

AD HOC JOINT COMMITTEE ON CAPITAL EXPENDITURES AND DEBT SERVICE PLANNING
April 9, 2026

A meeting of the Ad Hoc Joint Committee on Capital Expenditures and Debt Service Planning was held Thursday, April 9, 2026, at 8:01 p.m. in the aldermanic chamber, and duly noticed in two places, including the City's website, in accordance with the requirements of RSA 91-A:2 II.

Let's start the meeting by taking a roll call attendance. If you are participating via Zoom, please state your presence, reason for not attending the meeting in person, and whether there is anyone in the room with you during this meeting, which is required under the Right-To-Know Law.

The roll call was taken with 8 members of the Ad Hoc Joint Committee present:

Mayor James Donchess, Chairman, presided.

Members of the Committee present:

- Alderman-at-Large Lori Wilshire
- Alderman-at-Large Ben Clemons (via Zoom)
- Alderman-at-Large Shoshanna Kelly
- Alderman Patricia Klee
- Tim Cummings, Administrative Services Director
- Matt Sullivan, Community Development Director
- Lisa Fauteux, Public Works Director
- Mayor Jim Donchess

Members of the Committee absent:

Also in Attendance:

ROLL CALL

DISCUSSION

- Police
- Library

***next meeting is scheduled for Thursday, April 23, 2026 at 7:00 p.m.**

ADJOURNMENT

MOTION BY ALDERMAN WILSHIRE TO ADJOURN
MOTION CARRIED

The meeting was declared adjourned at 9:05 p.m.

Tm Cummings, Administrative Services Director
Committee Clerk

Nashua Police Department Detention Facility

The detention facility is one of our highest liability areas. Although it currently meets CALEA (Commission for Accreditation for Law Enforcement) standards, it has been highly recommended that we upgrade to a modern facility. This was noted during our last two in-house assessments (the last one being in 2023).

History:

- Current detention facility plans were designed in 1977
- Minimal improvements have been made in close to 50 years
- The detention facility has deteriorated and criminal justice technologies, industry standards, processes and procedures have advanced significantly
- We are therefore left with concerns of our current facility

Current Design:

- The detention facility is housed on the first floor and is approximately 3,266 square feet which includes:
- Sally Port (924 square feet)
- AFIS (fingerprinting room -120 square feet)
- Temporary/ group Holding cell (100 square feet)
- Booking officer station (150 square feet)
- Booking area 120 square feet
- 10 adult male cells (padded cell included) 640 square feet-totaling 640 square feet
- 5 adult female cells (padded cell included) 64 square feet -totaling 320 square feet
- 3 juvenile female cells-64 square feet totaling 192 square feet
- 3 juvenile male cells-64 square feet totaling 192 square feet
- Intoxilyzer room -120 square feet
- Interview room-80 square feet
- Prisoner property storage area-80 square feet
- Booking Supplies storage area-100 square feet

- 2 security vestibules-64 square feet each totaling 128 square feet

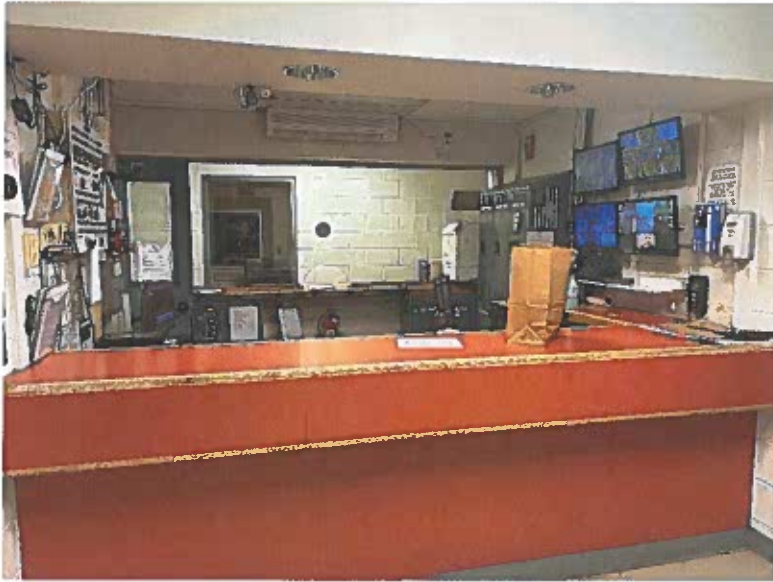
Problem Areas:

- Each cell has bars with a sliding locking door-these pose the most serious risk to prisoners and personnel. They pose a significant and avoidable safety hazard. The structure of the bars has presented multiple instances of attempted self-harm as they are used as anchor points for improvised nooses or restraints. This creates the risk of suicide or severe injury.
- The cell bars allowed prisoners to assault Nashua Police Department personnel with feces and other bodily fluids. As recently as last week a female officer was spat upon. The saliva ended up in her mouth and she has had to file for workers' compensation as she will have to be tested for communicable diseases and treated accordingly.
- The locking mechanisms are failing and were custom made making it difficult to repair and replace. Currently several cells are not usable due to locks not functioning properly.
- Current toilets have a flushing mechanism within the cells which is not ideal as prisoners intentionally place clothing in them to flood the cells. In addition, prisoners if hiding contraband may dispose of it in the toilets.
- Current sprinkler heads are easily accessible and have been tampered with on many occasions. We average that 3-5 per year need to be replaced.
- There is a master control system that the booking officer controls. This allows for controlled movement within the entries and exits of the detention facility. The system is so antiquated that it only intermittently works.
- The bed platform is not concrete and does not connect with the floor. This allows prisoners to hide beneath it making cell extractions a difficult task if there are combative or uncooperative prisoners.

- The cell entry door is also significantly smaller than current cells. This presents difficult and dangerous scenarios for officers that may need to enter the cells at the same time with unruly prisoners.
- As recently as 2019 and 2022 prisoners had to be cut down after attempting to hang themselves from the bars in the current cells.
- With the current cells we are able to introduce chemical agents (such as FOAM OC) for compliance. Our officers also are at risk for exposure as the prisoners can throw it back through the bars and cause officers to be contaminated.

Current Images of Detention Facility:

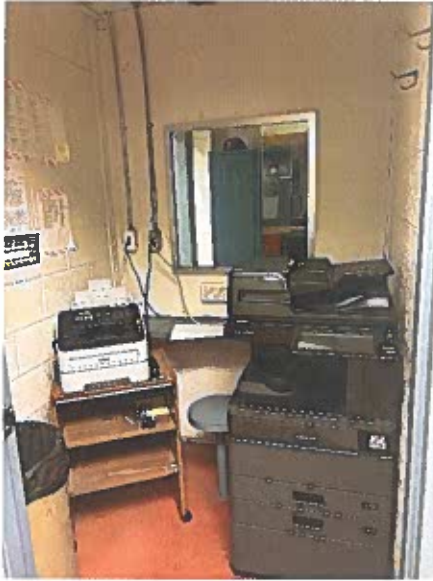


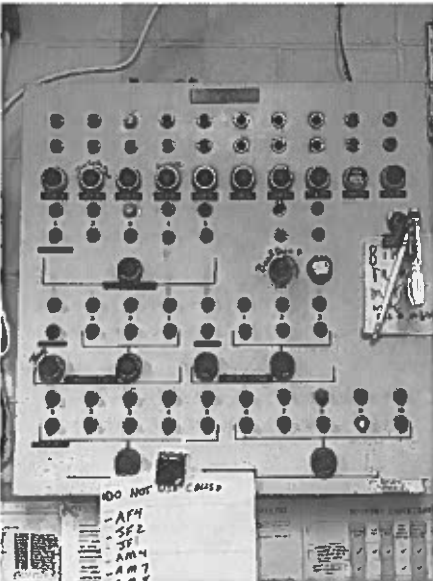








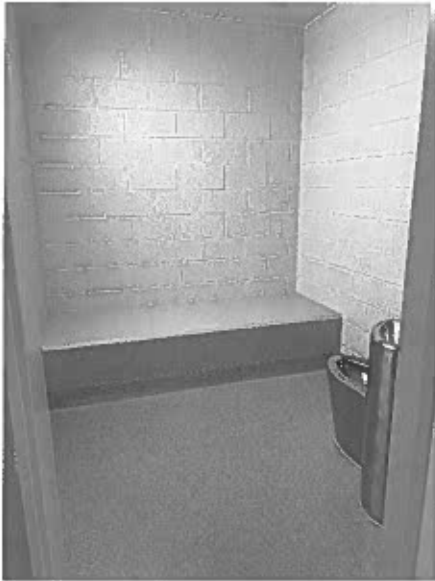




Need for Renovation:

- **The current operational deficiencies of our existing facility pose critical limitations to our overall effectiveness and ability to meet contemporary best practices.**
- Through modernization, we would demonstrate our commitment to reduced liability with a stronger defense against civil law suits.
- This renovation was submitted to capital improvements for 2025 and 2026 and is additionally documented in our multiyear plan.

