

Date: June 7th, 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 Memorial Boulevard Cultural Center
Supplemental Cost Estimates to the July 12th, 2016 Bristol Memorial Boulevard Cultural Center –
Schematic Design Estimate & 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 Memorial Boulevard Cultural Center project.

Herein you will find Supplemental Cost Estimate information as requested by the City of Bristol, following the issuance of our July 12th, 2016 Bristol Memorial Boulevard Cultural Center – Schematic Design Estimate and our November 14th, 2016 Bristol City Hall – Building Upgrades Report.

Phase I: Provide Phase I Renovations to the existing Memorial Boulevard School to create a 500 Seat Theatre Including; Renovations to the Theatre & First Floor, ADA Upgrades, MEP Systems Upgrades and Parking Upgrades.

- Scope of Work:
 - Basis of Work: Bristol Community Cultural Center Drawing Package by Smith Edwards & McCoy Architects dated November 3rd, 2016.
 - Includes parking lot modifications to provide 141 Total Parking Spaces within the existing Parking lot and 23 Parking Spaces on Willis Street, for a total of 164 spaces.
 - Includes providing Architectural Code Upgrades to the Theatre based on the August 15th, 2015 letter from Chief Building Official Guy Morin.
 - Includes providing interior renovations to the theatre such as;
 - Kitchen, Café, Concessions
 - Tickets, Lobby
 - Theatre Support Space Addition
 - Phase I will provide interior ADA & Life Safety Upgrades to the building, that will be sized to fit an anticipated future 800 seat capacity theatre. Restrooms & MEP Systems will be sized for the stated 800 seat theatre during Phase I.
 - Includes renovations to the first floor main corridor and restrooms, as well as infrastructure necessary to support future tenant expansion into the classroom spaces.
 - Includes electrical and structural infrastructure for the installation of future Theatre Equipment and Theatre Audio Visual.
 - Includes the removal of hazardous materials as necessary to facilitate construction.
 - Includes providing elevator and restrooms to service the Theatre.
 - Includes providing repairs to the existing theatre ceiling for Safety.
 - Does not include removal of all hazardous materials, including at the existing classroom spaces.

- **Phase I (Continued):**
 - Does not include renovation of the existing first floor classroom spaces.
 - Does not include revisions to existing Theatre Equipment or Theatre Audio Visual Systems. The costs estimated for Theatre Equipment and Audio Visual Systems as a part of the July 12th, 2016 estimate was approximately \$1,400,000, before contingencies.
- Cost Estimate: **\$12,366,276**

Phase II: Provide Phase II Renovations to the existing Memorial Boulevard School to create an 800 Seat Theatre including; Seating and Parking Expansions necessary to facilitate an 800 Seat Theatre.

- Scope of Work:
 - Basis of Work: Provide an additional 300 seats at the Theatre and additional parking to allow for additional seating capacity.
 - Includes providing additional parking on an off-site surface parking lot. It is our understanding that parking on the existing fields is not a viable option.
 - Does not include additional architectural improvements to the theatre.
 - Does not include cost for property acquisition for additional parking.
 - Does not include revisions to existing Theatre Equipment or Theatre Audio Visual Systems. The costs estimated for Theatre Equipment and Audio Visual Systems as a part of the July 12th, 2016 estimate was approximately \$1,400,000, before contingencies.
- Cost Estimate: **\$921,018**

Combined Facility Option: Provide both the Memorial Boulevard Theatre and the City Hall Relocation – Renovation at Memorial Boulevard Projects.

- Scope of Work:
 - Basis of Work:
 - Bristol Memorial Boulevard Cultural Center Phases I and II outlined in Scenarios 2 and 3 above (For a total of 800 Theatre Seats).
 - City Hall Relocation – Renovation at Memorial Boulevard as outlined in the November 14th, 2016 Report.
 - Includes parking lot modifications to provide 381 Total Parking Spaces to meet the requirements of City Hall and the Theatre. Assumes additional spaces are located on-site at existing field or on off-site property.
 - If the City Hall were to move to the Memorial Boulevard School building, space would not remain for the creation of a Cultural Center.
 - Does not include cost for property acquisition for additional parking.
 - Does not include revisions to existing Theatre Equipment or Theatre Audio Visual Systems. The costs estimated for Theatre Equipment and Audio Visual Systems as a part of the July 12th, 2016 estimate was approximately \$1,400,000, before contingencies.
- Cost Estimate Range: **\$32,000,000 - \$35,000,000**

Thank you,


Eric Cushman
Gilbane Building Company

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