



CITY OF CONCORD

REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Matthew R. Walsh, Director of Redevelopment, Downtown Services,
& Special Projects

DATE: October 4, 2016

SUBJECT: CIP #443: City-wide Multigenerational Community Center

Recommendation:

Accept the following report.

Background:

On April 11, 2016, the City Council selected a final design concept for a new City-wide Community Center to be constructed at the site of the former Dame School at 14 Canterbury Road. The selected concept was known as “Option 1-A”, which featured the preservation and renovation of portions of the former Dame School, specifically the 1965 wing and the former cafeteria, as well as demolition of the remainder of the building and construction of a new gymnasium and associated supporting facilities.

Simultaneously to the selection of Option 1-A, the City Council approved Resolution #8910, which appropriated the sum of \$6.555 million to construct the project. This appropriation, together with residual funds from previous appropriations, provided a total budget of \$7,126,000 for the project.

Following these actions, the City engaged the HL Turner Group of Concord to lead a design team for the project. The contract was executed on May 26, 2016. HL Turner’s fee for the project is \$608,000, of which \$156,000 has been paid as of August 26, 2016.

On July 11, 2016, the City Council approved Resolution #8935 which appropriated \$650,000 to the Recreation Reserve Fund to support future debt service for the project.

Discussion:

The following is a general update regarding key details of the project.

1. Design Process:

- a. General Update: As of the date of this report, schematic design has been fully completed and design development is approximately 50% complete. Schematic design entailed finalizing the preliminary conceptual floor plan which served as

the basis for the full design. Design development is the process of preparing all necessary plans, design drawings, and specifications for the project.

- b. Floor Plans and Renderings: Attached are the current working floor plans and renderings of the exterior elevations of the building. Again, these are a work in progress and will get further refined as the design process moves forward.

Based upon the current design development plan set, the new facility will be approximately 30,743SF in size. Of this total, 16,926SF consists of portions of the existing building to be renovated and 13,817SF will be new construction primarily comprised of the new gymnasium, locker rooms, and support space.

- c. Design Considerations: As design moves forward, the City Council should be mindful of the following:
- i. 1977 Heights Gymnasium Renovation: The new community center will not require demolition of the existing 4,900SF Heights Gymnasium. As discussed with the City Council last spring, the City Administration intends to explore options to renovate the former gym into an equipment storage / repair shop for the Parks and Recreation Department, or a record storage facility, or combination thereof. Any potential renovation will not be part of the current community center project. Rather, City Administration plans to include any potential project in the upcoming Capital Improvement Program (CIP) as part of the traditional budget process next spring.

With that said, the preliminary “order of magnitude” cost estimates for renovating the facility are as follows. These estimates will be refined over the coming months.

- Demolition of the Existing Gym: \$60,000.
 - Renovation into a Records Storage Facility: \$225,000.
 - Renovation into an Equipment Shop for Parks & Recreation: \$400,000.
 - Renovation into a shared Record Storage and Equipment Shop Facility: \$350,000.
- ii. Parking Lot: As previously discussed with the City Council last fall, funding has not been budgeted to expand existing parking lots.

Currently, there are 68 parking spaces available at the project located at the former Dame School Parking Lot and Heights Gymnasium. Approximately 66 are proposed when the project will be completed (25+/- at the former Dame parking lot, 41+/- at the Heights Gymnasium). By comparison, the parking requirement for the project per the City’s current parking standards would be approximately 204+/- spaces, which would require a parking lot roughly 1.5 - 2 acres in size.

As part of ongoing design efforts, the HL Turner Group has explored reconfiguring and modifying the existing former Dame School Parking lot. Per their plan, a net gain of 32 spaces could be achieved for an additional cost of approximately \$100,000. This would provide approximately 98 spaces for the project. Staff desires to pursue this option pending available budget. However, in accordance with the City Council's decision on April 11th, no funds have been specifically carried in the current project budget to expand the parking lot.

- iii. Former Gamble House: Lastly, pending available budget, City Administration may forgo demolition of the former Gamble property as part of the project. If demolition does not occur as part of the project, the City Administration would propose funding for this purpose as part of the upcoming Capital Improvement Program (CIP) this coming spring. The estimated cost to demolish the Gamble Property is approximately \$35,000 if undertaken separately from the larger community center project.

