

## PARKING GARAGE BUILDING COMMITTEE

1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
School Board Room

4:30 P.M.

Tuesday, July 25, 2017

**MEMBERS PRESENT:** Councilor Lown, Chair; John O’Leary, Everett Eaton, City Councilor Nancy Pearson

**MEMBERS ABSENT:** Deputy City Manager Nancy Colbert Puff; Councilor Spear; Mark McNabb

**ALSO PRESENT:** David Allen, Project Manager; Matt Tonello, Construction Manager; Chris Brennan, Walker Parking; City Manager John Bohenko; Dan Hartrey, Facilities Project Manager; Gary Glines, Project Architect; Peter Rice, Public Works Director; City Parking Director Ben Fletcher.

-----  
Councilor Lown called the meeting to order at 4:30 p.m.

### Acceptance of Minutes

*It was moved, seconded, and passed by unanimous vote to accept the June 22, 2017 minutes.*

### Progress Updates

- Project Update and City Council

Mr. Allen said that they would attend the August 7 City Council meeting to request additional bonding of \$3M based on their current project costs. He said they reviewed a series of Consigli’s VM items and that the Parking Garage Building Committee (PGBC) was in favor of keeping all those items. He said they didn’t want to remove a floor, which would have saved \$3.3M, and the other items tended to be functional life safety-type of things or aesthetic items. He said that the Committee felt in general that all the items were well received and would go forward with the request for the full \$3M.

Councilor Lown agreed that they had a good discussion and said everyone felt that all the items were needed. He noted that subsequent to that last meeting was a City Council vote, and it was in favor of additional appropriation. Mr. Allen said that, in the interim, they would work on the presentation and some of the information to support that decision and would get it out to the Committee.

Mr. Bohenko said that a public hearing would take place on August 7 regarding the request for a vote for the additional \$3M. He said the additional authorization to bond \$3M more would cover all the identified additional expenses. He said the City Council would then vote on the additional amount of \$3M, which would require a 2/3 vote.

Councilor Lown asked whether there was any discussion at the last City Council meeting about the \$3M. Mr. Bohenko said there wasn't, and that an explanation would be given at the public hearing about the costs associated with the proposed increase.

- Gray Parcel

Mr. Allen said that a purchase and sale agreement was signed and that the closing would be scheduled and should happen soon.

- Happy Easement

Mr. Allen said they had a signed agreement for the transfer of land to place an easement across the owner's property so that the sewer could be relocated. He said that it went through City Council and Planning Board approvals. He noted that it would be similar to the Gray Parcel and that they were in the process of scheduling the closing and that no money had to be exchanged as it was essentially a land swapped.

- Department of Historic Resources

Mr. Allen said they received the notice of "No Further Action" from the Department of Historic Resources on July 18. He said the Department found that no further survey was required and that there was no historical significance in the buildings, so the construction project could get started with the demolition of the existing buildings

### **Garage Design Status – Chris Brennan, Walker Parking**

- Construction Documents

Mr. Brennan said that all the construction documents would be issued at the end of the week for use by Consigli and reviewed by the City. He said they would include the full scope, barring any unforeseen changes, and they would move forward with the construction. He said he anticipated review comments from the City and would issue an addendum in another 3-4 weeks to incorporate those comments, which he thought would be minor in scope. He said they would also do internal quality peer reviews and would move into the shop process within the next few months. He said they had a pre-design meeting with Dailey Precast Manufacturers, who were under contract to provide documents, and were working out the details about how Walker Parking wanted to see the pieces manufactured.

Mr. Glines said they would get samples of the architectural precast, with the different colors, and planned to have a meeting to discuss architectural design and finishes in 2-3

weeks. Mr. Brennan said that the City would get involved in choosing the colors. He said they had a basic scheme but the samples had some variation due to the natural material. He said they would start with a small sample and then move on to larger markups of 8-10 ft. sections of panels. He said the City would make a site visit in the early fall.

Mr. O'Leary asked whether the color choice would have financial impacts. Mr. Glines said it had been worked out carefully with the precast personnel, who understood what was required and had an amount of money in their proposal for a pigment to create the colors. Mr. Tonello said it was sometimes difficult to quantitate how much dye was put in but that he felt comfortable with what Dailey had. Mr. O'Leary concluded that the delta could then be around \$94K. Mr. Brennan said there would potentially be less costs if colors that could be easily achieved were used.

- Lighting

Mr. Brennan said they were working with the City on lighting along the roadway. He said the preference was to eliminate a few of the light poles on the sidewalk to maximize the amount of sidewalk room and that they would have to mount lights to the fascia or flex space. He said they showed some light fixtures to the City but there were still aesthetic questions and preferences that had to be ironed out before anything was presented.

Mr. Allen suggested that they have the lighting selected before the materials meeting and that it be noted on the meeting's agenda.

Mr. O'Leary said the way the lighting was projected might be different on the building versus the poles, and he recommended that it be discussed at the meeting. Mr. Brennan said the lighting might have to have a different layout than the poles and would have to be lower on the building. He said the other modifications discussed were whether they would eliminate one of the light poles or repost a few of the poles at the cul-de-sac closer to the park for safety. Councilor Lown asked whether it was to free up space on the sidewalk. Mr. Glines said the sidewalk was narrow and that people felt that, to make the sidewalk more usable, the lighting could be put on the building but still light up the street. Mr. Eaton asked whether awnings were still planned. Mr. Glines said that detail had not been added but could be.

