

Public Works and Buildings Committee

May 21, 2015

Council Chambers

7PM

MEMBERS PRESENT

Councilor Ray Varney- Vice Chairman

Councilor David Walker

Councilor Donald Hamann

MEMBERS ABSENT

Councilor Ralph Torr

Councilor Sandy Keans

OTHERS PRESENT

Councilor James Gray

Councilor Jake Collins

Dan Fitzpatrick, City Manager

John Storer, Director of City Services (6/15/15)

Michael Bezanson, PE, Interim Director of City Services

Jennifer Hale, PE, Assistant City Engineer

Mark Hourihane, Representing Colonial Pines

Chris Perkins, Weston & Sampson Engineers

John Sykora, Weston & Sampson Engineers

Jeff Alberti, Weston & Sampson Engineers

J.P. Parnas, Weston & Sampson Engineers

MINUTES

Councilor Varney called the Public Works and Buildings Committee to order at 7:01 PM.

1. Approve minutes from April 16, 2015 meeting -

Councilor Varney requested a recommendation on last month's minutes.

Councilor Walker made a motion to accept minutes as presented for the April 16, 2015 Meeting. The motion was seconded by Councilor Haman. The Motion passed unanimously.

2. Public Input

Mark Hourihane of #2 Vinewood Lane spoke as a representative of the Colonial Pines subdivision. Mr. Hourihane asked if the sewer project in this area was still on schedule and likely to happen. Mr. Bezanson stated that this is a very large area and that the total project is estimated to be 6.7 million. He further stated that the plan is to continue with

the design, which is currently at about 60% complete. Mr. Bezanson stated that the project is planned to be constructed in phases and that currently the first phase construction funds have been pushed back to fiscal year 2017. Mr. Bezanson stated that there is enough current funding to keep the design phase going during fiscal year 2016.

3. **DPW Facility Study**

Chris Perkins from Weston & Sampson Engineers (W&S) presented the team working on the DPW Facility Project. John Sykora was introduced as the Project Manager and Jeff Alberti, and J.P. Parnas were introduced as the design team. Mr. Alberi and Mr. Parnas distributed a schematic of the site and building (SEE ATTACHED) and then showed the committee a PowerPoint presentation that was very well received. The presentation detailed the process in which W&S had come to the site and facility needs. The site selected is the 58 Pickering Road site. The presentation discussed basic options and plans and detailed the costs associated with each. Councilor Varney asked how many sites had been reviewed. W&S stated that they were given 5 city owned properties to look at. These properties were evaluated on site restrictions, size, available utilities, and proximity to routes that would allow staff to move around the city as efficiently as possible. Councilor Walker asked how big the site is. W&S stated the site was about 17 acres, but some of that was not usable due to wetlands. Councilor Varney asked about proximity to residences on Brickyard Drive. W&S stated that they had taken care to stay a safe distance away from those properties to avoid as much noise or nuisance to the neighbors as possible. Councilor Collins asked the next step to determine viability of the site. Mr. Perkins stated that the City may have previously completed a Phase 1 Environmental study but it should be completed again. He also recommended doing the Phase 2 study as well as some geotechnical. He confirmed that at the completion of these studies all questions regarding viability will be answered and cost for construction would be clearer as they would know more about what is underground. Councilor Collins asked about the costs to complete the Phase 1&2 along with the geotechnical. Mr. Perkins estimated 4-7K for Phase 1 and 25K for Phase 2. He stated he did not know the cost for geotechnical for sure at this time, but stated he could put together a formal proposal for the environmental studies and the geotechnical. Councilor Varney asked Mr. Bezanson if the current funding would be sufficient to get this work completed or if additional funds would be need in FY2016 to complete this work. Mr. Bezanson stated that there is 75k programmed into the FY2016 budget and that he would get back to councilors after receiving W&S's proposal. Councilor Varney asked if W&S could give the presentation to the full Council prior to the adoption of the FY16 budget. Mr. Bezanson stated that he would get them on the agenda.

4. **Strafford Square Update**

Mr. Bezanson stated that he had received a quote from Eversource for completing the underground utilities within the project area and that the cost is that is much lower than the anticipated cost. He said that he is able to reduce the 7 million request to 5 million

based on new estimates. Mr. Bezanson stated that the required archeological work is in progress and the project is moving along. Councilor Varney asked if the request in the CIP for the intersection of North Main and Twombly Street is due to the right turn only approach from Walnut Street into the intersection. Mr. Bezanson stated that Twombly Street would be the designated truck route and that there is also some roadwork being completed per request of the Council to eliminate the reoccurring bump in that roadway. Councilor Varney stated that he felt the Strafford Square Roundabout should be able to be designed to accommodate trucks coming down Walnut into the circle.

