

PARKING GARAGE BUILDING COMMITTEE

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
Conference Room A

3:30 P.M.

Thursday, September 14, 2017

MEMBERS PRESENT: Councilor Lown, Chair; John O’Leary, Councilor Spear;
Mark McNabb; Deputy City manager Nancy Colbert Puff

MEMBERS ABSENT: Councilor Pearson, Everett Eaton

ALSO PRESENT: David Allen, Project Manager; Matt Tonello, Consigli;
Travis Parker, Construction Manager; Gary Glines, Project
Architect; Dan Hartrey, Facilities Project Manager; Peter
Rice, Public Works Director; Joe Almeida and Associates,
DeStefano Architects

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

ACCEPTANCE OF MINUTES

It was moved, seconded, and passed by unanimous vote to accept the August 24, 2017 minutes.

PROJECT UPDATES

- **GMP – Matt Tonello and David Allen**

Mr. Allen told the Committee that Mr. Tonello’s presentation included recommended changes and had been reviewed by the project staff. He said they were below the \$400,000 allocated amount and were in a good shape to go forward.

- **Construction Activities**

- Site Progress – Matt Tonello

Mr. Tonello said he would discuss where the project was in the estimating process. He said it wasn’t a ‘rip-open envelope’ environment and that he had been working with the design team throughout the design phase and weighing all the options, which he noted added some complexity to the process.

Mr. Tonello referred to his handout and reviewed some history. He stated that back in April, the first cost estimate was around \$21.162M, which included contingencies owing

to unknowns. He said they went through procurement and secured a site contractor in May, reaping some savings on site bids and reducing significant contingency levels. He said they adjusted their schedule at that time because they had a site contractor ready to go in September, having decided on Sargent Corporation, whose proposal had an advantageous schedule. In June, he said they had an estimated deliverable of \$21.5M, and settled in just under \$20M for construction documents. He concluded that, unless there was a big surprise from the committee, like an added floor to the garage, that was where they currently stood.

Mr. Tonello said they had gone through a GMP process and had done initial estimates. He pointed to the completed items and on the chart as well as the milestones. He said they were at the GMP approval stage. In July, he said they ran a public advertisement for subcontract bidding and ensured that they included everyone they could into the bidding process. Mr. Tonello pointed out the Public Advertisement notification to the committee.

Mr. Tonello said the documents were issued for bid, with some minor adjustments, and went out to the subcontractors. He said pricing was received a week and a half ago but they hadn't gotten to the point where they were ready to make recommendations on every sub-contractor, although commitments were made to a precaster to do shop drawings. He noted that they were going through a leveling process and would move into a true procurement effort once they received the City's approval. Mr. Tonello said the procurement effort would involve putting all the numbers into a formal review process to ensure that they were buying the best value for the best capability for the best price.

Mr. Tonello reviewed the prequalification process, the safety process, the quality measurement, and the financials as follows:

- Prequalification process – if they received an approval and a contract, they would move into sub-procurement. A lot of subcontractors were already prequalified, and they would review their safety, financials, and quality records.
- Safety – three measures of a subcontractor's capability are the EMR, Repair, and DART. If the overall score is above 70, the contractor is prequalified for safety.
- Quality measurement – if the subcontractors worked with them before, they have a scale of 1-to-10 and the score is aggregated. If it's above 70, they're prequalified for quality.
- Financials – a fault insurance program is used. They look at the contractor's financial record, and if they're really interested in a certain value that the subcontractor doesn't pass, they can go through a different process. (It's not a 'you're-in-or-you're-out situation).

Mr. Tonello said it was a rigorous and very closely-watched process.

Mr. McNabb asked who the self-insure was. Mr. Tonello replied that it was **Excel** and noted that it was a program used by several larger contractors. He further explained it, noting that the contractor paid the first \$750K for the first default and that it was an alternative to bonding that also allowed them to react much faster if there was a problem.

Mr. Tonello then discussed what the end result of their leveling would be, the comparison of numbers, the end result of their prequalification, and the end result of what they would recommend for each subcontractor put under contract. Examples of the process were presented.

Mr. Tonello said that once they got the project bought, it would probably take a few months to review everything but they would prioritize the most important ones, like piles, concrete, electrical, and so on.

