

SPECIAL COMMITTEE ON THE CIVIC CENTER

November 8, 1999

6:00 PM

Chairman Wihby called the meeting to order.

The Clerk called the roll.

Present: Aldermen Wihby, Rivard, Cashin, Hirschmann, O'Neil

Messrs: S. Ashooh, B. Brensinger, G. Goodrow, K. Clougherty, Atty. Craig

Chairman Wihby stated we are continuing discussions relative to the proposed Manchester Civic Center. One of the things I wanted to cover today was the comment that Mayor-Elect Baines had made regarding the site and looking at it again. We were going to go over that again. I understand that Mr. Ashooh met with him so I would like him to tell us some of the comments that were made.

Mr. Ashooh stated because of Mayor-Elect Baines' comments and concern about the impact of the civic center in the City, Barry Brensinger and I met with him last evening and spent several hours going over the site and some of the concerns surrounding siting a civic center in Manchester and its impact on surrounding areas. I spoke with Mr. Baines and I don't want to put words in his mouth, but his statement to me, which I believe he may want to elaborate on if he shows up a little later is that at this point he spent a fair amount of time with us and while he may have preferred an alternative site conceptually, he has no specific site in mind. I think there was some confusion about Allen-Bradley and it is not a site that he was promoting. He may have preferred an alternative site because of some of the concerns of the neighborhood impact. He believes at this time that the entire proposal should be judged on its merit and if the project is approved, his concern is that we take the necessary steps to make sure that the civic center is a good neighbor wherever it is located. At that point, I think he has reached a level of comfort with the diligence and the level of work that we have put in and that Barry Brensinger and his firm put in in assessing all 12 sites in the City and that the decision of my Committee, presenting it to this Board on several occasions, has yielded what we think is the best site for the civic center.

Chairman Wihby asked do you have a presentation that you would like to make.

Mr. Ashooh answered what I would like to do this evening, first of all, is to bring this Committee up-to-date on a couple of key events that have taken place and are taking place with the process of moving the civic center project forward. As you can tell regarding the construction process, we have reached a major point in design and development of the civic center and concurrent with that, as you are aware, we are moving towards getting a GMP bid from the construction manager and two meetings ago this Committee asked for a date of when we needed to start construction in order to open the building on time. Part of that process...in order to stay on that time-line, our construction manager tomorrow morning is going out to bid on a couple of the long lead items and they will be seeking bids on the steel and on the pre-cast concrete products. There may be a couple of others in there. Those bids do not bind the City to the purchase, but they do get us in line so that if the project is approved and goes forward, these long lead items will be available to the project when we need them so we can maintain our construction schedule. So that process, I believe, will start tomorrow. If you see bid requests in there, that is the reason they are being done at this time. We also have, at this point, in order to secure the bank financing commitment that is part of this whole project, there are two feasibility studies taking place in the City right now. Some of you may have been contacted, perhaps not, but the firm of CH Johnson & Co. is doing a feasibility study on behalf of our efforts to secure bank financing. Their focus is on the financial assumptions, the marketing assumptions, the site selection, everything that we have basically put into this project is being examined again by this firm, CH Johnson, so that a feasibility study can be presented to the financing syndicate who will be taking a look at financing the building. The other feasibility study that is ongoing right now is by a company called Desmond Associates and they are examining a second time to make sure that our initial assumptions are correct for parking and traffic. Both of those issues are being examined now. Those feasibility studies will be presented in a short period of time. We told them that we need them in the next 30 days and we expect to have those feasibility studies completed. Those are not to take a look at new questions as much as to examine the things we have already done work on to make sure that our numbers match up. The major construction concern here...I have asked Barry Brensinger and Gary Goodrow from the firm of Lavalley-Brensinger to come in and they have just completed a fine-tuning process on the building design in order to make sure that this building is as tight and as efficient as possible and within budget. I have asked them to come in this evening and talk a little bit about those changes in the building that you may notice. Some of them are significant. Some of them are to the appearance of the building. Some of them are inside. I think to put it in perspective, I would like them to run over this for you if you don't mind.

