

JOINT MEETING – COMMITTEE ON INFRASTRUCTURE
and POLICE COMMISSIONERS

September 3, 2025

A joint meeting of the Committee on Infrastructure and Police Commissioners was held Wednesday, September 3, 2025, at 5:30 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.

The roll call was taken with 5 members of the Committee on Infrastructure and Police Commissioners present:

Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Patricia Klee
Alderman Richard A. Dowd
Alderman Chris Thibodeau
Commissioner James Tollner

Members not in Attendance:

Alderman John Sullivan
Commissioner Gwen Krailo
Commissioner Nicholas Dahl

Also in Attendance:

Tim Cummings, Administrative Services Director
Tim Lemire, GPI
Adam Hunter, Whiting-Turner
Captain Jennifer Moriarty

ROLL CALL

INTRODUCTORY REMARKS

Chairman O'Brien

I really don't have much. I'm happy to see everybody and I'll turn it over. Do you have anything Director Cummings?

Tim Cummings, Administrative Services Director

Mr. Chairman, for the record, Tim Cummings, Director of Administrative Services. You're about to hear a project status update from our Project Manager Tim Lemire of GPI. Mr. Chairman, I'm pleased to report that the project is still on track and under budget. So with that being said, I'm going to hand it over to Mr. Lemire.

Tim Lemire, GPI

Thank you. Good evening, Mr. Chairman. As Tim mentioned, I'm Tim Lemire with GPI to give the project status update for 9 Riverside.

So current updates are we are now about 99% done with any concrete work and that's mostly around the new garage structure. The structural steel for that is through August. This is numbers through August. It's 95% complete. So out there now you'll see the new garage structure is out of the ground and our roof trusses are all on site now, which is great. We're starting to work on wall paneling and things like that.

Now we are on the interior of the building focused on some of the security upgrades on the perimeter and that's about at 60% complete now. So we are moving along quite well with both the exterior stuff in the good weather months and now working into the interior stuff as we move into the cooler weather.

Remaining architect scope. Some of this has not changed but we are now complete with the EV charging stations for the 9 Riverside building. So that is something that now we are done. We have completed with architect and scoped with the contractor.

Right now, we have two contract actions for the Joint Committee tonight. One of them is owners change order #4 and that's for \$0 on the contract and that is to just put into the contract the change notifications from the August meeting, which were 14, 16, and 17 which were to add some lights in the new city data room, some granite curbing and some small miscellaneous things. So that's what's before you this evening.

Also before you this evening is the August pay requisition to Whiting-Turner at \$166,017.43.

Okay. Overall project cost, and I've made a couple changes to this slide, so right now, the GMP with Whiting-Turner has not changed. It's still at \$2.3 million and just over a million has been invoiced by Whiting-Turner to date for about 47% of their contract.

This is what I've changed from last month to this month is now we're getting closer to the 50% mark of just changing how we're displaying some figures. So the authorized project cost is \$3.5 million. We're still budgeting about 3.3 through construction. \$2.7 or roughly \$2.8 million is currently issued in POs and that includes the POs for soft costs, architectural, materials, testing, etc. Currently, about \$1 million has been authorized to be spent and that includes if the Joint Committee approves what's before you in the August pay invoice to Whiting-Turner. You'll notice that \$1,063,000 is less than the \$1,085,000 up top and the reason I'm saying we spent less than Whiting-Turner invoices because we hold retainage for the city at 10%. So Whiting-Turner bills us and we withhold some of that. So that's why there's a small discrepancy in what's been spent compared to what Whiting-Turner has invoiced.

Current project status photos. Adam I don't know if you want to share some of the...

Adam

Sure. So Tim summed up some of the work that's taken place over the last few weeks and you can see here in the photos that the concrete and structural steel have been substantially complete and prepped for the next phase, which is roof trusses and then followed by metal panels.