Councilor Lown asked Mr. Tonello whether they had their own Contracts department and lawyers. Mr. Tonello said they did. Councilor Lown asked whether the committee could see the contracts, and Mr. Tonello said they could see them anytime. He said there was a mathematically-arranged schedule as part of the guarantee maximum price proposal and that the committee would see actual updates.

Mr. Allen said that, at that point, a lot of the design had been taken care of, but there were still issues being worked on. He said the City Manager would sign off on the contract, but that they'd like to do the executive summary and pick a regular meeting date so that any issues could be addressed. He asked that the committee come up with a schedule for a meeting and a review process.

Mr. O'Leary asked about the financial aspect, noting that the committee previously approved an amount for the site plan. He asked whether the committee had to take any action at that point to quantify the continuation. Mr. Allen said that if the committee provided a recommendation, they voted on that recommendation. Mr. O'Leary asked whether it was time to do that. Mr. Allen said he thought so, that what was already approved wasn't built yet, and it was part of the entire project.

Mr. O'Leary asked whether the committee should create a motion around a verbal recommendation to move the project along. Mr. Allen said he'd like to spend more time on it but could recommend that the City continue to work with Consigli on the GPS and make any changes that could be reviewed.

Mr. O'Leary moved to recommend that the project proceed with the GMP process. Councilor Spear seconded the motion.

Mr. McNabb clarified that land and soft costs were not in the GMP. Mr. Allen said he could put it together and also gather information on legal expenses, preliminary environmental issues, easements, and so on. Mr. O'Leary also suggested expenses associated with the project, like the Division of Public Works. Mr. Allen said they

weren't coming out of the bonding. He said he could include expenses for parking, water, sewer, and highways.

The motion **passed** with all in favor.

Mr. Tonello then addressed the construction update. Mr. Parker told the committee that the new fence line was up and that they had temporary parking with Heinemann. He said that most of the trees were down and the grass was taken up, and the parking was fully utilized. He said the truck wash and construction entrance were established and that they were working with DSA regarding the trench. He said they would have to temporarily shut down the entrance. Mr. Allen noted that DSA had been very cooperative in allowing access. Mr. Parker said they worked with DSA Insight as well.

- **Property Acquisitions – Gray and Happny – David Allen**

Mr. Allen said that the property acquisition was completed and property deeds had been filed. He said they were meeting with Happny the following week and had just finished the titles. He expected that it would be going forward within the next few weeks.

- **Heinemann Parking – David Allen**

Mr. Allen said the parking was working out well and allowed the neighborhood to continue to use the front parking. He said they had been able to squeeze in the side parking too, which resulted in more parking than shown in the plan, a total of 28 spaces.

- **Adams Building – David Allen**

Mr. Allen said they met earlier in the week with a structural engineer and a renovation specialist from Walker and that the issue was where the building foundation blew out into City property. He said they were trying to come up with a plan to ensure that the building remained stable throughout construction. He said Walker was also putting a plan together and should have specifications available in the next week. He noted that they were going to have a water line on the side of the building and that DES approved changing the material and sewer pipe, so they wouldn't do any excavation. He said it was in the remediation process.

- **Design Issues – Gary Glines, Joe Almeida**

Mr. Glines told the committee that they had several samples and that some of the finishes probably wouldn't get selected until later on but that they had a huge selection of paint colors and so on. He said that one of the most difficult things was the precast colors because it had to go pretty quick on natural material. He showed several precast examples to the committee, noting that there were four colors, the lightest of which was limestone. He said they asked the precasters to match the stone. He said they would provide it to Consigli so that they could take it to the precaster.

Mr. Glines showed other samples, noting that color No. 2 was the second darkest color and was close to what they wanted. He said he hoped that color was approved but wanted to ensure that all the precast colors blended and that one couldn't be approved without seeing them all together.

Ms. **Lauren** demonstrated the No. 2 precast color, which they envisioned using for the taller columns and the stair cut. Mr. Almeida said the color changes were subtle, with the exception of the smaller columns (the pilasters), which were the darkest on the face of the building. He said the large sheer walls were the darkest of all. He emphasized that the differences were subtle and not dramatic and that the colors looked very natural and appeared to be limestone or brown stone.

Mr. Glines noted that the colors were being seen in artificial light and should be viewed in the sun to see their true color. Mr. O'Leary clarified that the committee would see the actual colors at some point. Mr. Glines said they would have to go back and forth with the precast artisans while they developed the mix to get it right.

