

PARKING GARAGE BUILDING COMMITTEE

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
CONFERENCE ROOM "A"**

3:30 P.M.

Tuesday, December 20, 2016

MEMBERS PRESENT: Councilor Lown, Chair; Councilor Pearson, Councilor Spear, Mark McNabb, Everett Eaton, Nancy Colbert Puff, Deputy City Manager; and David Allen, Project Manager

MEMBERS ABSENT: John O'Leary

ALSO PRESENT: Peter Rice, Public Works Director; Eric Eby, Transportation Engineer; Joey Giordano, Parking Manager; Nick Cracknell, Planner; Gary Glines, Marc Stonier, Walker Parking; and Kelli L. Barnaby, City Clerk

Councilor Lown called the meeting to order at 3:35 p.m.

1. Acceptance of Minutes

Councilor Spear moved to accept and approve the minutes of November 15, 2016 meeting. Seconded by Everett Eaton and voted.

2. Garage/Site Programming – David Allen and Gary Glines & Marc Stonier, Walker Parking

a. TAC Submittal

Project Manager Allen spoke to the TAC submittal and provided an overview of what the site will look like. He stated next Tuesday is the Work Session in front of the TAC Committee with a Public Hearing taking place January 3rd and then there will be a meeting before the Planning Board on January 19th.

b. Ground Floor Elevator Lobby

Mr. Glines spoke to the flex space and reviewed the entry and exit for the project. He addressed the roadway to access the railroad and the gate at the end of the road. He also spoke to curb cuts to the building and the 8 foot sidewalks along the front of the building. In addition, the possibility of increasing the flex space to get more room for the lobby.

Councilor Spear said we have flex space and it seems that there would be a great deal of traffic and possibly a retailer may want to pay to locate to this spot.

Project Manager Allen spoke to the restriction for building within a distance of the Deer Street Associates project. He also indicated that the City is considering putting the parking function down in the flex space but we would need to carve out a piece from the building and go through bond counsel for funding. He stated that they are leaning towards going with a non-profit in order to not confuse the financing and the City does not want to become landlords.

c. Structural System Selection

Mr. Stonier reviewed the structural systems available for the building. He spoke to the 4 systems that they have narrowed down to that could meet the general project criteria. He outlined them as follows:

1. All Precast Concrete System; Precast concrete spandrels and pre-tensioned/precast double tee beams supported on precast concrete frame elements
2. Precast Concrete Deck/Steel Frame Hybrid System: Concrete spandrels and pre-tensioned/precast double tee beams supported on structural steel frame elements
3. Post-Tensioned Concrete Deck/Steel Frame Hybrid System: Post-tensioned cast-in-place (cip) concrete slabs supported on structural steel frame system: Spandrels can be cip or precast
4. All Post-Tensioned Concrete System: Post-tensioned cast-in-place (cip) concrete slabs and beams supported by conventionally reinforced columns. Spandrels can be cip or precast

He stated all four systems can accommodate the current proposed functional design concept and can be integrated with a variety of architectural façade concepts. He said each of the systems benefit from a variety of durability characteristics that are inherent to their respective materials system characteristics. In addition, these durability characteristics make each of these systems appropriate for use in garage construction in the harsh New England environment.

Mr. Stonier reported that #1 is the most common in New England and spoke to the various levels of maintenance throughout their intended service life depending upon numerous factors. He said the system(s) that utilize a precast double tee floor system will require more sealant maintenance/replacement than those that use a post-tensioned CIP slab system. He stated the costs associated with regular scheduled maintenance of things like sealants for precast concrete floor systems do not typically justify the higher capital costs of constructing P-T concrete slab systems in New England. He further stated the two factors that have the most influence on service life costs of are quality of original construction and level of regular maintenance regardless of the system selected for use. He said it is Walker's experience that the systems presented can provide long and cost efficient service.

Mr. Stonier said Walker's recommendation is that the design for this project proceed into the design development stage based on all precast concrete system. He stated Walker

specifically, recommended this system because its ability to best address the project criteria with respect to capital and service life cost as well as the system's ability to efficiently adapt to a variety of architectural treatments.

Councilor Spear asked why the other 3 options were provided to the Committee if #1 is our best option. Mr. Stonier said Walker wanted to present options and not limit the garage.

