

School Building Advisory Committee 2 Recommendation to School Board

Scarborough School Department
Architectural & Engineering Services

June 26, 2025

Harriman



Agenda

1. **Recommended Option**
2. **Next Steps**

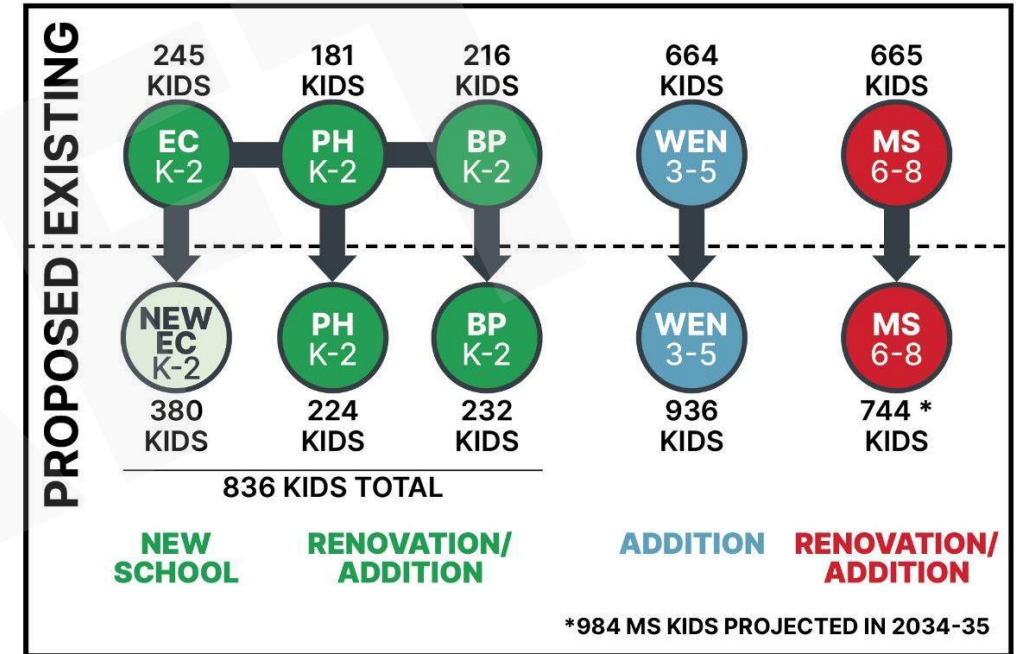
Recommended K-8 Solution

1

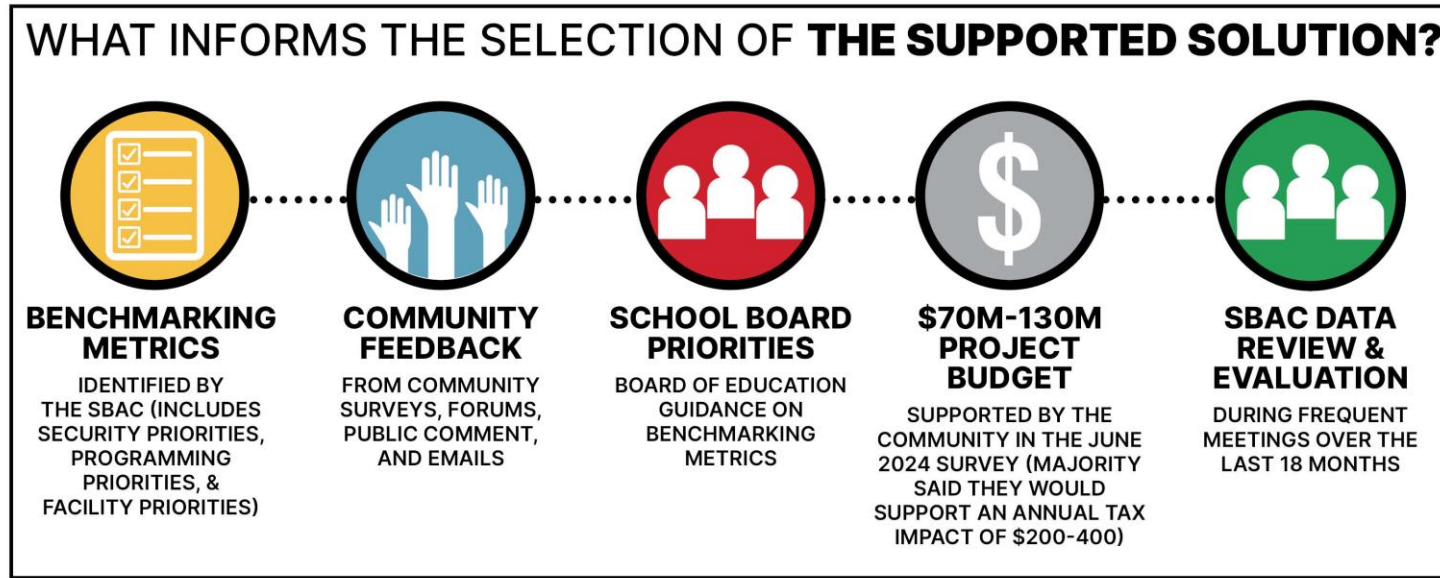
What is the SBAC's Recommendation?

The SBAC's recommended K-8 Solution maintains 3 "neighborhood schools" (serving K-2nd grade), Wentworth Intermediate School (serving 3rd-5th grade), and Scarborough Middle School (serving 6th-8th grade); addresses our current space constraints; and accommodates projected enrollment expected beginning in 2028-29. The recommended solution includes the following scope:

- Replacement of Eight Corners School with a **New 380-student K-2 School on the existing Eight Corners site**
- **Renovations and Additions to Blue Point School to accommodate up to 232 students**
- **Renovations and Additions to Pleasant Hill School to accommodate up to 224 students**
- **A Small Addition to Wentworth School** to accommodate anticipated increased enrollment beginning in 2031-32
- **Renovations and Additions to the Middle School** to accommodate the current student population in the building. This one story addition will eliminate the aging existing portables and enlarge the currently undersized cafeteria.
 - The SBAC is also recommending a secondary referendum question wherein voters would consider supporting a larger middle school addition that will accommodate projected enrollment increases beginning in 2034-35, in addition to the scope listed above that addresses current enrollment only.



WHY WAS THIS OPTION RECOMMENDED BY THE SBAC?



The decision-making process involved a review of:

- **Benchmarking metrics** defining **priorities for programming, facilities, and school security**
- **Community feedback** from surveys, emails, and public comment during meetings and public forums
- **School Board priorities** and guidance
- **A \$70M - \$130M project budget** (derived from community response related to taxes in the June 2024 survey)
- **Additional data collection and evaluation** throughout the 18-month process

WHY WAS THIS OPTION RECOMMENDED BY THE SBAC?

This recommendation **addresses the broad public appeal of Scarborough's traditional "neighborhood school" structure**, and demonstrates a shared commitment to finding an **affordable school solution that will address long-term programming and enrollment needs**. The estimated project cost — just under \$130M — came in about \$17M lower than the alternative proposal, which contemplated building one consolidated K-2 school on a new site in place of the current neighborhood schools, along with renovations and additions at the Middle School and Wentworth.

The committee's **recommendation to fully replace Eight Corners** rather than renovate was **based on long-term value**. The original Eight Corners School was built in 1959, and it serves the area of Scarborough now experiencing the highest population growth. After exploring alternative locations and considering the purchase and development costs for a rebuild of Eight Corners at other sites in Scarborough, the committee recommended rebuilding on the existing site. **Building a new Eight Corners at its existing Mussey Road location presents a unique opportunity to design a modern facility that is tailored to the needs of today's growing student population, with room to expand in the future.**

ESTIMATED PROJECT COST	
QUESTION 1	
Blue Point School Addition/ Renovation	\$22.9M
Pleasant Hill School Addition/ Renovation	\$27.4M
New 380 Student K-2 School Replace Eight Corners are the Existing Eight Corners Site	\$47.1M
Wentworth School Small Addition	\$3.6M
Middle School Addition / Renovation for current population	\$28.65M
Subtotal	\$129.85M
QUESTION 2	
Middle School Add the Addition / Renovation for projected '34-'35 population	\$10.1M
Subtotal	\$139.95M

KEY BENCHMARKING ELEMENTS: WHAT ARE WE SOLVING FOR?						
		BP	EC	PH	NEW	MS (opt 1.2)
PROGRAMMING NEEDS	Separate Gym and Cafeteria	✓		✓	✓	N/A
	Dedicated Art and Music Spaces with adequate storage	✓		✓	✓	✓
	Dedicated Intervention spaces for small group instruction	✓		✓	✓	✓
	Special Services at each school (classrooms, timeout rms, speech, OT/PT, social workers/counselors, G&T)	✓ G&T: N/A		✓	✓	✓
	Playground/field areas aligned to DOE standards	✗ Missing Hard Play; MP impacted by PK Add		✗ Missing MP & Hard Play Area	✓	✗ Missing non-parking hard surface area
	Supports Future Expansion (for example: Pre-K or Other Programs)	✓ See dashed future expansion		✓ See dashed future expansion	✓	✓
	Appropriate sized library	✓		✓	✓	✓
FACILITY NEEDS	Supports minimum of 817 K-2 students ('28-'29), 890 3-5 students ('31-'32), and 923 6-8 students ('34-'35)	✓		✓	✓	✗ Opt 1.2 ✓ Opt 1
	Meets minimum DOE guidelines (140/160 sqft per student)	✓ Exist. CR below MDOE guidelines		✓ Exist. CR below MDOE guidelines	✓	✓
	Provides confidential and secure health clinic space	✓		✓	✓	✓
	Addresses temporary classrooms (portables)	✓		✓	✓	✓
	Sufficient Parking/Traffic Circulation	✓		✓	✓	✓
	Adequate number of classrooms for projected enrollment numbers, aligned to Board expected ratios	✗ Yes, Some CR smaller; ratio doesn't align		✗ Yes, Some CR smaller; ratio doesn't align	✓	✗ Opt 1.2 ✓ Opt 1
	Sufficient number of student bathrooms	✓		✓	✓	✓
	Sufficient kitchen space and equipment	✓ Yes, warming kitchen		✓ Yes, warming kitchen	✓ Yes, warming kitchen	✓
	Conference rooms/meeting spaces	✓		✓	✓	✓
	Staff restrooms and break rooms	✓		✓ Staff Rm remote from addition	✓	✗ Opt 1.2 ✓ Opt 1
	Improved heating/cooling/efficiency	✓		✓	N/A New Building	✓
	Adequate custodial workroom and storage	✓		✓	✓	✓
SAFETY & SECURITY	Secure Front Entry (vestibule)	✓		✓ To be included in Renovation	✓	✓
	Separate Parent/Bus Drop Off	✓		✓	✓	✓
	Sufficient Emergency Egress	✓		✓	✓	✓
	Addresses security issues related to 6th grade stand alone building	✓		✓	✓	✓
	Secure "lock-down" zones/automated fire doors	✓		✓	✓	✓
	Secure office space for admin and office staff	✓		✓	✓	✓

