

Permanent Town Building Committee

Report to the 2022 Town of Arlington Annual Town Meeting

The 1969 Arlington Town Meeting established the Permanent Town Building Committee (PTBC) to oversee the design and construction of new buildings and major renovations for Town of Arlington properties. The Committee is comprised of five registered voter members, appointed jointly by the chairs of the Select Board, Finance Committee, and School Committee, a representative of the School Committee and in addition the Town Manager, Superintendent of Schools, and Facilities Director or their designees.

Activities in 2021 to Present

The coronavirus pandemic continued to have an impact on construction projects at the local level and across the nation. Suppliers of basic raw materials such as steel, lumber, and insulation reduced production starting in the Spring of 2020, and this caused shortages and increased prices through 2021 as the supply chain for domestic and foreign-made materials struggled to recover. Further, shortages of labor from truck drivers to skilled tradespeople resulted in increased costs and delays in the face of a robust construction environment. Despite these challenges, the PTBC pressed forward in 2021 with two important projects for the Town because any pause or delays could lead to increased costs and disruption of Town services for Arlington residents.

The Central School Project (renovation)

Architect: Sterling Associates
Owners Project Manager: The Vertex Companies
Construction Manager: Kronenberger & Sons Restoration
Project Budget:
Construction: \$ 6,878,273
Soft Costs*: \$ 1,676,727
Total: \$ 8,555,000

* soft costs include architecture, engineering, contingency, furniture, etc.

Funding History:

Initial Design:	\$ 400,000	2017 Town Meeting Article 34 5/3/2017 205-1
Additional Planning and Design:	\$ 100,000	2018 Town Meeting Article 30 4/25/2018 207-1-2
Construction:	\$ 8,055,000	2019 Town Meeting Article 58 5/8/2019 198-14
Total:	\$ 8,555,000	

The renovation of the lower floors of the Central School, which was built in 1894 as the Arlington High School and is listed in the National Register of Historic Places, began in May 2020. The renovation of the 3rd and 4th floors, housing the Arlington Center for the Arts, was completed a few years earlier. The current renovation will serve the Council on Aging, the Senior Association, the Department of Health and Human Services including Veteran's Services, and a wide variety of senior-oriented programs and services. The original schedule for the renovations was approximately twelve months, from May 2020 to May 2021. However, for the reasons noted above, the final completion date is expected to be in late spring 2022. Occupancy of most spaces and program start-up occurred in April 2022.

During the initial phases of the renovations, many unforeseen latent conditions were uncovered, which resulted in a series of changes in design, materials used, and coordination with mechanical and structural elements of the project. In 2021, there were delays in portions of the project related to electrical utilities, the installation of the new elevator/lift, HVAC equipment, and pre-cast stone, among others. While these delays did impact the overall timeline for the completion of the project, they are not anticipated to have a substantial impact on the project budget and are being monitored closely.

The installation of large chimney caps, the replacement of select exterior soffits and downspouts, and the installation of new HVAC components were completed in the Summer and Fall of 2021. The second-floor offices have been completed and occupied, the large activity room on the first floor, as well as the art room, kitchen, bathrooms, and other support spaces, have also been completed and are in use. The kitchen has been completed and is awaiting final inspections. The ground floor office and activity areas, including the game room and pool room, are completed and in use. The main entrance on Maple Street, with its new doorway and canopy, is expected to be completed by mid-April 2022. And the installation of new East and West entry doors is complete.

Following this renovation project, the Town may consider a future project to address the remaining areas of this historic building that need attention. In particular, the building envelope including windows and brickwork may need restoration, upgrades or replacements. While these improvements are outside of the scope of the current project, they may be necessary to ensure that the building is energy efficient and structurally sound and will continue to serve the Town into the future.

Behind the Walls

Many of the renovations in the Central School building are essential to the long-term use of the building but are not visible. They include the upgrade or replacement of all major utilities and components, including electrical, plumbing, heating, cooling, fire protection and fire alarms, telecommunications, and other related services.



Chimneys and Roof

The interiors, and portions of the exteriors, of the chimneys were rebuilt for exhaust and cooling services. New chimney caps were installed. Snow guards were replaced, rotted wood in the soffits was replaced, and selected downspouts were replaced.



