

Town of Arlington  
Permanent Town Building Committee (PTBC)  
Report to Town Meeting  
May 2017

- I. Community Safety Building
  - 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.
    - Substantial completion fall 2016 and punch list close out spring 2017
    - Project received LEED Silver rating
    - Dispute with General Contractor over payment for extended time to be resolved.
    - Remaining contingency funds sufficient to cover settlement
    - Budget summary attached, dated 4-16-2017
  
- II. Stratton School Renovation
  - 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
  - Project on schedule and under budget
    - \$1,000,000 released for use on other capital projects April 2017
    - Expect +/- \$500,000 more to be released this summer
    - Budget summary attached, dated 3-31-2017.
  - Completion fall 2017
  
- III. Thompson School Addition
  - Scope: six classroom addition
  - Schedule: steel delay may impact fall 2017 opening; contingency plan under development
  - Budget: project under budget (budget summary attached, dated 4-13-2017)
  
- IV. Hardy School Addition
  - Scope: 6 classroom addition to open fall 2018
  - Budget: Project funding (design & construction) of \$3.5 million sought in STM Article 3.
  - Owner's Project Manager (OPM) proposals solicited in advance of STM due to tight schedule.
  
- V. Gibbs School Renovation
  - Scope: comprehensive renovation to house town wide 6<sup>th</sup> grade
  - Designed to LEED Silver 4.0—a higher standard than prior projects
  - Construction Manager at Risk engaged to achieve fall 2018 opening
  - Budget: construction funding of \$24.45 million sought in STM Article 4

- VI. Department of Public Works (DPW) Renovation
- Scope: renovate exterior of four buildings and interior of at least two; create assembly area, truck wash facility, and additional covered vehicle storage.
  - Budget: \$50,000 for Owner's Project Manager (OPM) and \$1,000,000 for design appropriated in FY17 Capital Plan.
  - OPM selection May 2017; architect selection summer 2017
  - Construction funding to be sought at 2018 TM

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  
Brett Lambert  
John Maher  
Allen Reedy, Vice-Chair