On the inside of the building, the doors and frames have started arriving so we have been scheduling with the Police Department to get those doors installed and to make sure that, you know, we maintain the security of the outside perimeter of the building at all times. There's some infills we have to do on the outside of the building that we're scheduling. We're continuing to move the data drops or prepare for the data drop outage which is going to move the NTS data points into the new server racks that are built as part of this project.

Then a couple other items coming up in the next month or so, the asphalt top coat. Now that the trusses are installed, the heavy Trucking is out of the way so the top coat will be scheduled, and finishing the curb, and kind of finishing some of the exterior improvements, and then the security fence is being scheduled. We're going to continue wiring cameras that are on the outside of the building but obviously, the wiring has to make it back into the data room. That pretty much sums up what we have coming up.

Chairman O'Brien

Very good. Any questions members of the Committee?

Alderman Dowd

Just one thing that struck me is once the building is completed, I assume there's going to be stuff moved from a couple different locations. Is the moving in the budget as far as soft costs?

Tim Cummings, Administrative Services Director

I think we'll have to double check on that. I can't say off the top of my head. We have ample budget to cover if necessary but I guess I would have to check to see if there was really any things being moved. I'm not aware of anything.

Alderman Dowd

Have any files, and file cabinets, desk, and chairs?

Unidentified Speaker

There'll be some things, yes, from Firearms Training Unit and such that may go over but nothing...

Unidentified Speaker

Nothing substantial.

Commissioner Tollner

And I don't think it was in the soft cost. So if that's the question, yeah. I don't think it's a lot.

Unidentified Speaker

Mr. Chair it might be worth noting, originally there was scope to be some work performed in the evidence room and that was de-scoped as the project went along. That would have been a major component of any moving, especially secure movements but that ended up being de-scoped. I tend to agree. I don't recall there being anything covered in the soft cost but if there are moves necessary, there's certainly project funding available for it.

Chairman O'Brien

Okay, very good. Any other questions?

Before we move on, and we kind of jumped ahead. So I would just, you know, step back. So please bear with me for some housekeeping items.

PUBLIC COMMENT - None

APPROVAL OF MINUTES

**MOTION BY ALDERMAN KLEE TO APPROVE THE MINUTES OF THE AUGUST 13, 2025 MEETING
MOTION CARRIED**

GENERAL PROGRESS UPDATE - None

APPROVAL OF INVOICES

**MOTION BY ALDERMAN KLEE TO APPROVE THE AUGUST 31, 2025 WHITING-TURNER INVOICE IN THE
AMOUNT OF \$166,017.43
MOTION CARRIED**

**MOTION BY ALDERMAN KLEE TO APPROVE THE AUGUST 20, 2025 GREENMAN-PEDERSON, INC.,
INVOICE IN THE AMOUNT OF \$1,396.40
MOTION CARRIED**

**MOTION BY ALDERMAN KLEE TO APPROVE THE AUGUST 18, 2025 LAVALLEE/BRENSINGER
ARCHITECTS INVOICE IN THE AMOUNT OF \$8,020.17
MOTION CARRIED**

APPROVAL OF NEW CONTRACTS/PROPOSALS

**MOTION BY ALDERMAN KLEE TO APPROVE THE WHITING-TURNER CONTRACTING COMPANY OTHER
CHANGE ORDER #3 FOR CHANGE NOTIFICATION'S 14 AND 16-17**

ON THE QUESTION

Tim Cummings, Administrative Services Director

Mr. Chairman, if I could?

Chairman O'Brien

Yes.

Tim Cummings, Administrative Services Director

Just one - there's a small typo. I apologize. It's OCO #4 not #3 on the agenda. So I just wanted to quickly correct that.

Then I want to get ahead of the Dowd question that typically comes about, which I want to make clear, that there is dollar amounts associated with these changes but they are captured in the GMP and other places whether depending on where it is, it might be an allowance or contingency. So we are not adding to the contract. So it

reads as a zero because we have the monies already available to us.

Chairman O'Brien

Are you good with that Alderman Dowd?

Alderman Dowd

I'm good with that.

Chairman O'Brien

Okay.

Alderman Klee

And I will amend my motion to say other change order #4.

