

CITY OF PORTSMOUTH, NH REQUEST FOR PROPOSALS



DEVELOPMENT PARTNERSHIP FOR REUSE & REDEVELOPMENT OF THE THOMAS J. MCINTYRE FEDERAL PROPERTY 80 DANIEL STREET

PURSUANT TO THE HISTORIC SURPLUS PROPERTY PROGRAM

PROPOSALS ARE DUE: NOVEMBER 6, 2017 2:00 PM

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REQUEST FOR PROPOSALS
DEVELOPMENT PARTNERSHIP WITH THE CITY OF PORTSMOUTH
FOR THE FEDERAL MCINTYRE PROPERTY

Sealed submissions responsive to this Request for Proposals, plainly marked “RFP 18-18 Development Partnership with the City of Portsmouth for the Federal McIntyre Property” on the outside of the mailing envelope, addressed to the Finance/Purchasing Department, City Hall, 1 Junkins Avenue, Portsmouth, NH 03801 will be accepted until 2:00 p.m. on November 6, 2017.

The City is interested in entering into a public/private partnership for reuse and redevelopment of the McIntyre Property, a 2.1 acre site in the City’s central business district located at 80 Daniel Street. The City has been invited to submit an application for acquisition of the property for Historic Monument purposes from the General Services Administration (GSA).

As such, the City is currently inviting Proposals from those eligible prospective partners who have been identified and selected through submission of Qualifications packages earlier this year. Proposals from other persons and parties will not be considered. This Request for Proposal details the City’s objectives, and asks prospective partners to submit proposals that respond to these objectives.

Through this Request for Proposals process, the City hopes to select one proposal that best meets its objectives and to negotiate with the selected proposer a Development Agreement and a long-term lease.

This Request for Proposals may be obtained by visiting the Finance/Purchasing Department section of the City of Portsmouth website at www.cityofportsmouth.com. Addenda to this request, if any, including written answers to questions, will be posted on the City of Portsmouth website under the project heading. If you have any questions please contact the Finance/Purchasing Department at: (603) 610-7227. In addition, the RFP and other project information are available at www.planportsmouth.com.

The City of Portsmouth reserves the right to reject any or all submissions, to waive technical or legal deficiencies, to proceed or not with any proposal or process, and to negotiate such terms and conditions of any proposal, agreement, lease or other contract that may be in the best interest of the City.

The City reserves the right to terminate or amend this process at any time.

II. SUMMARY OF THE CITY'S OBJECTIVES

The City of Portsmouth is pleased to invite eligible¹ real estate development entities to submit their proposals for consideration of a public/private partnership opportunity that would realize the transfer (to the City) and redevelopment (pursuant to a long-term lease) of the Thomas J. McIntyre Federal property located at 80 Daniel Street in downtown Portsmouth, NH. This RFP seeks to solicit responses that will enable the City Council to select a preferred entity with which to partner for the successful transfer and redevelopment of the property pursuant to the Historic Monument program (also known as the Historic Surplus Property Program).

The City's top priority is to partner with an entity capable of assuming all costs, obligations, and liabilities involved in any reuse and redevelopment of the site. The City also places a very high priority in forming a successful partnership that serves the community in a manner that a private venture might not be capable of achieving on its own.

Primary objectives in pursuing ownership of the property include:

- To capitalize on the rare opportunity to shape reuse and redevelopment of a downtown block in the City's best interests by promoting public/non-profit/commercial use of its ground floors, re-connecting the site with Daniel, Penhallow, and Bow Streets via high quality urban design which includes new pedestrian ways, the introduction of meaningful public open space and public parking uses, and revitalizing the area with new uses;
- To ensure redevelopment of the site that meets the city's economic development and urban design goals, and which ideally includes a re-use/redevelopment proposal with a mix of uses;
- To accomplish the above in a fiscally prudent manner, through a public-private partnership. The City contemplates a long-term land lease with a qualified partner, pursuant to applicable federal regulations.

The City seeks proposals containing sufficient detail to demonstrate how the City's objectives will be achieved. Conceptual design details, market analysis, approx. square footage of uses proposed, redevelopment cost estimate, operating plan and financial pro forma, project

¹ Eligible entities are those who responded to the City's Request for Qualifications (RFQ 62-17) by June 12, 2017.

schedule and implementation plan, and any proposed lease terms and conditions (in concert with Historic Surplus Property Program regulations), should all be part of this submittal.

III. BACKGROUND INFORMATION

1. REDEVELOPMENT SITE

The McIntyre Property comprises approximately 2.1 acres of land, with 245 feet of frontage on the northwest side of Daniel Street, 378 feet on the northeast side of Penhallow Street, and 186 feet on the southeast side of Bow Street. The property includes the McIntyre Building - a four-story (plus basement level) steel-frame masonry building containing approximately 107,000 square feet (sf) of gross building area with forty-four (44) indoor parking spaces and a two-tier outdoor parking lot with ninety-one (91) spaces. The Property is within a short walking distance to Market Square, Portsmouth's commercial/retail center, located at the intersection of Market and Daniel Street and Portsmouth's historic harbor and waterfront commercial areas.



Existing Conditions – Federal McIntyre Property, 80 Daniel Street (Map 106, Lot 8)

Net rentable area is approximately 73,000 sf (exclusive of the basement, parking garage, and mechanical penthouse). The existing structure is 60+/- feet tall. The current assessed value of the property and improvements is \$10,246,800.

The City of Portsmouth, population ~ 21,000, recently completed a [Master Plan](#) which outlines the community's goals and policies for future growth. Prospective partners are encouraged to refer to the "Urban Core" section of the plan to develop a thorough understanding of the community's articulated desires with respect to the site's context. "Thoughtful repurposing of the Federal Building..." is one of the highlighted public comments to have emerged from Master Plan charrettes.

2. HISTORIC PRESERVATION

All redevelopment proposals must be prepared in accordance with the *U.S. Secretary of the Interior's Standards for Rehabilitation*. Proposals must include familiarity with the Standards, and articulate how compliance with the Standards is achieved.

Constructed in 1966, the McIntyre building is an example of the New Formalist style, similar to many federal structures built during this period. The building is designated as a contributing structure in the proposed Portsmouth Downtown National Register Historic District. The City expects that upon transfer, the deed from the federal government will include terms and conditions that outline how the property may be maintained and protected into the future.

The Historic Monument program is described in part on the GSA's web site as follows (emphasis added):

"Title 40 U.S.C. 550(h) authorizes conveyance to any State, political subdivision, instrumentalities thereof, or municipality, of all the right, title, and interest of the United States in and to any surplus real and related personal property which in the determination of the **Secretary of the Interior is suitable and desirable for use as a historic monument for the benefit of the public.** Conveyances of property for historic monument purposes under this authority shall be made without monetary consideration to the United States: Provided, that no property shall be determined under this authority to be suitable or desirable for use as an historic monument except in conformity with the recommendation of the National Park Advisory Board established under Section 3 of the Act of Congress approved August 21, 1935 (16 U.S.C. 463) and only so much of any such property shall be so determined to be suitable or desirable for such use as is necessary for the preservation and proper observation of its historic features. Property conveyed for historic monument purposes **may under certain circumstances be used for revenue producing activities to support the historic monument. All income exceeding the cost of repairs, rehabilitation, and maintenance shall be used for public historic preservation, park, or recreational purposes.** Deeds conveying any surplus real property under this authority shall be used and maintained for the purposes for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions."