Estimated Tax impact: Recommended Option – Base Project

SBAC2 SCHOOL SOLUTION – TAXPAYER IMPACT MODELING (JUNE 18, 2025)

MODELING SCENARIO: **REPLACE EC AT EC SITE (BASE PROJECT)**

Estimated Cost	Amounts to be Borrowed		
	FY26	FY27	FY28
129.85 M	25.97 M	51.94 M	51.94 M

Estimated Taxes for Home Currently Assessed at 600k

FY	No School Debt		w/ Base Project Debt		10-Year Avg Base Proj. Debt	Base Proj. Debt 600k Home	YoY Change	Base Proj. Per 100K Home Value
	Taxes	% Change	Taxes	% Change				
2026	\$ 6,773	3.29%	\$ 6,773	3.29%	First 10 Years FY '27-'36 \$513	\$0	\$0	\$0
2027	\$ 6,924	2.22%	\$ 7,061	4.25%		\$136	+\$136	\$23
2028	\$ 7,150	3.27%	\$ 7,553	6.96%		\$398	+\$262	\$66
2029	\$ 7,345	2.73%	\$ 7,998	5.90%		\$646	+\$247	\$108
2030	\$ 7,575	3.13%	\$ 8,207	2.62%		\$622	-\$24	\$104
2031	\$ 7,834	3.41%	\$ 8,447	2.92%		\$603	-\$19	\$100
2032	\$ 8,094	3.32%	\$ 8,688	2.86%		\$583	-\$20	\$97
2033	\$ 8,314	2.73%	\$ 8,888	2.30%		\$563	-\$19	\$94
2034	\$ 8,494	2.16%	\$ 9,050	1.82%		\$544	-\$19	\$91
2035	\$ 8,701	2.44%	\$ 9,239	2.09%		\$526	-\$18	\$88
2036	\$ 8,953	2.90%	\$ 9,475	2.55%	Second 10 Years FY '37-'46 \$418	\$509	-\$17	\$85
2037	\$ 9,209	2.86%	\$ 9,714	2.52%		\$491	-\$18	\$82
2038	\$ 9,458	2.70%	\$ 9,946	2.39%		\$474	-\$17	\$79
2039	\$ 9,689	2.44%	\$ 10,161	2.16%		\$457	-\$17	\$76
2040	\$ 9,671	-0.18%	\$ 10,114	-0.46%		\$440	-\$16	\$73
2041	\$ 9,903	2.40%	\$ 10,331	2.14%		\$425	-\$15	\$71
2042	\$ 10,167	2.67%	\$ 10,579	2.40%		\$409	-\$16	\$68
2043	\$ 10,374	2.03%	\$ 10,770	1.81%		\$394	-\$15	\$66
2044	\$ 10,621	2.38%	\$ 11,003	2.16%		\$379	-\$15	\$63
2045	\$ 10,876	2.40%	\$ 11,243	2.18%		\$364	-\$15	\$61
2046	\$ 11,197	2.95%	\$ 11,551	2.73%	Remainder 12 Years FY '47-'58 \$254	\$350	-\$14	\$58
2047	\$ 11,481	2.54%	\$ 11,821	2.34%		\$336	-\$14	\$56
2048	\$ 11,800	2.78%	\$ 12,126	2.58%		\$323	-\$14	\$54
2049	\$ 12,068	2.27%	\$ 12,381	2.10%		\$309	-\$13	\$52
2050	\$ 12,264	1.62%	\$ 12,558	1.43%		\$296	-\$13	\$49
2051	\$ 12,616	2.88%	\$ 12,899	2.71%		\$284	-\$12	\$47
2052	\$ 12,965	2.76%	\$ 13,235	2.60%		\$272	-\$12	\$45
2053	\$ 13,684	5.55%	\$ 13,942	5.35%		\$260	-\$12	\$43
2054	\$ 14,419	5.37%	\$ 14,665	5.19%		\$248	-\$12	\$41
2055	\$ 15,181	5.28%	\$ 15,416	5.12%		\$236	-\$12	\$39
2056	\$ 15,630	2.96%	\$ 15,855	2.85%		\$225	-\$11	\$38
2057	\$ 16,074	2.84%	\$ 16,247	2.47%		\$173	-\$52	\$29
2058	\$ 16,529	2.83%	\$ 16,612	2.25%		\$84	-\$89	\$14
2059	\$ 16,993	2.81%	\$ 16,993	2.29%		\$0	-\$84	\$0

Bond Lifetime Average (FY 27-58): \$386 per year for a home currently assessed at \$600k

Lifetime Average (FY 27-58) → **\$386**

\$64

SBAC2 SCHOOL SOLUTION – TAXPAYER IMPACT MODELING Replace EC at EC Site - Base Project (June 18, 2025)

Debt Service Modeling - Summary of Assumptions		Assumption Detail
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	4%	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	3.75%	* 2027 Start
School Term	30	
Cost of Capital for NPV Calculations	2.5%	
School Project (TBD: Estimate Only) **		
SBAC2 School Solution Base project cost	129.85 M	Base Project Costs Only: if 2025 Ballot
* School Debt Interest Rate Assumption Increased from 3.5% to 3.75%, per Financial Advisor (6/12/25)		
** School Solution Cost Estimate used for Modeling Only, Actual TBD		

Estimated Tax impact: Recommended Option – Question 2 only

SBAC2 SCHOOL SOLUTION – TAXPAYER IMPACT MODELING (JUNE 18, 2025)

MODELING SCENARIO: REPLACE EC AT EC SITE – 10M PROJECT COSTS ONLY

Estimated Cost	Amounts to be Borrowed		
	FY26	FY27	FY28
10 M	0 M	5 M	5 M

Estimated Taxes for Home Currently Assessed at 600k

FY	If No School Debt		Including 10M Project		10-Year Avg 10 M Project	10M Project 600k Home	YoY Change	10M Proj. Per 100K Home Value
	Taxes	% Change	Taxes	% Change				
2026	\$ 6,773	3.29%	\$ 6,773	3.29%	First 10 Years FY '27-'36 \$38	\$0	\$0	\$0
2027	\$ 6,924	2.22%	\$ 6,924	2.22%		\$0	\$0	\$0
2028	\$ 7,150	3.27%	\$ 7,176	3.65%		\$26	+ \$26	\$4
2029	\$ 7,345	2.73%	\$ 7,396	3.06%		\$50	+ \$24	\$8
2030	\$ 7,575	3.13%	\$ 7,624	3.09%		\$48	-\$2	\$8
2031	\$ 7,834	3.41%	\$ 7,881	3.37%		\$47	-\$1	\$8
2032	\$ 8,094	3.32%	\$ 8,140	3.28%		\$45	-\$2	\$8
2033	\$ 8,314	2.73%	\$ 8,359	2.69%		\$44	-\$1	\$7
2034	\$ 8,494	2.16%	\$ 8,537	2.13%		\$42	-\$1	\$7
2035	\$ 8,701	2.44%	\$ 8,742	2.41%		\$41	-\$1	\$7
2036	\$ 8,953	2.90%	\$ 8,994	2.88%	Second 10 Years FY '37-'46 \$32	\$39	-\$1	\$7
2037	\$ 9,209	2.86%	\$ 9,248	2.83%		\$38	-\$1	\$6
2038	\$ 9,458	2.70%	\$ 9,496	2.68%		\$37	-\$1	\$6
2039	\$ 9,689	2.44%	\$ 9,726	2.42%		\$35	-\$1	\$6
2040	\$ 9,671	-0.18%	\$ 9,706	-0.20%		\$34	-\$1	\$6
2041	\$ 9,903	2.40%	\$ 9,937	2.38%		\$33	-\$1	\$5
2042	\$ 10,167	2.67%	\$ 10,199	2.64%		\$32	-\$1	\$5
2043	\$ 10,374	2.03%	\$ 10,405	2.01%		\$31	-\$1	\$5
2044	\$ 10,621	2.38%	\$ 10,651	2.37%		\$29	-\$1	\$5
2045	\$ 10,876	2.40%	\$ 10,905	2.38%		\$28	-\$1	\$5
2046	\$ 11,197	2.95%	\$ 11,225	2.94%	Remainder 12 Years FY '47-'58 \$20	\$27	-\$1	\$5
2047	\$ 11,481	2.54%	\$ 11,508	2.52%		\$26	-\$1	\$4
2048	\$ 11,800	2.78%	\$ 11,825	2.76%		\$25	-\$1	\$4
2049	\$ 12,068	2.27%	\$ 12,092	2.26%		\$24	-\$1	\$4
2050	\$ 12,264	1.62%	\$ 12,286	1.61%		\$23	-\$1	\$4
2051	\$ 12,616	2.88%	\$ 12,638	2.86%		\$22	-\$1	\$4
2052	\$ 12,965	2.76%	\$ 12,986	2.75%		\$21	-\$1	\$4
2053	\$ 13,684	5.55%	\$ 13,704	5.53%		\$20	-\$1	\$3
2054	\$ 14,419	5.37%	\$ 14,438	5.36%		\$19	-\$1	\$3
2055	\$ 15,181	5.28%	\$ 15,199	5.27%		\$18	-\$1	\$3
2056	\$ 15,630	2.96%	\$ 15,648	2.95%		\$18	-\$1	\$3
2057	\$ 16,074	2.84%	\$ 16,091	2.83%		\$17	-\$1	\$3
2058	\$ 16,529	2.83%	\$ 16,537	2.77%		\$8	-\$9	\$1
2059	\$ 16,993	2.81%	\$ 16,993	2.76%		\$0	-\$8	\$0