- During this past December the Deputy, Accreditation manager and I researched and viewed police departments with newer detention facilities to include: Hampton, Weston, Manchester, Brockton, Lexington, Sudbury and Quincy
- This provided us with ideas on what would work for our facility.



Newer Jail Cell Designs (Quincy PD)



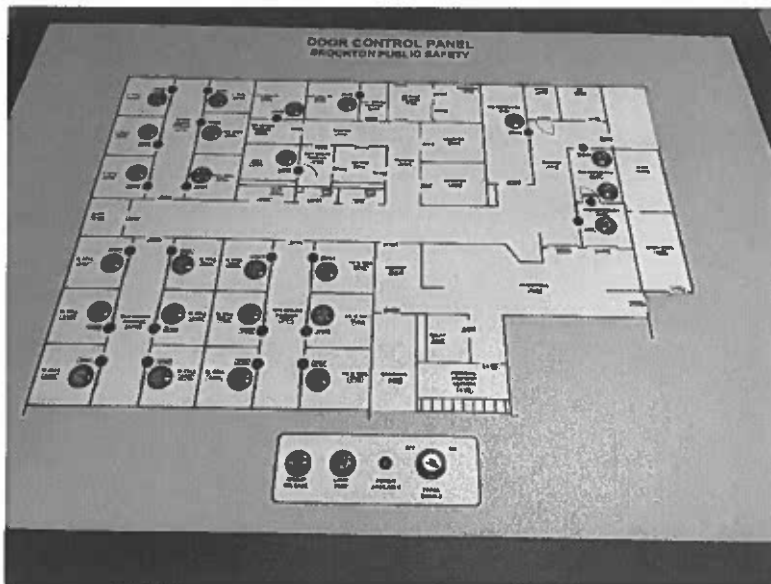
Steel Jail Cell Doors (Stock Image)



Remote Flushing Toilets (Stock Image)



Tamper Proof Sprinkler Heads (Stock Image)



New Master Control Panel (Brockton PD)



Toilet Flushing Control Station (Brockton PD)



New Booking Intake Area (Brockton PD)



Evidence Lockers (Stock Image)

We are in the process of obtaining funding for a detention facility study. We have located and met with the following architects who have direct experience in this type of renovation.

Architects

During the course of this memorandum, we researched architects in the area who specialize in detention facilities and working with municipalities. We found the following:

Linn Associates Inc.

2001 Beacon Street #310

Brighton, MA 02135

617-566-4216

<https://www.linboston.com/>

Linn Associates have renovated the visitation and warehouse building at the Middlesex County Jail and House of Corrections in Billerica, MA, DYS Facility in Dorchester, MA, addition to the Suffolk County Jail in Boston, MA, Dartmouth, MA Police Department, and Worcester Recovery Center. Linn Associates responded to the police department and toured our facility. Linn Associates mostly worked in Massachusetts and at face value, we were not entirely impressed with their visit.

Tecton Architects

317 Iron Horse Way, Suite 101

Providence, RI

401-596-7555

<https://www.tectonarchitects.com/>

Tecton Architects have worked on Peabody, MA Police Department, Sutton, MA Police Department, Waltham, MA Police Department, Shrewsbury, MA Police Department,

Lexington, MA Police Department, and numerous other police departments. Tecton Architects failed to respond to our request.

Galante Architecture

146 Mount Auburn Street

Cambridge, MA 02138

617-576-2500

<https://galantearchitecture.com/>

Galante Architecture has worked on Belmont, MA Police Department, Salem, NH Police Department, Exeter, NH Police Department, numerous fire departments and municipal buildings in Massachusetts. Galante Architecture also responded to the police department and toured our facility. Galante Architecture seemed fully invested in assisting our department with this project taking a significant amount of time to explain the process. We also specifically spoke with Salem, NH Chief Joel Dolan and Deputy Chief Shane Smith who highly recommended Galante Architecture in dealing with their department's construction and design.

