



*Architectural and Engineering Services for*  
**Russell Street School**



feasibility study services • russell street school building committee

**Town of Littleton**





## Key Project Issues

### SYSTEMS

**Mechanical**  
**Electrical**  
**Plumbing**  
**Windows**



### CODE COMPLIANCE

**Accessibility (ADA)**  
**Fire Protection**  
**Asbestos Abatement**  
**Seismic Upgrades**



D • R • A

# Families of Options

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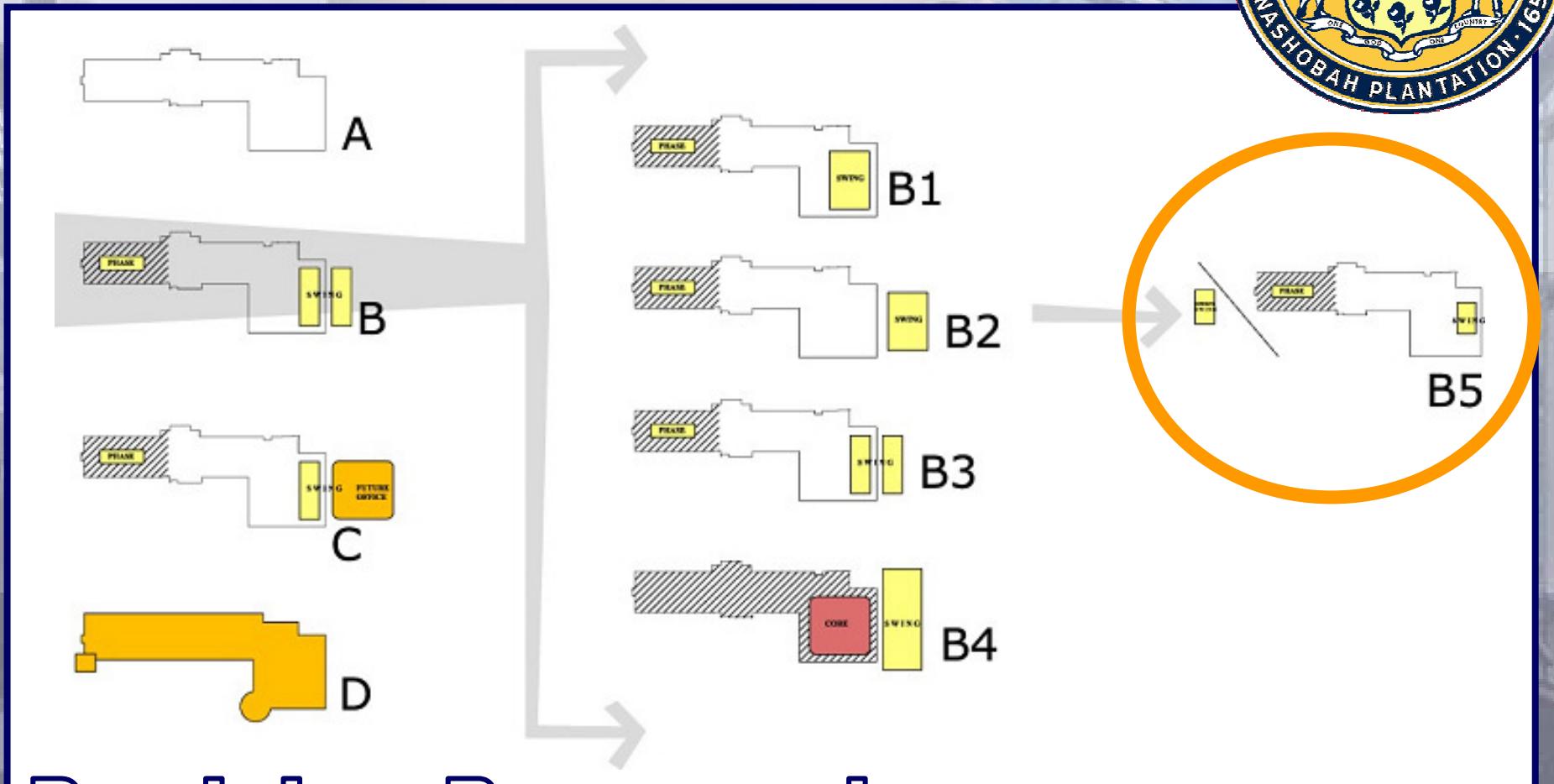


