

**JOINT MEETING OF
THE COMMITTEE ON INFRASTRUCTURE AND
THE BOARD OF PUBLIC WORKS**

A joint meeting of the Committee on Infrastructure and the Board of Public Works was held on Thursday, January 27, 2022, at 5:30 p.m., in the Board Room of Nashua North High School, 8 Titan Way, Nashua, New Hampshire 03060.

I. OPENING COMMITTEE MEETING

Chairman O'Brien declared the meeting to order at 5:37 p.m.

Michael B. O'Brien, Sr., Chair, Board of Aldermen

Good evening everybody. I'm going to call to order the Joint Committee of Infrastructure and the Board of Public Works. This being Thursday, January 27, 2022 at 5:37 p.m. For the record a Joint Committee of Infrastructure and the Board of Public Works is being held on this date and our location is Nashua High North, and I thank everybody for being here. As you know, they're a Joint Special School Board several members are on that committee as well, and this just makes government more efficient so that they could be with several members. I thank everybody for doing that. I will now recognize Director Cummings who will call the role.

Tim Cummings, Clerk, Director, Economic Development

Yes, thank you Mr. Chair.

Mayor Donchess:

Here.

Chairman O'Brien:

Here.

Alderman Dowd:

Present.

Alderman Comeau:

Present.

Alderman Gouveia:

Here.

Commissioner Moriarty:

Joining at 6:00 p.m.

Commissioner Schoneman:

Here.

Commissioner Shea:

Present via Zoom. I am unable to join you due to work obligations. I am on break, if I get off of the meeting, I've got to go back to work and there is no one with me. Thank you.

Commissioner Lemen:

I'm here.

Alderman Jette:

Joined at 5:40 p.m.

Absent: Aldermen Jette

Also Present:

Tim Cummings, Director, Economic Development
Derek Thibeault, Alderman, Board of Aldermen
Lisa Fauteux, Director, Division of Public Works
Carl DuBois, VP/Preconstruction Manager, Harvey Construction Corp.
Lori Wilshire, President, Board of Aldermen

Chairman O'Brien

And also in attendance is Alderman Thibeault, is here. And also in attendance is the clerk, Tim Cummings, Economic Development Director, Lisa Fauteux, Director of Public Works, and a

special guest, Mr. DuBois of the construction company, and again, just as brief comments. Oh, yes, I'll recognize, oh, Alderman Wilshire, excuse me, thank you. I'll catch on.

[Group Laughter]

I'd just again, like to say thank you for coming here and it just makes everything more efficient, and to new members of the Board, we started this project of replacing the Public Works garage and some of the information that we'll be getting tonight is looking at the different contracts and different things. I would like to ask Director Fauteux, since we have new members on the Board, and I'm sure without any objection, you would offer if any of the new aldermen want to tour the facilities to see why we're upgrading and the need if they so wish?

Lisa Fauteux, Director, Division of Public Works

I think that Aldermen Gouveia and Comeau have toured the facilities, which I really appreciate--

Chairman O'Brien

You have to--yeah.

Ms. Fauteux

--it was on, okay, I must have shut it off accidentally. The two aldermen on infrastructure, Gouveia and Comeau have toured the facilities and taken the time actually to see the wastewater treatment plant and the landfill as well. Thank you.

Chairman O'Brien

Very good. And then also, too we did discuss there's other facilities too that will be incorporated such as the park and recreation and others. So, I mean if there's a need, I'm sure you'll be able to take a peek at that. Okay. And I think that's it, Director Cummings.

Tim Cummings, Clerk, Director, Economic Development

Yes, thank you Mr. Chair. Just so for the record I want to just note that there is quorum this evening with 8 out of 10 members being present, and I wanted to just quickly give the body here an update in terms of where we're at with the project. Two very quick highlights. One, and I'll talk about this a little bit later on in the agenda, but first and foremost I just want to make sure everyone knows that we have executed a GMP Amendment with Harvey Construction for \$10,507,719.00. That is on budget with what we had anticipated. We were very pleased with achieving that milestone that is a very significant milestone in terms of helping move this project along and make the timeline that we originally set out for spring of 2022, in terms of starting

construction. The other update I wanted to just quickly talk about is a request that came from Alderman Jette, a couple months back relative to looking at alternative energy sources, in regard to how we could help make the building more sustainable. That is an ongoing conversation, we're not going to be able to present anything at this meeting, but I didn't want to leave it unsaid that we are studying it, and actually, at this point I think we're almost having weekly meetings on the topic. I hope by the next time we meet, sometime next month we'll be able to give you and others a full report on that, but I didn't want anyone to think that that task had escaped us, it's just taking a little bit longer than we had originally anticipated. Carl, I'm not sure if you wanted to just say a couple words on the energy front?

