



CITY COUNCIL MCINTYRE SUBCOMMITTEE MINUTES OF the TUESDAY, OCTOBER 20, 2020 MEETING

The McIntyre Subcommittee held the October 20, 2020 meeting via Zoom.

Chair Peter Whelan opened the meeting at 3:09 p.m. with a roll call.

Present via Zoom: Chair Peter Whelan and Councilors Deaglan McEachern, John Tabor and Paige Trace.

Also present via Zoom: City Manager Karen Conard, City Attorney Robert Sullivan, Moderator Synthia Ravell, Legal Secretary Marian Steimke, Michael Kane and Ralph Cox.

Councilor McEachern moved to approve the minutes of the October 6, 2020 and October 13, 2020 meetings. The motion passed on a unanimous roll call vote with 1 abstention by Councilor Tabor.

There were no additional members of the public present.

The Chair announced that the Council passed the \$150,000 funds for the redesign at the prior night's meeting. He summarized for Mr. Kane and Mr. Cox the letter of interest going to the GSA and added they were seeking to get a National Park Service (NPS) submission in by the end of January 2021. The Council has seen this letter, he said.

Councilor Tabor summarized the Portsmouth Listens process the Subcommittee had discussed at the previous meeting. The public process would facilitate development of a vision of what the public space could be, he said. He discussed potential benefits which included small group discussions to see the other side's opinion, and having a written report that would guide the rest of the redesign. The plan would be to get deliberations done before Thanksgiving and report back to the Council in December. He invited those present to devise a description of the open space opportunity where Building A was, and he invited the group to speak about it.

Mr. Cox stated the City should tell Redgate/Kane what the City wants them to build.

Councilor McEachern clarified use of the survey information in conjunction with the public process going forward to gain more insight on how much the public wants to spend – which is what they said they would want in the survey.

Mr. Kane reiterated that they are ready to build another plan. He was not able to guarantee that what the public process came back with would be economically feasible.

Chair Whelan said the Subcommittee would come back with sketches after the Portsmouth Listens process. Councilor McEachern hoped that would result in getting some numbers on what the public wants.

There is no way to put a cost on sketches until the actual design is done Mr. Kane said. He added that architectural plans would be needed to turn sketches into a budget – so with just sketches, they would not know a lot more than they currently do about numbers. The \$150,000 would not get them architectural plans, he stated.

All present discussed the realities of implementing a change and the business process with some very rough estimates on money.

Councilor McEachern said there is insight gained in removing Building A and asked Mr. Kane how much revenue lost vs. revenue that remains with Building A being removed.

Mr. Kane said they previously gave the City that number, and the sketches would not get them any closer than an educated guess. He believed it would be a \$6.5 million contribution from the City to make a project work without Building A – less or more depending on what is actually built there. He reiterated a professional guess of \$150,000 would be required to do design work on the new concepts, maybe another \$750,000 on design documents. At that point, they could get quotes from the trades and be able to know definitively if the \$6.5 million was high or low.

Chair Whelan said the Subcommittee wants to involve the public and move on from there one step at a time – but they need a starting point. The Portsmouth Listens process will be three – four weeks which will result in formal drawings to show the Council and from there they hope to get an idea of cost.

Mr. Kane asked for a timeline. Councilor Tabor roughed out a schedule beginning with a November 5th kick-off meeting and December 2nd as a target for having reports done. December 14th would be the special Council meeting for idea presentations.

The Chair summarized the subsequent steps involved which he estimated to be a two or three month process. He then asked Mr. Kane for their time estimate of when they can submit the design to the NPS.

Mr. Kane said once the design was done it would be given to the architects who would require three or four months for construction drawings; they need 60 days to price it; and finally they must submit to the NPS. He estimated six months after the concept if everything moved well, to have something to submit to the NPS.

Chair Whelan said the City hopefully will have possession of the building by the end of March.

Councilor McEachern asked Mr. Kane for details about what goes into the three or four months required, and how many months if it were a parking lot versus a building. Mr. Kane said for a parking lot you would go to a civil engineer which can be done in 30

days and you would not go to architects. You would need landscape architects. He and Mr. Kane discussed details of the process.

Mr. Kane said they must redesign building B which can't be built the way it was designed without building A. He discussed loading to the current McIntyre building. This all depends on how the hardscape is designed. But if you give your concepts to a landscape architect it will take 90 days to get that done, he said. Mr. Kane talked about timing of various concepts. He suggested they take the timeline at face value.

Mr. Kane said their civil engineering company acquired their landscape architect company. He suggested involving them and their architects to prevent any big structural issues.

Chair Whelan said the Subcommittee would discuss this further. He said they were going to go forward with the Portsmouth Listens process to get some visioning. After that, the Subcommittee would work with Redgate/Kane to fine tune and move forward.

Mr. Kane asked if there were stipulations on the \$150,000 approved by the Council. Attorney Sullivan said no, however, the Council has made it clear that ultimately the withdrawal of the lawsuit must occur.

Chair Whelan said we don't want to have a pending lawsuit while we are making an application to the NPS. Attorney Sullivan agreed and said if our partnership is to succeed to ultimate success, the lawsuit will have to be withdrawn and he asked them to think about when a good time for them to do that would be. He pointed out that the City is putting City money into the project, proposing to put more City money in, but it is the putting of City money in that somewhere along the line needs to trigger the withdrawal of the lawsuit. Mr. Kane said he understood and added they have close to \$3 million in it.

Councilor Tabor said he would like to put a group together to plan this dialogue process. The group would meet initially as a Steering committee and get detail on how to guide the study circles. He would love to have someone from Bruner/Cott or Redgate/Kane as part of that. Mr. Kane said absolutely.

City Manager Conard will send a copy of the signed letter to everyone.

Councilor McEachern moved to adjourn the meeting which was seconded by Councilor Trace. On a 4-0 roll call vote, the meeting was adjourned at 3:47 p.m.

Date Approved: _____

Peter Whelan, Chair
McIntyre Subcommittee

Minutes taken by
Marian Steimke, Legal Secretary