



**Portsmouth, NH City Council
Municipal Complex, Eileen Dondero Foley Council Chambers
Portsmouth, NH**

Monday, July 13, 2026, at 6:00 pm

Register to participate via Zoom. A unique meeting ID and password are provided once you register. To register, click on the link below or copy and paste into your web browser:

<https://us06web.zoom.us/j/82015699636>

**Municipal Building Blue Ribbon Committee
City Council Work Session**

AGENDA:

- | | | |
|----|---|--|
| 1. | Call to Order | Deaglan McEachern, Mayor |
| 2. | Introduction | Kate Cook, City Councilor & Co-Chair
John Tabor, City Councilor & Co-Chair |
| 3. | Municipal Complex Project Overview | Carl Weber, Deputy City Manager
Peter Rice, Director of Public Works
Joseph Almeida, Facilities Director
Richard Martz, JSA Design
Sandra Hodge, JSA Design
North Sturtevant, JSA Design
Rodney McManus, ADG |
| 4. | Municipal Building Blue Ribbon Committee Comments | |
| 5. | City Council Questions & Answers | |
| 6. | Public Comment | |
| 7. | Adjournment | |

Sally Kellar, City Clerk



MUNICIPAL BUILDING IMPROVEMENTS PROJECT

From a Police Facility to a Municipal Solution

City Council/Municipal Building Blue Ribbon Committee Work Session

July 13, 2026

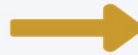
WHERE THIS PROJECT STARTED — AND WHERE IT IS NOW

A more comprehensive opportunity for the City

THEN

A standalone Police Department project

- Scope limited to police operations
- A single-purpose building
- City Hall's needs addressed separately



NOW

A Municipal Complex that serves the whole City

- ✓ Addresses Police operational needs
- ✓ Creates an accessible point of service for residents
- ✓ Reconfigures departments for efficient use of space

Same campus. Similar funding framework. A more complete solution.

THE COMMITTEE'S WORK TO DATE

How we got here

1



Met every Department

17+ department meetings to establish space needs and adjacencies

2



Surveyed the building

Engineering assessment of existing infrastructure

3



Developed concepts

Layouts A, B, and C tested against real needs

4



Compiled phasing & preliminary costs

A buildable sequence with preliminary costs

Throughout, the Committee's focus on adjacencies and bringing related services together, has shaped the result.

NARROWING THE FIELD

Three concepts have become two



VIABLE

Concept A

Carried forward as a
strong alternative

ADDITION + LOWER LEVEL

10,334 SF + 9,313 SF below



SET ASIDE

Concept B

*A second story over the sally
port: no longer the right
functional or structural fit*

ADDITION + LOWER LEVEL

9,585 SF + 7,182 SF below



RECOMMENDED

Concept C

Lowest square footage
and best adjacencies

ADDITION + LOWER LEVEL

8,067 SF + 7,268 SF below

REVIEW OF CONCEPT A

Concept A – Larger footprint, offset entry



VIABLE

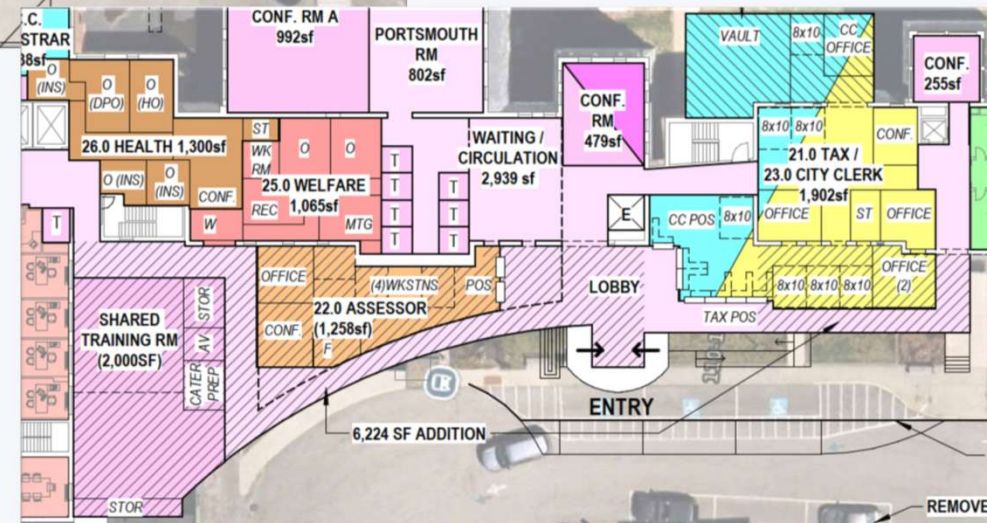
Concept A

Carried forward as a strong alternative.

Entry and point of service in a small lobby, service windows and spacing not ideal.