Carl DuBois, VP/Preconstruction Manager, Harvey Construction Corp.

Yeah, we're looking at two potential options. One from a heating source, I'm not sure if everybody is aware, but out at the landfill the City is in a relationship with a company call EPP, they're a power company. There are two gas turbines in a building that actually burns the methane coming off the landfill. We approached them, the discussion was what can we do? They came back with two interesting scenarios. They're still trying to run numbers, so I don't have numbers for you, but I can at least explain what we're looking at. There's a possibly that with a heat recovery piece of equipment added to their facility they could capture heat and convert it into hot water and feed the new building with hot water, via two pipes underground from that facility to this facility. They're still trying to get hard numbers on what it is going to take for them to do it, so as we said we can report on the numbers at the next meeting. The nice thing about that is that they're running the generators already, which the energy that produced is sent back through the grid, the power grid. So this would be a byproduct, but there will be an upfront cost to furnish and install insulating piping to the tune or probably 300 or 400 feet to get to our building. I know what our portion is, we're waiting for EPP for their portion to see what the total would be.

The second one was because they do generate electricity and send it back through the grid, they've approached Eversource in terms of purchasing the infrastructure from West Hollis right at the entrance to the landfill, all the infrastructure that has been brought in my Eversource purchasing that and then basically, turning around and feeding us electricity, so essentially there may be some upfront costs. They're trying to figure out what that would take from Eversource in order to purchase that based on the age of the system, the age of the poles, they've got a lot of things to do. We have not heard back from Eversource, but it was an interesting suggestion in that rather than sending it all out to the grid, they would feed us electricity through the same method that we'd do with Eversource. That being a brand new transformer for the building, but all that infrastructure would be owed by EPP and it would be a relationship and contract signed by the City to feed the building. So potentially you'd get heat and electricity on methane that you're burning so it's a quasi, you're utilizing it anyway so it would be not neutral to the job in a sense.

Ms. Fauteux

I just want to, may I add to that? I just want to clarify that it's actually not from the methane, but from the heat from the generators that use the methane to produce electricity, it's the heat from the generators.

Mr. DuBois

The methane is what is making the two turbines operational for generators. They're burning it off because they have to. The outcome of that is, right now they're feeding the power grid with a piece of equipment we can convert the hot water and feed ourselves and also possibly, if they could purchase the infrastructure, they could feed us directly with electricity. You'd be off the grid essentially. We're following up with that. There's two promising scenarios to be honest with you.

Mr. Cummings

Mr. Chair, that's essentially my report at this time. I think if you wanted to now would be an appropriate time to move on to public comment. Thank you.

Chairman O'Brien

Absolutely. I'll open up the meeting for public comment. Anybody in the gallery, and I don't think we're on Zoom.

Mr. Cummings

No we're not.

II. PUBLIC COMMENT

Chairman O'Brien

I think that's it, so I have got to close public comment at this time, and move to Item No. 3, which is approval of the minutes.

III. APPROVAL OF MINUTES

Chairman O'Brien

I look to Alderman Dowd, do you have a motion?

Alderman Dowd

Motion by Alderman Dowd: Approve the minutes of the last meeting, November 4, 2021.

Chairman O'Brien

And that would be the minutes of November 7, 2021--
Mr. Cummings

Fourth--

Chairman O'Brien

The fourth, somebody has bad handwriting.

Mr. Cummings

My apologies.

[Group Laughter]

Chairman O'Brien

All right we have a motion and --

Mr. Cummings

You going to--

Chairman O'Brien

--yeah, and that this has to be by roll call. Would the clerk please call the roll.

