

Section 1 - LRFP 2014-2016:

- **Scarborough Schools Long Range Facilities Plan (LRFP) – 2014-2016, facilities studies conducted, options to address decline in enrollment outlined in workshop**
 - **Goals of LRFP:**
 - Provide a Long-Range Facilities Plan to ensure that the school facilities will be in alignment with the Scarborough Public School's Educational Goals.
 - Look beyond short-term facilities upgrades and produce a long-term plan to serve the needs of the students and to provide an outstanding environment in which to learn, while managing scarce resources effectively.
 - Create a Technical Facilities Inventory of Scarborough schools to determine needed upgrades, repairs, energy usage, Operations and Maintenance costs.
 - Create an Educational Inventory of the schools to complement the Technical Facilities Inventory, to document if the buildings serve your Educational Goals. Compare existing educational spaces to DOE standards.
 - Eliminate all modular classrooms from the District.
 - Update Scarborough's population projections. Calculate the Functional Student Capacity of the existing schools.
 - Conduct an examination of areas of facilities improvement that could potentially reduce your cost of operations, including the study of the pros and cons of consolidating some of the Primary Schools, the impact of reconfiguring grades to make better use of your facility capacity district-wide, and other strategies.
 - Study the potential for expansion at the Middle School to relieve overcrowding.
 - Provide educational equity among all the schools.
 - Improve security in all the schools.
 - Catalog the existing floor and site plans of the schools. Generate plans for potential options for improvements.
 - Create a system of standards to allow SPS to evaluate your facilities objectively moving forward.
 - Identify potential funding sources for improvements, repairs, renovations, additions.
 - **List of options and LRFP committee feedback**
 - Option 1: Close PH. Add 8 classrooms to BP and 12 to EC. Split PH students between PB and EC.
 - LRFP Committee Recommendation: No—requires school construction.
 - Option 2: Close PH. Move all PH students to Wentworth.
 - LRFP Committee Recommendation: No—creates disparity in the K-2 infrastructure and makes staffing at WIS problematic.
 - Option 3: Close PH. Add 8 classrooms to BP. Split PH students between WIS and EC.
 - LRFP Committee Recommendation: No—requires school construction.
 - Option 4: Keep all 3 Primary Schools open and upgrade facilities.
 - LRFP Committee Recommendation: Yes—maintains status quo for now, but requires smaller investment in all 3 buildings for energy upgrades and program space.

- Option 5: Move all 2nd graders to WIS. Retain all three Primary Schools as K-1 and remove modulars.
 - LRFP Committee Recommendation: No—modulars are in good shape and removal would not create efficiencies.
- Option 6: Close PH. Move all 2nd graders to WIS. Distribute K-1 to BP and EC.
 - LRFP Committee Recommendation: Yes—could work instructionally and with existing space. Pleasant Hill could be turned over to the Town for Community Services, thus freeing up space at Wentworth for additional programs. The 2nd grade enrollment of 219 students could be housed at WIS. The resulting K-1 and 2-5 schools could be managed with appropriate instruction and better allocation of district resources. BP and EC would need upgrades for energy efficiency, air conditioning, etc.
- Option 7: Build a new consolidated K-2 Primary School on the central Town campus. Close PB, EC, and PH.
 - LRFP Committee Recommendation: No—construction too expensive.
- Additional LRFP Committee Recommendations:
 - Only Options 4 and 6 are recommended for consideration at this time. Option 4 is most favored by the LRFP Committee. The LRFP suggests a wait-and-see approach to verify population trends at the Primary level for at least a couple years before taking any action. In the meantime, do upgrades to all three Primary Schools to improve their energy efficiency.

Section 2 - Revisit Options 2017:

- **It was requested that Harriman revise options to address growth – 2017, Eight options developed, advisory committee narrowed to two options**
 - **Why restudy?**
 - Population projections are showing an increase in student population that will greatly impact the educational environment of our students if nothing is done.
 - In order to make sure our buildings are energy efficient and cost effective, we need to start the conversation today. From the time a decision is made, the planning and construction process will take approximately 4 years.
 - The plan going forward will impact decisions regarding current and future Capital Improvement Projects.
 - **2017 Study Goals:**
 - Analyze impact on permanent facilities with population growth.
 - Right-size the educational spaces to DOE standards where feasible
 - Eliminate modular classrooms
 - Study feasibility and impact of using portables on site
 - Analyze Operations and Maintenance costs in the expanded facilities
 - Add PreK Program for 150 students
 - Studied if the existing Primary School sites can accommodate the expansions required
 - Studied if a Consolidated Primary School would be more cost effective than three small schools
 - Plan for future growth beyond 2025-26