ADDITION + LOWER LEVEL

10,334 SF + 9,313 SF below

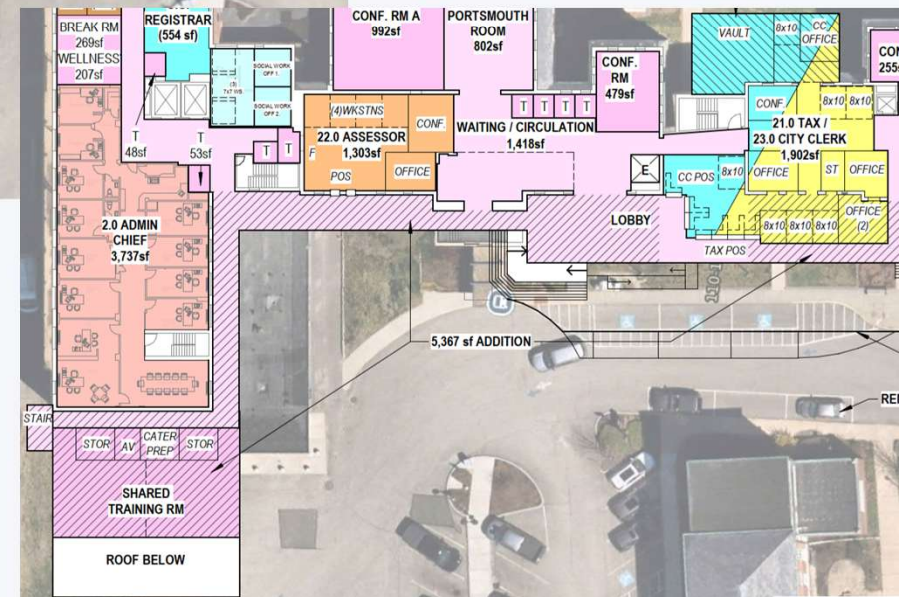


Concept B – Views, Access and Entry

SET ASIDE

Concept B

9,585 SF + 7,182 SF below



REVIEW OF CONCEPT C

Concept C – Refined through Feedback

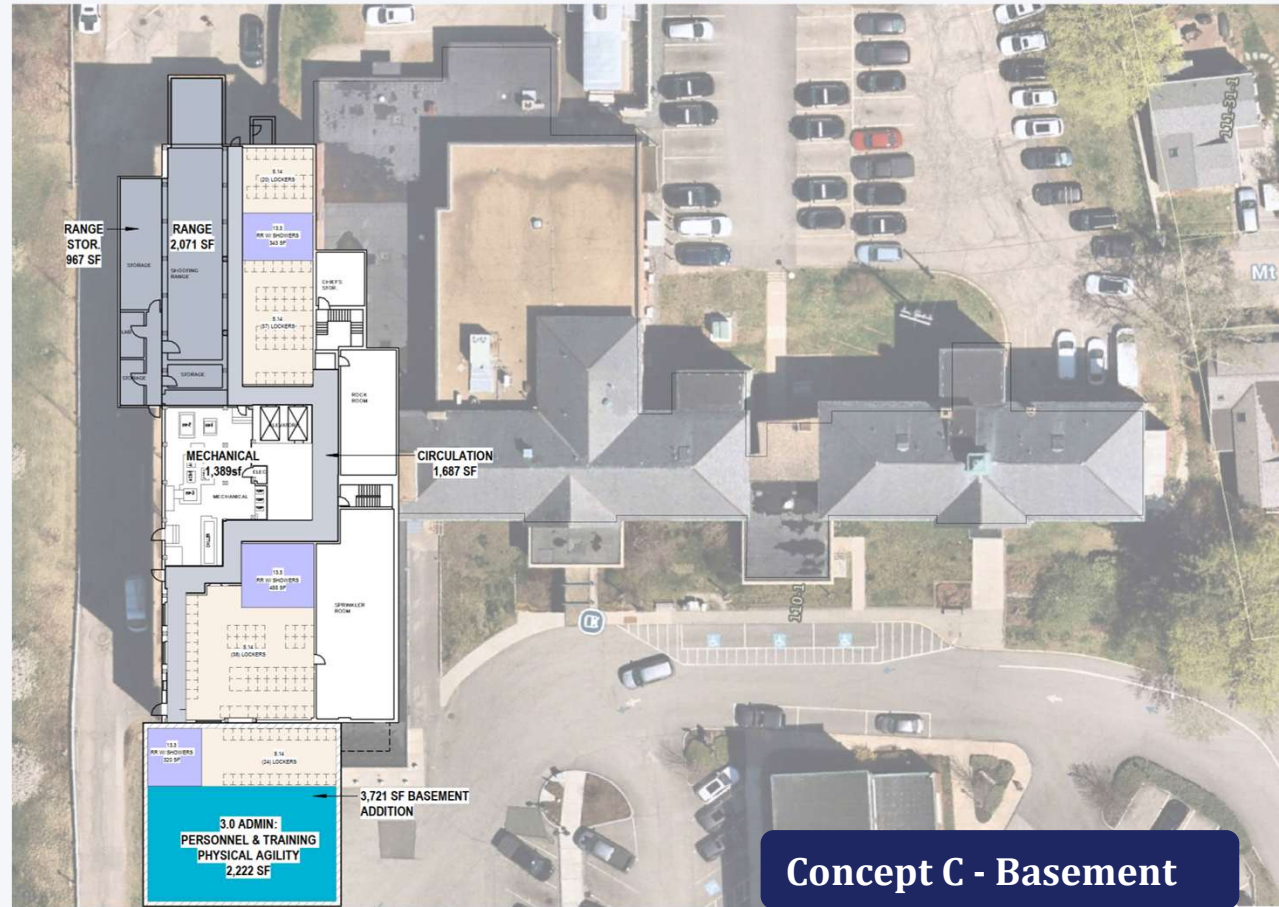


RECOMMENDED Concept C

Existing Range, New Lockers,
Showers, and Physical Agility

ADDITION + LOWER LEVEL

8,067 SF + 7,268 SF below



Concept C - Basement

REVIEW OF CONCEPT C

Concept C – Refined through Feedback

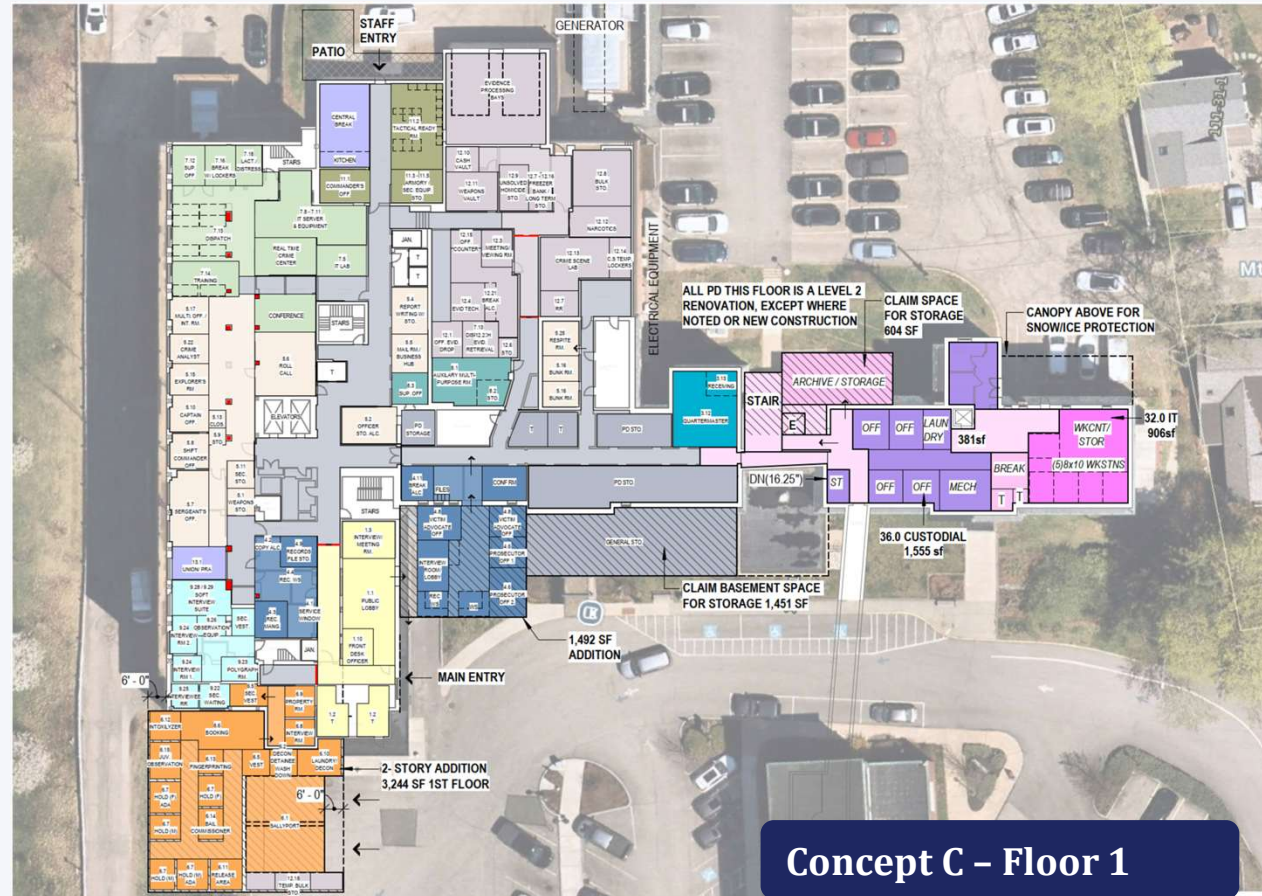


RECOMMENDED Concept C

Entrance for public to better access the Prosecutor and Victim Advocate offices, and Sally Port for booking and intake