**MOTION BY ALDERMAN KLEE TO AMEND APPROVE THE WHITING-TURNER CONTRACTING COMPANY
OTHER CHANGE ORDER #4 FOR CHANGE NOTIFICATION'S 14 AND 16-17
MOTION CARRIED**

GENERAL FINANCIAL OVERVIEW

- \$3,500,000.00 Authorized
- \$3,318,692.48 Budgeted through construction
- \$1,063,040.27 in current spending

Chairman O'Brien

So I guess referring to what Director Cummings said, we're looking pretty good.

Tim Cummings, Administrative Services Director

We are, Mr. Chairman. So on that point, I wanted to just flag for the body that it is our intention to hopefully at the next meeting bring before you a proposal to start the design of the parking lot for the entire campus. So we have always anticipated designing the parking lot with this project at hand here. We held off on actually executing on a contract, because this was something that we could hold aside if we ever needed the monies to go somewhere else. But we're getting to a place now where I think everyone feels comfortable in moving forward with this additional element of the project. So I just wanted to make the body aware that that's something that will be coming forward over the next month or the month after depending on the proposals we receive.

Chairman O'Brien

Very good. Any comments?

Alderman Thibodeau

During the presentation on page three, you had briefly talked about the \$1,063,040.27 and then compared that to the \$1,000,085. Could you explain again that 22 plus 1000?

Unidentified Speaker

Thank you. One more slide, I believe.

Mr. Chairman, if I may explain.

Chairman O'Brien

You may.

Unidentified Speaker

So up top the \$1,085,000, right there, that is what Whiting-Turner has invoiced the city to date for the work they're performing. By the city standard contract has a 10% retainage held on it. So down below, all the way at the bottom, the \$1,063,000, that would be take away the retainage and then add in the soft cost invoices and that's why you kind of have a number in between. So does that help clarify?

Alderman Thibodeau

Yeah, perfect.

Chairman O'Brien

Thank you for the explanation.

Alderman Dowd

So just further explanation. When you hold this retainage, you have punch list items. At the end, you go through make sure everything's covered and once you have substantial completion, you release that money, right?

Unidentified Speaker

Mr. Chairman, correction of that would be the city standard contract. Do we have the standard contract here? I'd have to double check but I believe we're using the city standard and I can confirm that but it would hold 10% retainage when, as you say, punch list is complete; 8% would be released, and then 2% is held for one calendar year, and then the contractor is eligible to receive that final 2% at the end of their warranty.

Alderman Dowd

As long as nothing comes up.

Unidentified Speaker

Correct.

Chairman O'Brien

Good. Very good. Thank you again.

OLD OR MISCELLANEOUS BUSINESS ITEMS

Chairman O'Brien

Alderman Dowd - just so the rest of the Committee - brought something up. For efficiency purposes, you look around and merit committee is in the Joint Special with the School Department and he came up with the format. So if you have any questions, see what Alderman Dowd has come and we'll discuss it further at future meetings.

Alderman Dowd

Director Cummings has a copy of it.

Chairman O'Brien

Yeah, perhaps we may adopt it in the future, you know, but if you go up individually and talk to Alderman Dowd about it, it gives you the opportunity to singly meet with them, talk, and stuff like that, and we don't have to convene a meeting, and be in jeopardy there. It's not bad. It's a - give you a little heads up, everything's basically on one page that you can really look at. It's pretty good.

They have built several schools over there and they seem to have it, you know, a good process. So maybe we can mirror it.

Tim Cummings, Administrative Services Director

Mr. Chairman, if I could?

Chairman O'Brien

Yes please.

Tim Cummings, Administrative Services Director

So I am not as familiar with the tool that Alderman Dowd uses but I am seeing it now and my first initial blush is we can absolutely replicate this if that's something the Committee would like to see. We should be able to do that without a problem.

Chairman O'Brien

All right. So see Alderman Dowd and when it comes up to a discussion, maybe at the next meeting, we could discuss it, okay, in proper public format.

