

CITY OF LACONIA - CITY COUNCIL SUBCOMMITTEE MEETING
Land and Buildings

October 25, 2021

6:00 pm

City Hall - Armand A. Bolduc City Council Chamber

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **RECORDING SECRETARY**
4. **ROLL CALL**
5. **STAFF IN ATTENDANCE**
6. **LAND & BUILDINGS (Hamel (Chair), Haynes, Felch)**

6.A. **Downtown parking garage**

6.A.i. **City parking garage rehabilitation timeline and recommended method for contracting**

Documents:

[STAFF REPORT - CITY PARKING GARAGE REHABILITATION
TIMELINE AND RECOMMENDED METHOD FOR CONTRACTING
CONSTRUCTION.PDF](#)
[OPTIONS FOR REHABILITATION OF PARKING GARAGE OCT
2021.PDF](#)

7. **Any other business that may come before the Committee**
8. **ADJOURNMENT**

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact Cheryl Hebert, Meeting ADA Coordinator, at City Hall by calling (603) 527-1265 at least 72 hours in advance so that the City can make any necessary arrangements.

STAFF REPORT
October 25, 2021

Topic: City parking garage rehabilitation timeline and recommended method for contracting construction

Discussion: The City Council at its September 23, 2021, meeting requested staff develop a timeline for the process necessary to rehabilitate the parking garage. The Council also asked that staff explore the options for executing the project.

Dubois and King in 2016 was in the process of designing the rehabilitation of the parking garage when the City Council made its decision to stop the project until a decision on the future of the parking garage could be made. The firm since 2017 has performed the annual safety inspections of the parking garage. They are presently one of the City's on call engineering firms.

Staff considered three options for developing the plans and rehabilitating the garage. They are:

- The typical design-bid-build process that Public Works uses for many City projects.
- A construction management (CM) process similar to the method used with the recent Colonial Theater project. This option includes issuing a request for qualifications for an engineering/architect team to design the rehabilitation plan for the garage.
- A hybrid of the above two processes

Public Works recommends that the City Council use the hybrid approach as:

The project has already been partially designed by DuBois and King and they perform the annual safety inspections of the garage. Thus, they have the most knowledge of the garage and the time required to complete the design will be less than the Construction Manager and design team approach. The latter method if used will basically require the design to start from the beginning as the new design team will only have access to Dubois and King's reports from the annual safety inspections and the reports prepared during the design process. Additionally, the City will save funds by not having to restart the design process with another firm.

The project is complicated and has many unknowns that will not be resolved until the demolition phase of the project has begun. Using a Construction Manager approach for the rehabilitation of the parking garage will minimize the time required to complete the project and help control project costs.

This option allows DuBois and King to begin working on finalizing the design while the City is going through the process of selecting and hiring a construction management firm to construct the project. The CM firm will, during the design phase, provide construction advise to the design team and will take lead on the project once the design and specifications are passed from DuBois and King to the CM firm.

A copy of the timeline is attached. The yellow blocks represent which firm has project lead during the hybrid process.

The cost of materials used in construction projects significantly increased during the pandemic due to their shortage. Many constructed related firms believe the cost of materials will lower and become closer to pre-pandemic norms in 2023. Thus, this timeline is based on “awarding” the contract for construction in early 2023 with constructing starting after the winter of 2022/2023.

Fiscal Impact: To be determined

Staff Recommendation: Public Works recommends that the City Council approve the hybrid approach to the parking garage rehabilitation project.

This report submitted by: Wesley B. Anderson, Director of Public Works

Parking Garage Rehabilitation Options Timeline
Options

10/20/21

Design and Construction Manager Hybrid Approach		
Date	Design Bid Build	Construction Manager & Separate Design Contract
Sep-21	Council approves rehab of garage	Council approves rehab of garage
Oct-21	Lands & Buildings Committee MTG	Lands & Buildings Committee MTG
Nov-21	Lands & Buildings Committee MTG	Lands & Buildings Committee MTG
Nov-21	Dubois and King begins effort to complete design of garage	Issue request for qualifications for CM (provide copies of all reports on garage to date)
Jan-22	Public Information Meeting # 1 on design of parking garage	Issue RFP for CM services
Feb-22		Issue RFP for CM & for design
Mar-22		Select Firm to be CM - Award design phase consulting services
Apr-22	Public Information meeting # 2 on Final Design	Select CM & Design Firm
May-22		Issue design to CM
Jun-22		Public Information Meeting # 1 on design of parking garage
Jul-22	Council Approves Design	
Nov-22	Advertise the project	Public Information meeting # 2 on Final Design
Feb-23	Award the project	
Mar-23		Construction Starts

Design and Construction Manager Hybrid Approach

Date

Design Bid Build

Construction Manager & Separate Design Contract

Apr-23

Construction Starts

Design Complete

Jun-23

City Council approves design

Aug-23

Construction Starts

Oct-23

Jun-23

Aug-23

Sep-23

Mar-24

Construction Complete

Apr-24

Construction complete

Aug-24

Construction complete