ADDITION + LOWER LEVEL

8,067 SF + 7,268 SF below



Concept C – Floor 1

REVIEW OF CONCEPT C

Concept C – Refined through Feedback

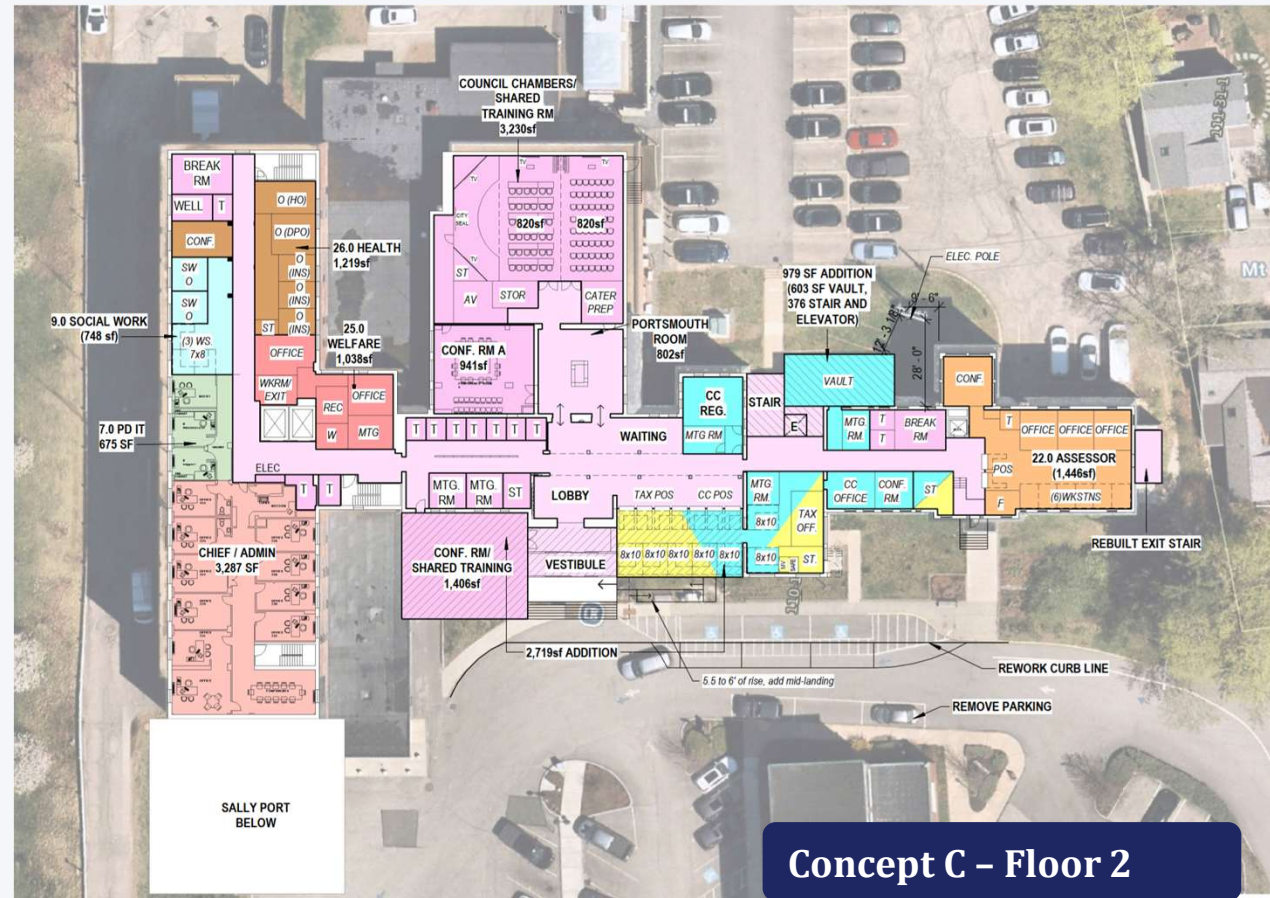


RECOMMENDED Concept C

Accessible Point of Service, Social Services Wing, Shared Training Spaces, Elevator off the Lobby

ADDITION + LOWER LEVEL

8,067 SF + 7,268 SF below



Concept C – Floor 2

REVIEW OF CONCEPT C

Concept C – Refined through Feedback

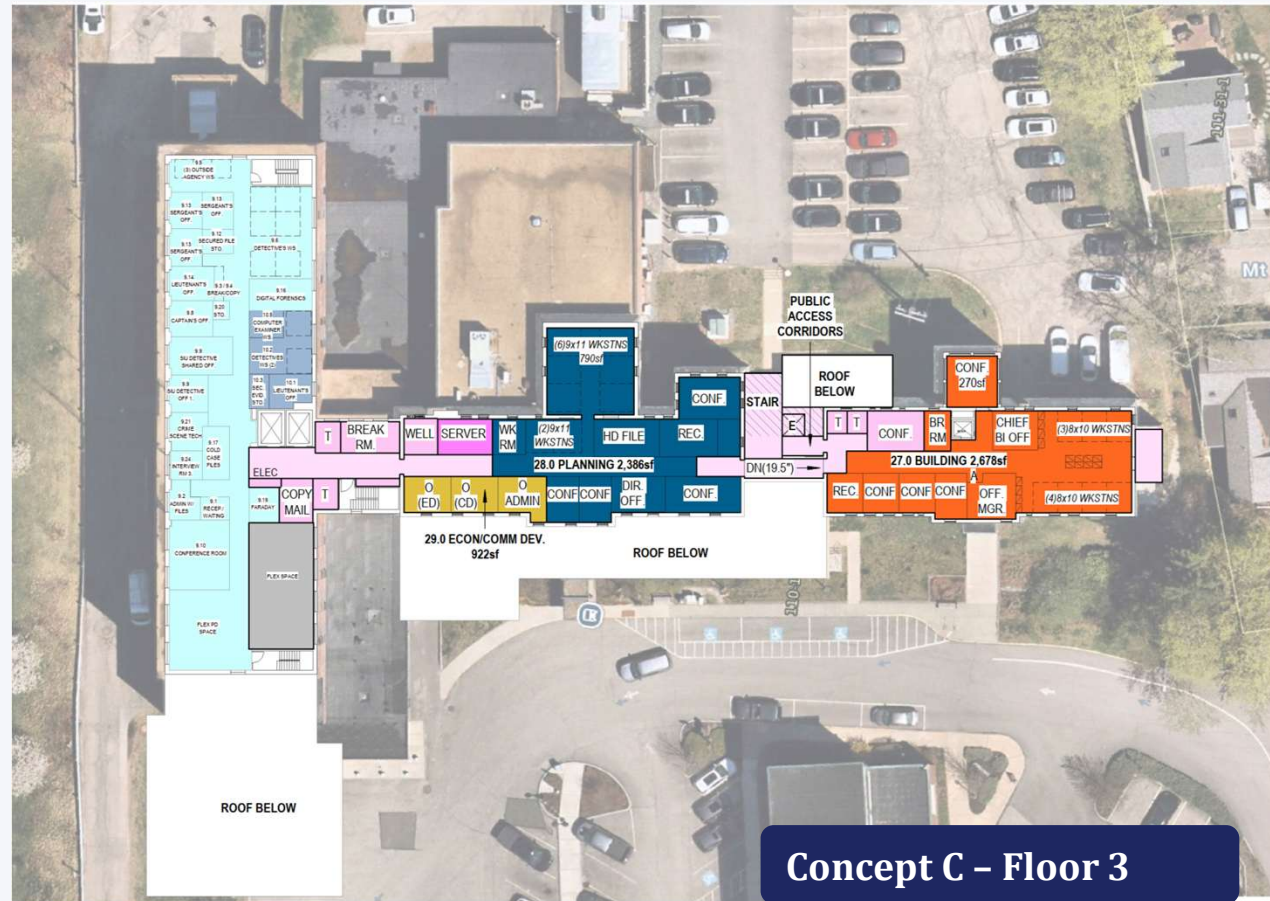


RECOMMENDED Concept C

Detective Wing, Flex Space for construction and future needs, Planning & Sustainability, Building Inspection, and Economic and Community Development