3. APPLICATION FOR TRANSFER OF THE PROPERTY

The process for obtaining the McIntyre Building from the federal government involves the City's preparation of an Application for Obtaining Real Property for Historic Monument Purposes that will be submitted to the National Park Service (NPS). The NPS will review the Application and work with the City to make any necessary revisions to ensure that all elements for the reuse and protection of the property in perpetuity are identified and addressed. The Application will require the input and review of the New

Hampshire State Historic Preservation Office (NH SHPO). The NPS makes a recommendation to the Administrator of General Services Administration (GSA) regarding the acceptability of the Application.

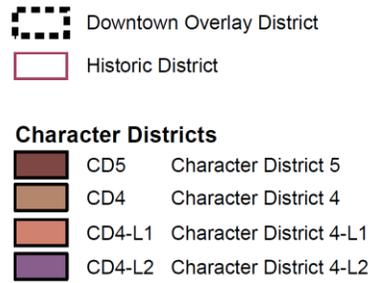
GSA is the agency that deeds the property and the deed will contain covenants regarding the proposed use of the property and will incorporate the Application so that it becomes a legally binding document. The selected partner will play an important role in assisting the City in completing the Use and Financial Plan components of the application to the Historic Monument Program.

The City has prepared an analysis regarding the character-defining features of the property, included as Attachment A to this Request. This analysis is intended to guide respondents in preparing their proposals, but should not be interpreted as a strict, feature-by-feature list of what may or may not be allowed pursuant to the Secretary of the Interior's Standards for Rehabilitation. The GSA intends to transfer the property to the City with a Preservation Covenant attached to the deed, which will provide for permanent protection of the historic character of the property, and ensure any changes to it will be made in accordance with Secretary's Standards. Subsequent to the property transfer, we expect to work with our preferred partner to obtain approval of more detailed design plans in compliance with Covenant terms.

Prospective partners should seek their own professional and regulatory expertise in the development of conceptual proposals that meet the Standards.

4. ZONING / LAND USE COMPLIANCE AND REGULATORY PERMITTING

In 2014, the City of Portsmouth adopted a character-based zoning ordinance that includes this property. The purpose of the Downtown Character District is to encourage development that is compatible with the established character of its surroundings and consistent with the City's goals for the preservation or enhancement of the area. This is accomplished by providing a range of standards for the elements of development and buildings that define a place. More information on the Downtown Character District can be found at: <http://planportsmouth.com/>.



The McIntyre building is primarily within the CD-4 district, with the rear parking area (approx. 20,000 sf) within the higher density CD-5. The site is also within the Historic District, as well as the Downtown Overlay District.

The development or redevelopment of this property shall comply with the City’s zoning ordinance and other related local, State, and Federal permitting processes and regulations. The City will work in close partnership with its chosen private partner to provide assistance in obtaining local regulatory approvals as required. Respondents should be aware that the site is also located within the City’s Historic District, and consultation with the Historic District Commission will be required.

5. ENVIRONMENTAL CONSIDERATIONS

The structure is known to contain lead-based paint, asbestos containing materials, and underground storage tanks. Sprayed-on asbestos is believed to be considerable above all ceilings. The City has obtained further information on known environmental considerations from the GSA, which is available upon request.

IV. CITY’S DESIRED REDEVELOPMENT TERMS & CONDITIONS

The City will evaluate proposals based on all of the following preferences – each will be used to make qualitative comparisons, and together will form part of the basis for selection of a preferred partner. City Council seeks responses to this RFP that will optimally serve the public’s interests. Of utmost importance, the City seeks a partner who is able to assume all costs and liabilities involved in any redevelopment of the site.

1. PREFERRED USES

In addition to the objectives broadly-stated in the Summary section of this Request, the City seeks proposals that will:

- Provide significant opportunity for the public to gather and enjoy the property; proposals should consider a benchmark of 25% meaningful public open space on site; some degree of public rooftop access is desirable;
- Involve a mix of uses on the site which will contribute to the overall success of the downtown; ideally, preferred uses include a retail post office², office and/or residential space (which may include workforce housing, artist live-work space, extended stay), and other types of uses that will engage public activity (cultural, indoor farmers' market, , retail, restaurant, etc.).
- Preserve a daytime employment base on site. Proposals should provide information as to estimated jobs to be retained on site;
- The ground floor(s) of the building(s) on site should be occupied by uses that invite public use; and
- Parking that is available to the public is desired.

Proposals should address how preferred uses were considered and incorporated into the overall redevelopment, and provide explanation as to why preferences were not able to be accommodated within the proposal.

2. URBAN DESIGN

In addition to preferred uses, the City seeks proposals that will achieve a high quality of urban design and serve to “reconnect” the site to the surrounding urban fabric.

- Redevelopment of the site should be consistent with the surrounding historic context in terms of height, volume and massing. Any additions and/or new buildings on the site must comply with the Secretary Standards in addition to the character-based code. For additional guidance, please see:
 - [Secretary of the Interior Standards for Rehabilitation](#)
 - [New Exterior Additions to Historic Buildings: Preservation Concerns](#)
- New buildings and alterations of existing buildings should be consistent with the [Design Guidelines for the Historic District](#) as adopted by the Historic District Commission.

² The USPS has indicated a need of 5,000 s.f. to perform retail services at the site; the City is flexible in inviting proposals that accommodate this function on the site in accessible locations other than the one presently used.

- New buildings along Bow Street should be designed to be compatible with the existing built environment on along Bow, and should take care to not overshadow the street.
- All street-facing facades should include ground-floor non-residential activities with transparent glazing to activate the street edge. Residential use is prohibited from the first floor within the Downtown Overlay District.
- Inviting pedestrian circulation is desired through the site; continuation of “Commercial Alley,” and reintroduction of a public, pedestrian way extending from Daniel to Bow Street is desirable. Placement of interpretive kiosks and/or other means of commemorating local history is encouraged.

3. INNOVATION, CREATIVITY, AND SUSTAINABILITY

The City seeks thoughtful responses that creatively improve the public realm and use innovation and creativity to integrate the site with the surrounding area and foster increased downtown vitality.

The City is an Eco-Municipality; proposals that incorporate sustainable building practices and/or net zero energy efficiency are encouraged.

4. PUBLIC SPACE AND LANDSCAPING

Public access and enjoyment of the site is a high priority.

- Redevelopment of the site should enhance the pedestrian environment, incorporating sidewalks along public streets and, where feasible, public pedestrian alleyways through the site (see also Urban Design).
- Redevelopment of the site should incorporate active public outdoor spaces such as plazas, courtyards and pocket parks.
- Landscaping should be provided within the site and on the perimeter of the site to break up impervious areas, soften architectural and structural materials, and provide storm water management benefits where possible.
- The project will need to comply with the City’s 1% for Art program, and should incorporate public art into the site redevelopment at a minimum cost of 1% of construction costs up to \$15,000,000.

5. TRANSPORTATION AND CIRCULATION

- Redevelopment of the site should include sufficient off-street and public parking to serve the needs of the site and to support downtown activity. To this end, incorporation of a multi-level parking structure with access from at least two streets is encouraged.
- The design of the Project site must comply with the Americans with Disabilities Act (ADA). As a public entity, the City is subject to Title II of the ADA, and proposers should consider guidelines of both Title II and III.
- Redevelopment of the site should include parking for bicycles.

6. DEVELOPMENT AGREEMENT AND LAND LEASE TERMS

Proposals should take into consideration and address the City's expected redevelopment terms and conditions provided below. Unless a proposer states otherwise in its submittal, the City will expect any final agreement to be consistent with the terms in this section.

As part of this partnership effort, the City intends to retain ownership of the land and lease development and management rights to a partner entity. Detailed terms of this arrangement are subject to regulations of the Historic Surplus Property Program and will be negotiated with the City.

