

Public Works and Buildings Committee

**March 20, 2014
Council Chambers
7:00 PM**

MEMBERS PRESENT

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

OTHERS PRESENT

Councilor John Larochelle
Councilor James Gray
Councilor Derek "Mac" Kittredge
David Anctil, Chair Arena Advisory Commission
Robert Brown, Arena Advisory Commission
Dale Bickford, Arena Advisory Commission
Dan Fitzpatrick, City Manager
Peter Nourse, Director DPW
Gretchen Young, Construction Engineer
Chris Bowlen, Director Rec, Arena and Youth Svcs
Lauren Colanto, Assistant Director, Rec, Arena and Youth Svcs
Kenneth Billings, 161 Chesley Hill Rd.
Jeannine Denobile, 146 Chesley Hill Rd.

Minutes

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

1. Approve minutes from February 20, 2014 meeting

Chairman Torr asked for a recommendation for the last month's minutes.

Councilor Walker made a motion to accept the minutes of the February 20, 2014 meeting as presented. Councilor Hamann seconded the motion. The motion passed unanimously.

2. Public Input.

Ken Billings of 161 Chesley Hill Road spoke from the podium. Mr. Billings stated that Chesley Hill Road / Grove Street pavement is in tough shape. He stated that he understands that this area might be part of a reconstruction project in 2015 or 2016 but stated that the area can not wait that long for some type of repair. He asked that the City consider a shim or skim coat of pavement pending the project of reconstruction. He specifically noted two areas, one just before Donald Street and one just after. Mr. Nourse stated that a reconstruction project is included in the

FY15 CIP for design and construction. He further stated that it is approximately a 1 million dollar project with water, sewer and highway components and the priority will be weighed against other proposed projects. Councilor Larochelle stated that the Washington Street side of Chesley Hill Road has some failed pavement areas. He questioned what would cause these issues. Mr. Nourse stated that typically it is poor compaction. Jeanine Denobile of 146 Chesley Hill Road stated that when she leaves her home to travel to Dover she would normally go toward Rt. 125 but as it is so rough she is traveling out to Rt. 202 and coming back across Brock Street. This detour to avoid the rough roads is very long and does not seem appropriate to her. Ms. Denobile stated she is also requesting at least some temporary repairs if not new pavement. Chairman Torr asked if there is a lot of through traffic there. Councilor Larochelle stated not as much since Brock Street reopened but still it is pretty busy.

3. Upper City Dam Construction

Mr. Nourse stated that the NHDES had sent the City a Letter of Deficiency (LOD) back in 2010. He stated that this is the dam near Bridge Street nearest the Riverwalk Park. The NHDES letter stated that this dam capacity is inadequate to pass the appropriate size storm according to NHDES. Mr. Nourse stated that since the LOD was issued the City's consultant and their sub-consultant have been working on analysis and designs to make the necessary construction improvements. Mr. Nourse stated that he has not been please by the work of the sub-consultant. He stated that the sub also did not start out well with NHDES. It took them two years to get DES the information that had been requested. Mr. Nourse stated that we have paid approximately seventy thousand dollars for design, permitting and analysis for a construction project that will cost approximately forty-five to fifty-five thousand. Mr. Nourse stated that while the permitting for the dam work is costly, the reason he believes for the real cost overruns are because the sub contractor has caused this to drag on and has not produced the results they should have. He stated that he is hopeful that there will not be a need to come back to Council about this project, but he wanted to keep them informed in advance should the funding be insufficient to complete the work.

4. Milton Road Sewer

Mr. Nourse stated that the Committee had asked him to determine the cost difference for running the EDA Sewer Extension down Milton Road instead of down Salmon Falls Road. Mr. Nourse stated that he had the new Crossroad consultant evaluate the costs and they determined it to be a much more costly alternative. Sewer alone would be approximately 4.4 million as an additional lift station would be required as well as ten thousand feet of gravity sewer, with twenty three hundred requiring a force main. He further stated that the previous director and Economic

