

Town of Arlington
Permanent Town Building Committee (PTBC)
Report to Town Meeting
May 2016

- I. Central Fire Station: Phase 2 Interior Renovation
 - Scope: structural, electrical and mechanical upgrades, new administrative office, reconfigured and refurbished living quarters
 - Project closed out March 2016
 - Completed approximately \$28,000 under budget of \$6,500,000 (budget summary attached, dated 3-1-16)
 - Project received LEED (Leadership in Energy and Environmental Design) Gold

- II. Community Safety Building
 - Phase 2B: Exterior renovation
 - Project closed out June 2015.
 - No change in project cost (\$3,242,637) since last report to TM.
 - Phase 3: Interior renovation
 - Scope: mechanical and electrical upgrades, reconfigured reception/processing area, renovated office space, staff lockers and atrium, including a police history display.
 - Project designed to LEED Silver standard
 - Under \$7.65 M budget: \$500,000 released to CPC January 2016; more to be released June 2016 (budget summary attached, dated 4-5-16)
 - First portion completed early May (atrium, admin, cell block, lockers, gym, IT)
 - Final completion fall 2016

- III. Stratton School
 - Scope: interior renovations consistent with previous elementary school projects
 - Reconfigured library, cafeteria and administrative areas
 - Accessibility improvements
 - Upgraded electrical and mechanical systems
 - Project designed to LEED Silver standard to extent practical
 - Modular units for 2016/17 school year in fabrication
 - General construction for renovation started April 2016
 - Project well under \$15.793 M budget; \$3.1 M carried as Contingency for now (budget summary attached, dated 4-1-16)
 - Expect to release portion of contingency for other capital projects after demolition phase
 - Projected completion fall 2017

- IV. Thompson School
 - Modular classrooms for 2016/17 school year have been procured.
 - Designer selection for addition underway
 - Budget: \$4.0 M subject to June Debt Exclusion vote
 - Go/no go decision based on fall 2016 enrollment and STM vote

Respectfully submitted
Permanent Town Building Committee

Ruthy Bennett, Director Facilities Department
Adam Chapdelaine, Town Manager
John Cole, Chair
Bill Hayner, School Committee representative
Robert Jefferson, Fire Chief
Diane Johnson, CFO Arlington School Department
Brett Lambert
John Maher
Allen Reedy, Vice-Chair

ARLINGTON CENTRAL FIRE STATION RENOVATION**PROJECT BUDGET**

Revised 1 March 2016

	Budget (Bid) June-2014	Spent March-2016	Forecast March-2016	
Construction Cost - Through Final Application	\$4,793,000	\$4,793,000	\$4,793,000	1-Mar
Hazmat Project	\$20,276	\$29,335	\$29,335	3-Feb
Separate Town Contracts (see detail)*	\$0	\$68,339	\$68,339	2-Nov
Approved/Recommended Change Order (see dtl)*	\$0	\$515,811	\$515,811	1-Mar
Potential Construction Change Orders (see dtl)*	\$0	\$0	\$0	1-Mar
Adjusted Hard Cost	\$4,813,276	\$5,406,485	\$5,406,485	
Architectural and Engineering fees	\$450,000	\$450,000	\$450,000	1-Sep
Allowance: extra services, change orders	\$12,000	\$24,500	\$24,500	1-Mar
Reimbursable expenses	\$2,000	\$248	\$250	1-Mar
LEED management fee; design and construction	\$20,000	\$12,500	\$20,000	18-Nov
Energy Modeling	\$10,000	\$10,000	\$10,000	18-Nov
Tower Leak Testing	\$8,068	\$9,381	\$9,381	4-Nov
Topographic and Utility Survey	\$4,400	\$4,400	\$4,400	17-Jun
Hazardous Materials Survey	\$1,900	\$1,900	\$1,900	17-Jun
Hazardous Materials Monitoring	\$3,300	\$24,937	\$25,000	3-Feb
Sewer Line Replacement	\$1,000	\$0	\$0	17-Jun
Geotechnical Engineer*	\$0	\$6,021	\$6,021	4-Nov
Commissioning Agent	\$26,045	\$20,835	\$26,045	1-Sep
LEED registration and certification fees	\$4,000	\$3,000	\$4,000	1-Mar
Owner's PM & Clerk of the Works	\$180,000	\$203,158	\$203,158	1-Mar
Additional OPM Services*	\$0	\$23,440	\$23,440	1-Mar
Additional Cost Estimate (PMA)	\$6,800	\$6,800	\$6,800	17-Jun
Construction Testing	\$20,000	\$8,865	\$9,000	1-Sep
Printing bid sets and advertising	\$1,000	\$177	\$177	30-Mar
Furnishings (\$5.65/SF)	\$100,000	\$115,626	\$115,700	1-Mar
Allowance for Utility Backcharges	\$25,000	\$28,099	\$28,099	5-Aug
Allowance for Computer/Network (by Fire Dept.)	\$30,000	\$14,742	\$20,000	6-Oct
Allowance for Movable Equipment (by Fire Dept.)	\$10,000	\$0	\$0	17-Jun
Allowance for Telephone System (by Fire Dept.)	\$0	\$0	\$0	17-Jun
Allowance for Security and CCTV (by Fire Dept.)	\$40,000	\$17,851	\$25,000	15-Dec
Allowance for Plymovent	\$20,000	\$14,400	\$15,000	22-Jul
Allowance for LW Bills	\$30,000	\$27,886	\$30,000	3-Jun
Moving & Storage Expenses	\$20,000	\$10,924	\$15,000	2-Nov
Temporary Housing, Fire Fighters & Apparatus	\$25,000	\$0	\$0	30-Jun
Insurance*	\$0	\$18,000	\$18,000	31-Mar
Soft Cost	\$1,050,513	\$1,057,689	\$1,090,871	
Project Contingency	\$636,211		\$2,644 remaining	
Total	\$6,500,000		\$6,500,000	

