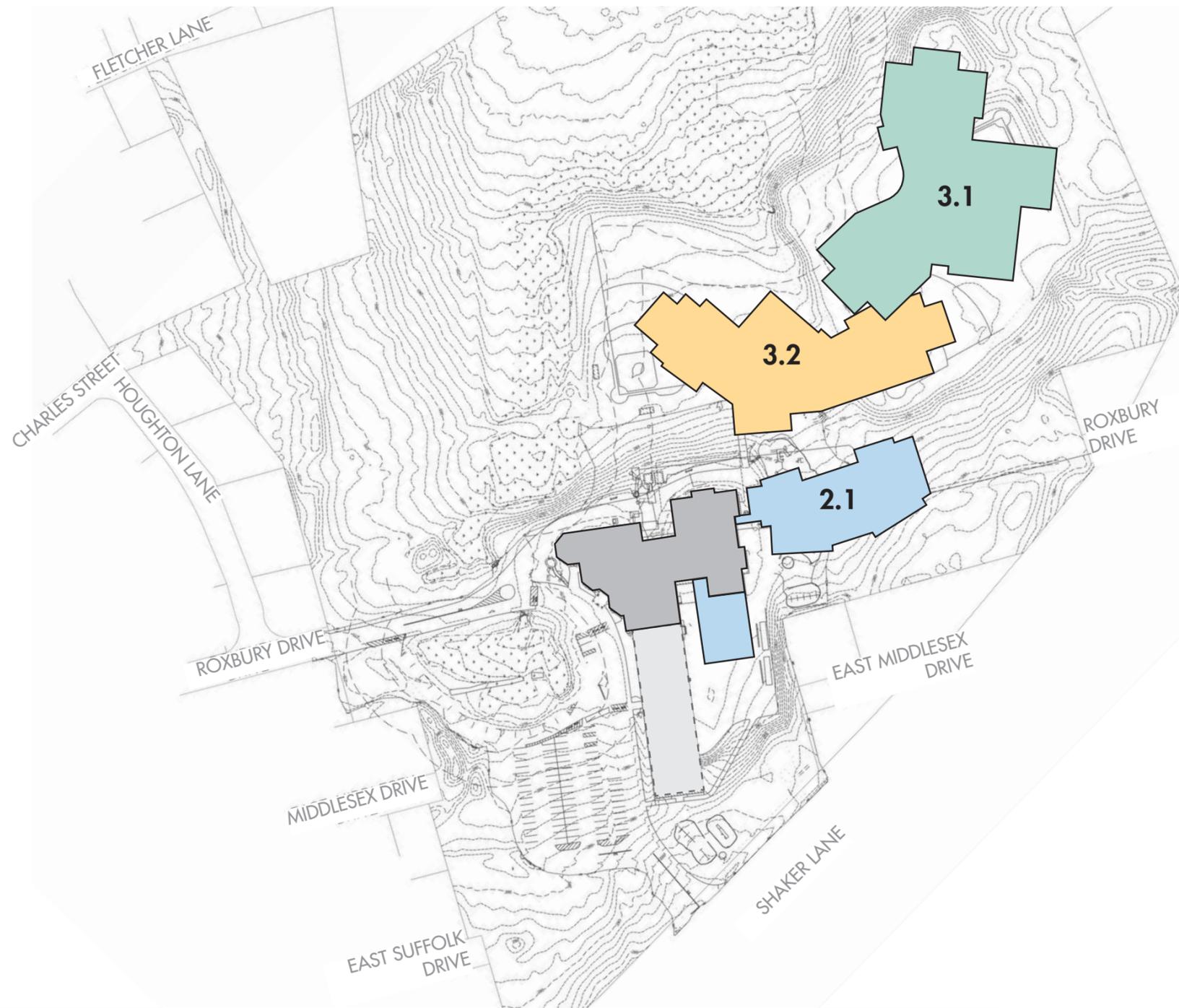


Design Agenda

1. Why do we need a new Shaker Lane School?
2. How much will the project cost?
3. Preferred option recommendation
4. Discussion & vote



