

CHANGE OF SERVICE 01

Guiteras School Renovations
35 Washington Street, Bristol, RI

7/23/26

This Change of Service provides the Town of Bristol with architectural and engineering services to renovate the Guiteras School to allow for additional Town Hall offices to move to this location. This would be a change in directive from the original contract for a partial renovation of the second floor to accommodate the Community Development department only. The project is currently wrapping up the Design Development phase for the original contract. This directive will include the following scope:

- Interior renovations to accommodate the following users:
 - Community Development
 - Town Administration
 - Treasury
 - Clerks
 - Tax Collection
 - Shared Building Spaces
- Partial building system upgrades to comply with code requirements.

Scope **not** included in this fee:

- A full renovation to the auditorium space to become the council chambers/town meeting room.
- Entry additions at the Northeast rear entry and East auditorium entry.
- Site upgrades.

We have been asked to assume a \$3M construction budget for this scope, as an increase from a \$1.7M budget originally planned to move Community Development. The project will be bid and performed in one phase and managed by a general contractor.

Our fee is as follows:

	Base Fee	Change of Service
Schematic Design	\$36,000	\$0
Design Development	\$36,000	\$32,000
Construction Documents	\$38,000	\$32,000
Bidding	\$5,000	\$1,000
Construction Administration	\$30,000	\$30,000
	\$145,000	\$95,000

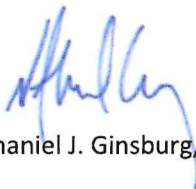
Work completed to date under the base fee:

- Existing conditions review.
- Hazardous material testing.

- Site masterplanning.
- Schematic Design plans.
- 75% Design Development documents for Community Development and other second floor shared spaces.

This Change of Service will add Design Development documentation for the rest of the building's interior fit out and construction documents/bidding services/construction administration for a \$3M project instead of a \$1.7M. A \$3M budget for a full renovation to all three floors of the building will limit scope throughout. Priorities will be made with the Town during design development cost estimating to relocate Town Hall services. Additional work will be needed in another phase to complete spaces to their optimal use.

