

Permanent Town Building Committee

The Permanent Town Building Committee (PTBC) was established by the 1969 Town Meeting 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 2022

Supply chain disruptions, significant inflation in the cost of construction materials, and challenges due to labor shortages and increasing costs of skilled labor continued to have an impact on construction projects at the local level and across the nation. Within this context, the PTBC focused on completing two important projects for the Town within the approved budgets and without further delay.

Central School (renovation)

Architect:	Sterling Associates
Owners Project Manager:	The Vertex Companies
Construction Manager:	Kronenberger & Sons Restoration
Project Budget:	
Construction:	\$ 7,124,675
Soft Costs*:	\$ 1,776,128
Total:	\$ 8,900,803

* 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
Supplemental Funding 1:	\$ 345,803	Town of Arlington ADA and Window Fund transfer
Total:	\$ 8,900,803	

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. An earlier 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, but for the reasons noted above, the schedule extended well beyond the planned ending date.

Most renovation work was completed by early 2022, and substantial completion was reached on February 6, 2022. A certificate of occupancy was issued for the building, and the Council on Aging and other occupants moved into the building in February. Activities such as exercise classes, art classes, discussion groups, have all started again in the newly renovated spaces. Through 2022, the PTBC continued to oversee the remaining renovation tasks and punch-list items. As of the writing of this report, the project is in the close-out phase, with full completion anticipated in early 2023.

Following this renovation project, the Town may consider future projects 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.



Maple Street main entrance – new sign, entry, canopy



Academy Street entrance – new stairs, doorway



New East entry with accessible door controls



Main corridor, first floor



New kitchen, first floor



New accessible lift connecting East entry with ground and first floors



Drop-in room – first floor



Café – ground floor



Pool room – first floor



Library – ground floor

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: \$ 39,286,305
Soft Costs: \$ 7,533,919
Total: \$ 46,820,224

* 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
Supplemental Funding 3:	\$ 300,000	Town of Arlington Storm Sewer Account transfer
Total:	\$ 46,820,224	

The Public Works / Town Yard construction project began in earnest with the start of the 2022 calendar year. The IT room in Building A (the historic building on Grove Street) was completed, enabling the move of the Town's IT servers to their new permanent location. This move also enabled construction work to proceed at the new Arlington High School, which is adjacent to the Town Yard site. Due to delays from the electrical utility Eversource in providing new power lines – a situation that continued until October – temporary power lines and temporary cooling units had to be installed and operated at considerable cost to the project.

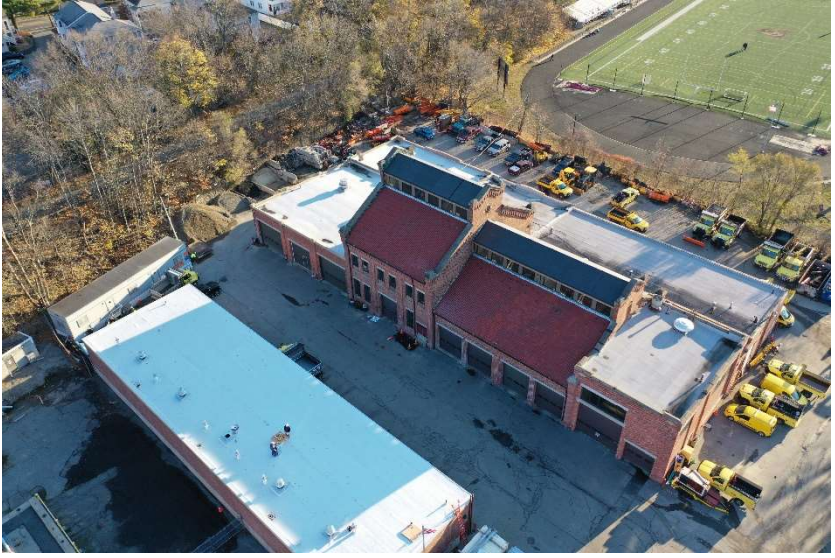
Excavation of the site started in early 2022, primarily for the foundations for the new Building E, the future administrative and vehicle maintenance building, and for the new Salt Shed. Despite considerable below-ground investigations in 2021, new obstructions, drain pipes, active water lines, and retention tanks were discovered and addressed throughout 2022. As of the writing of this report, no further excavations are anticipated and the costs of addressing the unforeseen obstructions are expected to be handled within the approved budget for the project.

