



Finance/Purchasing Department  
City Hall, 1 Junkins Avenue  
Portsmouth, NH 03801

**RE: RFP 18-18 Development Partnership with the City of Portsmouth for the Federal McIntyre Property  
Portsmouth, NH**

To Whom it May Concern:

Michael J. Simchik and 100 Market Street LLC are interested in providing the following response to the Request for Proposals (RFP) 18-18 Development Partnership with the City of Portsmouth for the Federal McIntyre Property. Please see the following information.

Contact Information:

Company Name: 100 Market Street LLC  
Postal Address: PO Box 1267, Portsmouth, NH 03802  
Physical Address: 100 Market Street, Suite 501, Portsmouth, NH 03801

Representative: Michael Simchik  
Title: Principal  
Mobile Phone: (603) 502-7824  
Work Phone: (603) 422-0822  
Work Email: msimchik@100market.com

While we are very interested in the benefits a project at this location could have for the City of Portsmouth, we have concerns about the RFP's structure and the City's undefined process, primarily due to the overall lack of information currently provided.

However, as an abutting property owner who not only has an interest in this property, but even more importantly, an interest in the long-term success for the City, we propose that the City allow for an impartial real estate industry group to organize a charrette consisting of industry professionals with the goal of evaluating any/all alternative uses for the McIntyre Federal Building. We feel this money would be well invested and we would be happy to fund the costs of this effort.

We have reached out numerous times to speak with City officials to clarify this process, but have not heard back. Until the City clarifies this process, we are not interested in pursuing this process in its current form.

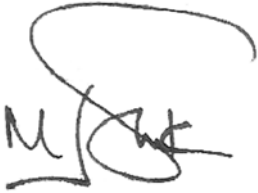
In 2016, we undertook an extensive conceptual design process and have made significant inroads with those stakeholders who will be the biggest challenges to moving this project forward expeditiously. We have included three conceptual design options below and would enjoy leveraging this effort for the benefit of the City. While these conceptual design schemes were developed prior to the discussion of the McIntyre Federal Building potentially being included in the Historic Monument Program, the underlying principles and goals remain (and should remain) the same for the site: to fully integrate this site into the fabric of downtown Portsmouth for the highest and best uses of the residents and visitors to our City. Our team's driving goal has always been to maximize the qualitative benefits for the City's populace and visitors and not to be diverted merely to maximize quantitative benefits for the developer and/or the City's revenue coffers. While needing to maintain the McIntyre Federal Building is not a design "plus" (and, to our understanding, it is not yet certain to what degree this building needs to be kept intact), there are potentially

workable scenarios if retention is mandated. Saying that, please review the attached; if it engenders the City Council's interest, we relish the opportunity to discuss this in more depth.

As such, 100 Market Street LLC would appreciate the opportunity to continue to be involved in this process should the City of Portsmouth agree that this seminal spot in Portsmouth deserves more than just development for the sake of revenue maximization. If there are any questions or concerns regarding our submission, please do not hesitate to contact me via the above listed information.

