

Public Works and Buildings Committee

May 19, 2016

Council Chambers

7PM

MEMBERS PRESENT

Councilor Ralph Torr – Chairman

Councilor Ray Varney- Vice Chairman

Councilor Sandy Keans

Councilor Donald Hamann

Councilor Thomas Willis

OTHERS PRESENT

Councilor James Gray

Councilor Ray Barnett

Dan Fitzpatrick, City Manager

John B. Storer, Director of City Services

Peter Bruckner, Historic Commission

MINUTES

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

1. Approve minutes from April 21, 2016 meeting -

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

Councilor Willis made a motion to accept minutes as presented for the April 21, 2016 Meeting. The motion was seconded by Councilor Hamann. The Motion passed unanimously.

2. Public Input

None

3. Ice Arena Update

Chris Bowlen stated that he was here to update the committee regarding work to be performed to the arena. He distributed the attached handout showing issues and the cost to address those issues based on recommendations received. He stated that the cost to address all issues is approximately 2.7 million. Mr. Bowlen stated that they will proceed this fall with the bidding of the cold floor and the roof and structural reinforcements. Once the bid results are in they will know if the funding is sufficient. Due to the labor intensive work Mr. Bowlen stated he expected there might be a short fall. Mr. Bowlen stated that the bid will require the work to happen in March through September during calendar year 2017. Councilor Varney stated that he had concerns with the short schedule. Mr. Bowlen stated that he would look closely at the bids and the time estimates. He stated if necessary they would look at breaking it out into separate construction seasons as he would not want the arena customers to suffer from the inability to use the facility. Mr. Bowlen stated that there is an FY2017 CIP item to

address the failed heating system in the front of the facility. He stated that he had rented large heaters last year and is hopeful that this item is approved so the work can be completed prior to another heating season. Councilor Willis asked if there were other building issues that he can see coming up in the next 10 years that were not addressed in the handout. Mr. Bowlen stated that he expects that all issues are covered for the next 10-15 years. Councilor Willis asked if there would be other sources of revenue to solicit if the building were new versus renovated. Mr. Bowlen stated that there are additional uses that they are considering but that those could be done both in a renovated building or a new structure; it would not make a significant difference.

4. Utility Leak Abatement

Mr. Storer stated that he had discussed the proposed abatement policy with this Committee last month. He stated that at the time he was unsure whether it should be a new policy or an ordinance change. Mr. Storer stated he had discussed this with the legal department and was informed that it could be done as a policy adopted by the UAB. He stated if done as an ordinance change we would need to amend both chapter 16 Sewer Ordinance and the chapter 17 Water Ordinance. The UAB supported the idea of a policy and was pleased that it would give them ability to offer some financial relief in catastrophic situations. Councilor Keans stated that unless it was added to the ordinances there is a chance that it may not be managed appropriately over the long term. She stated if the policy is used now and then not again for several years then it could be forgotten about or misplaced. She stated that between staffing and board member changes these types of things can happen. Mr. Storer stated that it could be added in as an appendix to the ordinances. Councilor Willis stated that the UAB supported the policy and if it is preferable to add it to the City Ordinances than that would work too. Councilor Varney stated that it should go to the Codes and Ordinance Committee.

Councilor Hamann made a motion to have the Leak Abatement Policy that was supported by the UAB an PWC be sent to the Codes and Ordinance Committee to be added as an appendix to chapters 16 & 17. The motion was seconded by Councilor Willis. The motion passed unanimously

5. Brownfields Candidate Sites 828 Portland Street

Mr. Storer stated that the Strafford Regional Planning Commission is working on an overall Brownfields Remediation Project and that they are trying to approach it as a regional project and they would like to list at least one site per community. He further stated that preliminary testing of the 828 Portland Street site did show some synthetic organic compounds in the manmade pond on the property. Mr. Storer stated that he would like to have a backup site in case this site falls through. There was a short discussion and the Milton Road site that includes the old Holiday House Furniture / Off Price Furniture outlet would be a good back up. Map 215 lots 53 & 54.

6. Watershed Management

Mr. Storer stated that there was a Forest Management Plan completed for the Water

Treatment Plant property in 2011. He stated that he had met with the Forester this week and that there is a project proposed in the FY2017 CIP Water Fund. Mr. Storer stated the importance of having this management plan in place. Chairman Torr asked if we were considering a plan that would allow the lumber cutter to take a certain percentage of the profits. Mr. Storer stated that he would prefer a flat rate or hourly rate as to not encourage any unnecessary cutting. Councilor Willis stated that there may be source protection grants available in the next budget for these types of projects. Mr. Storer stated that we would look into grants.

