Life Safety Systems.
- 10) Includes allowance for renovations to the existing North Scarborough Fire Station facility.
- 11) Excludes renovations or major modifications to the existing fire station.

New West Scarborough Fire Station (6,500 SF)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 89,000	
	General Requirements	Contractor	\$ 20,000	
	Site Work	Contractor	\$ 146,000	
	Concrete	Contractor	\$ 73,000	
	Masonry	Contractor	\$ 77,000	
	Steel	Contractor	\$ 112,000	
	Carpentry	Contractor	\$ 105,000	
	Thermal & Moisture Protection	Contractor	\$ 65,000	
	Doors & Windows	Contractor	\$ 75,000	
	Finishes	Contractor	\$ 140,000	
	Specialties	Contractor	\$ 19,000	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	Contractor	\$ 3,000	
	Special Construction	N/A	\$ -	
	Elevator	Contractor	\$ 12,000	
	Fire Protection	Contractor	\$ 25,000	
	Plumbing	Contractor	\$ 53,000	
	HVAC	Contractor	\$ 199,000	
	Electrical	Contractor	\$ 138,000	
	Construction Contingency (10%)	Contractor	\$ 135,000	
	General Liability Insurance	Contractor	\$ 11,000	
	Builders Risk Insurance	Contractor	\$ 3,000	
	Payment & Performance Bond	Contractor	\$ 15,000	
	Contractor Fee (4%)	Contractor	\$ 61,000	
	Subtotal Construction Costs			\$ 1,576,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 59,000	
	Geotechnical	Engineer	\$ 2,000	
	Civil	Engineer	\$ 4,000	
	Structural	Engineer	\$ 19,000	
	Mechanical	Engineer	\$ 27,000	
	Electrical	Engineer	\$ 23,000	
	Subtotal Design / Engineering Fees			\$ 134,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ 40,000	
	DOT Permit	Civil Engineer	\$ 5,000	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ 20,000	
	Water Service Connection Stub	Owner	\$ -	
	Natural Gas Service Fee	Owner	\$ -	
	Sewer Impact Fee	Owner	\$ -	
	Subtotal Impact / Permit Fees			\$ 65,000
Systems	Tele/Data System & Outlets	Owner	\$ 21,000	
	Fiber Optic Cable	Owner	\$ 10,000	
	Z Phones	Owner	\$ -	
	Communications Tower	Owner	\$ -	
	Communications Center	Owner	\$ -	
	VOC Alarm	Owner	\$ -	
	Security System	Owner	\$ -	
	Dispatch Stations	Owner	\$ -	
	Subtotal Systems Costs			\$ 31,000

New West Scarborough Fire Station (6,500 SF)				
Category	Description	Responsibility	Cost	Totals
Equipment	Fire Gear Lockers	Owner	\$ 8,000	
	Fitness Equipment	Owner	\$ 15,000	
	Gear Dryer	Owner	\$ 6,000	
	Industrial Washer/Dryer	Owner	\$ 14,000	
	Kitchen Equipment	Owner	\$ 25,000	
	Plymo Vent System	Owner	\$ 32,000	
	Generator	Owner	\$ 150,000	
	Office Equipment	Owner	\$ 70,000	
	Apparatus Equipment	Owner	\$ 500,000	
	Small Tools & Power Equipment	Owner	\$ 25,000	
	Fire Hose Storage Racks	Owner	\$ 30,000	
	Flat Screen Televisions	Owner	\$ 5,000	
	Small Appliances	Owner	\$ 5,000	
	Subtotal Equipment Costs			
Furniture / Fixtures	Office Furniture	Owner	\$ 15,000	
	Window Treatment	Owner	\$ 5,000	
	Interior Signage	Owner	\$ 5,000	
	Exterior Signage	Owner	\$ 10,000	
	Dormitory Furniture	Owner	\$ 10,000	
	Bedding / Pillows / Towels	Owner	\$ 3,000	
	Kitchen Utensils / Dishes / Pots / Pans	Owner	\$ 3,000	
	Marker Boards	Owner	\$ 1,000	
	Subtotal Furniture Costs			
Other	Land Acquisition - 4 Acres Estimated	Owner	\$ 400,000	
	Moving & Storage	Owner	\$ 30,000	
	Resident Inspector (Clerk-of-the-Works)	Owner	\$ 150,000	
	Owner Contingency	Owner	\$ 190,000	
Subtotal Other Costs				\$ 770,000
Offsite Improvements	Traffic Pre-Emption Warning Lights - Allowance		\$ 50,000	
	Recreation or Open Space Fees - Not Included		\$ -	
Subtotal Offsite Improvement Costs				\$ 50,000
Total Project Budget		6,500 SF		\$ 3,563,000
Budget Cost Range (-5% to +10%)			\$ 3,385,000	\$ 3,919,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) Includes Administrative Offices, House Watch and associated support services.
- 7) Includes two (2) 20' x 80' Apparatus Bays with associated support areas for Fire/Rescue Services.
- 8) Includes living quarters, fitness, training and associated support areas for Fire/Rescue Services.
- 9) Includes allowances for site development and site utility costs.
- 10) Includes allowances for ADA Compliance and Life Safety Systems.

Scarborough Public Library Renovation & Expansion (10,000 SF)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 137,000	
	General Requirements	Contractor	\$ 30,000	
	Site Work	Contractor	\$ 425,000	
	Concrete	Contractor	\$ 112,000	
	Masonry	Contractor	\$ 119,000	
	Steel	Contractor	\$ 174,000	
	Carpentry	Contractor	\$ 192,000	
	Thermal & Moisture Protection	Contractor	\$ 100,000	
	Doors & Windows	Contractor	\$ 115,000	
	Finishes	Contractor	\$ 265,000	
	Specialties	Contractor	\$ 39,000	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	Contractor	\$ 25,000	
	Existing Building Renovations (Allowance)	Contractor	\$ 750,000	
	Elevator	N/A	\$ -	
	Fire Protection	Contractor	\$ 38,000	
	Plumbing	Contractor	\$ 102,000	
	HVAC	Contractor	\$ 306,000	
	Electrical	Contractor	\$ 213,000	
	Construction Contingency (10%)	Contractor	\$ 208,000	
	General Liability Insurance	Contractor	\$ 18,000	
	Builders Risk Insurance	Contractor	\$ 5,000	
	Payment & Performance Bond	Contractor	\$ 23,000	
	Contractor Fee (4%)	Contractor	\$ 94,000	
	Subtotal Construction Costs			\$ 3,490,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 95,000	
	Geotechnical	Engineer	\$ 5,000	
	Civil	Engineer	\$ 35,000	
	Structural	Engineer	\$ 30,000	
	Mechanical	Engineer	\$ 40,000	
	Electrical	Engineer	\$ 35,000	
	Subtotal Design / Engineering Fees			\$ 240,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ 25,000	
	DOT Permit	Civil Engineer	\$ 5,000	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ 20,000	
	Water Service Connection Stub	Owner	\$ 5,000	
	Natural Gas Service Fee	Owner	\$ 5,000	
	Sewer Impact Fee	Owner	\$ 5,000	
	Subtotal Impact / Permit Fees			\$ 65,000
Systems	Tele/Data System & Outlets	Owner	\$ 30,000	
	Fiber Optic Cable	Owner	\$ 25,000	
	Security System	Owner	\$ 35,000	
	Subtotal Systems Costs			\$ 90,000
Equipment	Library Equipment	Owner	\$ 125,000	
	Generator	Owner	\$ 75,000	