Development Agreement

- Under the Development Agreement the selected partner will be responsible for 100% of the funding to be provided to complete the redevelopment and construction of the Project, pursuant to equity, debt, or some combination thereof, including assurances for covering cost overruns. In a timeframe to be established the selected partner will be required to demonstrate to the City that 100% of construction funds are committed.
- The Development Agreement must include appropriate risk allocations and will at a minimum require the selected partner to defend, hold harmless and indemnify the City for any costs, expenses or losses arising from the selected partner's activities related to its due diligence and for the design and construction and operation of the Redevelopment Project.
- The selected partner will be responsible for compliance with all regulatory requirements.

Lease Agreement

At this time, anticipated lease terms include:

- Payment of taxes on the leasehold interest in accordance with RSA 72:23 I (b);
- Lease payment to City, term, and insurance requirements;
- Hold harmless and indemnity clauses;
- On-going compliance with a Preservation Covenant;
- Regular reporting pursuant to Historic Monument Program regulations; and
- Pursuant to Historic Monument Program guidelines, all excess income beyond a negotiated reasonable return being returned to the City.

7. FINANCIAL PERFORMANCE

Given the unique opportunity presented by this project, a successful and sustainable urban redevelopment of the site is the City’s overarching goal. However, the project must also demonstrate positive financial return to the City.

Therefore, pro forma financial projections associated with the redevelopment proposal will be evaluated for terms most favorable to the City within the context of the proposal itself; in other words, excess income returned to the City is a factor weighed in proposal evaluation, but does not override all other objectives.

V. PARTNER SELECTION & PROJECT SCHEDULE

Partner Selection	Date to be Completed
RFP Issued	August 22, 2017
Deadline for Submission of Questions	September 6, 2017
Introduction to the Teams*	September 9, 2017
Final Addenda to RFP	September 15, 2017
Proposals Due	November 6, 2017 2:00 pm
City team Reviews and Evaluates Proposals for Responsiveness	November 6 – November 13, 2017
Council Shortlists Proposals – Chooses Team(s) for Interview	November 13, 2017
Proposer Interview(s)	November 27, 2017
Council Selects Preferred Partner*	December 4, 2017
Council Approves Application to Historic Surplus Property Program; Application Submitted to NPS	December 18, 2017
Project Schedule	
Execution of Development Agreement (or MOU)	To follow
NPS Reviews and Recommends Application to GSA	To follow

Partner Selection	Date to be Completed
GSA Approves Application and Begins Transfer Process	To follow
GSA Vacates Property and Transfers Deed to the City	To follow (est. October 2018)
Execution of Ground Lease and Lease Commencement	To follow

* alternately, negotiations continue and final and best proposals are invited prior to selection

The Council will host an “Introduction to the Teams” public meeting on **Saturday, September 9, 2017**. The purpose of this session is to a) introduce interested teams to the community and invite them to present their team’s qualifications as evidenced in their respective qualifications submittals, b) solicit additional public inquiry and comment on the project, and c) if necessary, use the meeting as an opportunity to clarify questions pertaining to the RFP for use in a subsequent addendum.

The partner selection schedule anticipates the City Council conducting interviews with one or more proposer, on **Monday evening, November 27, 2017 starting at 6 pm**. Presentations of redevelopment proposals will be made in public session.

The City reserves the right to negotiate further with potential partners, after interviews, to invite final and best proposals prior to selection of a project partner.

The Project Schedule is dependent on the property transfer schedule which is to be developed in concert with the GSA. At this time, proposers should develop project schedules that assume the City takes possession of the property in October, 2018.

VI. SUBMITTAL CONTENT REQUIREMENTS

Each submittal should include the information requested in this section for the redevelopment of the McIntyre Property, taking into consideration the regulations pursuant to the Historic Surplus Property Program, and the City’s desire to establish a public-private partnership that benefits the City as a whole, with an entity capable of implementing a successful redevelopment in a timely manner.

Submittal requirements are intended to enable the City Council to make an objective comparison of each proposal, and to select a partner that best meets the City’s stated objectives for redevelopment and that demonstrates the financial and technical capacity to complete and deliver a project that enhances the City’s urban environment. In addition, the selected partner must provide sufficient detail to enable completion of the Application for “Obtaining Real Property for Historic Monument Purposes,” immediately thereafter selection.

The selected partner will be expected to execute a Development Agreement with the City immediately following selection.

1. COVER LETTER AND EXECUTIVE SUMMARY

The cover letter is the proposer's official letter transmitting the complete proposal to the City. The cover letter must include:

- the full name and address of the proposer's organization(s);
- the state of incorporation or in which it is licensed to operate; and
- the form of business, and the name and contact information for your organization or team for this proposal.

The cover letter should identify who will be the key business negotiator and be signed by an individual who is authorized to commit the proposer to the obligations contained in the proposal. In addition, the team member who will be assigned primary responsibility for public presentations and interaction should be identified.

If the proposer consists of a team or joint venture, an authorized representative of each of the participating organizations is required to sign the letter. Respondents must include a chart or diagram explaining the intended form and structure of any proposed partnership or joint venture.

The Executive Summary must be presented as a separate document summarizing in clear and concise language, easily understood by persons not having a technical background, the information contained in the proposal. The Executive Summary shall be limited to three (3) pages, including tables and graphs.

2. PROPOSER INFORMATION

To the extent that proposer information has changed or been augmented since Qualifications packages were submitted to the City, include any such information at this time. If Qualifications lacked specificity with regard to team members, respective roles, and resumes, this information must be provided in this submittal.

In addition, provide the following information: the legal name and contact information of the organization, history, type of ownership, legal structure, officers and directors, and number of employees. Provide any contractual litigation, arbitration, and mediation cases for the last (5) years that are material and relevant to this proposal. Failure to provide such may result in disqualification.

Formation submittal requirements shall include:

- Articles of Incorporation
- Certificate of Status/Good Standing
- By-Laws
- Certificate of Organization (if applicable)
- Operating/Partnership Agreement (if applicable)

3. PROPOSER FINANCIAL INFORMATION

Provide proof of the financial capacity of the proposer entity to perform the Project such as credit information regarding the proposer entity, credit references for the proposer entity, and relevant audited financial statements of the proposer entity and/or its parent guarantor. Note to proposers: under the Development and Lease Agreements, the City reserves the right to require a guaranty or other form of recourse liability from any entity on which the selected partner relies upon for financial capacity.

The following Financial Documents shall be submitted (if not previously included as part of Qualifications packages):

- Financial Statements or Annual Reports for three most recent fiscal years for Proposer and/or parent companies (if applicable)
- Interim Financial Statements for Proponent and/or parent companies (if applicable) (most recent month ending within thirty days)
- Financial Statements of any tenants, lessees and occupants extra to Proponent and intended to occupy the premises (if applicable)
- Preliminary financing commitments or project specific letters of interest from recognized funding sources
- Evidence of the Proposer's financial capacity to undertake the proposed project. Recent experience in capital formation for similar type projects of comparable size may be included.

Submission of this information should be made in a separately-sealed envelope labelled "Proposer Financial Information," and marked confidential in accordance with RSA 91-A. A Proposer must clearly designate in its Proposal those portions of the Proposal, if any, that the Proposer believes are trade secrets or are maintained for the regulation of commercial enterprise that, if disclosed, would cause substantial injury to the competitive position of the Applicant. To the extent the law permits the City will use reasonable efforts to hold the designated portions of the Proposal in confidence.

4. DEVELOPMENT AGREEMENT AND LEASE AGREEMENT TERMS

Proposals should take into consideration the City's expected redevelopment terms and conditions provided above. Where expressly noted, proposals should specifically address the requirements. Unless a proposer states otherwise in its submittal, the City will expect any final agreement to be consistent with the terms in this section.