**Bond Lifetime
Average (FY 27-58):
\$30 per year for a
home currently
assessed at \$600k**

Lifetime Average (FY 27-58) → **\$30**

\$5

SBAC2 SCHOOL SOLUTION – TAXPAYER IMPACT MODELING Replace EC at EC Site - 10M Middle School Project Costs Only (June 18, 2025)

Debt Service Modeling - Summary of Assumptions		Assumption Detail
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	4%	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	3.75%	* 2027 Start
School Term	30	
Cost of Capital for NPV Calculations	2.5%	
School Solution Projects (TBD: Estimate Only) **		
10M Middle School Project Costs	10.00 M	if 2025 Ballot
* School Debt Interest Rate Assumption Increased from 3.5% to 3.75%, per Financial Advisor (6/12/25)		
** School Solution Cost Estimate used for Modeling Only, Actual TBD		

Estimated Tax impact: Recommended Option – Combined Total

SBAC2 SCHOOL SOLUTION – TAXPAYER IMPACT MODELING (JUNE 18, 2025)

MODELING SCENARIO: REPLACE EC AT EC SITE + 10M PROJECT (COMBINED TOTAL)

Combined Est Cost	Amounts to be Borrowed		
	FY26	FY27	FY28
139.85 M	25.97 M	56.94 M	56.94 M

Estimated Taxes for Home Currently Assessed at 600k										
FY	No School Debt		w/ Base Project AND 10M Project		10-Year Avg Base Project & 10M Project Debt	Total Tax Impact "A" & "B" 600k Home	YoY Change	Total Tax Impact Per 100K Home Value	A	B
	Taxes	% YoY	Taxes	% YoY					Base Proj. Debt 600k Home	10M Proj. Debt 600k Home
2026	\$ 6,773	3.29%	\$ 6,773	3.29%	First 10 Years FY '27-'36 \$551	\$0		\$0	\$0	\$0
2027	\$ 6,924	2.22%	\$ 7,061	4.25%		\$136	+\$136	\$23	\$136	\$0
2028	\$ 7,150	3.27%	\$ 7,578	7.33%		\$424	+\$288	\$71	\$398	\$26
2029	\$ 7,345	2.73%	\$ 8,049	6.20%		\$696	+\$272	\$116	\$646	\$50
2030	\$ 7,575	3.13%	\$ 8,256	2.58%		\$670	-\$26	\$112	\$622	\$48
2031	\$ 7,834	3.41%	\$ 8,495	2.89%		\$649	-\$21	\$108	\$603	\$47
2032	\$ 8,094	3.32%	\$ 8,734	2.82%		\$628	-\$21	\$105	\$583	\$45
2033	\$ 8,314	2.73%	\$ 8,933	2.27%		\$607	-\$21	\$101	\$563	\$44
2034	\$ 8,494	2.16%	\$ 9,093	1.79%		\$587	-\$20	\$98	\$544	\$42
2035	\$ 8,701	2.44%	\$ 9,280	2.06%		\$567	-\$20	\$95	\$526	\$41
2036	\$ 8,953	2.90%	\$ 9,515	2.53%	Second 10 Years FY '37-'46 \$459	\$548	-\$19	\$91	\$509	\$39
2037	\$ 9,209	2.86%	\$ 9,753	2.50%		\$529	-\$19	\$88	\$491	\$38
2038	\$ 9,458	2.70%	\$ 9,984	2.37%		\$510	-\$19	\$85	\$474	\$37
2039	\$ 9,689	2.44%	\$10,197	2.14%		\$492	-\$18	\$82	\$457	\$35
2040	\$ 9,671	-0.18%	\$10,148	-0.48%		\$475	-\$17	\$79	\$440	\$34
2041	\$ 9,903	2.40%	\$10,364	2.12%		\$458	-\$17	\$76	\$425	\$33
2042	\$10,167	2.67%	\$10,611	2.39%		\$441	-\$17	\$74	\$409	\$32
2043	\$10,374	2.03%	\$10,801	1.79%		\$424	-\$17	\$71	\$394	\$31
2044	\$10,621	2.38%	\$11,033	2.14%		\$408	-\$16	\$68	\$379	\$29
2045	\$10,876	2.40%	\$11,272	2.17%		\$392	-\$16	\$65	\$364	\$28
2046	\$11,197	2.95%	\$11,578	2.72%	Remainder 12 Years FY '47-'58 \$274	\$377	-\$15	\$63	\$350	\$27
2047	\$11,481	2.54%	\$11,847	2.33%		\$362	-\$15	\$60	\$336	\$26
2048	\$11,800	2.78%	\$12,151	2.57%		\$348	-\$14	\$58	\$323	\$25
2049	\$12,068	2.27%	\$12,405	2.09%		\$333	-\$15	\$56	\$309	\$24
2050	\$12,264	1.62%	\$12,581	1.42%		\$319	-\$14	\$53	\$296	\$23
2051	\$12,616	2.88%	\$12,921	2.70%		\$306	-\$13	\$51	\$284	\$22
2052	\$12,965	2.76%	\$13,256	2.59%		\$293	-\$13	\$49	\$272	\$21
2053	\$13,684	5.55%	\$13,962	5.33%		\$280	-\$13	\$47	\$260	\$20
2054	\$14,419	5.37%	\$14,684	5.17%		\$267	-\$13	\$45	\$248	\$19
2055	\$15,181	5.28%	\$15,434	5.10%		\$255	-\$12	\$43	\$236	\$18
2056	\$15,630	2.96%	\$15,872	2.84%	\$243	-\$12	\$41	\$225	\$18	
2057	\$16,074	2.84%	\$16,263	2.46%	\$190	-\$53	\$32	\$173	\$17	
2058	\$16,529	2.83%	\$16,620	2.19%	\$92	-\$98	\$15	\$84	\$8	
2059	\$16,993	2.81%	\$16,993	2.24%	\$0	-\$92	\$0	\$0	\$0	
Lifetime Average (FY 27-58) →						\$416		\$69	\$386	\$30

**Bond Lifetime
Average (FY 27-58):
\$416 per year for a
home currently
assessed at \$600k**

SBAC2 SCHOOL SOLUTION – TAXPAYER IMPACT MODELING A) Replace EC at EC Site + B) 10M Middle School Project Costs (June 18, 2025)

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School Solution Projects (TBD: Estimate Only) **		
A) Base Project Costs	129.85 M	if 2025 Ballot
B) 10M Middle School Project Costs	10.00 M	if 2025 Ballot
Total Combined Project Cost	139.85 M	if 2025 Ballot
* School Debt Interest Rate Assumption Increased from 3.5% to 3.75%, per Financial Advisor (6/12/25)		
** School Solution Cost Estimate used for Modeling Only, Actual TBD		