School Building Committee Meeting

Why do we need a new Shaker Lane School?*

EDUCATION

- There are no spaces for private instruction or collaborative small groups; students frequently receive support services in hallways and re-purposed storage closets.
- Classroom layouts are not conducive to 21st century instruction. They do not allow for standard technology devices such as interactive white boards or speaker systems.
- Several instructional spaces and offices lack windows or natural light.
- There is no provision for outdoor learning.
- There is not enough storage space. Many materials are stored in the corridors. The school stage is used as storage and a teacher work area.

BUILDING SYSTEMS

- The building lacks adequate cooling, resulting in some interior temperatures regularly exceeding 85-90°F.
- There is little to no insulation in the existing classroom wing exterior envelope.
- The roof, back-up generator, boilers, and classroom heating units are at the end of their lifespans.
- The electrical system is at capacity.
- Drinking water is available only at a limited number of drinking and bottle filling stations. There is no access to water in the gym.
- There are ongoing issues with septic odors and the source has yet to be found.
- There are not enough adult bathrooms distributed throughout the school.

SAFETY & ACCESSIBILITY

- The site circulation does not have clear separation of buses, cars, and pedestrians.
- There are no sprinklers for fire protection.
- Many elements are not ADA compliant, including play equipment, parking, entry doors, toilet rooms, signage, doors/door handles, handrails, and plumbing fixtures.

*This list is not exhaustive



Visit the project website
for more answers

<http://bit.ly/47cAP4B>



Why do we need a new Shaker Lane School?

Not enough classrooms

Instruction takes place in cafeteria behind partition



Conference room converted to classroom



Kitchen & gym are too small

Space for only 1 lunch line, no bathrooms nearby



Food is stored in loading dock area



Gym is half-size and has no basketball hoops



Classrooms are too small

Music room is undersized and has no windows



Therapeutic space in storage closet



Inadequate teacher spaces

Copy machine in stairwell



Offices in closets



How much will the project cost?

PROJECT COST COMPARISON

- Recent MSBA elementary school building projects comparison
- Cost estimates provided at schematic design for new construction
- Escalation since December 2023: ~\$50/sf

	SHAKER LANE SCHOOL	NEW BEDFORD	NEWTON	SCITUATE	STOUGHTON	BERKLEY	NORTH ADAMS
Date MSBA Board Approved	~August 2025	Dec 2023	Dec 2023	April 2024	April 2024	June 2024	June 2024
Enrollment	435	760	465	460	515	385	240
MSBA Approved Square Footage	~97,800sf	124,160sf	76,000sf	106,084sf	101,550sf	84,620sf	73,600sf
Estimated Construction Cost per Square Foot	~\$810 – \$888	\$778	\$794	\$895	\$904	\$832	\$726
Estimated Total Project Costs	~\$92.2M – \$104.2M	\$119.7M	\$76.0M	\$119.4M	\$114.4M	\$89.9M	\$65.3M

Information provided by MSBA



November 13, 2024
Shaker Lane School Project

School Building Committee Meeting

Visit the project website for more answers
<http://bit.ly/47cAP4B>



How much will the project cost?

TAX IMPACT INFO

Debt Exclusion Override	Agreed by Select Board & Finance Committee
Tax Impact Estimates	<ul style="list-style-type: none"> • Based on several factors • Very conservative
Length of Bond	<ul style="list-style-type: none"> • 20 years (estimated) • Could be 30 years
Interest Rate	6% (estimated)
Property Values	Estimated using FY24
Final Bond	<ul style="list-style-type: none"> • End of FY29 • Some short-term debt will be issued during construction

ESTIMATED COSTS

Estimated Project Total	~\$92.2M – \$104.2M
MSBA Reimbursement	~\$27.7M – \$34.4M
Net Cost to Littleton	~\$59.9M – \$74.7M