## Town of Arlington Community Safety Building Project

Date Updated 4/16/17	Original Budget	Approved Change Orders / Amendments	Pending Change Orders / Amendments	Forecast / Actual Costs	Paid To Date	Budget Remaining +/-
<b>CONSTRUCTION</b>						
EA Colangeli Construction Co.	\$ 3,917,000.00	\$ 1,191,749.94		\$ 5,108,749.94	\$ 5,049,819.94	\$ 58,930.00
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 3,917,000.00</b>	<b>\$ 1,191,749.94</b>	<b>\$ -</b>	<b>\$ 5,108,749.94</b>	<b>\$ 5,049,819.94</b>	<b>\$ 58,930.00</b>
<b>A/E DESIGN COSTS</b>						
Ammondson Architects	\$ 599,908.00	\$ 162,516.00	\$ -	\$ 762,424.00	\$ 762,424.00	\$ -
<b>TOTAL DESIGN COSTS</b>	<b>\$ 599,908.00</b>	<b>\$ 162,516.00</b>	<b>\$ -</b>	<b>\$ 762,424.00</b>	<b>\$ 762,424.00</b>	<b>\$ -</b>
<b>OWNERS PROJECT MANAGEMENT</b>						
PMA Consultants LLC.	\$ 9,949.00	\$ 289,855.40	\$ -	\$ 299,804.40	\$ 283,475.40	\$ 16,329.00
<b>TOTAL OPM COSTS</b>	<b>\$ 9,949.00</b>	<b>\$ 289,855.40</b>	<b>\$ -</b>	<b>\$ 299,804.40</b>	<b>\$ 283,475.40</b>	<b>\$ 16,329.00</b>
<b>OWNERS CONSTRUCTION RELATED SOFT COST</b>						
WSP Commissioning Agent	\$ 20,400.00		\$ -	\$ 20,400.00	\$ 13,850.00	\$ 6,550.00
Testing Services (Construction)	\$ 5,000.00	\$ -	\$ -	\$ 5,300.00	\$ 5,300.00	\$ -
Legal Expenses	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Owner MEP Vendor Work	\$ 10,000.00	\$ -	\$ -	\$ 8,733.66	\$ 8,733.66	\$ -
Printing and Advertising	\$ 5,500.00	\$ -	\$ -	\$ 4,614.98	\$ 4,614.98	\$ -
Moving / Relocation	\$ 25,000.00	\$ -	\$ -	\$ 8,362.22	\$ 8,362.22	\$ -
Temporary Cabling and Wiring	\$ 25,000.00	\$ -	\$ -	\$ 1,008.75	\$ 1,008.75	\$ -
Police Overtime	\$ 30,000.00	\$ -	\$ -	\$ -		\$ -
<b>SUB TOTAL CONSTRUCTION SOFT COSTS</b>	<b>\$ 125,900.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 48,419.61</b>	<b>\$ 41,869.61</b>	<b>\$ 6,550.00</b>
Furniture / Fixtures / Equipment (State Bid List)	\$ 100,000.00	\$ -	\$ -	\$ 104,689.00	\$ 104,689.00	\$ -
Evidence Processing Equipment	\$ 60,000.00	\$ -	\$ -	\$ 23,495.95	\$ 23,495.95	\$ -
Firing Range Equipment	\$ 200,000.00	\$ -	\$ -	\$ 199,936.00	\$ 199,936.00	\$ -
Security and CCTV Systems	\$ 180,000.00	\$ -	\$ -	\$ 143,532.70	\$ 143,532.70	\$ -
AV Equipment	\$ 40,000.00	\$ -	\$ -	\$ 77,463.33	\$ 77,463.33	\$ -
Clock System	\$ 15,000.00	\$ -	\$ -	\$ 6,400.00	\$ 6,400.00	\$ -
Smart Boards	\$ 35,000.00	\$ -	\$ -	\$ 28,585.23	\$ 28,585.23	\$ -
Builders Risk Insurance	\$ 20,000.00	\$ -	\$ -	\$ 13,540.00	\$ 13,540.00	\$ -
<b>SUB TOTAL OTHER SOFT COSTS</b>	<b>\$ 650,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 597,642.21</b>	<b>\$ 597,642.21</b>	<b>\$ -</b>
<b>TOTAL OWNER SOFT COST</b>	<b>\$ 775,900.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 646,061.82</b>	<b>\$ 639,511.82</b>	<b>\$ 6,550.00</b>
<b>CONSTRUCTION CONTINGENCY BALANCE</b>	<b>\$ 587,550.00</b>			<b>\$ 95,578.06</b>		<b>\$ 95,578.06</b>
<b>Added Gym Equipment</b>				<b>\$ 50,236.30</b>		
<b>TOTAL PROJECT COSTS</b>	<b>\$ 5,890,307.00</b>	<b>\$ 1,644,121.34</b>	<b>\$ -</b>	<b>\$ 6,962,854.52</b>	<b>\$ 6,735,231.16</b>	<b>\$ 227,623.36</b>

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

\$95,578.06

Minus FIN COM Request	\$ (499,258.00)
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<b>REVISED Total Project Budget</b>	<b>\$ 7,631,242.00</b>
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<b>Additional Available Funds (Revised Total Budget - Total Projected Costs)</b>	<b>\$ 668,387.48</b>
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# Arlington Stratton Elementary School Renovations and Modular Classrooms