The proposal must include at a minimum the following proposed terms and conditions. A proposer may elect to include additional terms and conditions. The City expects a Development Agreement will guaranty its partner's commitment to the project, and

enable the partner to assume all financial and legal obligations associated with the cost of developing and operating the project upon the property being transferred to the City.

- Confirmation that proposer will bear all costs of development and operation of the Project; specify the amount to be deposited annually into a maintenance reserve fund; and specify any circumstances under which the City will bear any costs of repairs/replacements, environmental remediation, or other capital expenditures.
- Guaranteed lease payments, lease payment escalators during the initial term, and (if different) during renewal options.
- Initial proposed term of Lease Agreement, as well as any renewal options.
- Covenants related to the safe operation the construction site, diligence and obligations related to regulatory efforts, etc.
- Confirmation that proposer has made themselves familiar with the regulations of the Historic Surplus Property Program, including its provisions pertaining to income-producing properties.
- Specify any contingencies in favor of proposer that proposer will request in the Development Agreement, and confirm that no later than execution of the Development Agreement the selected partner shall pay to the City a deposit to be negotiated. Upon substantial completion of selected partner's obligations under the Development Agreement and commencement of rent under the Lease Agreement, such deposit shall be credited toward rent coming due under the Lease Agreement.
- Taking into consideration the City's objective of negligible City financial participation, specify any governmental assistance of any nature that the proposal will request from the City or any other governmental entity in connection with redevelopment of the Project, including any in-kind contribution; any use of governmental facilities (other than the Project) or services.
- Confirmation that the proposed conceptual design(s) are intended to comply with the Secretary of the Interior Standards for Rehabilitation.

5. PROJECT NARRATIVE & CONCEPTUAL REDEVELOPMENT DRAWINGS AND PLANS

Provide a detailed narrative description of your proposal, including plans for public use, enhancement of the City's pedestrian streetscape/urban design, and public parking. Include anticipated daytime and evening population expected to make use of the site – e.g. employment and/or tenant counts, visitor counts, and anticipated parking demand and any transportation demand management measures anticipated. Also include any sustainable design elements incorporated on site. If the work will be phased, describe each phase and indicate corresponding time schedule.

Identify any portions of the property to which public access will be denied or restricted. Establish the suitability of the property for the proposed uses and the compatibility of the proposed revenue producing activities with the historic and/or architectural character of the property.

Using the provided “Character Defining Features Analysis” provided in Appendix A, describe all work to be performed on the site in relation to its effect on architectural/site features or interior spaces. An outline description should be used to detail each work item, e.g.:

SAMPLE	
Original Uses and Changes to Present	Proposed Changes and Uses
All upper floors are designed and used for offices.	Tenant fit out and modifications to partition layouts and service systems are envisioned, as required by building code and approved by property management. Efforts to preserve existing stairwells and service core will be made. Continued office use is anticipated.

Conceptual drawings and plans should illustrate all proposed uses at scale, with exterior elevations, massing diagrams, floor plans, cross sections, and other drawings needed to convey design intent. General site plan, with sustainable transportation (transit, walking and bicycling), parking, access and loading docks/areas identified.

6. PROJECT SPECIFIC FINANCIAL SUBMISSION

Each Proposer shall provide a development pro forma that includes rehabilitation/new construction costs. Information to be provided includes but is not limited to:

- **Description of Project Components:** show the gross square footage and the rentable square footage for each proposed use and for the total development.
- **All hard costs:** The breakdown must include: environmental testing and remediation (if required), site preparation, site improvements, demolition, building shell and core, tenant finishes, specialty finishes, general contractor’s overhead and profit, and any other major expense categories pertinent to the proposed project. Include the basis for estimating these costs.
- **All soft costs:** The breakdown must include: architectural, engineering, specialist consultants, legal, accounting, developer’s fees, mortgage/syndication brokerage fees, other professional fees (e.g., construction manager owner’s representative, marketing, leasing, etc.), and other soft cost categories pertinent to the proposed

project. Amortization and depreciation costs should be included here, not as part of any maintenance/operating pro forma.

- An implementation plan for the proposed development, including a development schedule with key milestone dates and a projected occupancy date. The development schedule should outline the required regulatory approvals for the proposed development and the anticipated timing for obtaining such approvals. If the Proponent intends to sublease the proposed development, the Proponent should provide a description of the proposed users and the marketing and leasing plan for the development, and should clearly indicate what percentage of the development must be leased (if any) prior to the commencement of the various stages of the development and construction process. Include a phasing plan if proposed.
- All contingencies: Specify whether the contingency is for hard costs, soft costs or total costs, design or construction, financing or other critical components of the total project costs.
- Sources of debt and equity for the total project cost. Any key commercial terms required by financing parties including form of estoppels, form of Subordination, non-Disturbance, and Attornment (SNDAs), form of construction easements, etc.
- All assumptions regarding financing terms on acquisitions, predevelopment, construction, and permanent loans. The breakdown must include financing fees, interest rates, drawdown schedule and term, participation, amortization and other critical information.
- Any other project related expense not included in the above categories.
- Calculation of total project costs.

10 YEAR OPERATING PRO FORMA

Each Proposer shall provide a 10 year operating pro forma (submitted in Excel in addition to hard copies and .pdf) that includes all of the information normally found in a real estate operating pro forma, on an annual basis. This information includes, but is not limited to:

- Tabulation of gross and net rentable square feet.
- Proposed fixed rent payments, percentage rent, and/or other forms of rent payable to the City of Portsmouth and corresponding market data supporting all occupancy, rent, and revenue assumptions.
- Proposed “reasonable return,” expressed as a cash-on-cash figure.
- Schedule of all revenues – total and per square foot.
- Detailed projected capital and itemized operating expenses pertinent to the

development project – total and per square foot. Any direct allocation to or reimbursement by tenant of any operating expenses must be identified, and explained in detail.

- A description of operating management plan and fees (including whether on-going operations will be managed by the proposing entity or subcontracted).
- All “other” expense, capital expenditure and vacancy assumptions used to determine cash flow.
- Anticipated primary leasing terms (35 year, 50 year, etc.), and leasing rates, and calculation.
- Tenant inducements, including free rent, lease up schedules, tenant improvement allowances, and any other adjustments to market rent which yield an “effective rent” lower than the “nominal rate.”

Twelve paper (12) copies of the Proposals must be submitted. Proposers are encouraged to avoid the use of synthetic report covers and partitions. A single CD/DVD with an electronic PDF copy of their proposal shall also be included.

VII. SELECTION PROCESS

The City Council will choose a partner to facilitate transfer and redevelopment of the site. The City will subsequently submit application, with the selected partner’s assistance, to the Historic Monument program, enter into negotiations with a preferred developer to enter into a development agreement, and ultimately, if a successful transfer is made, lease the site and its improvements.

The selection process will include public input, and select respondents will be asked to make public presentations of their Proposals as part of an interview process.

1. EVALUATION CRITERIA

The intent of this RFP is to with the City of Portsmouth to realize the reuse and redevelopment of this 2.1 acre parcel in a manner that meets the community desires and enhances the long term vitality of this important City block.

Proposals will be evaluated according to the following:

- Responsiveness to submission requirements
- Comparable development experience
- Strength of entity members/completeness of the team
- Understanding of required project work and schedule
- Financial capacity

- The extent to which the overall redevelopment proposal meets or is likely to meet the City’s objectives, as outlined in Section IV.