ESTIMATED TAX IMPACTS

- **Highest tax impact in the first year** (decreases over debt term)
- **Estimated first year tax: \$1,475 – \$1,850** (based on FY24 average home value of \$672,106)
- **Tax impact calculator will be made available online before the 2025 vote** (data will change over time for options, reimbursements, property values, etc)



Preferred Option Recommendation - Evaluation Criteria

Site

- Adequate buildable area (excludes wetlands/buffers, setbacks, floodplains, etc)
- Parking & vehicle queuing safe/efficient/contained on site
- Safe pedestrian access
- Optimizes outdoor program & play spaces
- Extended access to undeveloped nature/green spaces
- Efficient use of site/integration into site

Community/Neighborhood

- Affords community use of playgrounds/fields
- Affords community use of building (controlled access)
- Local traffic impacts
- Building mass & scale impacts on abutters/neighborhood

Cost/Schedule/Construction

- Maximizes MSBA reimbursement items
- Construction schedule
- Complexity of phasing
- Impact to educational program/facilities during construction
- Impact to abutters during construction

General

- Likely successful debt exclusion vote
- Geographic location in the district
- Permitting complexity (wetlands, planning, ZBA, Article 97, etc)
- Ability to fully meet the district's educational program
- Flexibility to adapt to future changes in teaching methods

Sustainability

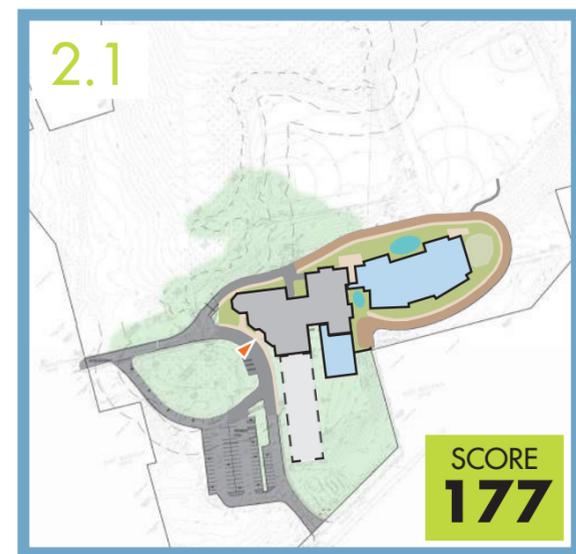
- Ability to readily meet energy code
- Ease of facility maintenance
- Potential for geothermal system
- Good solar orientation in academic wing
- Effort required to become solar panel-ready
- Ability to support future expansion
- Potential to achieve LEED Silver (increases MSBA reimbursement rate)
- Potential to achieve Net Zero

Criteria established by the Shaker Lane School Building Committee.
Options evaluated by the Site Selection/Design Subcommittee