ADDITION + LOWER LEVEL

8,067 SF + 7,268 SF below



Concept C – Floor 3

REVIEW OF CONCEPT C

Concept C – Refined through Feedback

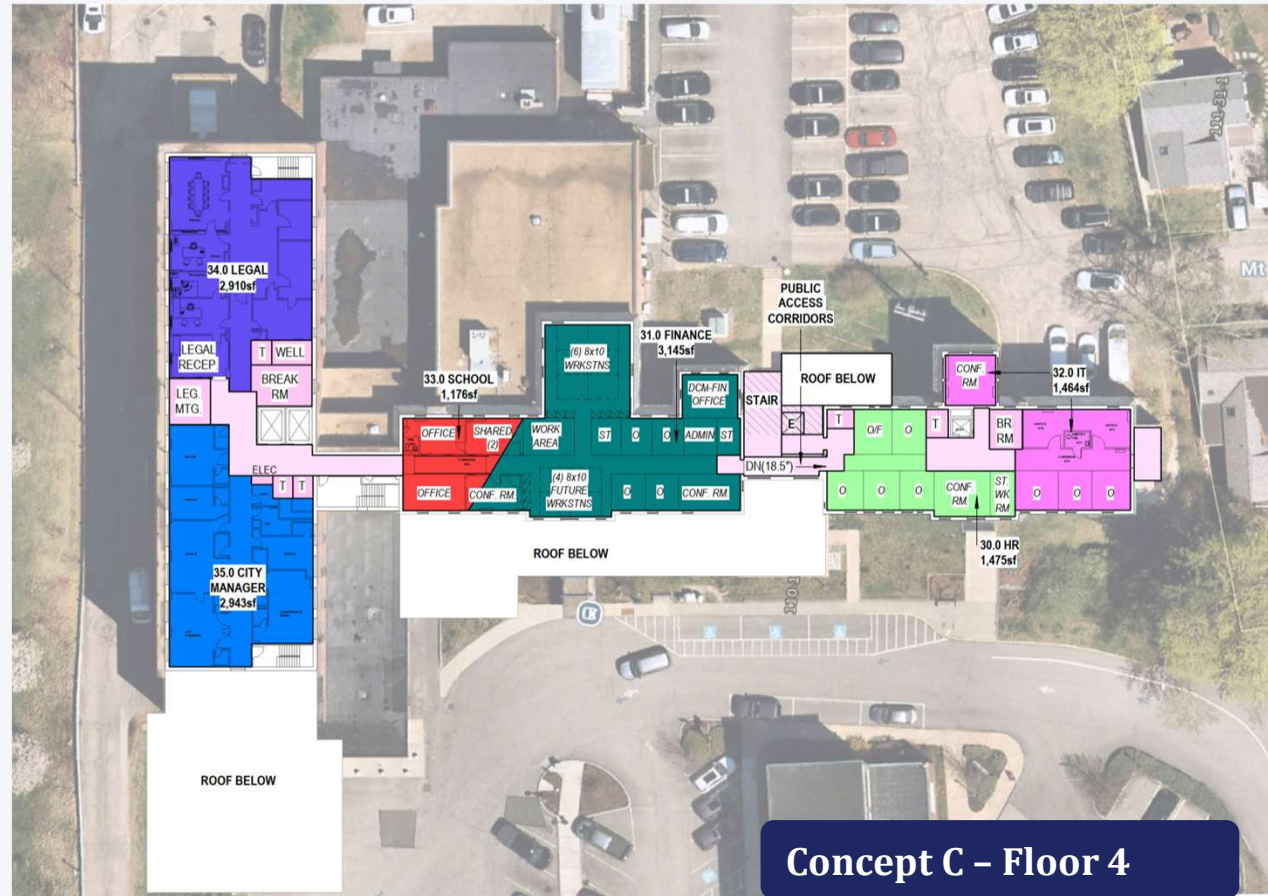


RECOMMENDED Concept C

Integrated School/Finance, HR,
Legal and City Manager Spaces

ADDITION + LOWER LEVEL

8,067 SF + 7,268 SF below



SUMMARY OF CONCEPT C

Why Concept C is preferred



Most efficient square footage

Right-sized space and efficient layouts keep the footprint and cost down



Stronger adjacencies

Related departments and services sit next to one another in the way the public uses them



Reuses existing corridors

A more direct circulation path, in lieu of a longer route around the building



Point of service at the main entrance

Public-facing functions consolidated where residents already arrive



Co-located Social Services

Health, Welfare, and Social Work grouped for one accessible stop



Keeps most everyone on campus

All departments remain, except Water/Sewer Billing and most of the School Department

WHAT THE CONCEPT C DELIVERS — POLICE DEPARTMENT

A Police Station built for how the City operates



Secure operational core

A fully developed sally port, booking and intake, evidence, and dispatch



Sized for realistic growth

Detectives and investigative space planned for future needs, not just today



Clear access for Victim Advocate Offices

A direct, private path off the main lobby: separate from the secure operational core



