

## **PARKING GARAGE BUILDING COMMITTEE**

1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
School Board Room

3:30 P.M.

Thursday, February 16, 2017

**MEMBERS PRESENT:** Councilor Lown, Chair; Councilor Pearson; Councilor Spear, John O'Leary, Mark McNabb; Nancy Colbert Puff, Deputy City Manager

**MEMBERS ABSENT:** Everett Eaton

**ALSO PRESENT:** David Allen, Project Manager; Peter Rice, Director of Public Works; Nick Cracknell, Planner; Dan Hartrey, Facilities Project Manager; Eric Eby, Transportation Engineer; Joey Giordano, Parking Manager; Gary Glines; Chris Brennan, Walker Parking; Ania Rogers

Councilor Lown called the meeting to order at 3:30 p.m.

### **1. Acceptance of Minutes**

John O'Leary noted that Nick Cracknell, Planner was listed as a member of the committee and asked that it be deleted because he was not a member.

*It was moved, seconded, and passed by a unanimous vote to accept the minutes of the January 26, 2017 meeting as amended.*

### **2. Progress Updates – David Allen and Chris Brennan, Walker Parking**

Project Manager Dave Allen stated that a lot had happened since the committee last met and said that Chris Brennan of Walker Parking would provide a review of the Schematic Design (SD) report. Mr. Allen said the committee was sent the executive summary and the introduction and that comments were being forwarded to Walker Parking.

#### **a. Schematic Design Report**

Mr. Brennan told the committee that the electronic version was available. Mr. Brennan said it was a draft summarizing the work that had been done and noted that there was nothing new that had not already been addressed. He explained that Walker Parking went through the functional basis of design parameters and cost estimating. He said the functional layout was as proposed and reviewed by the committee at previous meetings. The level of architectural design had also been presented in prior committee meetings. He said the structural system was documented and added that the report was

documentation of the work that had been done up to that point. He said that estimated construction costs were briefly addressed. He said they did one at the programming level that came up to roughly \$18.7 million, 16.7 million of which was for the garage and the other \$2 million for the site work which mainly consisted of the Deer Street Extension and the utilities

Mr. Brennan said they had been working on the schematic-level cost estimate and went through 3-4 iterations of it to try and get the soil numbers squared away. He said that once they received the City's input and other comments, they would address the final version and publish the schematic cost estimate with it. He said that the latest estimate was 4% above program level estimate, which he thought was reasonable, and included a 10% contingency as well as other conservative costs. Mr. Brennan noted that it would be checked against the CM process and that the CM would produce cost estimates and Walker's cost estimator would produce another cost estimate.

Mr. O'Leary stated that his only concern was that he wanted to make sure that people knew that the \$18.7 million was not the cost that was being dealt with. He said at some point he wanted to add on all the other things so that they knew where they stood regarding the bonding amount and the budget. Mr. Allen said he could have that information at the next meeting.

Councilor Lown asked if the land purchase cost had been paid, and Mr. Allen indicated that it had been paid.

Councilor Spear asked whether there were macro conditions that would cause concern for meeting budget. Mr. Brennan replied that they were in a bubble, meaning that there is currently a lot of construction going on and that could put pressure on costs. He explained it further, saying that he thought it would have a short-term effect on the industry. He said that the major disciplines in the project wouldn't be as affected but pointed out that costs were higher now than five years ago, during the recession. He said he wasn't seeing a premium in precast concrete. He said that a lot of New England construction was high-rise and larger construction, so it didn't affect the garage pre-casting. He concluded that they were in a bit of a bubble, but not like they were in 2007.

Mr. Allen said there was concern about the materials disposal and that Ransom Consulting set up a meeting with Waste Management. He said the prices were locked in and that they Waste Management provided competitive pricing on the soils. He said there might be a follow-up meeting the following week with Department of Public Works and Waste Management.

Councilor Lown asked whether there were any assumptions on the cost of union labor versus non-union labor. Mr. Brennan said they may get some savings outside of the metro area by using non-union labor. He said there wasn't a lot of difference between union labor and non-union labor bidding, based on his Massachusetts and general labor knowledge. He said he thought there was a minor cost advantage in Portsmouth but that their costs didn't assume that they were getting any type of break.

Mr. Rice said that the City was accustomed to using Davis Bacon union-driven wage rates and had found that in some cases there was a significant difference. Mr. Brennan said they had gone back and forth with the cost estimate and that they were 4% over the program level estimate. He said the rates that were applied to the cost estimate were general New England rates and not Boston rates.

Councilor Lown noted that page 4 of the Executive Summary indicated different tiers and that the first tier was 12 feet. He asked whether that meant that the floor of the first tier would be 12 feet above ground level. Mr. Brennan said that the elevation of the grade was 12 feet above sea level.

Mr. Allen said they worked with Peter Britz on his coastal study and the 50-year high floor elevation and that they stayed above it. Councilor Lown asked whether it was 12 feet above the mean high tide or the mean tide. Mr. Allen said they would be above the worst-case scenario of sea level rise. It was concluded that it was 12 feet above high tide.

Councilor Lown said the schedule showed a completion date of September 18 and asked whether that was correct. Mr. Brennan agreed.