Scarborough Public Library Renovation & Expansion (10,000 SF)				
Category	Description	Responsibility	Cost	Totals
	Office Equipment	Owner	\$ 30,000	
	Subtotal Equipment Costs			\$ 230,000
Furniture / Fixtures	Library Furniture	Owner	\$ 120,000	
	Window Treatment	Owner	\$ 15,000	
	Interior Signage	Owner	\$ 10,000	
	Subtotal Furniture Costs			\$ 145,000
Other	Land Acquisition - Existing Town Property	Owner	No Cost	
	Resident Inspector (Clerk-of-the-Works)	Owner	\$ 75,000	
	Owner Contingency	Owner	\$ 430,000	
	Subtotal Other Costs			\$ 505,000
Offsite Improvements	Traffic Signalization - Not Included	Owner	\$ -	
	Recreation or Open Space Fees - Not Included	Owner	\$ -	
	Subtotal Offsite Improvement Costs			\$ -
	Total Project Budget	10,000 SF		\$ 4,765,000
	Budget Cost Range (-5% to +10%)		\$ 4,527,000	\$ 5,242,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) Includes seating, collections, storage and meeting space for Library Services.
- 7) Includes allowances for new equipment, furniture and generator (if required).
- 8) Includes allowances for site development and utility costs.
- 9) Includes allowances for ADA Compliance and Life Safety Systems.
- 10) Includes allowance for renovations to the existing Scarborough Public Library facility.

Scarborough Town Hall Reconfiguration (5,000 SF)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 69,000	
	General Requirements	Contractor	\$ 16,000	
	Selective Demolition	Contractor	\$ 25,000	
	Concrete	Contractor	\$ -	
	Masonry	Contractor	\$ -	
	Steel	Contractor	\$ -	
	Carpentry	Contractor	\$ 51,000	
	Thermal & Moisture Protection	Contractor	\$ -	
	Doors & Windows	Contractor	\$ 18,000	
	Finishes	Contractor	\$ 108,000	
	Specialties	Contractor	\$ 15,000	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	Contractor	\$ 2,000	
	Special Construction	N/A	\$ -	
	Elevator	N/A	\$ -	
	Fire Protection	Contractor	\$ 19,000	
	Plumbing	Contractor	\$ 41,000	
	HVAC	Contractor	\$ 153,000	
	Electrical	Contractor	\$ 107,000	
	Construction Contingency (10%)	Contractor	\$ 104,000	
	General Liability Insurance	Contractor	\$ 9,000	
	Builders Risk Insurance	Contractor	\$ 3,000	
	Payment & Performance Bond	Contractor	\$ 12,000	
	Contractor Fee (4%)	Contractor	\$ 32,000	
	Subtotal Construction Costs			\$ 784,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 45,000	
	Geotechnical	Engineer	\$ -	
	Civil	Engineer	\$ -	
	Structural	Engineer	\$ -	
	Mechanical	Engineer	\$ 20,000	
	Electrical	Engineer	\$ 18,000	
	Subtotal Design / Engineering Fees			\$ 83,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ -	
	DOT Permit	Civil Engineer	\$ -	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ -	
	Water Service Connection Stub	Owner	\$ -	
	Natural Gas Service Fee	Owner	\$ -	
	Sewer Impact Fee	Owner	\$ -	
	Subtotal Impact /Permit Fees			\$ -
Systems	Tele/Data System & Outlets	Owner	\$ 15,000	
	Fiber Optic Cable	Owner	\$ -	
	Security System	Owner	\$ -	
	Subtotal Systems Costs			\$ 15,000
Equipment	Office Equipment	Owner	\$ 20,000	
	Generator	Owner	\$ -	

Scarborough Town Hall Reconfiguration (5,000 SF)				
Category	Description	Responsibility	Cost	Totals
	Audio/Visual Equipment	Owner	\$ 15,000	
	Subtotal Equipment Costs			\$ 35,000
Furniture / Fixtures	Office Furniture	Owner	\$ 30,000	
	Window Treatment	Owner	\$ 5,000	
	Interior Signage	Owner	\$ 5,000	
	Subtotal Furniture Costs			\$ 40,000
Other	Land Acquisition - Existing Town Property	Owner	No Cost	
	Owner Contingency	Owner	\$ 96,000	
	Subtotal Other Costs			\$ 96,000
Offsite Improvements	Traffic Signalization - Not Included	Owner	\$ -	
	Recreation or Open Space Fees - Not Included	Owner	\$ -	
	Subtotal Offsite Improvement Costs			\$ -
	Total Project Budget	5,000 SF		\$ 1,053,000
	Budget Cost Range (-5% to +10%)		\$ 1,000,000	\$ 1,158,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) SEDCO Offices may be integrated with the Town Hall Reconfiguration pending further evaluation.
- 7) Includes building expansion allowances for new offices, meeting rooms, storage, etc.
- 8) Includes allowances for site development and utility costs for building expansion.
- 9) Includes allowances for ADA Compliance and Life Safety Systems.
- 10) Excludes expansion or major renovations to the existing Scarborough Town Hall facility.

IT & Central Server Facility (2,500 SF)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 35,000	
	General Requirements	Contractor	\$ 8,000	
	Site Work	Contractor	\$ 57,000	
	Concrete	Contractor	\$ 28,000	
	Masonry	Contractor	\$ 30,000	
	Steel	Contractor	\$ 44,000	
	Carpentry	Contractor	\$ 41,000	
	Thermal & Moisture Protection	Contractor	\$ 25,000	
	Doors & Windows	Contractor	\$ 29,000	
	Finishes	Contractor	\$ 54,000	
	Specialties	Contractor	\$ 8,000	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	Contractor	\$ 1,000	
	Special Construction	Contractor	\$ 13,000	
	Elevator	N/A	\$ -	
	Fire Protection	Contractor	\$ 19,000	
	Plumbing	Contractor	\$ 21,000	
	HVAC	Contractor	\$ 102,000	
	Electrical	Contractor	\$ 79,000	
	Construction Contingency (10%)	Contractor	\$ 58,000	
	General Liability Insurance	Contractor	\$ 5,000	
	Builders Risk Insurance	Contractor	\$ 2,000	
	Payment & Performance Bond	Contractor	\$ 6,000	
	Contractor Fee (4%)	Contractor	\$ 26,000	
	Subtotal Construction Costs			\$ 691,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 23,000	
	Geotechnical	Engineer	\$ 2,000	
	Civil	Engineer	\$ 2,000	
	Structural	Engineer	\$ 8,000	
	Mechanical	Engineer	\$ 13,000	
	Electrical	Engineer	\$ 15,000	
	Subtotal Design / Engineering Fees			\$ 63,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ 25,000	
	DOT Permit	Civil Engineer	\$ 5,000	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ 20,000	
	Water Service Connection Stub	Owner	\$ 5,000	
	Natural Gas Service Fee	Owner	\$ 5,000	
	Sewer Impact Fee	Owner	\$ 5,000	
	Subtotal Impact / Permit Fees			\$ 65,000
Systems	Tele/Data System & Outlets	Owner	\$ 15,000	
	Fiber Optic Cable	Owner	\$ 25,000	
	Security System	Owner	\$ 5,000	
	Subtotal Systems Costs			\$ 45,000
Equipment	IT Equipment	Owner	\$ 300,000	
	Generator	Owner	\$ 75,000	

IT & Central Server Facility (2,500 SF)				
Category	Description	Responsibility	Cost	Totals
	Audio/Visual Equipment	Owner	\$ 15,000	
	Subtotal Equipment Costs			\$ 390,000
Furniture / Fixtures	IT Furniture	Owner	\$ 60,000	
	Window Treatment	Owner	\$ 5,000	
	Interior Signage	Owner	\$ 5,000	
	Subtotal Furniture Costs			\$ 70,000
Other	Land Acquisition - Existing Town Property	Owner	No Cost	
	Resident Inspector (Clerk-of-the-Works)	Owner	\$ 50,000	
	Owner Contingency	Owner	\$ 132,000	
	Subtotal Other Costs			\$ 182,000
Offsite Improvements	Traffic Signalization - Not Included	Owner	\$ -	
	Recreation or Open Space Fees - Not Included	Owner	\$ -	
	Subtotal Offsite Improvement Costs			\$ -
	Total Project Budget	2,500 SF		\$ 1,506,000
	Budget Cost Range (-5% to +10%)		\$ 1,431,000	\$ 1,657,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) Includes new Server Room and workspace for staff, storage, shipping/receiving, etc.
- 7) Includes allowances for site development and utility costs for building expansion.
- 8) Includes allowances for ADA Compliance and Life Safety Systems.
- 9) IT may be incorporated into the Public Safety Building project for shared security and utility cost savings.
- 10) Excludes external fiber optic instructure costs which may be required for connectivity.

