

**Public Works and Buildings Committee**

**February 19, 2015**

**Council Chambers**

**7PM**

**MEMBERS PRESENT**

Councilor Ralph Torr – Chairman

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor David Walker

Councilor Donald Hamann

**OTHERS PRESENT**

Councilor James Gray

Councilor Jake Collins

Dan Fitzpatrick, City Manager

Peter Nourse, PE - DPW Director

Michael S. Bezanson, PE – City Engineer

Jennifer Hale, PE Acting Construction Engineer & Consultant Tighe & Bond Engineers

Jason Plourde, PE Tighe & Bond Engineers

Christopher M. Berg, PE Wright Pierce Engineers

George Pelletier, 19 Lambert Court

Phillip & Margaret Tewell, 540 Portland Street

Stella Goon, 105 South Main – China Palace

**MINUTES**

Chairman Torr called the Public Works and Buildings Committee to order at 7:00 PM.

**1. Approve minutes from January 15, 2015 meeting -**

Chairman Torr requested a recommendation on last month's minutes.

*Councilor Walker made a motion to accept minutes as presented for the January 15, 2015 Meeting. The motion was seconded by Councilor Haman. The Motion passed unanimously.*

**2. Public Input**

No public input.

**3. China Palace / Columbus Ave Parking Lot Extension Project Request**

Mr. Pelletier, owner of 19 Lambert Court stated that he had received a letter from the

DPW stating that this parking lot was being considered for expansion. He stated that he would like to see a copy of a plan to determine how the expansion would affect his property. Mrs. Hale stated that the only plan available is the previous conceptual design plan that was completed by Norway Plains & Associates in 2008. She further stated that to her knowledge that the existing parking lot was completed using this conceptual design and that the scope was reduced to eliminate conflicts with the abutters. Chairman Torr asked how many additional spaces might be added. Mrs. Hale estimated 15 spaces. Mr. Nourse stated that this project was brought to us a few months back at the request of the China Palace owner. He further stated that the City Manager had directed the DPW staff to send out letters to the Lambert Court abutters to notify them that this topic was on this evening's agenda. Chairman Torr asked for an estimated cost to extend the parking lot. Mr. Nourse stated that he does not have the information necessary to give a firm engineers estimate but he stated that it is approximately \$118,000. He further stated that in order to give a good number a preliminary design would need to be done by contracted engineers. This would include survey for existing conditions. Mr. Fitzpatrick asked for an estimate of the cost for a preliminary design. Mrs. Hale stated that it would be approximately \$5000 to \$7500. Councilor Varney suggested that the China Palace submit an application for site plan review. He stated that the project would then be assigned a project number and it would follow the planning process with abutter notifications. Councilor Walker stated that if it is a City Project it wouldn't need to go through that process, but where this is would be a co-funded he too would advise that it follow this process. Mr. Fitzpatrick stated that the City would need a commitment from the China Palace owner. He asked that City Staff obtain the necessary proposal from an engineering firm and then create an invoice for fifty percent of that cost. He stated he would have the proposal mailed to China Palace with an invoice for the fifty percent share and an application for site plan review. Once the City has received a check and a completed application back from the China Palace then the Committee can decide to recommend that the Council take action and fund the other fifty percent of the preliminary design. Phillip Tewell of 540 Portland Street spoke. Mr. Tewell stated that he was here with the owner of the China Palace who would be happy to answer any questions. Mrs. Stella Goon, owner of the China Palace addressed the committee. She stated that she is a long time business owner in Rochester and she is very concerned with the safety of her patrons. She stated that she sees her patrons parking in Walgreens and walking across four lanes of traffic to come in. Mrs. Goon stated that she is willing to commit to this project. She stated she would pay for the fifty percent of the preliminary design.

#### 4. **Milton Road Corridor Study**

Mrs. Hale introduced Jason Plourde of Tighe and Bond Engineers. She stated that Mr. Plourde was here to give a brief presentation on the completed corridor study. Mr. Plourde proceeded with a presentation in which he discussed each intersection. He gave

examples of improvements that could happen now and improvements to be considered as the area is developed. The now improvements included striping the intersection of Norway Plains Road to include an artificial island that would define entrance lane and exit lanes. He suggested trimming trees for better site distance on Milton Road near the turnpike exit ramp and changing the lane signs at the approaches on both the south bound lane on Milton Road and the lane signs exiting the parking lot at the Market Basket. Mr. Plourde also suggested painting a stop bar on Salmon Falls Road at the intersection of Milton Road. The recommendations for future improvements suggested many intersection re-alignments and center turning lanes. The intersection of Salmon Falls Road and Milton Road was discussed at length. Chairman Torr suggested acquiring some of the Lamberts Salvage property to align the intersection rather than taking the Trinkets and Treasures lot and putting a right of way through the properties on the vacant Milton Road Properties. Mr. Plourde stated that he would be presenting this study to the Planning Board at their next meeting and hopefully it will be added to the master plan. Councilor Walker stated that this tool will be used as a guide to determine future impacts and to determine requirements that will be expected for future developments.

#### 5. **Strafford Square**

Mr. Nourse stated that the contract for final design engineering has been approved and awarded to Fay, Spofford and Thorndike (FST). Mr. Nourse stated that FST and City Staff have met with the utility companies and the previous estimates for relocating the utilities to underground were significantly low. Previous estimates were approximately five hundred thousand (\$500,000) to one million (1,000,000) and now they are estimating that it could cost as much as three million dollars to put it the utilities underground. Mr. Nourse stated that he had been hopeful to get the utilities relocated in this calendar year. This would be ahead of the actual construction that should begin in the State of NH fiscal year 2017, or late in calendar year 2016. Chairman Torr asked if we would get the building at 2-4 Walnut Street demolished this year. Mr. Nourse stated that there is a process for that as well due to the NHDOT and Federal funds. He stated that it should be able to be completed this year with non-participating funds. Mr. Nourse stated that Mr. Bezanson has been leading this project and will continue to keep the Committee and full Council informed.

#### 6. **Paving FY2016**

Mr. Nourse distributed the **attached** street list. He stated that the department is going out to bid for paving this spring and it will be important to know what streets should be included for reference in the bid. He stated that if the Committee could make a recommendation at the March meeting the department will be able to get it out to bid in time for the construction season.

#### 7. **DPW Facilities Study / Statistics**

Mr. Nourse distributed the **attached** Community Comparison on DPW Facilities across

the state. Mr. Nourse stated that the document show many comparisons and that demonstrates and supports the need for a new facility in Rochester. Chairman Torr asked for an estimated cost to construct a new facility. Mr. Nourse stated that he estimates the project to be twenty-four million dollars (24,000,000). He stated that would include all furnishings and new equipment. Chairman Varney stated that it is not likely that the City will be able to fund that much money. Mr. Nourse stated that he has split it across 3 budgets at eight million each. Mr. Nourse stated that Dover's recently built facility cost sixteen million and did not include most of the necessary furnishings, tools and equipment. He stated they are still working on getting their building furnished. Mr. Nourse stated that Rochester could build a 10-20 million dollar facility but the Council will need to decide what is needed. Councilor Walker asked if this included a wash bay. Mr. Nourse stated that the plan does include a wash bay. He further stated that the some Councilors consider that a necessity as does staff. Councilor Walker stated that he had heard that when the new State of NH facility is built on the Chestnut Hill Road they might be willing to let us wash vehicles there. Mr. Nourse stated that the new facility should have a wash bay. Mrs. Hale stated that the State of NH building is not yet built and is looking a significant cut backs. She believes one of those cutback is the elimination of a wash bay.

**8. Granite Ridge Development**

Mrs. Hale stated that the City has met with PSNH, now Eversource, and they have come up with an alternate route for the power supply to the development. She stated that although the cost is higher by approximately one hundred thousand dollars, the project is still within budget. Ms. Hale stated that the project is currently out to bid and that five bidders attended the mandatory pre-bid meeting.