A/B-A

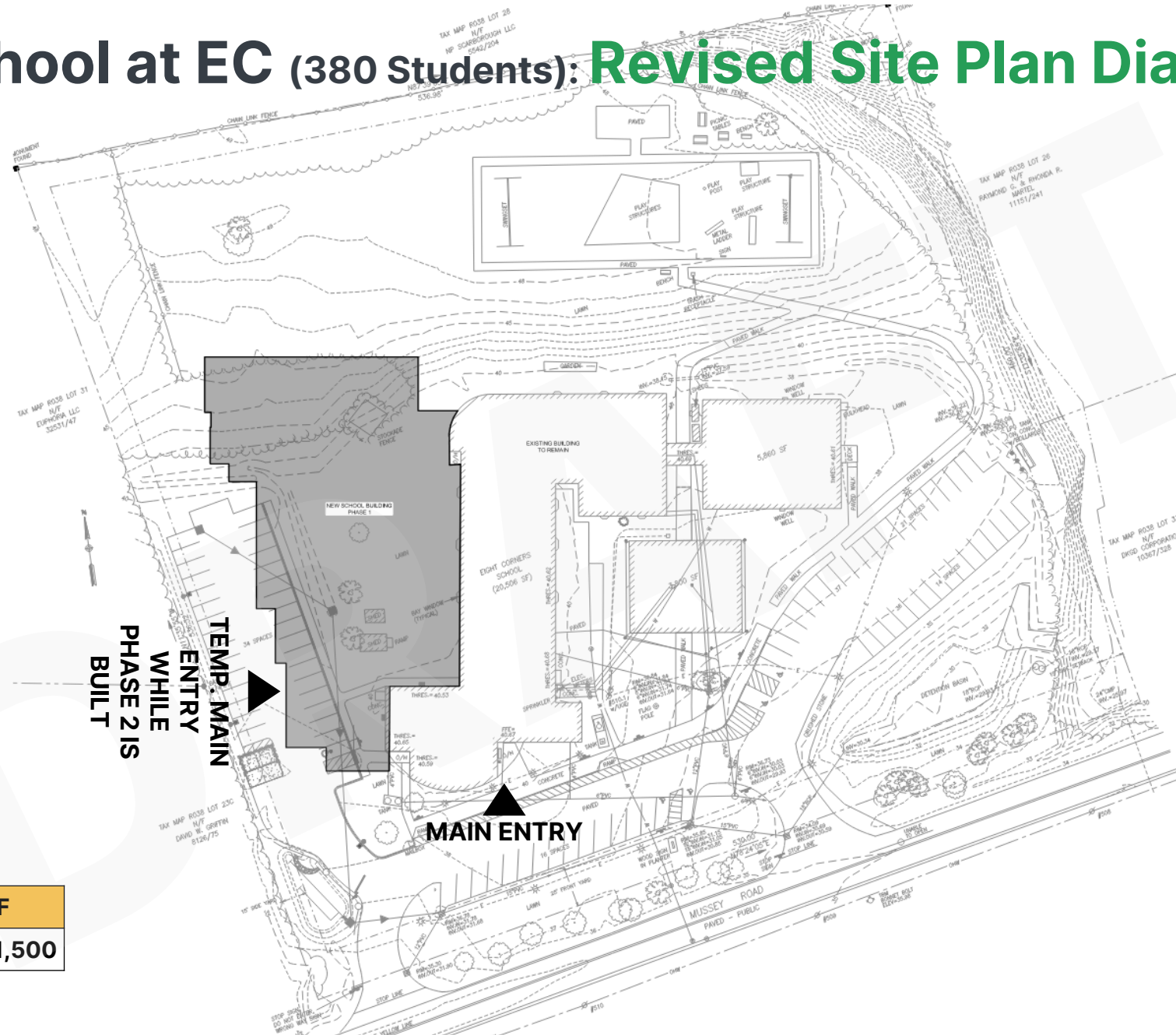
Replace EC at Existing Site

New K-2 School at EC (380 Students): Revised Site Plan Diagram

LEGEND

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

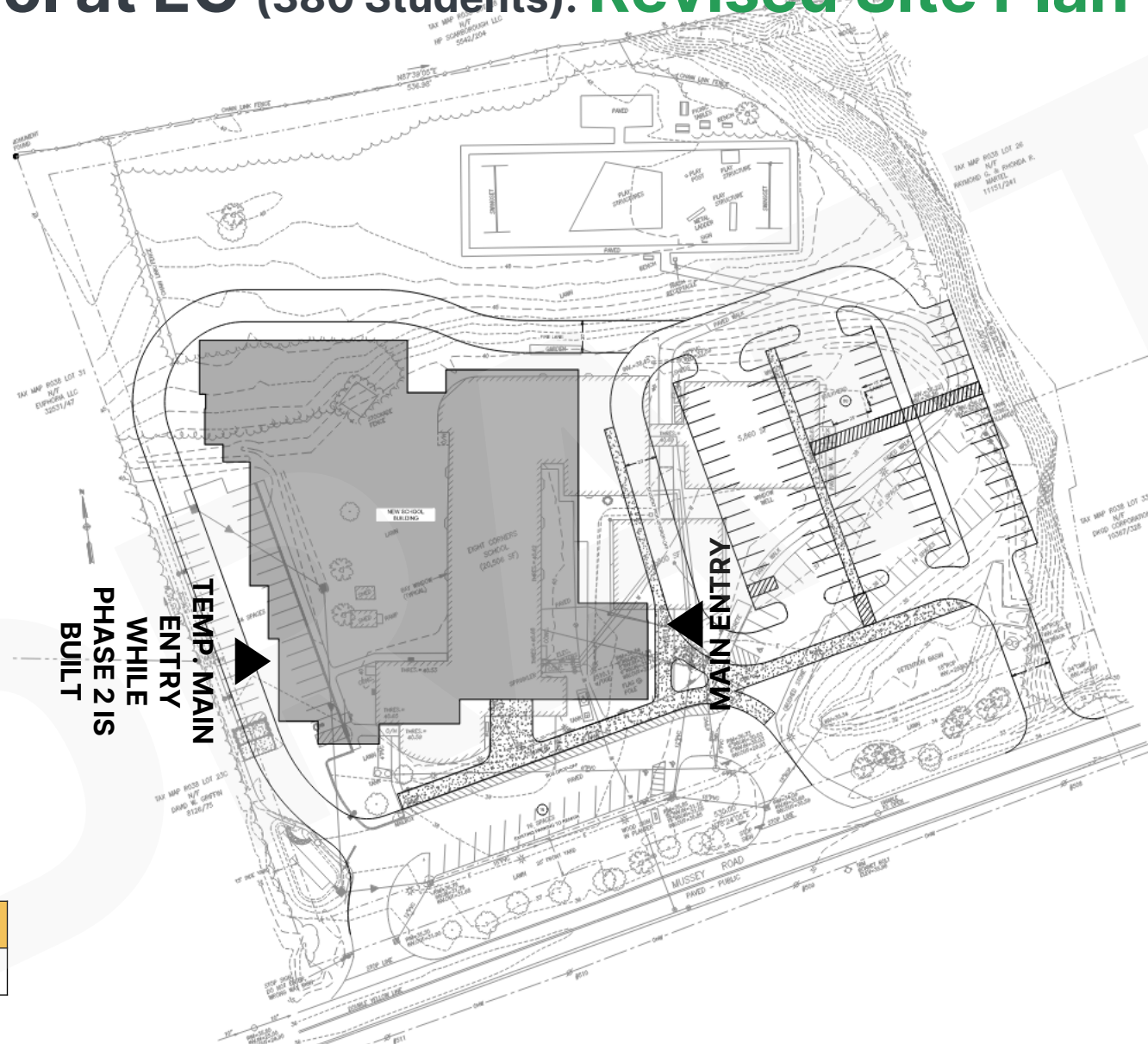
CONSTRUCTION TYPE	SF
NEW CONSTRUCTION	61,500



New K-2 School at EC (380 Students): Revised Site Plan Diagram

LEGEND

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



CONSTRUCTION TYPE	SF
NEW CONSTRUCTION	61,500

New K-2 School at EC (380 Students): Revised Floor Plan Diagram

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

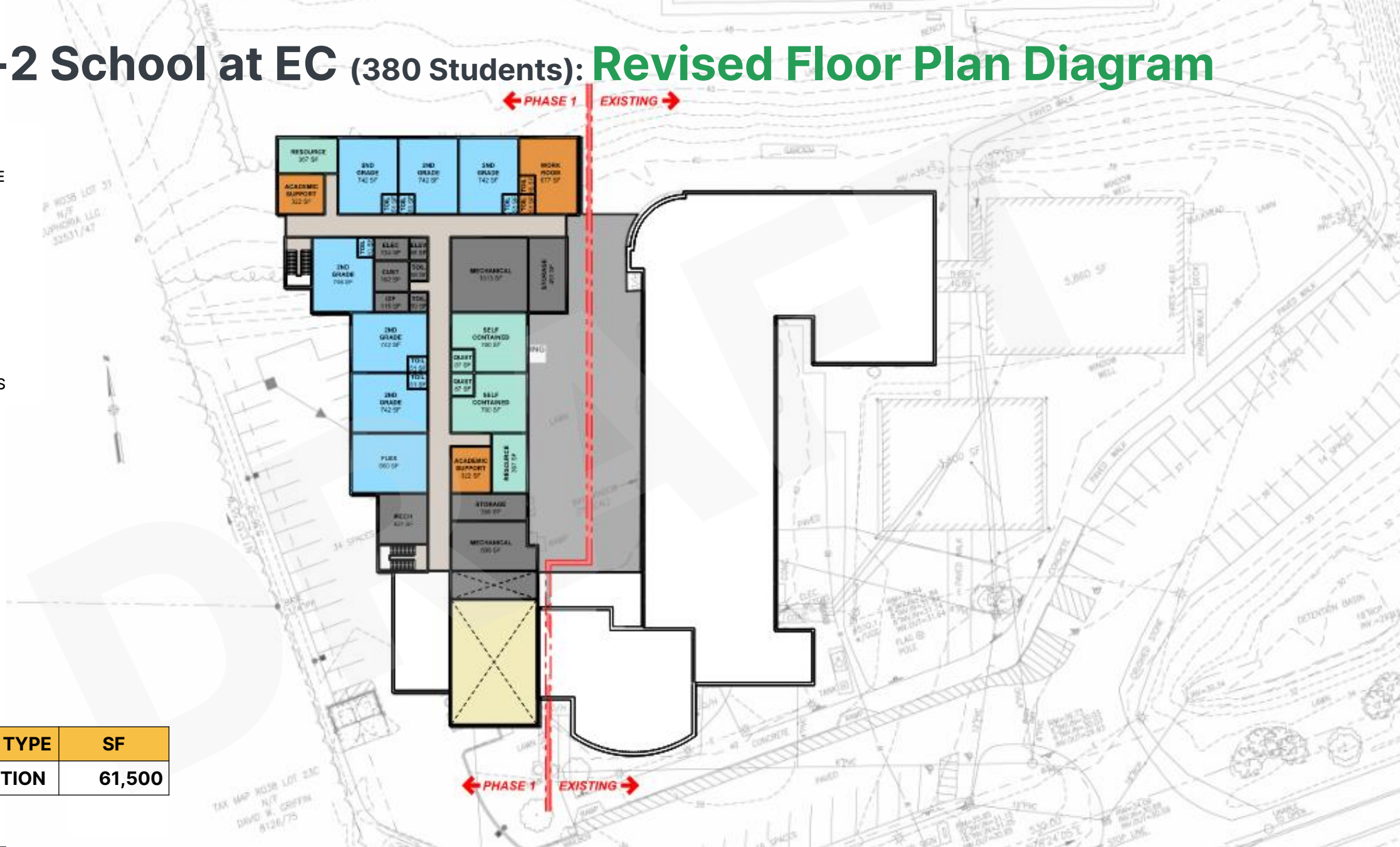
CONSTRUCTION TYPE	SF
NEW CONSTRUCTION	61,500



New K-2 School at EC (380 Students): Revised Floor Plan Diagram

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

CONSTRUCTION TYPE	SF
NEW CONSTRUCTION	61,500



New K-2 School at EC (380 Students): Revised Floor Plan Diagram

LEGEND

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



TEMPORARY MAIN ENTRY DURING PHASE 2 CONSTRUCTION

MAIN ENTRY

CONSTRUCTION TYPE	SF
NEW CONSTRUCTION	61,500

New K-2 School at EC (380 Students): Revised Floor Plan Diagram

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

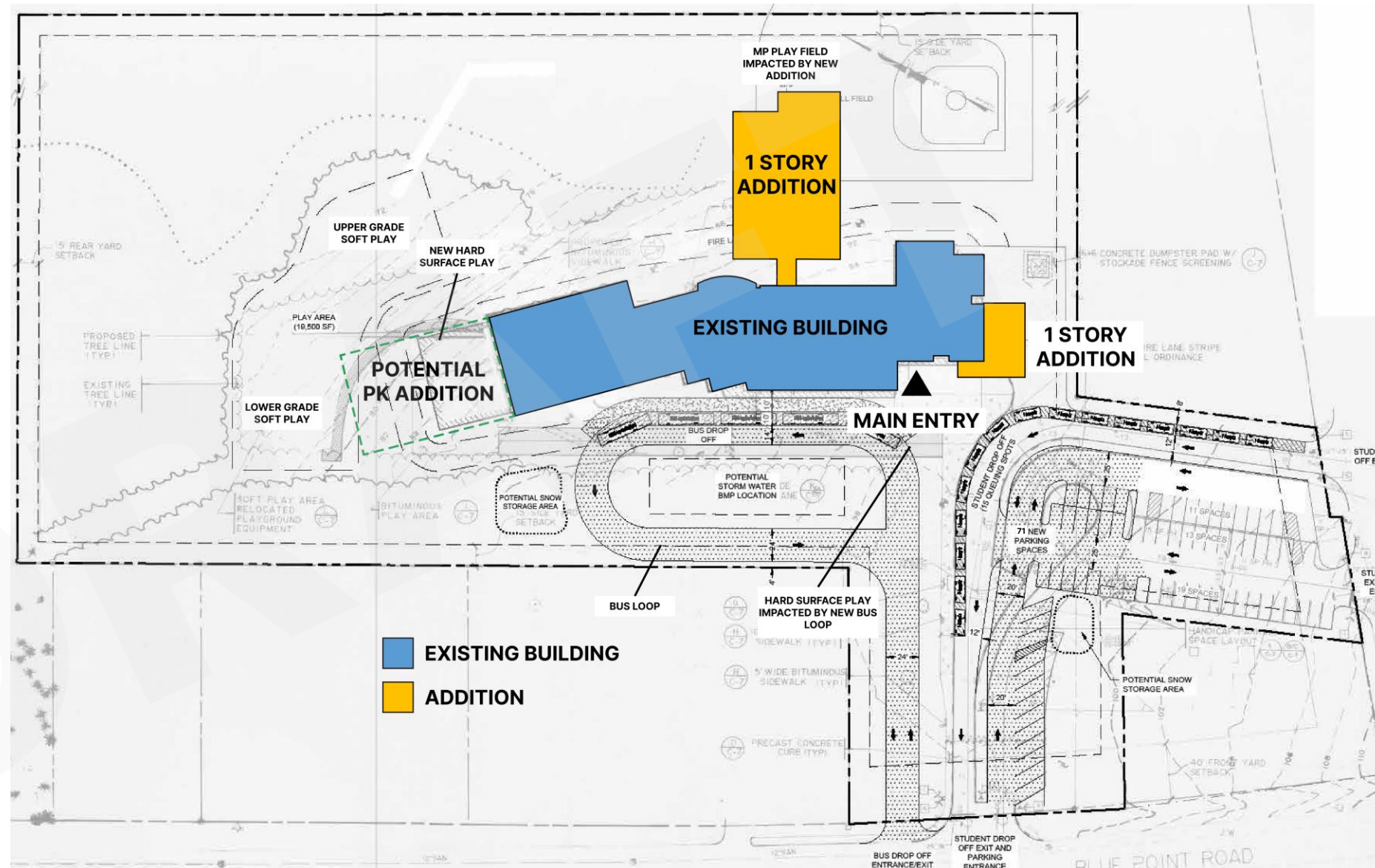


CONSTRUCTION TYPE	SF
NEW CONSTRUCTION	61,500

A/B-A

Blue Point Addition/Renovation:

Blue Point: Proposed Site Diagram



71 PARKING SPACES
49 staff plus 22 visitors
(MDOE Guidelines = 1/Staff plus 15 visitors)

