

Town of Arlington
Permanent Town Building Committee (PTBC)
Report to Town Meeting
April 2015

- I. Central Fire Station: Phase 2 Interior Renovation
 - Scope: structural, electrical and mechanical upgrades, new administrative office, reconfigured and refurbished living quarters
 - Numerous latent conditions encountered of which apparatus bay slab the most difficult to resolve.
 - Remaining contingency (\$47,555) sufficient to complete project within budget of \$6,500,000 (see attached budget, dated 4/21/15)
 - Project designed to LEED (Leadership in Energy and Environmental Design) Silver standard; Gold standard may be achieved.
 - Substantial completion by July 1, 2015.

- II. Community Safety Building Status Report
 - Phase 2B: Exterior renovation
 - Project close out delayed due to small but persistent leak and completion of a few punch list items.
 - No change in project cost (\$3,242,637) since last report to TM (see attached budget dated 4/15/2014).
 - 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
 - Construction bids received April 29th; bids yet to be vetted.
 - Total budget for this phase \$8,083,500 of which \$7,647,000 funding requested in Article 24
 - Construction start July 2015; estimated completion date 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 to be designed to LEED Silver standard
 - Funding for final design (\$1,085,000) requested in Article 24
 - Final design fall/winter 2015/16; construction start summer 2016; projected completion fall 2017

Respectfully submitted
Permanent Town Building Committee

Adam Chapdelaine, Town Manager
John Cole, Chair
Bill Hayner, School Committee representative
Robert Jefferson, Fire Chief
John Maher
Mark Miano, Facilities Manager Town of Arlington
Allen Reedy, Vice-Chair
Suzanne Robinson

ARLINGTON CENTRAL FIRE STATION RENOVATION**PROJECT BUDGET**

Revised 21 April 2015

	Budget (Bid)	Spent	Forecast	
	June-2014	March-2015	April-2015	
Construction Cost - Through Application #8	\$4,793,000	\$3,108,521	\$4,793,000	17-Mar
Hazmat Project	\$20,276	\$29,335	\$35,000	3-Feb
Masonry Waterproofing*	\$0	\$22,742	\$22,742	20-Jan
Masonry Joint Repair at Cornice*	\$0	\$0	\$12,000	18-Apr
Approved & Recommended Change Orders	\$0	\$330,671	\$489,880	21-Apr
Potential Construction Change Orders	\$0	\$159,209	\$0	21-Apr
Adjusted Hard Cost	\$4,813,276	\$3,650,478	\$5,352,622	
Architectural and Engineering fees	\$450,000	\$412,159	\$450,000	17-Mar
Allowance: extra services, change orders	\$12,000	\$0	\$24,000	17-Mar
Reimbursable expenses	\$2,000	\$248	\$1,000	18-Nov
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	\$12,611	\$26,045	31-Mar
LEED registration and certification fees	\$4,000	\$2,800	\$4,000	2-Sep
Owner's PM & Clerk of the Works	\$180,000	\$111,633	\$180,000	31-Mar
Additional Cost Estimate (PMA)	\$6,800	\$6,800	\$6,800	17-Jun
Construction Testing	\$20,000	\$5,351	\$10,000	31-Mar
Printing bid sets and advertising	\$1,000	\$177	\$177	30-Mar
Furnishings (\$5.65/SF)	\$100,000	\$0	\$100,000	17-Jun
Allowance for Utility Backcharges	\$25,000	\$28,099	\$28,099	5-Aug
Allowance for Computer/Network (by Fire Dept.)	\$30,000	\$0	\$30,000	17-Jun
Allowance for Movable Equipment (by Fire Dept.)	\$10,000	\$0	\$10,000	17-Jun
Allowance for Telephone System (by Fire Dept.)	\$0	\$0	\$0	17-Jun
Allowance for Security and CCTV (by Fire Dept.)	\$40,000	\$0	\$40,000	17-Jun
Allowance for Plymovent	\$20,000	\$0	\$20,000	17-Jun
Allowance for LW Bills	\$30,000	\$0	\$30,000	17-Jun
Moving & Storage Expenses	\$20,000	\$0	\$20,000	17-Jun
Temporary Housing, Fire Fighters & Apparatus	\$25,000	\$0	\$25,000	17-Jun
Insurance*	\$0	\$18,000	\$18,000	31-Mar
Soft Cost	\$1,050,513	\$667,016	\$1,099,823	
Project Contingency	\$636,211		\$47,555 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		
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		T&M
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
44	Steel Modification at Stair 2 – Upper level	\$8,371		5
45	RFP – 13 Trim out steel beam in dining room	\$3,919		
47	Plastic Vent pipe in lieu of Stainless Steel	(\$425)		5
48	Remediation of UG Contaminated Soils	\$1,886		5
52	RFP – 14 Credit for basement slab dowelling	\$0		6
53	Replace precast at basement overhead door	\$8,728		6
57	Additional Epoxy Injections at Slab	\$1,695		T&M
59	RFP - 23 Delete painting of wood trim	(\$357)		
			\$315,269	

PCO's Recommended for Approval				
49	Steel modification at Stair 2 - Lower Level	\$6,280		T&M
68 Harrison Avenue		4 Head Tide Church Rd.		
Boston MA 02111		Post Office Box 265		
617 423 1400		Alna ME 04535		
donhamandsweeney.com		207 586 6000		

51	ASI 34 pipe enclosure, 36 dry sprinkler circuit and RFI 59 gas booster 3 phase	\$930		
55	Add duct smoke detector	\$2,191		
56	Swap fire service meter, add 1 SP head in fitness	\$4,078		
60	Raise Height of Overhead doors	\$1,923		
			\$15,402	

PCO's Recommended for Rejection				
07r	Lead T Joints	\$24,808		
62	Mud base for Shower pans	\$4,443		

PCO's in Negotiation				
43	Additional plumbing at Extractor drain	\$1,524		
46	RFP – 11b & 15 Remove and replace topping slab	\$85,000		T&M
61a	Waterproofing membrane at Bathrooms	\$4,685		
	Neogard traffic coating (incl credit & moisture mit.)	\$36,000		
			\$127,209	

Potential Change Orders (not yet submitted)		Amount -guess		
	Drywell & pavement around trench drains	\$5,000		T&M
	Repair pavement sub-base in parking lots	\$15,000		T&M
	RFP – 22 Repairs at areaway door	\$12,000		
	RFP – 24 ECM motors, interlock exhaust w/ lights	\$0		
			\$32,000	
Total Approved & Recommended Change Orders		\$330,671		
Total Potential Change Orders		\$159,209		
Total Exposure		\$489,880		

Copy: John Cole, Chair, Arlington Permanent Building Committee,
 Robert Jefferson, Fire Chief
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