**9. Other**

**Samon Falls Road Sewer Extension EDA Project** - Mr. Nourse stated that Christopher Berg of Wright Pierce Engineers is here to update the Committee on the EDA project. He stated there is an opportunity to correct some drainage issues but at a significant cost. Mr. Nourse thought that it was important to keep the committee informed and to have them give the department feedback. Mr. Berg stated that while designing a project his goal is to prevent causing any additional drainage issues to property owners and correcting some issues along the way. He stated that at the culvert nearest to Burke Tree Service we have been discussing raising the roadway. By doing so we would need to install a new box culvert. This could make the road passable during significant rain events, and allow for the installation of a gravity sewer. Leaving the roadway elevation and culvert as it is would require a sewer siphon or a sewer pump station. Wright Pierce is looking at the siphon as an option. Sewer siphons require continual routine maintenance and are avoided when possible. Raising the roadway would create the need for some retaining walls on private properties and could possibly slow the project down due to the need for additional permits and easements. Raising the roadway or leaving it

as is would not change the need for some residents to have private pumping systems; as there will be a few homes that would require it either way. It would drive the cost for the drainage portion of the project up by approximately four to five hundred thousand dollars. Mr. Berg stated that this area did flood during the 2007 and 2008 storms. Councilor Varney suggested that the flooding occurred due to the operation of the Milton Pond Dams. He also stated that he has had discussions with the dam operator and that this may be able to be controlled in the future. All Committee members were opposed to spending additional funds for drainage. Councilor Keans stated that this started as a sewer project and water was added. Councilor Varney stated that the general fund is tight as it is, he did not think adding drainage to the project was a good idea.

**HSIP Salmon Falls Road Project** – Councilor Varney asked if the abutter conflict had been resolved. Mr. Nourse stated it had not. Mr. Nourse stated that Mr. Bezanson is working on this project and would be able to keep them informed.

**Snow Removal – Strafford Square** – Councilor Walker asked if the snow could be knocked down or removed as it is causing issues with safe sited distance.

**TIF District Maintenance** – Councilor Varney asked if the maintenance is being tracked for the Granite State Business Park. Mr. Nourse stated that as in the previous year this will be an estimated cost. Councilor Varney stated that this is important and required by law.

*Councilor Walker made a motion for adjournment at 9:13PM. Councilor Hamann seconded the motion. The motioned passed unanimously.*

Minutes respectfully submitted by Lisa J. Clark, Office Manager Rochester DPW.

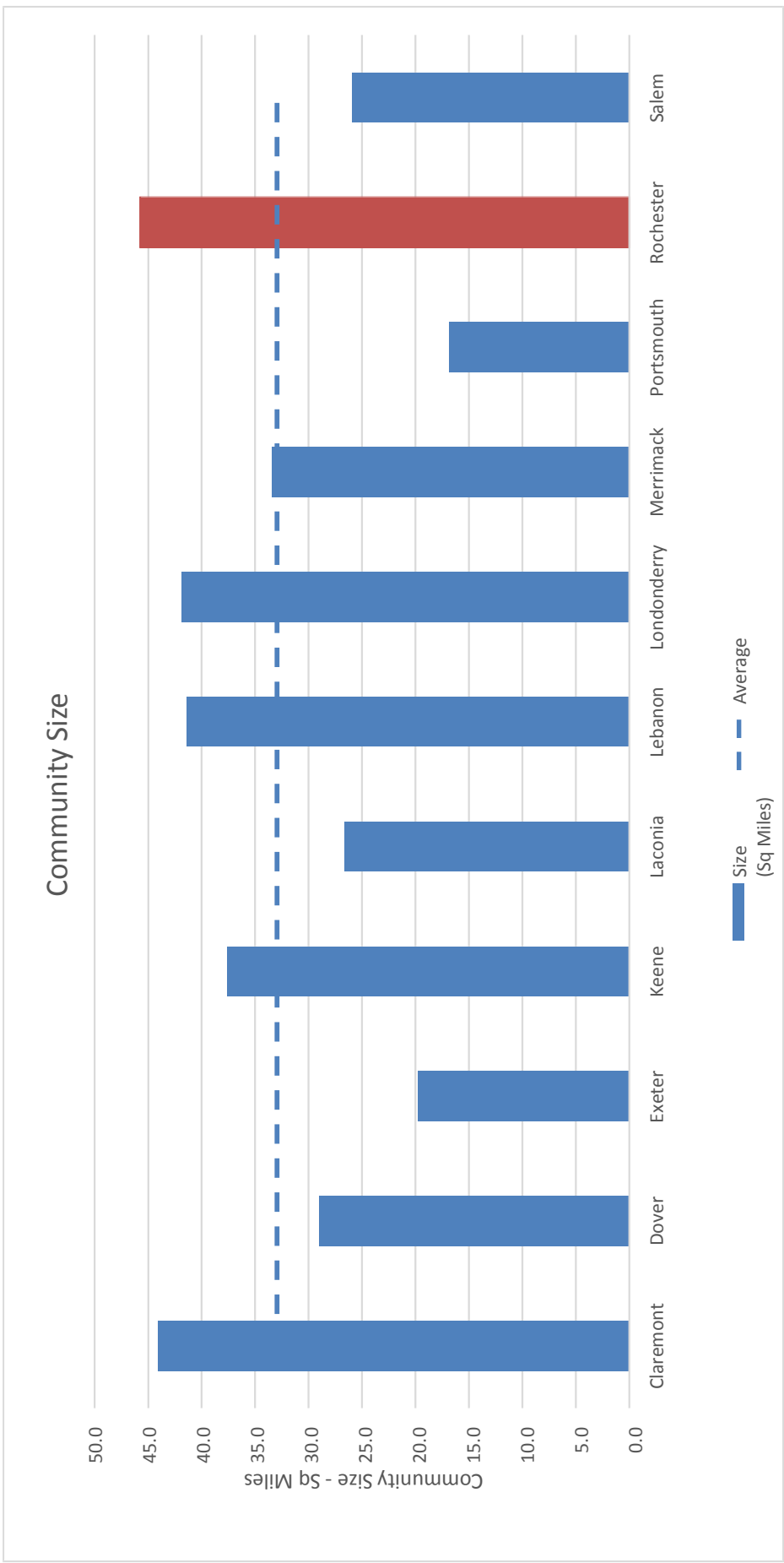
FY16 Proposed Paving List					Revision Date: 11/20/2014	
Street Name	Cost Estimate		Last Paved	Comments		
Whitehouse Road	\$415,000	\$415,000	1990 (est.)	previously proposed (FY15 estimate)		
Ledgeview Drive	\$315,000	\$730,000	1985	previously proposed (FY14 estimate)		
Gear Road	\$515,000	\$1,245,000	2003	previously proposed (FY14 estimate)		
Tebbetts Road (portions Lowell St. to Rte. 108)	\$125,000	\$1,370,000	2004	previously proposed (FY15 estimate)		
Lowell Street (Hillside - Tebbetts)	\$300,000	\$1,670,000	2005	previously proposed (FY15 estimate)		
Columbus Ave./Old Dover Rd. Intersection	\$85,000	\$1,755,000	'02/'05/'06			
Hansonville Rd. (Including portion of Flagg Rd.)	\$400,000	\$2,155,000	2001/2002			
Sheepboro Road	\$210,000	\$2,365,000	2006	previously proposed (FY13 estimate)		
Weeping Willow Drive	\$70,000	\$2,435,000	2004			
Eastern Avenue (Allen St. to Fieldstone Ln.)	\$275,000	\$2,710,000	2003			
French Hussey Road	\$75,000	\$2,785,000	1990 (est.)			
Sullivan Farm Drive	\$125,000	\$2,910,000	2005			
Four Rod Road	\$500,000	\$3,410,000	2012 shim	previously proposed (FY13 estimate)		
Jackson Street	\$65,000	\$3,475,000	1990 (est.)	previously proposed (FY15 estimate)		
Rockledge Road	\$78,000	\$3,553,000	2003	previously proposed (FY14 estimate)		
Boulder Avenue	\$64,000	\$3,617,000	2003	previously proposed (FY14 estimate)		
Conifer Circle	\$48,000	\$3,665,000	2004	previously proposed (FY14 estimate)		
Myrtle Street	\$50,000	\$3,715,000	1990 (est.)	Mill & Overlay only. Future project area.		
Woodman Street	\$45,000	\$3,760,000	1990 (est.)	Mill & Overlay only. Future project area.		
Total:		\$3,760,000				