SEDCO Offices (600 SF)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 8,000	
	General Requirements	Contractor	\$ 2,000	
	Site Work	Contractor	\$ -	
	Concrete	Contractor	\$ -	
	Masonry	Contractor	\$ -	
	Steel	Contractor	\$ -	
	Carpentry	Contractor	\$ 5,000	
	Thermal & Moisture Protection	Contractor	\$ -	
	Doors & Windows	Contractor	\$ 2,000	
	Finishes	Contractor	\$ 13,000	
	Specialties	Contractor	\$ 2,000	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	Contractor	\$ -	
	Special Construction	N/A	\$ -	
	Elevator	N/A	\$ -	
	Fire Protection	Contractor	\$ 2,000	
	Plumbing	Contractor	\$ 5,000	
	HVAC	Contractor	\$ 16,000	
	Electrical	Contractor	\$ 12,000	
	Construction Contingency (10%)	Contractor	\$ 21,000	
	General Liability Insurance	Contractor	\$ 1,000	
	Builders Risk Insurance	Contractor	\$ -	
	Payment & Performance Bond	Contractor	\$ 1,000	
	Contractor Fee (4%)	Contractor	\$ 6,000	
	Subtotal Construction Costs			\$ 96,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 5,000	
	Geotechnical	Engineer	\$ -	
	Civil	Engineer	\$ -	
	Structural	Engineer	\$ -	
	Mechanical	Engineer	\$ 2,000	
	Electrical	Engineer	\$ 2,000	
	Subtotal Design / Engineering Fees			\$ 9,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ -	
	DOT Permit	Civil Engineer	\$ -	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ -	
	Water Service Connection Stub	Owner	\$ -	
	Natural Gas Service Fee	Owner	\$ -	
	Sewer Impact Fee	Owner	\$ -	
	Subtotal Impact /Permit Fees			\$ -
Systems	Tele/Data System & Outlets	Owner	\$ 5,000	
	Fiber Optic Cable	Owner	\$ -	
	Security System	Owner	\$ -	
	Subtotal Systems Costs			\$ 5,000
Equipment	Office Equipment	Owner	\$ 5,000	
	Generator	N/A	\$ -	

SEDCO Offices (600 SF)				
Category	Description	Responsibility	Cost	Totals
	Audio/Visual Equipment	Owner	\$ 5,000	
	Subtotal Equipment Costs			\$ 10,000
Furniture / Fixtures	Office Furniture	Owner	\$ 5,000	
	Window Treatment	Owner	\$ 2,000	
	Interior Signage	Owner	\$ 1,000	
	Subtotal Furniture Costs			\$ 8,000
Other	Land Acquisition - Existing Town Property	Owner	No Cost	
	Resident Inspector (Clerk-of-the-Works)	Owner	\$ 10,000	
	Owner Contingency	Owner	\$ 13,000	
	Subtotal Other Costs			\$ 23,000
Offsite Improvements	Traffic Signalization - Not Included	Owner	\$ -	
	Recreation or Open Space Fees - Not Included	Owner	\$ -	
	Subtotal Offsite Improvement Costs			\$ -
	Total Project Budget	600 SF	\$ 151,000	\$ 151,000
	Budget Cost Range (-5% to +10%)		\$ 143,000	\$ 166,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) SEDCO Offices may be integrated with the Town Hall Reconfiguration pending further evaluation.
- 7) Includes office and meeting space for SEDCO operations and staff.
- 8) Includes allowances for ADA Compliance and Life Safety Systems.
- 9) Excludes building addition costs assuming SEDCO Offices are incorporated in an existing facility.
- 10) Excludes storage and support space assumed to be shared within an existing facility.

New Scarborough Community Center (30,000 SF)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 411,000	
	General Requirements	Contractor	\$ 93,000	
	Site Work	Contractor	\$ 675,000	
	Concrete	Contractor	\$ 336,000	
	Masonry	Contractor	\$ 357,000	
	Steel	Contractor	\$ 522,000	
	Carpentry	Contractor	\$ 486,000	
	Thermal & Moisture Protection	Contractor	\$ 300,000	
	Doors & Windows	Contractor	\$ 345,000	
	Finishes	Contractor	\$ 645,000	
	Specialties	Contractor	\$ 87,000	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	Contractor	\$ 12,000	
	Special Construction - Pool	Contractor	\$ 630,000	
	Elevator	Contractor	\$ 70,000	
	Fire Protection	Contractor	\$ 114,000	
	Plumbing	Contractor	\$ 246,000	
	HVAC	Contractor	\$ 918,000	
	Electrical	Contractor	\$ 639,000	
	Construction Contingency (10%)	Contractor	\$ 624,000	
	General Liability Insurance	Contractor	\$ 54,000	
	Builders Risk Insurance	Contractor	\$ 15,000	
Payment & Performance Bond	Contractor	\$ 69,000		
Contractor Fee (4%)	Contractor	\$ 282,000		
	Subtotal Construction Costs		\$ 7,930,000	
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 270,000	
	Geotechnical	Engineer	\$ 12,000	
	Civil	Engineer	\$ 24,000	
	Structural	Engineer	\$ 90,000	
	Mechanical	Engineer	\$ 120,000	
	Electrical	Engineer	\$ 105,000	
		Subtotal Design / Engineering Fees		\$ 621,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ 25,000	
	DOT Permit	Civil Engineer	\$ 5,000	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ 20,000	
	Water Service Connection Stub	Owner	\$ 5,000	
	Natural Gas Service Fee	Owner	\$ 5,000	
	Sewer Impact Fee	Owner	\$ 5,000	
		Subtotal Impact /Permit Fees		\$ 65,000
Systems	Tele/Data System & Outlets	Owner	\$ 15,000	
	Fiber Optic Cable	Owner	\$ 25,000	
	Security System	Owner	\$ 5,000	
		Subtotal Systems Costs		\$ 45,000
Equipment	Office Equipment	Owner	\$ 50,000	
	Generator	Owner	\$ 150,000	

New Scarborough Community Center (30,000 SF)				
Category	Description	Responsibility	Cost	Totals
	Audio/Visual Equipment	Owner	\$ 15,000	
	Subtotal Equipment Costs			\$ 215,000
Furniture / Fixtures	Office Furniture	Owner	\$ 60,000	
	Window Treatment	Owner	\$ 20,000	
	Interior Signage	Owner	\$ 15,000	
	Exterior Signage	Owner	\$ 15,000	
	Subtotal Furniture Costs			\$ 110,000
Other	Land Acquisition - Existing Town Land	Owner	No Cost	
	Resident Inspector (Clerk-of-the-Works)	Owner	\$ 100,000	
	Owner Contingency	Owner	\$ 514,000	
	Subtotal Other Costs			\$ 614,000
Offsite Improvements	Traffic Signalization - Not Included	Owner	\$ -	
	Recreation or Open Space Fees - Not Included	Owner	\$ -	
	Subtotal Offsite Improvement Costs			\$ -
Total Project Budget		30,000 SF		\$ 9,600,000
Budget Cost Range (-5% to +10%)			\$ 9,120,000	\$ 10,560,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) Includes multi-purpose rooms for Senior Center, Community Services and Administrative offices.
- 7) Includes six-lane 25M Indoor Pool and Fitness Center.
- 8) Includes allowances for site development, landscaping and site utility costs.
- 9) Includes allowances for ADA Compliance and Life Safety Systems.
- 10) Community Center may be developed as a renovation option to an existing building.

