

JOINT MEETING – COMMITTEE ON INFRASTRUCTURE and
BOARD OF PUBLIC WORKS

SEPTEMBER 30, 2025

A joint meeting of the Committee on Infrastructure and Board of Public Works was held Tuesday, September 30, 2025 at 5:30 p.m. at 848 West Hollis Street 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 8 members of the Board of Public Works Commissioners and Committee on Infrastructure present:

Alderman Richard A. Dowd
Alderman Patricia Klee
Alderman John Sullivan
Alderman Chris Thibodeau
Commissioner Paul Shea
Commissioner June Lemen
Commissioner Manny Espitia
Mayor Jim Donchess

Members not in Attendance:

Alderman-at-Large Michael B. O'Brien, Sr.
Commissioner Matthew Gregg

Also in Attendance:

Tim Cummings, Administrative Services Director
Lisa Fauteux, Director Public Works

ROLL CALL

Alderman Dowd

Alderman O'Brien couldn't be here this evening so I will be chairing the meeting.

GENERAL INTRODUCTORY REMARKS – None.

PUBLIC COMMENT – None.

APPROVAL OF MINUTES

MOTION BY ALDERMAN KLEE TO APPROVE THE MINUTES OF THE AUGUST 28, 2025 MEETING AND PLACE THEM ON FILE
MOTION CARRIED

GENERAL PROGRESS UPDATE – DPW GARAGE PROJECT

- Project Status Update Presentation
- Discussion on Cost Benefit Analysis
- Overall Project Timeline

Tim Cummings, Administrative Services Director

Thank you, Mr. Chairman. I'm actually going to hand it right over to Joe Sullivan, the Owner's Project Manager, so he can walk us through project status update.

Joe Sullivan, Owner's Project Manager

Great. Thank you, Mr. Cummings. I'm gonna give you a brief update with both projects - it's Division of Public Works and the Wastewater Treatment Facility.

The first really task completed - the project team, we're meeting weekly. We meet in-house within the City of Nashua, as well as the architectural team, and the CM at Risk. Bode Construction is the pre-engineered building that we're trying to coordinate with HKT. They're meeting regularly with each step of the way. We're going through the design aspects of the

building to make sure that it's not only meeting the expectations of the architect but meeting the city's needs.

AOT, Zoning Planning Board submissions have taken place by the Civil Engineer IMEG.

A cost estimation is complete. We have using the latest design development from HKT, Harvey's/LeftField are in the process of refining these numbers to minimize cost because every estimator, you know, looks at specific details within plans and specifications as well as the estimator from another group. So we try to reconcile that at the end.

Sanborn Head is currently engaged to assist with the planning and permitting of the project because of the site conditions.

We've performed the hydrant - the hydrant flow tests have been completed on West Hollis Street and Teague Drive to determine water pressure for the sprinkler system.

The project design - it shows, you know, the existing building and then we show the additions that are going on to abate with the maintenance facility, the addition to the admin area, and the vehicle storage. We also show on the plan the salt bay that's incorporated, as well as some of the aspects that are necessary for the operations and program.

Next steps. We're currently working closely to refining the cost estimate along with the prices of equipment for the building are being finalized for the city just to make sure that whatever they're requiring for the operations and opening, we're going to have a cost associated with that so that it's within our budget. Bode engineers continue to meet to collaborate on the project.

Our project team continues to coordinate to refine the building materials and finishes. We want to make sure we stay within budget. That's what it comes down to.

IMEG, the project civil engineer, has begun the permitting. We have the sewer connection permit plan for 10/1 for submission. Necessary teams are at Planning and Zoning meetings as required. We're attending the Conservation as needed and then the EPA storm construction permit Notice of Intent will be filed prior to construction. With that, I'm going to turn it over to Tim.

Tim Cummings, Administrative Services Director

Thank you. So just a couple other points that I'd like to make relative to the project. First, I want to talk a little bit about timeline. So keeping this project on track schedule wise is paramount to us and there's a lot of moving parts. There's a lot that still needs to be done: moving of the fire training facility, continuing with the permitting, continuing with the design. All these are major efforts and we are working towards that so we can, you know, ideally, start construction for end of spring, early summer of next year.

