



Date: March 15th, 2017

City of Bristol Connecticut
Public Works Department
Attn: Walter Veselka, P.E.
Director of Public Works
111 North Main Street, Bristol, CT, 06010

Re: Conceptual Estimating Services: Bristol City Hall
Supplemental Cost Estimates to the November 14th Bristol City Hall – Building Upgrades Report

Dear Walter:

Gilbane Building Company appreciates the opportunity to work with your team on the Conceptual Estimates for the City Hall project.

Herein you will find Supplemental Cost Estimate information as requested by the City of Bristol, following the issuance of our November 14th, 2016 Bristol City Hall – Building Upgrades Report.

Five pricing scenarios were requested and are included in Sections 1 to 5 of the attached. Please reference our November 14th, 2016 report for the basis of information relating to this study. Below is a summary of the updates;

Scenario 1: Provide the City Hall Relocation – Renovation at Memorial Boulevard Project & Required Interior Architectural Code Improvements to the Entire Building

- Scope of Work:
 - Basis of Work: City Hall Relocation – Renovation at Memorial Boulevard as outlined in the November 14th, 2016 Report.
 - Includes parking lot modifications to provide 141 Total Parking Spaces to meet the requirements of City Hall.
 - Includes providing Architectural Code Upgrades to the Theatre based on the August 15th, 2015 letter from the Chief Building Official.
 - Includes providing elevator and restrooms to service the Theatre.
 - Includes providing repairs to the existing theatre ceiling for Safety.
 - Does not include providing Architectural Upgrades to the Theatre based on the Memorial Boulevard Cultural Center Schematic Design drawings dated July 12th, 2016 by Smith Edwards McCoy Architects. Please reference Scenario 2 herein for an estimate associated with these costs.
 - Does not include supplemental onsite or offsite parking required for the proposed seating capacity at the Theatre. At this time the City is reviewing multiple options for supplemental onsite and offsite parking options. Please reference Scenario 2 herein for an estimate associated with these costs.

- Cost Estimate: **\$30,496,613**

Scenario 2: Provide Interior Architectural Improvements to the Theatre & Supplemental Parking Required to Support Approximately 800 Seats

- Scope of Work:
 - Basis of Work: Architectural Upgrades to the Theatre based on the Memorial Boulevard Cultural Center Schematic Design drawings dated July 12th, 2016.
 - Includes providing interior renovations to the theatre such as;
 - Kitchen, Café, Concessions
 - Tickets, Lobby
 - Theatre Support Space Addition
 - New Theatre Seating (Allowance of \$252,200 for Seating Replacement)
 - Includes allowances for Theatre Equipment (\$707,160) and Theatre A/V (\$692,320).
 - Includes providing approximately an additional 240 parking spaces, proposed in part, on the Barnes Group Property, required for a theatre with approximately an 800 Seat capacity based on Smith Edwards McCoy's September 8th, 2016 Presentation to the MBCC Building Committee. An Allowance of \$757,536 is included for this work.
 - **Excludes** land acquisition or lease costs for the Barnes Group site.
- Cost Estimate: **\$5,951,547**

Scenario 3: Provide the City Hall Renovation of Existing Building Project

- Scope of Work:
 - Basis of Work: City Hall Renovation of Existing Building as outlined in the November 14th, 2016 Report.
 - Includes a "Renovate as New" renovation of the existing building.
 - Includes relocation of existing City Hall Departments within the building for an improved resident experience.
 - Includes HVAC System Replacement
 - Includes Window Replacement Project
 - Includes ADA Upgrades
 - Includes 'Swing Space' rental during renovations
- Cost Estimate: **\$20,936,285**

Scenario 4: Provide cost estimates for forecasted future projects at the Existing City Hall Building

If the City does not complete a 'Renovate as New' option at City Hall, similar to Scenario 3 above, the City anticipates three substantial projects at City Hall over the next 10 years. These projects can be taken on separately or together, depending upon the City's needs. Estimated cost for the options below represent construction in the year 2018, escalation should be added to the estimates below if construction will occur beyond the year 2018.

- Scope of Work: HVAC System Modifications
 - Replace existing HVAC Infrastructure and Distribution
 - Architectural Modifications Necessary to facilitate HVAC System Replacement
 - Electrical Modifications Necessary to facilitate HVAC System Replacement
 - Cost Estimate Range: **\$6,000,000 - \$8,000,000**

Scenario 4: Provide cost estimates for forecasted future projects at the Existing City Hall Building
(Continued)

- Scope of Work: Relocation of existing City Hall Departments within the building for an improved resident experience.
 - Architectural renovation of the majority of the Existing City Hall building to facilitate Department relocations
 - Phased renovations completed while building remains occupied
 - Pricing reflects concurrent phased construction of the entire building, not several separate projects
 - Cost Estimate Range: **\$10,000,000 - \$15,000,000**
- Scope of Work: Window Replacement
 - Remove and replace existing Windows
 - Abatement work at Windows
 - Work completed while the building remains occupied
 - Cost Estimate Range: **\$2,500,000 - \$4,000,000**

Scenario 5: Provide a New City Hall building on the City's Centre Square Property

- Scope of Work:
 - Provide a separate estimate for a brand new City Hall on the City's Centre Square property. The building would be approximately 60,000 Square Feet with 184 Surface Parking spaces.
- Cost Estimate:
 - Based on the conceptual nature of this request, a target price range of **\$22,000,000 to \$28,000,000** is being provided. Should the City of Bristol strongly consider a New City Hall Building, we suggest the City completes a Feasibility Study and Conceptual Design to better refine the project's cost.
 - Exclusions: Site Acquisition Fees, Extensive Soil Remediation, 'Signature' Designs, Site Utilities for Other Structures on the Centre Square Property, Parking Garage, Theatre, and Extensive Re-Grading on the Existing Site.

Please let us know if you have any questions.

Thank you,



Eric Cushman
Gilbane Building Company

CC: Raymond A Rogozinski, P.E., City Engineer, City of Bristol