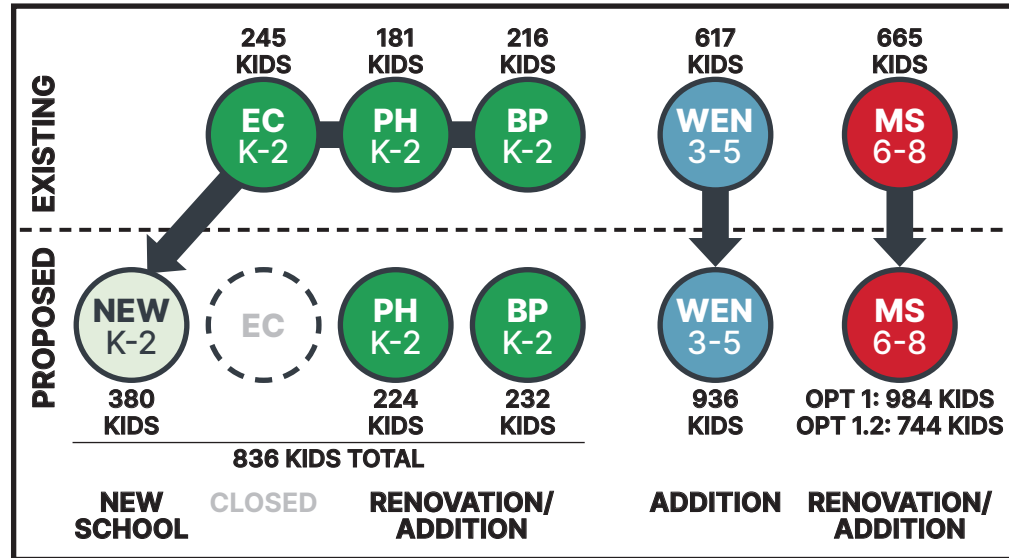


## OPTION: THREE NEIGHBORHOOD K-2 SCHOOLS



SCHOOL	SCOPE	ROUGH ORDER OF MAGNITUDE COST*
Blue Point School (BP)	Renovation/Addition to serve 232 students; adds insulation and A/C	\$19.4M +/-
Pleasant Hill School (PH)	Renovation/Addition to serve 224 students; adds insulation and A/C	\$22.5M +/-
Eight Corners School (EC)	Replaced with new school (site TBD) — see below	N/A
New K-2 School (NEW)	New K-2 school to serve 380 students (includes estimated site procurement); includes A/C	\$45.8M +/-
Wentworth School (WEN)	Small Renovation/Addition to serve projected enrollment (expected in 2031-32); increases student/teacher ratio from 1:22 to 1:24	\$3.3M +/-
Middle School (MS)	Renovation/Addition to provide space in the school for 6th grade and projected enrollment (expected in 2034/35); right sizes cafeteria; provides appropriate space for music & art; right sizes clinic; provides small office addition to improve safety & security	Up to \$41M

\*Detailed Project Cost Estimates Forthcoming in May

BENEFITS	TRADE-OFFS
Maintains existing three-primary-school structure	Construction on school sites during school year for duration of renovation, creating disruptions for students/staff
Smaller overall school for youngest children	Limited outdoor play space
Maximizes use of existing town resources (PH & BP)	PH will lose most trees in order to accommodate building & play area needs (playground still undersized)
More opportunity to walk/bike to school, compared to other option	Some PH & BP classrooms would remain undersized
Retains EC property for future town needs	Higher needs special education programming will continue to be inequitable between K-2 schools
	Limited-to-no room for future expansion