- **List of options:**

- Option A: Do nothing, but add modulars. Primary schools to be PK-2 on existing sites. SMS would also do nothing, but keep adding modulars to the site. All existing space and site problems intensify greatly.
- Option B: Renovate existing K-2 Primary Schools in place on existing sites. Right size the SMS. Keep grades 6-8. Includes 5% growth contingency.
- Option C: Create new consolidated K-2 Primary School. Right size the SMS. Keep grades 6-8.
- Option D: Create new consolidated PK-2 Primary School. Right size the SMS. Keep grades 6-8.
- Option E: Create new consolidated PK-2 Primary School. Move 6th grade to WIS and expand WIS.
- Option F: Create new consolidated PK-3 Primary School. Move 6th grade to WIS, with no expansion. Includes 5% growth contingency.
- Option G: Create new consolidated K-3 Primary School. Reuse Pleasant Hill as a PK Center. Move 6th grade to WIS, with no expansion.
- Option H: Create new consolidated 1-3 Primary School. Reuse Eight Corners as a PK-K Center. Move 6th grade to WIS, with no expansion.

- **Advisory committee Narrowed to 'B' and 'F'**

- **Presentation to School Board – 10-16-2017, outlined process, overview of eight options, summary of options 'B' and 'F' and status of DOE funding applications.**

- Option B:
 - Minimizes scope of work at SMS by moving 6th grade to WIS.
 - WIS would retain three grades, 4-6, and requires no new classrooms.
 - Grade 3 moves to the Primary Schools.
 - PreK is provided. Assumes 150 PreK students in 2025.
 - Closes no schools.
 - Buildings would be right-sized to accommodate the increase in population and existing space shortages.
 - However, the facilities can't expand to accommodate the 2025 Primary School population and programs because the sites are too small.
 - The building envelopes will only meet current energy code in the new construction.
- Option F:
 - Minimizes scope of work at SMS by moving 6th grade to WIS.
 - WIS would retain three grades (4th-6th), and requires no new classrooms.
 - Grade 3 moves to the Consolidated Primary School.
 - Closes three schools.
 - Building would accommodate the increase in population and all program spaces.
 - Saves 33,337 square feet, compared to Option B.
 - Saves \$1,998,894 in total project costs, compare to Option B.
 - 100% of the building will meet current energy codes.
 - Consolidating schools can produce savings and increase efficiencies in personnel costs. Option F savings in year one is \$3,331,912 over Option B.

- Overall advantage of Option F:
 - Less square feet to operate and maintain in the future
 - Higher R-values of the building envelope
 - 100% of building meets current energy codes
 - New highly energy efficient MEPS building systems
 - Less cost to build
 - Equity of services
 - Fully ADA accessible
 - Meets current Town Ordinances and Building Codes
 - Fewer staff needed to operate the school. Personnel costs are about 92% of the overall O&M costs of the school.
 - Reduction in CIP projects and related costs
 - All portables removed
- Department of Education (DOE) funding explored:
 - Met with Scott Brown (DOE) January 2017
 - Applied for DOE funding April 2014
 - DOE Site Visits to SPS November 2017
 - Final DOE Funding List Summer/Fall 2018
 - 74 applications evaluated
 - Schools addressed in priority order (number 1 being first).
 - Approximately 10-15 schools move to the approved projects list in each application cycle.
 - To date 5 schools have made it to the approved projects list
 - Scarborough Schools Ranking
 - Eight Corners Elementary School - 34th
 - Pleasant Hill School – 36th
 - Blue Point – 49th
- **School Board – Vote, January 23, 2020**
 - “Motion to approve the SPS Building Steering Committee’s recommendation of a consolidated primary school.” Amendment to original motion to include “...while planning for the future needs of our entire district.”
 - Approved: voted 5-2 and student rep vote 2-0.

Section 3 – 2022 (Today)

WHY:

A district solution is needed to create future ready educational facilities that align with Scarborough’s educational goals. A solution that addresses educational equity, right sizing educational spaces, eliminates all 30 existing portables (18 existing portables in grades K-2 and 12 in grades 6th-8th), operational efficiency, population growth, flexibility, safety and security, program flexibility and 21st century learning.

WHAT:

A future ready building project that addresses educational equity, operational efficiency, population growth, flexibility, safety and security and 21st century learning.