## Community Comparison Raw Data

Community	City (C) Town (T)	Size (Sq Miles)	Population	Density (1,000 Res/Sq Mi)	Miles of Road	Road Density (miles of road per sq mile)	Division Count (Future)	DPW Staff Count	Highway Staff Count	DPW Vehicle Count	DPW Facility Size (SF)	Age of Facility
Claremont	C	44.1	13,051	0.30	126	2.86	5	33	10	80	13,700	65 yrs
Dover	C	29.0	30,510	1.05	154	5.31	8	65	10	50	53,000	15 yrs
Exeter	T	19.8	14,306	0.72	66.5	3.36	4	38	12	45	29,600	45 yrs
Keene	C	37.6	23,419	0.62	126	3.35	8	69	22	125	76,000	12 yrs
Laconia	C	26.6	16,010	0.60	100	3.76	3	27	6	44	43,000	52 yrs
Lebanon	C	41.4	13,599	0.33	100	2.42	6	48	8	87	34,500	41 yrs
Londonderry	T	41.9	23,236	0.55	180	4.30	3	16	16	31	14,000	41 yrs
Merrimack	T	33.4	25,119	0.75	160	4.79	6	55	26	50	23,000	42 yrs
Portsmouth	C	16.8	21,440	1.28	136	8.10	4	189	58	143	30,150	16 yrs
<b>Rochester</b>	<b>C</b>	<b>45.8</b>	<b>29,745</b>	<b>0.65</b>	<b>180</b>	<b>3.93</b>	<b>4</b>	<b>57</b>	<b>10</b>	<b>59</b>	<b>14,500</b>	<b>63 yrs</b>
Salem	T	25.9	28,112	1.09	210	8.11	2	34	20	96	20,000	36 yrs
Average		32.93	21,686	0.72	139.86	4.57	4.82	57.36	18.00	73.64	31,950	36 yrs
Rochester												
% above or below Average		39%	37%	-10%	29%	-14%	-17%	-1%	-44%	-20%	-55%	77%

### Community Comparison Raw Data:

- 10 Similar Communities chosen for comparison
- Rochester slightly larger, more road miles, and more populous than average
- Rochester 40-50% fewer highway staff, vehicles and smaller facility than average
- Rochester DPW building 2<sup>nd</sup> oldest in group



### Community Geographic Size

Rochester: 45.80 Square Miles (40% larger than average)

Average: 32.92 Square Miles

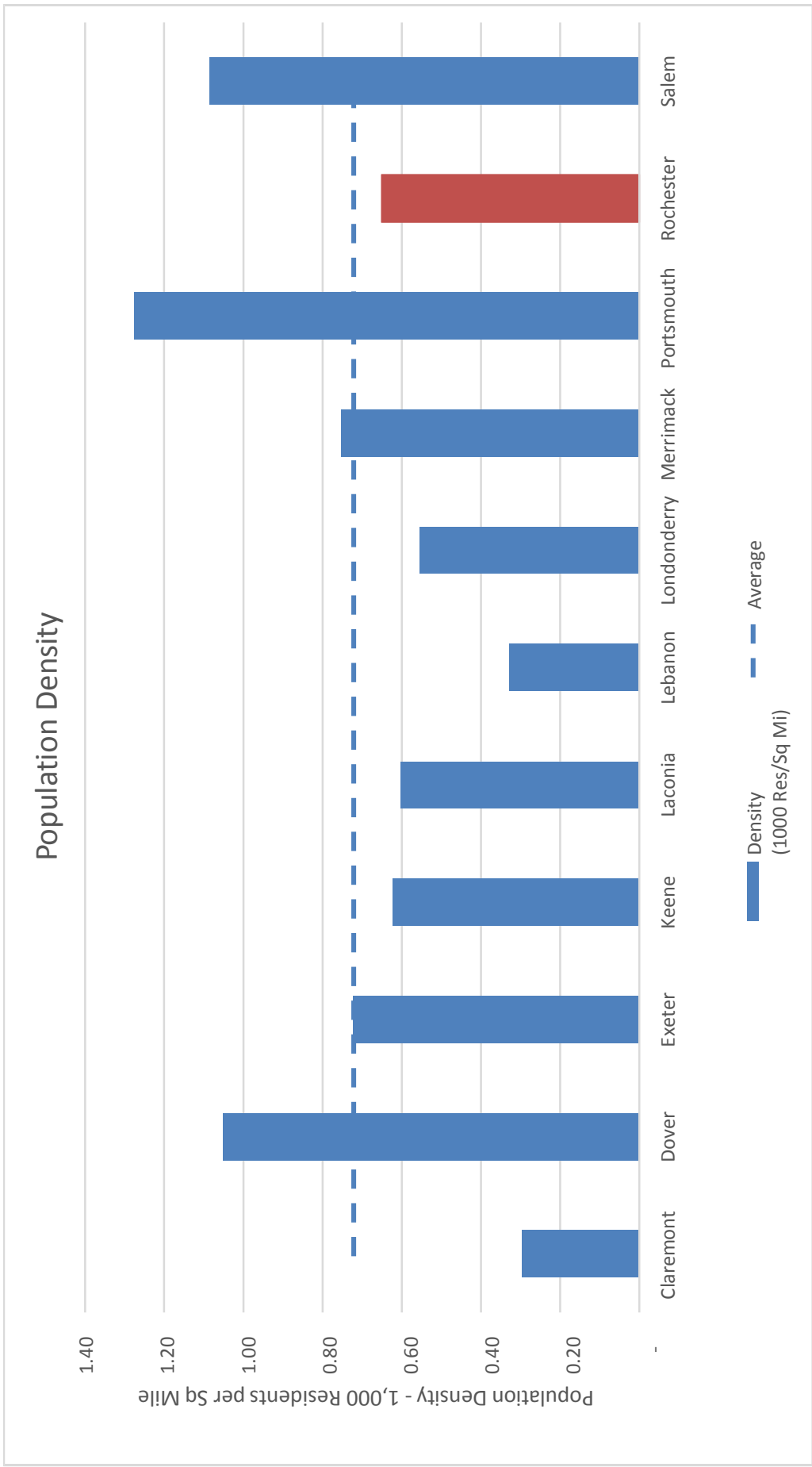




Community Population

Rochester: 29,745 Residents

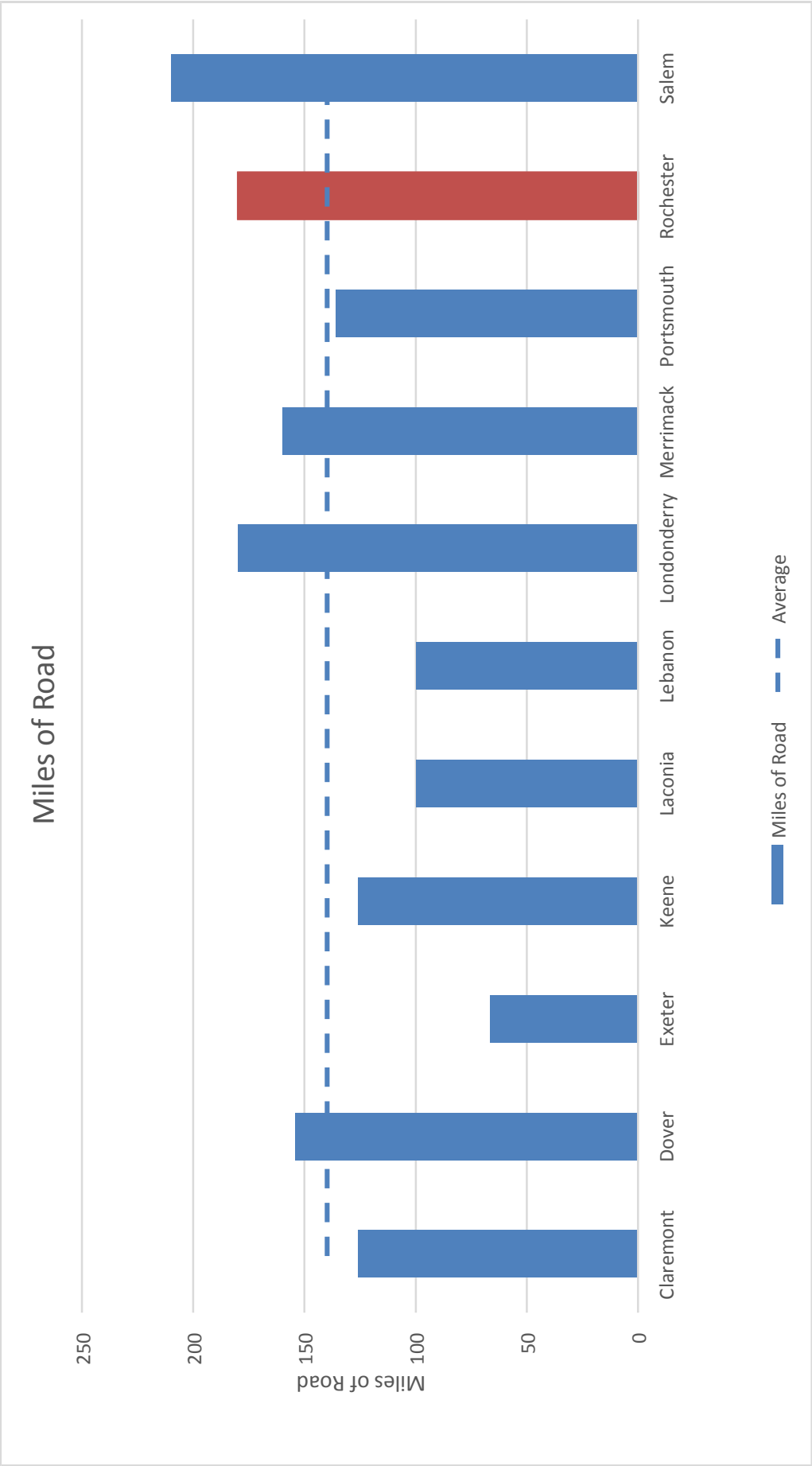
Average: 21,686 Residents



Community Population Density (1,000 Residents per Square Mile)