**ESTIMATED ROUGH ORDER OF MAGNITUDE (ROM) COST\***

**\$122.7M +/- to \$132M +/-**

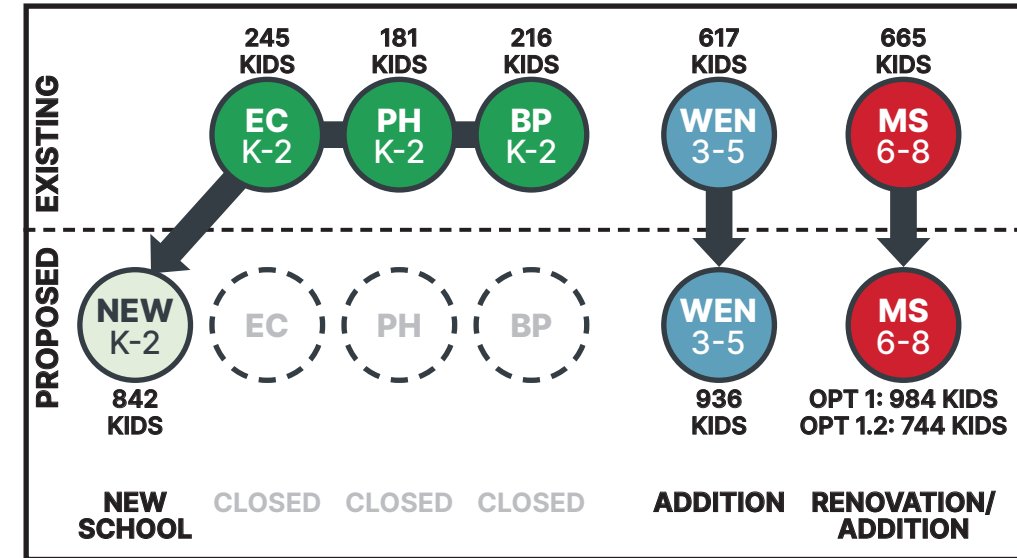
**ESTIMATED K-2 STAFFING COST**

**APPROX. \$15M +/- ANNUALLY**

**EDUCATIONAL IMPACT DURING CONSTRUCTION**

**HIGHER DUE TO OCCUPIED SCHOOL SITES DURING CONSTRUCTION**

## OPTION: K-2 CONSOLIDATED COMMUNITY SCHOOL



SCHOOL	SCOPE	ROUGH ORDER OF MAGNITUDE COST*
Blue Point School (BP)		N/A
Pleasant Hill School (PH)	Replaced with a new K-2 consolidated community school(site TBD)	N/A
Eight Corners School (EC)		N/A
New K-2 School (NEW)	New K-2 school to serve 842 students (includes estimated site procurement); includes A/C	\$88.2M +/-
Wentworth School (WEN)	Small Renovation/Addition to serve projected enrollment (expected in 2031-32); increases student/teacher ratio from 1:22 to 1:24	\$3.3M +/-
Middle School (MS)	Renovation/Addition to provide space in the school for 6th grade and projected enrollment (expected in 2034/35); right sizes cafeteria; provides appropriate space for music & art; right sizes clinic; provides small office addition to improve safety & security	Up to \$41M

\*Detailed Project Cost Estimates Forthcoming in May

BENEFITS	TRADE-OFFS
\$2.6M annual savings in staffing costs, based on 2025 wage/benefit rates	Larger school/learning environment for K-2 students
Adequate playground and parking space at new K-2 school	Loss of "neighborhood" schools
Room for future expansion at all schools	
More equitable delivery of services to special needs students	
No construction at existing primary schools, eliminates educational disruption	
Retains EC, PH, and BP properties for future town needs	

