

**Public Works and Buildings Committee**  
**Meeting Minutes**  
**January 17, 2019**  
**Council Chambers**

**MEMBERS PRESENT**

Councilor Ralph Torr, Chairman  
Councilor Ray Varney- Vice Chairman  
Councilor Sandy Keans  
Councilor David Walker  
Councilor Geoffrey Hamann

**OTHERS PRESENT**

Blaine M. Cox, City Manager  
Peter C. Nourse PE, Director of City Service  
Daniel Camara, GIS / Asset Management  
Sonja Gonzales, Chief Information Officers

**MINUTES**

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

1. **Approve minutes from the December 20, 2018 Public Works & Building Meeting.**  
Chairman Torr requested comments or a recommendation on last month's meeting.  
*Councilor Walker made a motion to accept minutes as presented for the December 20, 2018 Public Works & Building Committee meeting. The motion was seconded by Councilor Hamann. The Motion passed unanimously.*
2. **Public Input** - None
3. **Colonial Pines Update**  
Mr. Nourse stated that the bids were received for the Colonial Pines project on the 10<sup>th</sup>. He stated that there were four bids received and the average of the four would be \$4,185,759. He further stated that SUR's was 3,198,710. Mr. Nourse stated that this phase of the project is within budget. He stated that this phase of the sewer extension project includes Juniper, Towel, Vinewood, Susan, Hickory and a portion of Hillside. Councilor Varney asked if there would be a public meeting in the spring. Mr. Nourse stated that there would be meeting in the spring and that constructions will start in the spring.
4. **202A Water Main Extension Project**  
Mr. Nourse stated this is the project that would extend water cross country to Rt. 202A (Walnut St). The preliminary estimates for this project were \$7.6 million. He stated there are several funding sources. He stated that there is a grant for \$3.8 from the Trust

Fund, \$1.3 is a Trust Fund Loan, \$2.3 is a MTBE Grant and the remainder was proposed in the grant application to come from private contributions. Mr. Nourse stated that staff will prepare an Agenda Bill for the next City Council Meeting detailing the funding as we need to gross appropriate the funds now in order to meet the NHDES submission deadlines. There was discussion about the private contributions from the development within the project. Mr. Nourse stated that there has been some discussion of a land contribution of a lot at the top elevation that is about 480 feet. He stated that this is the ideal location, but if the developer prefers a lower elevation lot, it may be a contribution of both land and funds as the water tower would need to be built to the same elevation which increases the cost. The Committee discussed concerns for aesthetics impacts to the development. Mr. Nourse explained that the development needs to have additional pressure /flows. Without a tank, a booster station would be necessary and the cost for the developer to have a private booster station would be high and another booster station to serve just this development is not in the best interest of the City. He stated the tank is the best option for the City and the Developer. Councilor Walker stated that the developer did put up a contribution for the pump station. Mr. Nourse stated that after 10 years the developer has just now started paying that contribution toward the pump station, and is aware that he will need some form of additional water flow/pressure in order to proceed. Councilor Torr stated that the original plan for the development did include a tank, but somewhere along the way that plan was discarded. Mr. Nourse stated that he needed the Councilor input on seeking the private contribution. The Committee consensus was to start the discussion taking into account the aesthetic impacts to the development.

**5. Airport Drive Water Main Extension**

Mr. Nourse stated that the project is to install approximately 5000 feet of water main from Whitehall down Shaw drive out to the Granite State Business park on Airport Drive and the design is at about 75% completion. He stated we still need to coordinate with Albany International for the actual location of the tie in as there is an impact to there back parking area. Mr. Nourse stated that we also need to submit our drawings to the railroad company. He stated that the railroad is requiring us to run the pipe under the railbed by jacking the pipe as we did under the Spaulding for the Colonial Pines Project. He stated that to get a good cost comparison we will be bidding the pipe with 3 different materials. Those materials are ductile iron, poly and pvc. He stated the ductile iron is preferred but is also most expensive. Mr. Nourse stated that we are on track for construction this year.

**6. DPW Facility Update**

Mr. Nourse stated the City purchased the 213 Chestnut Hill Road property that is the adjacent property to the new facilities site at 209 Chestnut Hill Road. He stated that the department would move quickly to demolish the existing structure. He stated that the project is continuing on schedule. He displayed a couple of concepts for the possible Roger Allen Park easement and the future possibility of a future fire substation. Mr. Nourse stated he will be working with the Park on the right of way issue. Mr. Nourse

displayed a spreadsheet detailing expenses to date spent on the finding the right site, property acquisitions and engineering (see attached). He reviewed these expenses and he expressed concerns for the overall budget due to the some of these unanticipated costs and due to the construction cost index escalation of approximately 12% in the past 18 months. Councilor Varney suggested sending this information to the finance committee to discuss.

**7. Dewey Street Bridge Camera (s) Update**

Mr. Nourse explained the cost and work associated with the putting one camera up on the Dewey Street side of the pedestrian bridge and the cost and obstacles to putting a second one on the Hanson Pines side. He stated that he recommending the one camera on the Dewey Street side of bridge at a cost of \$7200. Councilor Varney asked about funding availability. Mr. Cox stated this could come from Contingency. Councilor Keans expressed concerns for picture quality and suggested getting vendor assistance with recommendations for products to be used. Ms. Gonzales explained that they have a vendor recommendation for the anticipated use of this camera. Councilor Keans stated concern that the current cameras at the Hanson Pines Pool Area are not working and she expressed concern for the camera program in general. Ms. Gonzales stated that her department has completed the inventorying of the City's several different camera systems. They been working on the camera systems at the Library, City Hall and Revenue Building, the will be working next year at the PD, FD and the City Hall Campus. She stated that these systems will all tie back to the same head end and the footage will all be available in the same way.

