

Public Works and Buildings Committee

August 20, 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

Blaine Cox, Deputy City Manager

John Storer, PE, Director of City Services

Peter Bruckner, Historic District Commission

Kenneth Weston, Oak Point Associates

MINUTES

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

1. Approve minutes from July 16, 2015 meeting -

Chairman requested a recommendation on last month's minutes.

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

2. Public Input No public input

3. Project Funding / Prioritization

Mr. Storer stated that last month this Committee asked the we come back this month with a prioritized list of currently funded projects and then when discussed at the following City Council meeting the direction given was to work with the finance department to set the priorities based on funding and debt limitations. Mr. Storer stated that DPW staff and the Finance Staff had met this week and will continue to meet to develop this plan.

Councilor Varney stated that priority should be given to any plans required to meet EPA or DES mandates. He cited the Storm water MS4 and WWTP Nutrient projects for examples. Mr. Storer stated that he understood that direction and stated his concerns for the impact EPA's insistence on tertiary treatment for micro-nutrient limits could have on the budget and sewer rates. Mr. Storer also mentioned that it will be important to start

adding a rotating bridge repair project into the annual budgeting for capital improvement projects. He stated that NHDOT issues biennial bridge reports and repairs should be scheduled based on those reports. Councilor Varney asked when the prioritize list could be completed. Mr. Cox stated that the Finance office will be meeting over the next few months to finalize the bonding in October.

4. **City Hall Annex**

Mr. Storer stated that he has been pleased with the Oakpoint Associates design and guidance with this project. He stated that the department had completed the selection of Oakpoint by the process of a request for qualifications (RFQ) based process. Mr. Storer asked the committee for approval to proceed to the next phase of design for the project with Oakpoint. The Committee agreed that Oakpoint should proceed. Mr. Storer then introduced Ken Weston from Oakpoint. Mr. Weston presented drawings that depicted the conceptual design for the building and discussion ensued regarding the front façade. Councilor Walker asked if the original brick front is behind the current façade. Mr. Weston stated that they hadn't determined that yet, but stated there are several ways of determining that. He stated that he would have someone from his staff there within the next few days to look at the window jams to make a determination. Mr. Storer stated that he and Mr. Weston had been discussing other options as well. Councilor Walker suggested borings in the areas where doors should be located. Councilor Gray stated that there is ultra sonic equipment that could be used to determine what is in the area behind the current façade. Councilor Walker asked if this question would be determined before next committee meeting. Mr. Storer stated that it should be. Councilor Varney asked when the design would be completed and if there would be periodic updates and possibly Council decisions of how to proceed along the way. Mr. Storer stated that the purchase order and authorization to proceed would be completed as soon as possible. Mr. Weston stated that they would start with more investigating right away and that without any problems they hope to have the bid for construction out late winter or early spring so they could start construction early in the 2016 season. There was discussion about prequalifying construction companies that had experience with this level of restoration work. Mr. Storer stated that during discussions with Oakpoint they had come up with about five companies that may be able to perform the work. Councilor Varney asked Mr. Cox to provide the requirement letter to Council should there be a limited competitive bid.

5. **Strafford Square**

Mr. Storer stated the plan to look into the Walnut Street entrance to the circle is going to continue. He stated that they will be looking into whether it would be a major land taking or something much smaller in order to accommodate this segment of traffic. He stated that he hopes to have more information on this and proceeding with the utilities in advance of the project at next month meeting.

6. **Stillwater Circle**

Mr. Storer stated that he had spent some time researching this project. He stated that there is ten thousand three hundred and sixty dollars that is to be used to landscape the front entrance of this development. Mr. Storer stated that with the Committee's approval his plan is to meet with several landscapers to have them submit proposals showing what they could do for that amount of funding that would be both aesthetically pleasing for the residents and low maintenance for City staff. All were in agreement with this plan.

7. **Wakefield Street**

Mr. Storer stated that this project is at 30% design and it is one of the projects to be discussed for prioritization. He stated that there is 2.2 million budgeted in the general fund as well as 1.6 million in water fund and 350K in the sewer fund for this project. He stated that we would like to proceed with the design which would be 200-300k.

Councilor Keans questioned the low funding in the sewer side of the project. Mr. Storer stated that he would look into that number. Councilor Walker asked if this project might be held due to prioritization, should we proceed with design. Councilor Varney stated that if we proceeded with design now he assumes we would be constructing in early next construction season. He asked if delaying the design another 60 days while deciding the project prioritization would rule out construction next season. Mr. Storer voiced his frustration with the amount of time that it takes to get State of NH permits and he stated that depending on the permitting process for the drainage outfalls within this project, he could not answer that question with any surety. The Committee consensus was to wait until the prioritization was completed and they estimated that to be about 60 days.

8. **Woodman / Myrtle Street Project**

Mr. Storer stated that this project is the next phase of the Catherine, Sheridan, Granite, Glen Street Project and that it includes Woodman, Myrtle, Davy Anne Locke, Beaudoin Court, and possibly add Academy Street. He stated that engineering has not yet begun, but it has been funded for design with 100K in each of the general, water and sewer funds. Councilor Walker stated that he believed that this was further along than that. Councilors agreed proceeding with this project should wait until the prioritization was complete which is estimated to be 60 days.

