

PARKING GARAGE BUILDING COMMITTEE

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
Conference Room A

3:30 P.M.

Thursday, November 2, 2017

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

MEMBERS ABSENT: Councilor Pearson

ALSO PRESENT: David Allen, Project Manager; Travis Parker, Construction
Manager; Gary Glines, Project Architect; Peter Rice, Public
Works Director

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 September 14, 2017 minutes with a minor amendment.*

PROJECT UPDATES

- **Construction Activities**
 - **Site Progress/Utilities/Soil**

Mr. Parker said they had about one-quarter of the sewer line installed and a third of the manholes installed. He said they would complete the tie-in for the water at Rock Street that day. He also noted that they would be out of the way of Heinemann’s parking, which they did earlier than scheduled due to other projects. He said the drain install was closer to Bridge Street and had a manhole. They also noted the following: they began the lead and zinc contaminated soils treatment last weekend and were continuing through the former Building #3 area. They would continue with the lead mediation and were currently treating another area. They began hauling the soils and were grading out toward the site. They stabilized the Adams Building foundation and would complete stabilizing the masonry wall in a few days. They would begin the sheet driving the following week so that they could continue installing the sewer line, which he explained in more detail. Mr. Parker showed several photos as well.

Mr. Eaton asked whether they encountered problematic soils. Mr. Allen explained that on the first run, it was classified as the urban fill and was the least expensive and easiest for them to get out of there. Mr. Parker said they didn't hit clay until they were eight feet in, which was good news because they knew it was clean and the water table wouldn't be below it. He said they had no significant dewatering needs for the project so far. Mr. Allen noted the black material on the side in one photograph and said they did a clean trench. Mr. Parker said they used a geofabric and then placed the fill up to the grade that they needed the sewer line or manhole to be, which would let someone who dug down in the future know that it was a clean area.

- **Abutter Progress**

Mr. Allen said they had been fortunate to have good relationships with Dave Adams, who let them go in and brace the brick wall adjacent to Foundry Place. Also had worked with Heinemann and that they had allowed the project team to shift the parking a few times. Mr. Allen said they also got the easement to go through Peter Happny's property, and that he was great to work with. Mr. Parker agreed that everyone had been accommodating.

- **Schedule**

Mr. Parker said they were still on schedule.

- **Pre-cast Mock-up**

Mr. Allen stated that he, Mr. Parker, Dan Hartrey, Joe Almeida of DeStefano Architects and Sara Morkos of Walker went to Shaftsbury, VT to view the pre-cast mock-up. He showed several photos of the pre-cast system, including the double T, which he said would be what the floor deck and for the parking structure. Mr. Parker discussed the pre-cast concrete that would be the main flooring for the garage. Mr. Glines discussed the inverted T's, which he said would be the main girders in the center of the garage.

Mr. O'Leary asked what would happen when the pieces were brought together. Mr. Glines said they would all be put into place and the connections would be welded between the pre-cast pieces. Mr. Parker showed a photo of the mix samples. Mr. Allen noted that the Committee had looked at samples at the previous meeting and indicated their preferences. He said the mixes were changed to meet their preferences. He showed photos of the new samples and said the garage would be much lighter.

Photos of the mock-ups were shown. Mr. Glines said the mock-ups were intended to not replicate the pieces they had but were a little segment of each piece. He showed a photo of a mock-up that was split face concrete block texture form liner that would be on the big sheer walls at each end of the structure. He showed an example of the gear pattern that would be on the wall next to the elevator shaft. He showed examples of spandrels that would carry the floors and show the reveals and relief on the panels. He said they had nice shadow lines and variety. Mr. Parker noted that they made sure that the mock-up

matched the requested design and color that the Committee wanted, and he said it was pre-sandblasted.

Mr. Allen showed photos of two colors and explained how the color was done on the panels by sandblasting and so on. He further discussed the pre-cast operation.

- **Project Budget/GMP Update**

Mr. Allen noted that one budget was for the Foundry Place road and utilities piece. He said Public Works began identifying sewer and water revenues, transportation money for the road, and so on. He referred to the handout and pointed out what was being spent on the road, the costs for mobilization, sewer, dewater, shoring, and so on. He said the road costs included pavement, base gravel, sidewalk, curbing, etc. and was \$2.4M.

Mr. Allen discussed the garage, noting that \$23.2M was authorized in May 2015, and another \$3M in August 2017, with the environmental escrow at \$5K, so there was a total of \$26.7M. He said that preconstruction items included land acquisition, legal, design engineering, environmental, project management, historic review, and CM services. He said the garage construction was the GMP minus the road utilities and included the utility direct costs, soils disposal, Percentage for Arts, and special inspection. Mr. Allen said that the construction administration was Walker and that the environmental portion was to ensure that the soils were clean.

Mr. McNabb asked whether the special inspection was all third-party outside. Mr. Rice said their local building inspectors were involved. Mr. Allen said they were currently doing the inspection portion of it.

Mr. O'Leary asked which numbers were solid and which were estimates. Mr. Allen said they were doing well on the buyouts. Mr. Parker said that they were at 80% buyout of the project and that \$17.1M was bought out, with \$391K for buyout savings. He explained that a buyout was when they procured the subcontracts and locked them in.

Mr. McNabb asked where the project was in terms of review by the Building Inspection department and whether they were doing it locally. He also asked whether there was anything to be concerned about in terms of code review. Mr. Allen said they brought the Building Inspection department in a few times through the process and that they let them know which codes they were looking at. Mr. Glines said he felt comfortable with the meetings. He said no permits were issued yet and that it would start with the foundation.

Councilor Lown asked whether City Attorney Sullivan had looked at the contracts. Mr. Allen said the Legal Department did and were okay with them. He said they had gone through the bonds, insurances, and so on. He said the total garage cost was \$26, 155, 624.

Councilor Lown asked what the purchasing buy sheet was. Mr. Parker explained that it was his log of buyouts. He also explained was a buy savings bust was, as well as a budget per line and an award value per line.

- **Percent for Arts**

Councilor Pearson was not present. Mr. Allen said they had a walkthrough of the site and would soon meet with the artists at the Discover Portsmouth Center and have another site walkthrough to give the artists a sense of the area. Mr. O’Leary noted that the Committee spent a lot of time discussing aesthetics, like the color of the concrete, the gear and its projection, and so on, and he wanted to ensure that the Committee and Percent for Arts were on the same page. He said he didn’t know what would result from Percent for Arts and whether it would be internal or external to the building, but if it was external and impacted the visual of the building, he wanted to make sure that it was consistent with the Committee’s goals. Mr. Parker said he would submit a printout to Percent for Arts of what the front of the building would look like.

Mr. McNabb asked what would happen relating to insurance if there was an accident on the site. Mr. Allen said they were covered through the City.

OTHER BUSINESS

There was no other business.

NEXT MEETING

December 7 at 4:00 p.m.

ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Joann Breault
Secretary