Development (ED), with out having any hard numbers, had come to the same conclusion back in 2010, and the ED Director had just given him a memo stating the same. Mr. Nourse also stated that he believe changing the scope of the project now would also mean loosing the EDA Grant as approved. He stated the currently approved project will bring the sewer line down Salmon Falls Road to the Milton Road Industrial Park. He stated it would then run south on Milton Road to the Market Basket area. He stated it will be completed with the expectation of future development in the area. It will be built with the plan to someday run south on Milton Road to Flat Rock Ridge Road and cut back across that road to Salmon Fall Road. Councilor Gray asked if the current pump station on Salmon Falls Road near Heath Brook would support the new extension. Mr. Nourse stated that the consultant used at the beginning of this project had determined that it would. He stated that this will be looked at again with the new consultant. Councilor Walker asked the status of the EDA Grant now. Mr. Nourse stated that we have a tentative EDA approval, via email, of the new consultant based on the recent RFQ. He stated that the consultant cost came down significantly, although not to where EDA was originally suggesting, and it appears that the EDA has approved that additional cost. He stated the DPW is working with the new consultant on a contract document that will be submitted to EDA for formal approval. Dan Fitzpatrick stated that one of the contributing businesses is about 95% locked in, but they will wait until all of the EDA approvals are in place before the final documents are completed. He further stated that they are still talking with the other business and that they are also exploring additional grant funds. Councilor Walker asked if the grant funds were the same funds being considered for the Granite State Business Park water loop. Mr. Fitzpatrick said they were not.

5. Paving

Mr. Nourse distributed a 2 page handout that details the streets that were part of the approved paving list for FY2014. They included the following streets as completed: Adelia St, Betts Rd (portion), Cleveland St, Common St, Creteau St, Cushing Blvd, Gerard St, Gloria St, Grant St, Link St, Snow St, and Sylvain Street. The streets still to be completed are Boulder Ave, Conifer Circle, Rockledge Road, and Chamberlain Street, if it is not approved for water and sewer line extensions. Mr. Nourse stated with the invoices in for work completed, and considering estimates for the remaining work, he expects to have approximately 156K left from the FY14 appropriation. With this and an FY 2015 appropriation of 750K, there would be approximately 906K for consideration of street paving in FY2015. Mr. Nourse stated in recent years the department and Council have done a significant amount of paving in the neighborhood areas, and he thinks that there is a need to start doing the longer streets including some of the collectors. He said it is hardest to do these streets because they are costly and the annual appropriation is used up quickly. He

presented a list of suggest streets for Councilors to consider. The following streets and estimates were on the list:

Blackwater Rd \$375,000	Old Tebbetts Rd \$40,000
Pawtucketts Way \$67,000	Gear Rd \$515,000
Lowell (Hillside to Tebetts)\$300,000	Tebbetts Rd (sections)\$125,000
Whitehouse Rd \$415,000	Ledgeview Drive \$315,000,
Jackson Street \$65,000.	Lagassee \$68,000
City Hall Parking Lot \$125,000	Brickyard Drive \$83,000,
Railroad Ave \$115,000	Industrial Way \$180,000
Sheepboro Road \$210,000	Dominicus Court \$26,000
Yeagley Way \$175,000	Dartmouth Lane \$58,000
Sunset Drive \$66,000	Nature Lane \$55,000
Edgewood Lane \$55,000	

There was discussion about the listed streets. Mr. Nourse stated that Whitehouse Road appears to be one of the worst and it is a highly traveled road. Councilor Walker agreed. Councilor Varney asked if the department could obtain traffic counts from the Strafford Regional Planning group. Ms. Young stated that she would make contact to see if that is possible. Councilor Varney noted that Wakefield Street was not on the list. Mr. Nourse stated that Wakefield Street is a stand alone project in the CIP as it needs water and sewer infrastructure work. Councilor Varney stated that Brickyard and Railroad Avenue do not see a lot of traffic. Councilor Walker stated that Gonic School is on Railroad so it is very busy. Mr. Fitzpatrick stated that the City Hall Parking lot should be put off until after the work on the Annex is completed. Councilor Varney asked if the parking lot is put off, could the road coming in from Wakefield Street be done. Mr. Nourse stated that yes; it could be done separately. Councilor Keans stated that Industrial Way had good and bad sections. The discussions were concluded with a request for Mr. Nourse to email an electronic version of the list and with Councilors planning to evaluate and discuss again next month.

