

District: Town of Littleton
 School Name: Shaker Lane Elementary School
 Recommended Category: Preferred Schematic
 Date: February 19, 2025

Recommendation

That the Executive Director be authorized to approve the Town of Littleton (the “District”), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Shaker Lane Elementary School and construct a new facility serving students in Kindergarten through grade 2, plus Pre-kindergarten, on the site of the existing school. MSBA staff has reviewed the Feasibility Study and accepts the District’s Preferred Schematic.

District Information	
District Name	Town of Littleton
Elementary School(s)	Shaker Lane Elementary School (PK-2) Russell Street Elementary School (2-5)
Middle School(s)	Littleton Middle School (6-8)
High School(s)	Littleton High School (9-12)
Priority School Name	Shaker Lane Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1959
Existing Square Footage	62,105
Additions	1962 – Addition 1998 – Addition
Acreage of Site	31.1 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Building Envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2024-2025 Enrollment	425 students
Agreed Upon Enrollment	435 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 435 students serving grades K-2, plus Pre-kindergarten.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes

Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	April 26, 2023
Preferred Schematic Authorization	On February 26, 2025 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on August 27, 2025.
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	48.68%

Consultants	
Owner’s Project Manager (the “OPM”)	Turner & Townsend Heery, LLC
Designer	Studio G Architects, Inc.

Discussion

The existing Shaker Lane Elementary School is a 62,105 square-foot facility located on a 31.1-acre site, currently serving students in Pre-kindergarten through grade 2. The original school building was constructed in 1959, with a small classroom addition in 1962. In 1998, the building was renovated, and a main office suite, library, cafeteria, and six Kindergarten classrooms were added at the north end of the building.

The District’s priority Statement of Interest (“SOI”) identified numerous deficiencies in the existing facility including outdated mechanical, electrical, and plumbing systems; issues with the building envelope, windows, and roof; and accessibility issues. The SOI also notes that existing spaces within the facility are not conducive to supporting the District’s educational program.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program, gathering input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied six (6) preliminary options that included one (1) code upgrade/base repair option, two (2) addition/renovation options, and three (3) new construction options. The following is a detailed list of the preliminary options considered:

Option	Description of Preliminary Options
Option 1	Code upgrade/base repair for 435 students in kindergarten through grade 2, plus pre-kindergarten, at the existing Shaker Lane Elementary School; with an estimated project cost of \$44.1 million.
Option 2.1	Addition/renovation for designed for 435 students in kindergarten through grades 2, plus pre-kindergarten, at the existing Shaker Lane Elementary School; with an estimated project cost of \$104.8 million. (2-story addition with classrooms, to east of existing Shaker Lane Elementary School)
Option 2.2	Addition/renovation designed for 435 students in kindergarten through grade 2, plus pre-kindergarten, at the existing Shaker Lane Elementary School; with an estimated project cost of \$107 million. (3-story addition with classrooms, to North of existing Shaker Lane school site)
Option 3.1	New construction designed for 435 students in kindergarten through grade 2, plus pre-kindergarten at the existing Shaker Lane Elementary School site; with an estimated project cost of \$108.4 million. (2-story building at Upper Field)

Option 3.2	New construction designed for 435 students in kindergarten through grade 2, plus pre-kindergarten, at the existing Shaker Lane Elementary School site; with an estimated project cost of \$106.1 million. (1-story Central Core and 3-story academic wing at Lower Field)
Option 4.1	New construction designed for 435 students in kindergarten through grade 2, plus pre-kindergarten, on an alternative site referred to as Whitcomb Field; with an estimated project cost of \$103.9 million. (2-story building at Whitcomb Field)

As a result of this analysis, the District determined that “Option 2.2” would not be considered for further evaluation because it is constrained by the existing footprint and building layout of the renovated areas. Additionally, the District indicated that this option reduces community access to play fields, decreases the size of the lower field, requires phased construction, and is anticipated to result in student disruption during construction. Furthermore, the construction would interfere with the existing septic system.

