



Department of Public Works | 860.584.6125

## MEMORANDUM

DATE: June 11, 2020

TO: Mayor Ellen Zoppo-Sassu  
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

Re: City Hall Renovation Project Presentation

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The Board of Finance as part of the City's Capital Improvement Program approved funding in the amount of \$1,300,000 for architectural and engineering services to design renovations to City Hall. Construction cost are estimated at \$31,000,000.00.

Prior to initiating the project the DPW has arranged for a presentation of the concept design prepared by Studio Q Architects and the cost estimates prepared by Gilbane Construction to the Board of Public Works in order to gain input on the proposed renovations project.

A copy of the CIP budget request form for the project along with a link to a video of the concept design (previously provided) is attached for reference purposes.

<https://drive.google.com/drive/folders/1NjIzM6zMSmRuyAS54y61Np0twT5AtE0F>

Please feel free to contact me with any questions or concerns at 860-584-6113.



## City of Bristol Capital Improvement Project Request Form

Department A1 Public Works - Building Facilities

Date: 1/24/2020 rev 2/13/20  
rev 3/9/20

**I. PROJECT DESCRIPTION**

A. Project Name: City Hall Building Renovation, Addition & Site Improvements  
 B. Overall goal of this project Renovate "as new" City Hall with addition & site improvements

**II. DETAILED PROJECT COSTS**

A. Total Project Cost: \$ 32,750,000

**ESTIMATED EXPENDITURES BY FISCAL YEARS**

	PREVIOUS COSTS	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
<b>1. Planning</b>							
a. Engineering							
b. Architectural	\$ 350,000	\$ 1,300,000					
<b>2. Land</b>							
a. Estimated Cost							
<b>3. Construction</b>							
a. Estimated Cost			\$ 31,100,000				
Note 1: Construction cost estimate performed by Gilbane Inc.							
<b>4. Equipment</b>							
a. Equipment							
b. Furnishings							
c. Other							
<b>5. Salaries</b>							
a. Overtime							
b. Fringe Benefits							
	FY 26/27	FY 27/28	FY 28/29	FY 29/30	TOTAL	FUTURE YEARS	
<b>1. Planning</b>							
a. Engineering							
b. Architectural							
<b>2. Land</b>							
a. Estimated Cost							
<b>3. Construction</b>							
a. Estimated Cost							
<b>4. Equipment</b>							
a. Equipment							
b. Furnishings							
c. Other							
<b>5. Salaries</b>							
a. Overtime							
b. Fringe Benefits							

**CAPITAL IMPROVEMENT PROJECT REQUEST FORM - PAGE 2**

**III. Narrative**

*Please be as descriptive as possible, attach any cost estimates, quotes and/or any feasibility studies, received to date to help prepare this submission. This narrative will be sent to Bond Counsel.*

Renovate City Hall "as new" existing building with addition on the east (front) of building to provide ADA at grade access, handicap parking along front of building, and new façade (front/ east face of building). Renovations include complete replacement of building mechanicals and HVAC equipment along with "as new" renovation (57,000 SF) & 7,000 SF addition.

Project also include upgrades to PD Coomplex (former court area). Referenced space will serve as temporay / swing space for City Hall employees during phased renovations.

E. Was a request submitted regarding this project in the past? If yes, when? \_\_\_\_\_

**IV. REASON FOR PROJECT/BENEFITS OF PROJECT**

A. Identify the benefit the greatest from this project? Residents/ users of building & employee/occupants

B. What will be the scope of services provided by this project? Rehabilitation of City Hall

C. Identify any benefits/risks of not doing the project, if applicable Rehabilitate "as new" City Hall to meet current bldg./fire code, reduce maintenance, improve efficiency, increase aesthetics & comply with ADA requirements.

**V. ESTIMATED PROJECT TIMELINE**

	Estimated Dates	Notes:
Eng./Design Phase	2020-21	\$ 1,300,000
RFP/Bid Phase		
Contract Awarding		
Construction Start Date	2021-22	\$31,100,000
Estimated Completion Date:		

**VI. ESTIMATED EFFECT OF COMPLETE PROJECT ON OPERATING BUDGET OF THIS DEPARTMENT**

A. Increased revenue	_____	D. Additional salary costs	_____
B. Decreased operating expenses	_____	E. Additional other costs	_____
C. Number of new positions	_____	F. Net effect on operating budget	_____

**VII. ESTIMATED EFFECT OF THIS PROJECT ON OTHER DEPARTMENTS**

Department	Effect

**VIII. RELATION TO OTHER PROJECTS**

Department	Name of Project	How Related

**IX. REQUESTED METHOD OF FUNDING**

	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FUTURE YEARS
Bonding	\$1,300,000	31,100,000				
General Fund Cash						
General Fund Reserve						
LOCIP						
WPC Capital						
State Grants						