Blue Point: Proposed Bubble Diagram

**NEW 1-STORY
ADDITION**

FIRST FLOOR

CONSTRUCTION TYPE	SF
ADDITION	12,787
MAJOR RENOVATION	7,367
MINOR RENOVATION	16,769

MI RENO
16769 SF

ADDITION
10909 SE

LEGEND

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

MA RENC
7367 SF

MAIN ENTRY

**NEW 1-STORY
ADDITION**

ADDITION
1878 SF

A/B-A

Pleasant Hill Addition/Renovation:

Pleasant Hill: Proposed Site Bubble Diagram



LEGEND

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

56 Parking Spaces (49 staff plus 7 visitor)
(MDOE Guidelines = 1/Staff plus 15 visitors)

Pleasant Hill: Proposed Bubble Diagram

**NEW 1-STORY
ADDITION
BUILT IN MULTIPLE
PHASES**



CONSTRUCTION TYPE	SF
ADDITION *	19,530
MAJOR RENOVATION	4,105
MINOR RENOVATION	14,800

***Increase of 1330sf (includes phasing / portables remain in place adds +/- \$1M)**

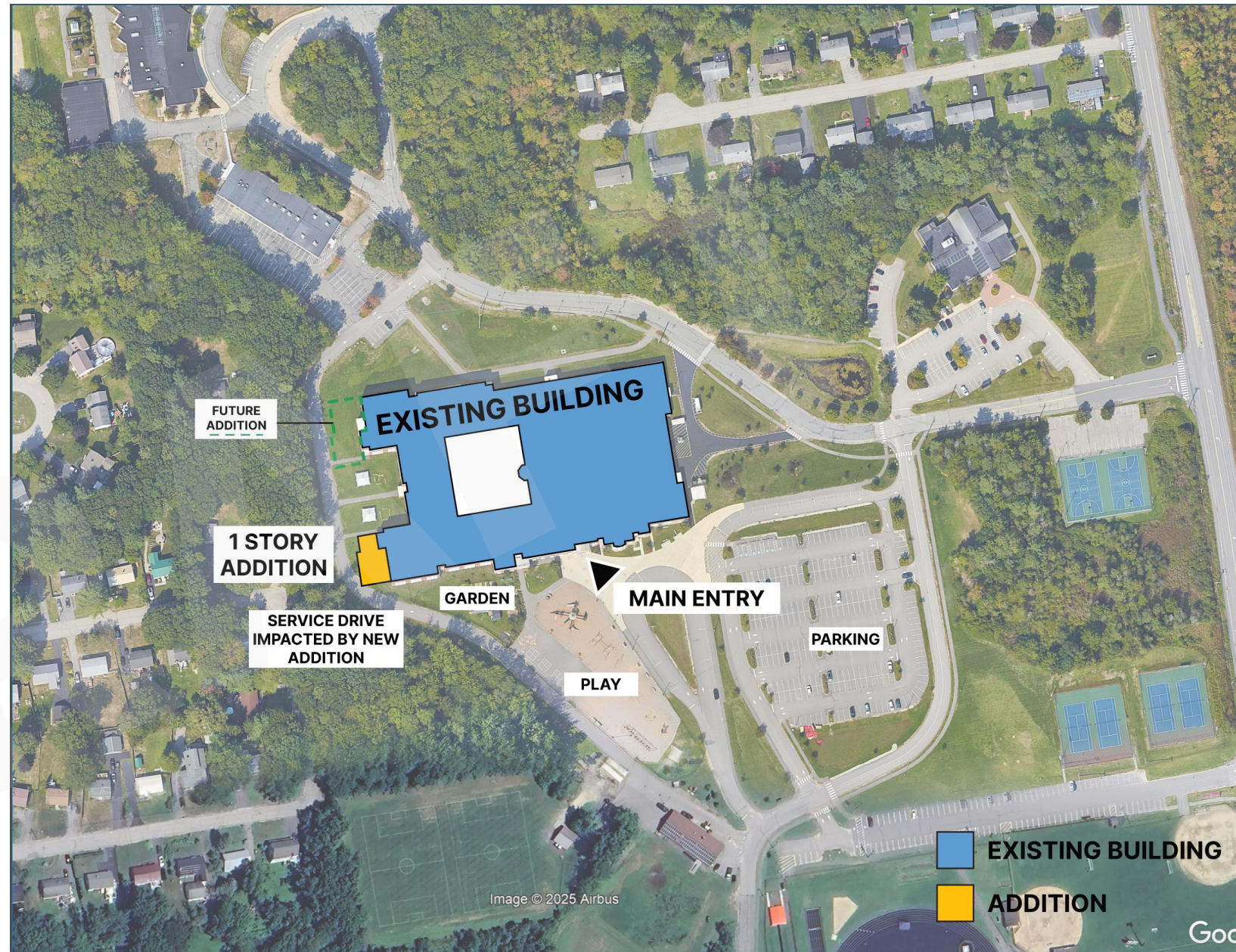
- # LEGEND
- | | |
|---|--|
|  | ADMINISTRATIVE |
|  | ATHLETICS |
|  | AUXILIARY |
|  | CLASSROOMS |
|  | CIRCULATION |
|  | ARTS/LIBRARY |
|  | FOOD SERVICE |
|  | SPECIAL SERVICES |
|  | EXISTING
PORTABLES
(APPROX LOCATION) |

Wentworth School

Wentworth School:

Proposed Site Diagram

UPDATED (1:24 LOADING)



Wentworth School: Proposed Bubble Diagram

UPDATED (1:24 LOADING)

LEGEND

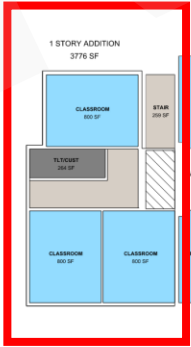
- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOMS
- CIRCULATION
- ARTS/LIBRARY
- FOOD SERVICE
- SPECIAL SERVICES