**ESTIMATED ROUGH ORDER OF MAGNITUDE (ROM) COST\***

**\$123.3M +/- to \$132.5M +/-**

**ESTIMATED K-2 STAFFING COST**

**APPROX. \$12.4M +/- ANNUALLY**

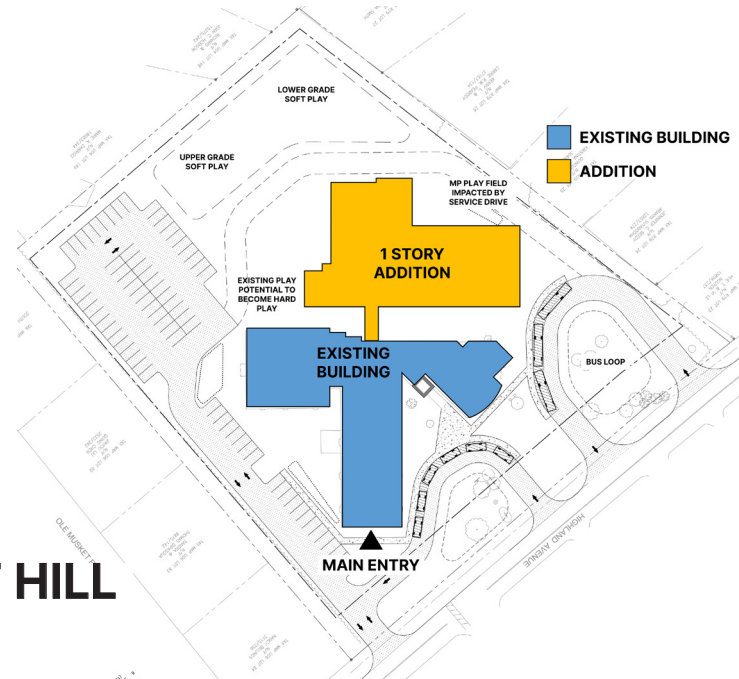
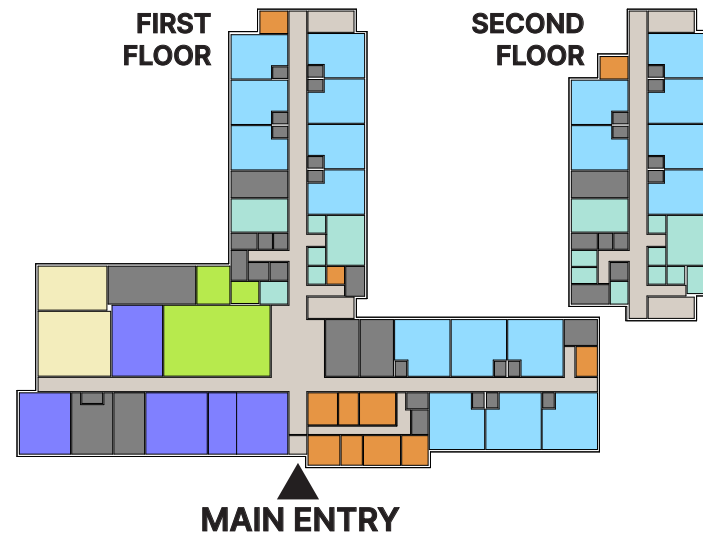
**EDUCATIONAL IMPACT DURING CONSTRUCTION**