* = Expense Post-Bid

Bold = Overbudget

PCO's Approved		Amount	Total	CO#
1	Resilient Flooring FSB Change	\$35,638		1
2	Removal of cinder at Bathrooms	\$3,799		2
3	RFP - 6 Electrical requirements for EF-3	\$0		1
4	Chip concrete from beams	\$3,789		3
5	RFI - 007 Add blocking at truss infill	\$2,202		2
6	RFP - 1 Trench Drains	\$18,423		2
8b	RFP -5 Basement Center Wall 1/2 Replacement	\$21,397		2
10	ASI -005 2nd floor bathroom changes	\$2,678		3
11	CCD 1 Removal of remaining basement slab	\$16,545		2
12	Plumbing to Chief's Bathroom	\$8,284		3
13	ASI 9 – Add Acoustic insulation at bedrooms	\$3,741		2
14	Additional Roof drain plumbing	\$2,778		3
15	Decorative Mantle	\$9,529		3
16a	RFP – 8, Sprint Conduit & Ref. Lines at Conf Room	\$10,905		3
16a1	Credit for unused Sprint Conduit	(\$2,181)		4
16b	RFP – 8, Plumbing venting from u.g. tanks	\$16,381		3
16c	RFP – 8, Conference Rm, casework & int. windows	\$7,608		7
17	Additional plumbing at room 222	\$3,725		3
18	Apparatus Truck Fill size increase	\$2,001		3
19	CCD 2, Removal of under slab soils	\$17,105		4
20	Patch Overhead Door frames (lower 3')	\$10,293		3
22	Permanent Power for Memorial Park Lighting	\$6,421		6
23	RFP – 12 Omit catwalk rework	(\$4,867)		3
24	CCD 3, Removal of Topping Slab	\$9,776		6
26	Change Materials of Front Door	\$929		3
27	Demolish remaining NStar Box & Conduit	\$1,211		3
28	ASI -20 Chase for app exhaust in closet	\$709		3
29	RFP – 10 Basement Overhead Door rework	\$2,315		5
30	RFP – 17 Repair to Cornice Jts at windows (3jts)	\$4,375		7
31	RFP – 7 Basement Oil Tank floor/ceiling	\$9,623		4
32	RFP - 16 1 1/2" SS Handrail @ Stair 3	\$627		4
33	ASI - 25 Replace roof drain	\$3,863		5
34	Time extension – to 30 June 2015	\$35,000		6
35	Infill 1st floor slab at lobby	\$1,559		5
36	RFP - 19 Roof flashing repairs, main roof	\$7,967		4
38	Door Hardware	\$1,311		4
39	Epoxy Injection of Concrete Slab	\$4,533		5
40	Upgrade exterior railings to galvanized	\$1,463		5
41	Paint Interiors of Existing Windows	\$6,251		5
42	RFP-20 Alteration to Beam Support	\$3,746		5
43	Additional plumbing at Extractor drain	\$1,066		8
44	Steel Modification at Stair 2 – Upper level	\$8,371		5
45	RFP – 13 Trim out steel beam in dining room	\$3,919		7
46	RFP – 11b & 15 Remove and replace topping slab	\$75,571		8
47	Plastic Vent pipe in lieu of Stainless Steel	(\$425)		5
48	Remediation of UG Contaminated Soils	\$1,886		5
49	Steel modification at Stair 2 - Lower Level	\$6,280		7
51	ASI 34 pipe enclosure, 36 dry sprinkler circuit and RFI 59 gas booster 3 phase	\$930		7
52	RFP – 14 Credit for basement slab dowelling	\$0		6
53	Replace precast at basement overhead door	\$8,728		6
54D	Neogard traffic coating (incl credit)	\$20,247		9
54E	Traffic coating moisture mitigation	\$15,304		9
55	Add duct smoke detector	\$2,191		7
56	Swap fire service meter, add 1 SP head in fitness	\$4,078		7
57	Additional Epoxy Injections at Slab	\$1,695		7
58	Relocate Electric & Air Reels	\$0		8
59	RFP - 23 Delete painting of wood trim	(\$357)		7