New Community Services Storage Building (5,000 SF)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 69,000	
	General Requirements	Contractor	\$ 16,000	
	Site Work	Contractor	\$ 113,000	
	Concrete	Contractor	\$ 56,000	
	Masonry	Contractor	\$ 60,000	
	Steel	Contractor	\$ 87,000	
	Carpentry	Contractor	\$ 31,000	
	Thermal & Moisture Protection	Contractor	\$ 50,000	
	Doors & Windows	Contractor	\$ 18,000	
	Finishes	Contractor	\$ 25,000	
	Specialties	Contractor	\$ -	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	Contractor	\$ -	
	Special Construction	N/A	\$ -	
	Elevator	N/A	\$ -	
	Fire Protection	Contractor	\$ 10,000	
	Plumbing	Contractor	\$ -	
	HVAC	Contractor	\$ 40,000	
	Electrical	Contractor	\$ 45,000	
	Construction Contingency (10%)	Contractor	\$ 68,000	
	General Liability Insurance	Contractor	\$ 9,000	
	Builders Risk Insurance	Contractor	\$ 3,000	
	Payment & Performance Bond	Contractor	\$ 12,000	
	Contractor Fee (4%)	Contractor	\$ 47,000	
	Subtotal Construction Costs			\$ 759,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 40,000	
	Geotechnical	Engineer	\$ 2,000	
	Civil	Engineer	\$ 4,000	
	Structural	Engineer	\$ 15,000	
	Mechanical	Engineer	\$ 20,000	
	Electrical	Engineer	\$ 18,000	
	Subtotal Design / Engineering Fees			\$ 99,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ -	
	DOT Permit	Civil Engineer	\$ -	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ 10,000	
	Water Service Connection Stub	Owner	\$ 5,000	
	Natural Gas Service Fee	Owner	\$ 5,000	
	Sewer Impact Fee	Owner	\$ -	
	Subtotal Impact /Permit Fees			\$ 20,000
Systems	Tele/Data System & Outlets	Owner	\$ -	
	Fiber Optic Cable	Owner	\$ -	
	Security System	Owner	\$ 2,000	
	Subtotal Systems Costs			\$ 2,000
Equipment	Maintenance Equipment	Owner	\$ -	
	Generator	N/A	\$ -	

New Community Services Storage Building (5,000 SF)				
Category	Description	Responsibility	Cost	Totals
	Storage Shelving System	Owner	\$ 5,000	
	Subtotal Equipment Costs			\$ 5,000
Furniture / Fixtures	Furniture	Owner	\$ -	
	Window Treatment	Owner	\$ -	
	Interior Signage	Owner	\$ 1,000	
	Exterior Signage	Owner	\$ 5,000	
	Subtotal Furniture Costs			\$ 6,000
Other	Land Acquisition - Existing Town Land	Owner	No Cost	
	Owner Contingency	Owner	\$ 96,000	
	Subtotal Other Costs			\$ 96,000
Offsite Improvements	Traffic Signalization - Not Included	Owner	\$ -	
	Recreation or Open Space Fees - Not Included	Owner	\$ -	
	Subtotal Offsite Improvement Costs			\$ -
	Total Project Budget	5,000 SF		\$ 987,000
	Budget Cost Range (-5% to +10%)		\$ 938,000	\$ 1,086,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 9) Includes allowances for site development and utility costs.
- 10) Includes allowances for ADA Compliance and Life Safety Systems.
- 6) Excludes vehicle maintenance, lifts and service equipment.
- 7) Excludes administrative office and storage spaces.
- 8) Excludes locker room and restroom facilities.

Scarborough High School Track & Synthetic Turf Replacement				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 111,000	
	General Requirements	Contractor	\$ 37,000	
	Site Work / Demolition	Contractor	\$ 222,000	
	Track Replacement (50,000 SF)	Contractor	\$ 300,000	
	Synthetic Turf Replacement (98,000 SF)	Contractor	\$ 294,000	
	Construction Contingency (10%)	Contractor	\$ 126,000	
	General Liability Insurance	Contractor	\$ 16,000	
	Builders Risk Insurance	Contractor	\$ 8,000	
	Payment & Performance Bond	Contractor	\$ 38,000	
	Contractor Fee (4%)	Contractor	\$ 79,000	
	Subtotal Construction Costs			\$ 1,231,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 37,000	
	Subtotal Design / Engineering Fees			\$ 37,000
Impact / Permit Fees	Building Permit Fee - Waived	Owner	No Cost	
	Subtotal Impact /Permit Fees			\$ -
Systems	Security (Camera) System	Owner	\$ 25,000	
	Subtotal Systems Costs			\$ 25,000
Equipment	Athletic Field Equipment	Owner	\$ 60,000	
	Subtotal Equipment Costs			\$ 60,000
Furniture / Fixtures	Signage	Owner	\$ 30,000	
	Subtotal Furniture Costs			\$ 30,000
Other	Resident Inspector (Clerk-of-the-Works)	Owner	\$ 30,000	
	Owner Contingency	Owner	\$ 87,000	
	Subtotal Other Costs			\$ 117,000
Offsite Improvements	Traffic Signalization - Not Included	Owner	\$ -	
	Recreation or Open Space Fees - Not Included	Owner	\$ -	
	Subtotal Offsite Improvement Costs			\$ -
	Total Project Budget	148,000 SF		\$ 1,500,000
	Budget Cost Range (-5% to +10%)		\$ 1,425,000	\$ 1,650,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require detail specifications and design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) Includes demolition and disposal of the existing track and synthetic turf surfaces.
- 7) Includes allowance for new 50,000 +/- SF 10mm Polyurethane track surface at \$6.00/SF.
- 8) Includes allowance for new 98,000 +/- SF synthetic turf surface at \$3.00/SF.
- 9) Includes allowances for Security Cameras, Athletic Field Equipment and Signage.
- 10) Excludes renovations or major modifications to the existing Concession and Athletic Facilities.

