

Conceptual Cost Estimate for Town Hall Relocation

We are looking to relocate 82+ employees in various departments within the Town Hall. We have 2 locations that would accommodate a series of modular trailers that would house the employees for a total of 24 months while the Town Hall and Community Center is being built. We have no town owned buildings that would accommodate any departmental people including the BOE.

One site is owned by The Hartford Hospital and is located off of Constance Leigh Blvd... This site would need minimal excavation but a parking lot would need to be constructed for Town Hall business which would be negotiable with Hartford Hospital.

The second site is owned by the State of Connecticut and is the site of the old CedarCrest Hospital off Russell Rd. This site also would need minimal excavation and this site has parking available for all Town Hall functions.

The potential cost of a new 120 space parking lot would be \$425,000.00 that could be negotiated with Hartford Hospital. We are still waiting for a response on the availability of the site with the potential of 0\$ fees for leasing the property. Excavating fees for preparing the site for the trailers would run \$5000.00 to \$10,000.00 that would include trenching for utilities to be brought to the trailers.

There would be \$0 cost to the Town for the leasing of the CedarCrest Hospital site from the State of CT, and the only cost would be for trenching of the utilities to each trailer at a cost of \$15,000.00 to \$20,000.00. Additional site lighting would be required for added security at a cost up to \$5,000.00.

I have contacted 2 moving companies (Allied & Allmysons) and where given a price range of \$750.00 - \$2,209.00 per office per move. This includes various office sizes, storage & conference rooms. This equates to 115 rooms;

Low range: $\$750.00 \times 115 \text{ rms} = \$86,250.00$ per move

High range: $\$2,209.00 \times 115 \text{ rms} = \$254,035.00$ per move

I have 2 budgetary estimates for modular trailers:

Modular Space Corporation which have offices throughout CT.

Total rental fee for 24 month period: \$480,469.62

Additional fees for Electrical & Plumbing Dismantle and Return: \$249,606.67

Estimated utility charges for 24 months: \$30,000.00

Furniture fees: \$65,000.00

Insurance: \$12,288.00

Contingency (to include additional storage trailers): \$50,000.00

Total Fee: \$986,076.29

Tel/Data fees?

Williams Scotsman, Inc. of Cheshire, CT

Total rental fee for 24 months period: \$635,904.00

Additional fees, Delivery, Installation, dismantle & return: \$196,090.20

Furniture & Cubicle fee: \$65,000.00

Insurance fee: \$12,288.00

Contingency (to include additional storage trailers): \$50,000.00

Estimated utility fees: \$30,000.00

Total Fee: \$1,001,570.20

Tel/Data fees?



6 - 72'x64' Modular Office Buildings
2 - 40'x8' Shipping Containers
120 - 20'x10' Parking Spaces



