

JOINT MEETING – COMMITTEE ON INFRASTRUCTURE

and POLICE COMMISSIONERS

OCTOBER 22, 2025

A joint meeting of the Committee on Infrastructure and Police Commissioners was held Wednesday, October 22, 2025, at 6:05 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 7 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 John Sullivan
Alderman Chris Thibodeau
Commissioner Kristin Wilson
Commissioner Nicholas Dahl

Members not in Attendance:

Commissioner James Tollner

Also in Attendance:

Tim Cummings, Administrative Services Director
Tim Lemire, GPI
Captain Jennifer Moriarty, NPD

ROLL CALL

INTRODUCTORY REMARKS

Chairman O'Brien

So I welcome you all. Commissioner Wilson, welcome. This is your first one here, right?

Commissioner Kristin Wilson

It is, correct. Thank you.

Chairman O'Brien

Welcome. You're going to find this very highly interesting.

Commissioner Kristin Wilson

I hope so.

Chairman O'Brien

So please hold on to your seats.

Mr. Cummings, do you want to make any introductory remarks before I go to Public Comment?

Tim Cummings, Administrative Services Director

I don't. I'm all set at this time. Thank you.

Chairman O'Brien

Okay, that's good because unfortunately, we don't have a lot of people in the queue so we're all set there.

PUBLIC COMMENT - None

APPROVAL OF MINUTES

MOTION BY ALDERMAN KLEE TO APPROVE THE MINUTES OF THE SEPTEMBER 3, 2025 MEETING
MOTION CARRIED

GENERAL PROGRESS UPDATE

Chairman O'Brien

Director Cummings, do you want to provide us any?

Tim Cummings, Administrative Services Director

Thank you, Mr. Chairman. I'm going to just hand it right over to Tim Lemire who will give you the update.

Chairman O'Brien

Yes, he actually has come with a slide and let's see where we get.

Tim Lemire, GPI

Thank you, Mr. Chairman. Just to provide the project update. As of - and I want to be clear this, this is data that's as of September 30th because we didn't meet October 8th.

So Earthwork is 85% complete now. It's actually even quite a bit further because we did do final paving last week on the site. So we're quite far along with the Earthwork now.

Concrete work is about 100% complete and there was one needed repair that was performed last week as well. So concrete work should be 100% by today.

Structural Steel is 100% complete. Interior work is moving along rapidly at this point. We're now over 85% complete on all the interior work items and you can kind of see we're in the 90s of the roof and wood truss installation and everything, that completes the new police garage.

So looking forward, we are looking towards November and actually looking towards punch list and starting the process of how we're going to handle closing out the project which is a great sign.

Just a couple further notes on upcoming work. We had intended originally in coming to the Joint Committee with a contract for the main building roof at the Police Department. We've done some hazardous materials testing. The current roof material is positive for various types of asbestos and so right now, we do not have, you know, up here it says a GMP expected mid to late October. That is no longer expected. We are - and I don't even want to give a date. We're just reevaluating what we need for a roof design and how we want to approach it at the moment. So that roof for the main PD building is going to be on hold a little bit.

The other upcoming work - the Police Department parking lot design and site civil work. There has been a consultant selected, VHB, and we are currently negotiating scope and fee with VHB and hope to have a contract before the Joint Committee on or about the November 5th meeting.

So before you tonight are a few contract actions. As you can see, we have three no cost change notifications - 18 and that is for the EV recharging stations. So we have one station currently functional at 9 Riverside and we need to have two more for the potentially upcoming Ford Lightning. That involves some electrical work to that side wall. We have project funds available to do that.

Change notification 19 is the entryway painting. The reason for this, this project scope included just painting around the doorways. What we want to do is actually add painting the main corridor into the training room so that as especially outsiders come into the police station for training, there's one consistent paint color through to the conference room.

CN 20 is a little bit technical but that's a steel roof channel. There was a little bit of a discrepancy between what was fabricated and what was designed. As it appeared when it was built, it needed one small channel added. So that also is a no cost change to us for this project.

Alderman Dowd

Just for the people that are watching, it's not a no cost. It's no additional change the GNP, which is guaranteed maximum price because it is costing money that's coming out of one of the accounts.

Tim Lemire, GPI

That's correct. So these change notifications have a financial value to them but they've already been accounted for in the, as you say, the total maximum price of the contract.