68 Harrison Avenue
Boston MA 02111
617 423 1400
donhamandsweeney.com

4 Head Tide Church Rd.
Post Office Box 265
Alna ME 04535
207 586 6000

60	Raise Height of Overhead doors	\$1,923	7
61r1	Waterproofing membrane at Bathrooms	\$4,685	8
63	RFP – 24 ECM motors, interlock exhaust w/ lights	\$164	9
64	Repairs at areaway door	\$4,191	8
67	RFP - 28 Parking labelling	\$831	8
68	Door Hardware changes	\$1,563	9
69	RFP - 31 Side wall dado tile at wall hung sinks	\$2,679	9
70	RFP - 29 Stair 2 ACT Ceiling	\$2,833	9
71	Drywell & pavement around trench drains	\$17,343	9
72	Painting in Apparatus Room	\$5,000	9
73	RFP - 32 Electrical for Appliances	\$4,260	9
74	Levelling asphalt course to pavement	\$3,966	9
		\$490,374	

PCO's Recommended for Approval			
75	Plumbing inspector change; dryer air	\$1,275	10
76	Fence Change	\$4,524	10
77	Drywall Soffits	\$5,906	10
78	Electrical Changes:	\$15,254	10
	Plumbing inspector change; CO lock		
	Electrical inspector change; Arc Fault		
	Ejector Pump fuse		
	Swap pendant lights in lobby		
	Plymovent Coordination		
	RFI 73 & 86		
	Rewire Range & Dishwasher (coordination)		
	Electrical concessions – per Brothers		
	D&S negotiation		
80	3 Additional ADA Signs	\$663	10
81	Charcoal filters on roof vents	\$436	10
82	Credit for metal siding not needed at elevator pent.	(\$2,015)	10
83	Credit for lockers not needed	(\$606)	10
		\$25,437	
Total Approved & Recommended Change Orders		\$515,811	
Total Potential Change Orders		\$0	
Total Exposure		\$515,811	

Separate Town Contracts		Budget	Spent	Forecast
Masonry Waterproofing	<i>MJS Construction</i>	\$22,742	\$22,742	\$22,742
Masonry Joint Repairs at Cornice	<i>MJS Construction</i>	\$11,742	\$11,742	\$11,742
CO 1 – extra lead	<i>MJS Construction</i>	\$0	\$2,394	\$2,394
CO 2 – extra lead work	<i>MJS Construction</i>	\$0	\$2,913	\$2,913
CO 3 – protection for early start	<i>MJS Construction</i>	\$0	\$1,668	\$1,668
T&M – remove antennas/patch	<i>MJS Construction</i>	\$0	\$0	\$0
Parking Lot Sub-base repair	<i>DPW</i>	\$10,000	\$9,937	\$9,937
Concrete paving at entry	<i>Caccavaro Construction</i>	\$10,000	\$9,999	\$9,999
Concrete work at MA Ave	<i>Caccavaro Construction</i>	\$0	\$4,275.39	\$4,276
Drainage at Tower areaway	<i>Caccavaro Construction</i>	\$0	\$2,500	\$2,500
Roofing Inspection	<i>Rockwell Roofing</i>	\$0	\$169	\$169
				\$68,339