New North Scarborough Park & Ballfields (10 Acres Phased)				
Category	Description	Responsibility	Cost	Totals
	"Hard Costs"			
Construction	General Conditions	Contractor	\$ 156,000	
	General Requirements	Contractor	\$ 39,000	
	Site Work	Contractor	\$ 520,000	
	Concrete	Contractor	\$ 26,000	
	Masonry	N/A	\$ -	
	Steel	N/A	\$ -	
	Carpentry	Contractor	\$ 52,000	
	Thermal & Moisture Protection	Contractor	\$ 13,000	
	Doors & Windows	Contractor	\$ 10,000	
	Finishes	Contractor	\$ 18,000	
	Specialties	Contractor	\$ 3,000	
	Equipment	Owner (FF&E)	\$ -	
	Furnishings	N/A	\$ -	
	Special Construction	N/A	\$ -	
	Elevator	N/A	\$ -	
	Fire Protection	N/A	\$ -	
	Plumbing	Contractor	\$ 31,000	
	HVAC	Contractor	\$ 39,000	
	Electrical	Contractor	\$ 36,000	
	Construction Contingency (10%)	Contractor	\$ 94,000	
	General Liability Insurance	Contractor	\$ 19,000	
	Builders Risk Insurance	Contractor	\$ 25,000	
	Payment & Performance Bond	Contractor	\$ 50,000	
	Contractor Fee (4%)	Contractor	\$ 114,000	
	Subtotal Construction Costs			\$ 1,245,000
	"Soft Costs"			
Design / Engineering	Architectural	Architect	\$ 39,000	
	Geotechnical	Engineer	\$ 5,000	
	Civil	Engineer	\$ 47,000	
	Structural	Engineer	\$ 8,000	
	Mechanical	Engineer	\$ 10,000	
	Electrical	Engineer	\$ 13,000	
	Subtotal Design / Engineering Fees			\$ 122,000
Impact / Permit Fees	DEP Permit	Civil Engineer	\$ 30,000	
	DOT Permit	Civil Engineer	\$ 5,000	
	Building Permit Fee - Waived	Owner	No Cost	
	Electrical Service Fee	Owner	\$ 20,000	
	Water Service Connection Stub	Owner	\$ 5,000	
	Natural Gas Service Fee	Owner	\$ 3,000	
	Sewer Impact Fee	Owner	\$ -	
	Subtotal Impact / Permit Fees			\$ 63,000
Systems	Tele/Data System & Outlets	Owner	\$ 5,000	
	Fiber Optic Cable	Owner	\$ -	
	Subtotal Systems Costs			\$ 5,000
Equipment	Baseball/Park Equipment	Owner	\$ 40,000	
	Food Service Equipment	Owner	\$ 20,000	
	Subtotal Equipment Costs			\$ 60,000

New North Scarborough Park & Ballfields (10 Acres Phased)				
Category	Description	Responsibility	Cost	Totals
Furniture / Fixtures	Interior Signage	Owner	\$ 1,000	
	Exterior Signage	Owner	\$ 5,000	
	Concession	Owner	\$ 10,000	
	Furnishings	Owner	\$ 5,000	
	Subtotal Furnishings Costs			\$ 21,000
Other	Land Acquisition - Existing Town Land	Owner	No Cost	
	Resident Inspector (Clerk-of-the-Works)	Owner	\$ 50,000	
	Owner Contingency	Owner	\$ 141,000	
	Subtotal Other Costs			\$ 191,000
Offsite Improvements	Traffic Signalization - Allowance		\$ 100,000	
	Recreation or Open Space Fees - Not Included		\$ -	
	Subtotal Offsite Improvement Costs			\$ 100,000
Total Project Budget		10 Acres (Phased)		\$ 1,807,000
Budget Cost Range (-5% to +10%)			\$ 1,717,000	\$ 1,988,000

Notes:

- 1) Project is based on conceptual order of magnitude budget cost estimate.
- 2) Project will require programming and schematic design to delineate the scope of work.
- 3) Reference site location map for conceptual master facilities planning.
- 4) Escalation costs are not included depending on the priority and schedule of the project.
- 5) Factors for future permitting, regulatory and building code changes are not included.
- 6) Includes six (6) acres of recreational facility development with four (4) playfields.
- 7) Includes allowance for Concession Building with restrooms and equipment storage.
- 8) Includes allowances for playground and park area.
- 9) Includes allowances for site development, utility costs and traffic signal (if required).
- 10) Includes allowances for ADA Compliance and Life Safety Systems.

Public Facilities

Our town has grown considerably and the demands placed on our public facilities are changing. This chapter inventories our town's public facilities and identifies improvements that are needed in order to continue providing a high level of service.

In 1999, the Town commissioned the Municipal and School Facilities Study. This study is an exhaustive catalogue of each facility's condition and ability to provide services into the future. This chapter is a summary and update of the Municipal and School Facilities Study.

This chapter includes assessments of the Police Department, Fire Department, Rescue, Public Works, Municipal Building, and School Department. Other public facilities are addressed elsewhere in the plan, including recreational facilities, Public Library, sewer and water utilities, and transportation facilities.

Police Department

The Scarborough Police Department provides public safety services to the town 24 hours a day, seven days per week. The Department is housed in the public safety building on Route 1 in Oak Hill. The Communications Center and the Fire Department are located in the same building.

The public safety building is a 15,000 square foot structure on approximately two acres. The building is generally in good condition, but overcrowding has become a concern. Recent reorganizations of space within the Department have provided modest relief.

There is parking for approximately 45 cars as well as a fire truck staging area. The Police Department "L" shaped wing extends off of the back of the fire station and faces Westwood Avenue.

Vehicles

The Police Department operates 17 vehicles:

- 6 marked patrol cars,
- 3 unmarked vehicles,
- 1 animal control vehicle,
- 1 marine resource vehicle,
- 2 watercraft (1 is shared with the Fire Department), and
- 4 military surplus vehicles (1 is the D.A.R.E. vehicle).

The marked patrol vehicles average 100,000 miles per year. Approximately four of these vehicles are traded in each year. Police vehicles are fueled at the Public Works fuel depot at the Scarborough Industrial Park.

Communications Center

The Communications Center is located inside the front door of the Police Station, facing Westwood Avenue. The center is under the direction of the Police Department and provides dispatch services to police, fire, and rescue.

Police Service Levels

The Department has 32 sworn officers. This includes 1 chief, 2 captains, 5 patrol sergeants, 1 detective sergeant, 2 detectives,

1 juvenile detective, 15 patrol officers, 2 school resource officers, 1 community police officer, 1 evidence technician, and 1 high-intensity drug trafficking officer.

In addition, the Department oversees 10 dispatch personnel, an animal control officer, a marine resource officer, 2 administrative personnel, a custodian, and approximately 33 reserve officers. The reserve officers are used when demand on peaks, usually during the summer months, special events, and beach patrol.

The department usually operates three patrol units at a time for 24 hours each day. This patrol schedule requires a sergeant and three patrol officers on duty 24 hours per day. The schedule can adjust to meet peak demands placed on the system or periodic staffing shortages. The rapid expansion of residential development to the west of the Maine Turnpike has increased the demand for another patrol officer to help maintain a high service level.

Demand on the Police Department has increased significantly. In 2004, the Department (which responds to every service call for fire and EMS as well as its own police calls) responded to nearly 23,500 calls. Of these nearly 22,000 were calls for police service exclusively.

Our town's crime rate has been decreasing. The Federal Bureau of Investigation tracks violent and property crimes in every community in the nation. These crimes (murder, rape, assault, robbery, larceny, etc) are compiled into a crime rate (in Maine, reported as the number of violent and property crimes for every 1,000 people).

In 1995, our town's crime rate was 44.80 crimes per 1,000 residents. This was close to the crime rate for Cumberland County as a whole (47.59). By 2003, our crime rate had fallen dramatically to 18.62, while the county's crime rate had fallen to 30.48.

The public safety building is overcrowded. The benefits of co-locating fire and police are significant, so future space needs should consider maintaining these services in the same facility. Significant expansion to the public safety building could occur on-site if adjacent land was made available.

Largely the result of our town's rapid growth, the Department has grown in recent years. Several factors will apply pressure on staffing levels in the future. Continued growth, especially west of the Maine Turnpike, could require the Department to add another patrol officer to each shift. Training requirements to maintain a high level of service in the community take up more of the Department's time each year. And while technology has made filing police reports more efficient, the complexity of these filings has significantly increased the amount of time it takes to file reports.