9. **Project Updates**

Chesley Hill Road Project – Mr. Storer stated that the final coat of pavement is down and that the construction company is wrapping up graveling and final punch list items. Councilor Walker stated that a resident of Norman Street expressed displeasure that only 20 feet of drainage was run to that area. Mr. Storer stated that they had put in the necessary amount of 20 vs 40 feet because that was all that was needed. He further stated he would look into it again if that was necessary. Councilor Walker stated that he would discuss this with the resident and get back to Mr. Storer.

EDA Sewer Milton Road Project – Mr. Storer stated that the project is still waiting for a resolution to the easements. He stated that Terrence O'Rourke had issued a letter to the

resident giving him two options to select which would eliminate the need for the eminent domain process.

Catherine, Sheridan, Knight Street Reconstruction Project – Mr. Storer stated that they are proceeding on schedule and that they have the basecoat of pavement down in the school area as school will resume next week. Councilor Keans stated that she noticed the granite curbs in the area and questioned why it is not an issue in this area but it was on Franklin Street.

Franklin Street Project – Mr. Storer stated that this project has been held up with permit issues and that he is working to move it along. Councilor Gray stated that he was under the impression that the Western Ave. pump station was supposed to start ahead of the rest of the project. Mr. Storer stated that they would be bid together and that it would run concurrent with Franklin Street construction. The project will go before the City's Conservation Commission next week in anticipation of completing the review package that will be submitted to NHDES.

Granite Ridge TIF Project - Mr. Storer stated that the project has proceeded with no real surprises as of yet. He stated this week a minor change order is being processed for approximately \$3,400. He stated that the frontage road sewer work is complete and they have started on the water. The contractor is working to complete the site work for the booster station and the big stores in order for the building construction to begin at those locations. Councilor Varney asked if base paving will be completed this fall. Mr. Storer stated that is the plan.

Colonial Pines Sewer Project– Mr. Storer stated that this phase is to get the sewer across the turnpike to the neighborhood. He stated they are proceeding with the gravity option and currently they are working on permits. Councilor Varney stressed the importance of this project proceeding in phases costing approximately 2 million for each segment.

DPW Facility – Mr. Storer stated that he believed the 24 million dollar project that had been discussed previously was more than the City would be able to afford. He stated that he would like to explore the possibility of using the current 45 Old Dover Road site a little further prior to ruling it out. He stated that the City owned ball field adjacent to this property may be used to phase in the project. Phasing in the project would give the City the ability to fund the project in segments. He stated he would still proceed with the phase 1 & 2 environmental study of the Pickering Road site as that information will be useful. The Committee was in favor of the additional look at the current DPW site. Councilor Keans inquired about having separate facilities for some of the DPW functions. Mr. Storer stated that it would be best to manage staff if all were under the same roof. He stated that part of the difficulty with the building and grounds maintenance staff is that they are not located with the support staff for the division. This includes supervision and administrative support for purchasing, payroll and other functions.

Chestnut Hill Road – Councilor Torr stated that the rough pavement cut on Chestnut Hill Road still had not been addressed by the contractor for the State of NH. Mr. Storer stated that staff had looked at that again this week and determined that it is still temporarily filled with cold patch and staff will be contacting NH DOT to have it addressed appropriately.

Water Storage Tank Rehabilitation Project – The Chesley Hill Road tank has been drained and work will be proceeding on the upgrades to this tank. This project was put on hold for just a bit to allow the Chesley Hill Road Reconstruction contractor to finish up.

Whitehall Road Railroad crossing – Councilor Walker stated that he had seen the railroad staff out at the site this day. Mr. Storer stated that the railroad company had left a large bump in the roadway and that the DPW will be working with Northcoast Railroad staff to get the bump addressed this week. He further stated that he had discussed this with the railroad dispatch center without results. He stated that he would have to wait for the engineer to return from vacation on Monday, August 24th.

Facilities Manager Position – Mr. Storer stated that he had conducted approximately 13 interviews, which included both internal and external candidates for this position. He stated that he expected to make an offer to one of them within the next couple of days.

Community Center Locker Rooms – Councilor Varney expressed concerns for the poor conditions of the boys' locker room at the Community Center. He stated that this is a funded CIP Project and that the Spaulding Basketball team is using this facility and he would like the Director to take a look at it. Mr. Storer stated that he would visit the site and make it a priority.

Downtown Shared Bicycle Lanes – Councilor Gray asked if the Director had heard any more on this topic. Mr. Storer stated that he had met with Jenn Marsh from Economic Development and Mike Provost from the Rochester Main Street organization on this topic. He stated that his understanding is that the Councilor was looking for shared bicycle and motor vehicle lanes in the downtown area. Councilor Gray confirmed that direction. Mr. Storer stated that he is waiting to hear back from Mr. Provost as he is checking into how other communities have handled this, and to see if they have had positive results.

Councilor Walker made a motion for adjournment at 8:05 PM. Councilor Hamann seconded the motion. The motioned passed unanimously.

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