Icon	Family Label	Description
	<b>A</b> Do Nothing	DO NOTHING means deciding to continue using the Russell Street school building for the same programs with no improvement projects. Upgrades and repairs are undertaken in reaction to deteriorating conditions, as needed.
	<b>B</b> Renovations	RENOVATIONS proposes a project approach for the Russell Street School to improve educational program and to address building systems, materials, and finishes that are beyond their useful life expectancy.
	<b>C</b> Renovations and Additions	RENOVATIONS and ADDITIONS explores a project approach for the Russell Street School combining renovation of the existing building with some new construction to meet the goals as stated within the 'Renovations' description.
	<b>D</b> New Construction	NEW CONSTRUCTION Family Option Group proposes new replacement construction to meet the educational needs of the Russell School with demolition of the existing school building upon completion.



# Families of Options

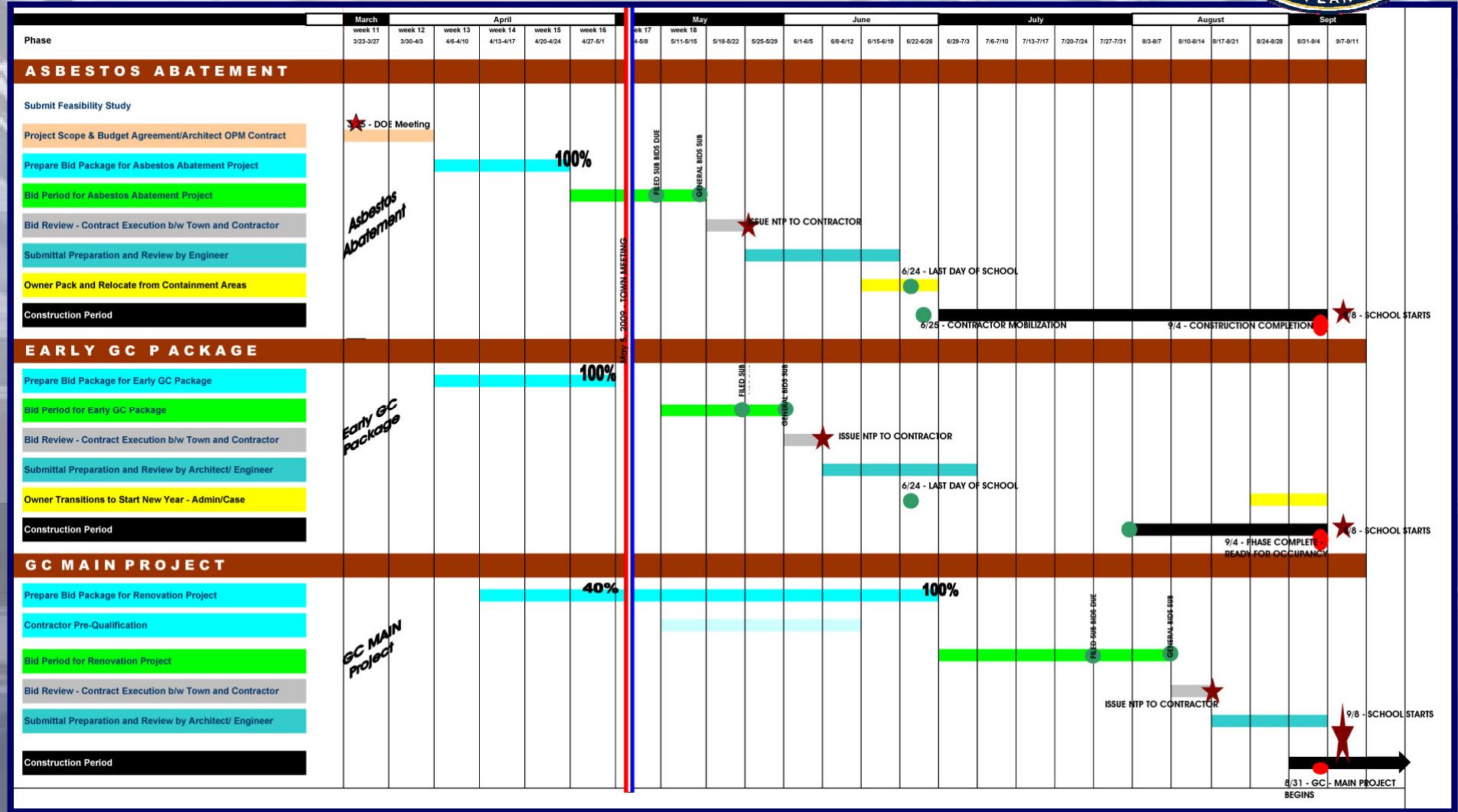
*feasibility study*

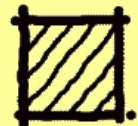


## Decision Progression



# Schedule / Work Plan





B<sup>5</sup>

## B1. MULTI-PHASE - INTERNAL SWING

- THIS SCHEME UTILIZES SWING SPACE IN THE ADJACENT MIDDLE SCHOOL TO SUPPORT THE ENTIRE 5TH GRADE (6 CLASSROOMS + A SPED AREA). CREATION OF ADDITIONAL INTERIOR SWING SPACE + OTHER ADJUSTMENTS TO THE PROGRAM ALLOW FOR FEASIBLE PHASING OF CONSTRUCTION ACTIVITIES.
- SUMMER RECESS + WINTER RECESS OWNER RELOCATION ACTIVITIES WILL REQUIRE RESOURCES ON THE PART OF THE SCHOOL DISTRICT.
- EXTERIOR (MODULAR) ENCLOSED CORRIDOR WILL BE UTILIZED DURING PHASE 2 TO ACCOMMODATE CIRCULATION BETWEEN BLDG. A + C.
- STAGE AREA WILL BE CONVERTED TO 2 CLASSROOMS TO BE USED FOR CASE COLLABORATIVE ROOMS - (NOT HANDICAPPED ACCESSIBLE.)