And the next meeting is we're going to schedule it for October 8, 2025 at 6 pm in the aldermanic chamber. Everybody's got that? Please etch into your calendars.

Tim Cummings, Administrative Services Director

If I may Mr. Chairman?

Chairman O'Brien

Yes.

Tim Cummings, Administrative Services Director

I just want to double check to make sure if there's a Finance Committee meeting, we may want to do it at 5:30 to give folks enough time but I'm not sure.

Alderman Klee

No, there's not.

Tim Cummings, Administrative Services Director

Okay, so 6 p.m. would be great.

Alderman Klee

We have a potential Infrastructure Committee on that date at 7.

Chairman O'Brien

All right. Anything else for the good of the Committee? Having nothing.

ADJOURNMENT

**MOTION BY KLEE TO ADJOURN
MOTION CARRIED**

The meeting was declared adjourned at 5:51 p.m.

Alderman Patricia Klee
Committee Clerk



Nashua Police Department Renovations & Additions 9 Riverside Street Nashua, NH

Presented to: The City of Nashua

August 13, 2025

Current Project Status

- **Under Active Construction:**
 - Earthwork ~85% Complete
 - Garage ~40% Complete
 - Base paving – Complete
 - Interior ~50%
- **Remaining Architect Items Sope:**
 - Generator – *95% design submitted*
 - *Electrical Design for EV charging*

Contract Actions

- **Whiting-Turner Contracting Group**
 - *CN #014 - \$0.00 Hammering Rocks Part 2*
 - *CN #016 - \$0.00 Existing Condenser at SWAT Entrance (VGC add)*
 - *OCO #3 - \$0.00 – CN's 7, 11, 12 & 13*
 - *July 2025 Requisition - \$210,079.02*

Overall Project Costs

- **Whiting-Turner GMP**

- \$2,351,632.00 (*\$901,380.98 invoiced to date, 40%*)