SECOND FLOOR

CONSTRUCTION TYPE	SF
ADDITION	3,776
MAJOR RENOVATION	1,339

NEW 1-STORY
ADDITION



FIRST FLOOR



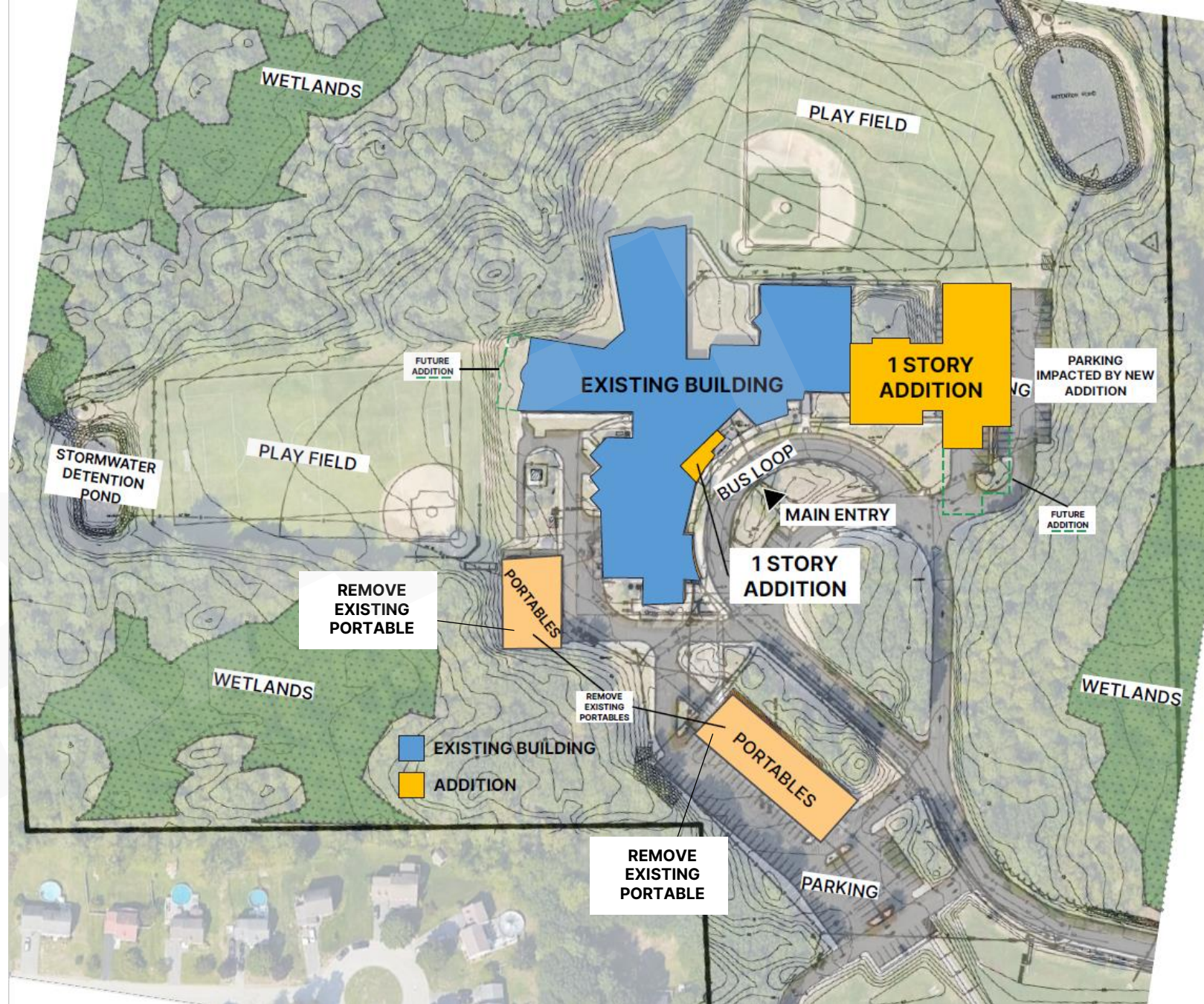
MAIN ENTRY

Harriman

Middle School

Middle School (6th-8th): Proposed Site Diagram **OPTION 1.2**

150-160 PARKING SPACES
130 STAFF PLUS 20-30 VISITORS



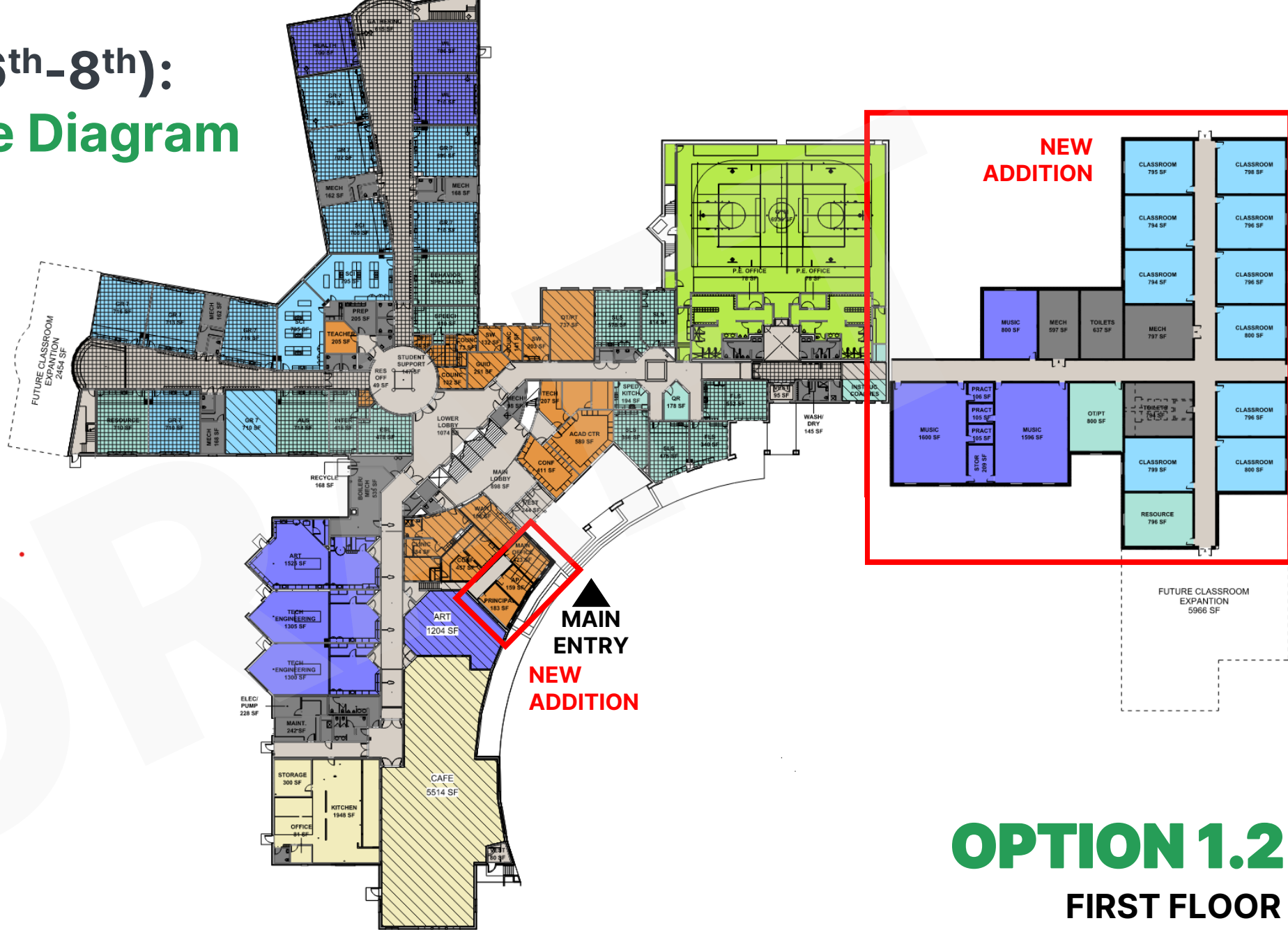
Middle School (6th-8th): Proposed Bubble Diagram

CONSTRUCTION TYPE	SF
ADDITION	23,631
MINOR RENOVATION*	38,661
MAJOR RENOVATION	11,433

*Scope no longer includes existing window, flooring and paint replacement in existing building

LEGEND

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



OPTION 1.2

FIRST FLOOR

Middle School (6th-8th):