So along those lines with the total project costs, right now or as of September 30th I should say, not right now, but before you would be to approve Whiting Turner pay application Number 6 and that would bring the total spending to Whiting Turner up to \$1,330,000 out of the \$2.3 million GMP, about 57% of the contract. That 57% number as you see all the work features getting towards 90% this month in October, it's going to jump quite a bit because they're getting a lot of things to completion in the month of October.

Overall budget analysis for the group and see where we are. We have an authorization of \$3.5 million. Currently budgeted through construction, \$3.3 million in spending and then 2.7 of that is currently issued in POs. The \$1.3 million of current project spending. So I think the October/November, I think we'll see that bottom number catch up to the 2.7 of issued POs pretty quick here.

Current project status. You can see in the upper left corner, the garage is very close to being complete. In the center top, you see a lot of the granite curbing has now been installed. Just as an example of one of the doors replaced, the side window panels have all been taken out for security and then filled with framing. So just an example of some of the inside/outside work happening.

Six week look ahead which we're kind of right in the middle of at this point. So kind of focus on the October 27th through 31 week, which is a lot of the electrical finishes will be taking place within the next week in the project. A lot of the items before October 27th have been completed by now which is great. And that's it for the update.

Chairman O'Brien

Okay, thank you, Mr. Lemire.

One thing that kind of peaked my ears up is the delay on the main roof for the police station. What I'm concerned with is I think the average - somebody google it for me - but I think it's around the seventh. Seventh is our first notable snowfall averaging. Hopefully to be somewhat underway before that.

Tim Lemire, GPI

Presently, it doesn't appear that we'll be able to start the roof project before this upcoming winter and a big reason for that is with some of the initial abatement needs of the asbestos requires, as far as we're aware right now, phasing of the abatement and tenting of that. One of the major issues is if we got a snow event while we had a tent up, we would lose the tent and then leak through whatever was exposed underneath. So unfortunately right now, it's not looking as if we'll be able to begin the roof this fall.

Chairman O'Brien

Okay. That was indirectly what I was trying to hammer at. This is something you will come back to in the spring possibly.

Tim Lemire, GPI

Possibly. What we really want to do is understand what the true need is now that we know where asbestos is on the roof and then understand the scope of construction and hopefully begin in the spring. Whatever that scope is.

Alderman Klee

Thank you, Mr. Chairman. This might sound like a silly question because I know there's been damage and so on to the roof, hence the leaking and so on. There's no way that we like can build over it I guess. You know how when you have asbestos floor, sometimes they put a floor over it, rather than trying to pull up the asbestos?

Tim Lemire, GPI

Yeah, Mr. Chairman we have - we're - I'd say we're not far enough in understanding what options are available to us, what

is allowed through the building code in New Hampshire specifically, and what we can encapsulate, and what we have to abate with certainty. So we're exploring a few different options right now.

Alderman Klee

So if it's potential that you don't have to remove it that you could just cover over it. Would that be a lesser cost?

Tim Lemire, GPI

I believe it would be but there is – and I would caution you. What I've been told so far is that that current roof is a ballast roof system and because it's a ballast roof system, we still have to reconstruct at least the top.

Alderman Klee

I understand that. Thank you.

Alderman Dowd

So it's the mastic that's underneath the stones on the roof. So when you are going to have to abate it, you're going to have to take all the stones off first and that can be an issue. Now that you've discovered - have you done several test sites? Is the whole roof mastic hot?

Tim Lemire, GPI

Yes. What we've done is we have found asbestos in multiple locations along the roof. The main concern is the adhesive between the old roof deck and the old existing insulation which would be friable, airborne during the removal process which is the main concern. There are other building materials that have tested positive for asbestos, which don't seem to require as significant of an abatement effort. So we're between your question and Alderwoman Klee's question, we're trying to understand that combination of where all the spots we have it and what are some of our options for abatement and reconstruction.

Alderman Dowd

So I would say the key issue is going to be what's the increase in cost because abatement of that material is not cheap.

Tim Lemire, GPI

We are currently asking Whiting Turner to provide that - just that cost and understand full abatement, what the cost would be, and how that compares to available funding.

Alderman Dowd

And just one other thing. When you start taking off the stones off the roof, now you're exposing more of the mastic, and you're going to have to get rid of it. So you can't cover the roof. You can't cover the mastic. Once you start removing the stones, now you're into it.

Tim Lemire, GPI

Mr. Chairman, I would say that's correct. Once you remove that ballast system, you cannot leave the roof unballasted for any time manner. So it becomes a little bit more complicated than we were hoping it would be. So between all these reasons is the pause and figure out what our design is going to require.