HOW:

- **Scarborough Primary School Project**
 - Consolidating three schools
 - Blue point Elementary
 - Eight corners Elementary
 - Pleasant Hill Elementary
 - Scarborough middle school
 - Address overcrowding and deficiencies at Middle school. Remove portables and move 6th grade to Wentworth. Third grade becomes part of the new primary school.
 - Grades: Primary school, PK-3 and Middle School 7-8th
 - Population: TBD.

WHEN:

- **Now.**
 - Eliminate 30 portable classrooms
 - Address educational equity
 - Address overcrowding
 - Address safety and security
 - Address operational efficiency (programmatic, energy, etc.)
 - Allows for efficient planning and spending for capital improvement projects, maintenance, and replacement of systems.
 - 4+ years from start of concept design to occupancy of buildings.

Section 4 – Did you know?

- There are currently 18 portables at the existing K-2 schools? **Four at Eight Corners** are not connected to the main building.
- There are currently 12 portables at the middle school not connected to the main building.
- The potential impacts of not doing anything:
 - Continued overcrowding
 - Inadequate program spaces
 - Safety and security issues
 - Energy inefficiency
 - Primary schools are most costly to operate due to age and small size
 - WIS and SMS – both air conditioned but WIS costs substantially less per sf
 - Primary schools' cost per square foot nearly as much to operate as the SMS but have **only partial (and limited)** air conditioning
 - Food Service inefficiency
 - Undersized building systems
 - Fiscally irresponsible

- Undersized Core Spaces
 - Gym / Cafeteria will be fully utilized by 1 or 2 gym classes
 - Kids will not have access to cafeteria for eating lunch and will be eating in classrooms or will have reduced physical education.
- There are missing program spaces and deficiencies at the three K-2 primary schools and middle schools?
 - The Primary Schools:
 - The challenge at the Primary Schools is the inefficiency of operating 3 aging and outdated, small schools cost-effectively. The following is an abbreviated summary of facilities issues. Additional detail can be found in the draft Facilities Master Plan:
 - The Primary Schools have combined Cafeterias and Gymnasiums, which are small for the intensity of their use and function. New schools typically build separate rooms for these two functions. The kitchens are small, but are primarily warming kitchens.
 - There are no Stages.
 - There are 18 modular classrooms among the Primary Schools.
 - There is no adequate meeting space for administrators, students, families, outside consultants, and teachers.
 - Small (if any) Art Rooms.
 - Small Library at Pleasant Hill.
 - No adequate Time Out or Seclusion spaces.
 - OTPT is too small. Eight Corners has a curtain to screen off private area for treatment.
 - Two of the Primary Schools, Eight Corners and Pleasant Hill, do not have a security vestibule of the kind found at WIS, SMS, and SHS.
 - There is no driveway surrounding the schools for emergency services and security.
 - Security Cameras: The Primary Schools have fewer security cameras. Additional coverage is needed.
 - The Middle School:
 - The Middle School is over 20 years old. It is overcrowded. Some examples are:
 - The 6th Grade Learning Community contains 12 modular classrooms detached from the main school building. This is a security issue and a building management issue.
 - The Cafeteria is 63% of the DOE recommended size. The kitchen is small as well. Serving lines are very long and congested.
 - The Library is 850 sf smaller than the DOE recommended size.
 - Narrow hallways—there are four very congested choke points leading from the classroom wings to the Cafeteria/STEM/Music Wing. These barely meet code for width.
 - Small Art, SPED, Guidance, Nurse, Administration, and Foreign Language rooms.

- In 2015, there were 5 “floating teachers” without classrooms, due to lack of space.
- Parking and parent drop-off systems are inadequate.
- Separation of buses, cars, and students needs improvement.
- There is only one access road **into and out of** the school in an emergency.
- Mechanical systems are now outdated, and replacement could provide more energy efficiency. The systems are old enough that some parts are not readily available, **particularly in the modular classrooms.**
- Core spaces are very small and include the Library, Cafeteria, Kitchen, and Gymnasium.
- No Stage—consumed for additional music room space.
- No Auditorium. **Must use Wentworth for all-school gatherings.**
- One Art Room is a former classroom and is only 54% of the DOE recommended size.
- There is no adequate meeting space for administrators, students, families, outside consultants, and teachers.
- Overall, SPED spaces are small and crowded.
- No Time Out or Seclusion spaces.
- No SPED storage.
- ALS has a kitchen, but it is too small overall.
- Resource Rooms are too small. They should be regular classroom size. They have 2-3 groups at a time.
- Need space for co-treatment area with Speech and Social Workers together. Need conference space and office space for 4-6 professionals.
- OTPT is too small.
- One G+T room is in a closet on a cart; the other is in a small Resource Room.