7. FY 17 Pavement

Mr. Storer stated that the Committee had suggested that the FY17 Paving include Whitehouse Road and as much of Lowell Street as possible. Mr. Storer stated that he had provided cost estimates breaking Lowell Street into sections. The Current estimate for Whitehouse Road is \$500, 000 and to pave Lowell in its entirety would be \$535,000. The total is \$1,035,000. Mr. Storer stated that the left over funds from the FY16 appropriation is \$174, 000 would leave a need for \$861,000 to complete the work. He stated that the current budget as presented by the City Manager has a project amount of \$800,000. That leaves a need for \$61,000 for funding. Councilor Keans stated that the worst and most traveled section of the road is from Edgerly Way to Columbus. She would like to see the entire road completed. Councilor Keans also stated that Hillside Drive should be looked at. She stated that it is one of the worst streets in the City. Mr. Storer stated he would look at Hillside Drive.

8. FY 17 Sidewalks

Mr. Storer stated that there had been no sidewalk repairs in the past year. He stated that he still had \$150,000 available from the FY16 CIP appropriation and that he has requested \$50,000 in the FY17 Budget. Mr. Storer stated that if there were no objections he would like to finish off the Charles Street sidewalks and the Rt125 Columbus Ave sidewalks going to the pedestrian bridge as previously discussed. Mr. Storer stated that with any remaining funds repairs would be made on Portland Street where we have had some complaints. Councilor Keans stated that there is an area on Union Street that should be looked at for repairs. Chairman Torr asked if the pedestrian bridge saw much traffic. Mr. Storer stated that it is a route to School for the Charles Street neighborhoods and that he was surprised by how much it is used.

9. FY 17 CIP

RT11 Pump Station – Mr. Storer stated that this was on the agenda due to a question last month as to why upgrades for this pump station are in the FY17 Granite Ridge TIF budget. He stated that while the current pump station is sufficient for all of the development proposed to date, this pump station may need to be upgraded in the near future due to development that may come later. Mr. Storer stated that there is a budgeting rotation for the City's 28 pump stations and in error he had moved this station ahead one year in the rotation and included it in the TIF Budget. Councilor Varney stated

that it does belong in that budget as it is in the TIF District, but his concern was that the upgrade was needed due to the current development and that if that was the case then we should have included it in the developer agreement negotiations. Mr. Storer stated that the pump station has enough capacity to handle the current development and that the River Street Pump Station had been up next in the rotation and is requested in the FY17 Sewer CIP.

Granite State Business Park Water Loop

Mr. Storer stated that the Water Line Loop continues to be requested as the redundancy would be optimal. He further stated that as long as there are no issues with the tank, the water mains, and the booster stations then the loop is unnecessary, but if anyone of those components were to be inoperable we would have a difficult time meeting fire flows.

Mr. Storer stated that this can be pulled from the budget if that is what the Council would like and the issue could be discussed again when expansion that warrants additional flow occurs at the business park

10. Project Updates

Underground Heating Fuel Tank at City Hall – Mr. Storer stated that the contractor on site had difficulty removing the tank due to the close proximity of the existing HVAC Compressors and concrete pads on site. He stated that there was another tank buried on site and due to these issues he had to make a call and have the contractor collapse and bury it on site. He stated that he knew that the Committee was in favor of removal if possible but he had to make a judgment call at the time. Mr. Storer stated that the engineer on site had called in and received NHDES approval for leaving the tank in the ground. Councilor Willis expressed his agreement that sometimes these things have to happen.

Annex – Mr. Storer stated that the project is out to bid with an opening date of 6/16/16. He stated that a NH Division of Historic Resources had approved a \$25,000 grant for restoration of the old façade to the City Hall Annex Building.

Haying Agreement – Mr. Storer stated that David Green had looked into the surrounding communities to see if they had any agreements for haying on City property. He stated that we had found that Strafford County has an agreement for the service, but it really isn't comparable as they have a significant amount of land. They relayed to us that our small parcels would not realize any profit if we had to pay someone to hay them. The department will execute agreements with the two current people that are working to cultivate decent hay on the parcels.

HSIP – Mr. Storer stated that the State of NH has informed us that the funding for this project will not be available until October 1, 2016. The department is going to bid in the fall and construct early in the 2017 construction season.

Franklin Western Ave – Mr. Storer stated that the project is out to bid with a June 9, 2016 opening date. Councilor Willis asked if there would be a public information meeting. Mr. Storer stated that there would be and he would keep them posted.