**LOWER DUE TO K-2 SCHOOL CONSTRUCTION ON A NEW SITE (LOCATION TBD)**

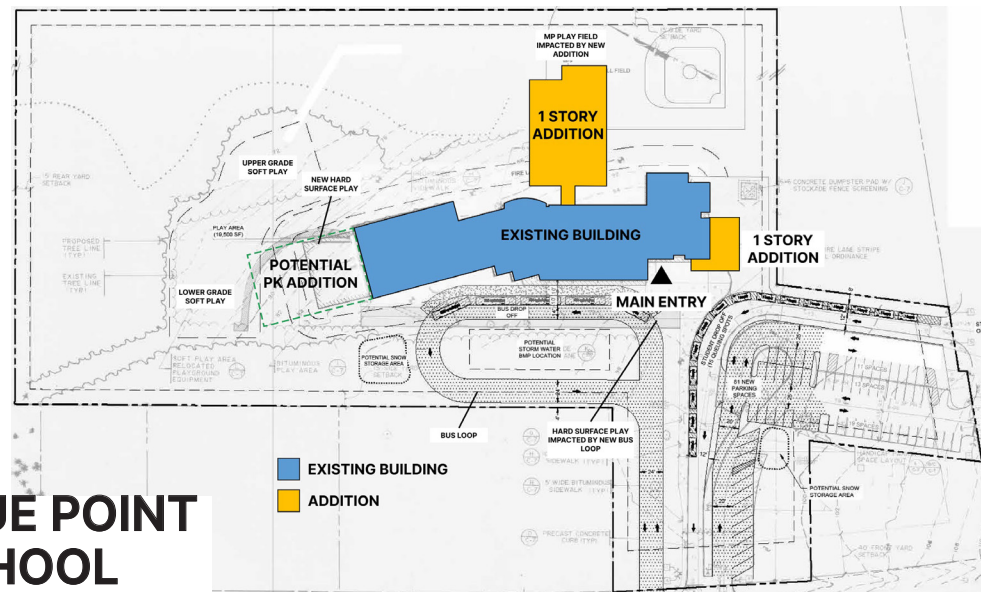
# THREE NEIGHBORHOOD K-2 SCHOOLS

**SITE TBD**

**NEW K-2 SCHOOL  
(380 STUDENTS)**



**PLEASANT HILL  
SCHOOL**



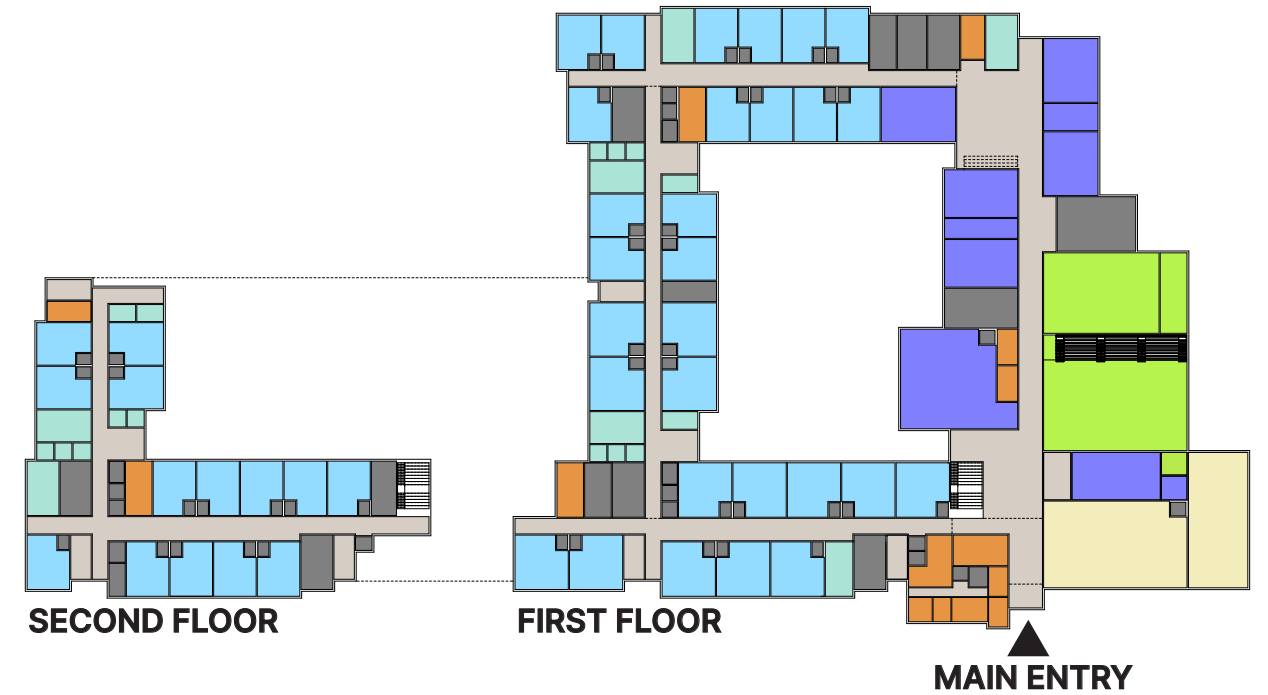
**BLUE POINT  
SCHOOL**

# CONSOLIDATED K-2 COMMUNITY SCHOOL

**SITE TBD**

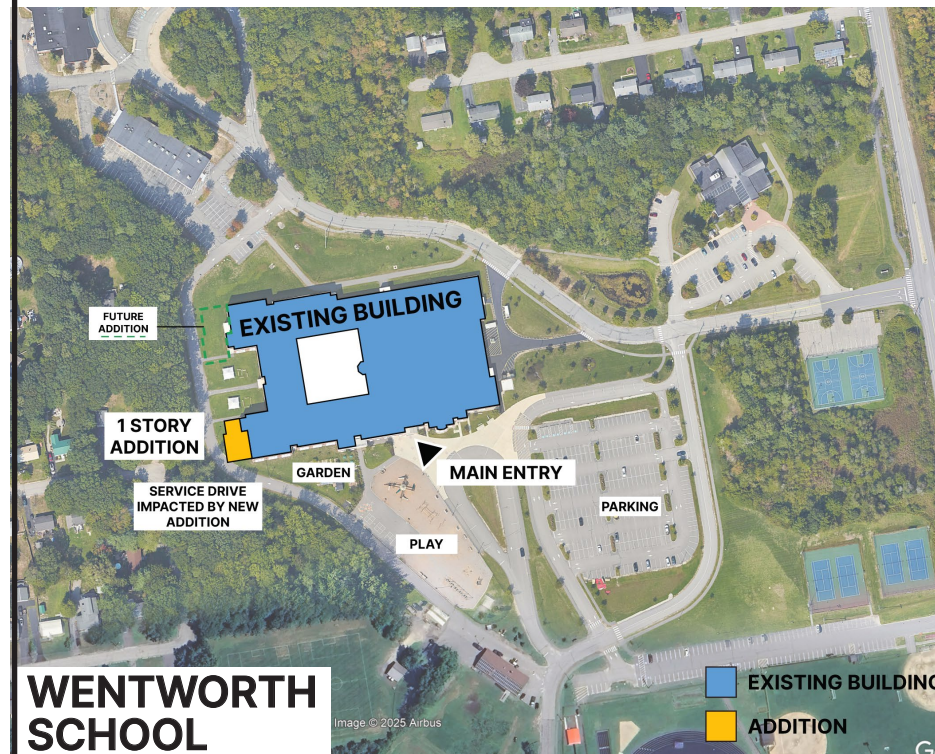
## LEGEND

- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOMS
- CIRCULATION
- ARTS/LIBRARY
- FOOD SERVICE
- SPECIAL SERVICES

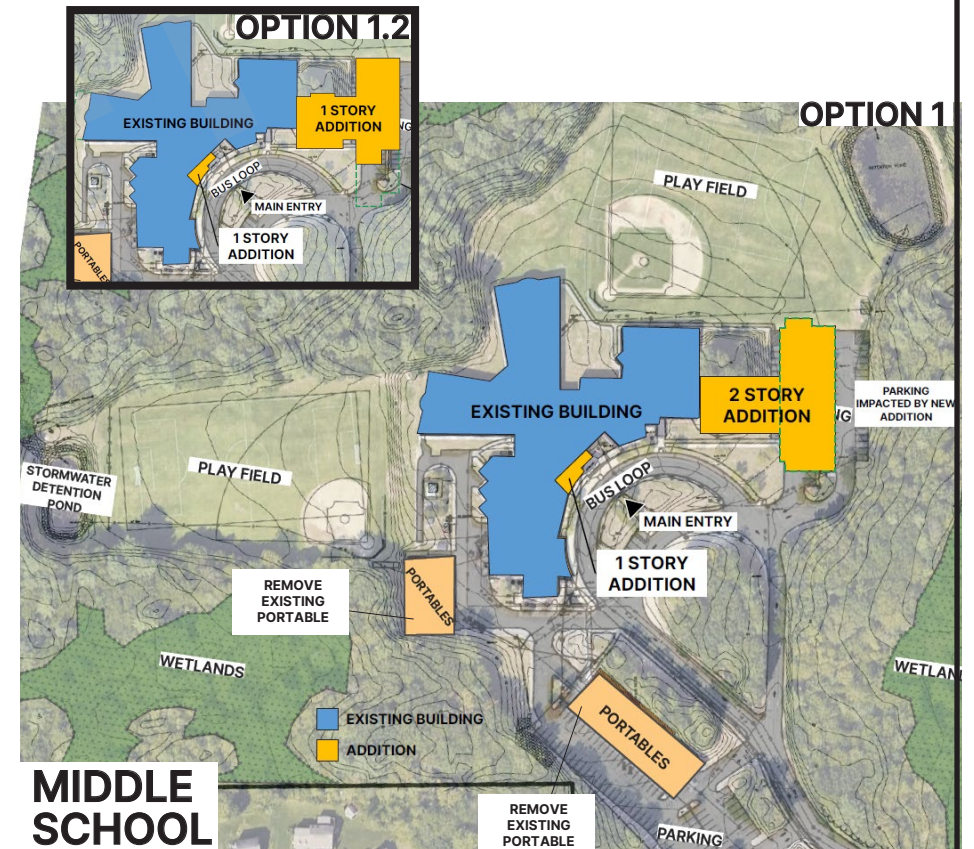


**NEW K-2 SCHOOL  
(842 STUDENTS)**

## BOTH OPTIONS



**WENTWORTH  
SCHOOL**



**MIDDLE  
SCHOOL**

**VISIT THE PROJECT WEBSITE FOR MORE INFO**  
[WWW.SCARBOROUGHSCHOOLS.ORG/BUILDINGPROJECT](http://WWW.SCARBOROUGHSCHOOLS.ORG/BUILDINGPROJECT)



**SBAC2 SCHOOL SOLUTION – TAXPAYER IMPACT MODELING**  
(APRIL 22, 2025)

**MODELING SCENARIO: LEVEL PRINCIPAL – UNEVEN TRANCHES**

Estimated School Cost	Amounts to be Borrowed		
	FY26	FY27	FY28
133 M	25 M	54 M	54 M