Mr. Brensinger stated just briefly, as Skip suggested we have made considerable progress since our last meeting. We are now at the point in the project where we have completed what is commonly referred to in architectural lingo as design development, which is essentially all of the systems and materials in the building have been defined and the plans have been accurately laid out. All of the spaces in the building are clearly defined. In fact, in the case of some specific trades, site work and the structural aspects of the building, we have essentially completed construction documents as well. This was all within the scope of the Phase II of the project, which was presented to the Board some time ago so we are nearing, architecturally, the completion of our Phase II services. What defined those services was what level of information is needed to go to a construction manager and get a GMP and that, as Skip mentioned, is at this point just a few weeks away. We will have a guaranteed maximum price for the project so we will know, in detail, what numbers we are dealing with. As part of that process and working with the overall team working on the project and with the construction manager, we have been diligent about maintaining budgets. We know that that is an issue for everyone and we want to make sure that the project stays on track and that has been a give and take process. As we develop the design, the construction manager, Gill Bain, has priced that work. We have met and refined it and while I think it is fair to say with one possible exception the changes that we made probably wouldn't be perceptible to most people in the community, the changes have nevertheless been significant from a cost perspective. We have been working, as I said, to maintain those costs. What I would like to do is just briefly give you an overview of the exterior of the building so you know where that stands and then Gary, whom you have met at previous meetings, will walk through some of the plan changes. The exterior of the building is one of those aspects that I mentioned a minute ago that I don't think most people would notice the change but there are some things that we have done in the earlier renderings that we had shown to you. The major columns on the exterior of the building actually penetrated up through the roof and projected above the roofline. You may recall that. In that earlier rendering there was also a larger overhang at the front canopy and, in fact, as Gary will point out in the plan, the front lobby itself was slightly larger. We have pulled in the walls in the lobby a few feet on each dimension and slightly shortened up the overhang of the canopy to reduce some of the structural steel costs. The balance of the envelope, although it has contracted a few feet in each dimension, is pretty much as you had seen it formerly. The base of the building will be predominantly brick and to give you a sense of scale, what appears to be brick here is approximately three stories tall so it is about the same scale as the buildings across Lake Avenue and the general buildings in that neighborhood. That was done intentionally so that the building has a platform that will relate to its neighbors. It is obviously a bigger building than its neighbors. In fact, it is a bigger building in terms of its plan, than any other building in

downtown, but we wanted to be respectful of that scale and particularly at a pedestrian level that you have a sense that the building is appropriate to its site and neighborhood. The wave portion of the building, the enclosure for the upper bowl and seating, is actually recessed slightly from this elevation to be less dominant. It continues to be a combination of two metal panels as we had previously presented to you. The expectation is that one of them is a little bit more shiny, a little bit more specular. The other will have some color to it, although I hasten to add that these are computer prints. It is not...I wouldn't want anyone leaving the room believing that these are the actual colors we are proposing for the building. We just apply color for the purpose of defining where the different materials are. You can see that the front...the Elm Street elevation continues to have a substantial amount of glass. The intent of that is to have this be transparent so that particularly as we get into this time of year when it gets dark early and there is activity in the building at night and this is all lit, that transparency will allow that sense of activity to spill out onto the plaza and to Elm Street. Someone approaching the building walking by or driving by will have a clear sense that there is something exciting going on in the building. Gary reviewed the floor plans and he can point out to you where some of the features are in the lobby that you would, in fact, see from the plaza or from Elm Street. I think the Elm Street elevation is clear. This is the south side of the building. Gary will point out in the plan where the loading areas are.

Chairman Wihby asked is that black line where the elevation is.

Mr. Brensinger answered yes. This would be the Chestnut Street elevation. I think what is important to know and I am glad you mentioned that, the service area is recessed below the Chestnut Street elevation so even when we have tractor trailer trucks or whatever servicing the building and bringing in a show or whatever, they will be down in this area and for the most part won't be readily visible from the street elevation or to a passerby. Going to the north elevation, you can see that it mirrors the south elevation. The lobby on Elm Street in that direction. It is the same skin and brick materials. One of the things that I think will be unique to this building among many civic centers is there is some glass along our concourse and, again, I will ask Gary to point that out when we go to the floor plan. One of the things we felt in the design that is odd about some of these buildings is that when you are in the building using it and walking around you have no sense or orientation. You are in kind of a big, black box where you don't know where you are relative to the City and activities so we thought it would be really nice if someplace along the concourse there were some glass so you could see out to the street as a means of knowing where you are in the building but also bringing the activity of the building back to the City and vice versa. From the east elevation...this is facing Chestnut Street again, the same brick face, there are two minor entrances where which are only used by users of the luxury seats, the

premium seating in the building. There is some parking in this area for those folks and two separate entrances and again some windows to bring some light and views to and from that portion of the concourse.

