

City of Pawtucket  
137 Roosevelt Ave.  
Pawtucket, RI 02860

Dear Council Members,

We have been requested to write the following letter to update the members of the council on the proposed City Hall construction progress.

Downes Construction as your Owners Project Manager overseeing the proposed construction and renovation of the current City Hall project would like to outline for you the initial recommended step in the projects best interest moving forward.

To orient everyone on the current project status we offer the following:

➤ **Project History** -

- Project Assessment - Downes completed a project study of the Tower renovation project. We outlined the work needed and assessed the construction sequence in early 2023.
- Initial Estimate - Downes completed a detailed ROM estimate for the project.
- Design Documents - In August of this year the design team lead by Starck Architects delivered construction drawings and specifications detailing the requirements for construction and renovation of the project.
- Project Bidding - The Tower project was publicly bid in September.

➤ **Challenges** - *Disruptive and Expensive*

- **The Tower Renovation** - Project cost is approximately \$22M. This is for exterior renovation of the tower only.
- **Safety** - Completing the tower renovation while the building is fully occupied and open to the public presents extreme safety problems. To protect the occupants and public while completing the construction extensive monies will be spent on safety/fall protection.
- **Public Perception** - The perception of the city employees and the public will be - "*why did we spend this money.*" Aesthetically the interior space will look exactly the same.

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- **Occupants Disruption/Relocation** – The construction phase will be a disruption from a sound problem to temporary relocation concerns with the staff.
- **No Enhancement of Working Space** – The employees will likely wonder why the interior space has not corrected deficiencies that have plagued city hall for years.
  
- **Additional Scope for Consideration** – It is important to understand what the overall costs and scope of the project include.
  - Tower ROM – restoration of the existing tower including façade, roofing, flashing and certain window replacements.
  
  - Other scopes of work required in the future:
    - Code compliance issues
    - ADA Upgrades
    - Fire Suppression System
    - HVAC / Electrical / Plumbing Upgrades
    - Elevator Upgrades
    - Exterior Façade Restoration – Below the tower
    - Interiors and Finishes
    - Exterior Site and Building Access and Egress
    - Police Department
    - Fire Department
  
- **Solution and Initial Recommendation** - Downes Construction brings extensive building and construction experience to the City of Pawtucket. We have renovated hundreds of buildings throughout CT and RI.

We recently completed the renovation and construction of the Bristol City Hall in Bristol CT. This project took a remarkably similar approach which included temporarily relocating city hall to a bank building in town. Allowing us to minimize disruption to staff and patrons during construction.

The team has reviewed and toured multiple sites with the City for the best site for relocation.

It is our recommendation to relocate as many City Hall operations to 100 Freight Street while assessing the overall project required at the existing city hall building. This provides safe public access and working conditions for all city staff.



Sincerely,

*DN Patrick*

David N. Patrick

President