And so to keep this project on track, I just want to kind of tease out a couple items. First and foremost, we're working off of the last tranche of funds that we have available so there's a bond pending for \$5.5 million. It's in committee right now. I asked for it to go back to committee because Director Fauteux and I are going to give a presentation to the full Board of Aldermen. I anticipate probably sometime in early November. I'm working with Donna to coordinate schedules on that. I want to bring everyone's attention to that because I think that's a really important meeting that we have to ensure that we're on the right trajectory for this project and I think you'll be pleased when you see through that presentation the work that we've done and how we're trying to maneuver this project forward with all the various constraints that we have.

And so one of those issues that have arisen that I just wanted to flush out in a little bit more detail to ensure that Joe and I understand it correctly is this idea of a cost benefit analysis. So if anyone here wants to give us some insight into what you're looking for relative to a cost benefit analysis. I've heard from some members of the Board of Aldermen that this is something they're very interested in seeing. It's something that we want to try to help develop. I think it's something we can do. It will be part of our conversation that we have over the next few weeks but we haven't had any real public conversation on this cost benefit analysis concept. This is a newer concept. I assume by this conversation that this is something that is going to be required of all building projects moving forward to treat everyone equitably. But again, I'm hearing this now that this is something that is being looked for. We want to make sure we get it right. So we're going to be developing a scope and if anyone has any input, I'd welcome that detail. So anyways, so that's something that I wanted to put out there to the group now for conversation. But otherwise circling back to how I started, really this is making sure we keep this project on track so we can start construction for this summer and ensuring that we do everything that we need from a due diligence perspective to be able to do that appropriately.

Chairman Dowd

I think there's a lot of aspects to a cost benefit analysis. One of the biggest ones though is if we have this building and a cleaning bay, you know, how much does that save our equipment and we save in CERF over the years. You know, you can look out 5 years, 10 years. There are other aspects as well so.

Alderman Klee

Thank you. I just wanna piggy back on that statement. I think, you know, a lot of my conversations that I have with people and they say, well why do we need this building? After having talked to Director Fauteux, and so on, and I see the wear and tear on our vehicles just because they're not housed and so on. So a cost benefit analysis in my book is how can we get extra life out of these vehicles much what Alderman Dowd just said and how can we save maintenance on it. Because you're not having to do maybe do the tires as much in the weather and so on so. I think that is going to be a big cost benefit analysis in my book anyways.

Tim Cummings, Administrative Services Director

Ok, thank you.

Commissioner Manny Espitia

Thank you. Yeah, I think especially us on the Board of Public Works just approved quite a few purchases for some CERF vehicles or some vehicles to CERF. You know one of the things we talked about was definitely like undercarriage and how, you know, how salt basically deteriorates these vehicles. I just think like the long haul. It would be good for folks to see, especially comparing what we have now like in our current garage where we are like, you know, blades of snow machines are basically clipping the entrance to the garage every time, and like basically in wells that really are not safe anymore, and so I think it'd be good for a cost benefit analysis so folks can see what current conditions are like versus what would happen if we had improved conditions.

Tim Cummings, Administrative Services Director

And so to that point not just on equipment but also improving conditions on the facility ...

Commissioner Manny Espitia

Facility, yes.

Tim Cummings, Administrative Services Director

...as well and how you can maximize efficiencies and whatnot is ...

Alderman Klee

and safety ...

Tim Cummings, Administrative Services Director

...and safety and flexibility for operational improvements is also something I'm assuming the group is going to want spoken to.

Alderman Sullivan

Thank you. I'd like to put a finer point on it if I could. I think when you look at the amount that the building is projected to cost from what I remember, please correct me if I'm wrong, about \$54 million. What I'd like to see is understanding that we're going to bond the money and that the building will clearly outlive the length of the bond, clearly. I think that that's a check mark in the box. I get it.