Mr. Goodrow stated as an overview, since December when we made the revisions to the design for value engineering purposes to contract the building and get the building within budget making it as efficient as it could be, the bold move that we made was to take the outermost ring of seats out of the lower bowl, that is the ring of seats that was just about main concourse level, and pull the building in by 2' 9" all the way around. That is the width of the tread, if you will, of the precast that the seats sit on. When we did that, the upper bowl also contracted in 2' 9" and in doing that, if you can envision it, it is getting closer to the hub of a wheel all of the seats in the upper bowl lost some as you came forward. In essence, even though we didn't take a ring of seats along the outermost layer of the upper bowl, we still lost seats as they all converged on each other. In order to make up those seats so that we didn't lose any permanent seating in the arena, we filled out the upper bowl. It used to be horseshoe shaped in the upper bowl. We had approximately a 60%/40% ratio and is not closer to 55% lower bowl and 45% upper bowl. One of the major changes that we made in September was to fill out the upper bowl. You can see that here on the Chestnut Street side of the building. When we did that, we expanded certain sections of the east end of the building in order to allow...and you will see this on the upper levels, in order to allow the bowl to be completed. In also doing that what we did was we took off the mezzanine level, all of the mechanical. We had several major mechanical rooms up there. We decided to bring those all down to the service level of the building and fill out what was previously just slab on grade for the entry lobby based on soil tests that were done, we know that this soil needed to be excavated anyway. It would have had to be replaced with engineered fill. If we were going to go through the expense of taking it out, we could buy ourselves some relatively inexpensive service level space so we brought all of the mechanical rooms down to this level. We also rearranged some of the storage space as a result. Another major plan change or significant plan change was to take the administrative and management offices out of the lobby area and bring them down and you see that in the light tan color and fill out that less expensive service level space. Just to orient you, this is the service dock area of the building. There is room for four tractor-trailers and a dumpster. One tractor trailer actually has a ramp that will bring you up onto the loading area and we will also have access for truck directly through this significant vomitory out onto the event floor for purposes of bringing in equipment for concerts or for truck pulls or anything of that nature. Major central service access corridor throughout the entire level. Yellow areas represent toilet areas. We have a significant amount of those in the building. There was an issue with whether we were going to use the 1993 BOCA versus the 2000 International Plumbing Code, which is now being accepted in some states for use in arenas with occupancies

over 3,000 occupants. Because the State of New Hampshire uses the 1993 BOCA for plumbing, we have to abide by that. Basically in a nutshell, service areas and mechanical areas are in the tan. In olive we have the players and visitor's locker rooms, auxiliary locker rooms for other types of ice shows, support space in the red for kitchen/commissary/uniform and vendor staff areas. In the event of a concert or basketball or other types of venues where the public will be seated on the floor, we have access to the lower bowl from this area here, which is a stair and an elevator, as well as a stair and an elevator over here and a stair in this location. The entry lobby area off of the plaza, which is Elm Street, as Barry mentioned we pulled in all three sides of the lobby, approximately 5'. We pulled in the overhang of the canopy, approximately 6' on the north and south and approximately 12' to 14' on the west in an effort to cut down on the structural steel required for the canopy roof. We have a couple of vestibules, which takes you into this white area, which is basically, all just open lobby area. The red area is the retail store, permanent retail and the light tan here is ticketing. On the day of an event or in days when you don't have an event and there is drop-off parking, 15 minute parking along Lake Avenue, people can come into the ticket office from the outside, get their tickets and then come through another set of doors. There will be a turnstile there for ticket collection for those people who don't get their tickets ahead of time. So those are the two main functions that remain on the lobby level. Prior to that, as I mentioned, we have hockey offices and the management offices. We salvaged one meeting room. We had a couple in there, but when we contracted the building we managed to retain one of them. These areas here that used to have management offices in them allowed us to put more vertical space above the mechanical rooms on the service level since they have large machinery and duct overhead they needed that space in these areas so that worked out when we made that change. The Main concourse level. For the public, whose entrance will be on the lobby west side of the building, they will have an elevator and two ceremonial stairs that will bring you up to the main concourse, which rings the entire building. Suite holders will be parked on the east side. There are two entrances for those folks. We have public elevators in these two locations, as well as that one. These two will take you up to the mezzanine level concourse, as will these four ceremonial stairs. In the previous plan, we had a separation of the folks who were going to seat in the upper bowl. They would access their upper bowl seating from the access that the suite holders had to get up to the mezzanine level. In an effort to make that more economical and efficient, we took out five sets of pre-cast stairs on both sides so now there is public access from these four major stairs up onto what is now a public mezzanine concourse level. This is the portion of the plan, which was filled out by the upper bowl. You can see here we were able to use this program space when we extended the building out in the east direction. We relocated the two party suites, which used to be on the east end of the main concourse long access of the arena and made room for four more private suites. Instead of 30 private suites and 2

party suites, we have 34 private suites and 2 party suites. The party suites being the ones that are rented on the day of an event. Again, the yellow areas are all public restrooms. The red on this level is concession areas and that is a pantry area. This purple area is the club lounge for access by folks who have club seat holdings and the club seat section is in the lower bowl right in this area here. It takes up approximately 642 seats and within the club lounge we also have fixed dedicated seating that will be sold to the tune of about 66 seats. One of the elevators over in this area is a freight elevator for bringing goods up and down from the service level.