2. SELECTION PROCESS

- Proposals will be reviewed and evaluated by the City for responsiveness to this RFP.
- The City may select, by vote of the City Council, one or more entities to invite to be interviewed, which will involve a public presentation of proposals for the site’s redevelopment. Additional questions regarding specific proposals may be asked at this time. Interviews will be factor in the overall qualitative evaluation of Proposals.
- Based upon all of the evaluation criteria and interview, the City may select a preferred partner. Alternately, the City reserves the right to negotiate with selected proposers to further refine the proposal(s) and to invite a “last and best” submittal for consideration, prior to final selection;
- The City, with its partner’s assistance, will submit an application for transfer of the property from the GSA to the City, and the City will begin lease and property management negotiations with a preferred development entity.
- If the City is unable to reach agreement with its preferred partner, the City may enter into negotiations with the team whose proposal was deemed to be next most advantageous to the City.

VIII. ADDITIONAL INFORMATION

All requests for additional information and/or questions should be directed, in writing, to Deputy City Manager, Nancy Colbert Puff, at ncolbertpuff@cityofportsmouth.com, no later than September 6, 2017. All responses, if applicable, will be posted to [Purchasing](#) web page by September 15, 2017. In addition, responses will also be posted to the [McIntyre Project](#) page.

IX. RESERVATION OF RIGHTS

The City reserves the right to undertake such investigation as it deems necessary to evaluate the Proposals of the development entity and to evaluate its submittal. Respondents may be asked to submit releases as part of the investigation and review of Proposals. Failure to provide a release if requested will result in disqualification.

The City reserves the right to request additional information as part of this selection process. The City of Portsmouth also reserves the right to reject any or all submissions, to waive technical or legal deficiencies, to proceed or not with any proposal or process, and to negotiate such terms and conditions of any proposal or contract that may be in the best interest of the City. The City reserves the right to terminate or amend this process at any time.

Character Defining Features Analysis

Thomas J. McIntyre Federal Building Portsmouth, New Hampshire Character-defining Features Analysis

Alisa McCann, Architectural Historian

Note: for ease of discussion about the building, the following compass points will be used in describing the property and building: Daniel Street – south, Penhallow Street – west, Bow Street – north, and Chapel Street – east. In addition, the building is discussed in three sections: the Main Building, the one-story section on Penhallow Street, and the one-story wing on Daniel Street (the location of the current Post Office), with all exteriors described before all interiors.

The Thomas J. McIntyre Federal Building was designed in the New Formalist style by the architectural firm of Koehler and Isaak for the U.S. government. It was completed in 1967 and, in 1981, the building was rededicated and named for New Hampshire's U.S. Senator from 1962 to 1979, Thomas J. McIntyre.

In September 2003, the General Services Administration published "Growth, Efficiency and Modernism: GSA Buildings of the 1950s, 60s and 70s" based on a study of federal building construction within the larger context of American architectural history and the history of federal building construction. The full text of this publication can be found at <https://www.gsa.gov/graphics/pbs/GEMbook.pdf> The following discussion contains excerpts from this document to place the construction and architectural style of the Thomas J. McIntyre Federal Building in the context of the federal government's mid-20th century building program:

The federal government often constructed its buildings in the current architectural style and as the era of Modern Architecture unfolded, the federal government embraced this style for their needs. "One of the most noticeable changes in Modern Architecture was the diminishing distinction between public and private buildings. In the past, the symbolism of public buildings was important, and formal, hierarchical sequences of ceremonial spaces were common. However, the Modern era ushered in an emphasis on functionalism, and the economy of interior space reflected this new design mode. Grand lobbies were absent from Modern designs; instead, plazas served as exterior gateways to sites, while the use of transparent building materials served to visually unite exterior and interior spaces."

"Office spaces also changed dramatically. Individual offices became less common and large open areas, referred to as either universal space or flexible plans, became common. Moveable room dividers allowed spaces to be altered as necessary. "

"Modern architecture sought to break from the past by embracing new technology. Using electrical and mechanical innovations and methods and materials—such as steel, glass, plastic, and reinforced concrete—that were previously unavailable, buildings took on appearances that were wholly different

from their predecessors. Architecture was influenced by Modern art and used abstract forms, space, light, and sometimes bold colors. Also coupled with this new architectural aesthetic were social goals. Architects hoped that the machine age would bring about equality and democratic values for all citizens.”

“More so than in the past, architecture became practical. Functional efficiency, coupled with economic efficiency, overshadowed elaborate buildings of earlier eras, and perhaps one of the greatest reasons for the success of Modernism is that it was substantially less expensive than previous methods of building.”

From its creation in 1949, GSA utilized private architects and architectural firms to create designs for federal buildings, eventually relying on private architects almost exclusively. “In the United States, conservative private architects rather than notable, cutting-edge architects were increasingly responsible for the design of Federal buildings. Generally, more concerned with efficiency and economy than with aesthetics, designers planned buildings that were utilitarian in nature. It was also during this era that the prominent, ceremonial entrances previously found on most public buildings all but disappeared. Cautious use of Modernism appeared with varying degrees of success. While public buildings followed the trends and technology of the larger architectural community, it was often with hesitation and delay. No longer were Federal buildings at the forefront of innovative design. However, technological advances in building design—most notably the use of metal skeletons sheathed with glass and other types of panels—were incorporated into Federal buildings.”

“In 1962, the Public Buildings Service (the branch within GSA assigned civilian construction responsibilities) (PBS) issued a series of design objectives for new and remodeled spaces in buildings that were GSA-controlled. These objectives were as follows:

- A high ratio of net usable space to gross area.
- Maximum flexibility of space assignment and utilization.
- Maximum economy and efficiency in the operation of buildings.
- Constant improvement of office space to improve employee morale, reduce personnel turnover, and increase employee efficiency.
- Protection of life and property.”

“To realize these objectives, PBS recommended that the circulation “core” of the building be carefully designed using adequate but minimum permanent corridors, toilets, stairways, elevators, and lobbies. The general office space was to be designed on approved “modular lines” with full flexibility of fenestration, lighting, power, and air-conditioning in order to permit the installation of movable partitions. Special-purpose space and custodial space was to be carefully designed for long-range usefulness derived from “painstaking” research and effective contacts with the tenant agencies. The partition layouts were to be responsive to

the functional space studies as well as consistent with good architectural and engineering practice.”

“In 1962, GSA declared that economical, functionally suitable, and, where possible, aesthetically acceptable materials should be used. Specifications were to be written to permit the most favorable use of the optional materials and those produced in the general locality of the project. Consideration was given to local products when they were suitable and cost effective. The use of foreign stone was prohibited. Architects were to list marble and granite by trade names, and give specifications as to the appearance of acceptable limestone and sandstone. “

“In 1963, GSA issued a directive regarding materials and finishes for projects with construction costs of \$1 million or more. The following materials and finishes for exterior features were stipulated:

- wall facing: brick, stone, cast stone, ceramics
- trim: stone, granite, aluminum, stainless steel, enameled iron
- spandrels: brick, tile, stone, marble, aluminum, steel
- window frames: aluminum, bronze, steel
- entrance doors: aluminum, stainless steel
- title letters: aluminum, stainless steel
- flat roofs: composition
- pitched roofs: slate, copper”

“Stipulations involving interior spaces were more detailed and were outlined according to the intended use for the space. Generally, spaces such as basements, rooms containing mechanical equipment, storage spaces, and holding cells were finished in unpainted concrete. Typical office spaces and public toilets were finished with mid-grade materials such as vinyl flooring, plaster or ceramic tile walls, and acoustical tiles or plaster ceilings. Public spaces such as entrances and elevator lobbies and courtrooms were finished in higher-quality materials. There were generally terrazzo or tile floors, marble or wood wainscot, and plaster walls and ceilings. Ease of maintenance was repeatedly cited as a factor in choosing materials.”

