

Meeting Minutes

City of Nashua
Capital Improvements Committee
February 6, 2023
Room 208, 6:30 PM

The meeting was called to order at 6:32 PM by Scott LeClair, Chair of the Planning Board and Capital Improvement Committee

Introduction of Members Present: (Roll Call)

Scott LeClair
Charlie Budris
Rose Evans- remote
Ald. Jette
Sam Durfee
Larry Szetela-remote
John Griffin

Review and Approval of Meeting Minutes of October 19, 2022 Meeting

Motion to approve as written: Alderman Jette
Seconded: Charlie Budris
All in favor

Presentations

Nashua Airport Authority: Chris Lynch, Airport Manager

There are some projects that I put in for through the FAA, in a calendar year, doesn't necessarily mean it gets funded. So I met with John Griffin, we had some projects from last year that were not funded by the FAA, Rehabilitate Apron (Golf Ramp), This project was previously submitted for FY2023 as Reconstruct Apron (G/F Ramp, but due to lack of available FAA funding, this project was split up into two projects; 1. Rehabilitate Apron (Golf Ramp) (FY2023 carryover portion \$93,051 City Share) and, 2. Rehabilitate Apron (Foxtrot Ramp) which has been pushed into a 2024 request for a City Share of \$28,444).

Also submitted in FY2023, Rehabilitate Taxiway 'A', but was unable to receive the necessary FAA funding last year. Subsequently, it was split into a two-phase project, Design Only and Construction Only. The design portion was funded (100%) via federal funding (\$285,392). Although the project was successfully bid, the contract expired and is currently out for re-bidding. The original City Share (5%) request for FY2023 was for \$128,900. The new engineer's estimated City Share (5%) for FY2024 is \$140,000. So, the net estimated request for FY2024 is \$11,100 (previously approved FY2023 \$128,900 + 11,100= \$140,000).

Next, projects for FY2024, Reconstruct Apron (Foxtrot Ramp) was split into two projects as stated above, due to funding. We have now received FAA funding and the two ramp will be constructed at the same time. The

new combined totals (both Foxtrot and Golf) is a \$2.4 million dollar project, and the City Share is now \$121,495. The City Share breakdown for each project is Golf Ramp \$93,051; and Foxtrot Ramp \$28,444.

Next project is AWOS, Automated Weather Observation System Design. The location of this system has always been too close to the Air Traffic Control Tower and needs to be relocated to work properly. We also have some new development going on in the area one to develop a 60,000 sqft Hanger and another at a minimum of 20,000 sqft Hanger. It is imperative that we move this system. We have come to an agreement with FAA, whereby, they call it a Reimbursable Project, where we will pay for it upfront and in FY2026, and the FAA will reimburse the City 95% of the project. The City will pay \$157,895 in FY2024 and will be reimbursed \$150,000 in FY2026.

Final project for FY2024, Runway 14/32 Maintenance and Marking (crack fill/seal), this will be combined with the Alpha, Golf and Foxtrot projects. Total cost of runway 14/32 is \$86,679 with a City Share of \$4,334. So this is everything that we're doing in FY2023 and FY2024, as I work the numbers the total for 2024 is \$201,773, with a 2023 carryover of \$221,951. Total request for FY2024 is \$423,724. Mr. Lynch made himself available for questions, and guided tour of the facility.

John Griffin: So how we'll work... we'll put forth the request at \$201,773, as Chris indicated the approved in 2023. Seems like you get a lot for that?

Chris Lynch: It's a bargain, if you think about it, and the reality of it is that most airports could never exist and operate without the federal funding it's impossible. Airport doesn't make all this money, it's the businesses at the Airport that make the money. Any questions?

Sam Durfee: AWOS that's the design, and construction in FY2025?

Chris Lynch: Yes

Sam Durfee: Do you have an estimate for that?

Chris Lynch: I do, it is in the package, \$263,000 for the total project, which will be reimbursed to the Airport (City), the total outlay for that is approximately \$13,158.00

The AWOS Project, this is a unique thing that the FAA does with these reimbursable agreements, they have already told me upfront, we under promise and over deliver. Estimates are generally over what they actually come in as. Thank you for your support past, present and future.

Fire Department- Chief Buxton and Assistant Chief Bill Atkinson
Amherst St Fire Station

Our top priority is to repair cracks in the suspended concrete floor at our Amherst St Fire Station, the oldest, active Fire Station in New England. Built in 1894 to house horse drawn apparatuses. The station has been renovated over a number of years to keep up with the increasing weight of the apparatus. 1974, wood flooring was replaced with a concrete slab, suspended slab because there is a full basement under it. 1990, steel was installed under the slab to provide structure support, to support the weight of fire apparatus. 2014, an epoxy coating was applied to top surface of the floor to minimize salt migrating through the concrete. Over time cracking has appeared and we have had contractors fill in the cracks as we have found them. Over the years, in the basement on the underside of the concrete floor, portions of the concrete have fallen off, and exposing rusting rebar that has been there since 1974, this is now visible. In 2022 when more of the under slab spalled off and was found in the basement below. The location of this spalling was remote from all the previous crack

that was noticed over the years. We reached out to the Building Department and requested they come out and give an assessment. They suggested to contact TF Moran to find a structural engineer who has knowledge of suspended slab and historic restoration. We reached out to a company out of Boston, Wiss, Janney and Elstner Associates. While their report concluded that for now the floor is stable, they suggested, that is obviously needs to be repaired and suggested that the floor is re-inspected every six months to see if there is any continued movement of the floor.

Building Conditions Assessment Study

Our Second Priority is a Building Conditions Assessment Study, as other departments have done, we have asked that an assessment study of all of our buildings be done. These study's look at the buildings entire structure and mechanical systems the report generated will summarize the overall condition of the building and the mechanical system and goes on provide a thoughtful projection of immediate, mid-term and long term maintenance needs with anticipated projected project costs. Five of our seven facilities are over 40 years old, approving this request will prove as a planning guide to reference when prioritizing what projects to take with our deferred maintenance budget. To the best of our knowledge our organization has never taken on a comprehensive study of all of our facilities. This would also give the City a benchmark that would provide reference for over \$15,000,000 in City owned assets. This information will allow us to continue to be the best stewards of our assets that we are charge with responsibility of caring for. We can use the assessment study to also plan any future needs such as a new fire station.

And thirdly is our Deferred Maintenance. In 2006 our building grounds and maintenance line was \$84,500 in FY23 our building, grounds and maintenance is \$60,000. It has been level funded for years, and we are a unique division with sole responsibility to maintain seven facilities, I think that point is often lost, we are looked at as one organization with seven facilities, that \$60,000 is shared between. With building that range in age from 17, to 130 years old all are occupied 24 hours a day, 7 days a week, 365 days a year. Previous Administrations have been reluctant to spend the money to maintain these facilities. We're no different than any other division trying to do more with less, and I believe we do a very good job. Our Building maintenance relies on outside vendors to perform needed service for HVAC, Plumbing, Electrical, and identify building repairs to all of our 7 buildings. Our FY23 budget line item is \$115,000 divide that by 7 buildings is \$16,428 per building. When we look at other City Divisions that maintain a single building their combined HVAC, building and grounds budget falls somewhere in the range of \$38,500 - \$57,000 annually. I also believe this demonstrates how we are managing the funding that we do in fact receive. I do believe that increasing our maintenance line to \$175,000 is more than fair. Cost will not be going down, all the mechanical systems are aging and will require more maintenance going forward. Currently we have \$50,000 in identified repairs that we are waiting to schedule because doing so would exhaust our budget and there are 5 more months until we are done with the fiscal year.

New Fire Station in the northwest portion of the City has been part of our conversation for years, with our aging infrastructure we need to move this priority up, as this would be a multi-year project and would take several years to get this project shovel ready. Identified during the Fire Pro Study completed in 1986, included in the City of Nashua Master Plan of 2020 and again noted as a priority in the Emergency Services Consulting International Master Plan delivered in 2021. With strategically located land becoming scarce it is in all of our best interest to work together towards the future.

Station 6, Rubber roofing, we've been making band aide repairs to the rubber roof going back to at least 2014. This project was previously approved but remained unfunded because the cost to complete was underestimated. The existing roof is well over 20 years old and there remains to have many leaks as the building is separated, half to the mechanical fleet division and the other half to Station 6, the roof as out

lasted its useful life and in our best interest to replace it. The cost submitted also includes a contingency for increase of material costs.

Station 5 Renovation, built in 1961 as a temporary solution, the building is undersized to meet today's safety and health requirements. The separation of fire protection clothing as suggested by the Fire Safety Association is not possible. It is strategically located to access both Amherst St and Broad St if the station is to remain in service we need to consider a modest one story addition. Thank you for your time and I'd be happy to answer any questions

Alderman Jette: Station 6 is that Conant Rd

Assistant Chief Atkinson: Yes Sir

Alderman Jette: What is being displayed, and you've run through 6 different items here I haven't heard any numbers, do we have this?

Scott LeClair: Yes we do have that.

Sam Durfee: So this is the packet, a digital packet that you have received so we do have all the numbers in here. I'm trying to get on to each project as their being discussed so that you can see all the numbers,

Alderman Jette: I'm embarrassed to say that I was not aware that I have this

Sam Durfee: We can get this to you.

Scott LeClair: Any other questions for Fire? Next up is Police.

Nashua Police Department – Capt. Rob Page

9 Riverside St Acquisition Project- This is our first project and we are looking to repair, remodel and upgrade this building as well as replace the current fencing around the current police department and to encompass the new building at 9 Riverside St. We are acquiring that to move our training facility into the building as well as evidence storage. Evidence and records take up a lot of space, we are out of room in the building we are in. We are waiting for financial approval from the City to have a building and property assessment done, we have an architect that will come in and assess for HVAC, air quality, drainage, the parking lot its self, and overall security of the building. This building will need to have at least the minimum security that of an entire police department. Lighting, interior and exterior doors with stronger locking and key code pads, which are expensive items. The 9 Riverside building is directly behind the current Police Department, we would be connecting those two lots which will require the fencing to be replaced on both properties. The current fencing is 44 years old and is rotting, some posts are coming out of the ground. By combining the lots, we will work to improve on traffic flow on both sites for employees as well as the public. We will not know exact costs until we get that assessment.

Repaving parking lot at the Police Department at 1 Officer James Roche Drive, It is the original parking lot going on 43-44 years, it's falling apart, there are some good pictures provided to you. DPW does a great job helping us out filling and patching holes. A rough estimate cost is about \$376,381, due to inflation it will increase.

Scott LeClair: Any questions?

Alderman Jette: It's been a few years but I think, when the Department of Public Works was trying to sell us on how bad that building is that you are interested in acquiring, they had Harvey do an assessment for that building, they are not architects but they gave an overview of the problems and what costs would be, and that it why we decided to build a new building out at the Land Fill. So, that information is out there, we should look to Harvey to see if they can share some of that assessment, well DPW has it and there is a big report that was provided, so I don't know if that can save you any money or not

Capt. Page: Sounds like it might cost us more money, it sounds like there's a lot of problems, if what you're telling me is true, and that is the main reason for having the architect assessment, sounds like the City is aware of it, if DPW did a similar assessment with Harvey. Yes, if we can absolutely make sure that they touch base with them. Thank you very much have a good night.

Sam Durfee: What section of Public Works do you want to start with? Public work please chime in.

Lisa Fauteux: We are here (online Zoom)

Scott LeClair: The first one that comes up in to packet is the Streets Department

Lisa Fauteux: This is Lisa Fauteux can you hear me, we are here we are on Zoom, so if you want to pull down the agenda we will start our presentation.

Scott LeClair: Ya, we just go by department, I think its Streets that comes up in our packet.

Lisa Fauteux: If I could do a really brief introduction, again this is Lisa Fauteux and I serve as Director of Public Works, with me is Jeff Lafleur, Superintendent of Solid Waste; Jon Ibarra, Superintendent of Streets; Bryan Conant, Superintendent of Parks and Rec; Dave Boucher, Superintendent of Waste Water; and Mark Saunders, Deputy City Engineer. We appreciate the opportunity to present our requests, we do believe that all of these are important. Since we have limited time, each department will present their top three projects and will answer questions.

Streets Department

Jon Ibarra: First request is for the Divisions Public Work Garage to be attached to our current Public Work Building this will allow for all of our staff and operations to be in one place. Our current Streets garage is not adequate for the size of our fleet and it's well surpassed its life expectancy. There will be costly repairs in the coming years such as a new roof, new boiler all expensive items. We have combined about \$23 million dollars worth of equipment that the City has invested in and much of that equipment is being stored outside. Our second request is for Infrastructure, that is enable Street and Engineering Department crews work together on failing sidewalks, sewer infrastructure, any infrastructure that we maintain. The last request would be for the Truck Wash, and that again is to protect the City's investment in all of the equipment, stated above. I happy to answer any questions.

Alderman Jette: This garage you are talking about would this be at the Land Fill?

Jon Ibarra: Yes that is the intent, start that process of building off of the new admin building and incorporating the full division there, and protecting all of our assets.

Alderman Jette: So \$500,000 yes let's building that garage! (Laughter between Jon and Alderman Jette)

Lisa Fauteux: That's just for Design

Jon Ibarra: Yes

Sam Durfee: Do you have a target construction date/year?

Jon Ibarra: I do not, this is the beginning phase

Scott LeClair: any other questions for Streets?

John Griffin: with regard to the truck wash bay, would that be also in the new facility?

Jon Ibarra: Ultimately if we were to move forward and build out this project, Yes

John Griffin: because that is where the trucks would be.

Jon Ibarra: Yes, it would be a drive through truck wash and take on all of the heavy equipment.

Scott LeClair: Any other questions?

Jon Ibarra: Thank you all

Engineering

Mark Saunders, the first request is the Annual Street Paving program, this is critical to keep over 300 roads and street in Nashua functional through resurfacing. 2002, legislation approved \$7.5 million for the next 5 years, of a 10 year program, this funding is to fund a break even program after the bonding is over. The second request is for sidewalk and ADA improvements throughout the City. This past summer the Engineering Department conducts a sidewalk inventory of the entire City, and that data is being evaluated to develop an improvement plan. This would fund out for contract work through the City. The money requested is adjusted for inflation, and this is in addition to the Streets Department request for Infrastructure. The third request, is for the complete street for Factory Street improvements, to include sidewalk, drainage and ADA compliance. This complete street would require excavation of and replace new sidewalks, granite curbing and drainage. This request is for design for 2024.

Lisa Fauteux: Any questions?

Sam Durfee: Mark would the Paving program and sidewalks, I understand you have this inventory of sidewalks so that is guiding your priority efforts, if there coordination between your paving program and these sidewalks, I assume while your paving the street you'd be also working on the sidewalks at the same time.

Mark Saunders, Yes that is the idea. We try to do the sidewalks before we get there with pavement.

Sam Durfee: Excellent thank you.

Scott LeClair: Next up is Solid Waste

Solid Waste

Jeff Lafleur: We have two requests this year, Phase 3 and Phase 4 Engineering and Oversight. There are multiple phases and this is for Engineering and Oversight for both. My second one is the Recycling area upgrades, the building here are starting to fall apart, this funding would be to renovate and replace roofing of these structures.

Scott LeClair: Questions for Solid Waste?

Alderman Jette: What buildings at the Land fill are we talking about?

Jeff Lafleur: these are the buildings that people put all there electronics, refrigerators, used battery, that type of stuff, it has to be undercover to be permit compliant.

Alderman Jette: Oh, so those sheds

Jeff Lafleur: Yes sir, exactly

Waste Water

David Boucher, First one is Annual Infrastructure Improvements, the City is required to have a capacity management and operation maintenance program as part of our discharge permit. This work includes, cleaning, CCTV work, repair and replace broken pipes, catch basins, and manholes. This is done to improve flow to the Waste Water Facility, prevent backups into the street, prevent sink holes, and potential environmental health hazards. This program funds repairs do to emergency through unexpected failures through the system.

The next project is, Chlorine Contact Tank and Chlorine Pump Room upgrades, these are 2 large serpentine tanks that treated waste water flows through and is allowed to mix with chlorine for disinfection. These tanks are in need of concrete repair due to the age of these tanks. This will also include the installation of a second catwalk over the tanks to aid in clean and maintenance of the tanks. We also have a building with chlorine pumps in it, project includes repairs to the containment area that these pumps sit in, pipes associated with the pumps and the installation of an additional storage tank for chlorine. The next one I have is, Screening Garage Odor control unit, there is an error on this page, the request is for \$440,000, and the \$60,000 is a FY23 request.

The Waste Water facility has two mechanical bar screens, that removes solids from the incoming waste water screen, these solids are stored in a roll-off container before it is brought off to a disposal site. The roll-off

container is in a room with poor ventilation no odor control, unfortunately this room is located in our Administration Building in our lower level and the odor permeates through the building. This is unhealthy, so this project will provide for better ventilation and provide odor control through a new activated carbon system. I'd be happy to answer any questions. Thank you

Scott LeClair: Parks and Rec?

Park and Recreation

Bryan Conant, All of these are important, but I will speak to four of these. First, the Citywide Ball field improvements, this includes baseball, softball, soccer fields, these funds would be use to repair drainage, sod, infields, dugouts, and fencing. Next is the Citywide Pool improvements, based on their usage and age we need to be proactive instead of reactive, the wading pool at Greeley Park needs repairs, and the Centennial Pool liner is starting to bubble. Next, Greeley Park, roads need to be repaved, fences through the park need to be replaced, the band shell needs attention, and the stone house is in need of renovation and upgrade. Bathrooms are dated, roof leaks, the masonry work needs attention, there is a need to upgrade our security. And finally Holman Stadium, 20 years ago the stadium went through a lot of renovations but there are a lot of other things that needs attention, such as the locker rooms, restrooms, the concession stand, the field irrigation and drainage is all 20 years old these things have reached their life expectancy. Again it is better to be proactive that reactive when it comes to the replacement. I'd be happy to answer any of these questions that are on our list.

Scott LeClair: Any questions

Sam Durfee: A quick question, it applies to both Greeley Park and Holman Stadium, you have some large numbers here, and the projects are multi-faceted, what would be your expected time line of these if funded?

Bryan Conant: I think a reasonable time line would be three years. I was tasked with fine tuning those numbers and doing some investigation and figure out what it's going to cost. I feel very confident in these numbers, I know they are big numbers, I do believe they adequately reflect the work that needs to be done and the costs.

Scott LeClair: Lisa did we get everybody?

Lisa Fauteux: You, Yes we covered everybody, Thank you very much

Scott LeClair: Thank you, alright

Alderman Jette: Could I ask Director Fauteux a question about the new Street Department building you're asking to design. Can you help clear up in my mind, we recently had a discussion of the building of a new hockey rink at Elm Street, the possibility of doing that, and during that discussion of Conway adding a second rink came up. We were told that that can't happen until the Street Department moves, and the Mayor said that that's not going to happen, I can't remember exactly how many years he said, a long time away, he said that new building will cost millions of dollars and he was not going to back that. If there a conflict between what you are asking for and what the Mayor is saying or are you on the same page?

Lisa Fauteux: I don't think I've ever been asked more of a loaded question, that's a tough question to answer, I think as I advocated for the Administration building I will advocate for the garage that will be the final step in consolidating our staff also we have roughly \$25 million in equipment that almost all sits outside, I think it would be responsible to get that inside, it's a very outdated fleet garage, we have pits that are not safe for our staff, so there are a lot of good reasons to why we should build a new garage. However, there are competing interests, right, and there is only so much money to go around so it would be the decision of both the Mayor and the Board of Aldermen when and if we could fund the garage. There are costly projects that have to get done if we continue to use the current garage, roof and boiler. We don't know a time line that is the discretion of the Mayor and Board of Aldermen. It would be good to have a design ready when we are ready to fund it.

Alderman Jette: Because it's a difficult situation because the current garage, as you mentioned, has a lot of problems and we're spending money on those problems, I don't know what the answer is and I'm not, I didn't mean to give you a loaded question, I just feel like we're spending short money to make the street garage work in the short run, and eventually that's all going to be wasted because we'll be building a new facility at the land fill, I think.

Lisa Fauteux: We haven't spent any of that money yet, and we would not spend any that we don't need to spend, You as an Aldermen and the Mayor are tasked with providing infrastructure at the same time being responsible to the Tax Payer and that is what the Mayor is trying to do by limiting the amount of money that is spent.

Alderman Jette: Ok, thank you

Lisa Fauteux: You're Welcome

Scott LeClair: Thanks a lot. So Communications, until next time?

Marcia Wilkins: Yes I'll have to contact him

John Griffin to Sam Durfee: Do you have the 6 year total?

Sam Durfee: yes I do, right here

John Griffin: is that is year one or is that six years

Sam Durfee: I believe this is one

Scott LeClair: Let's wrap this meeting up, the next schedule

Sam Durfee: We are scheduled for next Monday where we will meet at 6:30 again Community Development; the School Department, City Clerk, Economic Development and Library, but economic development I think we might trade for Communications, and we will touch base with Tim at a later date .

John Griffin: is the plan to rank next Monday?

Sam Durfee: we'll assess and see where we are with time, I know we have a third meeting scheduled as a ranking meeting, so we'll see where we are.

John Griffin: OK

Scott LeClair: Do I have a motion to adjourn?

Other Business - NONE

Adjournment

Motion to adjourn by Alderman Jette; Seconded by John Griffin. All in favor, Unanimous. Adjourned at 7:43 PM.

Scott LeClair, Chair

Date