Copy: John Cole, Chair, Arlington Permanent Building Committee,
Robert Jefferson, Fire Chief ; File: 0813: 7.11



Town of Arlington Community Safety Building Project

	Original Budget	Approved Change Orders / Amendments	Pending Change Orders / Amendments	Forecast / Projected Costs	Paid To Date	Budget Remaining +/-
Date Updated: 4/5/16						
CONSTRUCTION						
EA Colangeli Construction Co.	\$ 3,917,000.00	\$ 505,644.00		\$ 4,422,644.00	\$ 3,334,303.24	\$ 1,088,340.76
TOTAL CONSTRUCTION COSTS	\$ 3,917,000.00	\$ 505,644.00	\$ -	\$ 4,422,644.00	\$ 3,334,303.24	\$ 1,088,340.76
A/E DESIGN COSTS						
Ammondson Architects	\$ 421,790.00	\$ 270,134.00	\$ -	\$ 691,924.00	\$ 556,052.00	\$ 135,872.00
TOTAL DESIGN COSTS	\$ 421,790.00	\$ 270,134.00	\$ -	\$ 691,924.00	\$ 556,052.00	\$ 135,872.00
OWNERS PROJECT MANAGEMENT						
PMA Consultants LLC.	\$ 9,949.00	\$ 235,000.00	\$ -	\$ 244,949.00	\$ 140,885.00	\$ 104,064.00
TOTAL OPM COSTS	\$ 9,949.00	\$ 235,000.00	\$ -	\$ 244,949.00	\$ 140,885.00	\$ 104,064.00
OWNERS CONSTRUCTION RELATED SOFT COST						
WSP Commissioning Agent	\$ 20,400.00		\$ -	\$ 20,400.00	\$ 5,850.00	\$ 14,550.00
Testing Services (Construction)	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 1,863.00	\$ 3,137.00
Legal Expenses	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
Utility Company Charges	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00		\$ 10,000.00
Printing and Advertising	\$ 5,500.00	\$ -	\$ -	\$ 5,500.00	\$ 4,615.00	\$ 885.00
Moving / Relocation	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$ 11,581.00	\$ 13,419.00
Temporary Cabling and Wiring	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$ 20,365.00	\$ 4,635.00
Police Overtime	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00		\$ 30,000.00
SUB TOTAL CONSTRUCTION SOFT COSTS	\$ 125,900.00	\$ -	\$ -	\$ 125,900.00	\$ 44,274.00	\$ 81,626.00
Furniture / Fixtures / Equipment (State Bid List)	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	\$ 104,923.00	\$ (4,923.00)
Evidence Processing Equipment	\$ 60,000.00	\$ -	\$ -	\$ 60,000.00	\$ -	\$ 60,000.00
Firing Range Equipment	\$ 200,000.00	\$ -	\$ -	\$ 199,936.00	\$ 199,936.00	\$ -
Security and CCTV Systems	\$ 180,000.00	\$ -	\$ -	\$ 180,000.00	\$ 136,939.00	\$ 43,061.00
Telephone System	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00
Clock System	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 6,400.00	\$ 8,600.00
Smart Boards	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00	\$ 43,569.98	\$ (8,569.98)
Builders Risk Insurance	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	\$ 9,517.00	\$ 10,483.00
SUB TOTAL OTHER SOFT COSTS	\$ 650,000.00	\$ -	\$ -	\$ 649,936.00	\$ 491,767.98	\$ 158,168.02
TOTAL OWNER SOFT COST	\$ 775,900.00	\$ -	\$ -	\$ 775,836.00	\$ 536,041.98	\$ 239,794.02
OWNERS CONTINGENCY (LS)	\$ 100,000.00			\$ 100,000.00		\$ 100,000.00
CONSTRUCTION CONTINGENCY	\$ 587,550.00			\$ 196,911.00		\$ 196,911.00
Generator / Boiler Project - Added Scope				\$ 600,000.00		
TOTAL PROJECT COSTS	\$ 5,812,189.00	\$ 1,010,778.00	\$ -	\$ 7,032,264.00	\$ 4,567,282.22	\$ 2,464,981.78