**Estimated Taxes for Home Currently Assessed at 600k**

FY	If No School Debt		Including School Debt		10-Year Avg School Debt	School Debt 600k Home	YoY Change	School Debt Per 100K Home Value
	Taxes	% Change	Taxes	% Change				
2026	\$ 6,774	3.29%	\$ 6,774	3.29%		\$0	\$0	\$0
2027	\$ 6,924	2.21%	\$ 7,050	4.08%		\$126	+\$126	\$21
2028	\$ 7,152	3.29%	\$ 7,542	6.97%		\$390	+\$263	\$65
2029	\$ 7,344	2.68%	\$ 7,982	5.84%	First	\$638	+\$249	\$106
2030	\$ 7,578	3.19%	\$ 8,193	2.64%	10 Years	\$615	-\$23	\$103
2031	\$ 7,834	3.37%	\$ 8,430	2.89%	FY '27-'36	\$597	-\$19	\$99
2032	\$ 8,094	3.32%	\$ 8,671	2.86%	\$507	\$577	-\$19	\$96
2033	\$ 8,314	2.73%	\$ 8,873	2.33%		\$559	-\$19	\$93
2034	\$ 8,494	2.16%	\$ 9,034	1.82%		\$540	-\$18	\$90
2035	\$ 8,701	2.44%	\$ 9,223	2.09%		\$522	-\$18	\$87
2036	\$ 8,953	2.90%	\$ 9,459	2.56%		\$505	-\$17	\$84
2037	\$ 9,209	2.86%	\$ 9,698	2.52%		\$488	-\$17	\$81
2038	\$ 9,458	2.70%	\$ 9,930	2.39%	Second	\$471	-\$17	\$79
2039	\$ 9,689	2.44%	\$ 10,144	2.16%	10 Years	\$455	-\$16	\$76
2040	\$ 9,671	-0.18%	\$ 10,110	-0.33%	FY '37-'46	\$439	-\$16	\$73