Alderman Thibodeau

Thank you. With the roof being on pause and Alderman O'Brien's questioning about the winter, so there were a few spots that did have leaking. I'm assuming those will be addressed. If we can't do a full replacement, those spots will at least be addressed and managed before snowfall?

Tim Lemire, GPI

We have been looking into that and I'm not too familiar with the exact locations inside the PD that have some leaks. So I can't speak to specifically but what I have been looking into is where something is leaking isn't necessarily where your

failure point is on the outside surface. Being a ballast system with all the stone, one of our fears is that we could spend an exorbitant amount of money even with a maintenance contractor to try to find and patch things through all this ballast stone around hazardous material. So we started discussing that a little bit last week and we haven't gotten too serious beyond some of our challenges with doing that. So I honestly don't have a great answer for you beyond we're trying to understand what we should do for the next six months.

Alderman Thibodeau

Yeah, thank you. Yeah, it would just be a shame if any of those spots are where work has been done.

Tim Lemire, GPI

Oh, right.

Alderman Thibodeau

And then last one. You'd mentioned the parking lot was almost 99% done but then you would identify the parking lot designer. Could you elaborate?

Tim Lemire, GPI

Yes, I can. If I may Mr. Chairman, the difference is the parking lot scope for the 9 Riverside project and the garage project was reduced very specifically to just provide access to the new police garage. So when I reference the parking lot for the garage, it's just this small area. The police campus as a whole is in need of a parking lot rebuild and that is in such a case where it will require engineering services where in the past, we hoped it was going to be an overlay pavement but it needs a little bit more work than that. So we have engineering services that we're pursuing to determine what's needed for the whole campus.

Alderman Thibodeau

Thank you.

Alderman Klee

Thank you. And this might, again, seem like a silly question but where there are the potential that leaks through the asbestos areas, and I know it's the mastic. I know it's the underlying of someone. Is there any chance that any of that can leak down into, as Alderman Thibodeau had mentioned, into the area but the asbestos itself where staff could be in and so on. I know it's an airborne thing that we bring into our lungs but it drops.

Tim Lemire, GPI

We would honestly have to consult the environmental hygienist that did the testing.

Alderman Klee

Obviously, it's probably happening now if it's leaking and there's asbestos there.

Tim Lemire, GPI

Yeah, we'd have to request that information. It's just far beyond what I could say intelligently.

Alderman Klee

Thank you. That's fine.

Chairman O'Brien

I'm still here after 35 years of firefighting ripping things apart. So I'm not that worried.

Alderman Dowd

So as far as the existing parking lot, it's in tough shape and the entire existing parking lot has one drain. They're going to

have to look at the drainage for the entire parking lot and probably put in some drainage pipes and maybe even some ballast tanks that we use like in the school projects to hold water. So they have to design it and figure out what they need to do to make sure that it doesn't get destroyed like it is right now. I'm sure the Commissioners can tell you that right outside the front door the police station is all broken up. So that that parking lot needs a lot of work.

Chairman O'Brien

Okay. All right. Any other further questions? Yes, Commissioner Dahl.

Commissioner Nick Dahl

Just to add quickly Tim. That change note 20, the steel channel. Did I hear you correct that there was a disconnect between design and fabrication?

Tim Lemire, GPI

Yes and I'd have to - let me - I have in front of me.

Commissioner Nick Dahl

I guess my only point on that is if it was designed properly but it wasn't fabricated properly, I would hope that there would not be any cost.

Tim Lemire, GPI

It was not a fabrication issue because I did - that was kind of our first go through in the Thursday progress meetings. So I did verify that but this is a little bit dated now so but I can get back to you a little bit specifically on a graphic. It's in words, it's a little bit tough to, you know, fit the shape and where the openings are. I can provide the Joint Committee on a - I have a graphical analysis of why that happened compared to the detail in the drawings and what ended up being fabricated. I can tell you, I did verify was not a mistake in the fabrication process.

Chairman O'Brien

Could that information be provided via email to Director Cummings. Director Cummings can you send it to everybody - all the committee members?

Tim Cummings, Administrative Services Director

No problem. Happy to do it.

Chairman O'Brien

And then we'll get - is that a more convenient way of doing that?

Tim Lemire, GPI

Yeah, I can certainly pass that on to Director Cummings.

Chairman O'Brien

Director Cummings and I think he'll see that we'll all get it in the distribution list. Okay. Any other?

Alderman Dowd

Yeah and those types of things are why we have contingency accounts. Can decide whose pocket it comes out of but, you know, and that type of thing does happen in construction. You know, try building a new school. You get those all the time but we always look to see if it's somebody's fault or if it's one of those unknown unknowns.