- ASBESTOS ABATEMENT PROJECTS WILL OCCUR OVER SUMMER MONTHS TO MITIGATE PARENTS/FACULTY CONCERNS W/ OCCUPATION DURING ABATEMENT EXERCISES.

### SCEHEME TEMPORARILY ELIMINATES:

- FACILITY DIRECTOR + MAINTENANCE ROOMS
- MUSIC ROOM / BAND STAGE AREA
- ART ROOM

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PHASE

SWING

**Project Cost  
MSBA Reimb.**

**13.4M  
6.2M**

**NET COST to  
LITTLETON**

**7.2M**



# Project Cost Estimate

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## Total District Project Budget **\$13,400,000**

### Ineligible Costs

Asbestos Abatement	(\$301,509)
Other (incl legal)	(\$60,000)

**Eligible District Budget** **\$13,038,491**

Reimbursement Rate 47.84%

**Approximate Total Grant Amount** **\$6,237,614**

**Total District Project Share**

**\$7,162,386**





# Project Cost Estimate

## Cost History

	MSBA Study	Adjustments	B5 Project	Feasibility Study	TOTAL
<b>Total District Project Budget</b>	\$ 15,116,240	\$ 15,116,240			
- May 08 Borrowing		(500,000)			
- Other reductions (specify)		(1,216,240)			
<b>= REVISED District Project Budget</b>		\$ 13,400,000	\$ 13,400,000	\$ 500,000	\$ 13,900,000
<i>- Ineligible Costs</i>					
Asbestos removal		(301,509)		(301,509)	-
Other (including Legal)		(60,000)		(60,000)	-
<b>=Eligible District Budget</b>	\$ 14,754,731		\$ 13,038,491	\$ 500,000	\$ 13,538,491
<b>x Reimbursement Rate</b>		<b>47.84%</b>		<b>47.84%</b>	<b>47.84%</b>
<b>= Approximate Total Grant Amount</b>	<b>\$ 7,058,663</b>		<b>\$ 6,237,614</b>	<b>\$ 239,200</b>	<b>\$ 6,476,814</b>
<b>Total District Project Share</b>	<b>\$ 8,057,577</b>		<b>\$ 7,162,386</b>	<b>\$ 260,800</b>	<b>\$ 7,423,186</b>



# Project Cost Revisions

<b>Original Project Budget</b> submitted to MSBA 3/09	<b>\$15,131,820</b>
<b>Revised Project Budget</b> Reconciled with Daedalus/ prepared for TM	<b>\$13,909,138</b>
<b>delta (savings)</b>	<b>\$ 1,222,682</b>