A Viva Voce Roll Call was taken, which resulted as follows:

Yea:	Mayor Donchess, Chairman O'Brien, Alderman Dowd, Alderman Comeau, Alderman Jette, Alderman Gouveia, Commissioner Moriarty, Commissioner Schoneman, Commissioner Shea, and Commissioner Lemen	10
Nay:		0

MOTION CARRIED.

IV. AMENDMENT OF HKT CONTRACT

Chairman O'Brien

Very good. Moving to Agenda Item No. 4, the amendment to the HKT contract. Director Cummings do you have any information?

Tim Cummings, Clerk, Director, Economic Development

Yes, thank you Mr. Chairman. This is essential a housekeeping matter, but the architect retained for us, HKT has requested a small amendment to their contract for \$37,000.00. This is relative to some miscellaneous items that were not anticipated or costs with their current contract. A couple of the items we had because of time sensitivity needed to continue working. Some of the items have not, we have not started on. Essentially, what we did was there is, it's a phased contract, if you understand how architecture contracts work, you have your concept plan, you have your schematic design, design development, construction documents, and then the last phase is construction administration phase. They pulled from their construction administration phase to execute on some of the tasks. This would replenish the contract to make sure that they actually had enough of the fund to actually do that construction administration. All of this money is anticipated in the total project, so we are not going over what we had originally budgeted, but they are just looking to be made whole. If you look at the letter dated January 21, that came into Director Fauteux, it outlines in detail some of the miscellaneous costs on the contract, \$3,000.00 for an existing conditions compilation, SD Plan at 30% for \$3,000.00, shifting their building. There was a request actually by this body that we looked at moving the building slightly, there was just that type of cost that got incurred, and then finally, the other bigger driver in this request is we have submitted for permits to the State. The State has come back with some question, and to address those questions we needed to do some additional analysis that wasn't anticipated. I just want to note for the time, that Commissioner Moriarty joined us at 6:51 p.m., and I'm going to note that on the minutes--

Commissioner Moriarty

Five--

Mr. Cummings

I'm sorry 5:51.

Chairman O'Brien

All set Director Cummings?

Mr. Cummings

Yes, thank you, Mr. Chair.

Chairman O'Brien

Thank you for the update and I'm looking for an affirmative motion on this to approve the two architectural amendments for a total of \$37,000.00, and submit the amendments to the Finance Committee. Commissioner Lemen would you like to make that motion?

Motion by Commissioner Lemen: To approve the two architectural amendments for a total of \$37,000.00 to submit the amendments to the Finance Committee.

Discussion:

Chairman O'Brien

Discussion on the motion? Alderman Comeau.

Alderman Comeau

Yes, thank you Mr. Chair. I had an opportunity to look this over last night and to the extent that I understand it, which is admittedly on the lower side, it all seems pretty standard. I think that we should expect pretty swift passage.

Chairman O'Brien

And, if I can give compliments to all the construction people on board, they do know we've had good luck with Harvey Construction in the past and very good favorable. I know I've worked in one of the fire stations that they built. We're going to get this for as much as we can with the taxpayers in mind on this facility, yes. Very good. Any other additional? Commissioner Schoneman.

Commissioner Schoneman

Yes, I would like to comment for the sake of those who have not been a part of this board before. When this project began it was a \$9 million project. It's a necessary project. I respect the director very much and her workers very much, and I know that their facilities, in many cases are subpar. They are not addressing in this project the need for new garages and maintenance. This is strictly for office space and attendant facilities that go with that. I was opposed to this project when it was \$9 million on the count that it's a lot, it's a big ticket item and there's a pandemic,

we've got several very large ticket items already that we're in debt to, and it's just an egregious debt to saddle our kids with. I think it could have done better and that it's a \$15 million dollar project I feel that way more strongly. There could be other ways that we haven't explored to provide good solid working environment for the DPW workers, so when I vote no on different items in this meeting and others associated with this project, that's the reason. Thank you.

Chairman O'Brien

Thank you Commissioner. Further discussion on the motion? Seeing none, I will ask the clerk to call the roll by Commissioner Lemen to approve the architectural amendments for a total of \$37,000.00 and submit the amendments to the Finance Committee. Will the clerk please call the roll.

A Viva Voce Roll Call was taken, which resulted as follows:

Yea: Mayor Donchess, Chairman O'Brien, Alderman Dowd, Alderman
Comeau, Alderman Jette, Alderman Gouveia, Commissioner Moriarty,
Commissioner Shea, and Commissioner Lemen 9

Nay: Schoneman 1

MOTION CARRIED.