Rochester: 0.65 (650 Residents per Square Mile)

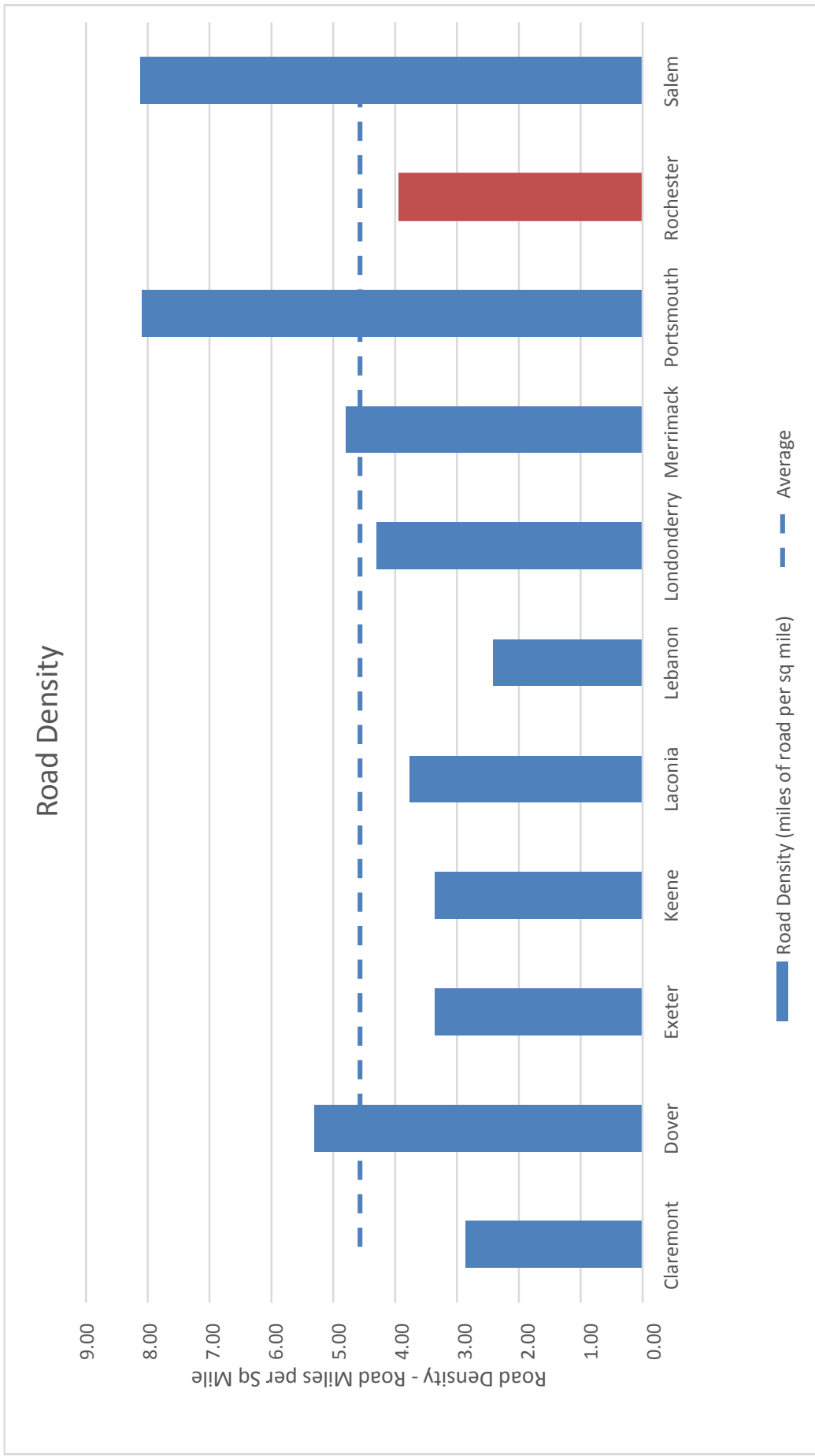
Average: 0.72 (720 Residents per Square Mile)



Miles of Road (Miles of Managed Road)

Rochester: 180 Miles (30% more than average)

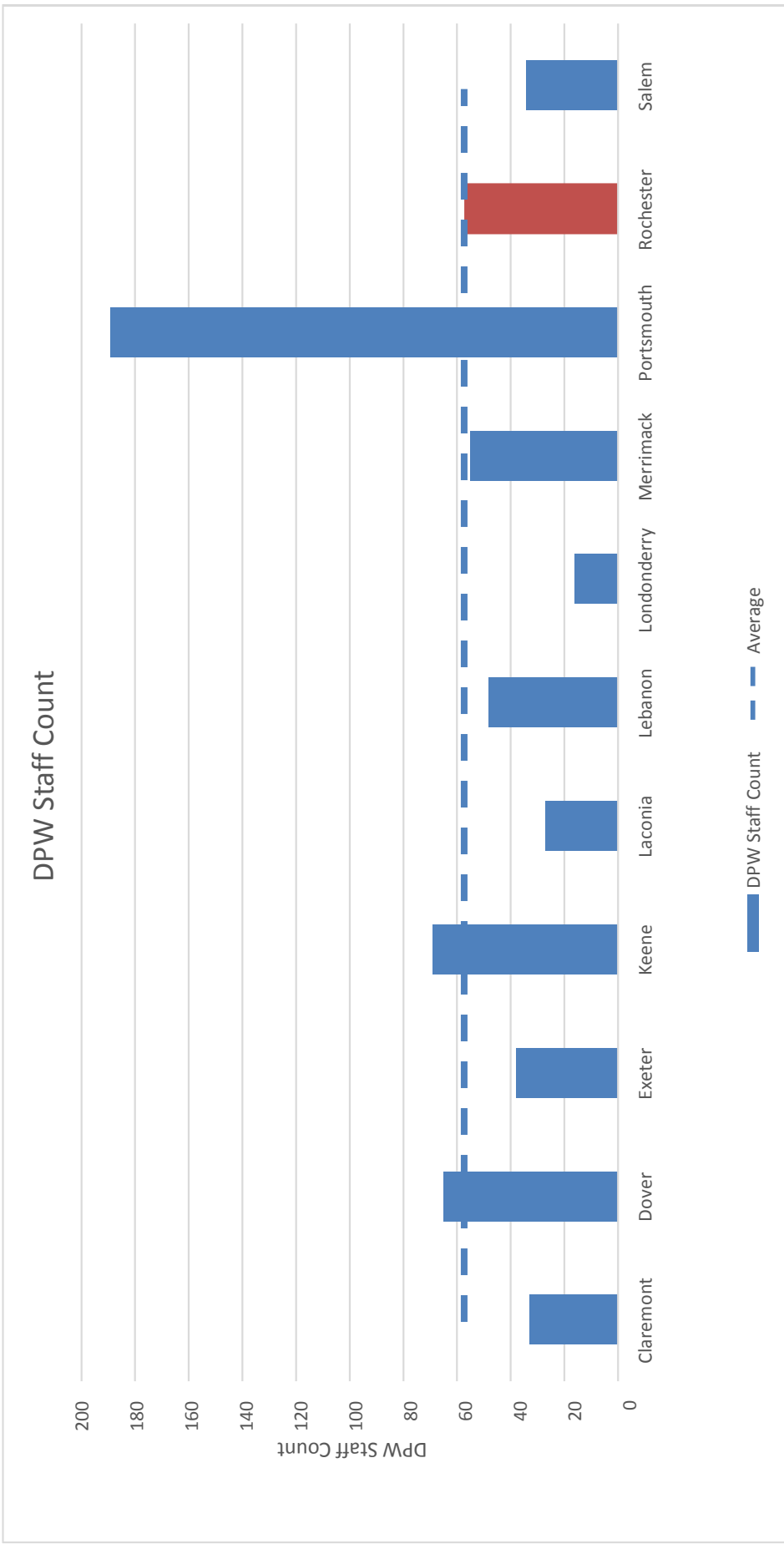
Average: 139.86 Miles



Road Density (Miles of Road per Square Mile)