New Air Conditioning Equipment

A completely new air conditioning system was installed on the North side of the building and connected to the upgraded cooling tower.



Entrances

The main entrance on Maple Street was completely rebuilt, with a new central entry, canopy, and walkway. The doorways on the East and West ends of the building were replaced, and the stairway on the West side was rebuilt with new composite stone steps. The Maple Street and East entries are both accessible, with automatic door openers.

Maple Street Entrance



Removal of brick, installation of new beam and canopy



New doors, canopy and walkway



East Entrance – new entry door and accessible elevator/lift



West Entrance – new entry door and renovated / replaced stairway



1st Floor Renovations

The stairways from the ground floor to the first floor were relocated, a new movable partition was installed, and new flooring, doorways, bathrooms, and a large kitchen were installed. Much attention was paid to reducing the transmission of sound from one space to another, so that multiple programs can run at the same time without disruption.

Community Room



Installation of new beam and heating and cooling ducts, and new movable partition





New Community Room completed, and in use for an event in April 2022



Main Hall, Art Room and Kitchen



Renovated Drop-In Room



New and renovated bathrooms



Ground Floor Renovations

In addition to the rebuilding of the Maple Street entrance, there were major renovations or replacement of the Reception and Café areas, Council on Aging offices, the Library, Exercise Room, Pool Room, and Game Room.



2nd Floor Renovations

Early in the project, the second-floor offices were renovated so that certain Town services could be relocated on-site and enabling renovations to the Ground Floor areas.



Department of Public Works / Town Yard (renovation and new construction)

Architect: Weston & Sampson
Owner's Project Manager: Sydney Project Management
Construction Manager: Commodore Builders
Project Budget:
Construction: \$ 37,420,480
Soft Costs: \$ 9,099,744
Total: \$ 46,520,224

* soft costs include architecture, engineering, contingency, furniture, etc.

Funding History:

Initial Design:	\$ 1,050,000	2016 Town Meeting Article 36 5/16/2016 193-4
Additional Planning and Design:	\$ 1,253,754	2018 Special Town Meeting Article 7 12/5/2018 180-9
Construction:	\$ 29,900,000	2019 Town Meeting Article 58 5/8/2019 198-14
Supplemental Funding 1:	\$ 8,900,000	2020 Special Town Meeting Article 23 11/30/2020 237-9
Supplemental Funding 2:	\$ 5,416,470	2021 Town Meeting Article 56 5/17/2021 228-7
Total:	\$ 46,520,224	

In the Winter of early 2021, construction bids for the DPW / Town Yard project were opened and came in higher than expected. This situation was not foreseen in the Fall of 2020, when additional funds for this project were secured at the Special Town Meeting. Further, there had been hope that the local construction market would be depressed by the pandemic and competitive enough to yield some savings. However, as noted above, the pandemic did not dampen the pace of local construction. On the contrary, a booming construction environment in the greater Boston area increased competition for scarce materials and labor, resulting in increased costs.

Rather than maintain the construction portion of the budget at \$38.93 million by reducing the scope of the project, the PTBC determined that the Town should proceed with the full project scope contained in the original goals of the project (less a few reasonable value engineering reductions) and avoid additional disruptive and expensive construction activities that would be needed soon. This meant maintaining the "impact" scope items that had been identified by the architects as possible reductions in the project. By maintaining the interior and exterior work at Buildings C and D, which house the extensive and valuable DPW vehicle fleet, the Town can provide storage and maintenance space to help preserve these assets. Further, by keeping the repair of the Mill Brook culvert within the scope of the project, the Town can address the continuing deterioration of the culvert and avoid expensive emergency repairs. Finally, the PTBC determined that a conservative contingency account should be established for this project because the Town Yard rests on a known contaminated site, and that the renovations to historic buildings would likely uncover latent conditions that were not foreseen and need to be addressed.