- **OPM Budget Analysis**

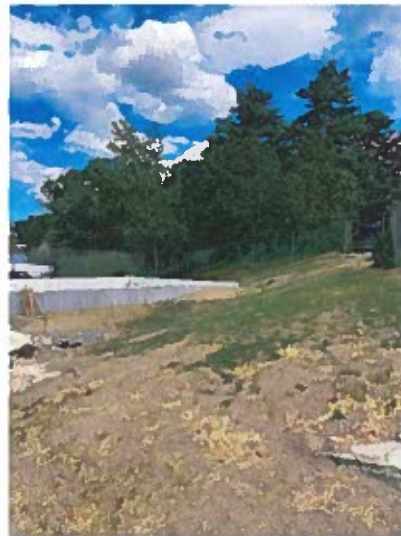
- *\$3,500,000.00 total project cost*

- *Includes owner's/estimating contingencies*

- *Includes architect/consultant/OPM soft costs/third party testing*

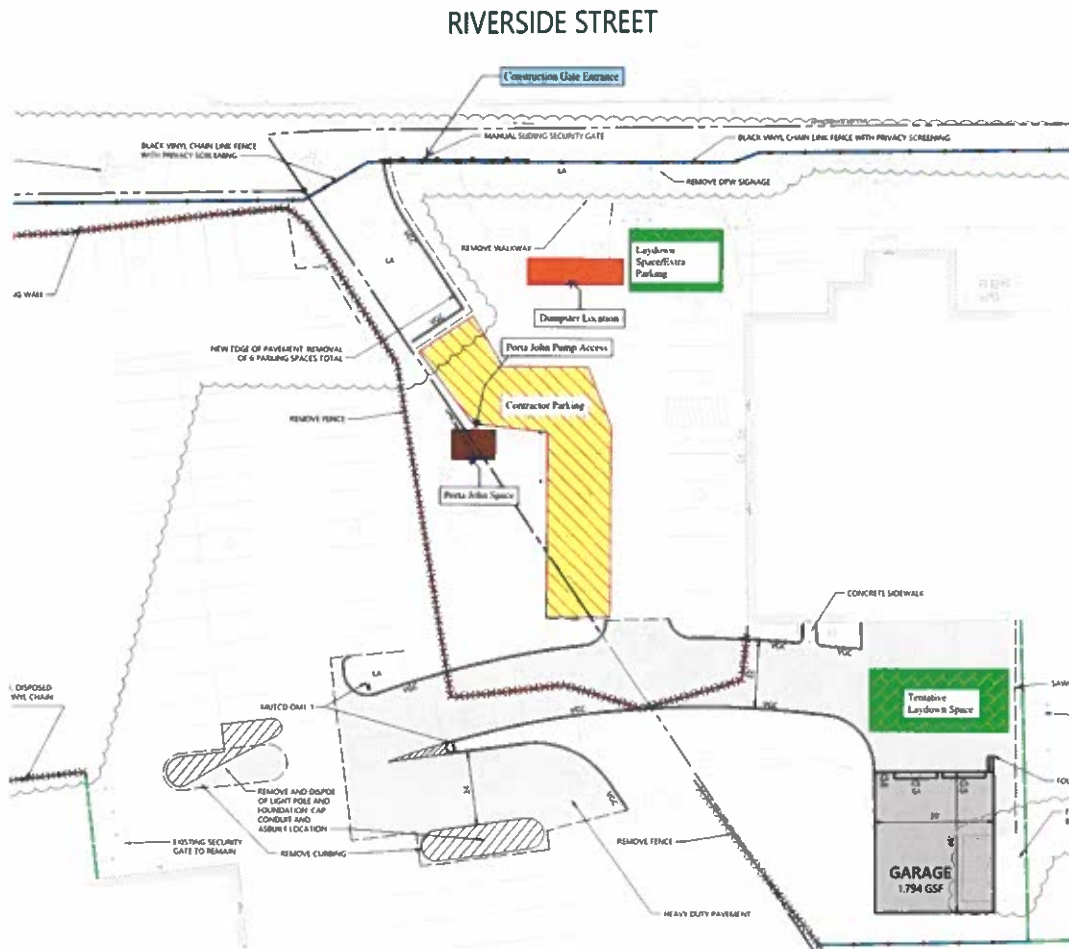
- *Includes parking lot site civil design estimated fee*

Current Project Status



6 Week Lookahead Schedule

- **July 28 – August 1**
 - Board, Tape & Sand New Walls, Install Car Port Structural Steel, Asphalt Line Striping
- **August 4 – August 8**
 - Install New Tele/Data Equipment in IT Closet, Install Car Port Structural Steel, Resume Electrical for Data Room, Security Rough-In, Install Mini-Split (pending RFI response), UPS Start Up, Data Room Fitout (pending UPS Start Up)
- **August 11 – August 15**
 - Install Car Port Structural Steel, Wood Truss Delivery, Data Room Fitout (Pending UPS Start Up), Deliver Doors & Frames, Install Doors & Frames, Install New Access Control Equipment in Data Room.
- **August 18 – August 22**
 - Install Doors & Frames, Install Access Control Devices, Install Car Port Electrical Raceways, Install Wood Trusses, Install Insulated Metal Panels, Install Car Port Man Door
- **August 25 – August 29**
 - Checkout and Testing Access Control Equipment, Paint Car Port Man Door, Regrade at Car Port, Install Standing Seam Roof, Install Curb and Top Coat Asphalt.
- **September 1 – September 5**
 - Install New Security Door HW, Install Curb and Top Coat Asphalt, Install New Permanent Site Fence.



- Overall Site Logistics Plan is currently still in place.
- WT provides NPD with a weekly logistics plan showing any closures/modifications to foot traffic areas.
- Steel Laydown Area has been established at front of garage. Overflow staging area to be in 9 Riverside parking lot or as coordinate with PD Operations.

Fencing Phase Plan



- Phases 1-4 of existing fencing has been removed.
- Temporary fencing has been installed in it's place.
- Phase 5 fencing to be removed in conjunction with installation of new fencing.