Project Manager Allen said that Option #1 gives good control for quality. Councilor Spear inquired as to the affect the appearance would have on the garage. Mr. Stonier said that there is a great deal of flexibility and cost efficiencies, there are color or patterns, etc.

Mr. McNabb said if you do the maintenance will it get you to the finish line in the same time or does the renovation life change. Mr. Stonier said it would not change.

d. Sustainability Practices

Project Manager Allen said we strive for sustainability in the City. He reported that a stand along garage can't get LEED certified. Mr. Glines said they would build a sustainable garage but not LEED certified but the Parksmart program is available. He said Parksmart previously referred to as the Green Garage Certification standards. He said this certification process was developed in response to the ineligibility of parking garages to become LEED certified. He further stated that the City may elect to formally certify the garage under this process but there is a cost involved every three years.

Project Manager Allen said the recommendation was to follow the LEED and look at the Parksmart costs of \$7,000.00. He said we need to decide what to do, do we want to spend the money to say we are doing what we always do when building structures or pay cost to become Parksmart.

Councilor Spear said instead of focusing on certification plans we should focus on energy storm water low impact design. He said this is a great project that is a good case for this as wastewater and storm water are a big issue for the City. Mr. McNabb said he supports Councilor Spears idea of turning the down spouts for low impact design for storm water.

e. Photovoltaic Array at roof

Project Manager Allen showed pictures of a garage in Massachusetts that Walker designed with a photovoltaic array on the roof. Mr. Stonier spoke of the array's protection to vehicles during the summer as well as during the winter. He reported on the high cost involved and that it would need to be a decision of the City. Project Manager Allen said he has spoken with City Manager Bohenko and Public Works Director Rice and nothing is precluding us from adding an array but when bid time comes it may become an add on to the project. Councilor Pearson said having solar would make a huge difference and it has implications, making it important for the design team to know early.

Mr. McNabb said we need to keep this an option and need to include this in the bonding of the project. He said he would like this part of the comprehensive design. Mr. Glines said in the cost projections currently there is no provision for an array and it would cost an additional \$4,000,000.00.

3. Project Schedule

a. Meeting Schedule

Project Manager Allen reviewed the current schedule of meetings as follows:

- TAC Work Session – November 27th at 2:00 p.m. in the Council Chambers
- TAC Public Hearing – January 3rd at 2:00 p.m. in the Council Chambers
- Planning Board – January 19th at 7:00 p.m. in the Council Chambers

*Deer Street Associates project Planning Board Work Session is on January 12th

He spoke to the 3 RFQ's and the project team is working internally and would like 1 or 2 from the Committee to serve. Mr. McNabb agreed to serve on the Committee.

b. Site Visits

Project Manager Allen showed various pictures of the garages they toured in Massachusetts. He said the garage they toured that is most like what ours would be when completed is very light inside. He showed the generator for the garage which is not large and would not take up much space. There was discussion regarding the variety of options available for the façade.

4. Property Acquisition

a. Gray Parcel

Project Manager Allen said he believes we have an agreement and a Purchase and Sales should be done by the end of the year for the Gray parcel.

b. DSA restrictive covenant (Air Rights) from B&M RR

Project Manager Allen said we are working to gain 10 feet of air rights behind us and are paying \$12.00 square foot for the rights.

5. Percent for Art update – Nancy Pearson

Councilor Pearson reported a public input session would be held to incorporate what we want for an RFP for an artist. She said there is no schedule currently and that they would go meeting to meeting. She indicated all meetings will be public and held at City Hall.

6 Other Business

a. Next meeting – Suggest January 5, 2017

Project Manager Allen said we are suggesting the next meeting to be held on January 5th at 3:30 p.m. He indicated he should have information on who to negotiate with to be our construction manager for the project. He asked if we should move forward with the precast/pre-tensioned double tees on precast concrete frame for the structural system. The Committee agreed to move forward with the precast/pre-tensioned double tees on precast concrete frame for the structural system for the garage.

At 5:00 p.m., Councilor Lown closed the meeting.

Respectfully submitted by:

Kelli L. Barnaby, MMC, CMC, CNHMC
City Clerk

DRAFT