

PARKING GARAGE BUILDING COMMITTEE

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
Conference Room A

3:30 P.M.

Thursday, August 24, 2017

MEMBERS PRESENT: Councilor Lown, Chair; John O’Leary, Councilor Spear;
Mark McNabb;

MEMBERS ABSENT: Councilor Pearson, Everett Eaton; Nancy Colbert Puff,
Deputy City Manager;

ALSO PRESENT: David Allen, Project Manager; Travis Parker, Consigli
Construction, Assistant Project Manager; Gary Glines,
Walker Parking, Project Architect; Dan Hartrey, Facilities
Project Manager; Peter Rice, Public Works Director

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

ACCEPTANCE OF MINUTES

It was moved, seconded, and passed by unanimous vote to accept the July 25, 2017 minutes.

PROGRESS UPDATES

• Bonding Authorization

Mr. Allen told the Committee that they received the \$3 million bonding from the City Council on August 7 and were ready to move forward.

• Property Acquisitions – Gray and Happy

Mr. Allen said they had the deed and were writing the check. He said it should be a one- or two-day turnaround, and then they would finally own the Gray parcel. He said that Happy should be a quick turnaround as well and that people would be working on those pieces of property shortly.

• Neighborhood Meeting

Mr. Allen spoke to the neighborhood meeting the previous night indicating that the meeting was overall positive, with 15 attendees. He said there was a concern with the project occupying some of the available parking. He said he met with Heinemann and

the Portsmouth Parking Manager Ben Fletcher and were trying to find a way to squeeze more parking in. Mr. Allen said Consigli had done a good job of facilitating the parking as well as they could, but there would be time periods when the project would take up a chunk of parking, and they were doing all they could to address it.

Mr. Allen noted that Peter Happny's wife expressed concern about the dust and noise. He indicated that there would be a good dust control program. He noted that there would be pile driving, vehicle backup warnings, and so on because it would be heavy construction work during the project's short timeframe of one year, and it would be tough. He said the rest of the meeting attendees didn't seem concerned about those types of construction impacts. He also noted that there was nothing said about lighting.

Mr. Gainer said that most of the questions they received were regarding parking. In particular, where the construction workers would be parking. He said there would be 50 onsite workers at peak, and they would have to strategize how to get them on the construction site. He acknowledged that the construction crews would not be parking in the neighborhoods. Mr. Allen said that the residents were given contact information for the City, Consigli, the site people, and Sargent, and if the residents saw parked cars belonging to the City or Consigli, it would be addressed.

Mr. O'Leary asked what parking options were being considered. Mr. Allen replied that DSA planned to demolish their site on Hill Street and grade it to level for parking space, which was probably the best option. He said there weren't a lot of other options. Mr. O'Leary suggested car pooling. He said the City had an agreement with the church on Market Street about using their parking spaces, but there weren't many. He said there could be parking available at Albacore, depending on the construction season.

GARAGE DESIGN STATUS – Gary Glines, Walker Parking

- **Adams Building**

Mr. Glines said that, as a result of test pits they did at the Adams Building, they would shift some utilities away from the building. Mr. Allen noted that there was concern about the wall buckling because the stone foundation showed signs of stress. Mr. Glines said it was difficult to tell what was happening there but noted that the building was doing well for its age. He said they wanted to respect the structure and ensure that they did as little damage as possible and didn't affect anything.

Mr. Allen said the proposed water line location ran along the suspect wall against the building do to the fact that and it was required that the water line be 10 feet away from the City's sewer line . He said they submitted a request to DES to allow them to put that line closer to the sewer line, but to do that, they would have to change the type of sewer pipe. He said it was being reviewed by the State. He added that the amount of excavation up against the wall would have to be reduced. Mr. Glines said it could be tricky because the soil had hazardous materials.

Mr. O'Leary asked whether any of it had a financial impact. Mr. Gainer said the contaminated soil was based on one hot spot, and moving the wall five feet would restrict it so that Consigli wouldn't dig as deep. On the upgrade to the piping, he agreed that the water line was moving closer to the sewer line so the type of pipe would have to be changed. He said he didn't know what the magnitude or potential cost would be. Mr. Glines said he thought the pipe was changed to a pvc one. Mr. Rice said it was changed from a non-pressurized pipe to a pressurized one, but he didn't know what the price was. Mr. Parker said it would be between two manholes only. Mr. Gainer said that, while the foundation was big, blocky granite, it did settle at some point and that they realized there were bricks under the window. He said it was a red flag and they didn't want to create an impact to the building.

- **Construction Documents**

Mr. Glines said they issued the construction documents on July 28 and also issued an addendum on August 18 for a number of items that were picked up. He said they had not made any adjustments to the overall design but were starting to get into the scope on the flex part. He said the design had settled down for the most part.

- **Lighting**

Mr. Glines said the lighting was the ongoing issue. He said they didn't have a lot of data on the street lights, so they came up with a number of fixtures. He said he needed feedback from the Committee on how high the light level should be for the street and whether it should be higher than the typical Portsmouth street lights. He noted that it was a different context from the historical one and perhaps wasn't necessary to have that ambience. He said they wanted to make it safe because it was close to the Adams Building and it was a two-way street. Mr. Glines emphasized that he meant the light level and the intensity. Councilor Lown asked if they would be LED lights. Mr. Glines said it was likely, but they were concerned with the style and size of the fixture. He said they had few options because the flex space projected out, so they would mount any fixtures from the fascia at the top of the flex space rather than on the garage, and they would create a shadow space. He said it was a tradeoff because the higher the lights were mounted, the fewer fixtures there would be and the further the light would be thrown.