2041	\$ 9,903	2.40%	\$ 10,327	2.14%	\$418	\$424	-\$15	\$71
2042	\$ 10,167	2.67%	\$ 10,576	2.41%		\$409	-\$15	\$68
2043	\$ 10,374	2.03%	\$ 10,768	1.81%		\$394	-\$15	\$66
2044	\$ 10,621	2.38%	\$ 11,000	2.16%		\$379	-\$15	\$63
2045	\$ 10,876	2.40%	\$ 11,241	2.19%		\$365	-\$14	\$61
2046	\$ 11,197	2.95%	\$ 11,549	2.74%		\$351	-\$13	\$59
2047	\$ 11,481	2.54%	\$ 11,819	2.34%		\$338	-\$14	\$56
2048	\$ 11,800	2.78%	\$ 12,125	2.58%	Remainder	\$325	-\$13	\$54
2049	\$ 12,068	2.27%	\$ 12,379	2.10%	12 Years	\$312	-\$13	\$52
2050	\$ 12,264	1.62%	\$ 12,563	1.48%	FY '47-'58	\$299	-\$13	\$50
2051	\$ 12,616	2.88%	\$ 12,903	2.71%	\$257	\$287	-\$12	\$48
2052	\$ 12,965	2.76%	\$ 13,239	2.60%		\$275	-\$12	\$46
2053	\$ 13,684	5.55%	\$ 13,947	5.35%		\$263	-\$12	\$44
2054	\$ 14,419	5.37%	\$ 14,671	5.19%		\$252	-\$12	\$42
2055	\$ 15,181	5.28%	\$ 15,421	5.12%		\$240	-\$11	\$40
2056	\$ 15,630	2.96%	\$ 15,860	2.85%		\$230	-\$11	\$38
2057	\$ 16,074	2.84%	\$ 16,254	2.48%		\$180	-\$50	\$30
2058	\$ 16,529	2.83%	\$ 16,616	2.23%		\$87	-\$93	\$14
2059	\$ 16,993	2.81%	\$ 16,993	2.27%		\$0	-\$87	\$0

