



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



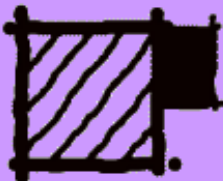

**Accessibility (ADA)
Fire Protection
Asbestos Abatement
Seismic Upgrades**



Families of Options

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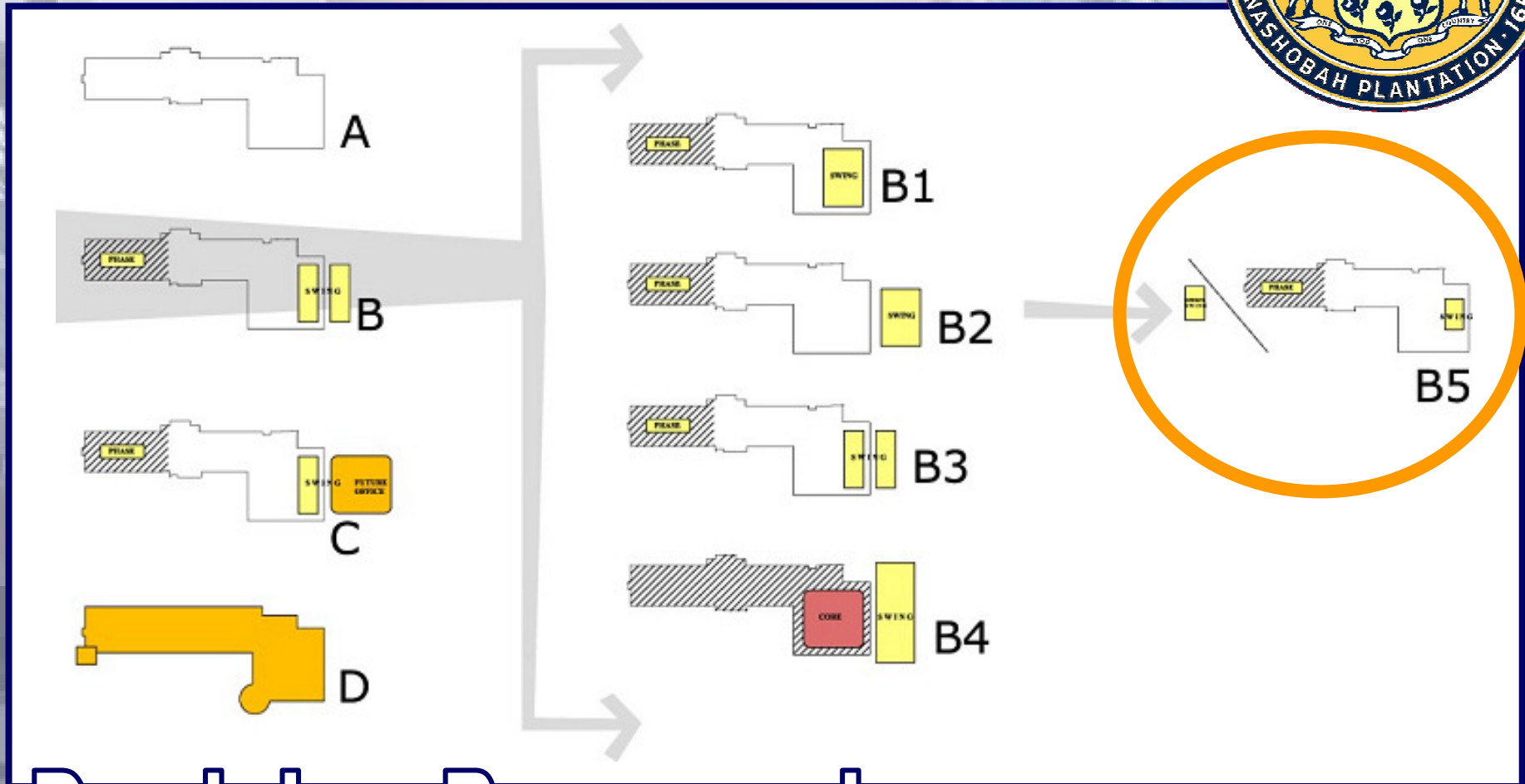


Icon	Family Label	Description
	A Do Nothing	DO NOTHING means deciding to continue using the Russell Street school building for the same programs with no improvement projects. Upgrades and repairs are undertaken in reaction to deteriorating conditions, as needed.
	B Renovations	RENOVATIONS proposes a 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.
	C 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.
	D 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.

