



MEMORANDUM

DATE: April 3, 2023
TO: Chair Bryson and CBJ Public Works and Facilities Committee
FROM: Katie Koester, Engineering & Public Works Director
THROUGH: Jeanne Rynne, Chief Architect
SUBJECT: Centennial Hall Ballroom Renovation

The purpose of this memo is to inform the PWFC and Assembly of additional scope of work to the Centennial Hall Ballroom Renovation. This added scope of work includes upgrading the fire alarm, security camera, and public announcement systems for the entire facility. The original scope of work limited the upgrades to the ballrooms only. Upgrading these systems for the entire facility now will yield fully integrated systems, enhancing functionality and maintainability. Additional items also include the purchase of a floor scrubber to maintain the new ballroom flooring and the purchase of media projectors for the ballrooms. The estimated cost of the added scope is \$650,000; final pricing for the construction cost is being prepared by Carver Construction. It is proposed that these funds come from the \$2.85 million in Temporary 1% Sales Tax that was appropriated to the project through the FY23 CIP. Completing this work now, while the facility is currently closed for construction, will eliminate the need to close the facility at a later date.

The scope of work described above was not included at the time of bid as funds available at the time of advertisement (6/29/22) were \$7.3M. Additional funding of \$2.85M was appropriated on July 1, 2023, yielding a fund total of \$10,064,380.

Estimated Project Costs	At Time of Bid 7/27/22	As of 4/3/23	Comments
Construction Cost	\$6,420,399	\$6,420,399	
Added Scope	\$ -	\$650,000	Includes design and construction costs.
Total Project Cost	\$8,306,056	\$8,712,208	Project contingency was revised from \$320K to \$0 since bid award. Maintaining a contingency for change orders.
Total CIP Funding P47-073	\$10,064,380	\$10,064,380	
Unallocated Balance	\$1,758,324	\$1,352,172	

Added Scopes of Work

Fire Alarm System

The fire alarm system necessitates replacement, as it is currently not in compliance with code. The CBJ Fire Marshal granted special authorization for the current Ballroom Renovation Project to proceed. The total estimated cost of \$390,000 includes all expenses for design, construction, and CBJ oversight to upgrade the entire facility's fire alarm system to comply with the latest code. This work will yield a fully integrated, up to date, cohesive fire alarm system for the facility.

Security Cameras

The existing camera system is obsolete and deficient in coverage for all Centennial Hall spaces. The total estimated cost of \$140,000 includes all expenses for design, construction, and CBJ overheads to replace the current camera system and add additional cameras that cover the entire facility.

Public Announcement System

The current Public Announcement Headend System (headend excludes the speakers and wiring to speakers) is outdated, and its equipment has reached the end of its useful life. The estimated cost of \$45,000 is solely for equipment since design, installation, and CBJ overhead costs are already covered in the Ballroom Renovation Project. The Electrical Contractor has informed us that upgrading the existing equipment would lead to a more robust and functional system without incurring additional labor costs for installation.

Floor Scrubber

The current floor scrubber is unsuitable for use on the new flooring installed in the Ballroom as part of the renovation project. A new floor scrubber costing \$15,000 is required.

Media Projectors for Ballrooms

New media projectors amounting to \$60,000 were initially included in the Ballroom Renovation Project but were removed during the bidding process to meet the project budget. The \$60,000 would be allocated to reintroduce the projectors back into the Ballroom Renovation Project.