Rochester: 3.93 miles per square mile

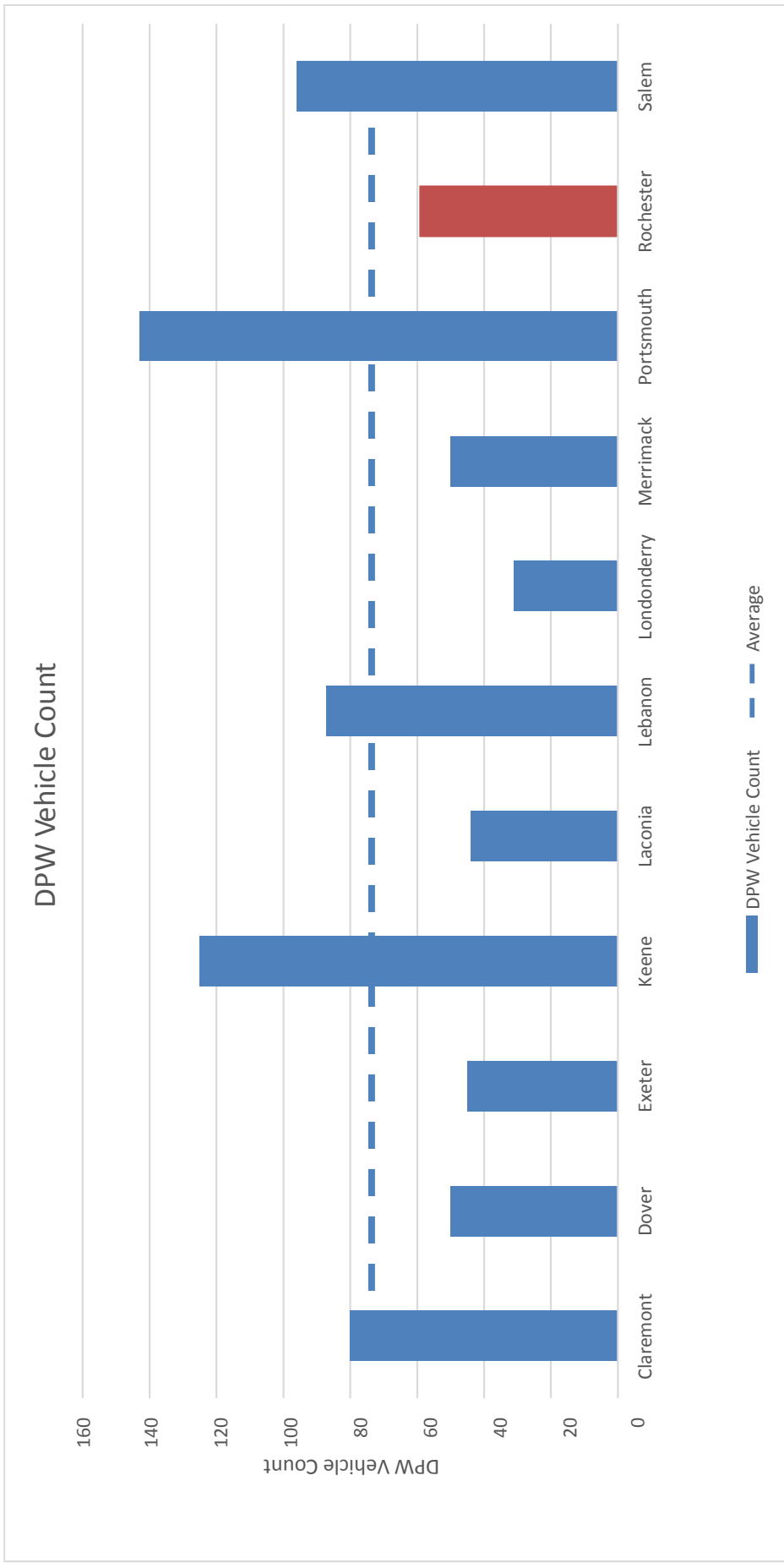
Average: 4.57 miles per square mile



Total DPW Staff Count (includes administrative staff)

Rochester: 57 DPW Staff

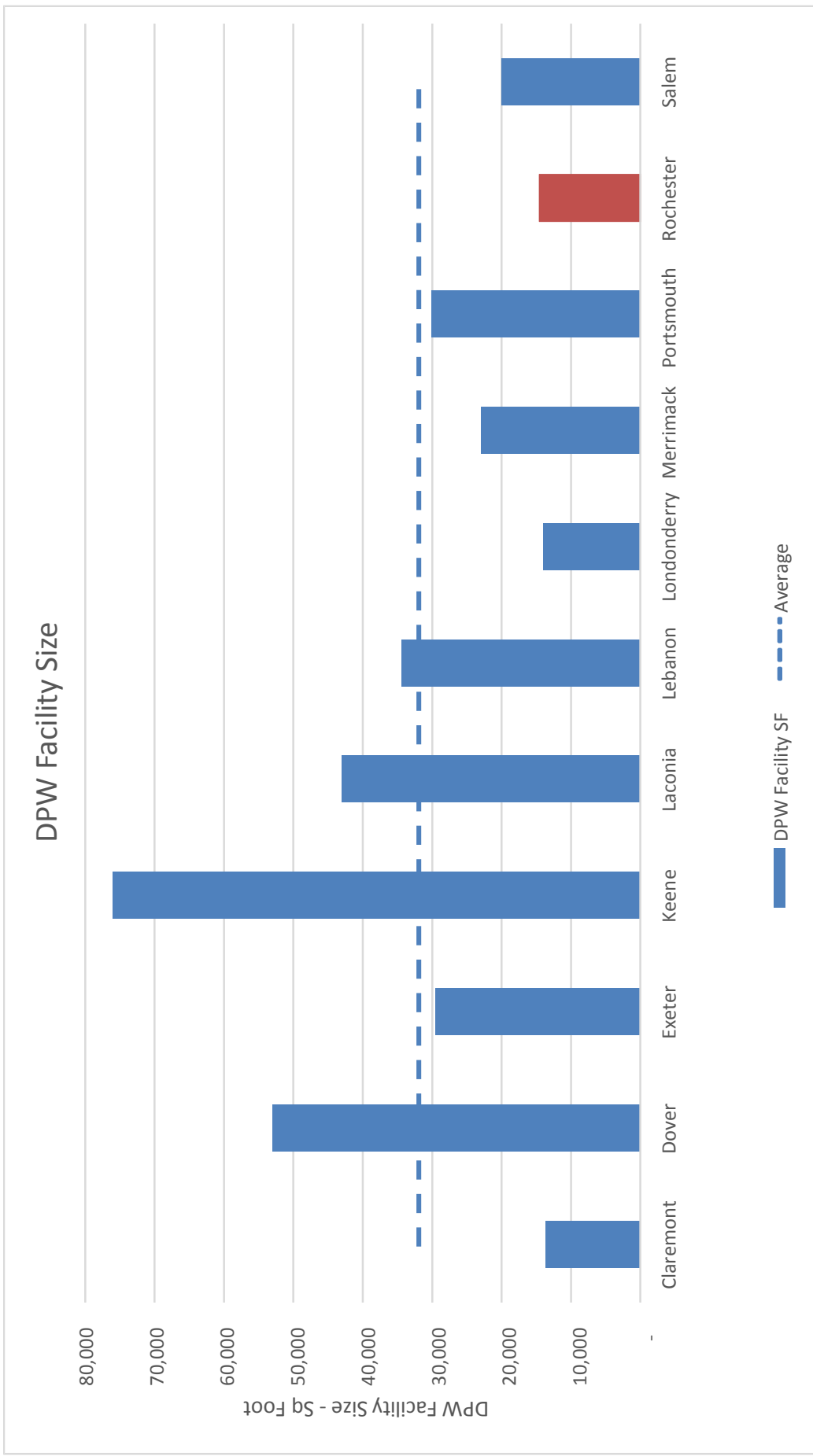
Average: 57.36 DPW Staff



DPW Vehicle Count (Vehicles only; assumes vehicles are 50% of total equipment)

