

PARKING GARAGE BUILDING COMMITTEE

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
Conference Room A**

4:00 P.M.

Thursday, December 7, 2017

MEMBERS PRESENT: Councilor Lown, Chair; David Allen, Project Manager; John O'Leary, Councilor Spear; Mark McNabb; Everett Eaton;

MEMBERS ABSENT: Councilor Pearson, Nancy Colbert Puff, Deputy City Manager;

ALSO PRESENT: Travis Parker, Construction Manager; Gary Glines, Project Architect; Dan Hartrey, Facilities Project Manager

Councilor Lown called the meeting to order at 4:00 p.m.

Acceptance of Minutes

*It was moved, seconded, and unanimously passed to **approve** the November 2, 2017 minutes as presented.*

Project Updates

- **Construction activities**
 - **Site Progress – Travis Parker**

Utilities/Soil/Schedule

Mr. Parker stated that Manhole 3 through Manhole 2 were installed that day, as well as a water line, which he said would be tested and ready to go. He said that 75% of the sewer installation was complete. He said the water line was installed at Rock Street because of temporary bypass pumps and was operational and that, in the next 2-3 weeks with the street closed, the water line, sewer and so on would be installed by January 7. He said the lead for the soil stabilization was completed and the entire lead contaminant area was stabilized, which he noted was a big milestone. He said the sheeting was currently being installed and then coal tower dig could begin.

Mr. Allen said that there was one change on the coal tower, noting that it had expanded. He said there was a previous building in that location that was demolished, and DSA found coal tar. He said it wasn't a big alarm and that the budget would cover it, but it

was something they would push on schedule. Mr. Parker said they were exploring what the magnitude was and would come up with different options to reduce the schedule delay's impact and would let the City know.

Mr. Allen said that he, Dan Hartrey, and their environmental consultant met with DES, who were pragmatic and would shore off the area and get all the coal tar blobs out. He said there would be an air treatment system under the garage and that there was also series of groundwater monitoring wells that showed clean water. Mr. McNabb asked how long the possible delay could be. Mr. Parker said it was hard to say at that point, but the biggest impact was that it was more soils than they anticipated. He said the entire area might have to be taken out, depending on how far out they had to chase it, and could be two weeks. Mr. Allen noted that it could be a week to two weeks. He said that part of the problem was getting it disposed of. He said they were bumping up against their limits on how much they would accept and could only take so much soil fill. He said there were other sites that they could send it to. He also noted that DES had been very responsive by trying to keep it as active as possible. Mr. Parker said they tried to mitigate unknowns by doing another portion to offset the critical path.

Mr. Eaton asked whether someone else was also responsible for clean-up. Mr. Allen replied that \$800,000 was budgeted toward soil disposal, which was conservative, and they would tap into the \$500,000 that DSA escrowed. He said he was comfortable that there was enough flexibility. He said they had some pressure on the schedule but weren't bumping up against any critical budget amounts. Mr. Parker said the big thing was the schedule. He said it would be an additional cost but that they were more worried about the schedule for that specific item.

Mr. Parker said the building permit was in review and the foundation permit has been approved. He said the piles would start the last week of December or the first week in January, beginning with indicator piles. He said after that, production piles would be started for about a week, then the pile cap forms, and then the pile cap concrete.

- **Garage**

- Charging Stations

Mr. Allen said there was an allowance in the budget for charging stations and that Peter Rice and Ben Fletcher were working on superfast chargers. He said they had the potential of getting some of those but would probably go with six standard chargers, which were also known as Level 2 chargers. He said they could change to fast chargers at any time. Councilor Spear asked what about the future capacity of the solar array. Mr. Allen said it wasn't in the design but was allowed for, and that they could also add panels. He said he'd like to get through the site items first, though. He said that Daly Precast was set to go in early April and that the project would have a better handle on it once they got the coal tar and utility work in the street done, after which they could assess where they were and what level of solar project they wanted to do.

- **Project Budget and GMP**

Mr. Parker said the budget was healthy and that they used approximately 8-10% of their contingency, considering that they got through a lot of unknowns except for the coal tar. He said he was confident that they had plenty of money. He noted that they were at less than \$10,000 for change orders for the City. Mr. Allen added that the only change order they had was a line item for boulders because granite blocks and so on were found, so they change ordered those to keep the flow going. He said the price was actually reduced, explaining how they were able to save money by grabbing the granite blocks. He said they would stockpile them and that they were good material to have, noting that they were used on retaining walls. Mr. Parker added that the JP budget was on track.

- **Percent for Arts**

Mr. Allen said there was a pre-proposal meeting on November 8 and that some artists attended and were starting to ask questions, like whether they could do something off site or do performing arts. He said that Kathy Sununu, Chair of the Percent for Arts Committee, and Councilor Pearson were fielding responses. He said the proposals were due January 10 and that some landscape artists were interested.

Other Business

- **Committee Membership**

Mr. Allen noted that the Committee had two City Councilors and hoped that the volunteers would stay on.

- **Next Meeting – January 11**

Mr. Allen asked the Committee whether they could meet on the second Thursday of each month to allow Mr. Parker extra time to do the financial reporting. He also noted that the Committee didn't have to meet every month if it wasn't necessary. Mr. O'Leary recommended keeping the meetings scheduled and letting people know a week or so in advance if they were cancelled. Mr. Allen said that the Percent for Arts proposal feedback would be on the March meeting agenda and asked that the Committee provide input at that meeting.

ADJOURNMENT

The meeting was adjourned at 4:30 p.m.

Respectfully submitted,

Joann Breault
Secretary