D·R·A

Families of Options

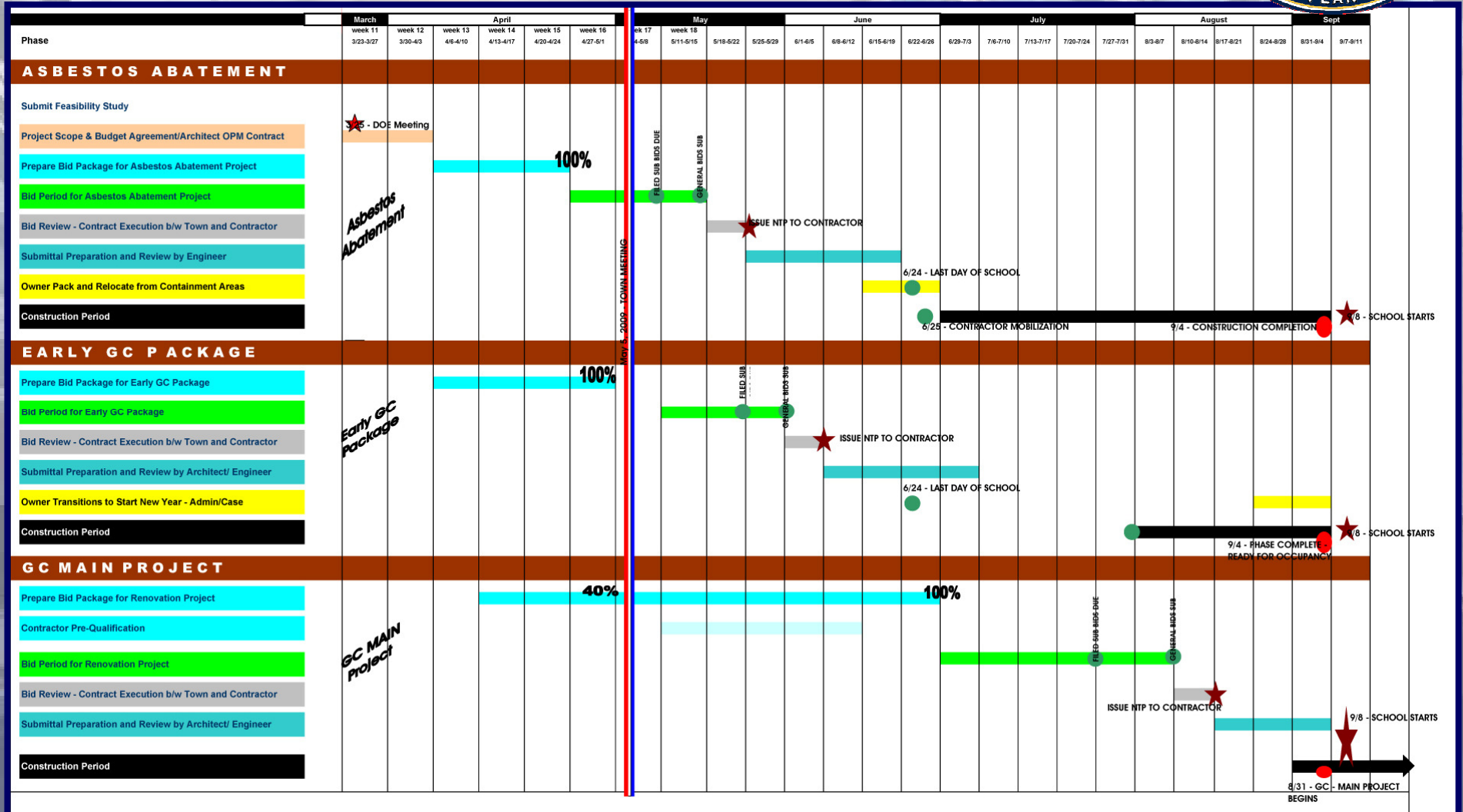
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Decision Progression



Schedule / Work Plan



**B⁵***feasibility study*

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

PHASE**SWING**

Project Cost	13.4M
MSBA Reimb.	6.2M

NET COST to LITTLETON	7.2M
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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
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Reimbursement Rate	47.84%
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Approximate Total Grant Amount	\$6,237,614
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Total District Project Share	\$7,162,386
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Project Cost Estimate