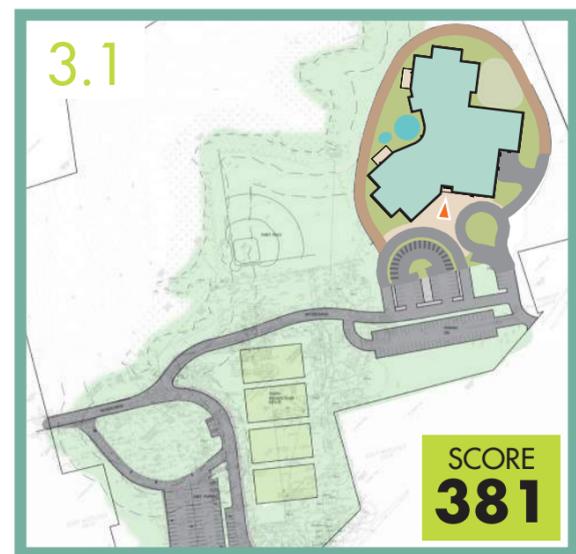


Preferred Option Recommendation - Evaluation Criteria Ranking

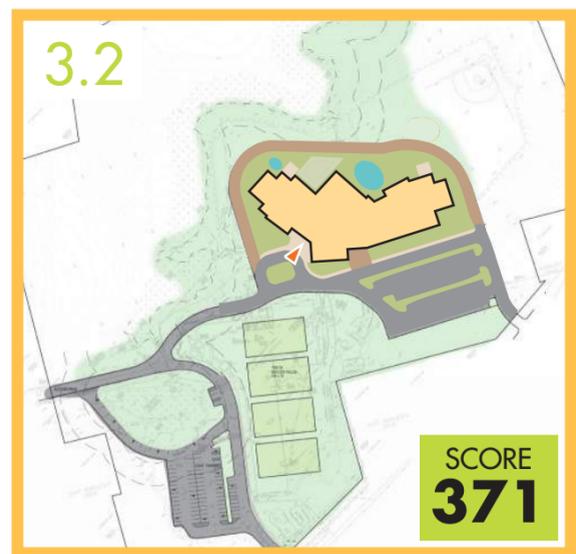
Evaluation Criteria			
TOTALS	177	381	371
	OPTION 2.1	OPTION 3.1	OPTION 3.2
	Reno/Add: East	New: Upper Field	New: Lower Field
Site	40	82	75
Adequate buildable area	6	14	12
Parking & vehicle queuing safe/efficient/contained on site	6	14	12
Safe pedestrian access	8	13	13
Optimizes outdoor program & play spaces	7	14	12
Extended access to undeveloped nature / green spaces	7	14	13
Efficient use of site / integration into site	6	13	13
Cost/Schedule/Construction	30	70	67
Maximizes MSBA reimbursement items	6	14	14
Construction schedule	6	14	14
Complexity of phasing	5	14	14
Impact to educational program/facilities during construction	6	14	13
Impact to abutters during construction	7	14	12
Sustainability	44	111	110
Ability to readily meet energy code	5	14	14
Ease of facility maintenance	6	14	14
Potential for geothermal system	5	14	14
Good solar orientation in academic wing	7	14	13
Effort required to become solar panel-ready	5	14	14
Ability to support future expansion	6	13	13
Potential to achieve LEED Silver	5	14	14
Potential to achieve Net Zero	5	14	14
Community/Neighborhood	25	53	53
Affords community use of playgrounds/fields	7	14	14
Affords community use of building (controlled access)	6	14	14
Local traffic impacts	5	12	12
Building mass & scale impacts on abutters/neighborhood	7	13	13
General	38	65	66
Likely successful debt exclusion vote	8	10	11
Geographic location in the district	11	14	14
Permitting complexity	9	13	13
Ability to fully meet the district's educational program	5	14	14
Flexibility to adapt to future changes in teaching methods	5	14	14