The District determined that “Option 4.1” would not be considered for further evaluation because it is anticipated to potentially impact traffic patterns, does not allow for the installation of a geothermal system, provides limited access to nature due to wetlands, and offers limited opportunities for future expansion.

MSBA staff and the District agreed to explore the following four (4) options for further development and consideration in the final evaluation and development of preliminary design pricing, including: one (1) code upgrade/base repair option, one (1) addition/renovation option, and two (2) new construction options, as presented below.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option 1 (Code Upgrade)	62,000	62,000 \$562/sq. ft.	N/A	\$1,930,000	\$36,766,000 \$593/sq. ft.	\$44,119,200
Option 2.1 (Add/Reno)	94,850	30,200 \$695/sq. ft.	64,650 \$752/sq. ft.	\$7,212,982	\$76,820,131 \$810/sq. ft.	\$92,183,990
Option 3.1 (New Construction at Upper Fields)***	97,232	N/A	97,232 \$720/sq. ft.	\$11,769,060	\$81,791,657 \$841/sq. ft.	\$98,149,932
Option 3.2 (New Construction at Lower Fields)	97,232	N/A	97,232 \$717/sq. ft.	\$11,062,044	\$80,802,758 \$831/sq. ft.	\$96,963,310

* Marked up construction costs

** Does not include construction contingency

*****District’s Preferred Schematic**

The District has selected “Option 3.1” as its Preferred Schematic to proceed into Schematic Design, as the District determined this option best meets the needs of its educational program. The District indicated that this option supports their program goals and adjacencies for neighborhood organizational spaces, facilitates grade-level collaboration, and maximizes solar exposure for classroom wings. The proposed design incorporates new building systems that align with sustainability goals and provide opportunities for geothermal and photovoltaic systems, as desired by the District. Additionally, the design is anticipated to improve pedestrian and vehicular circulation to the site and enhance community access to public fields and indoor spaces. This option is also expected to result in minimal disruption to the occupied school community during the construction phase.

“Option 1” was not selected by the District because the existing facility’s square footage is insufficient to meet the spatial requirements of the District’s design enrollment and educational program. The District also indicated that this option would not accommodate the necessary space for educational needs and required space adjacencies and is anticipated to cause significant and undesirable disruptions to ongoing education during the construction phase. Additionally, this option potentially would not improve site circulation or enhance outdoor play areas.

“Option 2.1” was not selected by the District due to significant site constraints that limit building additions and restrict student access to play areas and outdoor learning spaces. These limitations are also anticipated to prevent improvements to traffic flow. Even with proposed additions, the design would not achieve the necessary proximities and adjacencies for the educational program.

Although “Option 3.2” meets the District’s building organization and supports the educational program, it was not selected due to its proximity to the wetlands and a high subwater table, which poses significant environmental challenges. Additionally, the close proximity to the existing building could be disruptive to the occupants during construction. Furthermore, the design of this option could potentially create difficulties in accessing the upper field, reducing its convenience for community use.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee (“FAS”) on January 29, 2025. At that meeting, members of the FAS discussed the following items: project schedule and construction delivery method considerations; further development of circulation flow; the importance of sustainability and status of conversations the District and project team are engaged in to review potential options; appreciation for the District’s Educational Program; distribution of special education spaces and DESE review process; intended use of the proposed den areas, imagitorium and creation station; interior space considerations for improving efficiencies; staffing for Kindergarten classes, the media center and creation station; appreciation of the thoughtful design, massing and building geometry with potential to consider simplification of the exterior forms; consideration of a potential canopy for sheltered access to the building; student drop-off procedures, site circulation and location of the proposed emergency access lane in relation to the proposed parking areas; and, clarification of the proposed control points and associated interior circulation including life safety and security considerations.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found:

- 1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District’s Preferred Schematic is reasonable and cost-effective and meets the needs identified by the District.

- 2) The District has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 3) The District's Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is to be completed prior to executing a Project Scope and Budget Agreement.
- 4) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 5) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the Town of Littleton be approved to proceed into Schematic Design to replace the existing Shaker Lane Elementary School and construct a new facility serving students in Kindergarten through grade 2, plus Pre-kindergarten, on the site of the existing school.