After consulting with its consultants and the Capital Planning Committee, the PTBC requested an increase to the budget of \$5,416,470. The PTBC voted to support this increase in a unanimous vote on April 20, 2021. The Capital Planning Committee supported the increase with a unanimous vote on April 29, 2021, and the Finance Committee supported the request with a vote of 13-4 on May 5, 2021. Town Meeting supported the increase as part of the 2022 Capital Budget by a vote of 228-7 on May 17, 2021.

The renovations to Building A (the "Arlington Gas Light Company" building on Grove Street) are mostly complete as of early Spring 2022 and enabled moving the Town's IT servers from the High School to this new permanent location. There were unforeseen latent conditions discovered in Building A, but these conditions were not extremely extensive, and the repairs have been covered by funds from the contingency account. There has been much site work completed, and a temporary salt shed was constructed for the 2021-2022 winter snow season.

As of the date of submission of this report, the project is approximately 3-6 months over its budgeted schedule, largely due to supply chain issues and the delay in delivery of the new pre-engineered Building E. The PTBC is working diligently and collaboratively with the Construction Manager and Project Manager to shift focus to other project tasks that can be completed while awaiting delivery of Building E so that the original project schedule and budget can be maintained.

Building A Renovations

The interior of Building A was essentially gutted and completely rebuilt. In addition, there were major renovations to the building exterior, including to the brickwork, windows and doors, and the roof. New utilities were installed, which required significant interior and exterior work at the site.



Existing conditions in Building A, and selective removal of brick and mortar



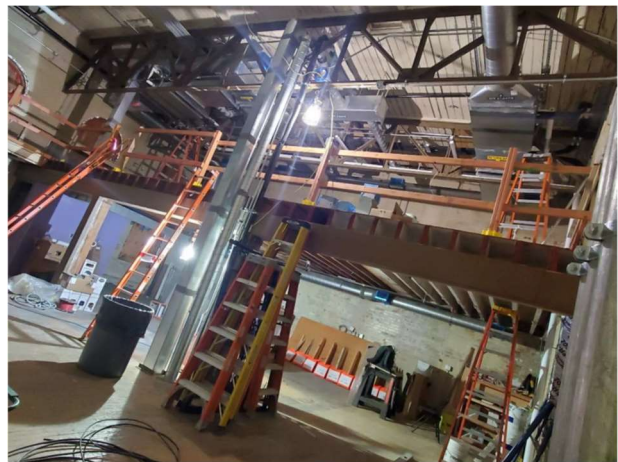
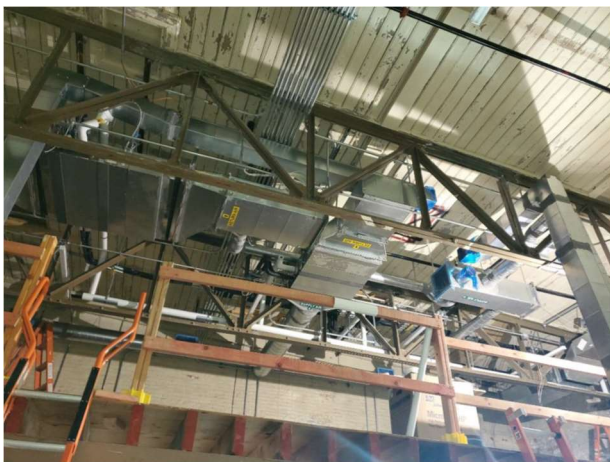
Cleaning of brick and mortar