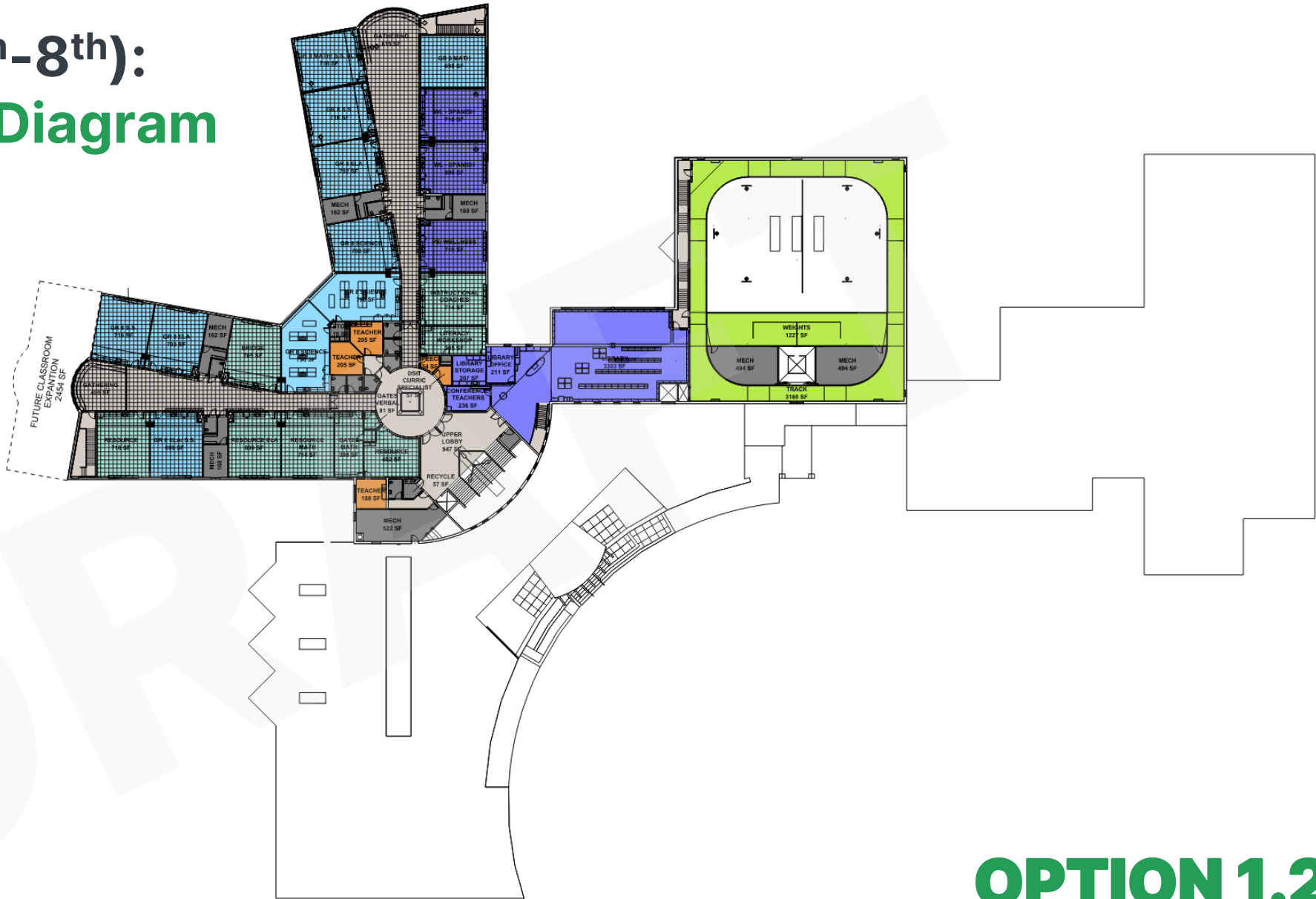
Proposed Bubble Diagram

CONSTRUCTION TYPE	SF
ADDITION	23,631
MINOR RENOVATION*	38,661
MAJOR RENOVATION	11,433

*Scope no longer includes existing window, flooring and paint replacement in existing building

LEGEND

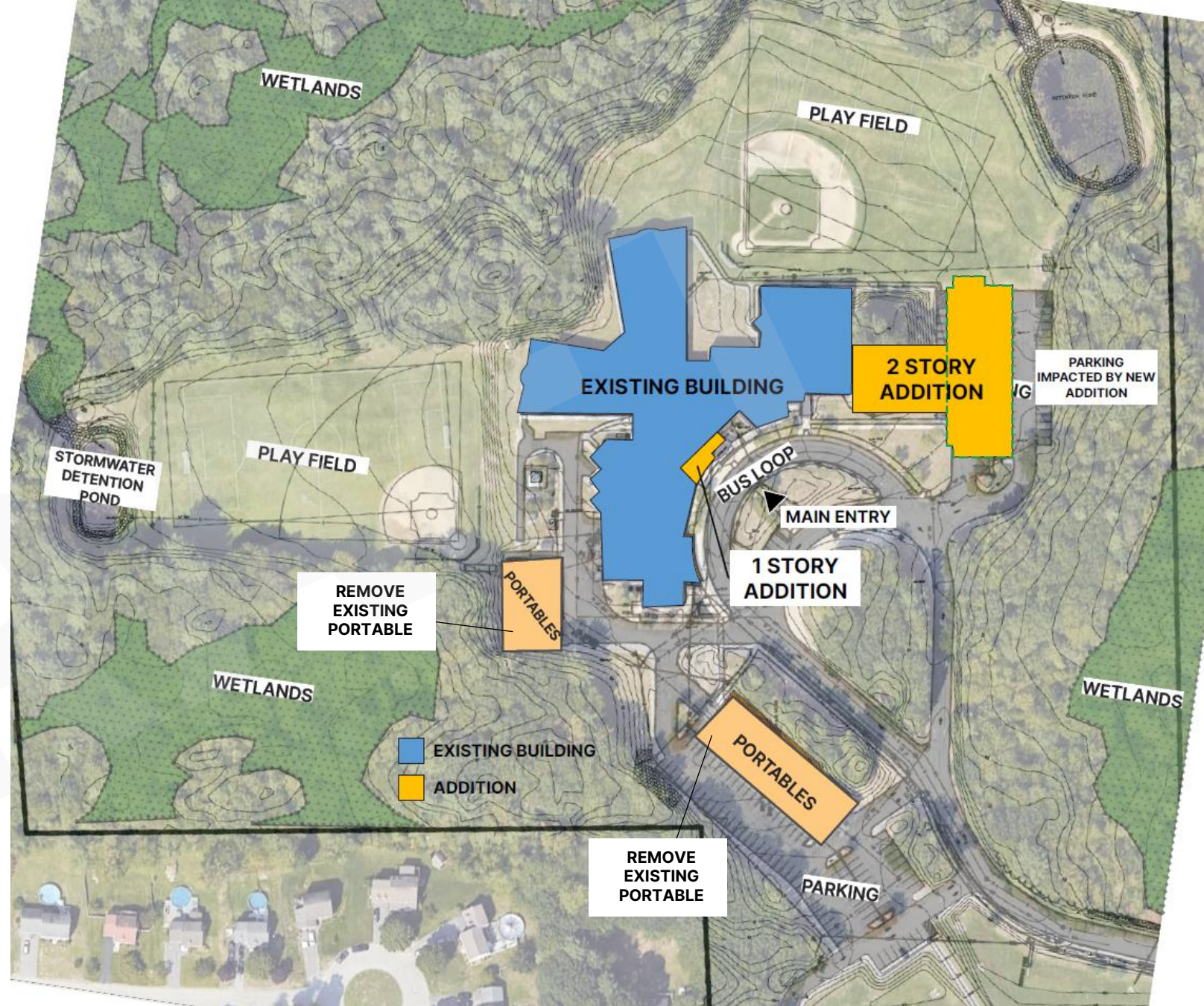
- ADMINISTRATIVE
- ATHLETICS
- AUXILIARY
- CLASSROOMS
- CIRCULATION
- ARTS/LIBRARY
- FOOD SERVICE
- SPECIAL SERVICES
- MAJOR RENOVATION
- MINOR RENOVATION



OPTION 1.2

SECOND FLOOR

Middle School (6th-8th): Proposed Site Diagram **OPTION 1**



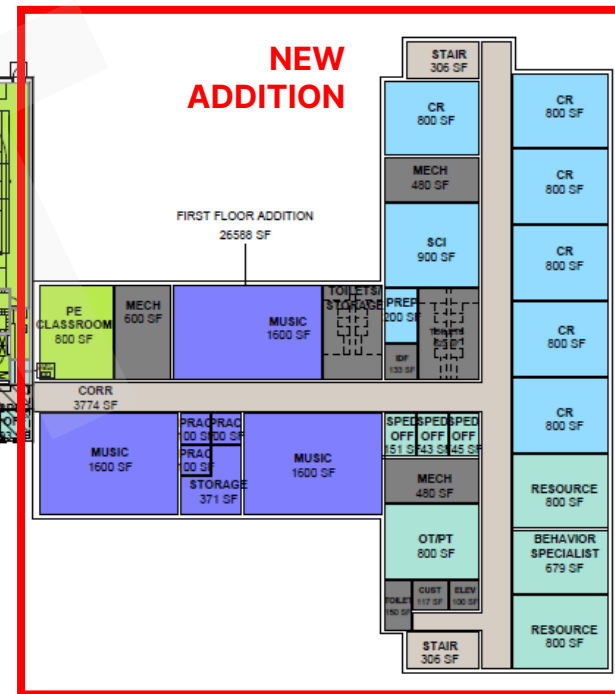
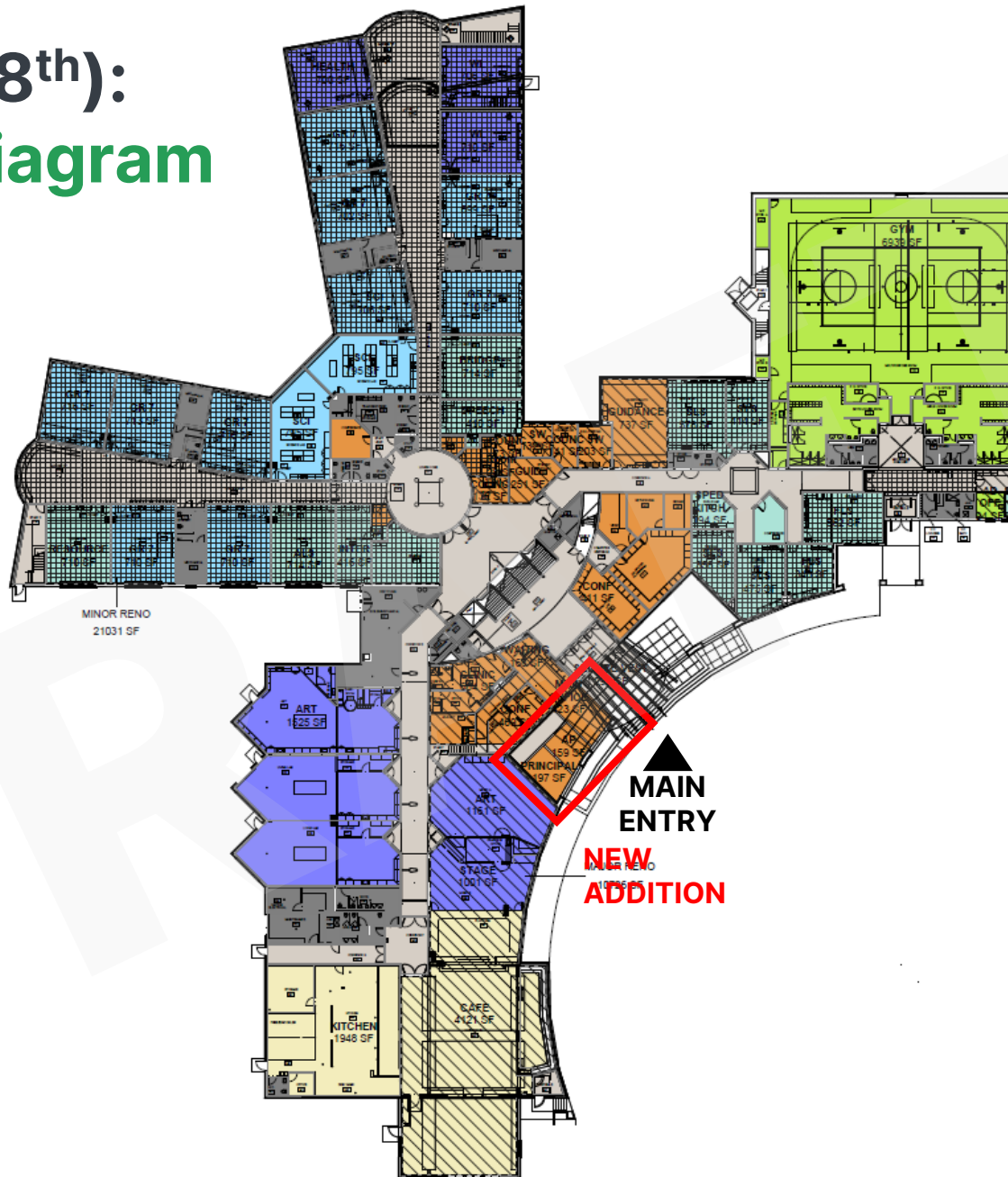
Middle School (6th-8th): Proposed Bubble Diagram