Mr. Glines said he had several selections of fixtures available for viewing. Mr. Allen asked him to send them to him so that he could get them out to the Committee and then add it to the September meeting agenda.

Mr. McNabb advised that, whatever the inclination on light intensity was, to cut it in half because generally the lighting was too much in Portsmouth. He said he would prefer a very minimal approach, especially in a residential neighborhood. He noted that there would be a lot of light coming off the garage. Mr. Glines said it was a tug-of-war between safety and aesthetics. Councilor Lown asked whether solar powered lighting would be feasible. Mr. Glines said it could be but generally didn't tend to be as powerful

and wasn't in the same caliber for streetlights. Mr. McNabb said solar lighting would be used for more commercial projects.

Mr. Glines said the design currently had light poles only on the garage side of the street but nothing on the south side. He showed where the lighting would be located and where two light poles were moved to the circular area.

CONSTRUCTION UPDATE - Darren Gainer, Consigli

- **Building Demolition**

Mr. Gainer told the Committee that the buildings were down, that the asbestos abatement came in, and that the area was cordoned off and fenced in. He said the concrete slab was gone, Buildings One and Three were still there, that the work trailer was set up, and that they had electricity. He said Sargent was finalizing plans for the excavation, shoring, and dewatering, which would be submitted for City and regulatory review. He said they were scheduled for mid-September to get into the first phases of the solar remediation.

- **GMP Schedule**

Mr. Parker said that the building GMP estimate should be finalized by August 31. Mr. Allen said he'd like it to go before the City first, then he would send it out and have a meeting on September 14. He said they should be able to finalize everything and establish the overall project cost.

- **Construction Schedule**

Mr. Parker said that the schedule was shown at the neighborhood meeting. He reviewed the following:

- Soil remediation - begin September 5
- Fence line moved to the boundary – early August to September 5
- Temporary parking installed – September 5 through September 8
- Temporary parking available for construction personnel by September 11
- Utility work – September 11 through December 13
- New sewer line – end of October (close down the road for night work)

Mr. Parker said the night work could change to day work. He also noted that they were coordinating the utility work with DSA and Eastern Bank.

Mr. Allen said the utility work would be a tight fit and wouldn't be a simple, short shutdown but would last at least a few weeks. Mr. Parker said they would have a bypass sewer system during the whole operation. He said that after the sewer went in, mid-November to late November, they would have shutdowns to do the water gas, drainage, and electric. He noted that the sewer line was a priority and drove the schedule and that

they couldn't do any work until it was operational. He said they were considering options for road closure signage.

Mr. Parker continued outlining the schedule:

- Pile work for the garage – mid-December
- Utilities work – Dec 26 through second week of January
- Retaining wall – mid-January
- Foundations – complete by first week of April
- Precast – April 4
- Garage – April 4 for about three months
- Final paving and landscaping – early July
- Small items like signage and landscaping issues – September 17

Mr. O'Leary asked whether the presentation was available on the City's website. Mr. Allen said it wasn't but that he would look into it.

Mr. Gainer said they wanted to get the night work issue cleared up. Mr. Rice said it was a tough setting to pipe because it had active sewers and a big diameter. He said three weeks might be overly optimistic. Mr. Parker said it didn't include finishing the flex space. Mr. Rice said they had an initial design and put together the floor plan, which they gave to Walker. He said they were budgeting monies and CIP to complete it and that it would be available by July 1. He said that, depending on how much was available, they might be able to do that work or wait until they got authorization. As far as timing, he said it would be toward the end of the construction work.

Councilor Lown asked whether Heinemann would lose any net parking spaces once the temporary lot was in to the south. Mr. Allen said they would. Mr. Rice said they were currently at 33 spaces and were obligated to provide 30 spaces. Councilor Lown asked how many spaces were behind the Heinemann building on the Rock Street parking lot. Mr. Rice said there were 33 spaces. Mr. Allen noted that Heinemann had never really enforced the parking in that location and that it was flexible. He said that it was full on regular workdays, but a lot of transient workers who knew it was free parking used it. He said there should be no problem as long as the parking was strictly enforced for Heinemann parking only during the day. Mr. Rice said it would be clearly signed.

PERCENT FOR ARTS – John O'Leary

Mr. O'Leary noted that they discussed the RFP and the provision about preference given to New Hampshire artists. He said he sent an email to the Percent for Arts Committee suggesting that the RFP be adjusted to state that preference would be given to artists from the New Hampshire and Maine seacoast communities. Mr. Allen said he spoke with the Committee Chair Kathy Sununu, who was okay with it. He said it was a City function that had to go through Purchasing and Administration. He said Nancy Carmer, who worked with the arts committees in the past, would be the person to run with that piece.

OTHER BUSINESS

- **Next meeting**

Mr. Allen said he wanted to next meet on September 14, given where they were on the GMP. He said Consigli would have their numbers, so the Committee could review them and keep things moving forward schedule-wise. He suggested that they then schedule a regular meeting on the third Thursday of every month. Mr. O'Leary asked whether the September 14 meeting could be held at 4:00. Mr. Allen agreed.

Next meeting: September 14 at 4:00.

Mr. Allen noted that the groundbreaking ceremony was scheduled for September 6 at 4:00 and said he would send out the invitations.

ADJOURNMENT

The meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Joann Breault
Secretary