Fire Department

The Scarborough Fire Department consists of six neighborhood fire stations throughout the community. Administrative offices are in the public safety building at Oak Hill - and the rest are in Pleasant Hill, Pine Point, North Scarborough, Black Point, and Dunstan.

Public Facilities

The Department is a call firefighting force with a full-time fire chief, two full-time deputies, and two full-time administrative assistants.

The stations are used for apparatus and equipment storage. Meeting rooms and kitchens are available in some stations for use by the call companies and neighborhood groups with permission.

- **Station #1/Black Point** is located on 0.8 acres of land at 345 Black Point Road. It has parking for 11 cars and a staging area for fire trucks. The structure was built in 1962 and recently expanded to nearly 10,000 square feet. There is no further room for expansion on the present site. Engine 1, Marine 1, Ladder 2, and Tank 2 are housed in this station.
- **Station #3/Pleasant Hill** is located on 0.40 acres at 207 Pleasant Hill Road. It has parking for 9 cars and a small fire truck staging area. The building and parking completely fill the lot so expansion is impossible without acquiring more land. The structure is generally in good condition. Engine 3 is housed at this station.
- **Station #4/Pine Point** is located on 0.72 acres at 8 King Street. It has parking for 27 vehicles and a staging area for fire engines. The 6,000 square foot building is generally in good repair and should fill the needs of the neighborhood for the foreseeable future. The lot is large enough for the building to be doubled in size, if needed. Engine 4, Tank 4, and Marine 4 are housed at this station.
- **Station #5/North Scarborough** is located on 0.62 acres at 16 Saco Street. The area has parking for 19 vehicles and a staging area for fire trucks. There is no room for expansion at this location. The 5,500 square foot building is generally in good condition. This station is cooperatively supported by the Towns of Scarborough and Gorham. Scarborough owns the building and Engine 5, and the Town of Gorham owns Tank 1. Membership for the call company is drawn from the North Scarborough and South Gorham neighborhoods and the apparatus responds to incidents in a response district covering both communities without regard for the town lines. This station serves an extremely large geographical area consisting mostly of rural water supply areas in North Scarborough. This area has seen tremendous residential growth pressures over the past 10 years. Engine 5, Tank 1, and a Command Van are housed at this station.
- **Station #6/Dunstan** is located on 0.46 acres at 643 US Route 1. It was recently expanded to nearly 10,000 square feet. Because the building and its parking area occupy the entire site no more expansion is possible without acquiring more acreage. Engine 6, Ladder 1, Rescue 2, Rescue 3 (our spare truck), and the Mobile Canteen are housed at this station.
- **Station #7/Oak Hill** is located at 246 U. S. Route 1 across from the municipal campus. This area has parking for 43 vehicles (including the Police department) and a fire truck staging area. This station is generally in good condition, although space for operations is extremely tight. This station also houses the Police, Communication, and Rescue Departments. Engine 7, Squad 7, Rescue 1, and Engine 2

(spare fire truck), the service truck, and Chief's vehicle are housed at this station.

Service Calls

The Fire Department responded to 3,300 service calls in 2005 (approximately 9 service calls per day). This is a dramatic increase from the 1,550 service calls in 1990. The number of calls has been increasing at approximately 10% per year. Residential growth has been driving this increase, as are the numerous health care facilities that are now locating in Scarborough.

Scarborough is a typical community in terms of types of calls. The majority of service calls tend to be for Emergency Medical Services (see below). Since our town is large (54 square miles), the Fire Department instituted a rescue assist program decades ago that assures the local engine company will respond to any serious medical call (i.e. cardiac, breathing difficulty, bleeding) with trained personnel and equipment to assist until the rescue unit can arrive from the public safety building. This type of program has been copied in other communities because of its proven track-record for saving lives.

Personnel

The Fire Department has a full-time chief, two full-time deputy chiefs, eight full time paramedics, and almost 200 part time and paid on-call members.

The bulk of the department's workforce is a network of 193 volunteers operating on a paid per call or per-diem system. The six fire stations are staffed with 14 firefighters from

7:30AM to 4:30 PM from Monday to Friday. On the weekends, the number of firefighters drops to 8. During the evenings, the stations are not staffed and the Fire Department relies on the volunteer firefighters to respond to service calls.

While this call system works well, growth and the changing needs of fire protection in the community could force the Department to consider a more full-time firefighter arrangement. The current system is stretched to the limit. As the town grows, becomes more white-collar, and more likely to work outside of the community, it is becoming more difficult to recruit sufficient call members to maintain the current system.

The Department operates a training program for students. Generally, up to 14 students from the Southern Maine Community College Fire Science program participate in this live-in program at any given time. In exchange for living in the stations, the students join the local engine companies and participate in all activities including responding to emergencies. This program has been an excellent feeder program for us since many students stay active in firefighting after they graduate.

Dispatch consolidation is an option that the Fire Department will be considering in the next decade. Due to increasing pressures to regionalize and consolidate services, the Fire Department will continue to look for opportunities that will maintain the current service level with fewer dollars.

Facilities Assessment

Five of the six fire stations are located east of the Maine Turnpike. Generally, this area is served by public water hydrants serviced by the Portland Water District or the Biddeford and Saco Water Company. This area is largely built out, but the geography of the region makes the provision of fire protection challenging. This area is large (29 square miles) and is deeply divided by the Scarborough Marsh.

The Fire Department provides a high level of protection to the 21-square mile area west of the Maine Turnpike. While this area only contains one fire station it is also served by the Dunstan station and automatic mutual aid arrangements with Westbrook, Gorham, Buxton, and Saco to help maintain this level of service. Public water supply is not available, but the Department and local developers have installed over 60 dry hydrants and holding tanks in this area to provide an adequate rural water supply for fire protection.

The Public Safety Building on Oak Hill is overcrowded and will need an expansion to ensure adequate public safety service levels for the future.

Rapid residential development in the Broad Turn Road area may require a new fire station to keep service levels high. This could be a joint fire station facility that is cooperatively operated by Scarborough, Saco, and/or Buxton. The Town of Buxton has made a significant investment in its Bar Mills Station which is close to the town line at Scarborough Corner.

The Fire Department maintains a capital improvement plan for maintenance and replacing all of its equipment. This practice

has helped spread the cost of capital investments out over time so as to not overwhelm taxpayers and add predictability to the Department's budget.

Rescue

Scarborough Rescue is administratively under the Fire Department. It operates at the paramedic level, with a full-time Deputy Chief of Emergency Medical Service (EMS) and eight full time paramedics. They staff two fully equipped advanced life support ambulances with one paramedic and one part time EMT on each ambulance 24 hours each day, 365 days per year.

Rescue still has a rescue call company, but the membership in this company has dwindled since the second ambulance was staffed with a full time paramedic. The rescue call company still responds to cover the town when the other two units are tied up, and they respond to other rescue calls when available. Many of the rescue call members also work as per-diem EMT's on scheduled shifts with the paramedics.

In part due to the steadily increasing demand on EMS services, a move towards full-time paramedic personnel is likely in the future. The full-time paramedic would replace the per-diem EMTs that are currently providing EMS services. This would provide a higher level of training and proficiency to residents.

Steady growth in northern and western Scarborough could force the Department to consider staffing a third rescue unit in the northern part of Scarborough. This could be a joint venture opportunity with surrounding communities.

The student rescue program was cut from the budget during deliberations in 2004 due to fiscal constraints and a lack of interest from the students.

Public Works Department

The Public Works Department is responsible for a wide variety of construction and maintenance tasks. These include winter and summer maintenance of the Town's roads, curbside trash pickup, the fueling and maintenance of the Town's vehicles (including police, fire, rescue, and school vehicles), maintenance of beaches and cemeteries, plowing of school yards, and roadside mowing.