6. Arena

Chris Bowlen, Director of the Recreation Arena and Youth Services Department (RAYS), presented a handout describing the Arena Project Status. He stated that the City Council had appropriated three hundred and seventy-five thousand dollars for upgrades to the forty-one year old arena facility. Mr. Bowlen discussed the repairs to date, including the 200 feet of failed CMU wall that was replaced; the demolition of the old skate and administrative space as well as the demolition and renovation of the former YMCA space into the new pro shop and skate rental space. Mr. Bowlen described the bleacher project and the different issues that have come into place due to the way the beams and roof are aligned. He stated that the bids are due to open on March 27th, 2014 and construction is to be completed by Summer 2014. Mr. Bowlen stated that the restrooms need to be renovated, the second floor egress that was the

former entrance into the rink needs to be removed and relocated, and the wall behind the bleachers will need to be insulated. He also stated that a warming/comfort area should be added to the facility and that the mechanical systems (boilers) and roof will need to be addressed in the upcoming years. Councilor Varney asked if they had done any work on the front rooms at the Arena. Mr. Bowlen stated that they had done cosmetics only, and sited painting, flooring and decorative work completed. Councilor Varney asked if the funds available were going to allow for all of this work. Mr. Bowlen stated that he believed that the funds will be used to complete the remaining bleacher project, the insulation of the walls, the warming rooms, the restroom renovations and the relocation of the stairs. Councilor Varney suggested that Mr. Bowlen meet with finance to discuss funding and debt services available for this fund. There was discussion about the poor condition of the roof and the increased maintenance cost due to the 2001 analysis that stated it can only hold 26lbs per square foot. There was also discussion of the parking limitations.

7. Other:

Franklin Street I/I – Mr. Nourse stated that the Franklin Street reconstruction is scheduled to begin in construction season 2015. He stated that the Western Ave Pump Station is to be completed in 2014-2015. Mr. Nourse stated that he had looked at the cost to split it out from the 1st, 2nd & 3rd Street neighborhood I/I project and it would be too costly. He stated that in house staff could look at shimming pavement to get through an additional year. Councilor Varney stated that when the project does begin, he would like to see the Franklin Street portion begin prior to the neighborhood portion of this project.

Micro Surfacing – Mr. Nourse stated that he is considering testing an alternate type pavement that incorporates a fabric type emulsion that may extend the life of the pavement. He stated that NHDOT had used it on RT 28 just north of the Alton Traffic Circle. He stated that there are only three known companies putting out this type of product. Mr. Nourse stated that the company that we have used for crack sealing (Sealcoating Inc.) out of Braintree MA, is one of these companies, and the other two are in NY State. Mr. Nourse stated that he would keep the Committee informed if he is to try out this product.

Round-A-Bout / Strafford Square – Councilor Walker asked about the status of engineering on this project. He specifically inquired if changes had been made to the Walnut Street approach to the round-a-bout. Mr. Nourse stated that the department had put out a Request for Qualifications (RFQ) regarding all aspects of engineering. He stated that he had specified the Strafford Square project and the implementation of the RTE designs as a specific project to be address in the submissions. He stated that the RFQ is to open on April 10, 2014. Mr. Nourse stated that he intends to select the engineers for this project based on the RFQ

result and interviews and they will then address the intersection of Walnut Street as proposed by RTE.

Stillwater Circle Bridge – Councilor Walker asked about the bridge construction. Mr. Nourse stated that the department had SUR Construction do some of the original analysis assistance but stated that using the contractor service bid will not work. He stated this project will need to go out to competitive bid. He stated he would keep the committee informed as the funding is very tight. Councilor Keans asked if any of the original bridge plans had been found. Mr. Nourse stated that they had not found any plans and that there are not any plans for this bridge at NHDOT either.

Salmon Falls Road – There was discussion regarding the condition of pavement on Salmon Falls Road from Rt 202 to Milton Road. Mr. Nourse stated that this area will not be under construction until Summer 2015 at the earliest. He stated we could shim the worst areas to get it through until then. There was discussion about limiting traffic as it is in such bad shape

Councilor Varney made a motion to recommend that the full Council post the road “Local Traffic Only” and to impose weight restrictions. The motion was seconded by Councilor Walker. The motion passed unanimously.

Councilor Walker made a motion to adjourn at 8:10 PM. Councilor Varney seconded the motion. The motion passed unanimously.

Minutes respectfully submitted by Lisa Clark, Rochester DPW Office Manager