

CITY OF LACONIA - CITY COUNCIL SUBCOMMITTEE MEETING
Land & Buildings
October 25, 2021
6:00 P.M.

10/25/2021 - Minutes

1. CALL TO ORDER

Chairman Hamel called the meeting to order at the above date and time.

2. SALUTE TO THE FLAG

3. RECORDING SECRETARY

Cheryl Hebert, City Clerk

4. ROLL CALL

City Clerk Hebert took a roll call vote with the following Councilors in attendance: Mark Haynes, Bob Hamel, and Tony Felch.

Chairman Hamel noted all three Councilors were in attendance and a quorum was established.

5. STAFF IN ATTENDANCE

Scott Myers, City Manager

Glenn Smith, Finance Director

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

Public Works Director Anderson explained the parking garage rehabilitation timeline and the recommended method for contracting. The timeline is included for the record. Director Anderson explained that Dubois and King, in 2016 was in the process of designing the rehabilitation of the garage when the City Council made its decision to stop the project until a decision on the future of the garage could be made. Since then, the firm has performed the annual safety inspections. They are presently one of the City's on call engineering firms.

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

1. The typical design-bid-build process
2. A construction management process similar to the method used with the recent Colonial Theatre project. This option includes issuing a request for qualifications for an engineering/architect team to design the rehabilitation plan for the garage.

3. A hybrid of the above two processes. (This is the recommended approach)

Director Anderson explained using a construction manager approach will minimize the time required to complete the project and help control costs. The hybrid option also 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 selected firm will, during design phase, provide construction advise to the design team and will take the lead on the project once the design and specifications are passed from Dubois and King to the Construction Management firm.

The target is to have the garage under construction in April, 2023.

Bob Durfee from Dubois & King briefed the Committee on the past, present, and future of the parking garage. Mr. Durfee has been a resident of Laconia since 1985. He first started working with Frank Tilton, previous Public Works Director, in 1994, when a study was done on the ramps. He has been involved in every garage study, process, repair, construction and maintenance since 1994. In 2016, the City contracted with Dubois and King and Stewart Architects to develop plans and specifications for the reconstruction of the garage. Dubois and King completed the design drawings up to the bid documents. Stewart Architects completed the drawings to the conceptual stage. The City then put the process on hold up until now. After speaking with Peter Stewart, if the Council allows them to proceed, they would be ready with 100% specifications by June, 2022. At that point the contract documents would be turned over to the Construction Manager. The CM would get the sub contractors and get the best pricing.

Councilor Hamel asked if there would any delays in getting materials. Mr. Durfee explained there is always a lag in getting steel. Because of the pandemic we could see longer delays but we just don't know.

Annual inspections have always shown new areas of deterioration. This year's annual inspection report was just given to Director Anderson and it didn't show any new areas, but the existing areas of deterioration have expanded. Discussion was also had about redesigning the ramps, making the landing longer. This would cause the loss of some parking spots. There are pluses and minuses to extending the landing.

A discussion was also had about what construction would do to the businesses. Some work could be done nights and weekends but Fit Focus is open 24 hours a day. A good line of communication and understanding will need to happen.

Mr. Durfee also suggested that once this project is completed, a maintenance plan should be put in place so the garage rehabilitation gets it full useful life.

Councilor Haynes asked about bond rates.

City Manager Myers explained that interest rates are starting to rise slightly and there will be some impact but the rates will still be manageable. He also explained we can bond at any point during the year and include the numbers in the next fiscal year budget process.

Councilor Hamel would like to schedule another meeting of the Land and Buildings Committee for November 8th at 6:15 pm. Councilor Hamel would like Mr. Durfee and Mr. Stewart to attend that meeting.

Mr. Durfee also suggested to the Committee, that once this process starts, that involving the public and keeping them in the know as much as possible is what is going to help make this large project a success.

7. Any other business that may come before the Committee

Jane Wood suggested solar panels, car ports, plug-ins for electric vehicles.

Pat Wood also spoke of providing access for electric vehicles as these are becoming more popular.

8. **ADJOURNMENT**

With no further business to come before the Committee and hearing no objection, Chairman Hamel adjourned the meeting at 6:48 pm.

Respectfully submitted

Cheryl Hebert, City Clerk