V. UPDATE ON TIMELINE

Chairman O'Brien

Very good, thank you. Moving to Agenda Item No. 5 update on the timeline, and we're fortunate to have Director Cummings to go over that timeline.

Tim Cummings, Clerk, Director, Economic Development

Thank you, Mr. Chairman. In your packet you'll see just a very high level overview in terms of schedule. I thought that this was important to help orientate the group. I won't bore you with the details, you can read it at your pleasure, but the big thing is we did sign the contract on the GMP for just over \$10.5 million, and then some of the milestones that we're going to be looking to achieve over the next couple months, it's bulleted at the bottom of the page; which is we're going to be looking mobilize and we're going to try to do that in the spring 2022. I don't want to say a hard and fast date because it is subject to state permitting and we're working very hard now to make sure we secure all our statement permits. We anticipate that we'll be looking to start construction sometime in the spring 2022. Say the April timeframe. We'll be looking to have foundations poured in Quarter 2 of this year, having steel put up sometime between Quarter 3

and Quarter 4. Really the big, one of the big items I want to make sure we callout is the roof because that is an item that we had special attention to, if you remember late last fall where we ordered our roof in advance so we could make the timeline. We'll be anticipating that being completed in Quarter 4 of this year. Getting the building weather tight and secured again, here in Quarter 3 into Quarter 4 of this year. All the mechanical systems and MEP at the end of this year, Quarter 4, with interior finishes and having a target date of substantial completion just after the new year in January 2023, with final completion happening sometime at the end of Quarter 1 of 2023, where we'd be looking to occupy the building. That is the trajectory we're on. We're going to work very hard to maintain this schedule. I wanted you all to be aware of it. This is what we had been planning on from the beginning.

Chairman O'Brien

Very good, any comments to Director Cumming? Okay, seeing none move to Agenda Item No. 6, review of the rewards, and again we have Director Cummings.

VI. REVIEW OF AWARDS

Tim Cummings, Clerk, Director, Economic Development

Thank you, Mr. Chair. This is actually just informational and an FYI for you. They'll probably be a more substantive conversation next month on this subject. Harvey has because we've executed the GMP started to buyout the project. They're just in the early stages of that. This is a summary sheet that just shows you what has been awarded to date and we'll be looking to notify you come next month, with hopefully a more robust list as we look to secure all the subcontractors that will be working on this project. This was more informational for you. Thank you.

VII. OLD OR MISCELLANEOUS BUSINESS ITEMS

Chairman O'Brien

Any comments on Item No. 7? Seeing none, excuse me Item No. 6. Moving to Agenda Item No. 7, Old Miscellaneous Business Items. Mr. Mayor.

Discussion:

Mayor Donchess

Yes. I was follow up on Alderman Jette's suggestion regarding the heating, and I'm glad you're looking into that. In addition to that, we do have a flat roof, so would it be possible do think to provide electricity via solar panels? And has that been reviewed at all?

Carl DuBois, VP/Preconstruction Manager, Harvey Construction Corp.

We've looked at it. Revision Energy has come back. It would be a fairly small array. Their suggestion was based on having a better payback would be to wait until Phase 2, when there is going to be; in a tune of thousands of square feet of available open roof to do it then. That's their recommendation.

Mayor Donchess

And how big is the roof in square footage in this part of the project?

Mr. DuBois

The whole building is 25,200, so 12,600 square feet—

Mr. Cummings

12' 5", yup.

Mr. DuBois

And then, you have to subtract out the elevator override, all the mechanical equipment, it's a very small area that's really available.

Mayor Donchess

Okay, thank you.

Mr. DuBois

Yup.

Lisa Fauteux, Director, Division of Public Works

May I add something--

Chairman O'Brien

Yes, Director Fauteux.

Ms. Fauteux

I wanted to let you know that Doria Brown is working with us on all this, and she's evaluating both alternatives—

Mayor Donchess

Okay, great--

Ms. Fauteux

-- she will be looking closely at solar as well.

Chairman O'Brien

Anybody? Yes, Alderman Jette.

Alderman Jette

So, following up on that, we've talked about this before. I know the building, the roof size of the building is fairly small, but the landfill property itself is quite large. What about using solar or rays that are on the ground on that property?