From 1967 to 1997, the public Post Office functions were located in the first floor of the Main Building- the Box Lobby was north of the elevators – and in a portion of the one-story wing east of the Main Building – the location of the Service Lobby (six windows for public services) and offices for Post Office officials. Access to the Service Lobby was through the set of double doors in the east wall of the vestibule. At the north end of the first floor were the areas for receiving, distributing and sorting mail. In 1997, the Post Office moved its public functions and access into the one-story wing to the east of the Main Building, modifying this wing to allow for public access and change in use. As with the exterior, the finishes on the interior of the first

floor are different from those of the upper floors – the first floors of both the exterior and interior are where any elements of higher grade materials or details are concentrated.

Determining Character-defining Features

While the Thomas J. McIntyre Federal Building has suffered its share of significant alterations over its short life span, it retains many original features that convey its purpose and the New Formalist style of its time. It is interesting to note that some of these changes, while removing historic fabric and altering the original design of the building, used the same (or visually similar) materials and were composed in such a way that they are often mistaken for original features and designs.

Primary features are those that, in and of themselves, identify this particular building as the Thomas J. McIntyre Federal Building and as no other. Secondary features are those that contribute to this identity and/or of a particular architectural style but, in and of themselves, do not distinguish this building from any other. In distinguishing between “primary” and “secondary” features, the condition of the feature, if original, was taken into account. Those original features that are altered or significantly deteriorated were determined to also be “secondary.” More recent alterations, such as the remodeling of the one-story wing as new space for the Post Office in 1997, are considered neither a reflection of an important event nor have these modifications existed long enough in time to be evaluated as significant to the redesign of the McIntyre Building (the general time frame used in this kind of evaluation is 50 years). They are, therefore, determined to be non-character-defining features.

This document does not presume to identify which specific features of the Thomas J. McIntyre Federal Building must be retained or may be altered in a rehabilitation that meets the Secretary of the Interior’s *Standards for Rehabilitation*. These ten standards collectively call for the sensitive treatment of features and specific materials of a historic property as it is returned to “an efficient contemporary use” in order to “assist the long term preservation of a property’s significance through the preservation of historic materials and features.” This document does, however, identify those features with which great caution and care **must** be taken in contemplating any changes to them.

Any evaluation of retained, altered, or removed features must be evaluated in separate process. The evaluation of any changes to **any** feature of the property must be evaluated within the context of any individual rehabilitation proposal and its proposed total impact on the property. These impacts can be very positive or deleterious and the combination of these impacts should be evaluated on a case by case basis.

Site/Setting (See photos 1-9, 12, 14, and 15)

The Thomas J. McIntyre Federal Building occupies the southern half of a 2.1-acre parcel in downtown Portsmouth. The site is bounded by Daniel Street, Penhallow Street, Bow Street, and the rears of structures on the west side of Chapel Street; the main entrance and elevation are on Daniel Street. The immediately surrounding blocks of this downtown area are densely developed with most buildings built to the property lines and three stories high. The site is

bounded on three sides by city-owned, concrete sidewalks. It drops in elevation thirteen feet from Daniel Street to Bow Street, a grade change of 4%. Immediately adjacent to the east of the McIntyre Building on Daniel Street is the Old City Hall, a red brick, two-and-one half story, gable end building combining elements of both Greek Revival and Italianate Styles. It is set back from the sidewalk approximately 25 feet behind a grass lawn.

Although approximately one half of the site is given to parking, there are remnants of the landscaping and public spaces created on Daniel Street when the building was constructed. While the small parking lot on Daniel Street (public parking for approximately ten cars) has not been altered, the area that is the entrance to the current Post Office has been greatly modified. The grassy area along Daniel Street has been reduced in size and paved to allow for the installation of mail drop boxes and the grass strip that originally existed between the walkway from the parking lot to the main entrance has now been almost completely lost to a handicap ramp and additional paving. A new brick portico was constructed in 1997 when the Post Office moved to the one-story wing and created a new entrance by enlarging a former window. It is four red brick piers supporting a pyramidal Plexiglas skylight. Along the east elevation of the one-story wing (current Post Office) is an area of shrubs, grass, a brick path, and a picnic table. The path ends at the wall of the loading docks.

Along the main (south) elevation is a small, low concrete planting box against the building's foundation at the west corner and there is a ground-level planting area in front of the western-most bay of the one-story wing (current Post Office). There are also concrete planting boxes with knee-high walls on either side of the entrance on Penhallow Street, also against the foundation. There are free-standing planters presumed to be placed after September 11, 2001 – six at the Daniel Street entrance and one at the entrance on Penhallow Street.

The north half of the property is occupied by parking – a two-tiered parking facility as well as surface parking. The extent of surface parking found on this site is an anomaly in the historic downtown. The first floor of the north elevation of the building contains seventeen loading docks. On Penhallow and Bow Streets, brick walls capped with concrete (approximately five feet in height) surround and shield the view of the parking; these walls are original to the construction of the building. There are three points of egress to/from the parking – one on Penhallow Street and two on Bow Street; these seem to be the original locations.

There are two flag poles: one at the corner of Daniel and Penhallow Streets (original) and a second pole erected in 1997 in front of the current Post Office entrance.

Site/Setting		
Primary features	Secondary features	Non-character-defining features
Urban pattern of building to/nearly to property line	Parking lot on Daniel St.	1997 portico for new Post Office
Limited public space and green space on site	Remnants of grassy area on Daniel St.	Concrete planters from post-September 11, 2001
Original concrete planters on Daniel St. and at Penhallow St. entrance	Modified green space along east elevation of one-story wing (current Post Office)	Flag pole added 1997
	Flag pole at corner of Daniel and Penhallow Streets	Parking lot north of building
	Brick walls surrounding north parking area	

Building

The Thomas J. McIntyre Federal Building has three major design components and, although each will be discussed separately to facilitate the description, it is important to note the original design intent of the interplay of the height and massing of the three components and the use of single-story elements at the main entrance on Daniel Street and along Penhallow Street. The red brick and limited use of concrete details seems to be a clear intent to be harmonious with the overall character of downtown Portsmouth.

The three main components for discussion purposes are:

- Main Building – four stories, seven by seventeen bays
- One-story section along Penhallow Street
- One-story wing to the east of the Main Building, currently the Post Office

Main Building – Exterior

(See photos 1-5, 9, 10, and 17; for photo of main entry showing columns of arcade without stainless steel sheathing, go to <http://www.nh1.com/news/bomb-squad-called-portsmouth-federal-building-exacuated-after-discovery-of-suspicious-backpack/page/15/>)

A four-story (with basement), steel frame, red brick and concrete rectangular building with a tar and gravel flat roof. It has two primary elevations on Daniel and Penhallow Streets, a secondary elevation on Bow Street, and a tertiary elevation facing Chapel Street.

The building above the first floor is red brick with a flat concrete fascia and cast concrete brackets with parallel raised edges. The brackets on the south and east elevations have been encased in a wire mesh netting since 2008 to capture any falling pieces of failed concrete (first in a temporary black netting and currently in a heavy duty beige netting). The single-pane,

aluminum frame pivoting windows are equally spaced and are aligned both vertically and horizontally within each elevation; they are deeply recessed from the exterior plane of the building and are set within large-aggregate, unadorned white cast concrete window frames.

The main entrance to the building on Daniel Street is recessed two bays behind three flat segmental arches supported by four concrete columns currently encased in stainless steel (sometime after September 2015); each column is surmounted by a single concrete bracket in the same design as those at the roof line. This covered entryway has a cast concrete groin vaulted ceiling the springing of which rests on single fluted concrete pilasters opposite the columns. There are three full-height glass walls aligned with each arch and vault of the entry surmounted by demi-lune transoms above a concrete lintel; the center glass wall contains the main entry doors. These full-height glass walls are divided into three vertical components which is the common pattern found in all of the full-height glass elements in the McIntyre Building: squares at the top and base with a single pane of glass in between approximately three times the height of the squares; they are either five or six bays wide. At the entry on Daniel Street, a pair of glass and aluminum doors have been inserted to the right and a single glass door (access to a stairwell) is to the left; the original configuration was a pair of doors in both of these openings. In front of the windows to either side of the entrance are balustrades, originally aluminum panels with oval openings, now replaced with simple square wrought iron balusters and railing.