Lifetime Average (FY 27-58) →

**\$385**

**\$64**

**SBAC2 SCHOOL SOLUTION – TAXPAYER IMPACT MODELING**  
(April 22, 2025)

<i>Debt Service Modeling - Summary of Assumptions</i>	<i>Assumption Detail</i>
Each 5yr after 2025 Revaluation "Bump"	10.5%
Annual Operating Budget Escalator (up to 2030)	4.9%
Annual Operating Budget Escalator (2030 forward)	4.4% Tempered by .05 to match reduction in growth assumption in those years
Essential Programs & Services Cost per Pupil Escalator	4.3% 5yr Avg
State Funding for EPS Total Allocation	55.0% Current
Annual Non-Operating Expense Escalator	5.4% Avg from 2016 to 2021
Annual Revenue & Other Credit Escalator	3.2% Avg from 2016 to 2021
Baseline Non-Major CIP Debt Issuance	5 M Per year, beginning in FY2026.
Non Major CIP Debt Escalator	4% Annual increase: non-major Debt Service
Non Major CIP Interest Rate	3.5% Interest rate: non-major Debt Service
Non Major CIP Avg Term	10 Term for non-major Debt Service
Real Growth due to New Development (to 2030)	2.00%
Real Growth due to New Development (2030 forward)	1.50%
TIF District Capture Rate	100%
% of Scarborough Real Growth Within TIF Districts	60%
K-2 School Solution Interest Rate	3.5% 2027 Start
School Term	30
Cost of Capital for NPV Calculations	2.5%
<b>School Project (TBD: Estimate Only)</b>	
<b>SBAC2 School Solution Est project cost</b>	<b>133 M</b> <i>if 2025 Ballot</i>