## Project Budget Status Report

March 31, 2017

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
<b>Construction</b>									
Construction of Building and Site	\$ 7,337,000	\$ 943,627	\$ 8,280,627	\$ 8,280,627	100%	\$ 5,504,457	66%	\$ 2,776,170	
	\$ -								
<b>Subtotal</b>	<b>\$ 7,337,000</b>	<b>\$ 943,627</b>	<b>\$ 8,280,627</b>	<b>\$ 8,280,627</b>	<b>100%</b>	<b>\$ 5,504,457</b>	<b>66%</b>	<b>\$ 2,776,170</b>	
<b>Modular Classrooms</b>									
Stratton Construction	\$ 1,638,516	\$ 49,477	\$ 1,687,993	\$ 1,687,993	100%	\$ 1,286,462	76%	\$ 401,530	
Stratton Lease	\$ 1,457,400		\$ 1,457,400	\$ 1,457,400	100%	\$ 1,067,569	73%	\$ 389,831	Lease is not Triumph cost
<b>Subtotal</b>	<b>\$ 3,095,916</b>	<b>\$ 49,477</b>	<b>\$ 3,145,393</b>	<b>\$ 3,145,393</b>	<b>100%</b>	<b>\$ 2,354,031</b>	<b>75%</b>	<b>\$ 791,361</b>	
<b>Design</b>									
AE Fees - Renovations (2015-2017)	\$ 790,000		\$ 790,000	\$ 790,000	100%	\$ 710,850	90%	\$ 79,150	
AE Additional Services	\$ 40,057	\$ 36,949	\$ 77,006	\$ 77,006	100%	\$ 40,069	52%	\$ 36,937	Survey; HzMat Survey & Monitor
FFE Consultant	\$ 28,800	\$ 3,100	\$ 31,900	\$ 31,900	100%	\$ 2,552	8%	\$ 29,348	
Technology Consultant	\$ 28,800		\$ 28,800	\$ 28,800	100%	\$ -	0%	\$ 28,800	
<b>Subtotal</b>	<b>\$ 887,657</b>	<b>\$ 40,049</b>	<b>\$ 927,706</b>	<b>\$ 927,706</b>	<b>100%</b>	<b>\$ 753,470</b>	<b>81%</b>	<b>\$ 174,236</b>	
<b>Other Costs</b>									
Owner's Administrative Costs	\$ 10,000	\$ 52,347	\$ 62,347	\$ 62,347	100%	\$ 62,347	100%	\$ (0)	
OPM (NV5)	\$ 300,000	\$ -	\$ 300,000	\$ 300,000	100%	\$ 171,000	57%	\$ 129,000	
OPM (NV5) Additional Services		\$ 64,450	\$ 64,450	\$ 64,450	100%	\$ 43,540	68%	\$ 20,910	
Cost Estimating; Design Review	\$ 19,750	\$ 5,500	\$ 25,250	\$ 25,250	100%	\$ 25,250	100%	\$ -	
Parking	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	100%	\$ -	0%	\$ 50,000	
Moving Costs	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	100%	\$ 9,391	19%	\$ 40,609	
Printing and Advertising	\$ 5,000	\$ 2,000	\$ 7,000	\$ 7,000	100%	\$ 6,743	96%	\$ 257	
Commissioning Agent	\$ 28,300	\$ -	\$ 28,300	\$ 28,300	100%	\$ 12,971	46%	\$ 15,329	
Construction Testing	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	100%	\$ 6,901	69%	\$ 3,099	
<b>Subtotal</b>	<b>\$ 473,050</b>	<b>\$ 124,297</b>	<b>\$ 597,347</b>	<b>\$ 597,347</b>	<b>100%</b>	<b>\$ 338,143</b>	<b>57%</b>	<b>\$ 259,204</b>	
<b>Furniture, Fixtures &amp; Equipment</b>									
FF&E	\$ 360,000	\$ -	\$ 360,000	\$ 360,000	100%	\$ 7,171	2%	\$ 352,829	
Technology	\$ 360,000	\$ -	\$ 360,000	\$ 360,000	100%	\$ 30,905	9%	\$ 329,095	
<b>Subtotal</b>	<b>\$ 720,000</b>	<b>\$ -</b>	<b>\$ 720,000</b>	<b>\$ 720,000</b>	<b>100%</b>	<b>\$ 38,076</b>	<b>5%</b>	<b>\$ 681,924</b>	
		<b>\$ 1,157,450</b>							
<b>Contingencies</b>									
Construction Contingency	\$ 936,405	\$ 930,604	\$ 5,801						
Owner Contingency	\$ 2,342,972	\$ 226,846	\$ 2,116,126						
<b>Subtotal</b>	<b>\$ 3,279,377</b>	<b>\$ 1,157,450</b>	<b>\$ 2,121,927</b>						
<b>Project Totals</b>	<b>\$ 15,793,000</b>		<b>\$ 15,793,000</b>	<b>\$ 13,671,073</b>	<b>87%</b>	<b>\$ 8,988,178</b>	<b>57%</b>	<b>\$ 6,804,822</b>	
<b>Funding Sources</b>									
Town of Arlington	<b>\$ 15,793,000</b>								
<b>Construction Cost Estimates</b>									
	<b>Date</b>	<b>Amount</b>							
90% CD (Building/Site)	1/20/2016	\$ 8,840,967							
90% CD (Modulars)	1/20/2016	\$ 3,002,020							

