PARKING AUTHORITY MINUTES

June 26, 2002

PRESENT: Urban Mulvehill, Chairman; Stephen Bentkover; Troy Jellerette

OTHERS: Ed Schmidt, Assistant to the Mayor
Kim Morque, Spinnaker
Robert Cavello, Spinnaker

ABSENT: Larry Bentley; Amy Jimenez

STAFF: Kathryn Hebert, Public Works Department
Alanna Kabel, Redevelopment Agency

CALL TO ORDER

Mr. Mulvehill called the meeting to order at 8:10 p.m.

DISCUSSION - STATUS MARITIME GARAGE PRESENTATION BY SPINNAKER COMPANIES, REDEVELOPMENT AGENCY, PUBLIC WORKS

Mr. Morque addressed the Members and noted that Mr. Cavello, Chief Coordinator of the project, was also present. Mr. Morque stated that they were nearing completion of the working drawings. He added that the drawings were at 80% and from them they would be able to get good, hard costs and ascertain the guaranteed maximum price. He informed the Members that qualified contractors had been identified and they were now at the short list. He advised that they were working with the Department of Public Works as well as their own design team.

Mr. Morque then displayed the original rendering of the garage and noted some commercial retail portions that constituted the probate part of the project. He explained that the project had evolved somewhat and reviewed the site plan with the Members, which included the roadway and the streetscape improvements. He noted that there was some realignment of the roadways but they did not change the project.
A discussion ensued regarding the current Maritime Aquarium entrance and parking as well as the 5-year interim step. Mr. Morque pointed out that they were not making any changes to the roadway elevations because of the utilities, which would make it expensive to change. He explained that the site line would be improved but the concept was to slow things down. He commented that there was a change in the material of the roadway and that it was slightly higher than the roadway itself.
The Members discussed putting in equipment for the visually handicapped and it was determined that there were tools that could be used to identify the pedestrian area for

them. Then, Mr. Morque described the materials that would be used on the streetscape and the detail of the area.

Mr. Morque stated that the design process was an evolutionary one and even though the elements were the same they had decided to put more of a lantern-type lid on the building. He added that they felt this would be very attractive. He stated that they were 2 weeks away from putting the contracts out to the 2 contractors who made the short list. He said that these 2 contractors had been selected from a pool of 14 contractors and explained the qualifications that had narrowed the field. He advised the Members that the 2 contractors would have 30 days to submit their proposals and his firm would spend 30 days working with them and then their recommendation would be made to the City.

Mr. Morque stated that their target date to begin construction was September 24, 2002. He advised that they were scheduled to come to the Common Council after Labor Day.

Mr. Schmidt stated that many of the City's construction projects did not follow this model and he pointed out that in this plan the last 2 contractors would competitively bid to get a real price. He went on to state that this was the best model that he had seen and noted that there would be an accurate reflection of the price that was bid for the cost of the building. He extended his complements and added that he felt other agencies of the City should start looking at this model for new construction of simple projects.

It was determined that O&G Industries and E&F Walsh were the 2 companies who would be bidding on the project. Mr. Morque stated that his company's role was to bring the contract to the City and the Department of Public Works would have the ownership of the project. He added that once the contractor was hired DPW would supervise to make certain that the construction manager was performing to the specifications of the contract. Mr. Schmidt pointed out that the 2 companies selected had a history of not going over bid. It was determined that the approximate timeline for funding would be November-December. It was noted that the project could be approved prior to funding being in place.

APPROVAL OF MINUTES FROM MAY 22, 2002

The following correction was made to the minutes:

Page 1, First Paragraph, Only Sentence should read: "**Mr. Mulvehill asked that future minutes be in summary fashion and not verbatim**".

Page 3, 9th Paragraph, 8th Line: Delete the phrase "and to also" and insert "**primarily to**".

**** MR. MULVEHILL MOVED APPROVAL OF THE MINUTES AS CORRECTED.**
**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

Mr. Mulvehill stated that he signed the final draft of the Service Agreement this evening and it would now be sent to the City.

APPROVE THE RFQ FOR LEGAL SERVICES (LAW DEPARTMENT)

It was decided that all references made to bond services could be eliminated from the document and said legal services would only be those services separate from the City.

APPROVE THE FINAL FEASIBILITY STUDY REPORT

It was determined that everything had been addressed and all changes that were requested by DPW and the Redevelopment Agency had been made.

**** MR. MULVEHILL MOVED APPROVAL OF THE FEASIBILITY STUDY.**
**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

TOUR OF FACILITIES
MONDAY, JULY 15TH OR JULY 22ND
MEETING SCHEDULE DURING THE SUMMER

It was decided that the facilities would be toured on Monday, July 22nd at 9:00 a.m. It was also decided that the Members would discuss whether or not to hold a meeting in August when they met next month.

FOR INFORMATIONAL PURPOSES
COPY OF FINAL SERVICE AGREEMENT

The document was distributed to the Members.

ACTION ON ANY DISCUSSION ITEMS LISTED HEREIN

It was stated that the new budget would begin in July and this process was discussed. It was noted that a comparison budget would be presented to the Members in September for their review.

It was decided that each of the Members would adopt a couple of lots (excluding Lots #1 and #2) and focus on them, bringing any pertinent issues to the Authority's attention. It was also decided that the item "Ongoing Lot Updates" would be added to all future agendas.

Member	Lot Number(s)
Troy Jellerette	3,4,5,6
Amy Jimenez	7
Steve Bentkover	8,9,10,11

ADJOURNMENT

Mr. Mulvehill adjourned the meeting at 9:40 p.m. He stated that the next meeting would be held on July 24, 2002, at which time representatives from Spinnaker would present a cash flow analysis. He added that they would also present the guaranteed maximum price for the project and announce the name of the general contractor that had been selected for the project.

Respectfully submitted,

Ann Marie DeLuca
Telesco Secretarial Services