5. Academy Street Bump Outs

Jen Hale distributed a marked up picture of the street (SEE ATTACHED). She stated that at the Council's request for a cost to remove bump outs she had looked at this street and the scope of work that this would entail. She began with stating that the street was designed with staggered green spaces that are not what you would call bump outs. They are grass areas between the sidewalk and the roadway. She stated there is a curb at the road side much like you see in other areas. Mrs. Hale stated that what makes this street different is that there are portions where these are on one side of the road and then the other. She stated that they were designed at a time when this type of construction was used as a traffic calming measure. Mrs. Hale stated that to remove these areas would result in a full reconstruction of the street. She stated there are utility poles as well as some 30-50 year trees located in these green spaces. Mrs. Hale stated she did not do an estimate for a reconstruction as she did not believe that the Council was going in that direction at this time. Mr. Bezanson stated that there are utilities in the roadway that will need to be addressed and he suggested looking at that street when the next phase of the I/I project on Woodman, Congress and Myrtle Street comes up.

6. 10-16 Wallace Street

Mr. Bezanson stated that there is an existing account line \$10,000 that was appropriated as part of the City's property acquisition for this property on Wallace Street. Mr. Bezanson stated that he believes it was appropriated for paving and clean up that was required at that time. He further stated that he believes the necessary work was completed but staff did not use the correct funds and these were left unexpended. Mr. Bezanson stated that the State of NH DES is encouraging the City to take the next step in environmental site review and he would like to use these funds to complete that work. Mr. Bezanson stated that there are ground water monitoring wells in place and if the City ever decided to apply for any Brownfield or grant funding this step would be required prior to doing so. Councilor Varney stated that if the paving and cleanup was completed per the agreement, and there were no other stipulations to the funds, this could be done and he encouraged Mr. Bezanson to pursue the funds with the finance office.

7. Other -

Franklin / Adams/ Western Ave and Numbered Streets – Councilor Varney stated that the additional funds requested and the scope of the project has grown during design. He

suggested that the project scope be changed to address the Western Avenue Pump Station and Franklin Street this year. Councilor Gray stated that Winter Street was part of the later phases of the I/I in this area and he would like to see it addressed. He said if we are pushing the initial phases back then we should consider paving this street as it will not last until fiscal year 2018. Mr. Bezanson stated that he would look at reducing the scope of the I/I project per Councilor Varney's request and he would add Winter Street to the paving list as a shim or overlay.

Milton Road / Salmon Falls Intersection Project – Councilor Varney asked if the Sewer EDA project could conflict with the re-alignment of this intersection. Mr. Bezanson stated that it could be done in conjunction with or after the EDA Project. He stated that where the EA project construction will begin would be up to the contractor and the number of crews used. They could start at several locations at the same time. Mrs. Hale stated that they would coordinate the design with the EDA design and that they could work around the Sewer EDA Project or if the Council prefers it could be completed after the project.

Wakefield Street / Columbus Ave Intersection Project – Councilor Varney state that 4.4 million for the Wakefield Street water, sewer and roadway project is a lot of money and wanted to know why these intersection improvements were not included in that. Mrs. Hale stated that the intersection is included in the 4.4 million. Mr. Bezanson stated that the separate project showing in the CIP is a hold over project that should have been eliminated when the Wakefield Street Project was funded for design.

TIGER Grant Funds – Councilor Walker stated that he had been informed of TIGER Grant fund availability and that the window for application is only open through May or June. He would like to see someone check into these funds for the Gap Project or the Railroad Crossing project.

Dewey Street Bridge – Councilor Hamann asked about the Dewey Street Bridge. Mr. Bezanson stated that there was a cursory investigation done. He stated that further investigation is needed to provide a recommendation for any future improvements or replacement.

Councilor Walker made a motion for adjournment at 8:30 PM. Councilor Hamann seconded the motion. The motioned passed unanimously.