However when you look to expend \$54 million in the savings that we're talking about, how soon do you see the savings pay for the building? Meaning instead of 15 trucks over the next 10 years, we're only going to buy 5. In different metrics like that to say, okay, how do we do that? How do we do that? I think the other piece that I'd like to see on this as well is in your projection, perhaps you could help out with this Mr. Sullivan, is preventative maintenance on the building because it goes above and beyond the \$54 million. So if you expect this to be 20 years, what is that preventative maintenance cost going to be 20 years, 30 years down the road once the bond is paid for, the building is up and running, what is the if

you will all in package that we are looking for, for this building?

Alderman Klee

Thank you. I like what Alderman Sullivan had to say but when we're looking at that all in package, we also have to take into consideration what was the cost of maintaining the current building if we get rid of that too. So that's kind of an offset kind of cost. So while we're looking at what is the overall maintenance of a new building, what would have been the cost of trying to keep - and people's safety can't be enumerated as far as dollars are concerned, but that has to be high on our list. So his points, I think, are great.

Tim Cummings, Administrative Services Director

Okay.

Joe Sullivan, Owner's Project Manager

Mr. Chair, so I concur with everybody's comments. One of the aspects that we really need to look at is cost of operations as well. So the cost of operations of the current facility versus the new is going to be drastically different and that has to be correlated in the overall cost of not only the preventive maintenance. I mean there's going to be cost of maintaining the building to project its longevity. That's an easy analysis to do. As the building ages, it obviously increases with any other particular building, but the cost of operating the original building has to - we have to do an analysis on that to show the comparison from one to the other and the overall cost of operating that building is going to go up a little bit because of the size of the building as well. So that all has to be in the consideration.

Chairman Dowd

Yeah, I also do think that as we build and design the building, we build it to be energy efficient.

Joe Sullivan, Owner's Project Manager

However, there'll be more, you know, efficiency ...

Chairman Dowd

More space ...

Joe Sullivan, Owner's Project Manager

...in lightings, there will be more efficiency in HVAC. So there will be, you know, people at times can be, you know, unaware of that and most of the time, I make sure the electrical engineer and the mechanical engineer gives us some forecasting of what the operation costs are going to be so that the city can project it appropriately over the next five to ten years as you move forward.

Chairman Dowd

Any other questions, comments? Director Shea.

Commissioner Paul Shea

So I would kind of jump in with the quality working conditions not just safety but also air quality which ties to safety. What are the air quality versus air quality differences in the old building verses the new building, air management, the lighting conditions, how is that going to change the safety? It generally, yes, is important. I think maybe tapping into the Superintendent of Fleets and Director Fauteux with insights on a more not necessarily quantitative but a qualitative analysis of what those working conditions are going to be and how its going to change. That kind of thing affects morale. It affects the quality of someone's working experience in the day to day. I think not just energy utilization but also identifying what the different sources of the power for this building, and the heat for this building are going to be, and how that is different from the old building where this is going to be sited here, and we have access to the waste heat, and the methane from the landfill, and whether or not this building is suited to receive solar panels at some point in the future? That may not be part of the current appetite and it may not make sense with tariffs and things but whether or not there is some future opportunity. I know Alderman Sullivan had brought this up if solar might be an option for this building. I think that that's something that even if we're not doing today, it's something that we should consider whether or not we are

preparing this building to receive it. I think that's all I've got.

Chairman Dowd

I think as we go through the design process, a lot of those things will shake out. Do you have any other analysis or?

Tim Cummings, Administrative Services Director

No.

Chairman Dowd

All right, we'll go through the invoices.