Alderman Cashin asked the west elevation that is where most of the people are going to be coming in, right.

Mr. Goodrow answered right.

Alderman Cashin stated you only have one elevator there.

Mr. Goodrow replied we have one elevator and two sets of stairs.

Alderman Cashin stated when you go to the east elevation where the least amount of people will be coming in, you have two elevators. Is that right?

Mr. Goodrow replied that is right.

Alderman Cashin asked wouldn't that cause a problem in the lobby.

Mr. Brensinger answered the one elevator is adequate in and of itself for the expected handicapped requirement. The reason why we have two here is that those are really dual purpose. They are passenger elevators, but they will also take service up from that service level to all of the suites so they will be used for food service deliveries. One of the things we were careful about...you have an appropriate question, in some of the facilities that we visited, they had eliminated elevators as part of cost cutting to maintain their budget. We have not done that. We have retained three elevators to be sure that we have adequate service. I think most of the facilities we saw had one or two at the most. We are confident this is the right number and the difference is the dual use of the two out back.

Mr. Goodrow stated on this level, as I mentioned, we have suites located here. We also have a disbursement we believe will meet the intent of the ADA and when we did that, we created platforms in front of these service areas so that we would allow a disbursement of the wheelchair seating, as well as the seating that accompanies for visitors that go along with them. That is one of the primary reasons why we have located public restrooms in what seems like a not so obvious

spot. This allows us to have an area for wheelchair seats that closely approximates center ice at the top end of the lower bowl. As Barry mentioned, in the elevations we have glazing on the north and south concourses, as well as on the east. Again, primarily to allow not only light to come into those areas of the concourses, but also to allow people to view out for orientation. Concessions are located on the outer as opposed to tucked under the bowl because they are easier to see once you come out into the concourse from the lower bowl and upper bowl. The suite mezzanine level, as I mentioned in the previous design, each of those separate pre-cast stairs led directly to these vomitories so you would actually pass through what was a mezzanine balcony but the two weren't connected. They were connected visually, but not physically. Now, in order to save money those are gone and this is all one, wider concourse area accessed with these mezzanine stairs as well as the elevators that I mentioned before. Suites all along the long access. This tan area over here is for the press. These bathrooms have been retained as private bathrooms for the suite holders on this level so the public in the upper bowl will be using bathrooms on the main concourse level as they were in the previous iteration of the design. Lastly, the upper bowl seating. This component from approximately here to there was not in the previous design. It was literally a horseshoe shape. The reasoning for that was that we would have fewer seats unsold in the event of an end stage concert. Now what we have done is accepted that these seats at this end in an end stage configuration that doesn't play to a 360-degree house, these seats will not be sold. So that accounts for approximately 9,650 or 9,670 maximum for an end stage concert that does not play to a full house.

Chairman Wihby asked that is because the stage and stuff will be over there.

Mr. Goodrow answered correct. We have, in the mezzanine level area...

Chairman Wihby interjected like with Disney on Ice you would block that off and have them come out that way.

Mr. Goodrow replied actually no. With Disney on Ice they would probably...well they could. They could set-up the stage there. If they have a stage set-up, that is where they would put it. This section, you would lose about 50% between these two in the lower bowl. There is a portion of the upper edge of the lower bowl, which is permanent seating and that also gets lost. The lower portion is retractable. It pulls against the wall to make physical space for the stage. In a center stage concert, that is where we can hold the most people in this arena and it will be approximately 11,750 in that range for a stage which is set-up in the middle and every seat around, as well as seats on the floor are sold. In basketball, it is approximately 11,200 and for hockey it is just over 10,000.

Chairman Wihby stated those are almost the same figures from when we talked before.

Mr. Goodrow replied right. When we made these design revisions, the mandate was we were not to change the permanent number of seats in the arena and we were not to change, at least not go down in terms of the number of suites that we had.