Commissioner Nick Dahl

Understood. Thank you.

Chairman O'Brien

Okay, moving on.

APPROVAL OF INVOICES

MOTION BY ALDEMAN KLEE TO APPROVE THE AUGUST 31, 2025 WHITING-TURNER INVOICE IN THE AMOUNT OF \$235,701.04

MOTION CARRIED

MOTION BY ALDERMAN KLEE TO APPROVE THE SEPTEMBER 16, 2025 GREENMAN-PEDERSON, INC., INVOICE IN THE AMOUNT OF \$4,458.28

MOTION CARRIED

MOTION BY ALDERMAN KLEE TO APPROVE THE SEPTEMBER 16, 2025 LAVALLEE/BRENSINGER ARCHITECTS INVOICE IN THE AMOUNT OF \$8,043.20 AND THE OCTOBER 8, 2025 INVOICE IN THE AMOUNT OF \$12,033.20

MOTION CARRIED

APPROVAL OF NEW CONTRACTS/PROPOSALS

MOTION BY ALDEMAN KLEE TO APPROVE THE WHITING-TURNER CONTRACTING COMPANY CHANGE ORDER #18 FOR EV CHARGING STATIONS; CHANGE ORDER #19 FOR RIVERSIDE ENTRY PAINT; AND CHANGE ORDER #20 FOR CP STRUCTURAL STEEL

MOTION CARRIED

GENERAL FINANCIAL OVERVIEW

- \$3,500,000.00 Authorized
- \$3,318,692.48 Budgeted through construction
- \$1,323,275.99 in current spending

Tim Cummings, Administrative Services Director

I'm gonna actually hand it over to Tim Lemire if he has additional comments.

Tim Lemire, GPI

Great. And as we kind of covered in the presentation, we are on schedule. We are under budget and carrying forward in the project well. As you'll see, you know, like I said in the presentation, there was about in here \$1.3 million of current spending. I would like I said mention to the Joint Committee that I believe we'll take a bigger jump in the month of October. So when we're here possibly November 5th, I think we'll see that go up quite a bit.

Chairman O'Brien

Okay, good.

Alderman Dowd

Yeah, you're roughly from the budgeted to the amount of the bond we get about \$161,000 unaccounted for, for that hasn't been budgeted yet. I would anticipate that various accounts in the GMP are probably going to come in under cost and perhaps a couple over. But we were going to emulate what we do for the Joint Special School Building Committee with that list of budgets and where they're at. That would give the Committee an understanding of what perhaps will be left for money and that could be an important question we get to discuss the roof.

Tim Lemire, GPI

I don't believe we've made that sheet yet. We have had some talks with Whiting Turner about evaluating our division items in the GMP. It's starting to identify where we have underages remaining and we know we do have funds that will not be spent in the GMP. I'm hesitant to give numbers to the Joint Committee until we get a little further.

Alderman Dowd

So what it normally has is each contractor, each contract portion has a GMP amount. We have what was spent and a balance. Now that's not going to guarantee what's left at the end but it gives us an idea of where they are percentage of work done versus cost. So.

Tim Lemire, GPI

Yeah, I think I believe I saw something provided to Director Cummings before and it had per division, per even for subcontractor I believe.

Chairman O'Brien

Any other comments? No. Just one. I'd just like to say our history as a Committee and to compliment Administrative Services Director Tim Cummings and to you Mr. Lemire, this seems to be going right online and as some of our past projects, we've been kind of right under budget. So it seems like we're keep our fingers crossed barring earthquakes, tsunamis, and whatever else.

Alderman Sullivan

Now you've just jinxed the project.

Chairman O'Brien

No, don't say that. Didn't Charles Laquidara if the creek don't rise and...oh boy. I'm dating myself.

OLD OR MISCELLANEOUS BUSINESS ITEMS

- PD HQ Roof – Possibly off-cycle JC meeting
- PD HQ Door Security
- PD Campus Parking Lot Design RFQ

Chairman O'Brien

We talked briefly about the roof, possibly off-cycle JC meeting, Police Department HQ door security, and PD campus parking lot design RFQ. Would you like to highlight them?

Tim Lemire, GPI

Yep. Mr. Chairman as we discussed, the PD roof may not be - we may not need off cycle Joint Committee meetings for the roof as originally thought so we will evaluate as we get a little further in design.

Then we talked about the campus parking lot RFQ and where we are with that. Hopefully coming into a scope and fee that the Joint Committee can evaluate by November 5th.