DPW GARAGE PROJECT - APPROVAL OF INVOICES

**MOTION BY ALDERMAN KLEE TO APPROVE LEFTFIELD, LLC, – OWNERS PROJECT MANAGER'S SERVICES THROUGH AUGUST 31, 2025 IN THE AMOUNT OF \$26,500
MOTION CARRIED**

DPW GARAGE PROJECT – APPROVAL OF CONTRACT/PROPOSALS/AMENDMENTS

**MOTION BY ALDERMAN KLEE TO APPROVE HKT ARCHITECTS, INC., SERVICES THROUGH FIFTY PERCENT CONSTRUCTION DOCUMENTS IN THE AMOUNT OF \$444,015
MOTION CARRIED**

**MOTION BY ALDERMAN KLEE TO APPROVE AND EXTEND LEFTFIELD, LLC, OPM SERVICES THROUGH NOVEMBER 2025 IN THE AMOUNT OF \$53,000
MOTION CARRIED**

WASTEWATER TREATMENT FACILITY – GENERAL PROGRESS UPDATE

- Overall Project Update
- Look ahead

Unidentified Male Speaker

I'd like to give you a quick update on the wastewater maintenance facility. So the good news is back in June we did a and as I reported earlier, we did a full questionnaire of all the stakeholders in a design charrette just to determine what the program needs are going to be. Lisa Fauteux, the Director, was there, along with myself, and the team of HKT, HDR equipment consultants, and IMEG civil engineers. Information on the questionnaire was clarified and refined to design a program. That program was presented to the city. The city went through that entirely and then did some revisions to it. We also toured the existing facility and site. As you can see, there's some notes and some photos associated with both of those.

The progress of the charrette. We ended up coming up with some and basically with a charrette, you come up with the number of program and its boxes that you put together to make sure the configuration can fit the site restraints. As you can see, there's a number of different versions of how that building might fit on that site. That's still being refined and the design access, we all have to remember that it's an occupied site and the operations of that cannot be altered in any shape, way, or form as we're doing this. So Lisa has done a phenomenal job with the team just to kind of coordinate how the best use of that building will be on that site and along with the access points as we move forward.

Vehicle circulation clearances were studied. We're doing traffic analysis and how that gets done. The conceptual floor plan and sketch to the adjacencies of this room sizes was done. That's all being looked at. We're looking at more efficiencies and flexibility within the space and more to come with that as we move forward.

Programming and conceptual designs. It just gives you an idea of, you know, the size of the building that was projected based on the program. That's been refined since they're being - it's being modified. Lisa's looking at other uses within the facility to determine, you know, where some of the vehicle storage could go while this building's being designed and constructed.

And with that, comments have all been received. We're basically going through the dialog from the city and HKT's recommendations and trying to refine it to a, you know, a more concise building so that we can minimize the costs to the overall project.

Chairman Dowd

And just for clarification for the public, this is a maintenance facility not a parking garage.

Tim Cummings, Administrative Services Director

Correct.

Chairman Dowd

And this is also being funded by the ...

Tim Cummings, Administrative Services Director

The wastewater fees.

Chairman Dowd

Wastewater fees.

Unidentified Male Speaker

And so there will be a little bit of storage for this particular building, the back trucks especially. They're in a significant expense and, you know, their best house indoors and their longevity. If we were all talking about a cost benefit, that is definitely one piece of equipment that necessarily needs to be stored within there.

Chairman Dowd

That's that's a couple very, very expensive pieces of equipment.

Unidentified Male Speaker

That's the reason I brought it up. That's the importance of having a little bit of vehicle storage.

Chairman Dowd

Any questions? Alderman Sullivan.

Alderman Sullivan

Thank you. I was just looking the site and thinking ahead. No, no, no this is fine. Just when construction starts if you can see that it is pretty residential area. I mean do you see any disruption for the homes? I mean those are - I mean this is a different situation. You have West Hollis Street which is a larger road. A well trafficked road. That is more tucked away in the back of any - do you see any issues with residents and things like that?

Unidentified Male Speaker

It's a great question. So the answer is I think there will be an impact at some point. You know any type of construction when you're adjacent to it. We are planning on having abutters meetings. We'll end up sending a notice to all the abutters. We actually part of our process is to give out weekly updates to the abutters so they know what to expect for conditions of construction as we move forward whether it's vehicle traffic flow, deliveries. So they'll be well informed about all of the activities and we're planning on having a number of these public forums so that if anyone's got any questions or concerns, I want them to have a number. It's not – it's Lisa's number I want them to make sure they contact.