Date of Report: 3/31/2017





**PMA Consultants**  
EST. 1971

### Town of Arlington Thompson Elementary School ADDITION Project

	Original Budget	Contracts Executed	Approved Change Orders / Amendments	Forecast / Actual Costs	Paid To Date	Budget Remaining +/-
Date Updated 4/13/17						
<b>CONSTRUCTION</b>						
GTC Construction Management	\$ 2,616,681.00	\$ 2,616,681.00		\$ 2,616,681.00	\$ 620,843.00	\$ 1,995,838.00
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 2,616,681.00</b>	<b>\$ 2,616,681.00</b>	<b>\$ -</b>	<b>\$ 2,616,681.00</b>	<b>\$ 620,843.00</b>	<b>\$ 1,995,838.00</b>
<b>A/E DESIGN COSTS</b>						
HMFH Architects	\$ 370,000.00	\$ 360,000.00	\$ 8,250.00	\$ 368,250.00	\$ 267,440.16	\$ 100,809.84
<b>TOTAL DESIGN COSTS</b>	<b>\$ 370,000.00</b>	<b>\$ 360,000.00</b>	<b>\$ 8,250.00</b>	<b>\$ 368,250.00</b>	<b>\$ 267,440.16</b>	<b>\$ 100,809.84</b>
<b>OWNERS PROJECT MANAGEMENT</b>						
PMA Consultants LLC.	\$ 185,000.00	\$ 185,000.00	\$ -	\$ 185,000.00	\$ 98,155.00	\$ 86,845.00
<b>TOTAL OPM COSTS</b>	<b>\$ 185,000.00</b>	<b>\$ 185,000.00</b>	<b>\$ -</b>	<b>\$ 185,000.00</b>	<b>\$ 98,155.00</b>	<b>\$ 86,845.00</b>
<b>CONSTRUCTION RELATED SOFT COSTS</b>						
Commissioning Agent	\$ 20,000.00	\$ 17,500.00	\$ -	\$ 17,500.00	\$ 500.00	\$ 17,000.00
Testing Services (Construction)	\$ 10,000.00	\$ 8,222.00	\$ -	\$ 8,222.00	\$ 912.00	\$ 7,310.00
Furniture / Fixtures / Equipment (State Bid List)	\$ 144,000.00	\$ 89,742.00	\$ -	\$ 89,742.00	\$ -	\$ 89,742.00
Technology	\$ 144,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Soft Cost Contingency	\$ 70,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Contingency	\$ 261,668.00					
<b>TOTAL OWNER SOFT COSTS</b>	<b>\$ 649,668.00</b>	<b>\$ 115,464.00</b>	<b>\$ -</b>	<b>\$ 115,464.00</b>	<b>\$ 1,412.00</b>	<b>\$ 114,052.00</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$ 3,821,349.00</b>	<b>\$ 3,277,145.00</b>	<b>\$ 8,250.00</b>	<b>\$ 3,285,395.00</b>	<b>\$ 987,850.16</b>	<b>\$ 2,297,544.84</b>

