



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF THE COMMISSIONER
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April 20, 2016

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 March quarterly report.

Respectfully submitted,

Joseph Bouchard Asst Comm
p. Vicki V. Quiram,
Commissioner

Governor and Council
Quarterly Report
NH Marine Patrol Headquarters
March 31, 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

Construction History

January 2016: During this month the construction of RAM piers and foundations were being completed. The front foundation wall at the water edge was completed with the temporary sheet piles being removed. The boat basin is complete with a new wood dock to make the transition from the water into the garage work area. Lake water was flooded into the boat basin. Under slab plumbing was started, the ground was heated for trenching and to prevent frost into open trenches. The weather and temperatures are above average during the month of January.

February 2016: The steel frame was delivered during the last week of January. Steel frame erection started immediately and was completed within a 3 ½ week period. Metal decking and metal joist are in progress. Most of the site work has stopped for the winter. Weather and temperatures are still above average for this winter.

March 2016: The steel frame is complete, metal decking is complete with perimeter blocking at the roofs. Wood trusses and sheathing are complete at the Administration side. Dormers and Cupola rough framing are in progress at this area. The flat roof over the Maintenance Shop is in progress, roof insulation is in place with EDPM roof membrane schedule to start next week.

CMU block wall between the Administration and the Maintenance shop is in progress. This is the main separation wall between the 2 spaces.

Site work in progress with better weather, larger boulders have been removed from the site, rough grading is complete, prepping for transformer and emergency

Current Status

- The team's effort brought the project within budget with a negotiated reduction of \$222,622.00.
- DPW and Marine Patrol has approved an Alteration Order No.2 for \$198,882 to buy back some Value Engineer items and pay for some unforeseen conditions, i.e. cost to decommission unforeseen well, upgrade EDPM roof to a 25 yr. Warranty, upgrade building lighting to all LED fixtures.
- DPW and Marine Patrol worked with Eversource to revise the original Electrical service. Eversource to upgrade the existing poles for new service. Pump Station power source should have no or little down time for this work.
- Marine Patrol and Samyn-D'Elia Architects has finalized the interior color scheme for all finishes. Finish material submittals are in progress.
- Exterior Metal siding at the Maintenance Shop to start next week, sub frame to start this week. Exterior wall wood framing at the Administration side to start next week.
- Concrete floors are schedule for the next week.
- Project is on schedule for a completion date of September 2, 2016.







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