Columbus Ave Granite Posts – Mr. Storer stated that David Miller from the Historical Society had come to the DPW to see about having two granite posts, assumed to be railroad markers, moved to the Historical Society location on Hanson Street. He stated the would like to locate them out front of the building near the watering trough. Chairman Torr stated that there are markers like this throughout the city and that he did not like the idea of moving them. Councilor Keans stated she thought that the topic was still being discussed at the Historical Society and thinks it is premature to be making a decision on the topic.

Sewer Only Customers – Mr. Storer stated that the City has a few customers that are sewer only and that we have one customer that refuses to pay and one that is getting severely in arrears. He stated that the one refusing to pay has more than six years of billing unpaid for and has a \$7400 balance on the account. Councilor Keans was not in favor of disconnect if there were extra ordinary circumstances. She stated she would like to see progressive measures taken. She suggested starting with a letter and payment arrangements prior to removing service. Councilor Gray stated that the Code Enforcement Office would need to be involved. Mr. Storer stated that he would start with a letter and work with Code Enforcement if necessary.

GIS Position at DPW for FY17 – Mr. Storer stated that he had looked at surrounding communities and communities that were similar in size. He stated Rochester is behind the curve when it comes to having a GIS person on staff. Mr. Storer discussed options for funding and he discussed the many ways this position and the asset management software program could assist all departments within the City. Councilor Hamann voiced his support for the position. Councilor Varney asked Mr. Storer to put together a memo stating the total cost and annual budgetary impacts of the GIS and Asset Management costs. Councilor Willis stated with these programs it is important to have a dedicated employee to be sure that the data is up to date and the person is skilled at retrieving and entering into the system.

Vehicles – Councilor Varney asked Mr. Storer how come we were replacing three one ton vehicles this year. Mr. Storer stated he would have that information for the budget presentation next Tuesday.

Councilor Hamann made a motion for adjournment at 8:38 pm. The motion was seconded by Councilor Keans. The motion passed unanimously.

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

**Facility Assessment
Building Condition Summary
Building Name: Rochester Arena**

Building Systems	Overall Rating	Description	Summary Description	Summary of Major Recommendations	Estimated Cost	Notes
1.0 Structure	1	Roof, structural steel.	Roof capacity 21 - 26lb psf per structural report. Roof material holds snow loads and has leaks. No drip edge for water runoff.	Reinforce current structure to increase the capacity of the primary and secondary systems. This work will be done as a prescriptive measure using IBEC 2009	\$ 750,000	\$750K appropriated in FY16. Bid in fall of 2016 along with floor replacement for March-Sept const 2017. Addl \$\$ will be needed.
2.0 Building Envelope						
3.0 Building Interior	2	Front of the building two story structure	Front area formally occupied by YMCA is in need of complete renovation.	Rehabilitate the two story structure to open space to replace with offices, new programming areas and multipurpose room	\$ 500,000	\$100K appropriated in FY16. Remaining will be requested in FY18
4.0 Equipment	2	Ice Resurfacer	Current ice resurfacers are electric models and are at end of service.	Replace with a new machine and keep one for backup. Current 24 yrs old	\$ 110,000	FY18 request
5.0 Building Mechanical	2	Cold floor	Cold floor was installed in 1972. The expected useful life for this type of floor has expired.	Demolish, remove and replace 15,000sf slab with new.	\$ 500,000	FY17 request to be done with the structural enhancement project
5.0 Building Mechanical	1	Front mechanicals	Most of the entire front of the facility mechanicals are past useful life	Remove and replace heating system, hot water and associated hydronic systems	\$ 75,000	FY17 request
5.0 Building Mechanical	2	Sprinkler systems	Install sprinkler system in areas required for public assembly	Sprinkler system will allow more alternative uses of the facility as a full recreational building.	\$ 225,000	FY18 request
6.0 Building Electrical	2	Electric upgrades	Update any areas that were not done during the 2001 renovations	Update electric systems	Included in front renovation	Some being done with FY16 funding
7.0 Site	3	Parking lot relocation and redesign with land acquisition	Parking lot is deteriorating and failing in all areas. Lack of proper drainage and subsoils need to be addressed.	Install drainage in parking lot, re-grade and pave. Install landscaping around entrance and building. Requires land acquisition from YMCA	\$ 600,000	FY18 and FY19
Total Cost of Recommended Actions					\$ 2,760,000	
Cost for Recommended Actions					\$ 2,760,000	
New Facility Estimate					\$5M to \$6M	

1 - Critical
 2 - Poor
 3 - Marginal
 4 - Acceptable
 5 - Good
 6 - Excellent
 P - Pending

< 1 year
 1 to 3 years
 3 to 5 years
 5 to 10 years
 10 to 15 years
 > 15 years
 Not applicable