Ready for the future of policing

Adjacency that supports real-time information and AI tools as they mature

WHAT THE CONCEPT C DELIVERS — RESIDENTS

Improved Accessibility and Customer Experience at City Hall



One clear point of service

Public-facing departments consolidated at the existing main entrance



New public elevator & accessibility

Improved access to all City Hall services for every resident



Records, Prosecution, & Victim Advocates brought forward

Faster, easier access for the public and a better victim/witness experience



Integrated Social Services

Health, Welfare, and Social Work together — easier to navigate and get help

THE VALUE EQUATION

Roughly the same funding: a dramatically bigger result

WHAT THE FUNDING WAS FOR

~\$42M Police Department — facility only

+ ~\$10–\$11M City Hall HVAC, Projected

= ~\$52–\$53M combined

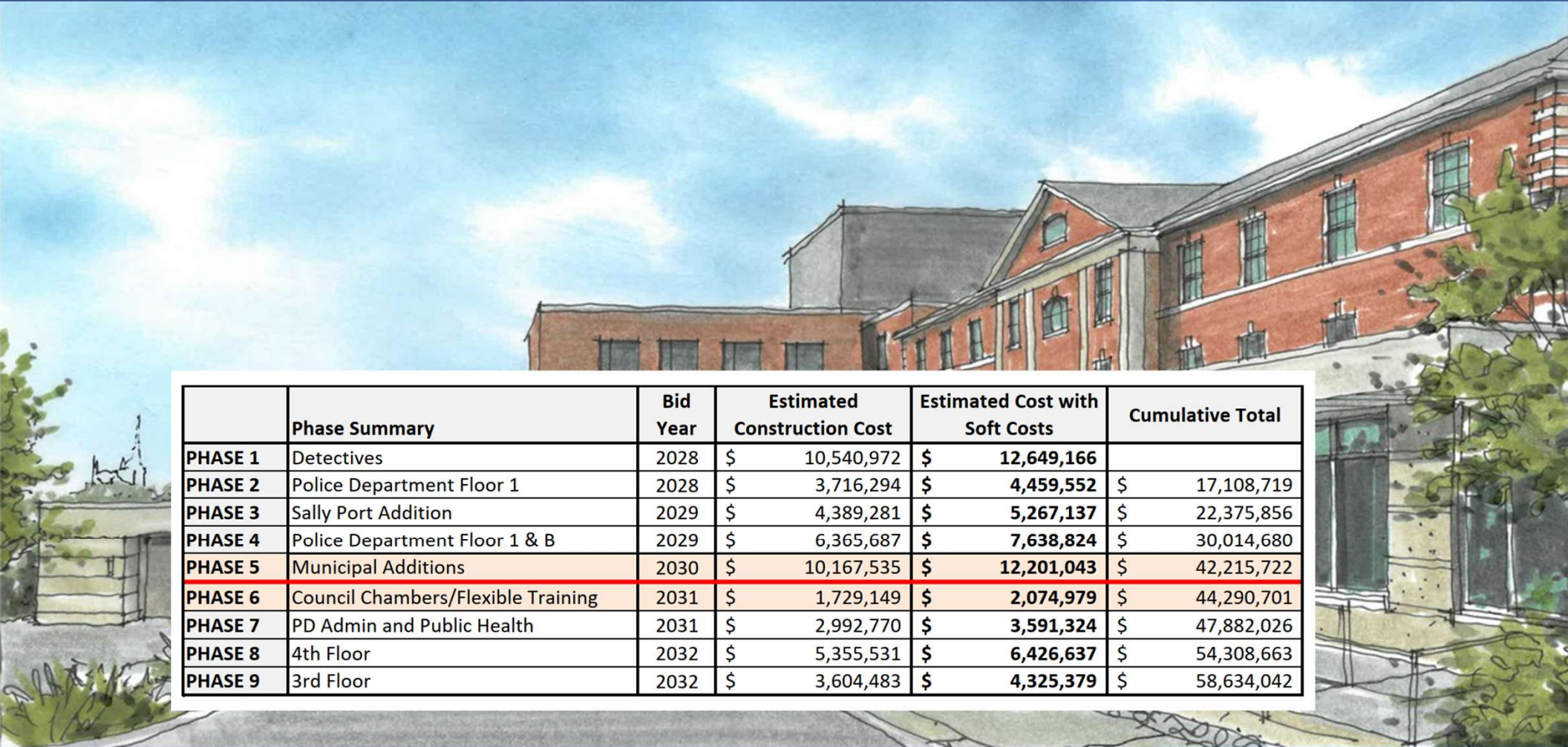


WHAT THE CITY GETS INSTEAD

- ✓ Police operational needs met
- ✓ An accessible, customer-friendly point of service
- ✓ Departments reconfigured for efficient use of space
- ✓ City Hall's HVAC issues addressed
- ✓ Basement space reclaimed at ~50¢ on the dollar

Preliminary "Rough Order of Magnitude" Estimates.

Concept C | Summary of Preliminary Cost Estimate



	Phase Summary	Bid Year	Estimated Construction Cost	Estimated Cost with Soft Costs	Cumulative Total
PHASE 1	Detectives	2028	\$ 10,540,972	\$ 12,649,166	
PHASE 2	Police Department Floor 1	2028	\$ 3,716,294	\$ 4,459,552	\$ 17,108,719
PHASE 3	Sally Port Addition	2029	\$ 4,389,281	\$ 5,267,137	\$ 22,375,856
PHASE 4	Police Department Floor 1 & B	2029	\$ 6,365,687	\$ 7,638,824	\$ 30,014,680
PHASE 5	Municipal Additions	2030	\$ 10,167,535	\$ 12,201,043	\$ 42,215,722
PHASE 6	Council Chambers/Flexible Training	2031	\$ 1,729,149	\$ 2,074,979	\$ 44,290,701
PHASE 7	PD Admin and Public Health	2031	\$ 2,992,770	\$ 3,591,324	\$ 47,882,026
PHASE 8	4th Floor	2032	\$ 5,355,531	\$ 6,426,637	\$ 54,308,663
PHASE 9	3rd Floor	2032	\$ 3,604,483	\$ 4,325,379	\$ 58,634,042

HOW WE BUILD IT WITHOUT DISRUPTING THE CITY

A phased plan built on a “move once” philosophy



Police stays secure

The department remains secure and operational, on-site throughout construction



Never fully vacated

Work proceeds in phases so City Hall keeps operating



Goal = Move Once

Minimizes department relocations

Minimizing departmental moves reduces disruption and controls cost.

A SMART, LOW-COST WAY TO PLAN FOR THE FUTURE

Capturing basement space at ~50 cents on the dollar

~50¢

on the dollar

vs. the cost of new construction above grade



Build the basement while we build above

Excavating beneath the additions and sally port captures usable space at roughly half the cost



Meaningful space, modest additions

In refined Concept C, about 7,268 SF of new lower-level space beneath the additions



Future-proofing, paid for once

Captures capacity for future needs without a second construction project later

MOVES THAT MAKE THE WHOLE PLAN WORK

Two decisions that unlock the design



Flexible Council Chambers

Renovated for multiple uses:
chamber, meetings, and shared
training reducing dedicated new space



School Dept. to PHS (Proposed for FY 2028)

Frees 4th-floor space, improves
collaboration and shared support
with Finance, supports the
minimized-move phasing
School Board actions Sept 2026

BEING CLEAR ABOUT WHERE WE ARE

This is a direction, not a final number



Costs are Preliminary

Intended to convey scale and tradeoffs, not final scope or commitments



Still in conceptual design

Layouts are conceptual; detailed design and engineering are the next phase



Refined estimating this summer

Phase-by-phase estimates come forward in August and September



Public feedback still ahead

Community outreach happens before any recommendation returns to Council



CONCEPTUAL SKETCH
MUNICIPAL IMPROVEMENTS PROJECT
SCALE: NOT TO SCALE
6/16/2026



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NEXT STEPS

Where we go from here

July 29

Committee reviews refined layouts, phasing & site plans, prepares public outreach/feedback

August

Refined, phase-by-phase cost estimating, public outreach/feedback

September 9

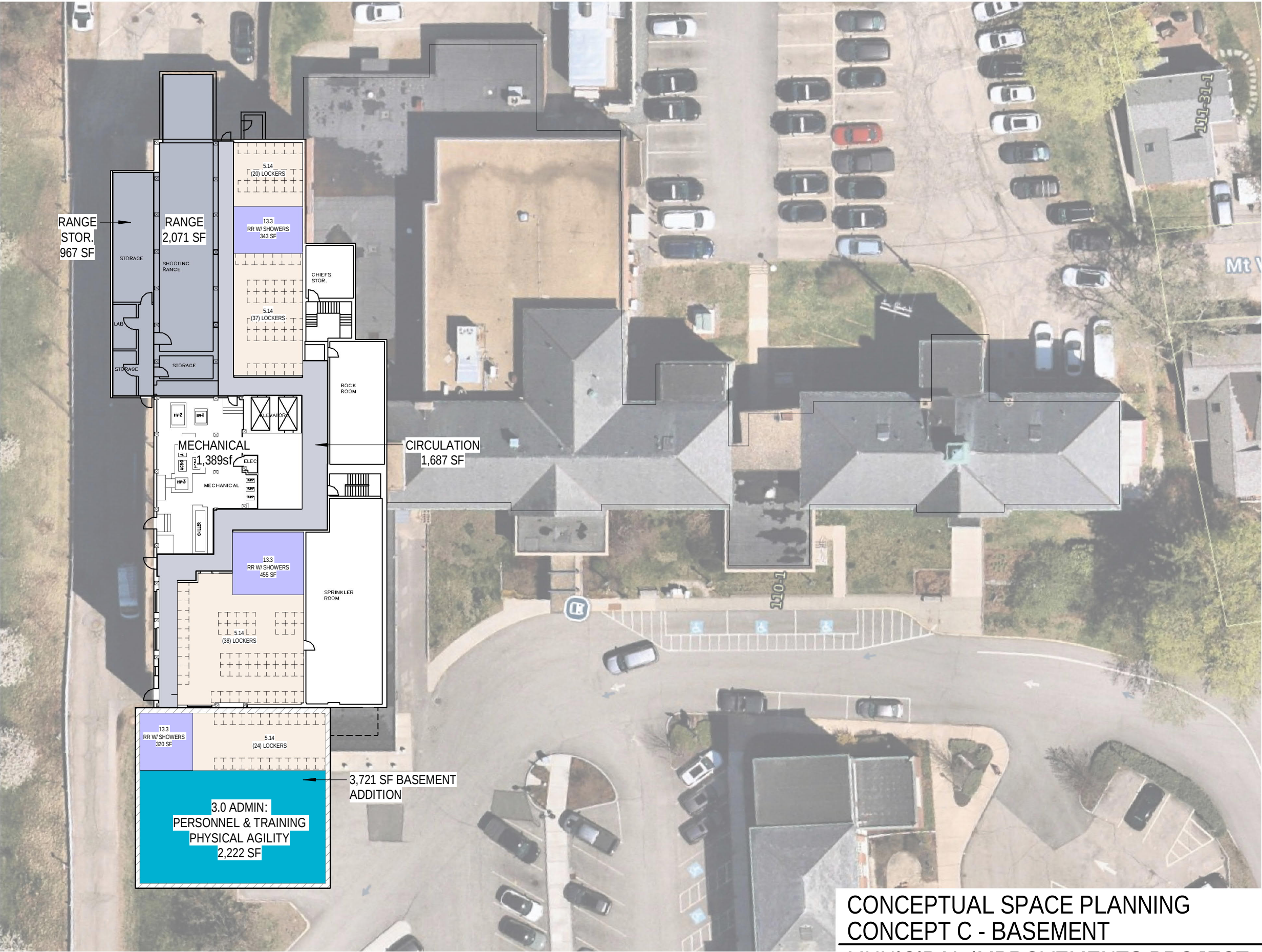
Committee reviews estimate, public outreach/feedback