A number of delays caused concerns with the overall project schedule. Beyond the electrical utility delays noted above, the supplier of the pre-engineered portion of Building E reported significant delays in being able to deliver the building components on time, and the site excavation contractor was unable to complete work on time. Through the summer of 2022, the project OPM worked diligently with the construction manager to bring the project back on schedule as much as possible. As of the end of 2022, Building E has been fully erected, and a large amount of interior mechanical, electrical and plumbing work has been completed. Renovations to Building D have been started, and Building C has been largely completed.

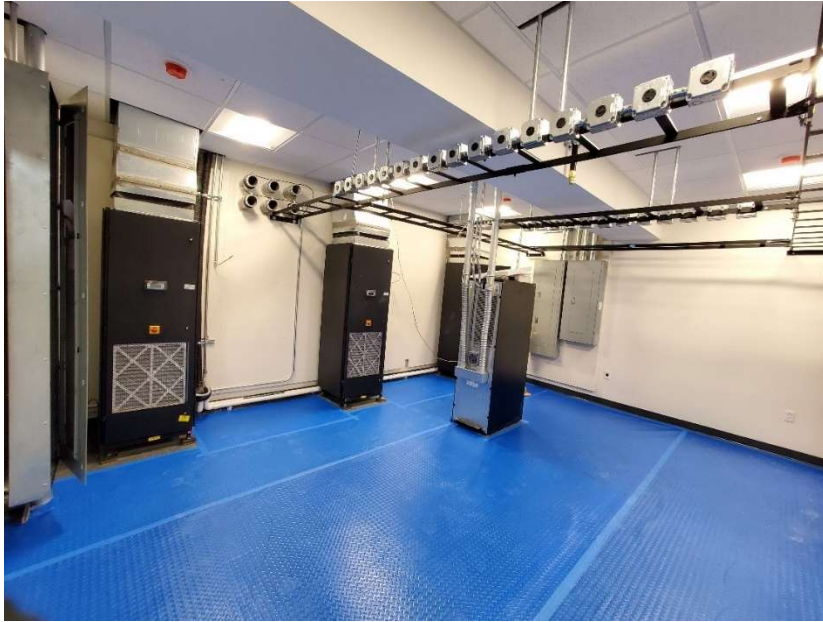
Looking forward to 2023, the PTBC anticipates that Building E will be substantially completed on time, and this will enable the Public Works staff to move into this new building and allow renovations to start in Building B. The PTBC anticipates that Building E will earn LEED Silver Certification. While the PTBC and its construction partners believe that there remains some risk of unforeseen conditions in the remaining work to be completed, the PTBC is committed to bringing this extensive and complex project to its conclusion within the budgeted amounts approved for the project.



Site overview – Bldg A (on Grove Street), Bldg B (left side), Bldg C (right side)



Site overview – Buildings C and D



Building A IT server room – ready for server installation



Building A exterior, showing new windows and disconnected cooling duct



Site work – drilling exploratory holes



Construction of retaining wall



Building E steel erection



Discovery of large retaining tank adjacent to Building E



Preparation of Salt Shed floor



Building E exterior from Grove Street – finished exterior will be terracotta tile



Building E pouring of concrete floor slab



Site overview showing completed Salt Shed in upper left, enclosed new Building E, and historic Buildings A and B in lower right



Site overview – new Building E in late 2022

Member Listing

Rob Behrent – TOA Facilities Director

Jim Feeney – TOA Town Manager Designee

Bill Hayner – TOA School Committee Designee

Robert Jefferson – PTBC Clerk, term expires 6/30/2025

Brett Lambert – PTBC Vice Chair, term expires 6/30/2023

John Maher – term expires 6/30/2025

Peter Martini – term expires 6/30/2024

Mike Rademacher – TOA School Department Designee

Allen Reedy – PTBC Chair, term expires 6/30/2024

Submitted by Allen Reedy 4/25/2023