The first floor of the north elevation contains nine of eighteen loading dock bays that are protected by a cantilevered concrete roof.

There are solar panels on top of the mechanical room on the roof.

Main Building – Exterior		
Primary features	Secondary features	Non-character-defining features
Height, scale and massing	Loading docks	Replacement doors
South and west elevations	North elevation (east elevation is tertiary)	Balustrades in front of windows on Daniel St.
Regular pattern of windows on upper floors/relationship of solid to void	Failing cornice brackets	Roof material
Materials: red brick, concrete details, aluminum, glass		Solar panels
Flat roof		
Recessed entry and open arcade		
First floor full-height windows and entry and their configuration		
Upper floor single-pane, deeply recessed, pivoting windows		
Concrete window surrounds		
Concrete brackets at cornice and main entry		

One-story section along Penhallow Street (See photos 2, 3, 11-13)

This section of the building is set back two bays from the Daniel Street façade and extends northward the entire length of the Main Building. It is red brick with a flat concrete parapet. On the small portion of this section facing Daniel Street is mounted both sides of the Great Seal of the United States, the name of the building (1981), and the corner stone. Note: when the building is transferred out of federal ownership, these signs must be removed.

Nearly centered in the west elevation is a second entrance to the Main Building, originally the 24-hour entrance to the Box Lobby. To the north of this entrance is a flat brick wall, and to the south are three bays of full-height windows alternating with recessed brick wall panels. These full-height windows have the standard pane configuration (see description under Main Building) although some have been modified to provide for the insertion of operable window panes.

The entrance is recessed with the portion located within the one-story section covered by skylight covered pergola while the portion located within the Main Building has a plaster ceiling. The standard full-height window wall has been modified to accept a pair of glass and aluminum entry doors to the right and a single glass and aluminum entry door to the left (access to a stairwell).

One-story section, Penhallow Street – Exterior		
Primary features	Secondary features	Non-character-defining features
Height, scale and massing	Signage	
Flat roof	Cornerstone	
Materials: red brick, concrete, glass and aluminum		
Recessed entry and pergola		
Full-height windows		
Blank brick wall north of entrance		

One-story wing east of the Main Building, current location of the Post Office
(See photos 1, 5-8, 15, and 16)

Constructed of red brick with concrete details, this one-story wing is recessed three bays from the façade of the Main Building and extends northward its entire length. As originally constructed, the Daniel Street elevation consists of three sections:

- The western-most section abutting the Main Building contains a full-height window of the standard design. [This was the location of the Service Lobby.]
- The center section projects from the two side sections and originally was punctuated by three single-pane, pivoting, deeply recessed windows with concrete window frames alternating with two slightly bowed, full-height windows of the standard design. The center single-paned window was removed and a new entryway installed in 1997.

- The eastern-most section was a flat blank brick wall. A new full-height window replicating the original first floor full-height windows was installed in this wall in 1997.

There are currently four full height windows on the east elevation of this wing. The two center windows are original and helped to provide light to the large Workroom. The two flanking windows are new openings from the 1997 renovation, replacing narrow slit windows providing light into the locker rooms.

There is a flat concrete cornice atop this wing with the exception of the section abutting the Main Building; this section is capped by a wider parapet.

One-story wing east of Main Building – Exterior		
Primary features	Secondary features	Non-character-defining features
Height, scale, set back and massing		New entry (1997)
Materials: red brick, concrete, aluminum and glass		New full-height windows (1997)
Remaining original full-height window and pivoting, single-pane window with concrete frame		

Main Building – Interior, First Floor

(No photos can be made available due to security concerns.)

Entry to the vestibule from Daniel Street is through a pair of glass and aluminum doors. The east wall of the vestibule is a full-height, glass wall with a pair of doors in the center; all glass is opaque. [These are the doors that lead to the Service Lobby in the one-story wing.] The west wall is covered with a veneer of polished white marble panels; a building directory (aluminum case with two locking glass doors, not original) is attached to the wall and a single solid metal door to the left (south) of the directory leads to a full-height stairwell. The north wall of the vestibule is a full-height glass partition wall.

Immediately beyond this partition is the Elevator Lobby: to the west is the hallway to the offices in the one-story section on Penhallow Street and two elevators. On the wall to the left of the elevators is a bronze plaque commemorating the rededication and naming of the building in 1981 (this is likely the location of the original Building Directory). On the west wall opposite the elevators is a built-in, tripartite aluminum and glass document case. In the early 1960s, document cases began to be added to public lobbies of federal buildings. These cases were designed to hold replicas of the Constitution, the Declaration of Independence, and the Bill of Rights. In the upper corners of the center section of the case are both sides of the Great Seal of the United States in brass, surmounted by a brass American eagle with its wings unfurled. All of the walls are covered with a veneer of polished white marble panels in a pattern that replicates those of the full-height windows: squares at the top and base with a single piece of marble in between approximately three times the height of the squares.

Beyond the Elevator Lobby area is the former Box Lobby; the boxes were located on the east wall and two bulletin boards and Lobby Desks were located on the west wall; there are no extant original fixtures to indicate the use of this space. [The boxes measured 5'6" above the baseboard with plaster wall above to the ceiling.] All of the walls are covered with a veneer of polished white marble panels, as are the walls to the vestibule to the Penhallow Street entrance; the marble on the east wall dates from the 1997 renovation. Inside the Penhallow Street entrance, on the north wall, is a bronze plaque commemorating the construction of the building in 1967. On the east wall are doors to the loading dock area, former storage areas for envelopes and mail bags, and modern office spaces (inserted into the former Workroom).

All visible floors in the vestibule, lobbies and hallway area are terrazzo; the cornice and ceilings are plaster.

Main Building – Interior, Floors Two Through Four

(No photos can be made available due to security concerns.)

Note: As of May 2017, access to spaces beyond the hallways was severely limited due to security issues for the federal agencies occupying the offices.

Typical of most federal office buildings, the floors with no, or limited, public access meant for federal workers are devoid of any architectural interest in spaces or finishes. It is instructive to note that on the original drawings for the second floor (meant to be typical for floors two through four), the only spaces shown in any detail are the stairwells, rest rooms, elevators, duct chases, and utility closets; the remainder of the entire floor is blank and marked "General Office Space." See discussion on page two of GSA's design intent for office space.

Each floor is dedicated to office space with a north-south hallway immediately adjacent to the elevators. The fiberboard walls are punctuated by doors; there are no windows or transoms in the hallways. On the second floor, directly opposite the elevators is a pair of wood and glass doors providing public access to the Social Security Offices. Restrooms and service closets are clustered near the elevator core and stairwells. Full-height stairwells are located in the northwest and southwest corners of the Main Building; the northwest stairwell provides access to the roof. The floors throughout are carpeted. Each window has a deep window sill; there is no trim.

Main Building – Interior, Basement Level

(No photos can be made available due to security concerns.)

Half of the basement floor area is dedicated to underground parking; the remainder contains spaces and uses typical of a basement: boiler room, trash collection, and storage areas. The parking garage is concrete with concrete encased steel columns. The finishes in the interior spaces are linoleum floor tile, dropped ceilings, boxed fluorescent light fixtures, and a mixture of fiber board and concrete block walls.