Fall

Finalize concept, recommend to Council

What we're asking of Council today

- ✓ Affirm the direction – proceed with refinement of Concept C
- ✓ Confirm feasibility/comfort with the preliminary estimate
- ✓ Support public outreach/feedback before recommendations return to the City Council
- ✓ Approve the request for a public hearing and bond authorization for the 8/3/26 City Council Meeting (\$2.8M for final design/bidding)



DEPARTMENT LEGEND

PATROL

ADMIN: TRAINING

FACILITY SUPPORT

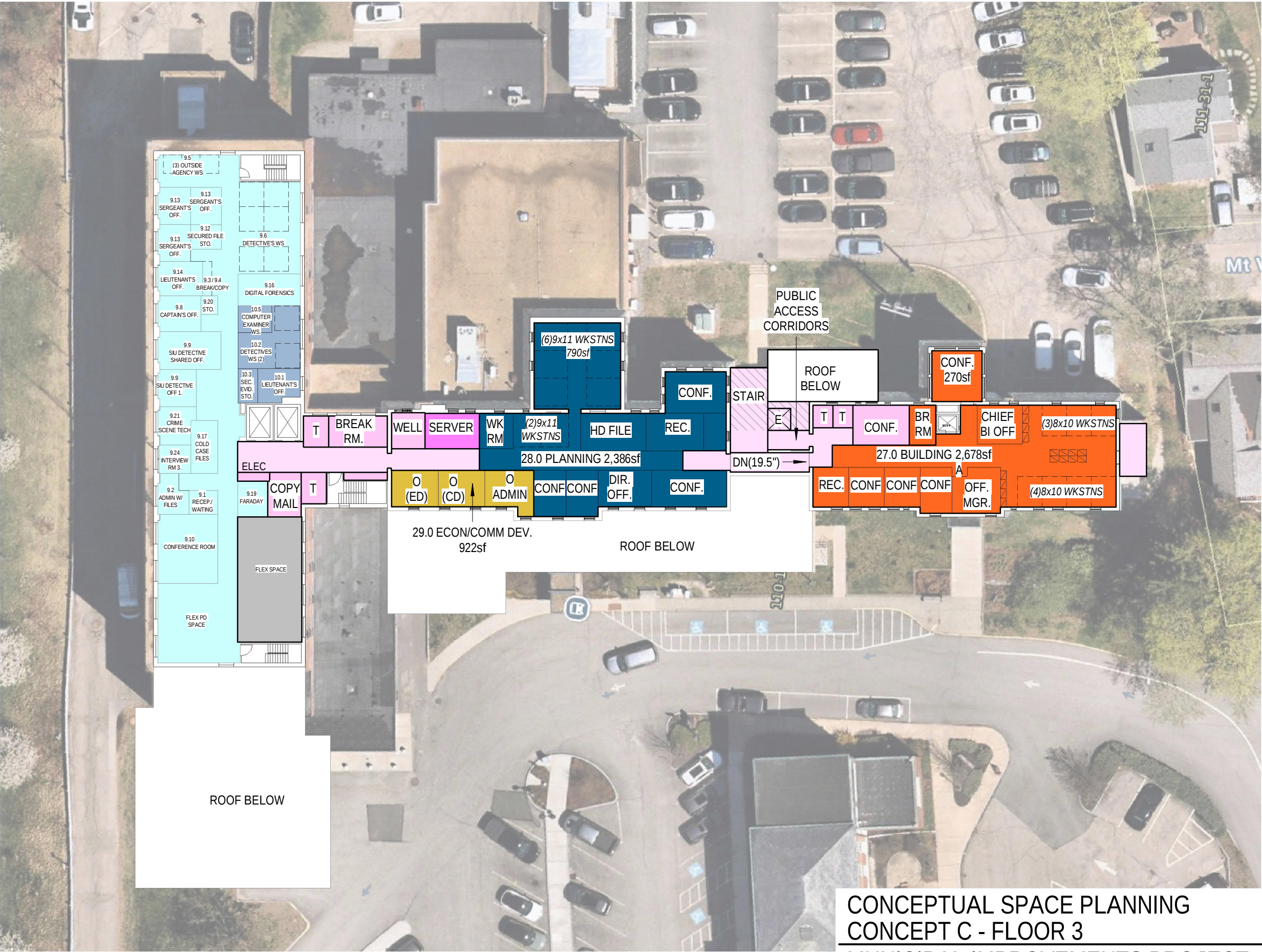
PD

T = TOILET
O or OFF. = OFFICE
CONF = CONFERENCE ROOM
A = ALCOVE
BR RM = BREAK ROOM
REC = RECEPTION

CONCEPT C KEY POINTS

- Addition totals:
 - 1. Main floor = 8,067 SF
 - 2. Basement/Extra floor = 7,268 SF
- All departments remain in the facility, except Water/Sewer Billing and a portion of the school department have been moved off campus.
- PD and Municipal lobbies separated
- Level of renovation is dependent on final design.