Rochester: 59 Vehicles

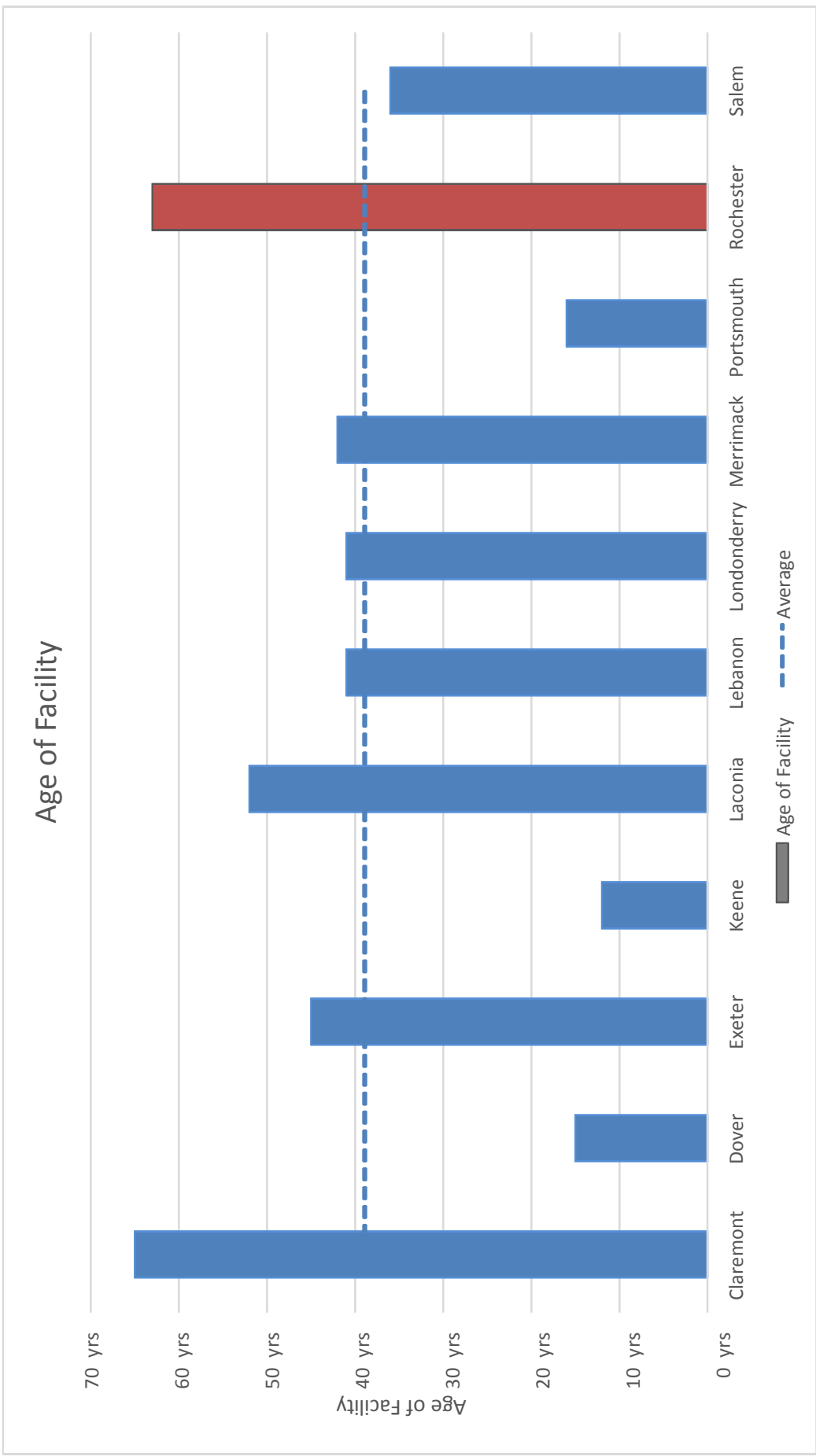
Average: 73.64 Vehicles



**DPW Facility Size (Square Feet)**

**Rochester:** 14,500 Square Feet (50% smaller than average)

**Average:** 31,950 Square Feet



**Age of DPW Facility (Years)**

**Rochester:** 63 Years (2<sup>nd</sup> Oldest, 60% older than average)

**Average:** 39 Years

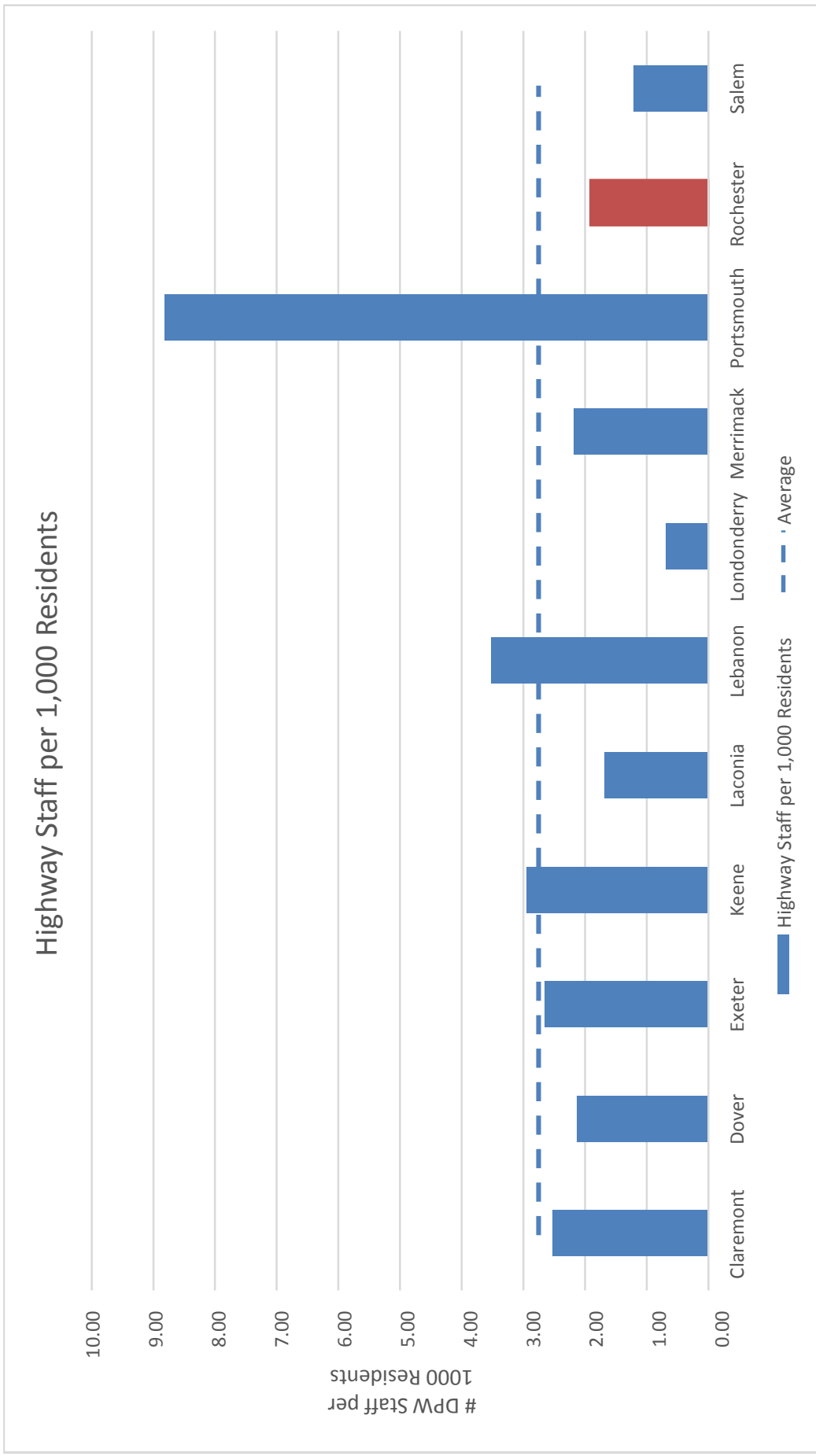


## Community Comparison Ratios

Community	Highway Staff per 1,000 Residents	Facility SF per Staff	Vehicles per 10 Road Miles	Highway Staff per Road Mile	Facility SF per Road Mile
Claremont	2.53	415.15	6.35	0.08	108.73
Dover	2.13	815.38	3.25	0.06	344.16
Exeter	2.66	778.95	6.77	0.18	445.11
Keene	2.95	1,101.45	9.92	0.17	603.17
Laconia	1.69	1,592.59	4.40	0.06	430.00
Lebanon	3.53	718.75	8.70	0.08	345.00
Londonderry	0.69	875.00	1.72	0.09	77.78
Merrimack	2.19	418.18	3.13	0.16	143.75
Portsmouth	8.82	159.52	10.51	0.43	221.69
Rochester	1.92	254.39	3.28	0.06	80.56
Salem	1.21	588.24	4.57	0.10	95.24
Average	2.75	701.60	5.69	0.13	263.20
Rochester % above or below Average	-30%	-64%	-42%	-58%	-69%