Currently, the Department maintains a total of 155 miles of roads year-round and is responsible for another 169 miles of road during the winter (the State does summer maintenance on these 14 miles of road).

Facilities

The Public Works Department occupies a 50,000 square foot building in the Scarborough Industrial Park. The building was built in the mid 1980s, and the Town purchased the property in the mid 1990s. The Town retrofitted the structure and it has plenty of space for current and future operations.

The parcel is nearly 15 acres and has a large paved area for parking, a 3,000-yard salt shed, and a 7,000-yard sand shed. These buildings are in good condition.

Personnel

The Public Works Department is staffed by 32 full-time employees in four divisions.

- The Administration Division coordinates all of the department's operations, such as managing town records and preparing/awarding contracts. This division includes the director, an office manager, and an administrative assistant.
- The Operations Division is in charge of plowing and maintaining our town's roads (summer and winter maintenance). In addition, operations clean storm drains and catch basins, contract rubbish removal/recycling, clean the beaches, and maintain water access points and cemeteries. This division includes a manager, foreman, and a 15-member crew.
- The Vehicle Maintenance Division repairs and maintains all town vehicles and mechanical equipment. It includes a manager, a parts manager, an assistant parts manager, 7 mechanics, and 1 paint/body technician.
- The Traffic/Electrical Division installs, maintains, and inspects our town's traffic signals, fire alarms systems, emergency standby generators, and performs general electrical maintenance of town facilities. This division includes one technician.

Solid Waste Disposal

Scarborough is a member of Regional Waste Systems (RWS). Curbside pickup is provided by a private contractor supervised by the Public Works Department, and the trash is delivered to RWS's waste-to-energy plant in Portland.

The Town participates in the recycling program sponsored by RWS. Drop-off points are located in five locations in our town:

- Bessey School (Oak Hill),
- Hannaford (Oak Hill),
- 1st Stop Convenience Store (North Scarborough),
- Dunstan School Restaurant (Dunstan), and
- the Community Recycling Center (Pleasant Hill).

Residents deliver recycling materials to these points, where they are picked up by RWS.

Construction and demolition material is now the responsibility of the resident. Demolition must be brought to companies in the private sector, including the Community Recycling Center (Pleasant Hill) or the Riverside Recycling Center (Portland).

According to the Maine State Planning Office, in 2001 residents of the Town of Scarborough recycled an average of 0.38 tons of material per person. This is lower than the state average of 0.43 tons per person. In 2005, our town recycled 19.5% of our waste.

Future Needs

Continued development, especially residential development, creates more demand on the Public Works Department. Our town's transportation network has been adding approximately 2 to 5 miles of new roads each year. These roads are largely located within residential subdivisions. Subdivision roads tend to be more costly to maintain.

Maintenance is a growing demand on the Public Works Department. All new roads have a functional life. After fifteen to twenty years of use, these new roads will begin to require maintenance. Since our town has been growing rapidly for several decades, many of the earliest subdivisions are now requiring maintenance. This maintenance requirement will increase dramatically in the next ten years.

As the town's demographics change, so too will the expectations for service levels. For example, there is a trend for residents to expect more frequently-plowed roads. If the Public Works Department is going to plow roads more frequently, it will have to increase its budget to cover this expense.

Municipal Building

The Municipal Building is located in Oak Hill adjacent to the High School and across from the public safety building. This new building holds many of the town's general government offices, including the Town Manager, Town Clerk, Planning, Code Enforcement, Assessing, Finance, Human Resources, School Department, and Information Systems. The Town

Council Chamber and meeting rooms are also located in this facility.

This 26,000 square foot building was constructed in 1993. It has parking for 100 vehicles. While the building is currently near capacity, more space could be created within the building by relocating some offices to another location or expansion. There is adequate space around the building to accommodate expansion.

School Department

The Scarborough School Department is located in seven facilities around the town. The three primary schools (grades K-2) are located in neighborhoods. With the exception of the Bessey School, the remaining schools are located in a centralized education center at Oak Hill.

- The **Blue Point Elementary School** (K-2) is located on 12 acres off of the Pine Point Road in Blue Point. This site includes the school building, bus drop-off, parking, playfields, ball field, and some wetlands. The 27,000 square foot building was originally built in the 1960s and was expanded in 1993. The building includes 19 classrooms, special education rooms, offices, a library, and a multi-purpose room. Parking is limited at this school, and any future expansion would require the loss of community recreation space or parking, or the acquisition of more land. This school is currently at capacity and has 4 portable classrooms in use.
- The **Eight Corners School** (K-2) is located on more than 6 acres off of the Mussey Road. This site includes the school

building, parking, bus drop-off, playground area, and some wetlands. This 20,000 square foot building was originally built in 1959 and was expanded in 1993. The building includes 15 classrooms, special education space, offices, a multi-purpose room, and a library. Parking is limited at this site, and the space for expansion is limited. This school is currently at capacity and has 4 portable classrooms in use.

- The **Pleasant Hill School** (K-2) is located on 5 acres of land off of Highland Avenue in Pleasant Hill. This site includes the school building, a bus drop-off, parking, and outside play areas. The 22,000 square foot building was expanded in 1993 and includes 15 classrooms, special education space, offices, a multi-purpose room, and a library. Parking is limited at this site, and space for expansion is very limited. This school is at capacity and has 2 portable classrooms in use.
- The **Wentworth School** (3-5) is located at the center of the 110 acre municipal campus on Oak Hill. This site includes the school building, parking, wetlands, and many adjacent buildings (making expansion difficult). The building was originally built in 1964 as the town's junior high school and was expanded to 85,000 square feet in 1975. It includes 34 classrooms, special education space, offices, a multi-purpose room, a gym, and a library. Since this space was designed as a middle school, some of the space is used inefficiently (some spaces are too large, others are too small), and has a 20 portable classrooms in use.
- The **Scarborough Middle School** (6-8) is located on the Oak Hill municipal campus behind the Wentworth School

and Library. This building is surrounded by playing fields, parking spaces, and 14 portable classrooms. It was designed to accommodate a modest expansion. The building itself is 110,000 square feet and is in excellent condition. However, this school is severely overcrowded. To accommodate projected enrollments, a substantial addition will be required.

- The **Scarborough High School** is located on the Corner of Route 1 and Gorham Road in Oak Hill. This site includes parking, athletic fields, and the building itself. The high school was originally constructed in 1953, and has been expanded in 1968, 1989, and 2004. The current expansion is designed to accommodate 1,200 students, which meets projected enrollment increases for the foreseeable future.

(For more information, see *Meeting the Educational Needs of a Growing District: The Scarborough Public Schools 2003 – 2008*.)

In addition to these facilities, the School Department manages the **Bessey School**. It is located on 16 acres of land adjacent to Route 1 and across from the municipal campus. This building was originally constructed in 1927 and has not had any major expansions in its lifetime. The building is currently being used for tertiary school functions and by Ruth's Renewable Resources.

The **Bus Department** is located on 6 acres of land on the Libby Road. This structure was built in 1997 and can accommodate 25 buses and 31 car parking spaces. This building is in good condition and does not need to be expanded in the near future.

Enrollment Projections

School enrollments in Scarborough have increased dramatically in recent years, and are projected to continue increasing in the future. In the '92-'93 school year, there were 2,078 students in grades K-12. By '02-'03, this number had increased by 50% to 3,101 students.

Projections completed in July of 2002 suggest that total enrollment will continue to increase, but at a more moderate rate. In another decade, the School Department believes total enrollments could reach more than 3,500 students.