Note: #'s at beginning of department names correlate to previously provided SNA



DEPARTMENT LEGEND

DETECTIVES DIVISION

COMMON AREAS

BUILDING

PLANNING

COMMON CIRCULATION

ECON/COMM DEV

INTERNET CRIMES

IT

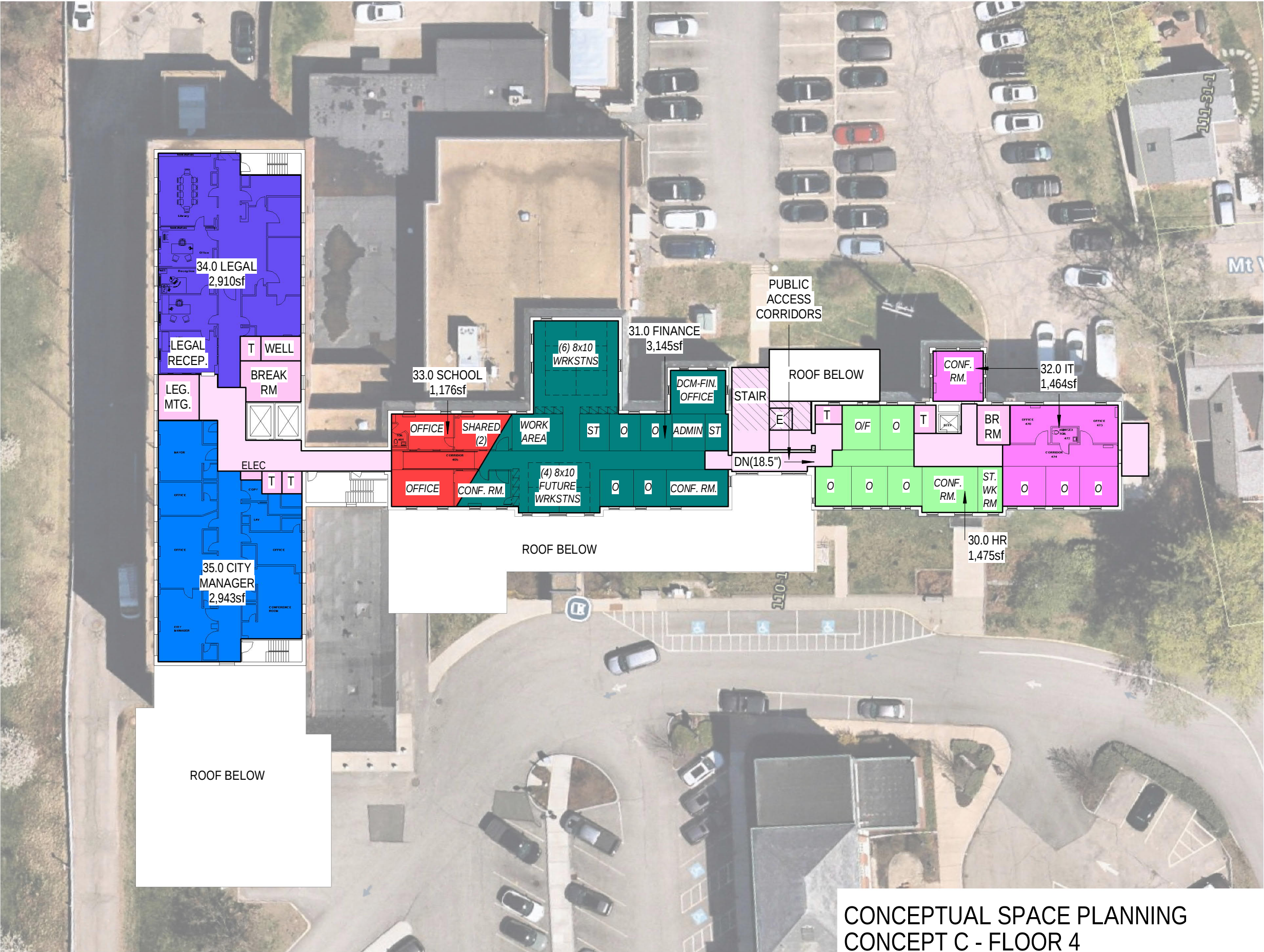
FLEX SPACE

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DEPARTMENT LEGEND

LEGAL

COMMON AREAS

CITY CLERK

SCHOOL

CITY MGR

FINANCE

HR

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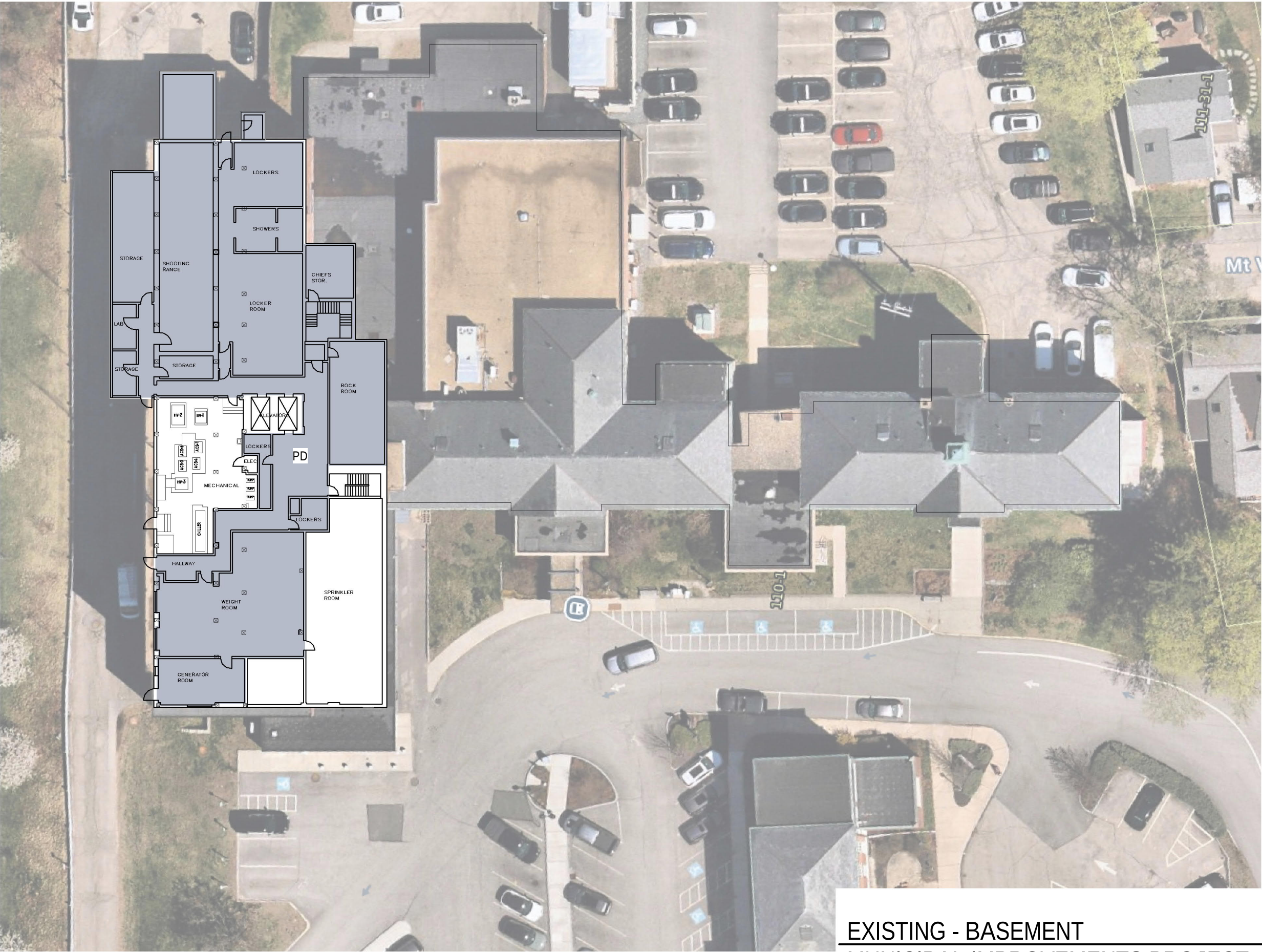
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DEPARTMENT LEGEND

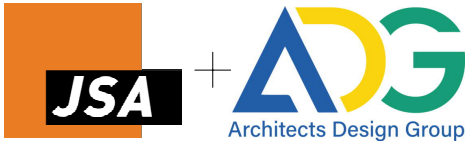
TAX	HR
ASSESSOR	FINANCE
CITY CLERK	IT
WELFARE	SCHOOL
HEALTH	LEGAL
BUILDING	CITY MGR
PLANNING	CUSTODIAL
ECON/COMM DEV	PD
COMMON AREAS	ADDITIONS