#### **b. CM Selection Process**

Mr. Allen said that requests for qualifications were sent out and that he received packages from three companies and interviewed all of them the previous Friday. He said the companies were Reed and Reed, Consigli, and PC Construction. He said that all three firms provided proposals. He said the firms were all very capable and had experience with garages, utilities, and urban construction in difficult soils. Mr. Allen said he was still doing evaluations and reference checking. He said Mr. McNabb was currently reviewing it and would provide his input. He named the people involved in the selection interview process and said he hoped to have a final decision by the following week. He asked Mr. Brennan if that was acceptable, and Mr. Brennan agreed.

Mr. Allen said the firms were all close to the same dollar amount in their proposals and that the final number would be as negotiated with the final contract. Staff would be working with the Legal Department over the next few weeks of working on the contract.

Councilor Lown asked who drafted the contracts. Mr. Allen said it was AIA, modified as needed for liability purposes. He said they would know the results in 3-4 weeks and hoped that the chosen firm would be under contract by the next meeting and would attend the meeting as well.

#### **c. Schedule**

Mr. Allen said he thought it would be in August or September. Mr. Brennan said the schedule showed them going into design development and that they were advancing some work where it made sense. He said he expected that, when the CM came on board, they

might challenge them positively regarding some of the choices with respect to foundation systems, so he didn't want to go too far into the design. He said they were looking at ways to panelize and use materials and that the CM could help them make those choices. Mr. Brennan said that the civil site package would be 100% complete by the end of the following week. He said they were holding back on a few final items on the Construction Drawings (CD) Package. He said all the CMs would prefer to take extra time rather than rush getting into the ground, and consequently their end date wasn't challenged yet

Mr. Allen discussed the civil site design and said they were looking at the sewer routed around the garage. He said it was taking two 90-degree bends. Mr. Allen said that he, Mr. Rice and Mr. Hartrey met with the landowner Mr. Happny on his property and that he was willing to grant the easement to run the sewer line at an angle across his property. Mr. Allen said it would require approval from the City Council and the Planning Board and that the City Attorney said there would have to be purchase and sale agreement. He said Mr. Happny also requested that the City donate some of the land adjacent in exchange for the easement. Mr. Allen said it would have to be worked out but that he felt it made sense.

Mr. McNabb raised the question regarding the location of the 48" back sewer. Mr. Allen said that if a CM had a way of doing it, it could be evaluated. He said they researched it and found that it was the best alternative.

Mr. McNabb mentioned Badger's Island where the sewer line ran under several buildings. Mr. Rice said that this sewer line was a major trunk-line of the City and that 90-degree bends were problematic. It was further discussed.

Mr. Allen said the landowner wanted to be able to park cars, which the easement would allow him to do, but he understood that he could never build on that land.

Mr. O'Leary asked whether it was a straight shot coming out to Deer Street. Mr. Allen said it was 45 degrees bend.

Mr. Allen also indicated that staff were working on a few related pieces. He said the committee asked that solar be included, so Jacob Levenson, from DPW, was looking into it. He said that the company Pvilion had a solar business with tents and fabric, e.g., carports, and had metal panels that had the solar array integrated. Mr. Allen said their design had panels, so there were options to consider.

Mr. Allen said he received some planning level work on the flex place for use as parking operations offices. He said they had Lavalley-Brensinger do a space needs study.

Mr. Rice said the intent was to determine whether the space could function. He said he worked closely with the architects, who came up with a total number. He said they would have a long narrow space that would be broken down into parking enforcement and management. He showed a diagram of it, noting that all the dimensions worked. He said they thought about sliding the whole block to the end and take the unfinished space

for the garage attendant's kiosk, bathrooms, and so on. He said there was a lot of excitement about centralizing everyone and that there were also a lot that could be done with the extra space.

Mr. McNabb said he thought it was a great use of the space and that it was smart to avoid being a landlord and dealing with bonding issues. Mr. Rice noted that there would be a lot of activity associated with the area, like selling tickets.

Councilor Lown asked how much square footage the parking office currently had. Mr. Giordano only said that the 52 employees at four different locations would be centralized.

Mr. Allen said that the street name issue would go to the Planning Board in March. He said they had three names and none of them was the Deer Street Extension.

Councilor Lown asked about the status of the State permitting and was told that it had been done.

Mr. Allen said they submitted the Soil and Groundwater Management Plan and Remedial Action Plan and that there would be an ongoing process with New Hampshire Department of Environmental Services.

### **3. Percent for Art –Councilor Pearson**

She said she had a meeting scheduled for public input on Tuesday, March 7 at 6:30 p.m. at the Portsmouth library. She said she planned to talk about place-making and also do an overview of what used to be present. She said Mr. Cracknell wanted to do some 3D mapping to give the public a sense of context. She said the public could give their feedback on how public art could be the vehicle for the new place-making and that they would use it to create the RFP.

### **4. Other Business**

Mr. Allen said he hoped to have a contractor/CM on board by the next meeting and that he hoped the contractor would attend. He said the meeting would be March 16.

At 4:20 P.M., Councilor Lown adjourned the meeting.

Respectfully submitted,

Joann Breault  
Acting Secretary