Finance Committee Reserve Transfer (2014)	\$ 483,500.00
Town Meeting Appropriation (2015)	\$ 7,647,000.00
Total Original Appropriation for Project	\$ 8,130,500.00

Minus FIN COM Request	\$ (499,258.00)
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REVISED Total Project Budget	\$ 7,631,242.00
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Additional Available Funds (Revised Total Budget - Total Projected Costs)	\$ 598,978.00
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Arlington Stratton Elementary School Renovations and Modular Classrooms

Project Budget Status Report

April 1, 2016

Description	Budget 3/10/16	Authorized Changes	Revised Budget	Total Committed	% Com. to Date	Actual Spent to Date	% Spent to Date	Balance to Spend	Comments
Construction									
Construction of Building and Site	\$ 7,337,000	\$ -	\$ 7,337,000	\$ 7,337,000	100%	\$ -	0%	\$ 7,337,000	
Alternates	\$ 169,500	\$ -	\$ 169,500	\$ 169,500	100%	\$ -	0%	\$ 169,500	
Change Orders	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
Subtotal	\$ 7,506,500	\$ -	\$ 7,506,500	\$ 7,506,500	100%	\$ -	0%	\$ 7,506,500	
Modular Classrooms									
Construction	\$ 1,638,516	\$ -	\$ 1,638,516	\$ 1,638,516	100%	\$ 43,307	3%	\$ 1,595,209	
Lease	\$ 1,457,400		\$ 1,457,400	\$ 1,457,400	100%	\$ -	0%	\$ 1,457,400	
Subtotal	\$ 3,095,916	\$ -	\$ 3,095,916	\$ 3,095,916	100%	\$ 43,307	1%	\$ 3,052,609	
Design									
AE Fees - Renovations (2015-2017)	\$ 790,000		\$ 790,000	\$ 790,000	100%	\$ 513,556	65%	\$ 276,444	
AE Additional Services	\$ 40,057		\$ 40,057	\$ 40,057	100%	\$ 15,620	39%	\$ 24,437	Survey; HzMat Survey & Monitor
FFE Consultant	\$ 28,800		\$ 28,800	\$ -	0%	\$ -	0%	\$ 28,800	
Technology Consultant	\$ 28,800		\$ 28,800	\$ -	0%	\$ -	0%	\$ 28,800	
Subtotal	\$ 887,657	\$ -	\$ 887,657	\$ 830,057	94%	\$ 529,176	60%	\$ 358,481	
Other Costs									
Owner's Administrative Costs	\$ 10,000	\$ -	\$ 10,000	\$ -	0%	\$ -	0%	\$ 10,000	
OPM (NV5)	\$ 300,000	\$ -	\$ 300,000	\$ 300,000	100%	\$ -	0%	\$ 300,000	
Cost Estimating; Design Review	\$ 19,750		\$ 19,750	\$ 19,750	100%	\$ 19,750	100%	\$ -	
Parking	\$ 50,000	\$ -	\$ 50,000	\$ -	0%	\$ -	0%	\$ 50,000	
Moving Costs	\$ 50,000	\$ -	\$ 50,000	\$ -	0%	\$ -	0%	\$ 50,000	
Printing and Advertising	\$ 5,000	\$ -	\$ 5,000	\$ 148	3%	\$ 148	3%	\$ 4,852	
Commissioning Agent	\$ 28,300	\$ -	\$ 28,300	\$ -	0%	\$ -	0%	\$ 28,300	
Construction Testing	\$ 10,000	\$ -	\$ 10,000	\$ -	0%	\$ -	0%	\$ 10,000	
Subtotal	\$ 473,050	\$ -	\$ 473,050	\$ 319,898	68%	\$ 19,898	4%	\$ 453,152	
Furniture, Fixtures & Equipment									
FF&E	\$ 360,000	\$ -	\$ 360,000	\$ -	0%	\$ -	0%	\$ 360,000	
Technology	\$ 360,000	\$ -	\$ 360,000	\$ -	0%	\$ -	0%	\$ 360,000	
Subtotal	\$ 720,000	\$ -	\$ 720,000	\$ -	0%	\$ -	0%	\$ 720,000	
Contingencies									
Construction Contingency	\$ 936,405	\$ -	\$ 936,405						
Owner Contingency	\$ 2,173,472	\$ -	\$ 2,173,472						
Subtotal	\$ 3,109,877	\$ -	\$ 3,109,877						
Project Totals	\$ 15,793,000	\$ -	\$ 15,793,000	\$ 11,752,371	74%	\$ 592,382	4%	\$ 15,200,618	
Funding Sources									
Town of Arlington	\$ 15,793,000								
Construction Cost Estimates									
	Date	Amount							
90% CD (Building/Site)	1/20/2016	\$8,840,967							
90% CD (Modulars)	1/20/2016	\$3,002,020							