# LIST OF POSSIBLE DEFERMENTS

DEFERMENT OPTION	TRADE-OFFS	ESTIMATED INTERIM SAVINGS (ROM)	ROM PROJECT COST Without Deferred Scope
<b>DEFER classroom addition at Wentworth.</b>	<p>Without this addition, Wentworth will not be able to absorb the growth in student population expected by School Year 2031-32 (the projected enrollment increase reflects actual births in Scarborough, not statistical modeling).</p> <p>This would require a separate project to begin within 3 years.</p> <p>The cost to address this at a later time is likely to be more than \$3.3M.</p>	<b>\$3.3M +/-</b>	<b>\$129.7M +/-</b>
<b>DEFER addition of classrooms to accommodate enrollment increase expected by 2034-35 at the Middle School.</b>  Non-Deferred Scope: Construct smaller addition to accommodate current 6th grade; remove portables; right-size cafeteria.	<p>These classrooms will be needed to accommodate the enrollment increase expected by 2034-35 (the projected enrollment increase reflects actual births in Scarborough, not statistical modeling).</p> <p>This would require a separate project to begin within 7 years.</p> <p>The cost to address this at a later time is likely to be more than \$9.2M.</p>	<b>\$9.2M +/-</b>	<b>\$123.8M +/-</b>
<b>DEFER work to right-size cafeteria for current population at the Middle School.</b>  <b>DEFER addition of classrooms to accommodate enrollment increase expected by 2034-35 at the Middle School.</b>  Non-Deferred Scope: Construct smaller addition to accommodate current 6th grade and remove portables.	<p>The cafeteria would remain undersized for the current student population, resulting in six lunch periods starting at 10:30 am, and education disruption due to some split lunch/academic periods.</p> <p>Additional classrooms will be needed to accommodate the enrollment increase expected by 2034-35 (the projected enrollment increase reflects actual births in Scarborough, not statistical modeling).</p> <p>This would require a separate project to begin within 7 years.</p> <p>The cost to address this at a later time is likely to be more than \$21M</p>	<b>\$20.8M +/-</b>	<b>\$112.2M +/-</b>
<b>DEFER ALL work at Middle School.</b>	<p>Would keep all 6th grade portables in place, continuing safety concerns.</p> <p>The cafeteria would remain undersized for the current student population, resulting in six lunch periods starting at 10:30 am, and education disruption due to some split lunch/academic periods.</p> <p>Additional classrooms will be needed to accommodate enrollment increase expected by 2034-35 (the projected enrollment increase by actual births in Scarborough, not statistical modeling).</p> <p>This would require a separate project to begin within 7 years.</p> <p>The cost to address this at a later time is likely to be more than \$41M</p>	<b>\$41M +/-</b>	<b>\$92M +/-</b>

# WHY NOW?

WE URGENTLY NEED TO SOLVE OUR CURRENT & PROJECTED **ENROLLMENT CAPACITY ISSUES** AND ADDRESS THESE **BARRIERS TO EDUCATION** IN OUR K-8 SCHOOLS:

 <b>SECURITY PRIORITY:</b> LACK OF SECURE ENTRY VESTIBULES AT SOME SCHOOLS	 <b>SECURITY PRIORITY:</b> LACK OF SEPARATE BUS AND PARENT DROP-OFF AREAS	 <b>SECURITY PRIORITY:</b> INSUFFICIENT EMERGENCY SITE ACCESS	 <b>SECURITY PRIORITY:</b> INSUFFICIENT LOCKDOWN ZONES/ AUTOMATED FIRE DOORS
 <b>SECURITY PRIORITY:</b> ENTIRE 6TH GRADE LOCATED IN PORTABLES	 <b>PROGRAMMING PRIORITY:</b> SHARED CAFETERIA/ GYM INHIBITS PROGRAMMING	 <b>PROGRAMMING PRIORITY:</b> LACK OF DEDICATED ART & MUSIC SPACES	 <b>PROGRAMMING PRIORITY:</b> INADEQUATE CLINIC SPACE
 <b>PROGRAMMING PRIORITY:</b> UNDERSIZED CLASSROOMS <small>(Below Maine Department of Education standards)</small>	 <b>PROGRAMMING PRIORITY:</b> LACK OF SMALL GROUP/INDIVIDUAL WORK AREAS	 <b>PROGRAMMING PRIORITY:</b> INADEQUATE OFFICE & MEETING SPACES	 <b>FACILITY PRIORITY:</b> OUTDATED & INEFFICIENT HVAC/MECHANICAL SYSTEMS
 <b>FACILITY PRIORITY:</b> CODE COMPLIANCE DEFICIENCIES	 <b>FACILITY PRIORITY:</b> DISRUPTIVE MAINTENANCE OF EXISTING SYSTEMS	 <b>FACILITY PRIORITY:</b> SOME FINISHES & SYSTEMS AT END OF USEFUL LIFE	 <b>FACILITY PRIORITY:</b> INADEQUATE STORAGE