Proposed Temporary Town of Newington Offices John H Stewart Drive





Russell Road

PARKING

PARKING

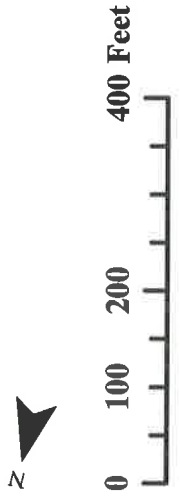
Dowwood Circle

PARKING

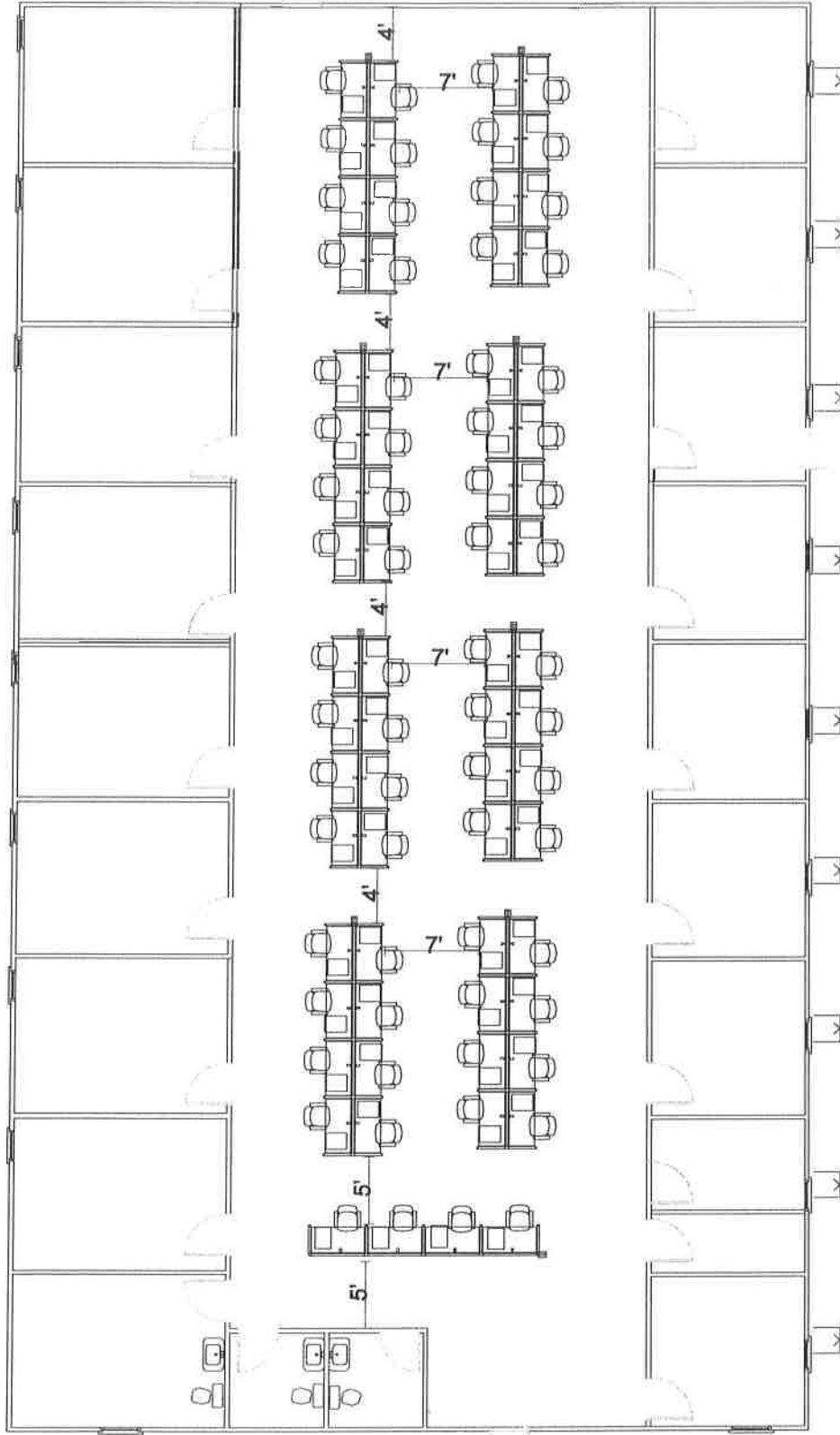
6 - 72'x64' Modular Office Buildings
4 - 40'x8' Shipping Containers
Existing Parking Areas