Ms. Fauteux

There is not a lot property even though it may appear that way. The only spot that we could put a solar array would be on the closed landfill, and we can't do that at this time because of Phase 4. Phase 4 will be coming down the Hall Road and will be impacting the closed phases. There really isn't any room to put a solar array at this time. On the ground.

Alderman Jette

Okay, thank you.

Ms. Fauteux

Sure.

Chairman O'Brien

Any other comments? [inaudible] seeing none. And the other thing, I would like to thank the joint committee here, of the time change. I know we as aldermen, we're very used to the 7:00

start, but I think we could take care of our equal friends on the Board of Public Works. I wonder if, I'll open it up to discussion. If we have these joint meetings somewhere in the avenue of 5:30ish, which could mean a classic Irish 6:00 as well.

[Group Laughter]

Chairman O'Brien

If that is appropriate and any objections? So I'll throw that out there as a housekeeping item if anybody would like to comment on that. If not, then we'll nail it. Alderman Dowd.

Alderman Dowd

Yeah, it's not a problem as long as you don't schedule it opposite a joint special.

Chairman O'Brien

I wouldn't even think of doing that.

[Group Laughter]

Chairman O'Brien

Anybody else with a comment? Because I know we all have busy schedules during the day, I'm trying to get everybody, so yes, Commissioner Moriarty.

Commissioner Moriarty

Chairman, thank you. I'd prefer that Irish start if we had an option.

Chairman O'Brien

I'm sorry, say that again.

Commissioner Moriarty

I would prefer the Irish start--

Chairman O'Brien

Oh--6:00. Irish it is. All right 6:00 sounds good. Director Fauteux do you, is that within your-

Ms. Fauteux

--that's fine. The only thing that I would mention is that there are many, many aldermen meetings at 7:00. It's really difficult to find that window, so if that gives us enough time, that would be fine.

Chairman O'Brien

And, I think if we do have something with members on the committee if we try as the Board together if we said 5:30, if we could keep this within the 5:30/6:00. Director Cummings.

Mr. Cummings

What I was going to suggest is at that point, I think it's really the day. If we were to agree that 6:00 p.m. on Thursdays work, or I'm going to throw this out as an alternative so you have options, maybe 6:00 p.m. on a Tuesday, on a night that PEDC doesn't meet, so every other Tuesday you might find availability. I guess the question would be, would a Tuesday or a Thursday at 6:00 p.m. work for you? I think that that would accommodate everyone's schedule, there was availability.

Chairman O'Brien

Okay, and to my friends on the Board of Public Works unfortunately, our administrative assistant, Donna Graham is out on bereavement leave at this particular time. If we could float this to see if we can etch something in the calendar on this. I think you have given me good directions, timeline, the suggestion of dates, we can see if we can nail some of this down. Alderman Dowd.

Alderman Dowd

Yeah, as we move into budget season and we have, well a lot of meetings on the budget I have no problem moving the budget meetings to 7:30 instead of 7:00 p.m. It only affects the Division Directors.

[Group Laughter]

Mr. Cummings

Mr. Chair, we'll discuss this again at our next meeting.

Chairman O'Brien

I think without objection, Director Cummings and I will get together without administrative assistant and Director Fauteux and come up with something, and we'll send out the proper briefing to you all on that. If no objections to that. I love it when we nail it. All right. Anything else for the good of the organization, of the group or anything they want to discuss? Seeing nothing, I'm looking for an amendment to adjourn, a motion to adjourn. Alderman Dowd.

Motion by Alderman Dowd: To adjourn.

Chairman O'Brien

Thank you, have a motion to--

Alderman Dowd

By roll call.

Chairman O'Brien

And it has to be roll call? Will the clerk please call the roll.

A Viva Voce Roll Call was taken, which resulted as follows:

Yea:	Mayor Donchess, Chairman O'Brien, Alderman Dowd, Alderman Comeau, Alderman Jette, Alderman Gouveia, Commissioner Moriarty, Commissioner Schoneman, Commissioner Shea, and Commissioner Lemen	10
Nay:		0

MOTION CARRIED.

The joint meeting of the Committee on Infrastructure and Board of Public Works was adjourned 6:07 p.m.