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

Rochester DPW Facility Study
Site and Building Planning Schematic Design



Westward Company

THE UNIVERSITY OF CHICAGO

Conclusion

[illegible]

11

ACKNOWLEDGMENTS

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November 18, 2004

2-50-1

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2000

2000

100

1

1999

2

PLAN

WICKERMAN ROAD

1

100

5

3.

SITE 3:
58 Pickering Road
Size: 17.6 Acres
Zoning: Industry II



CITY OF ROCHESTER
NEW DPM FACILITY

Michael Companies
an American & Son
company
www.michaelcompanies.com
315-487-0000

01/10/2010

Revisions	Date	Description

Sheet

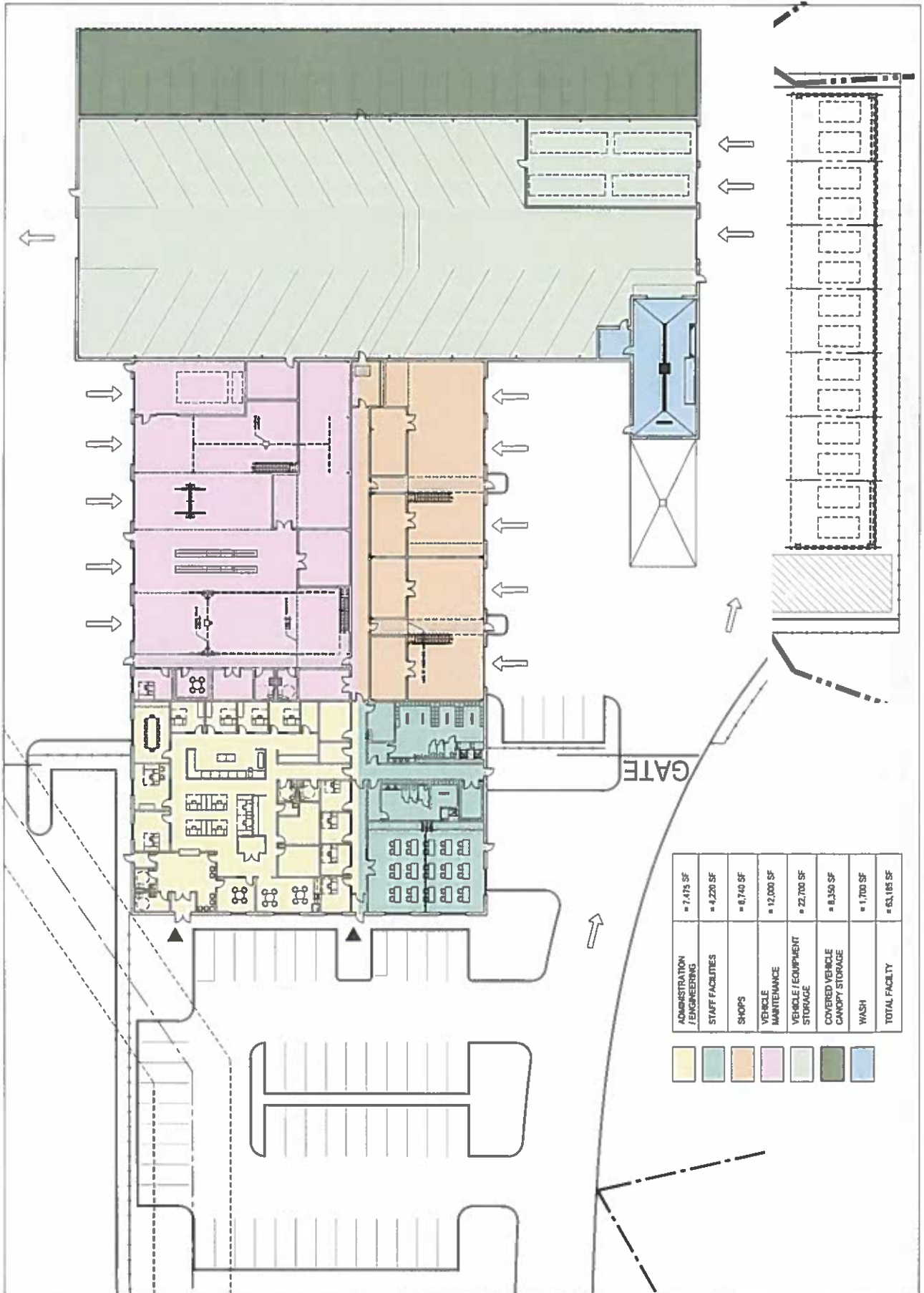
Revised For

SCHEMATIC DESIGN

Date	November 19, 2009
Scale	1/4" = 1' - 0"
Drawn By	AM
Reviewed By	
Checked By	
Approved By	