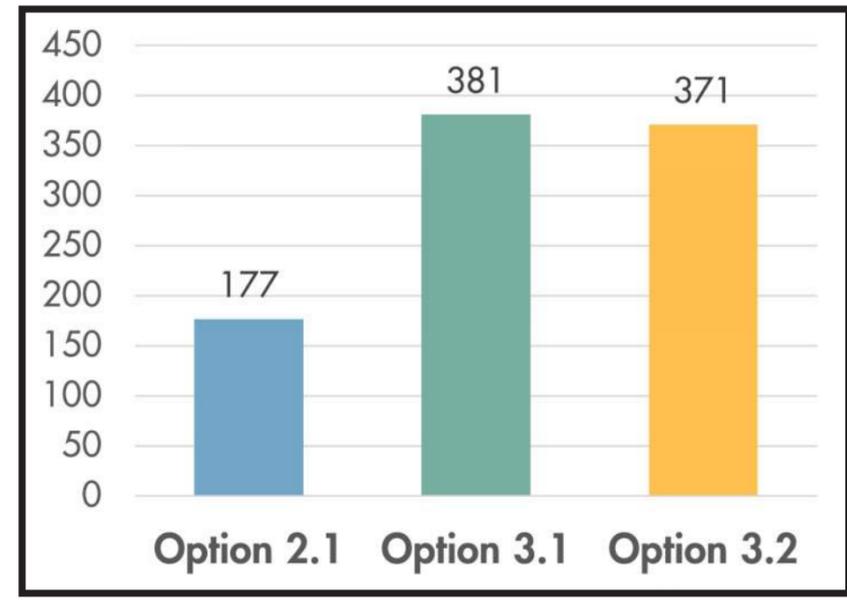
RENOVATION & ADDITION



NEW - UPPER FIELD



NEW - LOWER FIELD



RESULTS

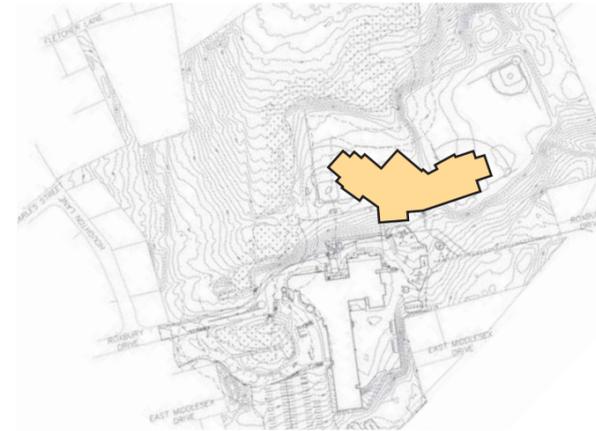
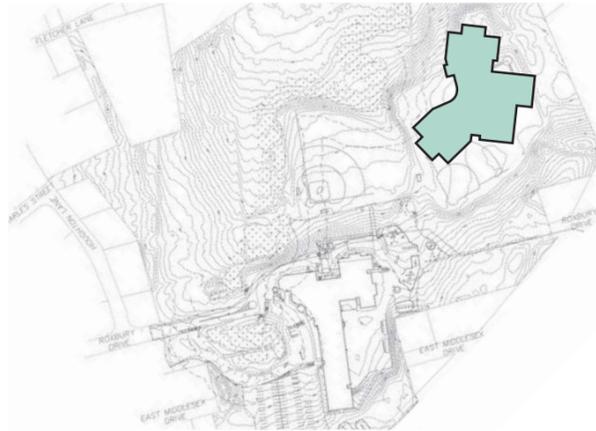
The highest-rated option as evaluated by the Site Selection/Design Subcommittee is Option 3.1: New Construction at Upper Field.

The Subcommittee recommends to the SBC that this option be submitted to the MSBA in the Preferred Schematic Report (PSR). If approved by the SBC, this option will move forward into Schematic Design.



Discussion & Vote

Estimated cost data from PM&C and TTH estimates, based on October 2024 information



	OPTION 2.1 RENO/ADD: EAST	OPTION 3.1 NEW: UPPER FIELD	OPTION 3.2 NEW: LOWER FIELD
Evaluation Score	177	381	371
Estimated Square Footage	94,950 sf	97,307 sf	97,307 sf
Estimated Construction Cost per Square Foot	\$858.50	\$888.16	\$877.08
Estimated Construction Cost DBB	\$76.8M	\$82.0M	\$80.9M
Estimated Construction Cost CMR	\$81.4M	\$87.9M	\$85.8M
Estimated Soft Costs (based on DBB)	\$15.4M	\$16.3M	\$16.2M
Estimated Total Project Cost Design Bid Build (DBB)	\$92.2M	\$98.3M	\$97.1M
Construction Manager at Risk (CMR)	\$96.8M	\$104.2M	\$102.0M
Estimated Potential MSBA Reimbursement	~\$27.7M – \$32.3M	~\$29.5M – \$34.4M	~\$29.1M – \$34.0M



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