Thank you for your consideration,



Nathaniel J. Ginsburg, AIA, Partner

OWNER APPROVAL

Name

Owner Signature

Date



317 Iron Horse Way,
Suite 202
Providence, RI 02908
401.861.1600
brewsterthornton.com

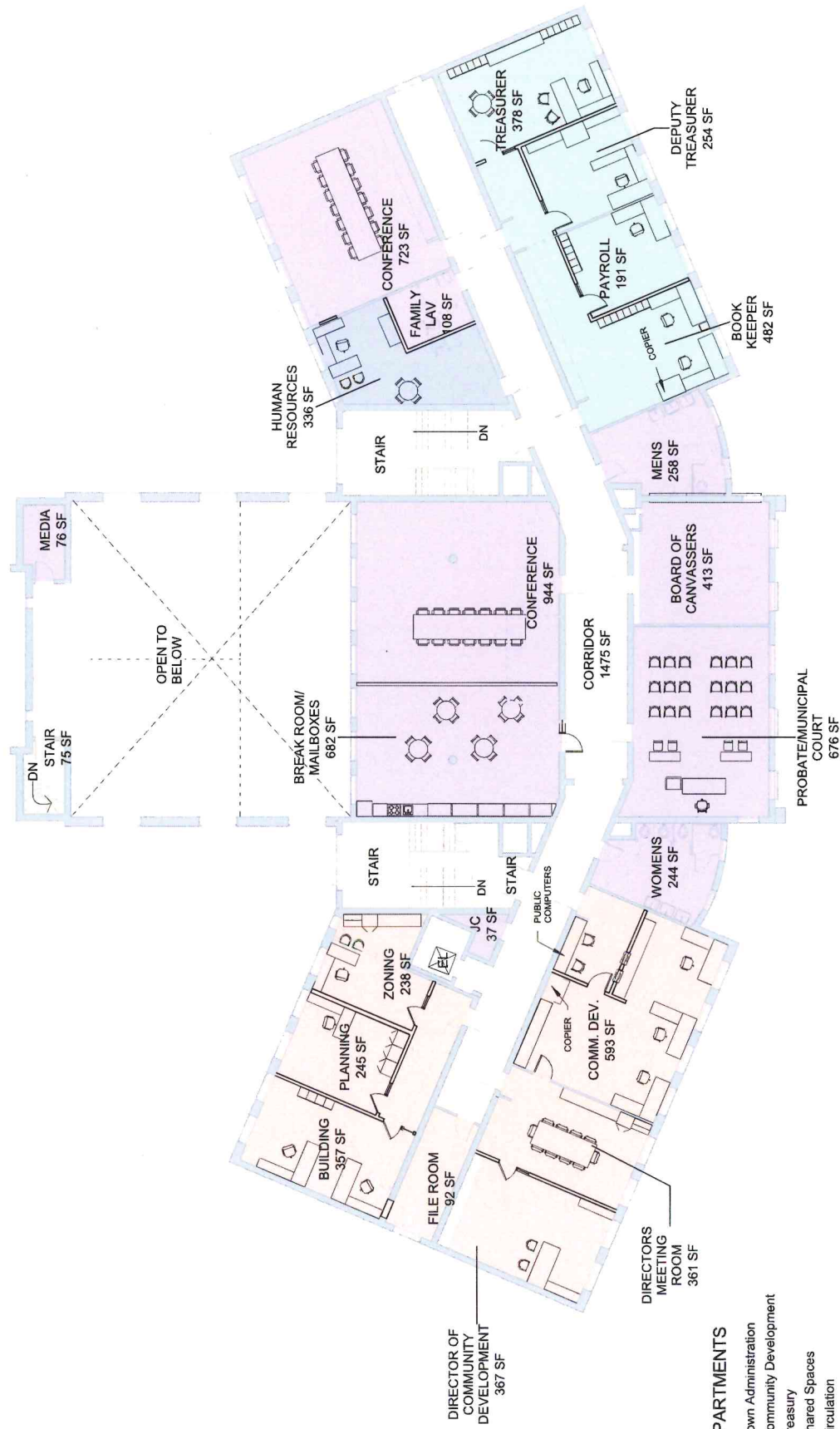
GUIERAS SCHOOL BUILDING

TOWN HALL SPACE PLANNING

BTGA PROJECT #2606

FIRST FLOOR

SCALE 1/16" = 1'-0"
5/04/26



SECOND FLOOR

SCALE 1/16" = 1'-0"
5/04/26

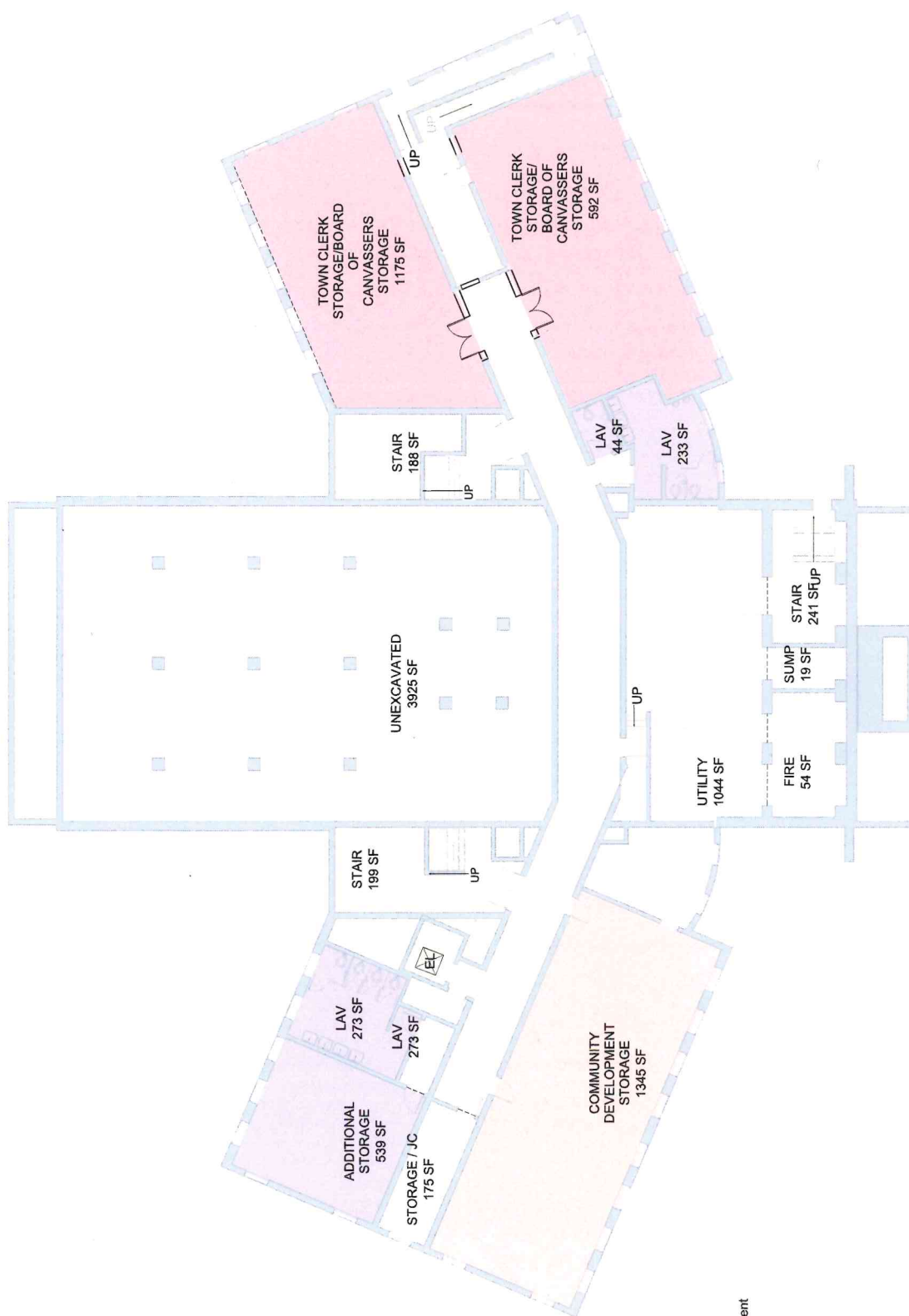
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BREWSTER THORNTON GROUP ARCHITECTS LLP

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GUIERAS SCHOOL BUILDING

TOWN HALL SPACE PLANNING

BASEMENT

SCALE 1/16" = 1'-0"
5/04/2026

BTGA PROJECT #2606

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