Then for the PD door security, that is an upcoming item that we are exploring. The issue with the PD door at the main building is augmenting the new 9 Riverside access controls with the main building. There are some inoperable doors in the police main building so we're trying to understand if this is something we go for now while we're updating all the door security at 9 Riverside and the software that goes with it. So that is also an upcoming change that we hope to bring before the Joint Committee in probably November.

Chairman O'Brien

Okay.

Alderman Dowd

Just for clarification, the door is operable. If you're talking about the IT opening it with a...

Tim Lemire, GPI

That's correct. The hinges were but the security was not.

Chairman O'Brien

Okay. Any questions on any of that?

Commissioner Dahl

So maybe I missed something but I think we only approved the first three invoices. Did I miss something? I don't think we approved that October 8th invoice unless I missed something.

Chairman O'Brien

Everything that was on the script for us was brought to our attention.

Alderman Thibodeau

Both line items are in one motion.

Commissioner Dahl

The two architectural ones?

Chairman O'Brien

Yeah. I think – am I correct Director Cummings that some of where we missed the last meeting previously was enclosed in this meeting, correct?

Tim Cummings, Administrative Services Director

Yes.

Alderman Klee

The second and the one I read, there's two.

Commissioner Dahl

I'll take your word for it.

Chairman O'Brien

No, it's good. I'll tell you, it's good question to make sure.

Commissioner Dahl

Just going back to our VA days when (inaudible)

Alderman Klee

He was an IG. I was fiscal so.

Chairman O'Brien

Believe me, I'm not claiming to be the wizard. Okay. All right. So I'm going to look to having more fun for the next meeting, November 5, 2025 of course at 6 p.m. or 1800 hours for you military types in the aldermanic chamber. Okay. So could you please put that on your calendars. You'll get properly noted and everything.

ADJOURNMENT

**MOTION BY ALDEMAN DOWD TO ADJOURN
MOTION CARRIED**

The meeting was declared adjourned at 6:38 p.m.

Alderman Patricia Klee
Committee Clerk



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

Presented to: The City of Nashua

October 8, 2025

Current Project Status

- **Under Active Construction:**
 - Earthwork ~85% Complete
 - Concrete ~99%
 - Structural Steel 100% Complete
 - Interior ~85%
 - Insulated Metal Panels ~90% Complete
 - Wood Truss Installation ~95% Complete
 - Access Controls & Security Cameras ~90% Complete
 - November Punch List

Current Project Status

- **PD Main Building Roof:**
 - Hazardous waste testing complete
 - Roof design in-progress
 - GMP expected mid/late October
- **PD Parking Lot Design:**
 - RFQ period ended – Selected VHB
 - Need for a special JC meeting (Oct 22?)

Contract Actions

- **Whiting-Turner Contracting Group**
 - *CN #18 - \$0.00 – SI-07R3 EV Recharging Stations*
 - *CN #19 - \$0.00 – 9 Riverside Entry Paint Addition*
 - *CN #20 - \$0.00 – RFI #049 Roof Steel Channel*
 - *September 2025 Requisition - \$235,701.04*

Overall Project Costs

- **Whiting-Turner GMP**
 - \$2,351,632.00 (*\$1,330,543.11 invoiced to date, 57%*)
- ***OPM Budget Analysis***
 - \$3,500,000.00 authorized
 - \$3,318,692.48 budgeted through construction
 - \$2,795,856.48 currently issued PO's
 - \$1,311,242.79 current spending

Current Project Status



6 Week Lookahead Schedule

- **September 29 – October 3**
 - Truss Install, Insulated Metal Wall Panels, Standing Seam Metal Roof, Mud and Tape around Door Frames, Access Controls
- **October 6 – October 10**
 - Permanent Fence Installation, Hydroseed New Slopes, Insulated Metal Wall Panels, Standing Seam Metal Roof, Electrical Rough-Ins in Garage, Garage Man-Door & Frame Install
- **October 13 – October 17**
 - Permanent Fence Install, Standing Seam Metal Roof, Garage Fascia Install, Electrical Rough-Ins, Security Wire Pull for Garage Man-Door, Final Paint
- **October 20 – October 24**
 - Garage Ceiling Metal Panel Installation, OHD installation, Window Security Screen Install, EV Charger Rough-In
- **October 27 – October 31**
 - Electrical Finishes in Garage, EV Charger Finish Work, Power Wash 9 Riverside Exterior, Flooring Install at New City Data Room
- **November 3 – November 7**
 - Final Cleaning