Mr. Brensinger stated I think the building sections are generally self-explanatory. Service level down at the ice level. Service functions, commissary, food prep, locker rooms down below. It continues to be a single, primary concourse building. The main concourse where the majority of circulation takes place with an upper mezzanine/concourse at the intermediate level. The short story in all of this presentation...I mentioned when I made my opening comments is probably one change that people actually would perceive and that is, as Gary pointed out, the completion of the seating in the bowl. Essentially, in order to maintain our budget, we looked at a variety of options and we said we have got to insure that the building is as efficient as it can be; that we don't have any wasted square footage. So we looked at a variety of schemes. Is there anything we can do to compress the building a little bit and tighten up the square footage? The one thing that seemed to allow us to do that was essentially relocating some seats within the building so we maintain the overall fixed seating capacity. In fact, we may have actually gained a seat or two. One of the good things that has come out of all of this is that we have discovered a way, at a lower cost, to actually add four more suites so we gain by having a few more suites in the building while we have reduced the overall square footage.

Chairman Wihby asked what about obstructed views or anything like that.

Mr. Brensinger answered there is not a column in the house. Every seat should be a good seat.

Alderman Hirschmann asked would the luxury suites, because they are in that end zone, what happens to them when there is a concert.

Mr. Brensinger answered those would be gone.

Alderman Hirschmann asked wouldn't it make sense to move those to a 45 degree angle so that you always have a party suite even during a concert.

Mr. Brensinger answered you could. What you are suggesting is bringing them out here. In Greenville, the owner suite was at an angle in the corner.

Alderman Hirschmann asked what are the yellow areas.

Mr. Brensinger answered those are toilet rooms.

Alderman Hirschmann asked why wouldn't we move restrooms to where you can't see and move those to the angled space.

Mr. Brensinger answered it is a great issue. The literal interpretation of the ADA and some of you folks may have seen in the media that there are other venues in the country where there are lawsuits going on now regarding disabled seating. Essentially, what the intent of that law is as we interpret it and as our co-experts interpret it is that a disabled person has to have equal variety of seating to everyone else so basically wherever you or I as able bodied people might have a seating opportunity, they have to have a comparable seating opportunity so at every level of the building and from every kind of typical vantage point if you will, we have to provide capacity to accommodate to disabled persons and what that means as Gary pointed out is that they need, for example, an opportunity to sit at center ice and in order to do that without obstructing views behind them, it implies that there be something there other than a suite. That is what generates the disbursement.

Mr. Ashooh stated I would like to make a point. With the end stage configuration that we are talking about, out of the 20 or so concerts or whatever you might be talking about a half dozen less events. By having party suites that may or may not be rented is expendable. It means we don't have a fully paid for luxury suite that we have to discount because we may lose that for some of the shows. This is the most cost-effective way to do it and is affected by the least amount of events in the civic center over the course of the season.

Alderman Hirschmann stated it is a lot better than the blank wall with a hockey puck sticking out of it.

Mr. Ashooh replied we might have that too.

Chairman Wihby stated I thought we did some of this or all of it to bring down the cost. Did we do anything else like the scoreboard or anything else that is going to make a difference to try to bring down the cost or is it just these changes. We upgraded the scoreboard at one point, right? We put extra money in to upgrade that.

Mr. Ashooh replied that is correct, but that is also a revenue item. That is something that generates sponsorship. In this case, the whole exercise was to get the most building we can in the smallest space for the best price and keep it within the construction budget. I think they did that. In fact, if we gained a few seats that is to our advantage. We also gained four luxury suites. That is additional revenue that is not in our proformer at this time that becomes revenue to the building. The costs are held in control and the revenues may actually go up a little bit because we have additional suites that we can sell.

Chairman Wihby asked we didn't get into downsizing the air conditioning or the heating system or anything like that did we. We just talked about the building?

Mr. Brensinger answered anything to do with the ice system in this building was going to be top quality. There were very tempting value engineering suggestions to go design build for the air conditioning and for the ice refrigeration and we just discarded those.

Chairman asked what about the seats. Did we choose a different material?

Mr. Brensinger answered the general seats are the molded plastic.

Chairman Wihby asked is that the same that we have been going with right along.

Mr. Brensinger answered yes. The club seats will be molded plastic with an upholstered insert. They will be slightly wider.

Alderman Hirschmann asked is there a rendering of the plaza and the marquee outside.

Mr. Brensinger answered we don't have a rendering of the marquee. We do have the site plan and we can show you where it will be. It is going to be on the southwest quadrant of the plaza.

Alderman Hirschmann asked isn't that going to be blocked by the hair salon that is there.

Mr. Brensinger answered it shouldn't be. It would be out in front of the face of that building. There will be signage on the building as well. The marquee would be at that location.

Alderman Hirschmann stated because we left those buildings at that southwest corner, I think that should be more centrally located. That is just an opinion, but we didn't take that block.

Mr. Brensinger replied I would be happy to look at that again.

Alderman Hirschmann stated you are saying that you are going up and down Elm Street and if it was at the corner...that is the main intersection that Granite Street intersection, I think it should be right there. Right there at that corner is where everyone is going to see the marquee. Everybody.