### Community Comparison Ratios:

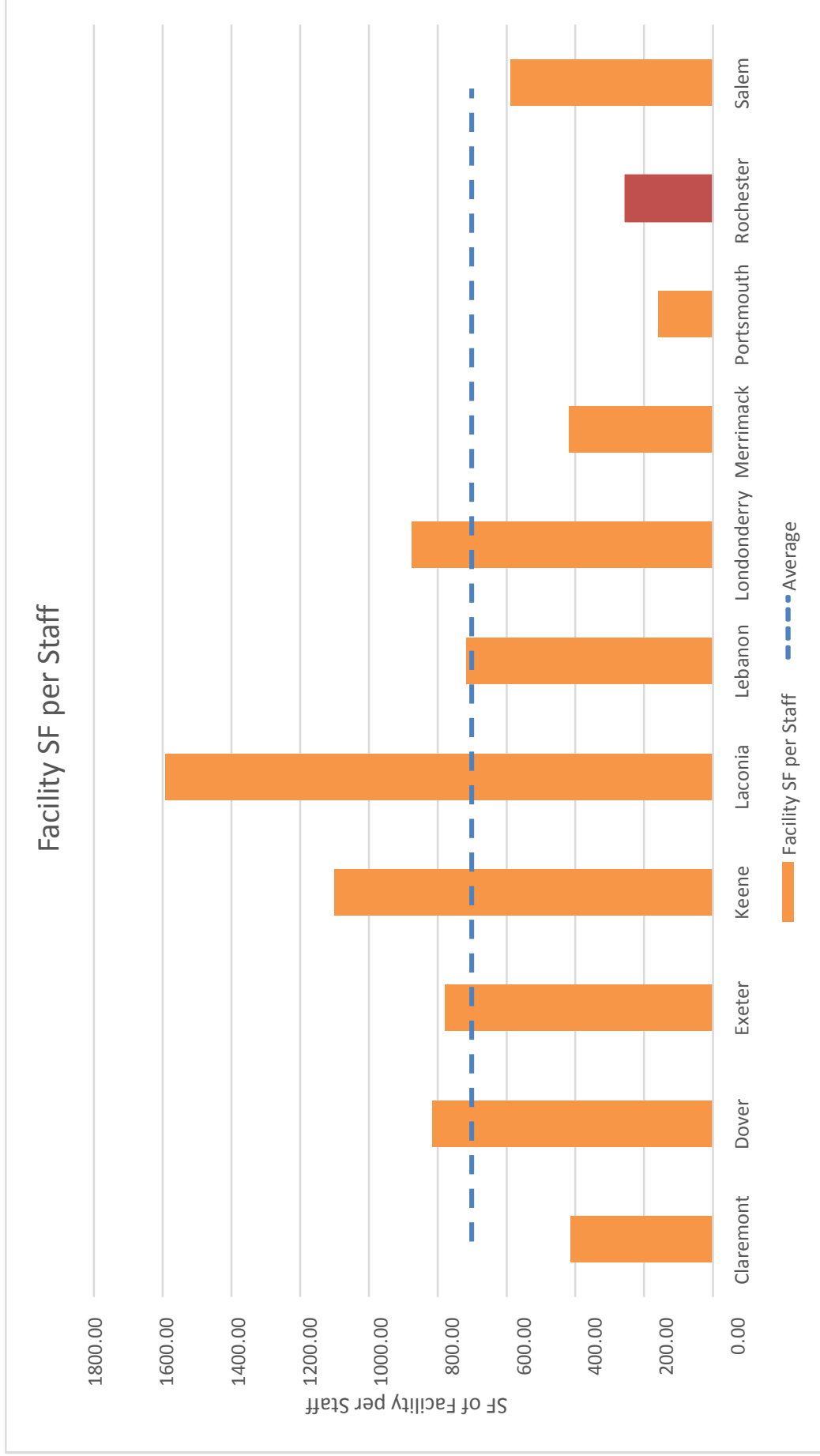
- Rochester Highway Department has 30% fewer Staff per Resident than average
- Rochester DPW Facility has more than 50% less Space per Staff than average
- Rochester has 40% fewer Vehicles and fewer Highway Staff per mile of road than average
- Rochester DPW has almost 70% fewer Staff per Road Mile than average



**Ratio of Staff per Resident (Highway Staff per 1,000 Residents)**

**Ratio of Staff per Resident (Highway Staff per 1,000 Residents)**  
Rochester: 1.92 (521 Residents per each Staff Member)

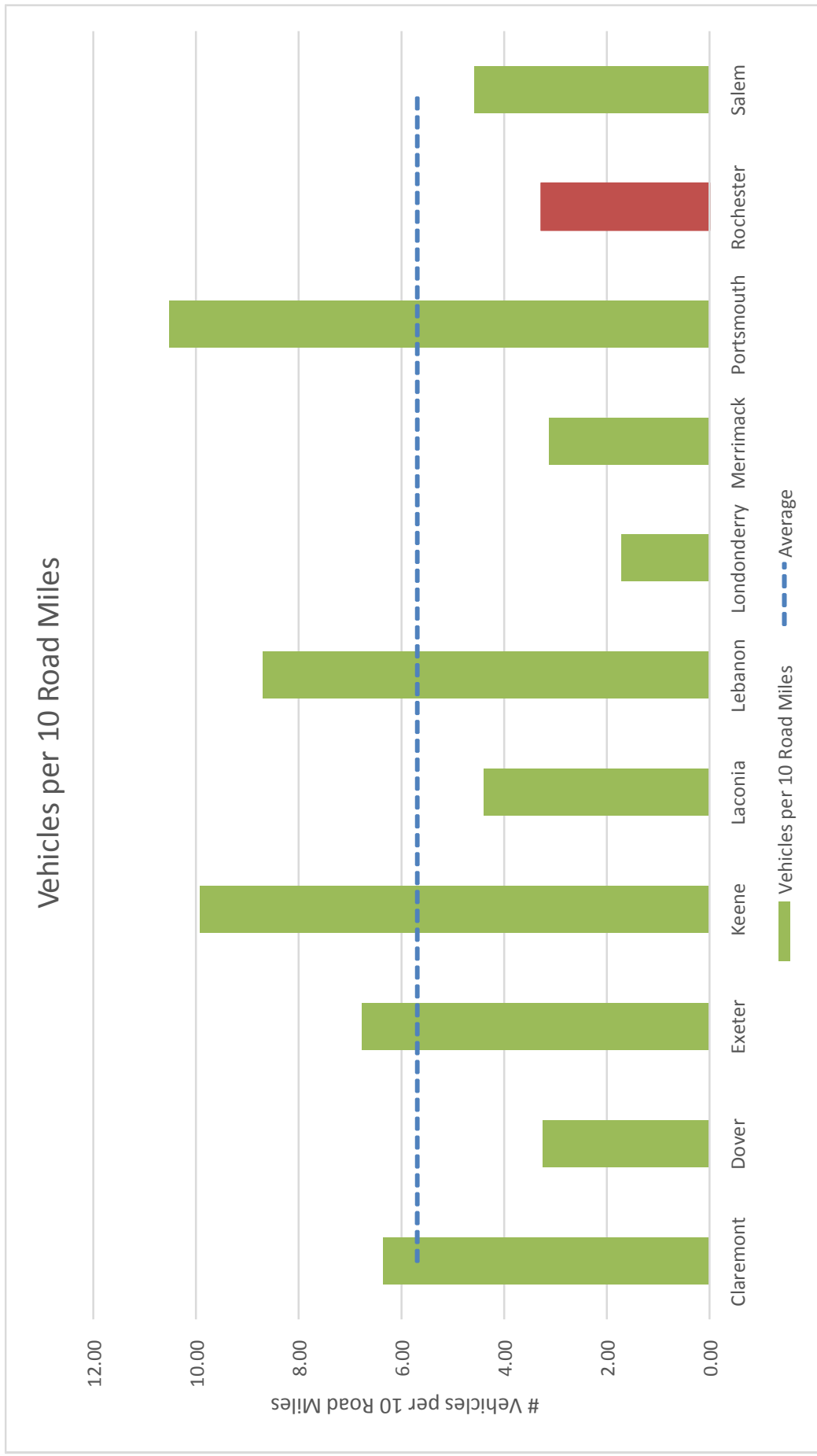
Average: 2.75 (502 Residents per each Staff Member)



