

Rhode Island Convention Center Authority

Garrahy Courthouse Garage Committee

Monday, July 13, 2015

Meeting Minutes

The Garrahy Courthouse Parking Garage Sub Committee of the Rhode Island Convention Center Authority met on Monday, July 13, 2015 pursuant to notice at the Rhode Island Convention Center, One Sabin Street and the Dunkin' Donuts Center, One LaSalle Square, Providence, RI 02903.

Board members present were Paul MacDonald, Bernie Buonanno and Tony Mendez.

Also present were Jim McCarvill, Executive Director, Amanda Wilmouth and Larry Lepore, Convention Center and Dunkin' Donuts Center, Ray Keough, Keough Construction Management; Jan Brodie I 95; Bruce Leach, Legal Counsel and Eileen Smith, Recording Secretary.

Mr. MacDonald called the meeting to order at 9:05 AM

Mr. MacDonald stated that following the presentation and discussion of the three firms that were invited to participate we were not able to reach a conclusion. He said that we have invited two of the firms back to clarify some of the questions that we have.

Mr. Keough distributed a list of issues that we would like to discuss. He stated that the list was sent to Desman and Walker so they could prepare for the interview.

Ms. Brodie said that this project is crucial to parcel 25 and 22. She

stated that the I 95 Committee now has what was needed, a tax stabilization plan, for development. She stated that the triggers are now in place.

Desman Associates was invited to address the Committee.

Mr. Hill began the discussion regarding financial feasibility and stated that the project would not break even for approximately 7 years.

Discussion ensued regarding the number of early bird parkers that are projected. Mr. Hill stated that short term parking is more profitable. He noted that after hours and residential could offset the easements of the courts 500 spaces generating less than half of their worth.

Lengthy discussion was held on the design for retail. Mr. McCarvill stated that there is no issue of financing. He said that we want a garage that is full. Mr. Mendez asked how many spaces would be needed for judges. Mr. McCarvill said approximately 80 are slated to be reserved for judges.

A discussion regarding the rate for the courts ensued. Mr. MacDonald asked where the size of the garage at 1250 spaces come from. Mr. Hill stated that it was the number that the I 95 Commission came up with.

Mr. Leach stated that the legislation calls for 1250 spaces although we could go back and ask that the legislation be amended. Mr. MacDonald asked where the state got that number. Mr. McCarvill referenced a study that was completed by Fuss & O'Neil.

He continued that we do not want a garage similar to the one at the mall. Mr. McCarvill said that we must keep in mind that this will be a long term investment. Mr. Goldman said that Desman can tell you what size your garage should be.

Mr. Leach reported that there has been a problem with the sale of the

land. He said that the title is not clean.

Mr. MacDonald thanked Mr. Goldman and his team.

Mr. Keough stated that he thought Desman had done a good job with their answers to our questions. He said that we need to know what the right size should be and get the legislation amended. Mr. Keough suggested a bid form that would revise the scope of the project. Mr. MacDonald asked what if we decide not to do the project. Ms. Brodie said that someone is going to do it and the Convention Center Authority is the logical choice. Mr. Leach stated that we need to negotiate with the courts. Mr. McCarvill noted that we were asked to do low rates for parking for URI, etc. We can provide a low introductory rate. Mr. Buonanno asked if the court rate could be increased. Bruce said that we could negotiate.

Walker Parking Consultants

Mr. Stadig was the point man for his team. Ms. Brodie stated that the three required parcels of the I 95 land are close to Purchase & Sale which means that the garage project could move forward. Mr. Stadig stated that a market analysis is needed in order to determine how many spaces would be ideal. Discussion ensued regarding the rate structure. Mixed use development for the other I 95 parcels will help with revenue. It was noted that the Johnson & Wales Garage has freed up on street parking and people will go out of their way to find a spot that is free. The need to increase night and weekend parking will most likely not be helped by PPAC. Mr. Stadig noted that the retail space will not be a determining factor because the rate will be negotiated into the lease for the retail space. Mr. Stadig stated that it

will be difficult to find the appropriate tenant. Mr. Stadig suggested that we need a conceptual design and a market analysis before we move forward. Mr. McCarvill noted that the 600 early bird parkers in the report is a concern because we would like to see short term parkers and a turnover in the spaces during the day. Mr. McCarvill asked where we stand regarding the bus hub and retail. Mr. Stadig stated that there is no synergy. He said that he spoke with RIPTA and determined that a multi model facility would drive costs up. He said that mixing buses with automobiles decreases efficiency of a garage and puts more of a burden on garage retail. Mr. Stadig said that it can be done but costs will rise. Mr. McCarvill said that he is concerned that we will have this garage that no one wants to park in. Mr. Stadig asked what the garage will do for development. Ms. Brodie said that it is a big part of the package. Mr. McCarvill said that at some point we have to get market rates. He said that we cannot build a disaster. The Committee thanked Walker Parking Consultants.

Mr. Keough noted that this is a great opportunity to make an impact on the community. He said that we should move forward with the conceptual design and market analysis.

Mr. MacDonald asked Mr. Keough to come up with a bid form for a revised scope for the project.

Discussion ensued regarding the RFP for Environmental and Geotechnical Services. Mr. MacDonald said that he thought the firms were so similar that any would be a good choice. Discussion ensued regarding the firms and it was noted that there was very little

difference. Mr. Keough stated that Desman was part of the Fuss & O'Neil report used in the presentation and they developed the numbers. Mr. McCarvill opened the fee bids and stated that they were not in the same format and did not compare apples to apples. Mr. McCarvill stated that he would review the bids as a percentage of fixed costs and would be prepared to discuss his findings at the Board meeting

Upon a motion duly made by Mr. Butler and seconded by Mr. Buonanno it was unanimously

VOTED to adjourn at 12:30 PM