2. Permitting: This project will be required to secure various local and federal permits, as follows:
 - a. RSA 674:54 "Governmental Use of Property": This project is subject to NH RSA 674:54 "Governmental Use of Property". As such, the City will be making application to the Planning Board for review and public hearing. Per the statute, any comments offered by the Planning Board are non-binding.
 - b. City Demolition Delay Ordinance and Demolition Permit: The project is also subject to the City's demolition review ordinance. Staff plans to file the City's "notice of intent to demolish" on or about October 19th. This action will trigger the City's 49 day demolition delay permit. The actual demolition permit will be filed by the City's contractor.
 - c. City Building Permit: The project will also be required to secure necessary City building permits. Ultimately, this will be handled by the City's contractor.
 - d. Federal Aviation Administration (FAA) Permit: Lastly, because of its proximity to the Concord Municipal Airport and runway glide slopes, the project is subject to a FAA permit. The City's design team commenced the permitting process in early September. The process is ongoing.

The requirement to secure a Federal permit for the project may trigger involvement by the NH Division of Historic Resources.

Also, in the past, members of the City Council have asked the City Administration to consider "green energy" options for the project, such as solar panels on the roof of the new gymnasium. It is important to note that no funds for solar have been included in the project budget. Currently it is unclear whether the FAA would permit solar panels on the building given proximity to the airport and potential hazards to aircraft caused by reflective glare. Discussions are ongoing with the FAA. In addition, the potential future addition of solar panels on the roof of the new gym would require more robust steel framing, resulting in added cost

to the project. For these reasons, City Administration intends not pursue solar panels now, or in the future, for the project.

3. Selection of General Contractor: City Administration, in conjunction with the Purchasing Division and the HL Turner Group, plan to commence the process of engaging a contractor for the project in October.

City Administration plans to use “Construction Management” (CM) rather than the traditional “design / bid / build” approach traditionally employed for most public sector building projects. Commonly used in the private sector, CM is similar to construction delivery method being used for the Complete Streets Project. City Administration believes that CM is more advantageous for the City for a variety of reasons, including the following:

- CM is an “open book” whereby the owner sees all bids from subcontractors, as well as the contractor’s actual costs for managing the project. This results in a more collaborative effort between the owner and the contractor, and provides the owner with more control over the Contractor project budget during all phases of construction.
- CM is very appropriate for large-scale renovation projects like this one given the number of potential change orders that could arise during renovations.

Specifically, City Administration will use a two-part process to hire the Construction Manager. First, the City will issue a “Request for Qualifications and Experience” (RFQ&E) for the purpose of prequalifying construction companies that provide Construction Manager Services. Using the RFQ&E process, City Administration hopes to select four firms that demonstrate they have the necessary resources, experience, and capacity to tackle this project for interviews. Following the interview process, the firm determined to be the most qualified for this project will be selected to provide a “Guaranteed Maximum Price” (GMP). The GMP will be based on the latest design development drawings and specifications available. The GMP will be further refined by the Construction Manager once final drawing and specifications are available, and firm bids are provided by subcontractors mutually selected by the Construction Manager and the City.

Working with the selected Construction Manager, City Administration intends to explore a variety of “add / alternate” options in an effort to better control and maximize the available project budget.

4. Budget: As previously noted, the final budget for the project is \$7,126,000.

As the design effort has been moving forward, the design team has been reviewing the project budget. Cost estimates for the project continue to evolve as designs progress.

That said, it should be noted that the project budget is very tight. Development and construction is currently very active in New Hampshire resulting in strong demand for contractors and subcontractors. This circumstance, coupled with some unanticipated items discovered during the course of the design process to date, such as failed drainage infrastructure in the existing parking lots, as well as additional previously unknown

hazardous materials in the former Dame School, have put added pressure on the project budget.

5. Project Schedule: The original schedule presented to the City Council in April anticipated that construction would commence this November and the facility would be completed in late calendar 2017.

As design has moved forward, the schedule has been revised, as follows:

- October 2016: Issue Request for Qualifications and Experience (RFQ&E) for selection of a Construction Manager (General Contractor).
- November 2016: Responses to the Construction Manager RFE&E due.
- December 2016: Firms are interviewed and the Construction Manager is selected.
- January 2017: Construction Manager submits its Guaranteed Maximum Price for the project.
- March 2017: Revised pricing due from the Construction Manager based upon final drawings and specifications, as well as bids from subcontractors which have been mutually selected by the Construction Manager and the City. The construction contract is signed and the Notice to Proceed is issued to the Construction Manager.
- April 2017: Commence construction.
- June 2018: Facility completed and open to the Public.

The primary reasons for the change in schedule are as follows:

- Unanticipated requirement to secure potential a FAA permit for the project.
- Desire to delay seeking pricing from subcontractors until early 2017. This timing is more desirable as contractors are typically very busy during the autumn finishing up current projects and therefore are too distracted to aggressively pursue new work.