

District: Town of Littleton
School Name: Shaker Lane Elementary School
Recommended Category: Project Scope and Budget
Date: August 20, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Littleton (the “District”) 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.

District Information	
District Name	Town of Littleton
Elementary Schools	Shaker Lane Elementary School (PK-2) Russell Street Elementary School (3-5)
Middle School	Littleton Middle School (6-8)
High School	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	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Building envelope – Windows – Roof – Accessibility <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.</p>
Original Design Capacity	Unknown
2024-2025 Enrollment	383 students, plus PK
Agreed Upon Enrollment	435 students, plus PK
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 435 students for grades K-2, for a project that will serve grades PK-2.
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	February 26, 2025
Project Scope & Budget Authorization	On August 27, 2025 Board agenda
Reimbursement Rate Before Incentives	48.68%
Incentive Points	1.34 – Maintenance 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹
Total Reimbursement Rate ¹	54.02%

¹The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

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

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of \$99,704,151, which includes an estimated construction cost of \$81,747,698 (\$841/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$70,712,464, which excludes the following: legal fees; OPM and Designer fees beyond MSBA funding limits; costs associated with recording fees; costs associated with asbestos-containing floor material and ceiling tile abatement; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with mailing and moving; and costs exceeding the \$1,200 per student allowance for furniture, fixtures, and equipment. The Total Project Budget also excludes costs associated with the commissioning of ineligible building area as well as owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 435 students, plus PK Proposed Total Square Feet: 97,232	District’s Proposed Project Budget
Project Budget ¹	\$97,251,721
Scope Exclusions/Ineligible Costs	-\$26,539,257
Third Party Funding	-\$0
Estimated Basis of Total Facilities Grant	\$70,712,464
Reimbursement Rate	54.02 %
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$38,198,873
Commissioning Costs Associated with Ineligible Building Area	-\$6,465
Cost Recovery Associated with Prior Projects	-\$0
Estimated Maximum Total Facilities Grant ²	\$38,192,408
Owner’s and Construction Contingencies	\$2,452,430
Ineligible Owner’s and Construction Contingencies	-\$1,226,215

Potentially Eligible Owner's and Construction Contingencies	\$1,226,215
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$662,401
Total Project Budget	\$99,704,151
Maximum Total Facilities Grant ^{3,4}	\$38,854,809

¹Does not include Owner's or Construction Contingencies.

²Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

³Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.

⁴Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$38,192,408; however, the District may be eligible for up to an additional \$662,401 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of \$38,854,809 for the Project Scope and Budget Agreement and Project Funding Agreement 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.