



State of New Hampshire
DEPARTMENT OF ADMINISTRATIVE SERVICES
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January 13, 2016

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, NH 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 January quarterly report.

Respectfully submitted,

Vicki V. Quiram

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Commissioner

Governor and Council
Quarterly Report
NH Marine Patrol Headquarters
January 8, 2016

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, Division of Public Works Design and Construction (DPW) and the Department of Safety, Marine Patrol selected Samyn D'Elia Architects, PA to provide architectural and engineering (A/E) services for this project. DPW 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: DPW 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.

Design History Update

DPW reviewed the final estimate from Harvey Construction on a line-item by line-item basis to determine if the project received the correct value for equipment, finishes and square foot reductions.

July 31, 2015: Harvey Construction was issued a Notice to Proceed in the amount of \$163,069.33 for "**Demolition Only**".

September 21, 2015: Harvey Construction was issued a Second Revised Notice to Proceed in the amount of \$1,293,701.00 for "**Partial Site Work Only**".

October 1, 2015: Harvey Construction was issued a Third Revised Notice to Proceed in the amount of \$839,710.00 for "**Partial Site Work - Foundation**".

November 12, 2015: Alteration Order No. 1 was signed by Harvey Construction and DPW reflecting a successful negotiation to reduce the contract amount for construction by \$222,622.00. This money will remain in the contract for the owner's contingency.

November 12, 2015: The new contract balance to complete this project is \$7,776,095.00

Current Status

- The team's effort brought the project within budget with a negotiated contract reduction of \$222,622.00.
- DPW has given Harvey a Notice to Proceed for the full project.
- Building foundation is complete, boat basin foundation is complete.
- Marine Patrol has modified the existing docks to allow operations during winter construction. Water agitators at docks are on temporary electric during winter construction, water at docks to remain open during the winter.
- DPW and Marine Patrol have worked with Eversource to revise the original Electrical service, DOS and DES to review the adjacent pump station transformer and service. The Pump Station transformer / electrical service is over 22 years old and runs through a utility easement within the Marine Patrol property. DPW is reviewing options to change out the pump station transformer and 3 phase service while the site is open. DPW is looking to prevent a new service being installed after the project is

complete. This would add additional cost to install a new 3 phase underground electrical service, complicated with existing underground sewer and new storm water lines running across the easement. DOS is asking DES to assist with the cost.

- Marine Patrol installed dock and bumper guards within the boat basin.
- Temporary sheet piles have been removed, lake water has flowed into the internal boat basin.
- New boat ramp is complete.
- New Dry Hydrant line from the lake is complete for the Gilford Fire Department. The Gilford Fire Department paid for material and labor.
- Underground Fuel storage plans are out for pricing.
- New storm drain system is 90% complete. Site rough grading in progress.
- Access road has been prepped, and base pavement installed.
- New under slab plumbing is in progress.
- Steel Fabrication is in progress, steel frame to be delivered on February 1, 2016. Harvey to phase steel frame erection, frame to be complete in 4-5 weeks.
- Masonry Elevator shaft is complete.