Chairman Wihby asked where are the trucks going in there. Are they going straight in and taking a left?

Mr. Brensinger answered if you are interested, I will do a brief overview of the site. The building has remained at the location where it has been proposed since our earlier discussions with you. As Alderman Cashin pointed out, the primary focus continues to be toward Elm Street so that the majority of pedestrian movement to and from the building is expected to occur across the plaza. There will be a significant plaza on Elm Street. You can see here that we are looking at several textures and color of concrete with substantial landscaped islands. It was proposed that the marquee be here and as you suggested, we can certainly look at some alternative locations. From a more functional perspective, there are three parking areas on the site. We mentioned in the presentation the plans and elevations and parking for suite holders.

Chairman Wihby asked how do they get there.

Mr. Brensinger answered they would come in at these two entrances off of Chestnut Street. That area will be filled so it will be at Chestnut Street elevation. One of the nice things about that is it works out given the topography of the site. That Chestnut Street elevation is the main concourse elevation so you will essentially come in from this parking area directly into the main concourse. These will be gated for when the civic center is not in use to keep traffic out of those areas. There is a secondary lot at this location for administration and for the team; for hockey players to park at practices and during events. Those will similarly be gated entrances to that lot and lastly even though it is not technically required, we have provided what would be code compliant disabled or handicapped parking on the site at this location adjacent to the plaza and the front door. The service area, you don't actually see topography on this plan but as I mentioned when we looked at this section, this is down well below Chestnut Street elevation and essentially service vehicles would enter this location. There is ample turning space. Actually

a tractor-trailer truck could turn around within that area. There is parking here for media vehicles, as well as additional tractor-trailers should they be waiting to approach the loading dock, which is at this area. As Gary pointed out in the plan, this is a ramp up into the building. We feel that we have an adequate service area. You can see that we tried to keep it surrounded by some green space.

Chairman Wihby asked is that just trees dividing those two spaces.

Mr. Brensinger answered that is just ground cover; grass.

Chairman Wihby asked do you have that out front too with benches and stuff for people to sit on.

Mr. Brensinger answered we have planned some street furniture and we have, in fact, designed the edges of all of these planters to be at seat height so there will be a variety of ways that one might sit on the plaza.

Chairman Wihby asked what is on the left-hand side then. Nothing?

Mr. Brensinger answered the only doors along Lake Avenue are egress doors from the two emergency or exit stairways. People would not enter the building at those locations, although after an event is out they may choose to leave the building by those doors.

Alderman O'Neil stated I thought we had talked about the fact that most of the parking was to the north. I thought we had talked about significant egress from that side.

Mr. Brensinger asked are you talking ingress or egress.

Alderman O'Neil answered well that they can leave from there.

Mr. Brensinger stated they can leave from these doors from any level of the building. When an event is over, you could leave from those doors. You can't, as it stands, enter those doors just as a matter of control.

Alderman Hirschmann asked is that an earlier roof line. You see how there is a concave on the top.

Mr. Goodrow answered this is an earlier one as I had mentioned before. This is actually filled out.

Alderman Rivard asked the grass area and the parking area, is that going to be the responsibility of the management or is that going to be Parks & Recreation responsibility.

Mr. Brensinger answered that is perhaps a question for Skip, but as I understand it everything from curb to curb is a management company issue that they will maintain the building inside and outside on the property.

Mr. Ashooh stated in the proformer there is a contribution to a maintenance fund and that covers all of the functions. This building will take care of itself.

Alderman Rivard asked we are not going to expect Parks & Recreation to take care of that and the Highway Department to plow the parking lot.

Mr. Ashooh answered no, Sir.

Alderman Rivard asked so that is going to be a private deal.

Mr. Ashooh answered that is correct.

Chairman Wihby asked how much front do we have before the building actually starts. From Elm Street?

Mr. Brensinger answered the set back is about 80'.

Alderman Hirschmann asked is the plaza grade with Elm Street or is lower.

Mr. Brensinger answered it is essentially at grade with Elm Street. It does rise gently and as you can see there are a few stairs.

Alderman Klock asked where does everybody else park.

Mr. Brensinger answered we are not, as you are aware from our past presentations, developing parking for the facility on-site. The parking study that was done as part of Phase I suggests that within a 2,000 foot radius, which is deemed by most planning standards to be a comfortable walking distance, there is adequate existing parking for a typical event. We are not planning, as part of this project, any new parking facilities for the typical user of the facility. I think it is fair to say that we all know there are some parking issues in the City. What I would suggest, if I may be so presumptuous to the Board is that that is a broader issue and we need to look at those issues on a city-wide basis and they are not specifically related to the civic center.