These projections depend largely on the number of new housing units built in our town. The School Department's enrollment estimates anticipate the continuation of the town's building cap at 135 new housing units per year.

Issues and Implications

1. Rapid population growth has increased the demand on all of the town's facilities. Recent capital improvements have updated some of the town's facilities (high school, public works department, fire stations) while others will need to be updated in the future.
2. Demographic changes are changing the types of services and programs demanded by the community.
3. Public Safety Building is not adequate to handle projected growth in the community. The police, fire, communications, and rescue personnel are already

overcrowded. There are significant benefits to keeping these services in the same facility. Expansion on site could be accomplished if adjacent land was acquired.

4. The Police Department might have to add another patrol officer to its patrol shifts in order to meet the growing number of calls for service.
5. Many of the town's fire stations have been updated in the last decade, and these stations should meet the town's firefighting needs for the foreseeable future. However, steady growth in West Scarborough will increase the demand for a fire station in that part of the community.
6. The Town of Scarborough has traditionally been very supportive of the Fire Department's recruitment and retention programs. This support culminated in a multi-year payment plan that better compensates per-diem firefighters that respond to emergency calls. In addition, per-diems are now compensated for the time spent training to keep their credentials to high standards.
7. Recruiting new per-diem firefighters is becoming more difficult. Training requirements improve the level of service, but make the time commitment of per-diems onerous. Demographic changes towards a more white-collar population and two-income households decrease the available pool of per-diems.
8. The current call firefighting force has worked well, but it is stretched to the limit. The full-time staff spends most of its time managing the nearly 200 per-diem firefighters in the community. More importantly, recruiting and training new

per-diems, covering gaps in coverage, and increasing demands on the department are barriers that are difficult to address with the current system. At some point in the future, Scarborough should discuss moving toward a more full-time firefighting staff.

9. The Fire Department has coordinated with neighboring communities to increase our town's level of protection efficiently. The department will examine more of these arrangements in the future with facilities in West Scarborough and the Communications Department.
10. The Public Works Department is located in a facility that is adequate for the foreseeable future. If expansion becomes necessary, there is adequate space to accommodate moderate expansion.
11. As the town's demographics change, so too will the expectations for service levels. For example, residents may expect more frequently-plowed roads. Should the town develop a process for deciding when to increase levels of service provided?
12. The Municipal Building is at capacity. As population growth continues, the need for additional town services might require that the Municipal Building is expanded or the offices in the building are reorganized.
13. Scarborough's schools are under strain. Residential development will continue to pressure our school system's capacity. The High School, once the renovations are complete, will have adequate space to meet the needs of the community for the foreseeable future. However, the

primary schools are at capacity, the Wentworth school is outdated, and the Middle School is severely over capacity.

14. Expectations for the public education provided in Scarborough have increased as the town's demographics have changed. The School Department does not believe that any major changes to the curriculum are needed in the foreseeable future, but does believe that some new programs should complement the existing curriculum.

IX. Figure 1.



Figure 2.

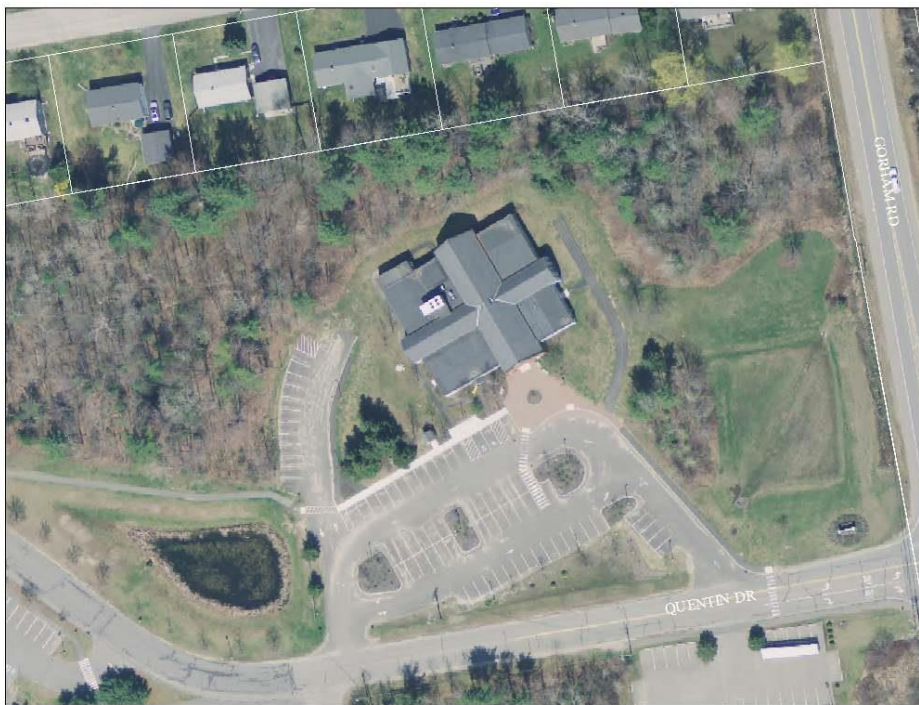


Figure 3.

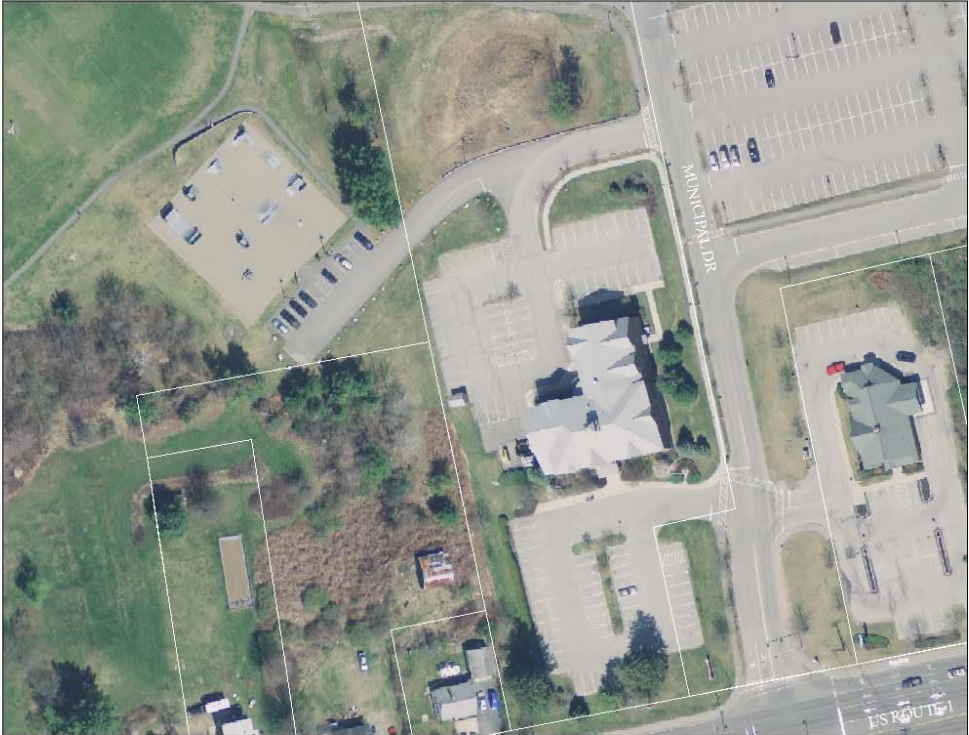


Figure 4.



Figure 5.



Figure 6.



Figure 7.



Figure 8.



Figure 9.



Figure 10.