Drawing Title
**FLOOR PLAN
54 PICKERING ROAD**

Sheet Number
A1.01

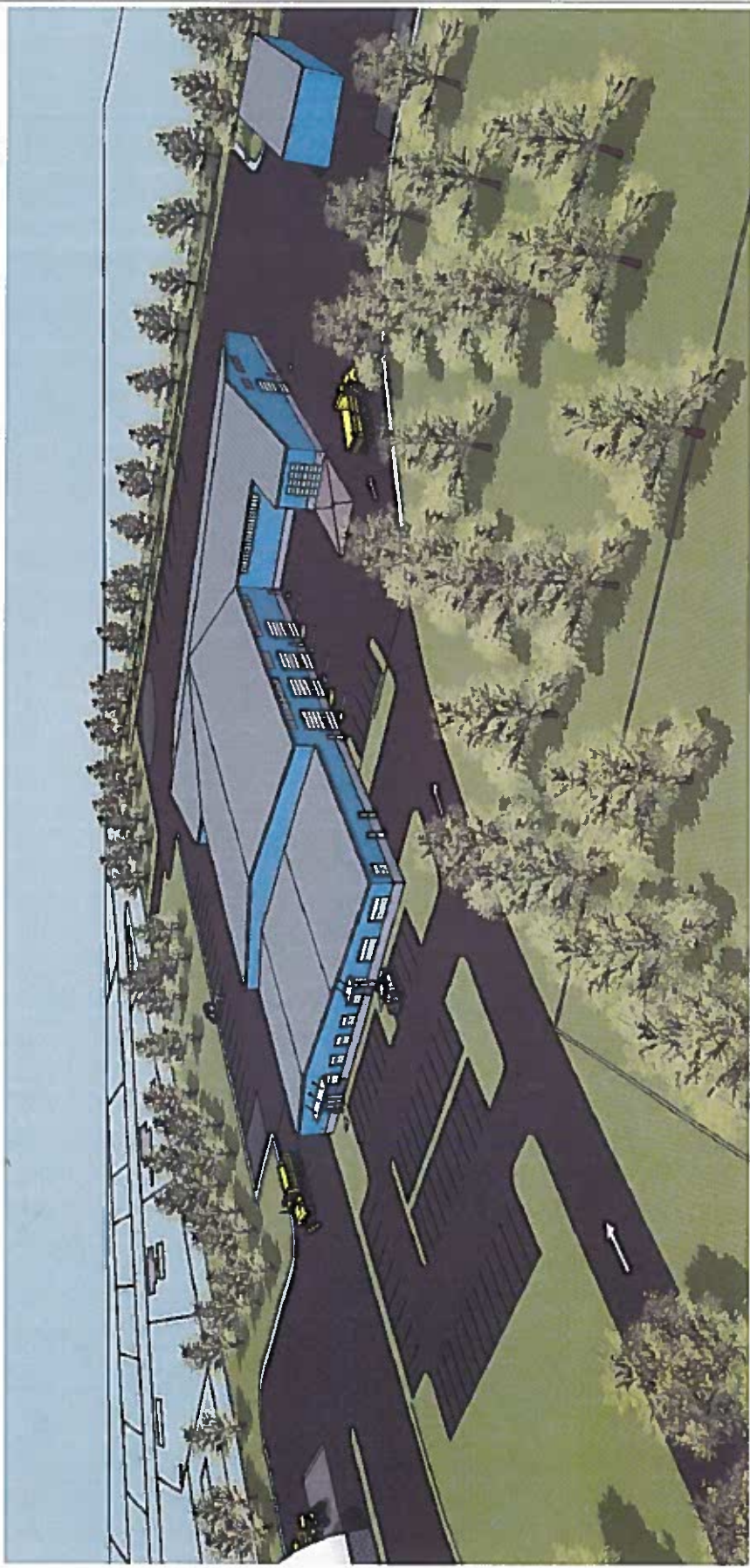


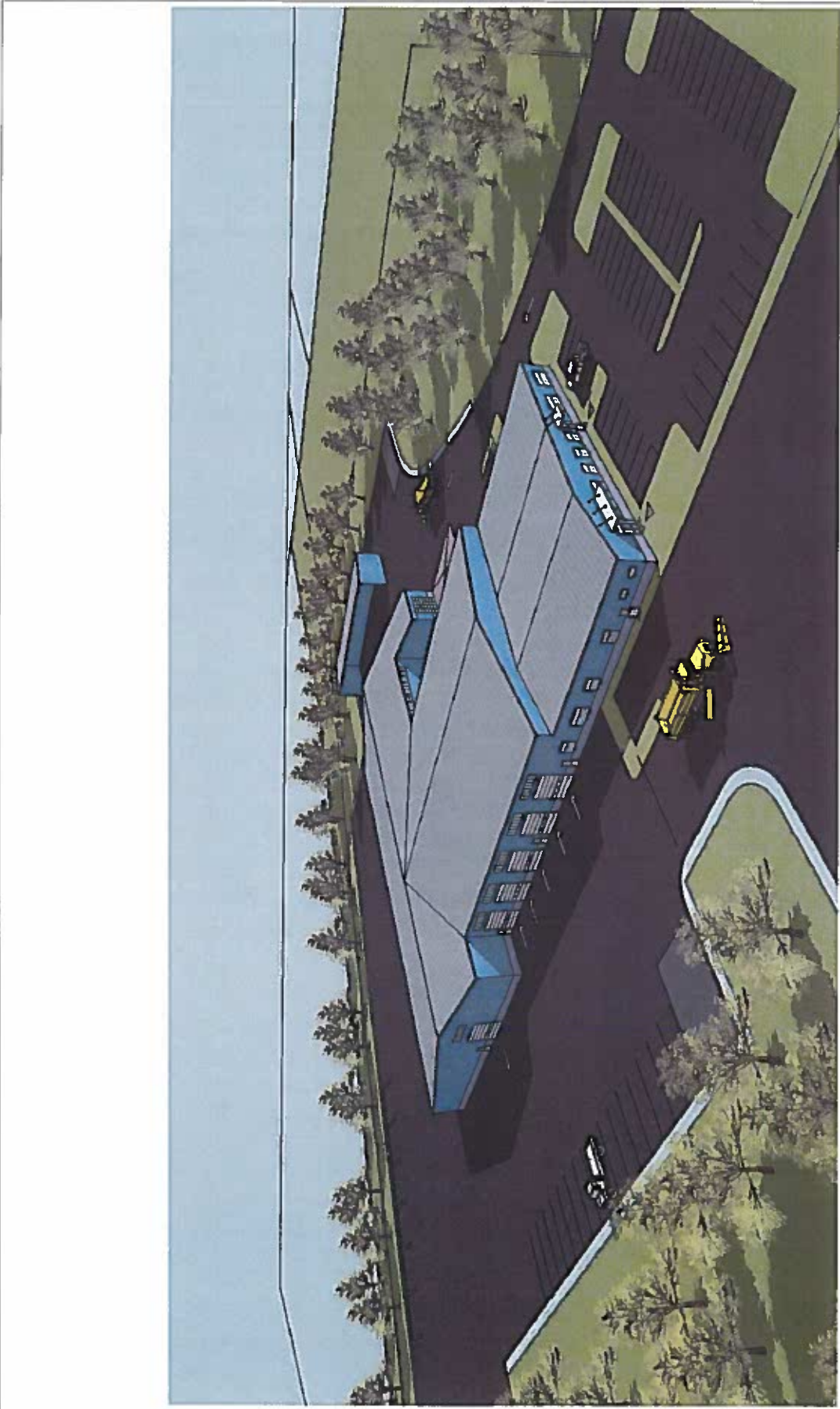
ADMINISTRATION / ENGINEERING	= 7,475 SF
STAFF FACILITIES	= 4,220 SF
SHOPS	= 8,740 SF
VEHICLE MAINTENANCE	= 12,000 SF
VEHICLE / EQUIPMENT STORAGE	= 22,700 SF
COVERED VEHICLE CANOPY STORAGE	= 8,350 SF
WASH	= 1,700 SF
TOTAL FACILITY	= 65,185 SF



Project	Rev	Date	Description

Project	Rev	Date	Description





CITY OF ROCHESTER
NEW YORK FACILITY

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 100 West 10th Street
 Rochester, NY 14602
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Project	Date	Description