Future IS Server Room

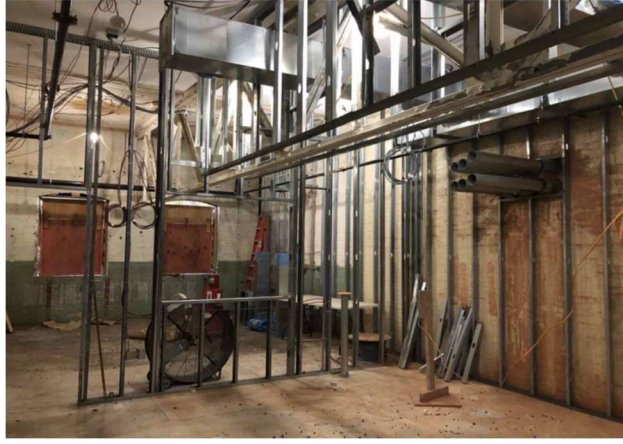
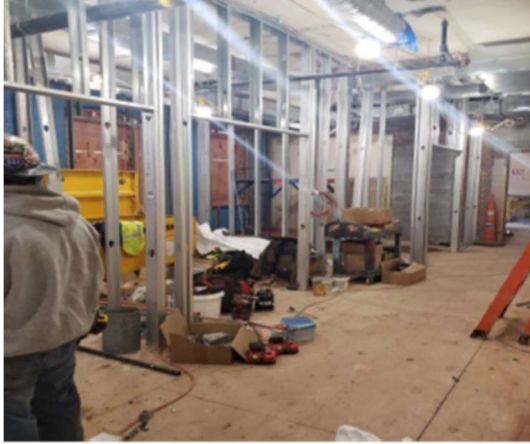