**Ratio of Square Foot of Facility per Staff**

**Rochester:** 254.39 Square Feet per Staff (over 60% less than average)

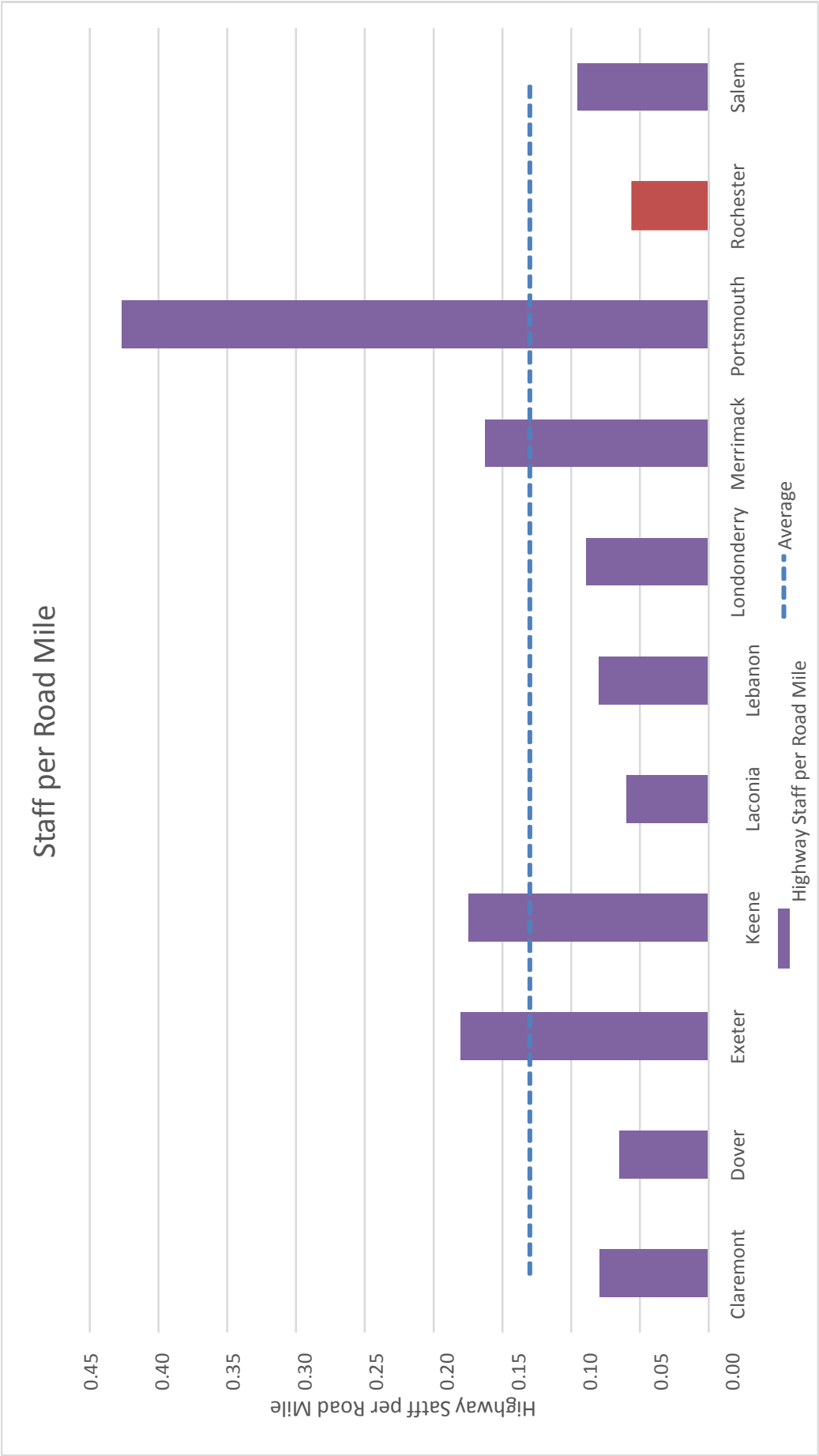
**Average:** 701.60 Square Feet per Staff



Ratio of Vehicles per Road Mile (# per 10 Road Miles)

Rochester: 3.28 Vehicles per 10 Road Miles (3.05 miles per Vehicle)

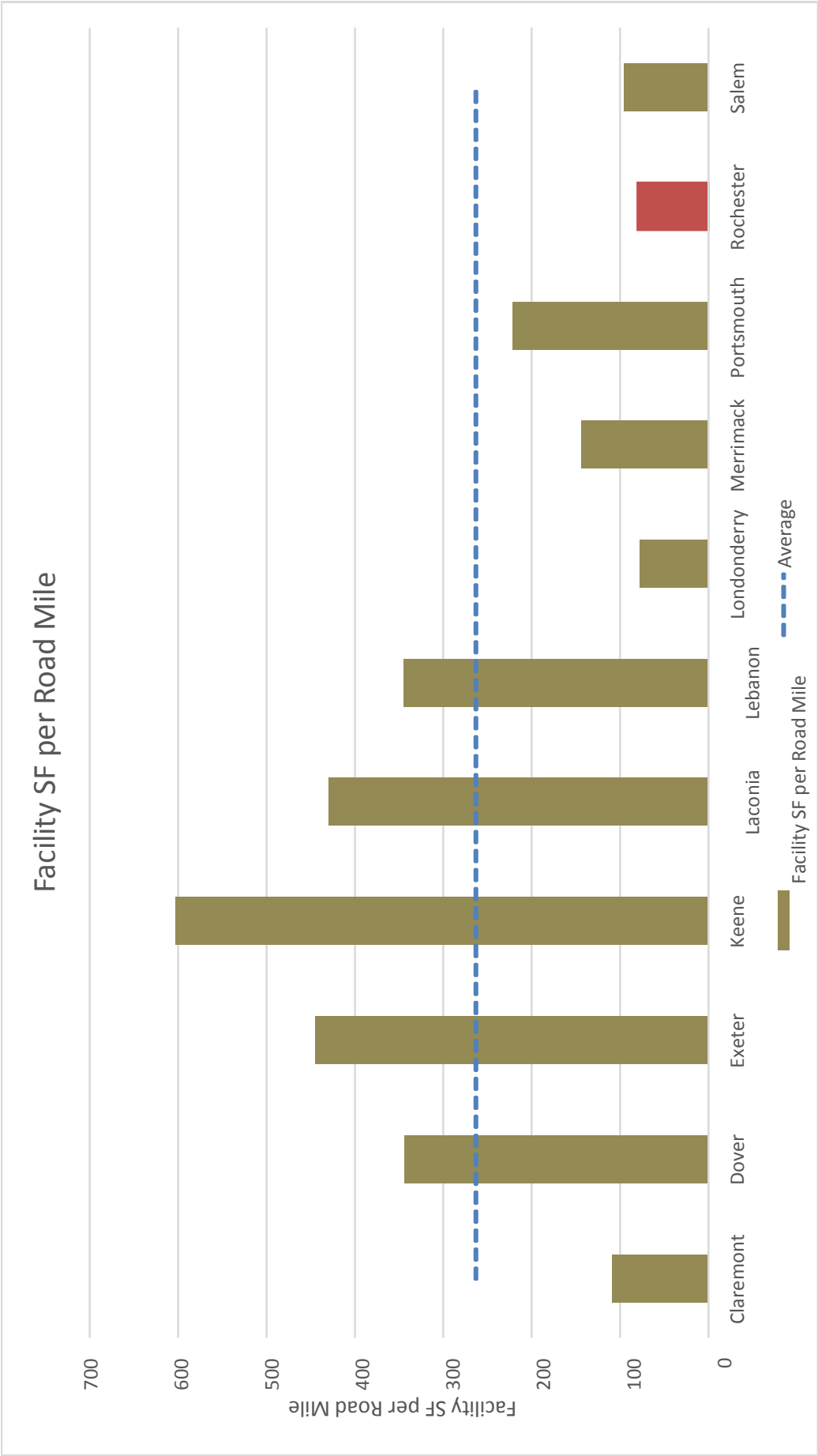
Average: 5.69 Vehicles per 10 Road Miles (1.76 miles per Vehicle)



Ratio of Staff per Road Mile

Rochester: 0.06 Staff per Road Mile (16.67 Miles for each Staff Member)

Average: 0.13 Staff per Road Mile (7.69 Miles for each Staff Member)



Ratio of Square Foot of Facility per Road Mile

Rochester: 80.56 Square Feet per Mile of Road (70% less than average)

Average: 263.20 Square Feet per Mile of Road