Adjustment to Construction Cost Estimate Adjust for market conditions – recent bids Norwood, Malden	(\$742,761)
Adjustment for Actual vs. assumed OPM Fees Daedalus fee actual less than DRA projection for that line item	(370,000)
Adjustment to Project Contingency Based on 8% of other adjustments	(59,000)
Adjustment to Construction Testing Budget Further delineation of scope suggests less Constion Testing required	(75,000)
Other Adjustments	+24,079.00
<b>Total of Adjustment</b>	<b>- \$1,222,682</b>





# Key Community Questions

***what if?***

- 1 We choose to do nothing . . .**
- 2 We choose to build new . . .**



# Key Community Questions

## ***what if?***

**1**

**We choose to do nothing . . .**

**Littleton will expend  
\$21 M vs \$7.2 M**  
in maintaining the Russell Street  
School over the next 20-year  
timeframe



# “Do Nothing” Scheme Costs

## Construction Costs

due to system failure / maintenance over the next 20 years

**\$11,094,110**

## Projects Costs

including soft costs, engineering, bidding, testings, etc.

**\$13,409,138**

## Premium costs for smaller bid packages

estimated at 10%

**\$1,340,913**

## INFLATION @ 3% per year

**\$6,574,559**

**NOTE: There will be no state reimbursement share as part of this approach**

**\$21,324,739**

**D • R • A**



# “Do Nothing/ B5 Scheme Comparison

## “DO NOTHING”

State Reimbursement

**\$21,324,739**

**0**

Littleton Share – “DO NOTHING” Scheme

**\$21,324,739**

## B5 SCHEME

Littleton Share – Scheme B5 as proposed

**vs**

**\$7,162,386**

**D • R • A**



# Key Community Questions

***what if?***

**2**

**We choose to build new . . .**

**Littleton will expend  
\$26 M vs \$7.2 M**

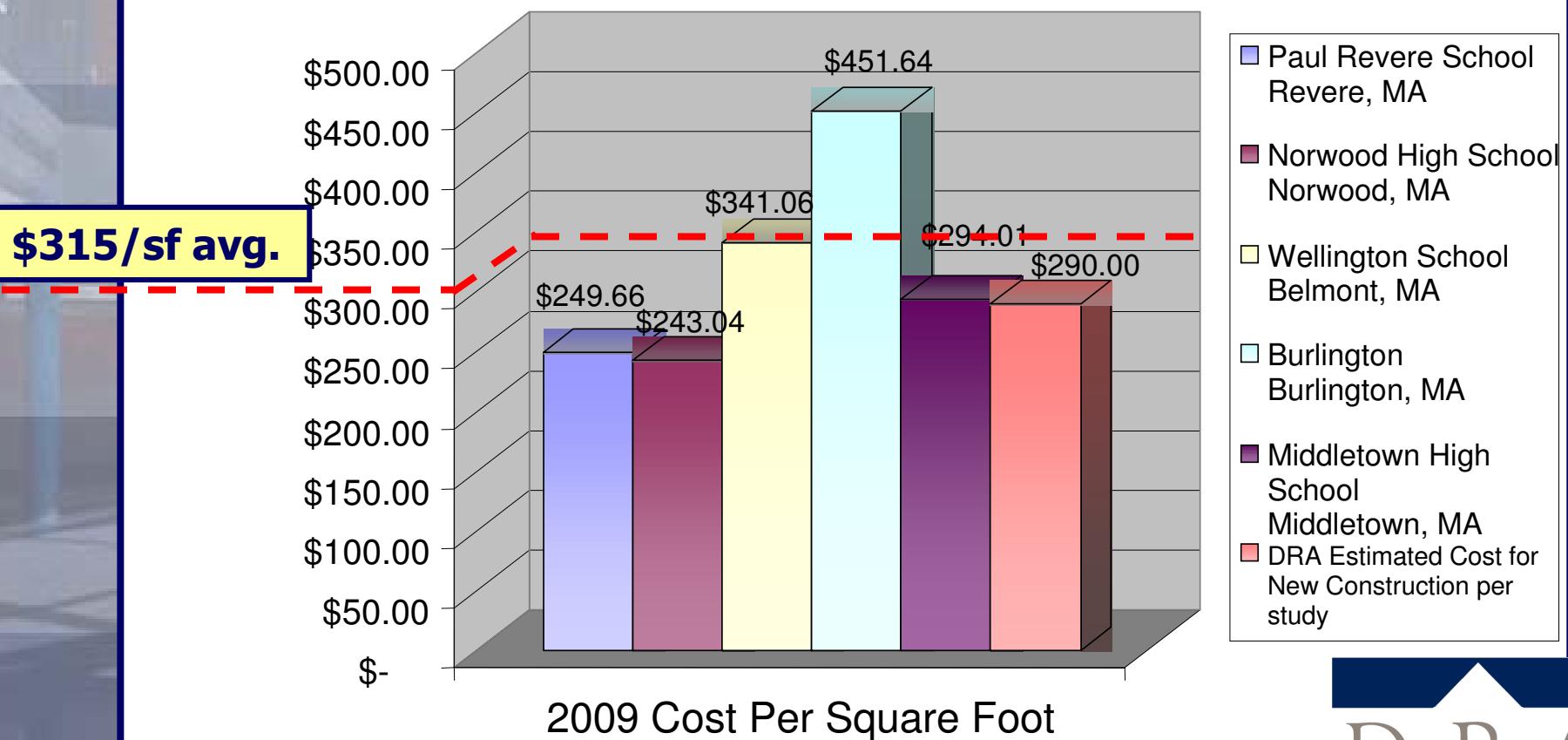
- No MSBA Support likely

(the new construction number is not \$15 million!)



# New Construction Cost Analysis

## Construction Cost, Sq. Ft





# “New / B5 Scheme Comparison

## NEW CONSTRUCTION

**\$26,000,000**

State Reimbursement

**0**

Littleton Share – New Construction

**\$26,000,000**

## B5 SCHEME

Littleton Share – Scheme B5 as proposed

**vs**

**\$7,162,386**

**D • R • A**

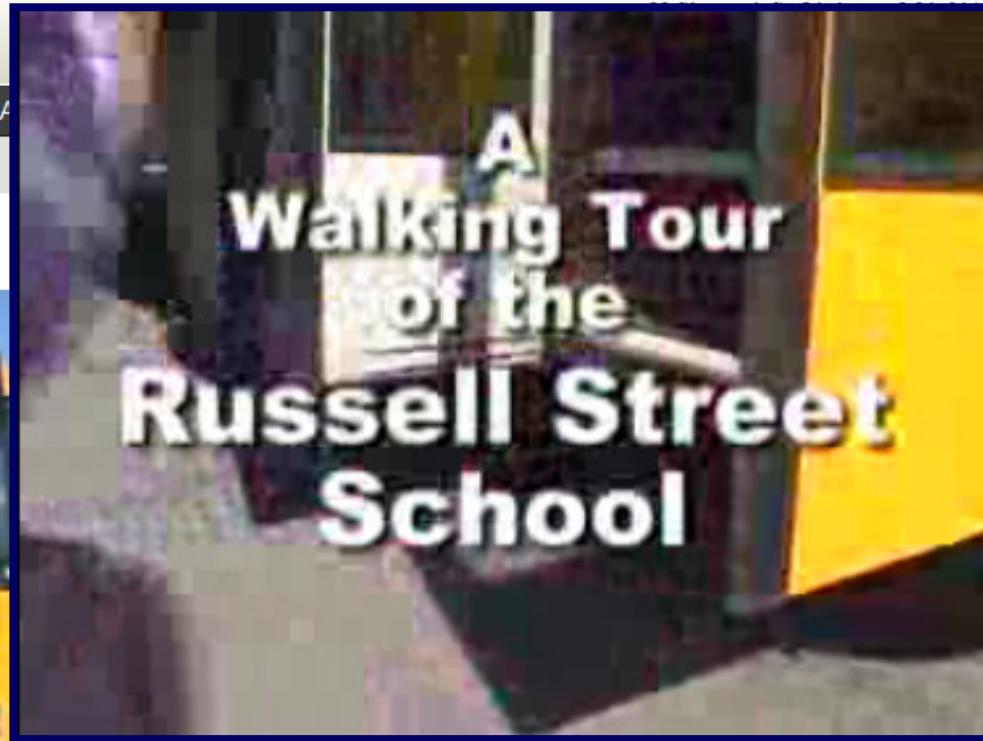


**LPS**  
Littleton Public Schools

Home Schools Administration School Committee A

Home

Russell Street Repair Project Video

A video player showing a yellow school bus with the text "Littleton Public Schools Presents" on its front. The video player includes a progress bar showing "00:09" and "55:28", and a volume icon.

D • R • A



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