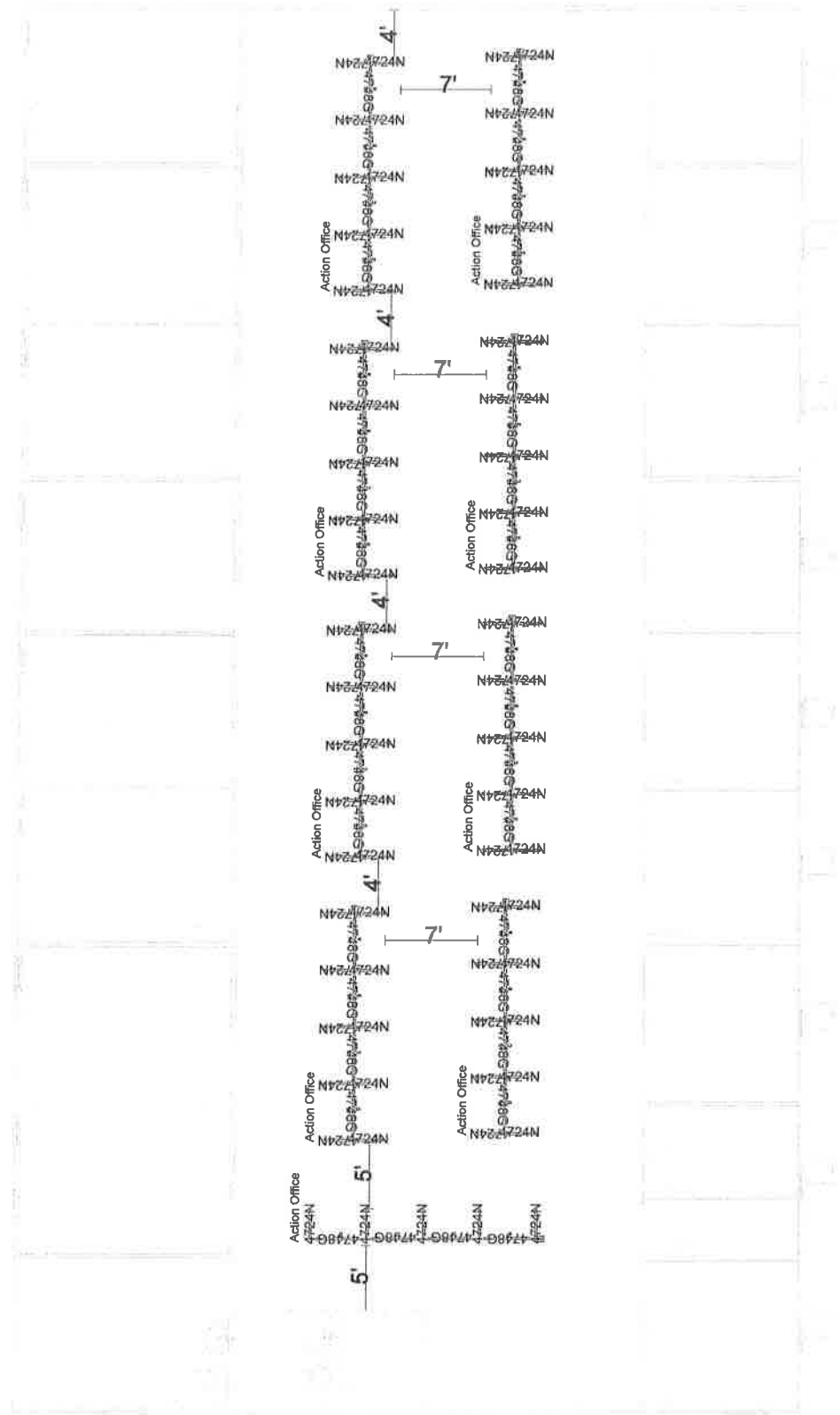


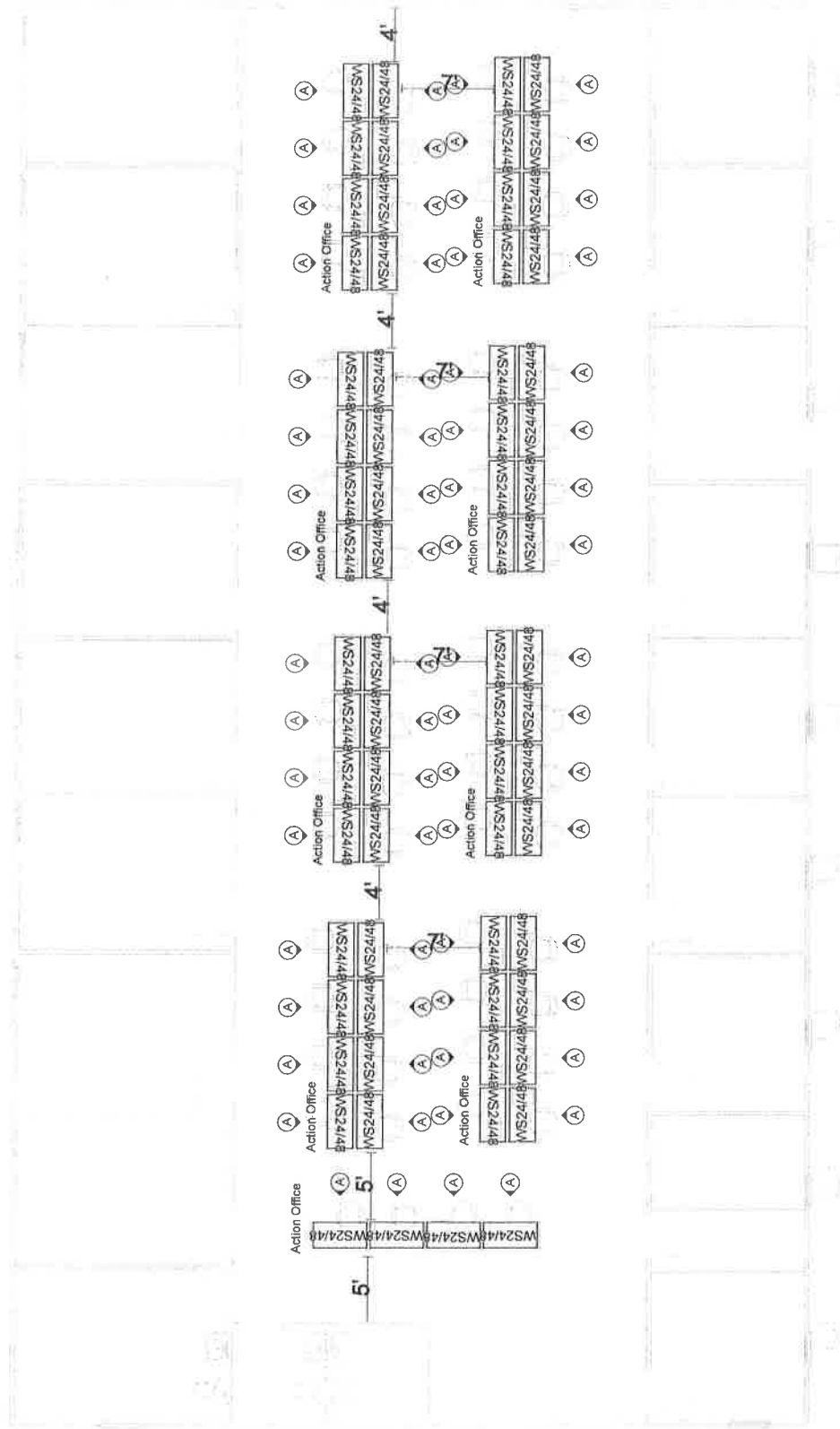
Proposed Temporary Town of Newington Offices Russell Road





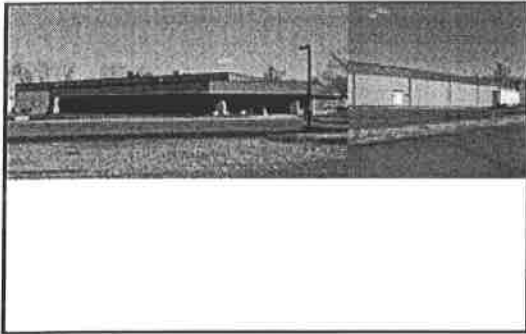






36 Holly Drive

Property Report (36 Holly Drive)



Property Details

Site/Building Name 36 Holly Drive

Street Address 36 Holly Drive

City Newington

County Hartford

Zip Code 06111

Type of space Flex, Heavy Mfg, Industrial, Light Mfg, Mixed Use, Whse/Dist, Commercial, Investment, Mixed Use, Pad, Retail

Min Size 40,000 sf

Max Size 65,000 sf

Last Updated 3/9/2017

Contact Information

Company Colliers International

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Availability

For Lease Yes

Lease Rate \$5.95/sf

Lease Terms NNN

For Sale Yes

Sale Price \$3,500,000.00

Assets

Air Conditioning Yes

Air Conditioning Warehouse Yes

Highest Ceiling Height 17 ft

Building Details

Total SF 65,000 sf

Office SF 20,012 sf

Year Built 1983

Date Renovated 1992

Number Parking Spaces 103

Number Of Docks 4

Number of Drive in Doors 1

Sprinkler Yes

Site Details

Location Information From Hartford, take I-84 West. At Exit 39A, take ramp right for CT-9. At Exit 29, take ramp right and turn left onto Ella Grasso Blvd. Keep straight onto Holly Drive.

Total Acres 3.93

Zoning Industrial

Description

Colliers International is pleased to present 36 Holly Drive, a 65,000 square foot industrial building on 3.93 acres in Newington, CT for lease. This property is a well-located high quality building with 4 loading docks and 1 drive-in door. The building is 100% air conditioned.

Attachments

36 Holly Drive Flyer 2017.pdf

Leasing for 1 YR.
 $5.95 \times 65,000 = \$367,250$