

# Rhode Island Convention Center Authority

## Garrahy Courthouse Garage Committee

Tuesday, January 26, 2016

### Meeting Minutes

The Garrahy Courthouse Parking Garage Sub Committee of the Rhode Island Convention Center Authority met on Tuesday, January 26, 2016 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, Patrick Butler, Bernie Buonanno, Jeff Hirsh and Stan Israel.

Also present were Jim McCarvill, Executive Director; Larry Lepore, and Amanda Wilmouth, Convention Center and Dunkin' Donuts Center, Amy Pettine and Ray Studley, RIPTA; Joseph Baxter, and Steve Kerr, RI Supreme Court; Ray Keough and Rick Hall, Keough Construction; Peter McNally and Amber Ilcisko, I 195 Commission; Art Stadig and Gary Gaines, Walker Parking Consultants; Dan Baudouin, Providence Foundation; Bruce Leach, Legal Counsel and Eileen Smith, Recording Secretary.

**Mr. MacDonald** called the meeting to order at 11:15 AM. **Mr. MacDonald** asked for a motion to approve the minutes of the December meeting. Upon a motion duly made by **Mr. Israel** and seconded by **Mr. Buonanno** it was unanimously

**VOTED:** to approve the minutes of the December meeting.

**Mr. MacDonald** asked Mr. Keough to update the Committee on the progress of the project. Mr. Keough explained that Walker Parking Consultants was engaged to perform certain tasks in this phase of the project. Mr. Keough distributed a report on our progress to date (enclosed). He noted that contamination was found on the site in the form of heavy metals that can be remediated by capping the site. Mr. Keough said there is no need to find a hazardous waste site.

Mr. Keough noted that a decision on the size of the garage will be made soon. Following that decision Walker will have until March 23<sup>rd</sup> to complete the schematic design for review. Discussion ensued regarding the time frame for completion of the project and the development of the surrounding parcels. Mr. McNally noted that it will most likely be two years before the area is developed.

**Mr. Hirsh** asked if there is another parking garage in the plans. Mr. McNally said that not at this time although the nursing school at the opposite end of the development will have parking. Mr. Keough noted that the demand will be higher than the supply. **Mr. Israel** said that will

make the spots more valuable. Questions arose concerning the estimated labor costs to operate the facility and Mr. Keough said that it is only an estimate and other costs such as benefits, uniforms, etc. are contained in categories.

Mr. McCarvill stated that we were given the directive to build a 1,250 space parking facility for an estimated cost. He said that if we do a 1,500 space facility our debt service will be higher although in the out years it would be more profitable. Mr. Stadig stated that there would be more difficulties with 1,500 spaces. Mr. Baxter asked if the garage could be expanded at a later date. Mr. Stadig said that it is very expensive to raise the height of a structure. Mr. Keough noted that the traffic study indicates that the adjacent streets can handle either size structure.

**Mr. Butler** noted that we can't do anything until the I-195 Commission sells three parcels. Mr. McCarvill said that our moving forward will assist in the sale of other parcels. **Mr. Buonanno** said that we are looking to have the legislation changed.

Mr. McCarvill noted that we were given the OK to spend \$500,000 during this phase. He said that if we expect to exceed that amount we will inform the Budget Office. Mr. McNally asked how far \$500,000 will go. Mr. Keough said that it should get us through schematic design.

**Mr. Hirsh** asked about RIPTA's plans. Mr. McCarvill said that he thinks they are looking elsewhere for their hub.

Lengthy conversations ensued regarding the timeline and the legislations call for retail space within the facility. Discussion also took place about removing meters from the street and where courthouse personnel would park during construction.

**Mr. MacDonald** asked if there was any further business. Hearing none he asked for a motion to adjourn. Upon a motion duly made by **Mr. Israel** and seconded by **Mr. Butler** it was unanimously

**VOTED** to adjourn at 12:32 PM