

# Arlington High School Project

Budget costs for "other" programs and swing space

## Menotomy Preschool Temporarily Located at Parmenter

### Schedule:

tenants move out June 30 2019  
 renovation July -December 2019 (~6 months)  
 preschool moves in to Parmenter December 2019  
 preschool moves back to HS site December 2024 @ end of construction

### Space program deficits:

undersized classrooms, toilets,

### Parmenter renovation budget (1 w/o elevator):

construction w/ escalation		\$1,486,818
soft costs	20%	\$297,364
contingency	5%	\$74,341
<b>budget</b>		<b>\$1,858,523</b>

### Parmenter renovation budget (1A w inside elevator):

construction w/ escalation		\$2,207,198
soft costs	20%	\$441,440
contingency	5%	\$110,360
<b>budget</b>		<b>\$2,758,998</b>

### Parmenter renovation budget (1B w outside elevator):

construction w/ escalation		\$2,359,178
soft costs	20%	\$471,836
contingency	5%	\$117,959
<b>budget</b>		<b>\$2,948,973</b>

### Renovations include:

- floor infill, stairs/lift
- min. new partitions/doors/ electrical/lighting/mechanical/finishes
- new Nurse's toilet in 1A
- min. abatement
- new elevator 1A & 1B
- roofing repairs
- new furnace/ gas conversion
- electrical service upgrades

**District Offices Permanently Located at Parmenter**

**Schedule:**

preschool moves out of Parmenter in July 2023

renovation ~14 months

district moves in September 2024 @ end of Phase 2 construction

**District renovation budget (2A w inside elevator):**

(w/ inside elevator if Option 1 is chosen for temp preschool)

construction w/ escalation		\$7,141,773
soft costs	20%	\$1,428,355
contingency	5%	\$357,089
<b>budget</b>		<b>\$8,927,216</b>

**Renovations include:**

- significant floor infill, stairs/ramp
- all new partitions/doors/ electrical/lighting/mechanical/finishes
- all new toilets
- full abatement

**District renovation budget (2B w outside elevator):**

(w/ outside elevator if Option 1 is chosen for temp preschool)

construction w/ escalation		\$7,263,585
soft costs	20%	\$1,452,717
contingency	5%	\$363,179
<b>budget</b>		<b>\$9,079,481</b>

- new elevator 2A & 2B
- all new windows
- roofing repairs
- new furnace/ gas conversion
- electrical service upgrades
- fire protection

**District renovation budget (2A modified):**

(inside elevator constructed previously in Option 1A for temp preschool)

construction w/ escalation		\$6,491,773
soft costs	20%	\$1,298,355
contingency	5%	\$324,589
<b>budget</b>		<b>\$8,114,716</b>

### District Offices Swing Space in Downs House

(renovated as temporary district offices while Parmenter is renovated)

#### Schedule:

Downs House empty July 1 2023

renovation ~2 months - **this is tight**

district moves to Downs temporarily end of August 2023

#### Downs House swing space renovation budget

(does not incl. School Committee meeting room)

construction w/ escalation		\$1,000,000
soft costs	20%	\$200,000
contingency	5%	\$50,000
<b>budget</b>		<b>\$1,250,000</b>

#### Renovations include:

- use of two floors of Downs
- min. new partitions/doors/ electrical/lighting
- new data drops as needed

### Menotomy Preschool Permanently Located at Parmenter - the full building

(ACC lease thru June 30, 2024; would need break lease as of June 30, 2019)

#### Schedule:

tenants move out June 30 2019

renovation July 2019 -August 2020 (~14 months)

(HS/Downs preschool locations need to be emptied June 30 to create temp HS Admin)

preschool moves in to Parmenter September 2020

#### Space program deficits:

missing one preschool classroom

#### Parmenter renovation budget:

construction w/ escalation		\$10,500,000
soft costs	20%	\$2,100,000
contingency	5%	\$525,000
<b>budget</b>		<b>\$13,125,000</b>

#### Renovations include:

- similar scope to 2A/ full gut renovation
- new toilets at Classrooms plus adult, and Nurse