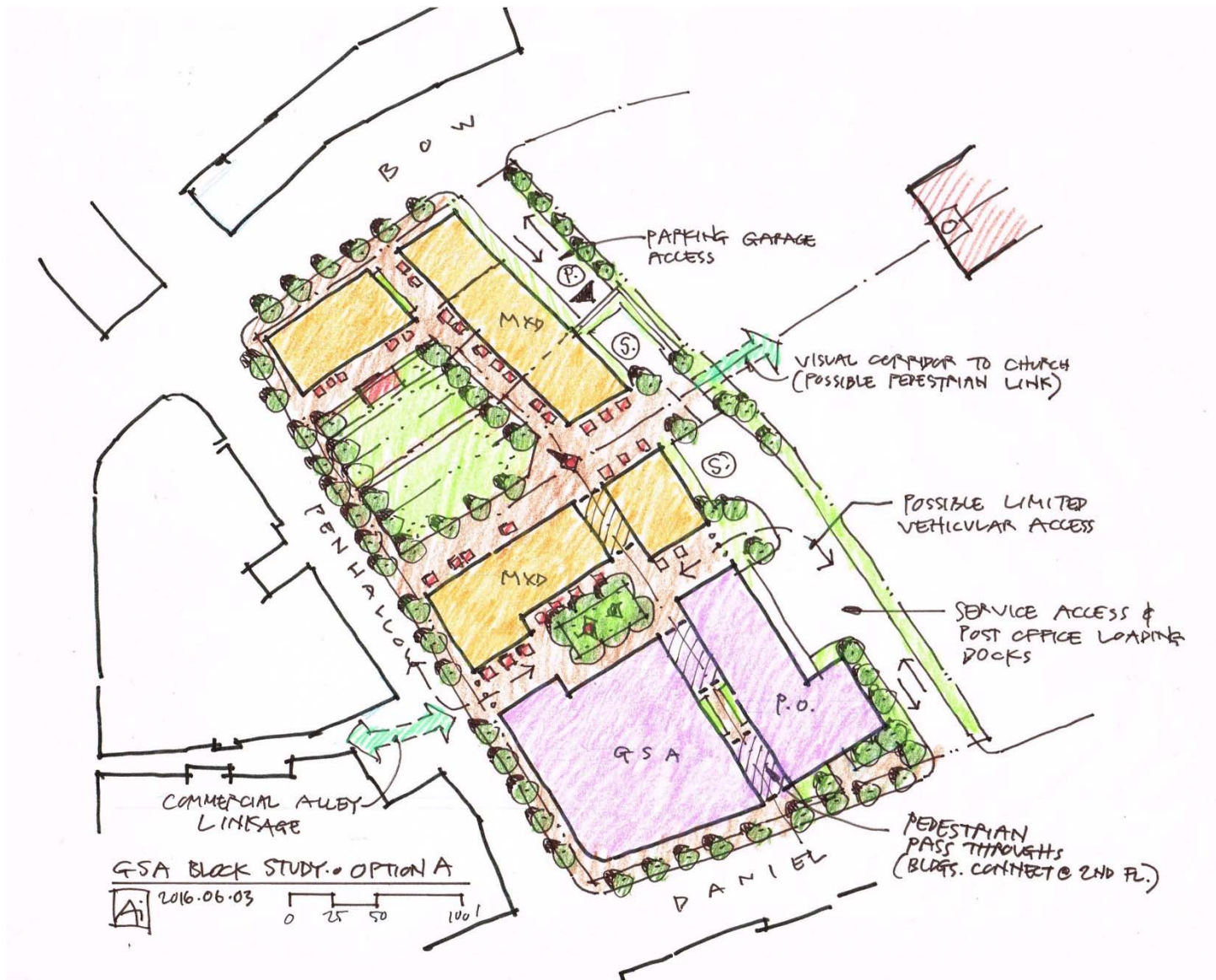
Best regards,

100 Market Street LLC

A handwritten signature in black ink, appearing to read 'M. Simchik', with a large, sweeping flourish above the name.

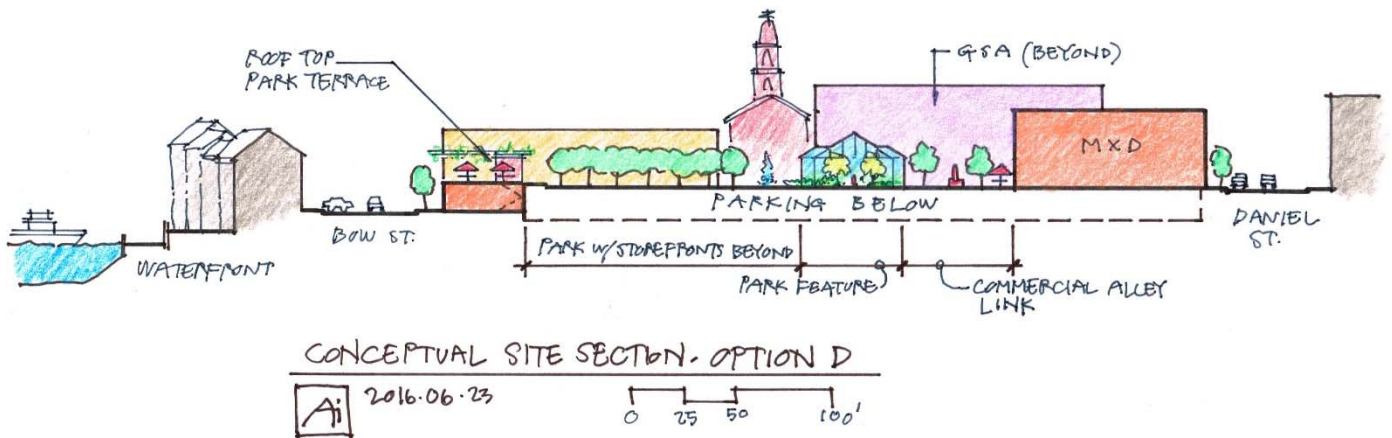
Michael J. Simchik  
Principal

Option A



CONCEPTUAL SITE SECTION - OPTION A  
2016.06.03

Option D



Option E