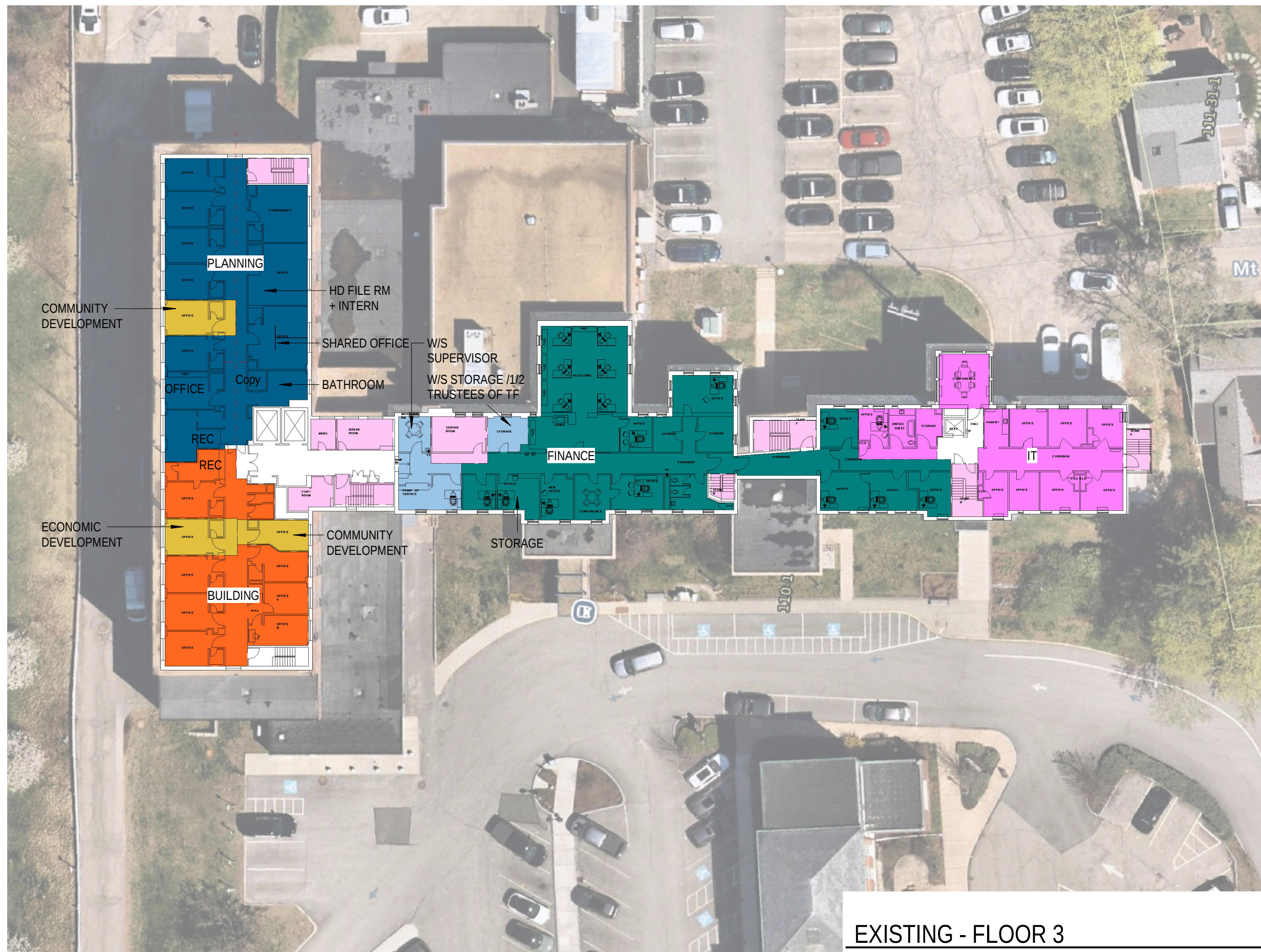
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EXISTING - BASEMENT

MUNICIPAL IMPROVEMENTS PROJECT

SCALE: As indicated
6/29/2026



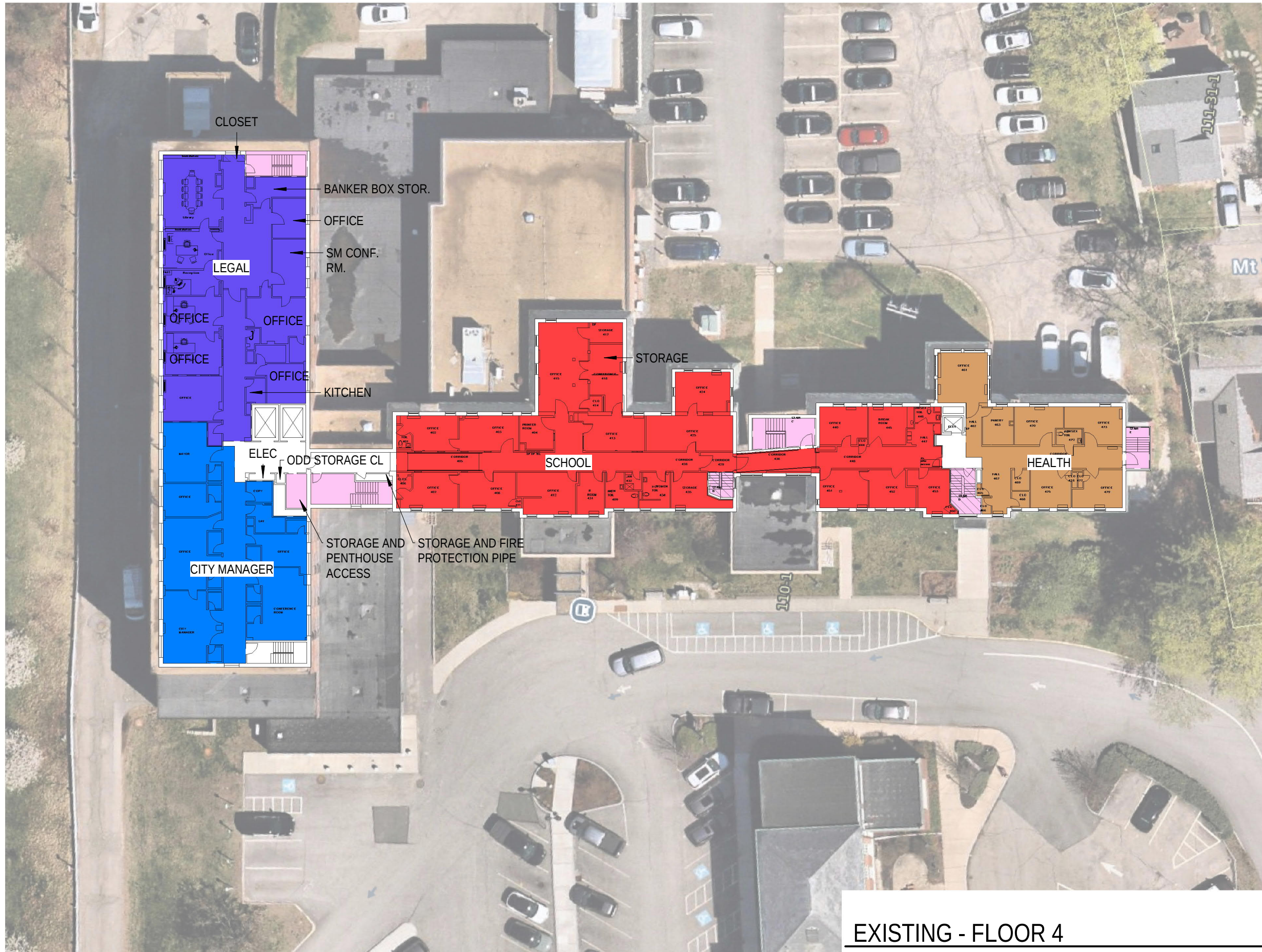


DEPARTMENT LEGEND			
	TAX		HR
	ASSESSOR		FINANCE
	CITY CLERK		IT
	WELFARE		SCHOOL
	HEALTH		LEGAL
	BUILDING		CITY MGR
	PLANNING		CUSTODIAL
	ECON/COMM DEV		PD
	COMMON AREAS		ADDITIONS

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EXISTING - FLOOR 3
 MUNICIPAL IMPROVEMENTS PROJECT
 SCALE: As indicated
 6/29/2026





DEPARTMENT LEGEND			
	TAX		HR
	ASSESSOR		FINANCE
	CITY CLERK		IT
	WELFARE		SCHOOL
	HEALTH		LEGAL
	BUILDING		CITY MGR
	PLANNING		CUSTODIAL
	ECON/COMM DEV		PD
	COMMON AREAS		ADDITIONS
T = TOILET O or OFF. = OFFICE CONF = CONFERENCE ROOM A = ALCOVE BR RM = BREAK ROOM REC = RECEPTION			

EXISTING - FLOOR 4
 MUNICIPAL IMPROVEMENTS PROJECT
 SCALE: As indicated
 6/29/2026