**Arlington Gibbs School Renovation**

**Project Budget Status Report**

**March 31, 2017**

Description	Budget 8/30/16	Authorized Changes	Revised Budget	Total Committed	% Com. to Date	Actual Spent to Date	% Spent to Date	Balance to Spend	Comments
<b>Construction</b>									
Pre-Construction Services	\$ -	\$ 114,880	\$ 114,880	\$ 114,880	100%	\$ 43,080	38%	\$ 71,800	
Construction of Building and Site	\$ 16,658,256	\$ 1,492,026	\$ 18,150,282		0%	\$ -	0%	\$ 18,150,282	
Bid Alternates	\$ 414,000	\$ -	\$ 414,000		0%	\$ -	0%	\$ 414,000	
Change Orders	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	
<b>Subtotal</b>	<b>\$ 17,072,256</b>	<b>\$ 1,606,906</b>	<b>\$ 18,679,162</b>	<b>\$ 114,880</b>	<b>1%</b>	<b>\$ 43,080</b>	<b>0%</b>	<b>\$ 18,636,082</b>	
<b>Design</b>									
AE Fee	\$ 1,650,000	\$ -	\$ 1,650,000	\$ 1,650,000	100%	\$ 391,875	24%	\$ 1,258,125	
AE Additional Services	\$ -	\$ 20,020	\$ 20,020		100%	\$ -	0%	\$ 20,020	
	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
<b>Subtotal</b>	<b>\$ 1,650,000</b>	<b>\$ 20,020</b>	<b>\$ 1,670,020</b>	<b>\$ 1,650,000</b>	<b>99%</b>	<b>\$ 391,875</b>	<b>23%</b>	<b>\$ 1,278,145</b>	
<b>Other Costs</b>									
Owner Administrative Costs		\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
OPM (NV5)	\$ 800,000	\$ -	\$ 800,000	\$ 800,000	100%	\$ 74,000	9%	\$ 726,000	
OPM (NV5) Additional Services		\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
Cost Estimating; Design Review		\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
Haz Mat Monitoring	\$ 50,000	\$ -	\$ 50,000		0%	\$ -	0%	\$ 50,000	
Moving Costs	\$ 50,000	\$ -	\$ 50,000		0%	\$ -	0%	\$ 50,000	
Printing and Advertising		\$ 25,000	\$ 25,000		100%	\$ 807	0%	\$ 24,193	
Commissioning Agent	\$ -	\$ 32,400	\$ 32,400		100%	\$ -	0%	\$ 32,400	
Construction Testing	\$ 10,000	\$ -	\$ 10,000		0%	\$ -	0%	\$ 10,000	
<b>Subtotal</b>	<b>\$ 910,000</b>	<b>\$ 57,400</b>	<b>\$ 967,400</b>	<b>\$ 800,000</b>	<b>83%</b>	<b>\$ 74,807</b>	<b>8%</b>	<b>\$ 892,593</b>	
<b>Furniture, Fixtures &amp; Equipment</b>									
FF&E	\$ 600,000	\$ -	\$ 600,000		0%	\$ -	0%	\$ 600,000	
Technology	\$ 600,000	\$ -	\$ 600,000		0%	\$ -	0%	\$ 600,000	
<b>Subtotal</b>	<b>\$ 1,200,000</b>	<b>\$ -</b>	<b>\$ 1,200,000</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 1,200,000</b>	
<b>Contingencies</b>									
Construction Contingency	\$ 2,560,838	\$ (77,420)	\$ 2,483,418						
Owner Contingency	\$ 1,606,906	\$ (1,606,906)	\$ -						
<b>Subtotal</b>	<b>\$ 4,167,744</b>	<b>\$ (1,684,326)</b>	<b>\$ 2,483,418</b>						
<b>Project Totals</b>	<b>\$ 25,000,000</b>	<b>\$ 1,684,326</b>	<b>\$ 25,000,000</b>	<b>\$ 2,564,880</b>	<b>10%</b>	<b>\$ 509,762</b>	<b>2%</b>	<b>\$ 24,490,238</b>	
<b>Funding Sources</b>									
Town of Arlington	\$ 25,000,000								

Date of Report: 3/31/2017

**Notes and Budget Transfers:**

- 11/30/2016 \$114,880 from Owner Contingency to Pre-Construction Services
- 1/17/2017 \$ 1,492,026 from Owner Contingency to Construction of Building
- 4/4/2017 \$ 25,000 from Owner Contingency to Printing and Advertising
- 4/4/2017 \$ 32,400 from Construction Contingency to Commissioning Agent
- 4/4/2017 \$ 20,020 from Owner Contingency to AE Additional Services for LEED Energy Model