

PARKING GARAGE BUILDING COMMITTEE

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
School Board Room

3:30 P.M.

Thursday, March 16, 2017

MEMBERS PRESENT: Councilor Lown, Chair; Councilor Pearson; Councilor Spear, John O’Leary, Everett Eaton;; Nancy Colbert Puff, Deputy City Manager

MEMBERS ABSENT: Mark McNabb

ALSO PRESENT: David Allen, Project Manager; Peter Rice, Director of Public Works; Dan Hartrey, Facilities Project Manager; Eric Eby, Transportation Engineer; Gary Glines; Chris Brennan, Walker Parking; Jamie McCarty, GIS Coordinator

Councilor Lown called the meeting to order at 3:30 p.m.

Acceptance of Minutes

*It was moved, seconded, and **passed** by a unanimous vote to accept the minutes of the February 16, 2017 meeting.*

Progress Updates – David Allen and Chris Brennan, Walker Parking

- **Site Design**

Mr. Allen stated that the Public Works Division reviewed the details of the site plans for the project and scheduled a meeting the following Wednesday with Tighe & Bond to review their comments. He said that the plans were in a good shape and that the project team would be in working to get the bids out on the site work as soon as possible. He noted that there was one significant change in the plans since they have been through the landuse review process and that is the potential for relocating the sewer line so as to eliminate 2 90degree bends in the line by acquiring an easement from Peter Happny and running the sewer through that easement. He indicated that this option had been presented to the City Council and they had forwarded it to the Planning Board for a recommendation back to the City Council. Mr. Allen said by obtaining the easement, and eliminating the 2 - 90 degree bends would reduce maintenance requirements on the sewer line. He also indicated that Mr. Happny was willing to offer the easement in exchange for an sliver of city property that abuts the front of his building. He said the issue would be presented at the April Planning Board meeting and then would go before the City Council for their first May meeting.

Chairman Lown asked whether the construction documents were done, and Mr. Allen said they were close to being done but that the City had to review them.

- **Garage Design**

Mr. Allen said the garage schematic design was complete and that the schematic design report was issued. Mr. Brennan said he was proceeding with the design development. He said the Construction Management (CM) team was doing a parallel cost estimate and that the two estimates would be reconciled. He said that the cost information would be presented in a few weeks.

Chairman Lown said that the total estimated cost was \$19.4 million. Mr. O'Leary said their budget involved more than just the building construction. Mr. Brennan said that the \$19.4 million was the biggest piece and that they would compile all project costs.

Mr. Allen said they had accepted the schematic design report from Walker and were proceeding with the design development portion.

Mr. Brennan said they were looking at superstructure, efficiency and better ways to frame it. He said the current cost estimate was \$19.4 million and that their goal was \$18.7 million. He said they were also looking at options for the foundation system and ways to deal with soil abatement. He noted that the CM had been on board for a few weeks and needed to be brought up to speed with lots of information.

Chairman Lown confirmed that the garage construction for \$16.7 million and the Deer Street Extension costs were an additional \$2 million.

Introduction of Construction Manager (CM)

Mr. Allen introduced Matt Tonello, the executive in charge of the project for Consigli Construction. Mr. Tonello gave a brief summary of Consigli's history and said he ran the Portland, ME and Northern New England offices. He introduced Darren Gainer, the project manager, and Travis Parker, the assistant project manager.

Mr. Tonello said they were a committed team and were excited to be part of the Deer Street Garage project. He said they did \$60 million a year in construction and had done about 11 garages over the past 10 years, so he felt that it was a perfect job for them.

Mr. Allen noted that the committee members had unanimously agreed that, out of the three firms in contention, Consigli was the #1 team.

Reviewing Documents and Estimating Costs

Chairman Lown asked when they would hear back on the cost estimates. Mr. Brennan said they were still in discussion and that the CM was doing the parallel estimate. He said they were planning a reconciliation meeting with the design team and estimators so that they could reconcile and agree. He said they planned to meet in a week and could

have reconciled numbers the following week. Mr. Brennan said the short-term plan was to put packages out to bid in the next 3-5 weeks.

Report on Percent for Arts Meeting – Councilor Pearson

Councilor Pearson stated that 25-30 people attended the public input session and that their comments would be taken into consideration for the RFP and then would be brought to the committee for comments.

3D Model Presentation

Mr. Allen told the Committee that the City's 3D model was shown to the public so that they had an idea of what the garage would look like. He asked Mr. McCarty to review it. Mr. McCarty showed the downtown 3D model. He said that, as new buildings were proposed, they would be put into the model and that he would also collect some preliminary designs for other projects to put them in context with the garage.

Mr. O'Leary said that the DSA buildings were as proposed but had not been approved, so the mass of the buildings might be adjusted. Mr. Allen noted that two of the buildings were not in the Historic District so they were strictly the Planning Board's jurisdiction.

Chairman Lown asked whether there would be a sign for the parking garage. Mr. Allen agreed and said it would probably be automated to indicate whether the garage was full or not. Mr. O'Leary noted that he would attend the Planning Board meeting that evening and would say that he was not representing the committee but that his intent was to speak to the naming of the street and that he would support the name 'Foundry Street'.

Other Business

Chairman Lown stated that Mark Stettner had e-mailed him suggesting that the street be called Fawn Street because, with GPS systems and Mapquest, it was easier to have a short name.

Mr. Brennan said they would have an update on the cost estimate for the next meeting. He asked Mr. Glines whether they should also present the façade materials. Mr. Glines said he thought it could be done in time for the next meeting. Mr. Brennan said they would bring information on the architecture, façade materials and some finishing details.

- **Next Meeting**

It was decided that the next meeting would be April 13.
At 4:00 P.M., Councilor Lown adjourned the meeting.

Respectfully submitted,
Joann Breault
Secretary