Lisa Fauteux, Director Public Works

They'll contact me anyway.

I just wanted to add to that Alderman Sullivan. That is something that I was very concerned about and there was another driveway that was proposed that was close to one of the residents. I asked for us to only have one driveway and have it be very close to where the current driveway is so that we're not impacting any residents, but we will inform them. I think any impact will - there'll be a still a very significant buffer so I think that the impact will be very minimal.

Chairman Dowd

So the city and myself personally have a lot of experience in this regard. We built a new school right next to some hugely expensive houses. In fact, I hand delivered notifications to all the abutters before we started and it went fairly well. We didn't have that many issues with abutters.

Unidentified Male Speaker

Being transparent and informative is the best policy when it comes to working next to anybody.

Chairman Dowd

Any other questions? Alderman Klee.

WASTEWATER TREATMENT FACILITY - APPROVAL OF INVOICES

**MOTION BY ALDERMAN KLEE TO APPROVE LEFTFIELD, LLC, OWNERS PROJECT MANAGER'S SERVICES THROUGH AUGUST 31, 2025 IN THE AMOUNT OF \$26,500.00
MOTION CARRIED**

WASTEWATER TREATMENT FACILITY - APPROVAL CONTRACTS/PROPOSALS/AMENDMENTS - None

OTHER EXPENDITURES FOR APPROVAL - None

OLD BUSINESS – None

Chairman Dowd

It's not on the agenda.

Tim Cummings, Administrative Services Director

Well, we have a tentative date of October 29. That's a Wednesday. If you want to keep it on the schedule of the Board of Public Works, I think they meet on Thursdays and would it be the 30th?

Lisa Fauteux, Director of Public Works

No, it would be the 23rd.

Tim Cummings, Administrative Services Director

The 23rd. So if it's the pleasure of the group to do it on the 23rd or the 29th.

Chairman Dowd

And can we have it at five o'clock?

Alderman Klee

Only because you've got Joint Special.

Chairman Dowd

Yes. I always have Joint Special on the 4th.

Tim Cummings, Administrative Services Director

So we'll do it on Thursday the 23rd at five o'clock if ...

Lisa Fauteux, Director of Public Works

5:00 o'clock or immediately following.

Tim Cummings, Administrative Services Director

Well, I need to make sure that's okay.

Chairman Dowd

We can't do that.

Tim Cummings, Administrative Services Director

Well, I need to make sure that that's okay.

Alderman Klee

Not before 5:00 though.

Lisa Fauteux, Director of Public Works

No, not before but just in case we go to 5:15 or it goes a little longer.

Chairman Dowd

Five o'clock or after the ...

Lisa Fauteux, Director of Public Works

Yeah.

Chairman Dowd

Alright.

Unidentified Male Speaker

Is there something after that meeting for the Board of Aldermen like a committee?

Chairman Dowd

Joint Special School Building Committee.

Alderman Klee

It's 7:00, yeah.

Chairman Dowd

Which is a whole other facility. All set?

Tim Cummings, Administrative Services Director

Yes, thank you, Sir. Alderman Klee

Alderman Klee

Mr. Chairman, if I may before I call for adjournment, I'd just like to say that we've received notification from Chris Guarino

that his father passed away last night.

Alderman Klee

Ray Guarino.

Chairman Dowd

Ray Guarino.

Alderman Klee

He meant a lot to a lot of us in the City, so.

Tim Cummings, Administrative Services Director

That's sad.

Alderman Klee

Thank you.

Chairman Dowd

Alright.

ADJOURNMENT

**MOTION BY ALDERMAN KLEE TO ADJOURN
MOTION CARRIED**

The meeting was declared adjourned at 5:55 p.m.

Alderman Patricia Klee
Committee Clerk