Alderman Klock stated you talked a lot about the ice hockey and Disney on Ice and concerts. What about exhibits, events? What kind of square footage are we looking at for conventions and that sort of thing? Isn't it of some concern if there is only one meeting room?

Mr. Brensinger replied the flat floor portion of the building is approximately 18,000 square feet. What distinguishes it from all other exhibit space in the City is its headroom. It will have the capacity to have a boat show or a show where there are large objects that you couldn't currently accommodate in the Center of New Hampshire. The hope is, the expectation is that this would work complimentary to existing facilities in the City and that perhaps you could attract bigger and different shows by virtue of having this. The original program for the civic center did not have any meeting rooms. It wasn't considered to be part of the core program. It really was kind of an entertainment center for the kinds of shows that we talked about. During our meeting as an overall design committee, we said, if there is some way that we can squeeze into the program and the budget some meeting rooms, wouldn't that be a nice thing to do so that a civic organization like a Rotary Club, could be accommodated. Having said that, I want to look at two plans here. One is we did manage to capture one meeting room in the plan. Original we had two of about that size. The other thing that I would point out, however, along with that, is that the so-called party suites are not on a permanent long-term lease arrangement with a user. They are available on an event by event basis. One of the reasons why we positioned them here is we thought since we lost a meeting room, those party suites could now be used as meeting rooms because nobody has so-called ownership of them and they are conveniently positioned near these doors with the parking right outside the doors. I think in the end we ended up with a comparable amount and maybe a little more meeting space.

Alderman Klock asked so those party rooms can be used as meeting rooms if desired.

Mr. Brensinger answered absolutely.

Alderman Hirschmann asked is outdoor lighting going to be fixed on the building. Has that been designed?

Mr. Brensinger answered it has been budgeted and conceptually designed. We have not gone to the point of final electrical designs. I can't show you a specific plan at this point.

Alderman Hirschmann asked will the building exterior will illuminated or on poles.

Mr. Brensinger answered our current conception of this is that is primarily ambient lighting for plazas and walkways and not illuminating the building per say. In other words, the logic in that is that the lobby is a glass box so it will glow. The building will appear to have plenty of lighting without supplementary lighting on the façade.

Alderman Hirschmann asked if you have a name on the façade, would you light up the name.

Mr. Brensinger answered yes that would certainly be a practical thing to do.

Chairman Wihby asked, Mr. Ashooh or Mr. Craig or Mr. Clougherty, do you have anything else to report.

Mr. Ashooh stated we will answer any questions you may have.

Alderman O'Neil stated based on...we had a gentleman speak at a public meeting the other night and he through out a bunch of numbers with regards to management fees and all of that stuff and I know that Alderman Rivard has a copy of the minutes but I just want to forward a scenario to Skip and Kevin and I would like some response on this. The building cash flow there is approximately eight steps, correct. Based on, and I am going to give you the number of people attending the event, 3,000, 6,000 or 9,000, with the same scenario for each one of those with 40 hockey games and 40 other events, ticket price of \$15, one car for every three people and each person spent \$10 at the concession stand, I would like somebody to crunch some numbers and come back with where it fits into all of these fees and operating costs and senior based management fee, debt service, subordinate based management fees, etc.

Mr. Clougherty replied I didn't catch the whole thing, Alderman.

Alderman O'Neil stated I can give them to you after the meeting.

Alderman Rivard stated I have a copy of a statement by Christopher Dodd and there are some very interesting questions here that Alderman O'Neil and I were discussing before. I would like you (Mr. Clougherty) to answer these questions.

Mr. Clougherty replied that he would run the numbers and get back to the Committee with the answers.

Alderman O'Neil asked when do we expect some of these deals to be coming back to us.

Mr. Ashooh answered in the next couple of days we should have a schedule so that we can contact the Chairman of this Committee and allow you appropriate time to schedule your next Committee meeting so that you can receive those documents. I believe that Kevin, Rich Tutories, the financial adviser for the City, Steve Stern and Atty. Craig are working on the schedule for the receipt of those documents so that we can give you forewarning of when they will be coming and you can schedule a meeting at an appropriate time.

Alderman Rivard stated there are so many things that have to be done to complete this project and I don't know if there are 10 or 15. Can you give me a general number and tell me how many we still need to complete before we can make a recommendation to the Board?