Main Building, all floors – Interior		
Primary features	Secondary features	Non-character-defining features
Height of lobby ceilings	Vestibule	Modern partition walls
Sequence of and distinction between vestibule, Elevator Lobby and Box Lobby	Two bronze plaques	Hallway finishes
Open plan of Box Lobby	Stairwells	Polished white marble veneer on east wall of Box Lobby
Polished white marble wall veneer (with exception of east wall in Box Lobby)	Consolidation of service functions surrounding elevator core	Finishes in basement level
Terrazzo floors in main lobby		Parking garage
Aluminum and glass document case		
Window recess		

One-story Section on Penhallow Street – Interior

(No photos can be made available due to security concerns.)

Offices and a conference room line the exterior walls of this section. There is a dedicated hallway accessed from near the main entrance on Daniel Street as well as near the entrance on Penhallow Street. The hallway to these spaces is behind the elevators. On the opposite side of the hallway, directly behind the elevators are restrooms and storage rooms; originally an office for a secretary was located here, the only dedicated office in this area on the original drawings. The conference room is paneled in wood and the offices have dropped ceilings with boxed fluorescent lighting features and modern partition walls. There is no conference room identified on the original drawings so it is presumed that the wood paneling is from a later date. The hallway floor is terrazzo.

One-story section on Penhallow Street – Interior		
Primary features	Secondary features	Non-character-defining features
The location of office spaces on exterior walls	Terrazzo floor	All modern office partitions, ceilings, light fixtures and finishes

One-story wing east of the Main Building, current location of the Post Office

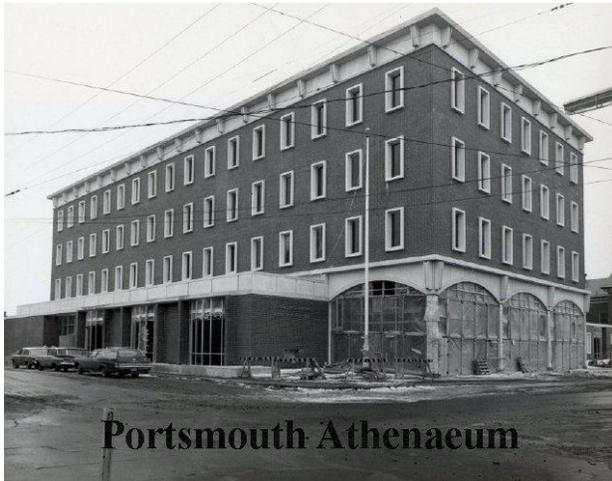
(No photos can be made available due to security concerns.)

The Service Lobby was located in this wing with six service windows. Past the Service Lobby, along Daniel Street from west to east, there was a reception area; the Post Master’s Office; an area with a hall, storage and a toilet; the Assistant Post Master’s Office; an office for the

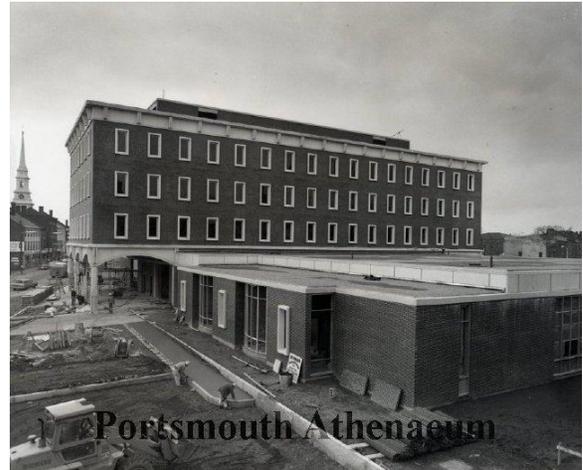
Superintendent of Mail; and, behind the blank brick wall, the Women’s Swing and Locker Room and Toilet. At the north end of the wing were the Men’s Swing Room, Locker Room and Toilets. The center of this wing, and the majority of the floor space, was given over to a Workroom. There were two vaults near the Service Lobby.

In 1997, the public Post Office functions moved to this wing and a separate entrance directly into this space was created by converting a window opening to a doorway. As far as is visible, all historic finishes were removed with the exception of some of the polished marble wall veneer at the area that was the entrance to the Service Lobby from the vestibule.

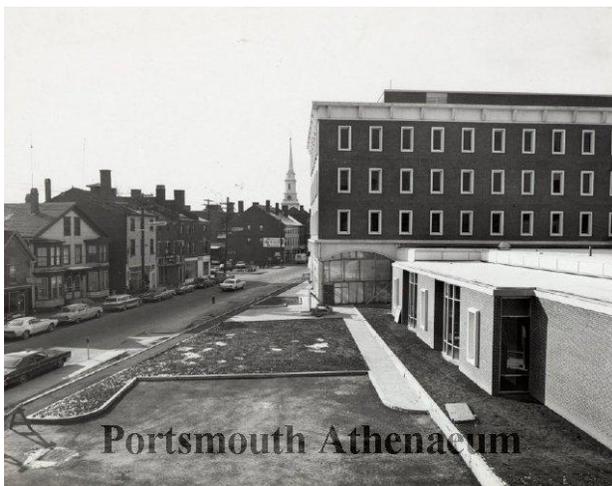
One-story wing east of Main Building - Interior		
Primary features	Secondary features	Non-character-defining features
	Remaining marble veneer in former Service Lobby	All interior finishes (1997) in public post office space
		Mail sorting and support spaces



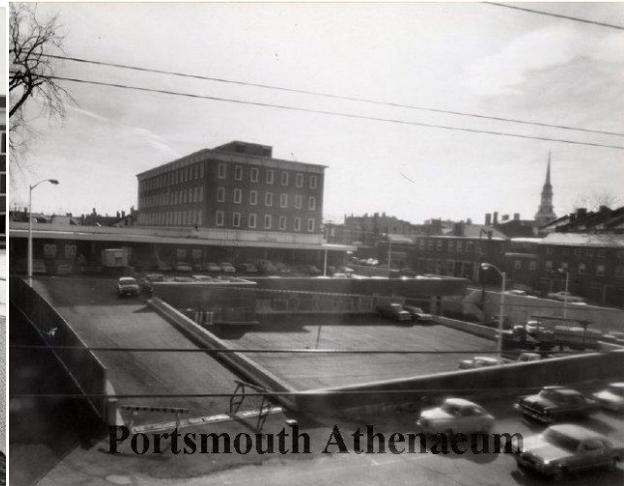
Portsmouth Athenaeum
Under construction, circa 1966/1967



Portsmouth Athenaeum
Under construction, circa 1966/1967



Portsmouth Athenaeum
Under construction, circa 1966/1967



Portsmouth Athenaeum
Shortly after construction, circa 1967

T.J. McIntyre Federal Bldg.
Character-defining Features Analysis/August 2017



Photo 1

South elevation (Daniel Street)



Photo 2

South and west elevations



Photo 3

South elevation

T.J. McIntyre Federal Bldg.
Character-defining Features Analysis/August 2017



Photo 4
North elevation



Photo 5
North and east elevations



Photo 6
East elevation of one-story wing

T.J. McIntyre Federal Bldg.
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Photo 7

South elevation – Daniel Street parking lot



Photo 8

East elevation – new mail drop boxes



Photo 9

East elevation – Main Building

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Photo 10

South elevation - Stainless steel encased columns



Photo 11

West elevation - One-story section
Penhallow Street



Photo 12

West elevation - Penhallow Street
entrance

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Photo 13

West elevation - Penhallow Street entrance



Photo 14

South elevation - One-story wing (current Post Office)



Photo 15

South elevation - One-story wing (current Post Office), south elevation, 1997 modifications



Photo 16

South elevation - One-story wing (current Post Office), 1997 new entry detail



Photo 17

South elevation detail – protective wrapping around failing cornice