- Snow Melting Equipment

Mr. Brennan said that snow melting had been discussed with the City. He said that removal of snow off the roof would be problematic because there was no way to dump it over the side or safely remove it, so the City was considering purchasing a portable snow melter. Mr. Rice said that he and Ben Fletcher had reviewed some options. He said they would question the weight load and the structural evaluation and consider the possibility of using a mobile unit that could also be used at the Hanover Garage. He said they were also exploring the volume of water generated per minute. He said their current approach toward snow removal was one-time pickup trucks, which was very labor intensive, and

they believed that having a snow melter could reduce manpower and offset fuel costs and be less expensive. Mr. Brennan asked about using one of the drain lines, but Mr. Rice said it was a separate line that went to the building and that the snow would be considered contaminated water. Councilor Lown asked how big the snow melter was. Mr. Fletcher said it was a 300-gallon water tank that was towed. He said the snow was dumped in and then melted and drained, and that 18 tons would be melted per hour. He said the resulting water would go to the sewer system because it was considered contaminated. Councilor Lown asked whether the City had ever used one. Mr. Fletcher said it was typically used in airports but that the snow melters were some of the first portable units used for garage rooftops. Mr. Rice said that several communities experimented with them a few years before when the winter was particularly snowy, and Manchester used high-capacity systems with lots of street volume. He said in their case, it was a controlled amount of snow and could be done in a day, with no overtime, which would help with operations for a number of reasons.

Mr. Brennan said the technology wasn't new and that they used to be directly installed into the garages, and he pointed out that the advantage of the mobile unit was that it could be bought and used at several facilities.

### **Construction Update – Matt Tonello, Consigli Construction**

Mr. Tonello said that Sargent Corporation was under contract and would mobilize the site the week of August 7. He said they would set the site fence and start demolition that week and would then demobilize until September 5 to allow the contractor to allocate the right foreman and supervision that weren't available in the summer. He said that the site work would start in earnest the beginning of September. He said they were able to make a commitment to the completion date of December 11, after which they would start a pile driving operation on site. He said the only thing they had under contract up to that point was the site contractor, along with miscellaneous contractors for dumpsters, toilets, and so on, and had only gotten authorization to proceed with the site work. He said they were holding off on making further commitments, which would be made after they established a final price at the end of August. He noted that the precast fabricator was on board as a preconstruction contractor and was committed to a guaranteed maximum price based on the design development drawings. He said they had not made a commitment for the full contact value in the \$5M range but had only committed with them through the end of the construction documents to start shop drawings and finalize documents and get their details in the Walker document set. He said they would then confirm their pricing on the 100% set, and if they were able to maintain their proposal on the DD set, they would be asked for authorization to proceed on construction documents to start fabricating. He said they had engineering and shop drawings bought, and commitment to some meetings and facilitation of some of the preconstruction stuff. He said it was more than just a handshake – it was a commitment to total price, but they weren't ready and hadn't been authorized to construct anything. Mr. Tonello said they were starting mockups to facilitate that and would need six weeks to put the mockup together in their shop. He said they would receive pile driving bids by mid-December, and by early April would be looking at the direction of the precast and substantial completion date by mid-September.

Councilor Lown asked how deep the pilings were. Mr. Tonello said they were 55-60 feet. Councilor Lown asked if it had a point on it. Mr. Tonello said it had a driving shoe shaped like an 'h', like a steel beam. He described the process, and it was further discussed. Mr. Brennan said there were bedrock studies done and that the bids were based on borings that were done on the bedrock. He said there could be fluctuation. Mr. Tonello said there would be oversight by Geotech Engineering, who would count the blows on the pile driver.

### **Report on Percent for Arts – Councilor Pearson**

Councilor Pearson said they had a draft and that the RFP would be posted on the National Arts Councils all over the country. She said the report would include a brief overview of what their Percent for Arts Ordinance was. She noted that the DSA Associates let them use their archaeology study to provide background on the site and surrounding areas. She said they had a public meeting and that every comment made its way into the proposal. She said they were still sticking to their timeline and that the site walk on September 13 was still up for debate, but that it could be posted at the end of the month and up by November 1.

Mr. O'Leary said he assumed she worked with Purchasing. Councilor Pearson said they based it off their RFP for the Middle School project. Mr. O'Leary asked why the amount was \$125K. Councilor Pearson said they reserved some money for stewardship and future maintenance. Mr. O'Leary said he liked the idea that preference was given to NH artists and asked whether preference could be given to local Portsmouth artists. Councilor Pearson said they didn't want to limit themselves and wanted the best quality, so they opened it up to the whole state. Mr. O'Leary said he thought it was important to support the local artists and by giving them preference. Councilor Pearson said that they were doing so by giving preference to NH artists. She said that Street Canvas was a program that Artspeak launched to connect local artists with non-mural projects, so the local artists were not being left out.

### **Other Business**

There was no other business.

### **Next Meeting**

Mr. Allen suggested that the Committee focus on some of the architectural items and decisions at the next meeting. He asked when they would receive items from the precaster. Mr. Walker said he had to talk to Consigli about materials and samples and suggested that samples be considered first because some colors might be challenging. He said that late August was reasonable for showing the 12'x12' sample, assuming they got the samples before then.

*It was moved, seconded, and **passed** by unanimous vote to adjourn the meeting at 5:10 p.m.*

Respectfully submitted,

Joann Breault  
Secretary