Mr. Ashooh replied outside of the business documents, the contractual documents that actually form the legal body of this project. The one item that we were working on right now that we believe will be done I hope this week, is the bank financing commitment or at least the definition of that commitment. That is in the works now. I don't have a document in my hand to say that it is done, but I know it is being circulated among the banks to get that commitment. That is our last significant piece in order for the deal to come together. Of that, which is significant, is that would also be one of the last pieces of review. You have to understand that all of the documents that will be presented to this Committee and to the full Board, have to pass muster of Bond Council, the City Solicitor, all of the people who have legal staff who have some participation in this and when the banks financing commitment is ready, that is one other level of legal review that we would have to go through. By the time you see it, it has passed all of these different levels of review. Once we have them on board we can pass these documents on to you after they pass full muster from us.

Alderman Rivard asked so we have an insurance company that is going to insure the bond. That is done?

Mr. Ashooh answered Mr. Tutories is here tonight and he is going to be bringing up-to-date on that. I believe he has been in conversation with insurance companies over the last couple of weeks. My understanding from him and he is actually here to answer that directly, but there is no problem securing insurance on the bonds.

Alderman Rivard asked and we have a potential deal on buying the property. I know that we are going to have a public hearing, but we still don't own the property. So we don't have any problems with buying that and everyone seems to be in agreement?

Mr. Ashooh answered I can let Atty. Craig answer that.

Alderman Rivard stated I am trying to figure out what we have done and what we don't have done. The two questions I asked you are not done. I guess that is what I need to find out – exactly where are the loose ends that need to be tied up.

Mr. Ashooh replied let's start with the property.

Alderman O'Neil stated, Mr. Chairman, this is what we were supposed to get a month ago. These timelines for when these different things were going to be done and we still don't have it tonight.

Chairman Wihby replied I don't think they know when it is going to be done.

Atty. Craig stated we need two pieces of paper and that has been the same since January. One is a commitment to buy the bonds and the other is a commitment to issue the private financing. You can look at that like a purchase & sales agreement for a house. Once you get that critical piece of paper and in this case it is two critical pieces of paper and there is an awful lot of legal paperwork that has to be put together after that, but once you get those two pieces of paper then you know basically 99 times out of 100 that you have a deal. Now in this particular instance, if you had the money right now I could get you a quick claim deed for that property tomorrow morning. I don't know if that answers your question.

Alderman Rivard replied I am glad to hear that because I hear so many different rumors on the street and I was on the property today trying to figure out what they were doing with the construction. I know there has been ongoing construction for the last two or three weeks and I was trying to figure out what was going on down there and I heard some interesting conversation regarding delays and other things. So you don't anticipate any problems down there?

Atty. Craig responded it is owned by a trust and I talk to the one who is in charge and a member of the trust and has for the past 15 years to my personal knowledge and he says he will sign a quick claim deed as soon as he gets his money.

Alderman Rivard asked the parts company that just recently built there is not going to create a problem.

Atty. Craig answered as I understand it, the answer is they will not create a problem. They will be given time because they are in such a location that construction can work towards them. In addition to that, they all have leases and the leases terminate as soon as the property is taken by eminent domain.

Alderman O'Neil asked where do we stand on the review of Mr. Baldwin and the review of the Ogden situation.

Mr. Ashooh answered at this point the City is conducting their due diligence on it and due diligence is also being conducted by the different legal counsels on this. Anybody who has an interest in this is taking a look at that. Kevin, I don't know if you want to bring us up-to-date on the City side.

Mr. Clougherty stated we are continuing to monitor Ogden. On Friday there were some analysts that moved to a strong buy recommendation for the company. There stock has been rising in November. It closed today around 12 and 9/16 from a low of around 8 or 9 so it has released a press release informing people that the packages for bidders on the aviation/entertainment sections will be available shortly. The interest is reported to be at a significant level so they expect that the asset will get accomplished what they want. They want to sell off the entertainment and aviation pieces and use the proceeds to strengthen their energy activity. That process is moving along. The third quarter earnings for the company did what you would normally expect a company that is going through that kind of situation to do. They did some downsizing. They have some debt that they wrote-off so there is nothing there that is being reported or perceived by the market as unusual given the circumstances. As Tom Clark reported to you at the last meeting, we haven't been informed yet that the suit has been qualified so that is still in the preliminary court proceeding. As far as the arrangements with Mr. Baldwin, we have been doing some investigations on that. We continue to do that. We are having them coordinate it through our Bond Council of Ropes & Grant. We are also in the process...at this point as Skip had mentioned it is particularly important for the banks to be doing their due diligence and we are trying not to get in the way of that. Allow them to do theirs, but at the same time formulate the questions and do the basic formatting that we are going to need to be able to bring you a good recommendation when this is done.

Alderman O'Neil asked will we see copies of those reviews.

Mr. Clougherty answered yes.

There being no further business to come before the Committee, on motion of Alderman Rivard, duly seconded by Alderman Cashin, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee