

REPORT OF THE FINANCE COMMITTEE

OCTOBER 2, 2019

A meeting of the Finance Committee was held on Wednesday, October 2, 2019, at 7:00 p.m. in the Aldermanic Chamber.

Mayor Jim Donchess, Chairman, presided.

Members of the Committee present: Alderman Michael B. O'Brien, Vice Chair  
Alderman-at-Large Brandon Michael Laws  
Alderman Patricia Klee  
Alderman June M. Caron  
Alderman Linda Harriott-Gathright  
Alderwoman-at-Large Shoshanna Kelly

Also in Attendance: Dan Kooken, Purchasing Manager  
John Griffin, CFO/Comptroller

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PUBLIC COMMENT - None

COMMUNICATIONS

**There being no objection, Mayor Donchess suspended the rules to allow for the introduction of a communication received after the agenda was prepared.**

From: Mayor Jim Donchess  
Re: Emergency PO Change Order Request – Change Order 3 for Energy Recovery Upgrade for WWTF for \$10,710

**MOTION BY ALDERWOMAN KELLY TO ACCEPT, PLACE ON FILE AND AUTHORIZE THE EMERGENCY CHANGE ORDER 3 FOR ENERGY RECOVERY UPGRADE FOR WASTEWATER TREATMENT FACILITY IN AN AMOUNT OF \$10,710 TO METHUEN CONSTRUCTION  
MOTION CARRIED**

From: Mayor Jim Donchess  
Re: Emergency PO Change Order Request – Change Order 2 for Water Booster Station Project for WWTF for \$24,765

**MOTION BY ALDERWOMAN TO ACCEPT, PLACE ON FILE AND AUTHORIZE THE EMERGENCY PURCHASE ORDER CHANGE ORDER 2 FOR THE WATER BOOSTER STATION PROJECT FOR WASTEWATER TREATMENT FACILITY IN AN AMOUNT OF \$24,765 TO T. BUCK CONSTRUCTION, INC.  
MOTION CARRIED**

From: Dan Kooken, Purchasing Manager  
Re: NPD HVAC Repairs System Upgrades – Professional MEP Engineering Services (Value: \$217,500)  
Department: 150 Police; Fund: Capital Improvement

**MOTION BY ALDERWOMAN KELLY TO ACCEPT, PLACE ON FILE AND AWARD THE CONTRACT TO YEATON ASSOCIATES, INC. IN THE AMOUNT OF \$217,500 FOR ENGINEERING SERVICES FOR NPD HVAC REPAIRS SYSTEM UPGRADES. SOURCE OF FUNDING IS DEPARTMENT 150, POLICE; FUND CAPITAL IMPROVEMENT**

ON THE QUESTIONMayor Donchess

I believe we have a couple people from the PD in case you'd like to, why don't you just come on up? There may not be any questions but at least you get to say hello. Just sit down in the chairs, that'd be good. I'm not sure everyone has heard about this project, so maybe just tell us a little about it.

David Bailey, Captain Nashua Police Department

Thank you. My name is David Bailey, I'm a Captain with Nashua Police Department. I will try and make this brief but it is a project going back, starting in 1977. Obviously our original building was built in 1977; it was a water source heat pump system. In 2000 or 1999 the Department doubled in size; they put an addition on. At that time, the HVAC for that addition was a totally separate system, it's called an invariable air volume system. So the Department has been working on two different systems. In 2005 we had some modifications that were completed by a mechanical engineering company called SMRT. What they did was they upgraded all the 1977, they call them water source heat pumps systems, they are separate pumps there are 47 of them in the building along with some piping and some other exhaust upgrades.

In November 2018 we contracted with SMRT to come up and do a HVAC assessment of the Department system once again. Part of this was due to areas of the building that had been failing; for instance we had a cooler tower on the building that would cool the air before it would enter the building and hit these water source heat pumps. That broke and was condemned so when the water, I'm sorry, when the air enters the building it is not coming in at 80 degrees and hitting those, it's coming in at whatever the outside air is. If it's 105 outside it's hitting those things which is causing the compressors to break and break down so we are having to replace those on a quicker basis than we anticipated.

We also had concerns about range safety, especially our officers that had been working down there. They get tested for lead and their lead levels had tested very high. Part of the concern was that the original 1977 portion also, on top of the water source heat pump, had HVAC for the range as well as the heating for the garage system for the mechanics. So we had a report done by SMRT and we also had a separate report done by a company out of Illinois called Carey's Small Arm Range Ventilation Systems. SMRT did the whole building; Carey's concentrated on the range itself. They both recommended upgrades and repairs to the system; Carey's recommended the whole range be upgraded and replaced. SMRT came out with a lot of upgrades and repairs. Basically everything that was built in 1977 is past its life expectancy and should be upgraded and replaced.

On top of that, the water source heat pumps that were added in 2005 they all carry refrigerant called R22; eight years ago R22 was basically prohibited by the Federal Government. In 2020 you will no longer be able to purchase or import R22. So all of those systems that we have currently have the R22 refrigerant in them. That also affected the addition in 1999 because of those variable air handlers also run R22. After we got a report from both of them and I had cost estimates for the upgrades and repairs in July of 2019 we solicited bids for an architectural engineering firm to come in and design plans and drawings based on the construction management project based off of SMRT and Carey's Small Arm Range report. We did a pre-bid walk through; the only company that showed up was Eaton & Associates Incorporated. They submitted a proposal which we received for that amount, the \$217,500.00. It is broken down architectural drafting, schematic design, design developments, contract questions, bid questions, basically bid preparation for the construction itself and then construction administration to see the project all the way through to the end.

On top of that we met with the owner of the company, Wayne Fillion, and the mechanical engineer manager in August of 2019, Ryan Nealley and discussed their proposal along with members of NPD and Finance to make sure that even though we only received one proposal that we understood what exactly their proposal was going to be. They also provided 5 references which was part of the bid process.

I interviewed 4 of the 5, I had trouble tracking down one of the gentlemen, so I spot checked two other ones including NFR Project that is currently going on. I spoke with the Deputy Chief regarding their project. Everybody had very positive reviews, long term work with Eaton & Associates, I didn't receive any negative feedback on the company and the firm itself.

Mayor Donchess

Already well thank you. Any questions or discussion?

Alderman Laws

Just coincidentally one of your employees at NPD was at my house earlier today and I ran this by him and he said that it was necessary. I don't quote him directly but something that to the effect that people are dropping like flies in there. So I support this 100%.

**MOTION CARRIED**

From: Dan Kooken, Purchasing Manager

Re: Contract for Purchase of Winter Road Salt (Value: \$455,000) Department: 161 Streets; Fund: General

**MOTION BY ALDERWOMAN KELLY TO ACCEPT, PLACE ON FILE AND AWARD THE CONTRACTS TO GRANITE STATE MINERALS, INC. AND EASTERN MINERALS, INC. IN EQUAL AMOUNTS OF \$227,500 FOR A TOTAL OF \$455,000 FOR WINTER ROAD SALT. SOURCE OF FUNDING IS DEPARTMENT 161 STREETS; FUND: GENERAL – 61 SUPPLIES AND MATERIALS**

ON THE QUESTION

Alderman O'Brien

Just a comment, here we go, that time of year again.

**MOTION CARRIED**

From: Dan Kooken, Purchasing Manager

Re: 2019 Pipeline Assessment Project (Value: \$154,600) Department: 169 Wastewater; Fund: Bond

**MOTION BY ALDERWOMAN KELLY TO ACCEPT, PLACE ON FILE AND AWARD THE CONTRACT TO TED BARRY COMPANY, LLC IN AN AMOUNT OF \$154,600 FOR THE 2019 PIPELINE ASSESSMENT PROJECT. SOURCE OF FUNDING IS DEPARTMENT 169 WASTEWATER; FUND: BOND**

ON THE QUESTION

Mayor Donchess

And we have our Assistant City Engineer here. Maybe you could tell us a little bit about this one?

Peter Kohalmi, Deputy City Engineer

Good evening, my name is Pete Kohalmi, Deputy City Engineer. So we know we have a lot of bad pipes, bad sewer pipes. We don't know exactly where, well we have a pretty good idea of where, but we don't know exactly how bad the condition of them is. So we are looking to hire this Company, Ted Barry to video some of the suspect sewer lines.

So they will clean the sewer pipe out a little bit with a water jet and they will put a remote camera down the pipe. After they get the video, they send it to our Department for review. I think we are looking to video 60,000 linear feet which should identify quite a bit of old sewers that need rehab or replacement.

Alderman O'Brien

This company, will they check the diameter of the pipes, what I mean the pipe itself, it is going to for tuberculation and wear and tear and everything else that's in the pipe, but it also check the thickness of the wall of the piping and make a judgement on that?

Mr., Kohalmi

No it is just a video, you really can't tell the thickness of the pipe but from the video you can get a really good idea of the condition of the pipe.

Alderman O'Brien

Ok.

Alderman Caron

Yes thank you. Can you tell me what part of the City we are looking at?

Mr. Kohalmi

The inner city.

Alderman Caron

So Ward 4, 5.

Mayor Donchess

7.

Alderman Caron

7 – because I know we have had some real issues this year.

Mr. Kohalmi

Yeah the downtown area probably I think most of it is going to be on the West Side of Main Street. Most of the work is probably going to be within 20 blocks of City Hall.

Alderman Caron

OK.

Alderman O'Brien

Yeah thank you Mr. Mayor and a follow up, because of those Wards it is not, basically it is a combination system not like there is no drainage to it. So this has been there, I've bet you've got some pipes that have been there since 1800's.

Mr. Kohalmi

Sure, sure, late 1800's, yeah.

Alderman Klee

Thank you. When I was looking at the bids I noticed that from the lowest to the highest we were looking at about \$100,000.00 difference. What would be that significant that they would literally almost double?

Mr. Kohalmi

I think there are contractors who are really hungry for work and other contractors have plenty of work. So some contractors will really sharpen their pencil and put in the lowest bid they can and other ones will just throw a number out and say, "If we win great; if you don't, no harm no foul".

Alderman Klee

So just a quick follow up; so there is nothing more that one was really was going to give us over the other then, we are really looking for just a straight on video.

Mr. Kohalmi

It is pretty simple, yeah.

Alderman Klee

OK, thank you very much.

Alderman Caron

When is this going to start, before the snow flies?

Mr. Kohalmi

This is going to start very soon, probably 2 to 3, maybe 4 weeks.

Alderman Caron

Thank you.

**MOTION CARRIED**

From: Dan Kooken, Purchasing Manager

Re: Monica Drive Drainage Improvements Project Change Order No. 1 (Value: \$42,980) Department: 169 Wastewater; Fund: Bond

**MOTION BY ALDERWOMAN KELLY TO ACCEPT, PLACE ON FILE AND AUTHORIZE THE CONTRACT CHANGE ORDER NO. 1 TO RWC ENTERPRISES IN AN AMOUNT OF \$42,980. SOURCE OF FUNDING IS DEPARTMENT 169 WASTEWATER; FUND: BONDED**

ON THE QUESTIONMr. Kohalmi

So we had a partial sewer pipe collapse back three or four, five months ago, Commercial Street; but under the old railroad bridge. We went out and inspected the area and there are 3 or 4 structures that need to be replaced and 3 or 4 pipes that need to be replaced as well. So this is a contract that's going to take care of that.

**MOTION CARRIED**

From: Dan Kookan, Purchasing Manager  
Re: Contract for Energy Recovery Upgrades – Construction Services – Change Order 2 (Value: \$21,181)  
Department: 169 Wastewater; Fund: Wastewater

**MOTION BY ALDERWOMAN KELLY TO ACCEPT, PLACE ON FILE AND AWARD THE CONTRACT FOR ENERGY RECOVER UPGRADES – CHANGE ORDER 2 TO METHUEN CONSTRUCTION COMPANY IN THE AMOUNT OF \$21,181. SOURCE OF FUNDING IS DEPARTMENT 169 WASTEWATER; FUND: WASTEWATER**

ON THE QUESTIONDavid Boucher, Superintendent of Wastewater

I'll describe a little bit of the project; Dave Boucher Superintendent of Wastewater. The Energy Recovery Project is the project where we are removing the old generator that burned biogas to produce energy. We are replacing it with some new generators. Unfortunately in the room that these new generators are going into, there was a lot of demolition, a lot of pipes taken down and after everything was removed from the building, there were a lot of holes in the ceilings, they had to remove all the hangers. The walls are in pretty bad shape, the floor was in bad shape. So this is a change order to have all the holes filled, have everything pressure washed in this room, have the ceilings, the walls and the floor painted with an industrial paint. It also covers change in the lighting to the LED lighting.

**MOTION CARRIED**

From: Dan Kookan, Purchasing Manager  
Re: Contract for Gas Tank Diaphragm Upgrade (Value: \$311,507) Department: 169 Wastewater; Fund: Wastewater

**MOTION BY ALDERWOMAN KELLY TO ACCEPT, PLACE ON FILE AND AWARD THE CONTRACT TO METHUEN CONSTRUCTION COMPANY FOR GAS TANK DIAPHRAGM UPDATE IN THE AMOUNT OF \$311,507. SOURCE OF FUNDING IS DEPARTMENT 169 WASTEWATER; FUND: WASTEWATER**

ON THE QUESTIONMr. Boucher

This project is for a gas storage tank on site that holds the biogas. It is a large, steel tank with a diaphragm inside. It helps maintain the pressure throughout the digester complex. The diaphragm that's inside has exceeded its useful life and recently it tore. This has to be replaced before the new generators go on line. So this monies is for the company to come in, remove the old diaphragm put in a new diaphragm and make some modifications to the diaphragm, how it connects so that in the future it will be easier to replace.

Alderman O'Brien

How long out of date of its life expectancy did we travel?

Mr. Boucher

We are at about 19 years right now. We contacted other facilities, it's hard to say because the particular model we have, you know, there's very few out there. But the diaphragm is expected to last about 15 years so we went beyond that. We talked to some facilities, larger facilities, they just change them out every 10 years whether it needs it or not. But you should be able to get 15 years out of this, at least.

Alderman O'Brien

Follow up if I may, because we talked before and like I say, now that the climate has changed, maybe to get into a better, healthier, preventative maintenance type of program that we are not getting hit so heavy.

Mr. Boucher

Correct.

Alderman O'Brien

We can anticipate the cost and I know you are working to that goal and I compliment you on that. But this is another indication why we should have a good PM program. Thank you.

Mr. Boucher

Yes.

**MOTION CARRIED**

UNFINISHED BUSINESS – None

NEW BUSINESS – RESOLUTIONS

**R-19-180**

Endorser: Mayor Jim Donchess  
Alderman-at-Large Michael B. O'Brien, Sr.  
Alderman Ken Gidge  
Alderman Patricia Klee  
Alderman-at-Large Brandon Michael Laws  
Alderman Tom Lopez

**AUTHORIZING THE CITY OF NASHUA TO ENTER INTO A LEASE AGREEMENT WITH 131 BURKE STREET, LLC FOR 141 BURKE STREET**

**MOTION BY ALDERWOMAN KELLY TO RECOMMEND FINAL PASSAGE  
MOTION CARRIED**

RECORD OF EXPENDITURES

**MOTION BY ALDERWOMAN KELLY THAT THE FINANCE COMMITTEE HAS COMPLIED WITH THE CITY CHARTER AND ORDINANCES PERTAINING TO THE RECORD OF EXPENDITURES FOR THE PERIOD SEPTEMBER 13, 2019 TO SEPTEMBER 26, 2019  
MOTION CARRIED**

GENERAL DISCUSSION

Alderman O'Brien

I think we have all seen it on the news and I think we saw like a tragedy just this weekend, we had those historic flights at the Nashua Airport. I particularly enjoyed watching some of that vintage aircraft that flew overhead and it is something to see of a bygone era. Personally a friend of mine's father was a cutter in the B17 which was not a very good position. But I think we all saw the news today where one crashed at the Bradley Airport. I hope that wasn't part of the crew that did entertain us up here. But if it is, my thoughts and prayers are with the family of that tragedy, thank you.

PUBLIC COMMENT - None

REMARKS BY THE ALDERMEN

Alderman Laws

It is my first time seeing Alderwoman Kelly since she had her son. Just wanted to welcome you back, to say it is good to see you and congratulations.

Alderwoman Kelly

Thank you.

Alderman O'Brien

Yes and if I may say welcome back too.

Alderwoman Kelly

Thank you, nice to be back.

NON-PUBLIC SESSION - None

ADJOURNMENT

**MOTION BY ALDERWOMAN KELLY TO ADJOURN  
MOTION CARRIED**

The Finance Committee meeting was adjourned at 7:22 p.m.

Alderwoman-at-Large Shoshanna Kelly  
Committee Clerk