Kaestle Boos Associates

313 Congress Street, Suite 150 (Offices in CT, MA, RI)

617-752-2212

<https://www.kba-architects.com/>

Kaestle Boos Associates have worked on the Quincy, MA Police Department, Hampton, NH Police Department, Hudson, NH Police Department, Brockton, MA Police Department and numerous other public safety departments. Kaestle Boos responded with a phone call to discuss our needs as well as visited the facility for a tour. We spoke with Brockton, MA Lieutenant David Farrell who was pleased with Kaestle Boos involvement in their new construction and during our visit, we were impressed with their design and construction. We also spoke with representatives from Hampton, Hudson and Quincy who expressed the same sentiment.

We chose Kaestle Boos Associates after meeting with them for a second time and clarified their terms of their proposal.

Summary

Feature	Current Facility (1977 Design)	Proposed Renovation (2025 Standard)
Cell Fronts	Traditional iron bars; high risk for self-harm and assault via bodily fluids.	Solid steel doors with shatterproof glass ; anti-ligature and assault-proof.
Suicide Prevention	Numerous "anchor points"; high-risk environment for hanging/self-harm.	Zero-anchor point design ; anti-ligature fixtures.
Officer Safety	Officers must open doors for all transfers; high risk during cell extractions.	Security pass-throughs ; allow for transfers (food/paperwork) without opening doors.
Infrastructure	Manual toilets and exposed sprinklers; frequent flooding and contraband disposal.	Remote-flush & tamper-proof systems ; controlled externally by Booking Officer.
Booking Security	Open-desk design; Booking Officer is vulnerable to physical assault/thrown items.	Glass-partitioned station ; physical separation between staff and detainees.
Detainee Privacy	Manual "cloth-over-camera" method; creates 6-minute unmonitored liability gaps.	Modern electronic privacy glass ; maintains safety while meeting privacy standards.
Operational Flow	Intermittent master control; manual prisoner movement; outdated evidence lockers.	Integrated Master Control ; two-way evidence lockers; streamlined exit-to-sallyport flow.

Feature	Current Facility (1977 Design)	Proposed Renovation (2025 Standard)
Bed Design	Elevated with "undercut" space; used for hiding contraband/weapons.	One-piece, floor-to-wall units ; no gaps for concealment or tampering.
Medical/Bail Access	Conducted in open areas or at cell bars; unsafe for civilians (Bail Commissioners).	Dedicated Bail Commissioner room ; secure glass partition for safe interaction.

The estimated that the cost of this project is \$3,000,000.

Respectfully,

Captain Jennifer Moriarty

Nashua Library capital priorities

- Building renovation with addition:
\$45 mil. estimated cost
- Plaza renovation:
\$4.5 mil. estimated cost, funding already in place

Building projects at NPL

- 2010: New director! Roof replacement project just completed, main floor carpet replacement begins
- 2016-2017: Renovation of Chandler Wing: funding from trusts and sale of building
- 2019: Work begins on designing Plaza renovation
- 2022: Facility technical assessment by DesignLab architects : recommendation for full renovation
- 2022: Federal funds awarded for plaza renovation, redesign efforts begin
- 2025: Feasibility study conducted by DesignLab, paid for using trust funds and city funds
- 2026: Next phase of renovation design to begin, \$1 million available for schematic design phase
- Concurrent projects 2025-2026:
 - HVAC renovation study : \$1 mil to keep system operational for 3-5 years
 - City issued RFP for Public/Private partnership development on this and adjacent lots.



Technical assessment findings (2022)

- Building is structurally sound
- All building systems are past their intended service life
- Components of the envelope require repair or replacement
- Windows original to building, leaking
- Multiple life safety, building code and accessibility deficiencies

