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State of New Hampshire  
DEPARTMENT OF ADMINISTRATIVE SERVICES  
OFFICE OF THE COMMISSIONER  
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October 15, 2015

Her Excellency, Governor Margaret Wood Hassan  
and the Honorable Council  
State House  
Concord, New Hampshire 03301

**INFORMATIONAL ITEM**

At the Governor and Executive Council meeting held on January 1, 2015 the Executive Council approved a contract with Harvey Construction, item #37, to construct a new Marine Patrol facility in Gilford, New Hampshire for \$7,998,717. The contract with Harvey Construction is a construction management contract and the Council requested that the Department of Administrative Services provide quarterly updates on the project. Attached is copy of the October 2015 quarterly report.

Respectfully submitted,

Vicki V. Quiram  
Commissioner

Governor and Council  
Quarterly Report  
NH Marine Patrol Headquarters  
October 21, 2015

**Overview**

The Legislature through the laws of 2013, chapter 195: 2, I, D appropriated \$9,379,313 to design and construct a new Marine Patrol headquarters building. The Department of Administrative Services, Bureau of Public Works Design and Construction (BPW) and the Department of Safety, Marine Patrol selected Samyn D'Elia Architects, PA to provide architectural and engineering (A/E) services for this project. BPW selected Harvey Construction to provide construction management (CM) services. Harvey Construction provided the low GMP (Guaranteed Maximum Price) bid of \$7,998,717 for a 33,681 square foot facility.

This project will replace the existing NH Marine Patrol facility at 31 Dock Road in Gilford with a new facility on the existing lot and an adjacent parcel purchased from a former marina. This location on Lake Winnepesaukee has been historically known as Glendale. The scope of work includes the construction of a new facility with on-site parking, which will include office space for Marine Patrol (sworn/civilian); secure booking area, storage facility; mechanics shop, ADA accessible boating education classrooms; boat registration and administration functions.

**Budget at 35% Design Development**

Initial Appropriation:	\$9,379,313
Harvey Construction (Construction GMP):	\$7,998,717
Samyn D'Elia (Engineering Fees):	\$747,600
Public Works Fees:	\$234,000
Commissioning:	\$40,000
DHR- Historic Inventory Report:	<u>\$9,440</u>
Balance Remaining for Furnishings and Contingency:	\$349,556

The GMP of \$7,998,717 results in a \$237.48 per square foot construction cost.

## Design History

May 2015: Harvey Construction estimated the project cost after receiving 100% Construction Documents is as follows:

Project Construction Estimate	
using 100% construction documents:	\$8,720,726
Allowance per contract:	<u>\$412,000</u>
Total Project Construction Estimate:	\$9,132,726
Harvey Construction GMP:	<u>\$7,998,717</u>
Project Overage:	(\$1,134,009)

The revised construction cost estimate of \$9,132,726 results in a \$264.55 per square foot construction cost. Building area increased slightly at this time to 34,522 square feet.

May 2015 to July 2015: BPW requested A/E and CM to provide cost saving options to bring construction budget within the original GMP. Extensive "value management" work commenced to reduce building square footage, eliminating/replacing equipment with less expensive options and modifying the building's interior and exterior finishes.

The team met regularly to review potential savings. On July 17, 2015 final pricing was available for Building Demolition, Concrete Foundation, Structural Steel and Earthwork . At that time, the team re-evaluated the program and decided to reduce the building square footage by 6,887 square feet. Total building is now 27,635 square feet.

August 13, 2015: Harvey Construction provided a revised estimate, including allowances, of \$7,978,193. This estimate includes a building redesign to accommodate the reduction of 6,887 square feet, the equipment substitutions and interior/exterior finishes modifications. Harvey Construction has credited the project \$565,800 or \$82.15 per square foot for the 6,887 square foot reduction in building area.

Revised estimate from Harvey Construction for 100% revised Construction Drawing set from A/E consultants is as follows:

Revised Harvey Construction Estimate:	\$ 7,978,193
Accepted GMP:	<u>\$ 7,998,717</u>
Total savings:	\$ 20,524

The revised construction cost estimate (\$7,978,193) results in a \$288.70 per square foot construction cost.

## **Current Status**

- The team's effort brought the project within budget.
- BPW will review Harvey's final estimate for completion.
- BPW has given Harvey Construction a Partial Notice to Proceed for existing building demolition, site preparation and foundation work only. We expect this work to continue to the end of October 2015.
- Marine Patrol has modified the existing docks to allow operations during fall construction.
- BPW and Marine Patrol have worked with Eversource to revise the original Electrical service, to reuse existing poles to reduce cost and to stay within the allotted allowance for a new electrical service.
- Building demolition is complete and removed
- Underground Fuel storage plans have been approved by DES.
- Marine Patrol received wetland permit from DES on May 18, 2015.
- Access road trees have been cleared, roadway is being prepped.
- New storm drain system is in progress.
- RAM piers are complete.
- Sheet piling is complete.
- Foundation construction is under way.

## **Looking Forward**

BPW is reviewing the final estimate from Harvey Construction on a line-item by line-item basis to determine if the project is receiving the correct value for equipment, finishes and square foot reductions. We expect to have our evaluation completed by the end of October 2015. At that time, we will discuss any value discrepancies with Harvey before proceeding with a Notice To Proceed for the remainder of the project.