***Councilor Walker made a motion to recommend that the full council approve the Camera to be installed on the Dewey Street side of pedestrian bridge as recommended by the DPW. The motion was seconded by Councilor Varney. The motion passed with Councilors Varney, Keans, Walker and Torr voting to approve. Councilor Haman opposed.***

**8. WWTP Biosolids/Sludge Dewatering and Carbon Storage Buildings**

Mr. Nourse stated that last year we had our consultant in to explain the additional cost that will be incurred due to the necessity of pilings under these buildings. He stated we will be going out to bid this winter for construction this year. He stated that he expects a funding short fall due the pilings but that cost will be compounded by the CWSRF requirement that we buy American steel. He stated he believes that the American steel is a better product but it will have significant cost impacts. Mr. Nourse stated that the CWSRF is more costly for engineer administration, Davis Bacon wage rates and this buy American requirement, but the CWSR 10% principal forgiveness normally helps with the cost and CWSRF allows the City to be reimbursed monthly during the project which assists the City with cash flow. He also reminded the Committee of the previously discussed escalating constructions cost index that is up 12% in the past 18 months.

Councilor Varney asked Mr. Nourse to put this information in a memo for the full Council to be kept up to date.

9. **OTHER**

**Strafford Square** – Letters went out to abutters explaining that they would be contacted in reference to temporary access and permanent easements. These letters explain their rights to due process and compensation under the Uniform Act. Mr. Nourse stated that we will be having a public meeting again soon. He further stated that we finally have the scope of services for Consolidated (formerly Verizon) and we are proceeding with the utility design and construction work. Mr. Nourse stated that he had previously informed the Committee about the need for some sewer repairs while under construction. He stated that the issue has been looked at and the cost is estimated at \$280,000. He stated that the Council will see the request for funding in the FY2020 Sewer CIP.

**Sidewalk Tractor** – Councilor Walker asked why the sidewalk tractor might be out on his street at the very beginning of a storm. He stated school was closed for the 2” ice storm recently and he notice the sidewalk tractor on his road when it had first started storming. Mr Nourse stated he would get back to him.

***Councilor Walker made a motion to adjourn at 7:59 pm. Councilor Haman seconded the motion. The motion passed unanimously.***

Minutes respectfully submitted by Lisa J. Clark, City of Rochester Administration and Utility Billing Supervisor.

NEW DPW FACILIY FUNDS & EXPENSES											
PO#	Weston & Sampson 78773	PO Amount	Spent	Balance	Funds approved			Org Appro	Spent/enc	Remaining	
6821	Study FY2014 PO# 6821	\$41,500.00	\$41,502.36	\$0.00	15013010	772000	14515	\$75,000.00	\$75,000.00	\$0.00	
4517	Amend #1 Comparable City's	\$3,800.00	\$3,800.00	\$0.00	15013010	771000	16526	\$75,000.00	\$75,000.00	\$0.00	
4030	Amend #2 & 3 Phase 1&2 Environ & bldgAssess(	\$65,480.00	\$46,506.30	\$0.00	15013010	772000	17524	\$150,000.00	\$150,000.00	\$0.00	
2165	Amend #4 Geot Tech feasibility at dpw loc	\$31,790.00	\$32,414.22	\$0.00	55016010	772000	17524	\$150,000.00	\$150,000.00	\$0.00	
7766	Design build-canceled this po <b>deleted</b>		\$0.00	\$0.00	55026020	772000	17524	\$150,000.00	\$150,000.00	\$0.00	
7987	209 Site & Conceptual	\$19,500.00	\$19,500.00	\$0.00	15013010	772000	18526	\$9,000,000.00	\$1,020,111.44	\$7,979,888.56	
2472	209 Geo Tech	\$15,500.00	\$15,500.00	\$0.00	55016010	772000	18526	\$4,500,000.00	\$510,055.72	\$3,989,944.28	
3372	Design Bidding and Const Admin	\$1,867,000.00	\$20,562.72	\$1,846,437.28	55026020	772000	18526	\$4,500,000.00	\$510,055.72	\$3,989,944.28	
2772/3198	Property Purch 209	\$400,000.00	\$100,000.00	\$300,000.00							
R5707	213Property Purchase	\$184,000.00	\$184,000.00	\$0.00							
pending	Demolition Estimated \$30,000.	\$30,000.00	\$0.00	\$30,000.00							
		\$2,658,570.00	\$463,785.60	\$2,176,437.28				\$18,600,000.00	\$2,640,222.88	\$15,959,777.12	
										Remaining Budget for Construction	
\$124,222.88	Funds Spent on Various locations considered not 209										
\$614,000.00	Unforseen Property Expenses										
\$738,222.88	Total spent on other properties and unanticipated property purchases										
\$1,902,000.00	209 Chestnut Hill-Total Cost Prelim, Design & Const Eng		10% of total funds		12% of remaining construction budget						

W&S PO Design Bidding and CA		
<b>PO 3372</b>	<b>\$1,867,000.00</b>	
Invoice #	Date	Amount
1-488876	12/24/2018	20,562.72

Total to date	20,562.72
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