Mr. O'Reilly moved to recommend that the conceptual process go forward. Councilor Spear seconded the motion.

Mr. Glines noted that the precaster was making up two 7-ft mocking panels and that they would have to go to the plant to review them. He said they had multiple steps to approve.

Mr. Spear asked how they would look in the rain. Mr. Glines said the rain took away the color. He explained that if more than 5% pigment was placed in the concrete mixes, it had a negative effect on the strength, so they had to play by the rules of the structural design. Mr. Spear said he didn't want the whole thing to look monochromatic. Mr. Glines said they had another sample coming in that was darker.

Mr. Almeida said they discussed different methods of dyeing concrete with Walker and that Mr. Glines suggested that the committee select the general color scheme that they would like matched. He showed the earthtone colors they were considering and discussed the design intent, noting that it was very close already to what their conceptual colors were. He also said that the sandblasting method resulted in a dramatically different color, and showed a sample of one before it was sandblasted. He said the color dramatically changed the more the aggregate got exposed, and that they would experiment with the blasting to get the color right.

The motion passed with all in favor.

PERCENT FOR ARTS – David Allen

Mr. Allen said the RFP was being reviewed by the Legal department, and the language was added denoting that preference would be given not only to New Hampshire artists but to New Hampshire seacoast artists as well. He said the September 22 date for the site

walk was pushed back but that they still felt that they had a schedule that would coincide with the garage opening. He said the process was pushed back a month or so.

ARCHITECTURAL COMPONENTS AND FINISHES – Gary Glines

Mr. Glines then discussed other architectural components and finishes. He focused on the materials, showing a metal composite panel that would be behind the Portsmouth sign and around the corner on the west side. He passed out samples of the material.

Mr. Spear asked how the material would look after 20 years. Mr. Glines said the material and its finish were adaptable and similar to a high-rise building's curtain wall system. He said it was a fluoridated paint that was baked on and would last 50-60 years. He said the sample would also allow for a full-height glass wall. He said the other system was a storefront system that would be at street level.

Mr. Almeida said the artisan material was aluminum. He passed out a sample of an accent panel, saying that it would add another layer of color and wouldn't be monochromatic.

Mr. McNabb asked about the thinner vertical elements, like the columns, that wouldn't be sandblasted. Mr. Glines explained that precast was made in forms so that it had a finish that came right out of the form. He said it was smooth but tended to be blotchy, so the sandblasting evened out the texture. Mr. Almeida showed a sample of the consistency that the sandblasting would hide. Mr. Glines said he thought the vertical components could have a darker color. Mr. McNabb said he was interested in more contrast. It was further discussed. Mr. McNabb said he liked the first accent sample.

Mr. Glines passed out samples of concrete block, noting that it had a cracked and warm finish and wouldn't get sandblasted. He said it would have the form finish that tended to be very dark. Mr. O'Leary noted that the gears would be darker and would be a contrast from the rest of the surfaces. Mr. Glines said that all the gear levels would be recessed for a lot of shadow and would stand out. Mr. Almeida said the gear material would be a composite. He said the concrete reveals were a difficult process, however, because the forms were made from artwork submitted by them and the contractor made the panels and had to do the reveals and depths. Mr. Glines said it still had to be determined as far as cost, weight, and so on. He pointed out that the gears also carried the doors, so they didn't want to add too much weight to them. They discussed whether they would be done in aluminum, metal, or fiberglass-reinforced polymer. Mr. Almeida said the gears would be dark brown and would have some mass to them, which was important.

Mr. McNabb asked whether the gear color could be brought to the precast on the sheer wall. Mr. Glines said the sheer wall was a significant lateral load-resistant element, but that they could do paint. They further discussed applying stenciled artwork paint and concrete stain. They also discussed the other set of gears on the other wall that would be darker. Mr. Glines said it would blend closely with the other colors.

Mr. Glines showed a sample of the groundface concrete block that would be used on the face of the elevators. Mr. Rice asked whether there was a seal on it. Mr. Glines said they called for an additive in the block then added a field-applied protective coating.

OTHER BUSINESS

- **Next meeting**

The committee decided on the first Thursday of every month as a monthly meeting date.

Next meeting: Thursday, November 2.

ADJOURNMENT

The meeting was adjourned at 5:15 p.m.

Respectfully submitted,

Joann Breault
Secretary