Date of Report: 4/28/2016

Notes and Budget Transfers:

\$25,000 for the Feasibility Study was paid to DRA from a separate account



Log of Contract Commitments

VENDOR	APPROVAL DATE	AMOUNT
DRA Contract (Basic Services)		\$ 790,000.00
DRA PSS #1 (Site Suvery)	10/13/2015	\$ 15,620.00
DRA PSS #2 (Haz Mat Survey)	3/8/2016	\$ 7,744.00
DRA PSS #3 (Haz Mat Monitoring)	3/14/2016	\$ 16,693.00
NV5 Contract		\$ 300,000.00
PMA Consulting		\$ 9,950.00
PM&C		\$ 9,800.00
Community News AD		\$ 148.15
Triumph Contract for Construction		\$ 1,638,516.00
Triumph 12 Month Lease		\$ 1,457,400.00
G & R Contract		\$ 7,337,000.00
G & R Contract - accepted Alternates		\$ 169,500
TOTAL COMMITMENTS		\$11,752,371

Log of Expenditures

PO	Invoice Amount	Vendor	Invoice No.	Invoice Date	Description	Date Paid
	\$ 118,500.00	DRA	1	11/2/15	Design	12/17/15
	\$ 118,500.00	DRA	2	12/2/15	Design	12/17/15
PSS#1	\$ 14,905.00	DRA	# 1	1/4/16	Design PSS#1 Land Survey	1/27/16
	\$ 110,600.00	DRA	3	1/4/16	Design	1/27/16
	\$ 94,856.06	DRA	4	1/27/16	Design	2/24/16
	\$ 71,100.00	DRA	5	3/2/16	Design	3/3/16
PSS#1	\$ 715.00	DRA	# 2	3/2/16	Design PSS#1 Land Survey	3/3/16
1603783	\$ 9,950.00	PMA Consulting	03986-1	3/1/16	Review of 90% Drawings	3/11/16
1603887	\$ 9,800.00	PM&C	8873	2/8/16	Independent 90% estimate	3/30/16
1603265	\$ 148.15	Community News AD	RFP/BID 15-54	12/27/15	Advertisement	2/9/16
	\$ 43,307.40	Triumph	001	3/30/16	Work completed thru March 30, 2016	

\$ 592,381.61 TOTAL SPENT TO DATE

Project Budget Summary					
	3/10/16 Budget	Current Budget	Spent	Percent	Balance
Design (DRA)	\$ 887,657	\$ 887,657	\$ 529,176	60%	\$ 358,481
Owner's Project Manager Services (OPM) (NV5)	\$ 300,000	\$ 300,000	\$ -	0%	\$ 300,000
FF&E - Furniture & Equipment	\$ 360,000	\$ 360,000	\$ -	0%	\$ 360,000
FF&E - Technology	\$ 360,000	\$ 360,000	\$ -	0%	\$ 360,000
Other Soft Costs	\$ 173,050	\$ 173,050	\$ 19,898	11%	\$ 153,152
Construction	\$ 7,506,500	\$ 7,506,500	\$ -	0%	\$ 7,506,500
Modulars (Construction and Lease)	\$ 3,095,916	\$ 3,095,916	\$ 43,307	1%	\$ 3,052,609
Construction Contingency	\$ 936,405	\$ 936,405	\$ -	0%	\$ 936,405
Owner Contingency	\$ 2,173,472	\$ 2,173,472	\$ -	0%	\$ 2,173,472
Total	\$ 15,793,000	\$ 15,793,000	\$ 592,382	4%	\$ 15,200,618

Contingency Allocation					
	Allocation	Committed	Current Balance	Pending	Projected Balance
Construction Contingency	\$ 936,405	\$ -	\$ 936,405	\$ -	\$ 936,405
Owner's Contingency	\$ 2,173,472	\$ -	\$ 2,173,472	\$ -	\$ 2,173,472
Total	\$ 3,109,877	\$ -	\$ 3,109,877	\$ -	\$ 3,109,877