

## PARKING GARAGE BUILDING COMMITTEE

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

3:30 P.M.

November 15, 2016

**MEMBERS PRESENT:** Councilor Lown, Chair; Councilor Pearson, Mark McNabb, John O'Leary, Everett Eaton, Nancy Colbert Puff, Deputy City Manager; and David Allen, Project Manager

**MEMBERS ABSENT:** Councilor Spear

**ALSO PRESENT:** Peter Rice, Public Works Director; Eric Eby, Transportation Engineer; Joey Giordano, Parking Manager; Dan Hartrey, Chris Brennan, Walker Parking; Greg Mikolaities, Tighe & Bond and Kelli L. Barnaby, City Clerk

### 1. Acceptance of Minutes

John O'Leary moved to accept and approve the minutes of October 18, 2016 meeting. Seconded by Mark McNabb and voted.

### 2. Garage/Site Programming – David Allen and Chris Brennan, Walker Parking

#### a. Roadway Layout

Project Manager Allen reviewed the presentation provided to the Islington Creek Neighborhood and said the neighbors seem supportive of the project and layout design. He said some changes have been made to the roadway. He spoke to the Fire Departments concern regarding a turnaround which has been addressed and there is also a gate at the end of the area.

#### b. Basis of Design

Project Manager Allen addressed the flex space and said it has increased a little. He reported that the sidewalks will be brick with period lighting. He stated that they are currently in the Technical Advisory Committee loop at this point with the plan being submitted yesterday. He also indicated that the floor plates have not changed.

Mark McNabb asked where the transformer will be located. Chris Brennan said it has not been set and may go near the Adams building. Mr. McNabb expressed concern with the size of the generator needed on the site and the small space that is available. Mr. Brennan said they

want to accommodate the generator now. Mr. McNabb spoke to the lot line requirements related to the noise of a generator.

c. Budget

Mr. Brennan spoke to the design and said they started to describe the systems before making them part of the building which is done to develop programming costs. He reported that they are in the schematic design phase. He said they have started the development of the plans and they have program level costs. He stated they need to pay attention to where the money gets spent. He also spoke to the Technical Advisory Committee documents and their details. Mr. Brennan reported that construction costs are at \$18.6 million and they are developing conceptual and designs and want to have architectural design for the project.

Mr. McNabb asked if the generator is part of the \$18.6 million. Mr. Brennan said it is and cost is located under electrical costs. Mr. McNabb said he likes the site work for calming the traffic down.

Councilor Pearson said she would like to have some criteria for architecture design. Mr. Brennan said that the structure is very integrated.

Everett Eaton asked if one egress is right for the garage. He said maybe you come in and exit on the far corner.

Public Works Director Rice said the bulk of 900 cars at the High Hanover Parking Garage goes through the Hanover exit and said they are comfortable with the one exit.

Mr. Brennan said the kiosk will be a place to pay and will be unattended. Mr. McNabb said the second entrance for the garage is perfect now if this was to convert the 2 means of ingress and egress the location is critical for how it would work.

Mr. Brennan said he could provide more lanes to egress out. He said the vehicle entrances where it is now is the right spot.

Councilor Lown said if we go up another level it would cost an additional \$2.5 million. He asked if we could add a level later. Mr. Brennan said a future expansion would be an additional cost of \$300,000.00. Mr. McNabb said he would vote to add the \$300,000.00 but not to build a 7<sup>th</sup> story. Mr. Brennan said the number of garages that are expanded vertically are normally years later. Councilor Lown said expanding High Hanover Parking Garage higher could not take place. Public Works Director Rice said no and it would be very expensive. Project Manager Allen said the neighborhood is opposed to a 7<sup>th</sup> story but supports 6 stories. John O'Leary said he is concern with the disruption of the area. He feels comfortable where we are presently. Project Manager Allen said the neighbors are concerned with the mass of the building.

### 3. Project Schedule

#### a. Meeting Schedule

Project Manager Allen spoke regarding the meeting schedule and addressed the land use schedule of meetings. He said the schedule is as follows:

- City Council Presentation – November 21<sup>st</sup> at 7:00 p.m. – Council Chambers
- TAC Work Session – November 22<sup>nd</sup> at 2:00 p.m. – Conference Room A
- TAC Public Hearing – November 29<sup>th</sup> at 2:00 p.m. – Council Chambers
- Planning Board – December 15<sup>th</sup> at 7:00 p.m. – Council Chambers
- TAC Public Hearing – January 3<sup>rd</sup> at 2:00 p.m. – Council Chambers
- Planning Board – January 19<sup>th</sup> at 7:00 p.m. – Council Chambers

#### b. Site Visits

He said the site meeting is scheduled for Thursday, November 17<sup>th</sup> and they will be reviewing 6-7 garages in Lowell, Massachusetts.

John O'Leary asked if we were just going to see the buildings or discuss operations of the building. Mr. Brennan said it will be just a review of the buildings.

### 4. Property Acquisition

#### a. Gray Parcel

Project Manager Allen said the Legal Department is drawing up the Purchase and Sales Agreement for the Gray parcel this week.

### 5. Percent for Art update – Nancy Pearson

Councilor Pearson said the Public Art Committee reviewed the timeline for the Committee's work and would like to look at the timeline with Mr. Brennan. She said that there are a few public input sessions that will take place and a call for artists will be made.

Project Manager Allen said the schedule provided by Councilor Pearson is a draft. Mr. O'Leary said he would like the art to be something that enhances the garage.

### 6. Other Business

#### a. Next meeting

Project Manager Allen said the earliest we could meet would be December 20<sup>th</sup>. The Committee agreed to meet on December 20<sup>th</sup> at 3:30 p.m. in Conference Room A.

At 4:30 p.m., Councilor Lown adjourned the meeting.

Respectfully submitted by:

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