Current building conditions



Current building conditions



Feasibility study

analysis
project strategy



RENOVATION

renovate existing
building



ADDITION

renovate existing
building + new addition



REPLACEMENT

demo existing building, new
building in current site



RELOCATION

demo existing building, new
building on adjacent site

Renovation project option selected

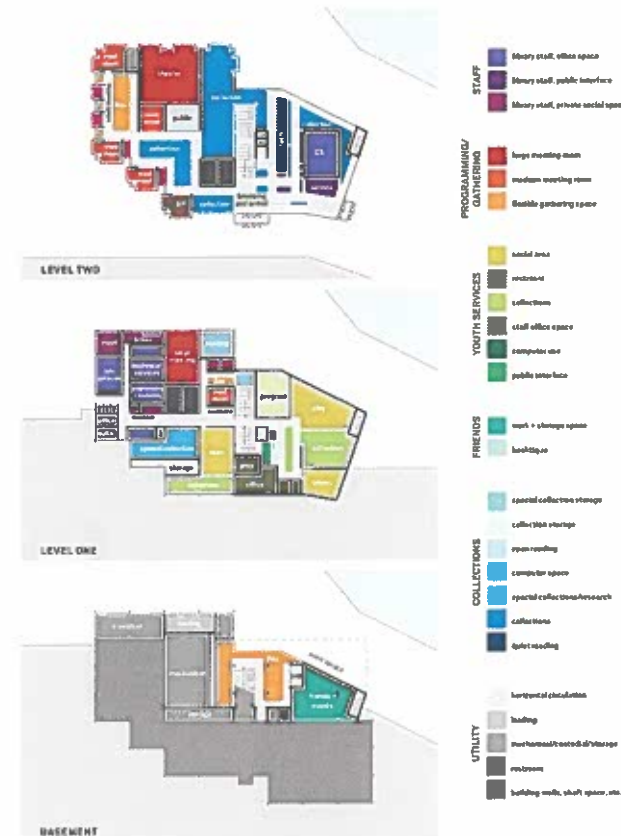
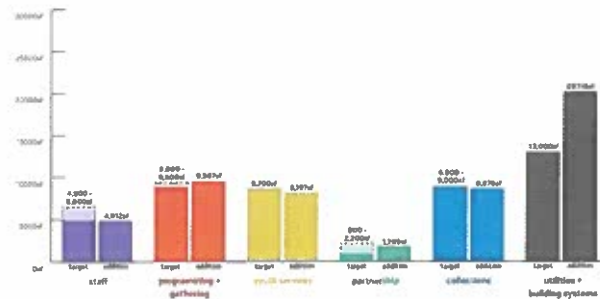
addition

The Addition Strategy demolishes approximately one-third of the existing building, specifically the portion of building to the east of the main egress stair. By removing this portion of the existing building there is an opportunity for a new addition with better proportions to meet the new program needs while improving access from the existing parking lot. A new entry allows patrons to enter into the Library much closer to the parking lot, located at a mid-level to provide an accessible interior route to the historic library levels. This offers a more welcoming and inclusive entry experience for all patrons to the Library. The General Collection is featured prominently in the addition to the Main Level (2) alongside a portion of the predated Event Space. Similar to the Renovation strategy, there is a dedicated entrance to support after-hour community use of the Meeting and Event Spaces.

A new cascading stair is the primary interior feature in this scheme creating a dramatic slice through the building between new and old. The stair serves as both an informal gathering space as well

as orienting device providing clear visual connections to all of the primary program areas in the Library.

In this scheme expanded Youth Services spaces are located on Level 1 alongside a series of Staff Spaces along with the balance of Meeting and Event Spaces. On the Basement Level, a new flexible Event Space is provided, which overlooks the Nashua River and spills out onto an Events Terrace. As a result of the new Addition the landscape between the parking, entry and interior can be carefully reconsidered. A welcoming new landscape can draw patrons from the parking lot, providing a more generous pathway to the new entry and Events Terrace at the river's edge. Similarly, the existing courtyard can be reconsidered to welcome patrons from Court Street into both the primary Library Entry and secondary Events Entry. In this scheme the entirety of the building exterior - both renovated and new - can be completely re-envisioned through ab-nova cladding, glazing and articulation.



Plaza renovation

- Planning for this project began in 2019
- Fully designed, ready to go out to bid.
- \$4.5 mil in funding available from congressionally directed spending award in 2022 and ARPA funds that the city committed to this project
- This project corrects serious issues with the library's plaza and provides attractive, active green space and play area



Plaza deficiencies:

- Inadequate lighting leading to unsafe and unwelcoming atmosphere
- Does not meet accessibility requirements
- Pitch of the hardscape has shifted causing water infiltration into the building during rain event (or snow melt)
- Trip hazards due to uneven surfaces
- Deteriorating concrete steps
- Fountain is nonfunctional, masonry is crumbling

Existing plaza conditions:



Library as a community asset

A snapshot of our community impact during FY25

- 377,368 items circulated (110,508 digital items)
- 193,506 visitors to the library
- 2,841 museum passes borrowed
- 18,180 people attended our programs
- 4,623 meeting room use
- 14,224 public computer users