Arch

Project	Date	Description

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A2.04

Academy Street

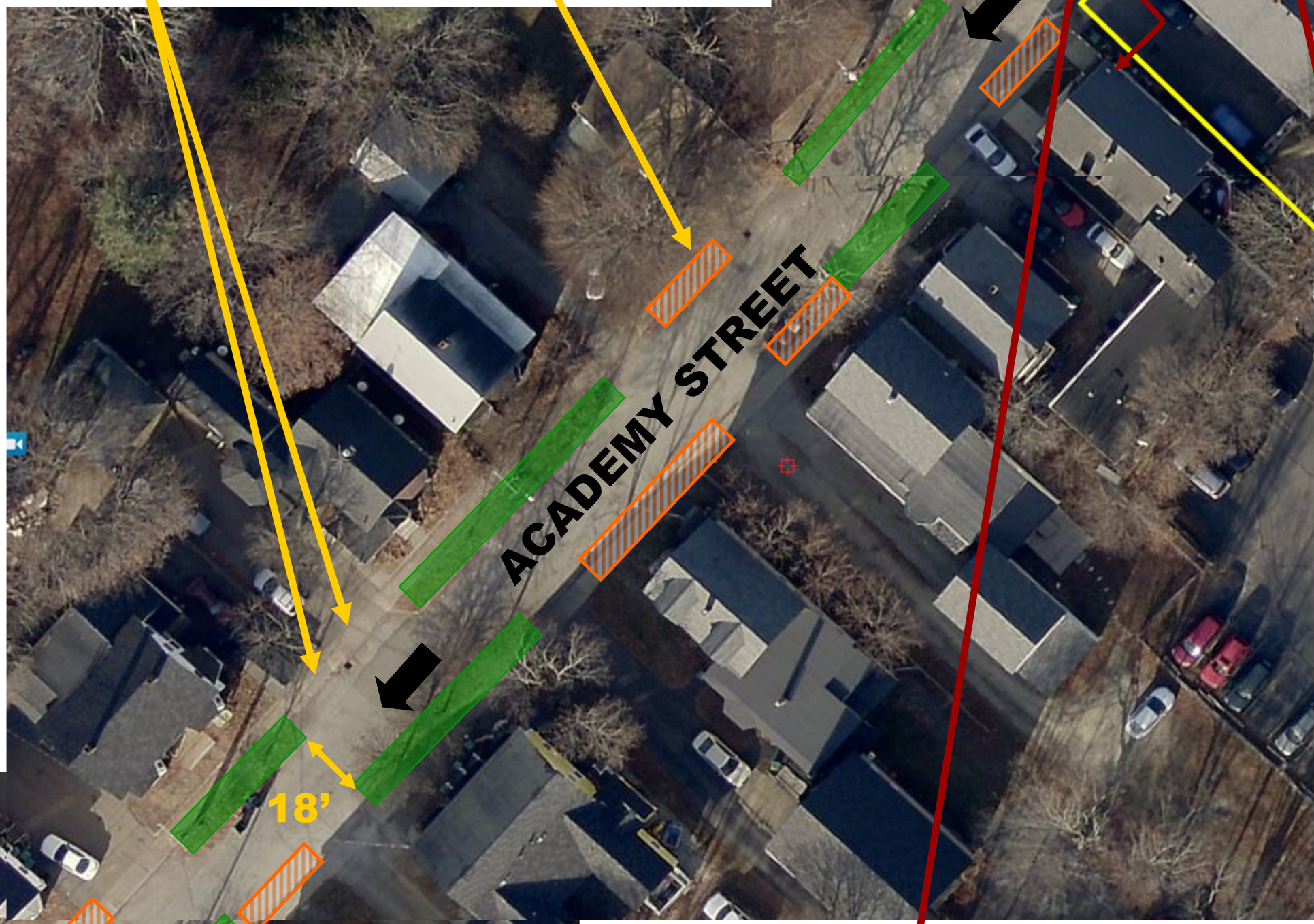
- ♦ 770 feet long
- ♦ One way traffic
- ♦ Trash collected on north side of street
- ♦ Trees of various diameters located within islands
- ♦ Utility poles located within north islands diameter of +/-12"
- ♦ Water line cast iron with internal corrosion
- ♦ Sewer has not been updated
- ♦ Drainage structures brick - only cover updates +/-2000

Typical landscape island width +/-6'

Driveway typical

Typical utility pole at edge of walkway within landscape area

Typical street parking area +/- 6-7'



Legend

- Landscape island
- On-street parking