

**SPECIAL COMMITTEE ON THE  
MANCHESTER MUNICIPAL COMPLEX**

**May 3, 2011**

**4:00 PM**

Chairman Lopez called the meeting to order.

The Clerk called the roll.

Present: Aldermen Lopez, O'Neil, Long, Shea, Ouellette

Messrs.: T. Clougherty, A. Martino

Chairman Lopez addressed items 3-6 of the agenda:

3. Discussion regarding the project summary update.
4. Discussion regarding the construction status.
5. Discussion regarding the construction schedule.
6. Discussion regarding the subcontract awards.

Mr. Tim Clougherty, Deputy Public Works Director, stated with me today is Andrew Martino, a project manager with Harvey Construction. I am going to ask him to provide the project update.

Mr. Andrew Martino, Project Manager with Harvey Construction, stated just to let you know, although you have probably driven by the site, construction is underway with demolition mostly complete and site work is ongoing. We are actually in the review phase and in the phase of awarding contracts. We have several contracts that we have awarded to date. Some of them have been awarded to Manchester firms; most have a decent percentage of contribution from Manchester employees to the project. I could run through some of the contracts that have been awarded to date if that would please the Committee. The first trade that was awarded was Hazmat abatement and that was Marcor Environmental. They are out of Wilmington, Massachusetts. Demolition and site work was awarded to Thibeault Corp of Londonderry, New Hampshire. Concrete foundation was given to Dulac Foundations of Raymond, New Hampshire. Structural steel was given to Novel Iron Works of Greenland, New Hampshire.

Miscellaneous metals was given to NG Steel Fabrications of Goffstown, New Hampshire. Associated Concrete Coating of Manchester, New Hampshire was given waterproofing. Fire protection was given to both Carter Sprinkler and Hampshire Fire Protection of Bow and Londonderry, New Hampshire. NPI was given mechanical and Longchamps of Manchester, New Hampshire was given electrical. Currently what we are doing is preparing for excavation for foundations and continuing to scope out contracts for award. We have awarded about a dozen contracts. Between electrical and mechanical it accounts for about 30% of the project budget alone.

Mr. Clougherty stated I think it is important to note here that we are only about 50% awarded, with 30% of that going to local, Manchester-based businesses. We understand that was a major point from the Committee and the Board. We wanted to bring that to your attention.

Chairman Lopez stated just for the public, a lot of questions have been asked of me about the Highway wall. Is that being used by the construction site? Why are you keeping the wall up?

Mr. Martino asked the back end of the Highway Department? Originally that wall was kept up for facilitation of the demolition of the building. It is a wall for the loader to push up against when loading the demolition debris. It is coming down. That is a temporary condition.

Alderman O'Neil stated I guess the only add-on that is not on the list is electrical. That is not on the list we have.

Mr. Clougherty stated that's correct. That was just awarded within the past week and a half. It was awarded simultaneously with when the agenda items went out. That is an update. That is a pretty significantly sized contract.

Alderman O'Neil asked did I hear correctly that between mechanical and electrical that is about 30% of the budget?

Mr. Martino replied that is correct. Those two trades combined are about 30% of the budget.

Alderman O'Neil stated not necessarily man-hours, but total contract.

Mr. Martino stated dollar value.

Alderman O'Neil stated I'm curious as to why there are two firms for fire protection.

Mr. Martino stated when we did the project we broke out the buildings for a number of reasons. One reason was to analyze the financial benefit of possibly awarding buildings separately. There was not only the financial benefit, but the possible scheduling benefit. It may have to have two separate firms perform the work as opposed to overloading one particular company. It just so happened that in that particular trade the numbers were favorable to award separately so we have two buildings going to Carter and two buildings to Hampshire Fire Protection.

Alderman O'Neil asked which ones went to Carter and which ones went to Hampshire Fire Protection?

Mr. Martino replied Police and Administration went to Carter, and Maintenance and Storage went to Hampshire Fire Protection.

Alderman O'Neil asked was that the only trade that seemed to break out that way?

Mr. Martino replied we analyzed them and broke them out and that was the only one...most of the trades we ended up realizing a volume discount. That was the only one where the actual parts and pieces were less than the actual whole. Most of the firms offered a discount for the package.

Alderman O'Neil asked do you have contracts with all the firms listed here?

Mr. Martino replied most of them have contracts, at the very least they would have a letter of intent.

Alderman O'Neil asked would it be possible to get some reference from them, not that we can hold them to anything per se, but especially some of these out of greater Manchester firms about how many Manchester employees they intend to hire? I'm not sure we can do anything about it, but how many they intend to use on the project?

Mr. Martino replied we actually have that data and we can assemble it. We asked for it during the bidding phase.

Alderman O'Neil asked was it how many employees or how many employees they plan on using on the job?

Mr. Martino replied the way it was asked was how many employees, not necessarily how many they plan on using on the job. We can define that further. Some of them actually gave us a relative percentage instead of an actual number. We can try to define that further. One of the things that we are collecting with the certified payroll are the addresses of the workers on site. That is being collected as well.