Cost History

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

Project Cost Revisions



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

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

Total of Adjustment

- \$1,222,682

D • R • A

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

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“Do Nothing/ B5 Scheme Comparison

“DO NOTHING”

\$21,324,739

State Reimbursement

0

Littleton Share – “DO NOTHING” Scheme

\$21,324,739

VS

B5 SCHEME

Littleton Share – Scheme B5 as proposed

\$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

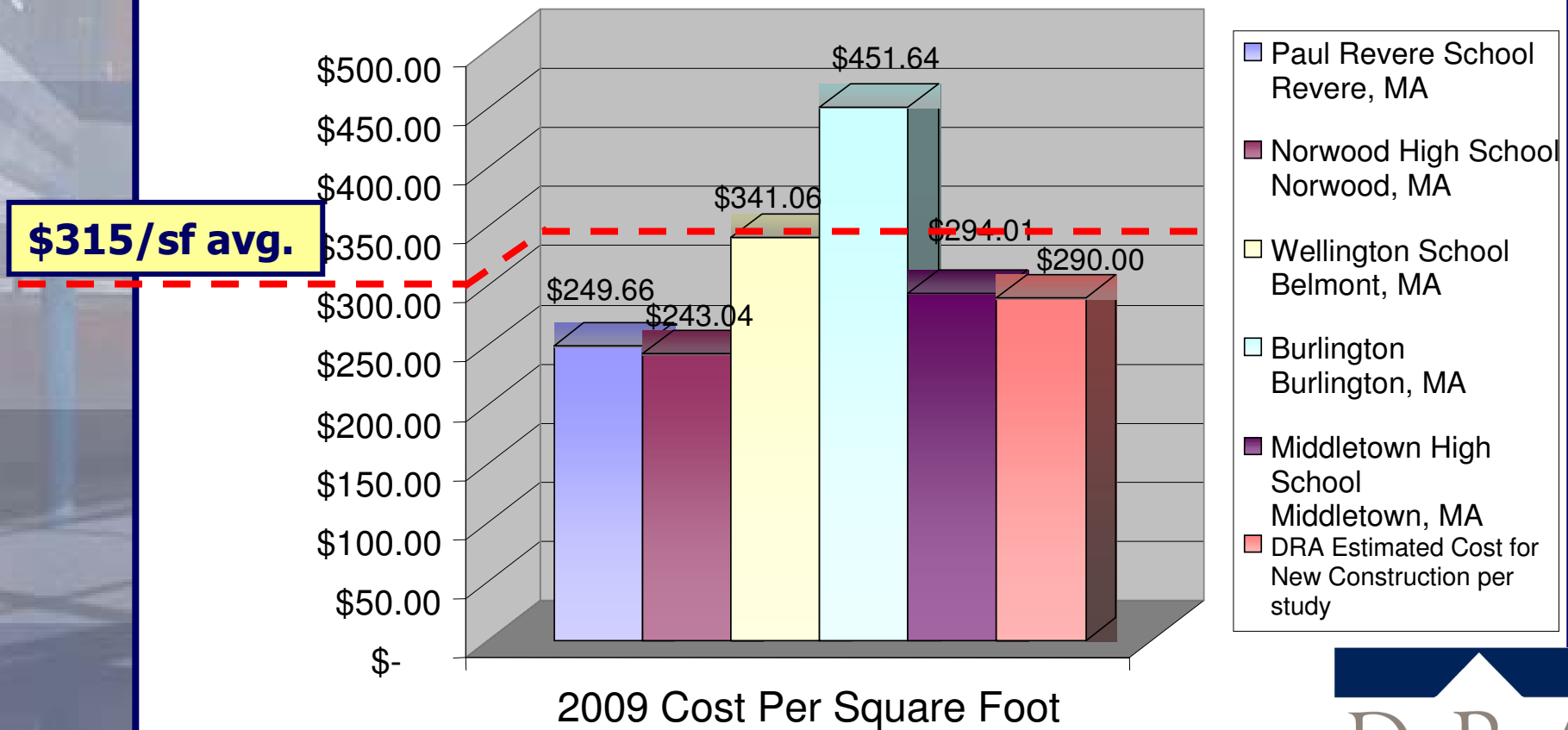
(the new construction number is not \$15 million!)



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

VS

B5 SCHEME

Littleton Share – Scheme B5 as proposed

\$7,162,386

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www.littletonps.org

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Russell Street Repair Project Video



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