CONSTRUCTION TYPE	SF
ADDITION	42,747
MINOR RENOVATION*	38,663
MAJOR RENOVATION	10,726

*Scope no longer includes existing window, flooring and paint replacement in existing building

LEGEND

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



OPTION 1

FIRST FLOOR

Middle School (6th-8th):

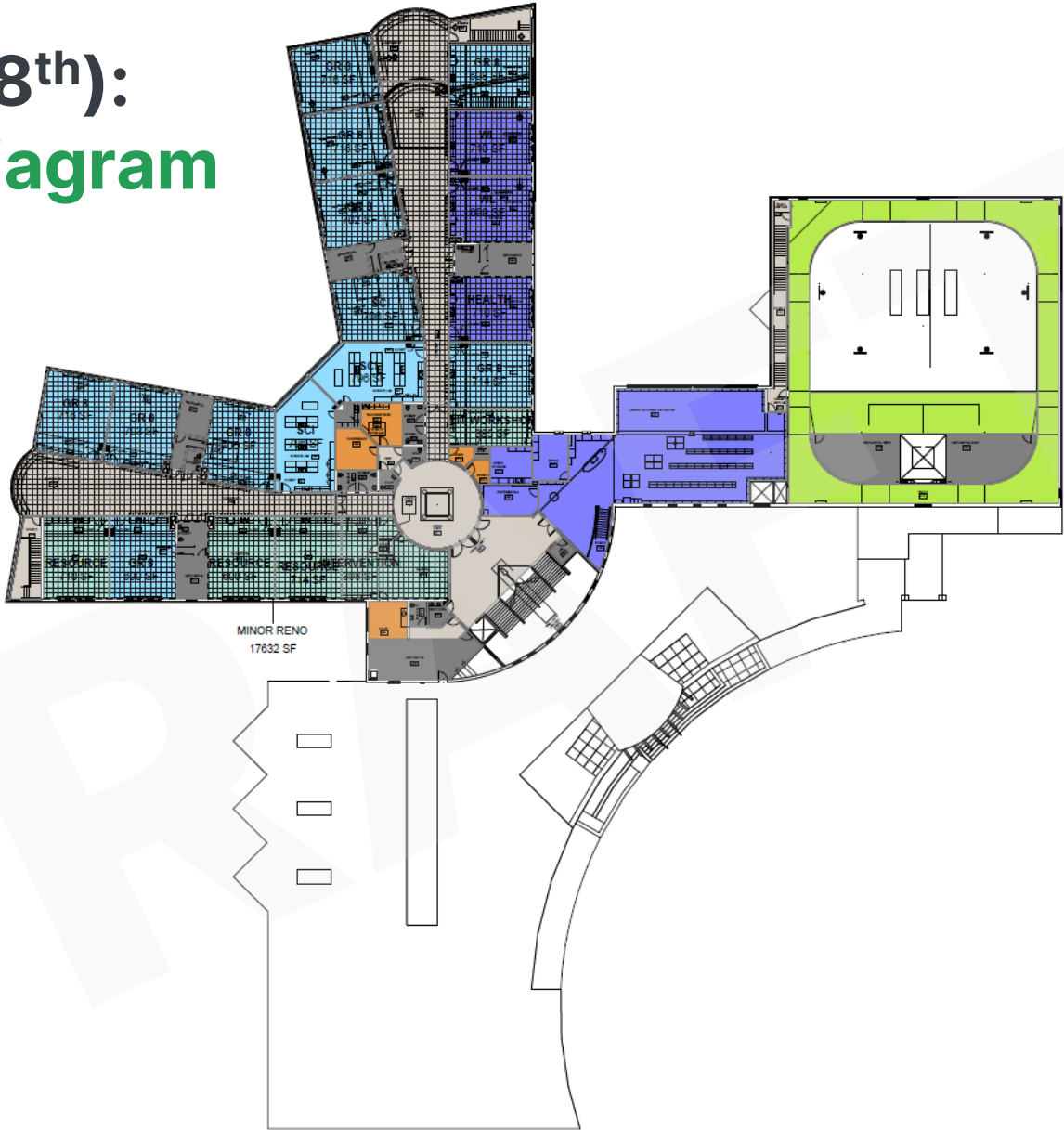
Proposed Bubble Diagram

CONSTRUCTION TYPE	SF
ADDITION	42,747
MINOR RENOVATION*	38,663
MAJOR RENOVATION	10,726

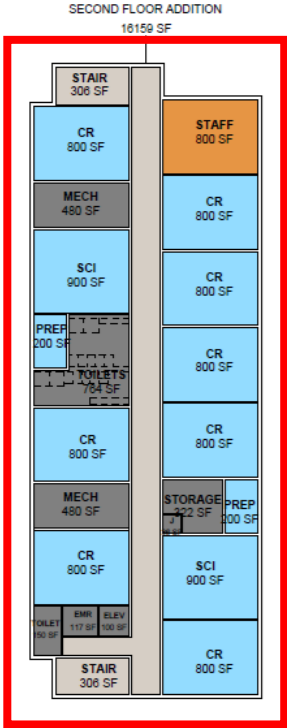
*Scope no longer includes existing window, flooring and paint replacement in existing building

LEGEND

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



NEW
ADDITION



OPTION 1
SECOND FLOOR

Approximate Implementation Schedule

Assumes successful
November 2025
referendum

Implementation Schedule		2026				2027				2028				2029				
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
A/B-A (EC at EC)																		
Blue Point	Design					Bid	Construction											
Pleasant Hill																		
Eight Corners (Replacement)																		
Wentworth	Design					Bid	Construction											
Middle School (Option 1)																		
Middle School (Option 1.2)																		

Estimated K2 Operating Cost: Staffing

OPTION	K-2 STAFFING ESTIMATED COST PER YEAR (AT FULL STUDENT CAPACITY)
THREE NEIGHBORHOOD K-2 SCHOOLS	\$15,054,448

Estimated K2 Operating Cost: Utilities

		SF	Estimated Utility Cost Year 2029
1, 2, 6	BP	42,559	\$ 129,000
	EC		
1, 2, 6	PH	44,348	\$ 134,000
4, 5	NEW	61,150	\$ 140,000
	SUBTOTAL	148,057	\$403,000

ESTIMATED UTILITY ASSUMPTIONS

General

- 0.8% annual electrical inflation
- 2% annual fossil fuel and water/sewer inflation

As Noted:

- 1 Envelope upgrades
- 2 Oil heating
- 3 Not used
- 4 Propane gas heating
- 5 Traditional Cooling includes chiller, cooling tower, and chilled water hydronic loop
- 6 Cooling systems consist of VRF in renovated areas and DX cooling coils with remote condensing units for new construction

Estimated Potential Off-Site Cost

Eight Corners School

- Sidewalk From Gorham Rd Intersection to School Entrance (950') - \$85,000
- Drainage - \$50,000
- Crosswalk Striping - \$2,500
- Pedestrian Hybrid Beacon at Crosswalk - \$50,000
- Dedicated Right & Left Turn Lanes - \$200,000
- Subtotal - \$387,500
- Mobilization, Contingency, & General Conditions (30%) - \$116,250
- **Total Cost – \$503,750**

Pleasant Hill School

- Sidewalk From Pleasant Hill Road to School Entrance (1,800') - \$162,000
- Sidewalk From Chamberlain Road to School Entrance (2,300') - \$207,000
- Drainage - \$200,000
- Crosswalk Striping - \$2,500
- Pedestrian Hybrid Beacon at Crosswalk - \$50,000
- Subtotal - \$621,000
- Mobilization, Contingency, & General Conditions (30%) - \$186,300
- **Total Cost - \$807,300**

Blue Point School

No off-site work anticipated.

NOTE: not all improvements are required by the state but might be required by local planning board

Next Steps

2

Next Steps

- **Town Council Presentation – date TBD (July and/or August)**
- **Referendum**

DRAFT