Server Room completed

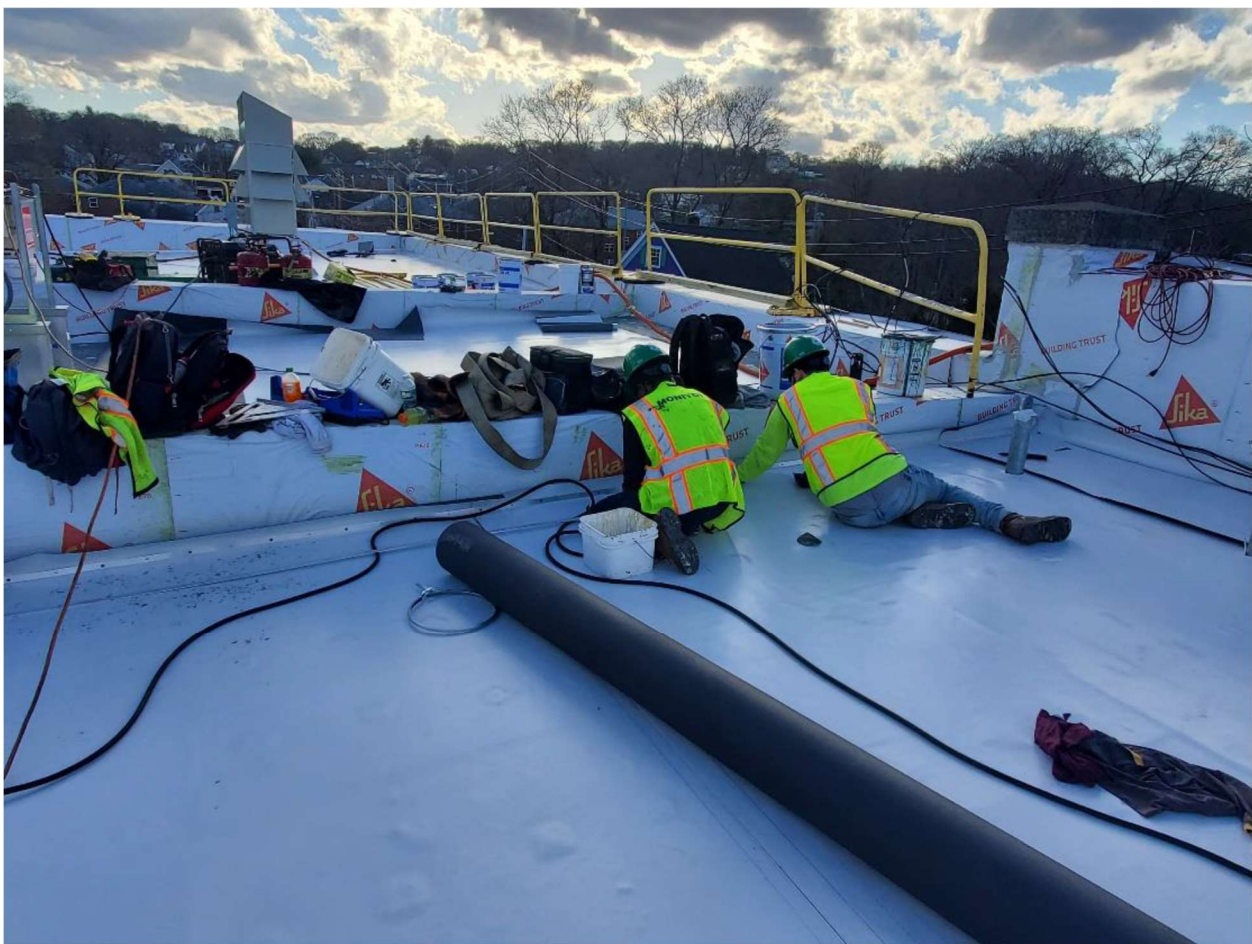


Renovations to the Maintenance Shops area in Building A

Framing of new walls and installation of electrical, plumbing, air conditioning, and telecommunications services in Building A



Roof work on Building A



Site Work

An extensive amount of site work has been completed. This includes the removal of contaminated materials, regrading of the site and installation of the new parking lot, installation of utilities, and preparation for the new Building E.



Collecting and separating materials



Abatement of asbestos-covered pipes



Removal of gas storage tank



Installation of site drainage structures



Building a temporary salt storage area for the 2021-2022 season





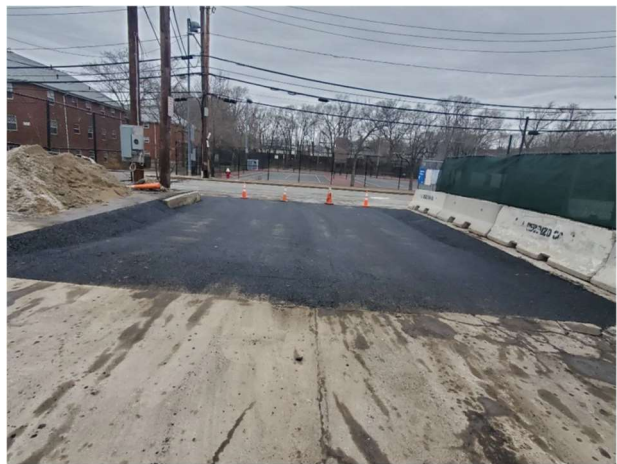
Removing snow to enable site work to continue



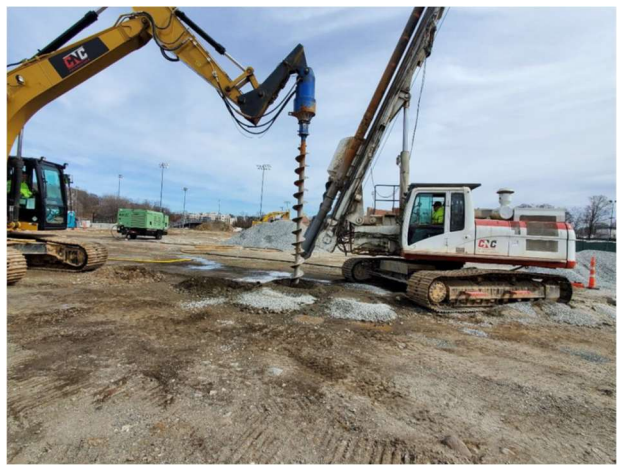
Thawing the soil for site work



Re-grading the entrance from Grove Street



Exporting materials from the site



Site preparations for new Building E

PTBC Member Listing

Jim Feeney, Town Manager designee
Bill Hayner, School Committee
Robert Jefferson, Clerk term pending renewal to 6/30/2022
Brett Lambert, Vice Chair term pending renewal to 6/30/2023
John Maher term pending renewal to 6/30/2022
Peter Martini term pending renewal to 6/30/2024
Mike Rademacher, Public Works Director, School Department designee
Allen Reedy, Chair term pending renewal to 6/30/2024
Facilities Director (vacant position)

Submitted by Allen Reedy 4/15/2022

PTBC Meetings

The PTBC generally meets on the 1st and 3rd Tuesdays of every month at 7:00pm. Meetings are posted on the Town's website and are open to the public.