Alderman Long asked these contracts that are let out, is that for the whole project, all phases? Are there any contractors on this list who have a specific building besides the sprinklers or are they for the whole project?

Mr. Martino replied all of these contracts are for all four phases.

Alderman Long asked is there an escalator for material or labor or are they locked in?

Mr. Martino replied we are locked in under our pricing.

Alderman Long stated so they are locked in under the price. Labor and parts are there if they increase over the next year.

Mr. Martino stated correct.

Alderman Long stated from the 15 listed, there are four Manchester contractors.

Mr. Martino stated we have ACC, NPI, Longchamps and Redimix Corp.

Chairman Lopez addressed items 7 and 8 of the agenda:

7. Discussion regarding the construction budget.
8. Discussion regarding the project budget.

Mr. Clougherty stated as the project manager mentioned, we are in the process of going through buy-outs. We should be winding that down within the next six to eight weeks, hopefully at the outset. Things are looking pretty good right now. We have our guaranteed maximum price with Harvey. I think it is the \$38.692 million. We did modify that for the change order that was recognized last month, the \$55,000 for the surplus office fit-up versus the lease space. We are confident that we are going to be able to make those numbers as they are projected. Over the next six to eight weeks we should know definitively where we are from a budget perspective, but we are confident that we are going to be on the budget.

Alderman Long stated as far as the schedule goes we are on schedule. It is kind of hard to read these. I wasn't sure whether or not this schedule was the same as in the contract. If it changes I would like to get a change in schedule.

Mr. Martino asked the schedule you are referring to is the one dated March 23<sup>rd</sup>?

Alderman Long replied yes.

Mr. Martino stated what you are seeing is our current job schedule. It deviates slightly from the one in the contract, except for the end dates. This represents current information, current job conditions. This is basically the working tool that we use on the project as we monitor it. We have weekly job meetings where we update and provide progress updates to the project team. All the while, we monitor this and periodically update this schedule to reflect current conditions. It is tracking with the original contract schedule, both in general and at the end date.

Alderman Long asked as we move forward, will any changes in the schedule get in our packet? Can you highlight that change in the schedule? I don't need a schedule every meeting we have, but if there is a change.

Mr. Clougherty replied if we go through a change in the schedule we will provide an update to the Committee on what the ramifications of those changes are if that pleases the Chair of the Committee.

Chairman Lopez stated I wonder if we can do something else in addition to what we did here. First of all, you need a magnifying glass to read it. Could we do a big scale poster of this and we it on MCTV because the public is interested in what is happening and it is taxpayers' dollars. Maybe we can work something out with MCTV to put it on the screen so we can see it. We can try to work that out. I think that would help the public because I get questions all the time because I am over by the American Legion. Everyone wants to know what's happening now. Every day I walk in there I get questions. I think it would be good to put it on TV.

Mr. Clougherty stated we would be happy to work with you to do that. We could also work to consolidate this more. We have this schedule and then we have one that is four or five lines long that says start construction and end construction. I'm sure we could find a happy medium somewhere in there. I'm looking at waterproofing from August 3<sup>rd</sup> to August 31<sup>st</sup> and slab preparation September 1<sup>st</sup> to October 10<sup>th</sup>. Obviously, nine out of ten people aren't going to care exactly when those are happening. They want to know that we are erecting steel for this month, putting in bricks this month. We can probably chop out a lot of this and give you a more abbreviated schedule, but more expanded than the four or five lines.

Chairman Lopez stated work out the details and when you are ready let me know and we will get MCTV to do something for the public.

Mr. Clougherty stated that sounds good. If I could also point out, Mr. Chairman, if you go to the City's website, there is a link to construction updates and it provides a two week look-ahead that we have on here as well as the updates on subcontract awards.

Chairman Lopez stated I'm reminded that it is not MCTV anymore; it is MPTS.

Alderman Long asked I notice in May, and this may be a little premature, but has there been any update on hazardous material on site? Are we a little closer in knowing what the \$750,000 will cover?

Mr. Clougherty replied not really. We have tested some material. We have found some positive that is hazardous and we are hauling that out. The overall magnitude we are not going to know for probably six weeks or so.

Mr. Martino stated probably in the next couple of months we are going to be sorting through it. We are through the abatement stage with asbestos and whatnot. Now we are really going to be scratching the surface on what is in the ground. GZA has done a nice job giving us preliminary investigations on honing in on some of the areas where we can suspect to find some of this material. The final quantification of it will happen in the coming months.

Alderman Long asked as of today there are no flags going up that it may be more than we thought? Should we feel safe in the next couple of months in knowing exactly what the remediation will be?

Mr. Martino replied yes, I believe so.

Chairman Lopez stated I think everything is going along fine. If there are any problems let us know immediately.

Mr. Martino stated it is going well. Harvey and the City are working well together to make this a successful project.

There being no further business, on motion of Alderman Ouellette, duly seconded by Alderman O'Neil, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee