

# STATE OF LONDONDERRY DEPARTMENT OF PUBLIC WORKS



May 15, 2023

Presented by: Dave Wholley  
Director of Public Works & Municipal Facilities

# FACILITY COMMITTED



- ❖ Heavily invested in modernizing facilities over the past 20+ years
- ❖ However, what's missing? Perhaps Overlooked?
- ❖ Perhaps Council Resolution -Tax Payer Relief Act Of 2020?
- ❖ **HOWEVER**, Perhaps now it's time to discuss the possibility of a DPW facility



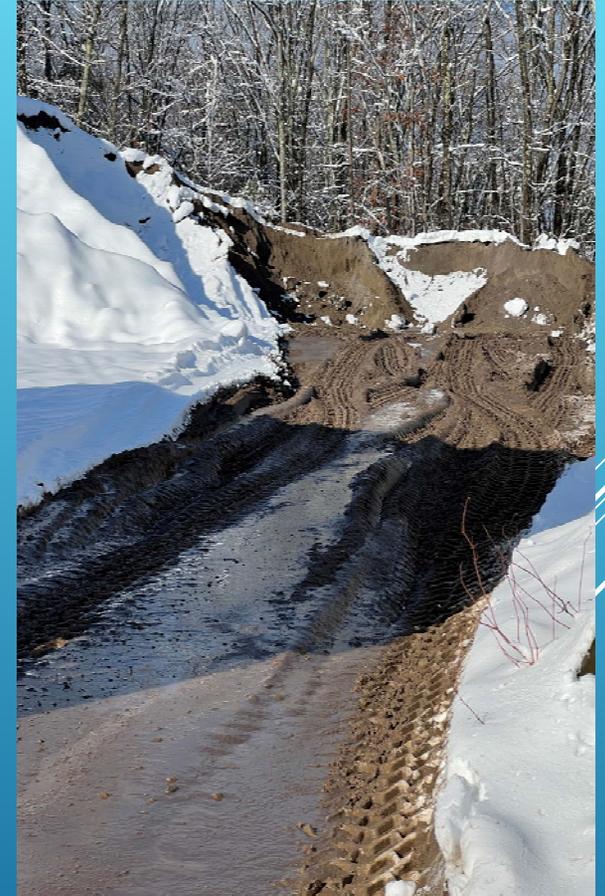
## MAIN AREAS OF CONCERN

- ❖ Site Conditions
  - ❖ Material Storage
  - ❖ Equipment Storage
  - ❖ Facility Inadequacies
  - ❖ Operational inefficiencies
  - ❖ Employee Safety & Working Conditions
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- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against the blue background.

# SITE CONDITIONS



- ❖ Muddy parking areas
- ❖ Muddy materials
- ❖ Muddy work areas
- ❖ Muddy mess



# SITE CONDITIONS

- ❖ Ice!!
- ❖ Unsmooth surfaces
- ❖ Slow runoffs
- ❖ Ponding water



# MATERIAL STORAGE

- ❖ Grossly undersized sand/salt mix shed
- ❖ Small and tight salt sheds
- ❖ All construction material uncovered
- ❖ Inadequate cold patch bin



Salt bldg. #1  
1986 est. \$50K  
1200 ton cap.

Sand shed  
1981 est. \$8K  
250 ton cap.  
Avg./yr 2500 tons



Salt bldg. #2  
2008 \$225K  
1500 ton cap.



Bldg. #1 and #2  
Total capacity =2700Tons  
Avg./yr 3600 tons



# MATERIAL STORAGE-TRAILERS

- ❖ Total of 9 storage structures
- ❖ In/on/under or around
- ❖ Unlit, not ventilated, unstable
- ❖ Impractical/unsafe



# MATERIAL STORAGE-BUILDINGS

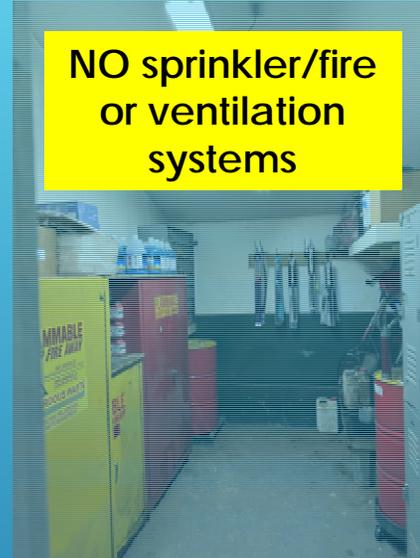
- ❖ Inadequate storage
- ❖ Improper storage
- ❖ Limited work surfaces
- ❖ Upstairs parts room
- ❖ Flammable materials

**NO sprinkler/fire or ventilation systems**

**5'9"**

**NO sprinkler/fire or ventilation systems**

**NO sprinkler/fire or ventilation systems**



# EQUIPMENT STORAGE – UNCOVERED

- ❖ Year round outside – in sun, rain, snow, ice, mud, dust, bird waste, critters, rodents, etc.



(4 )1-tons with  
plow package  
\$260K



Replacement  
value \$600K est.



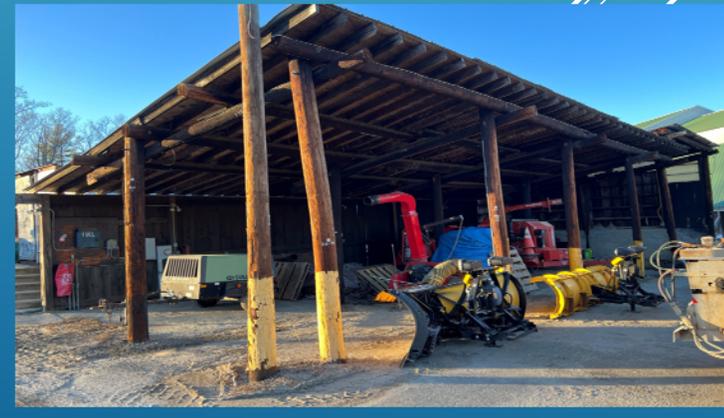
Basin truck and  
passenger van  
\$235K est.



(2) Large 6-wheelers \$380k

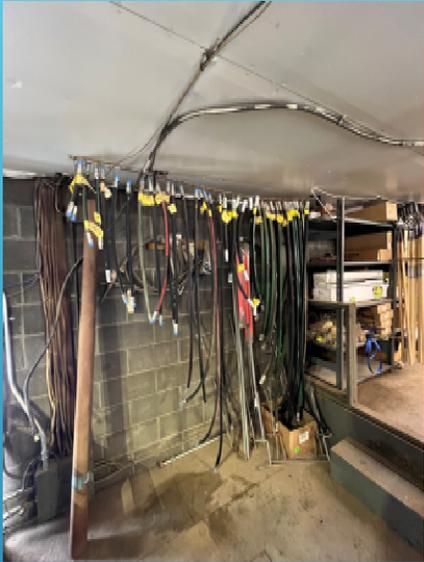
# EQUIPMENT STORAGE-LIMITED COVER

- ❖ Not immune to the elements
- ❖ Wildlife-critters, birds nest here



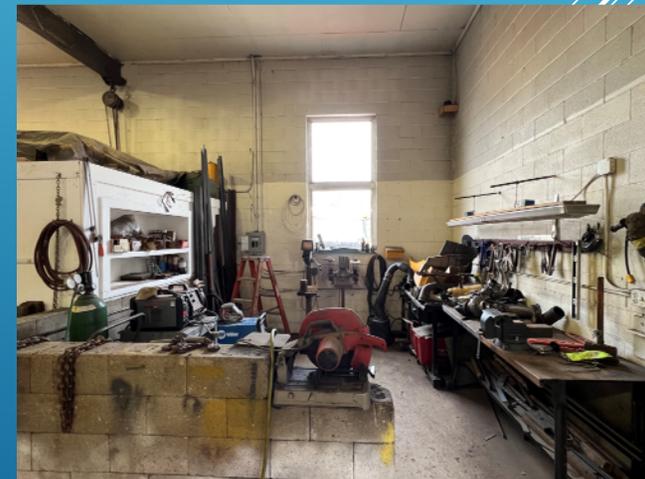
# GARAGE INADEQUACIES

- ❖ No room for crimping machine
- ❖ Tight working quarters
- ❖ Spare parts and tools located in trailers



# GARAGE INADEQUACIES

- ❖ Built in 1971 (50+ years old)
- ❖ 40x80 (3200 sq. ft.) \$27K
- ❖ Limitations on work schedule
- ❖ Side by side tasks difficult
- ❖ Closes down garage to singular task
- ❖ Employees waiting on others welding/grinding/cutting



# OPERATIONAL INEFFICIENCIES

- ❖ End up with an inferior product
- ❖ Clumps on screens and belts



- ❖ Wears on equipment hydraulics
- ❖ Places employees in the weather



# OPERATIONAL INEFFICIENCIES

Employee bldg.  
2015 est. \$180K

- ❖ Tight breakroom/training room
- ❖ Small locker room, limited locker space
- ❖ Move equipment to get at equipment
- ❖ Move supplies to get at supplies
- ❖ Limited back up power to garage



# EMPLOYEE SAFETY & WORKING CONDITIONS



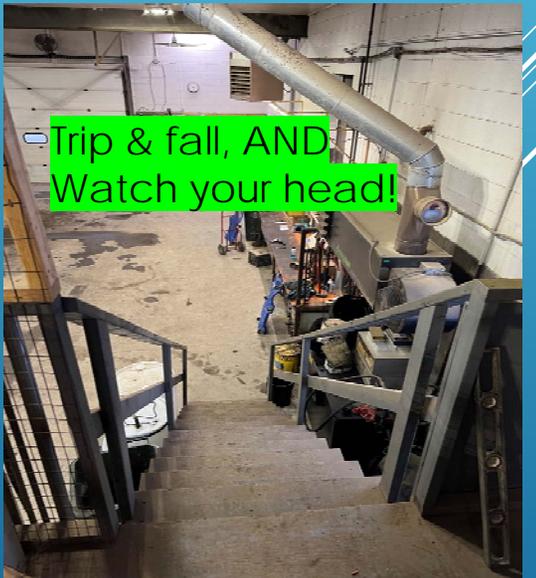
**PUBLIC WORKS**

*All that we do, is in response to you!*

**FIRST RESPONDER**



Red and Blue FOLLOW Yellow!!



## MOVING FORWARD

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- ❖ However, what's missing? Perhaps Overlooked?
- ❖ Perhaps now it's time to discuss the possibility of a DPW facility

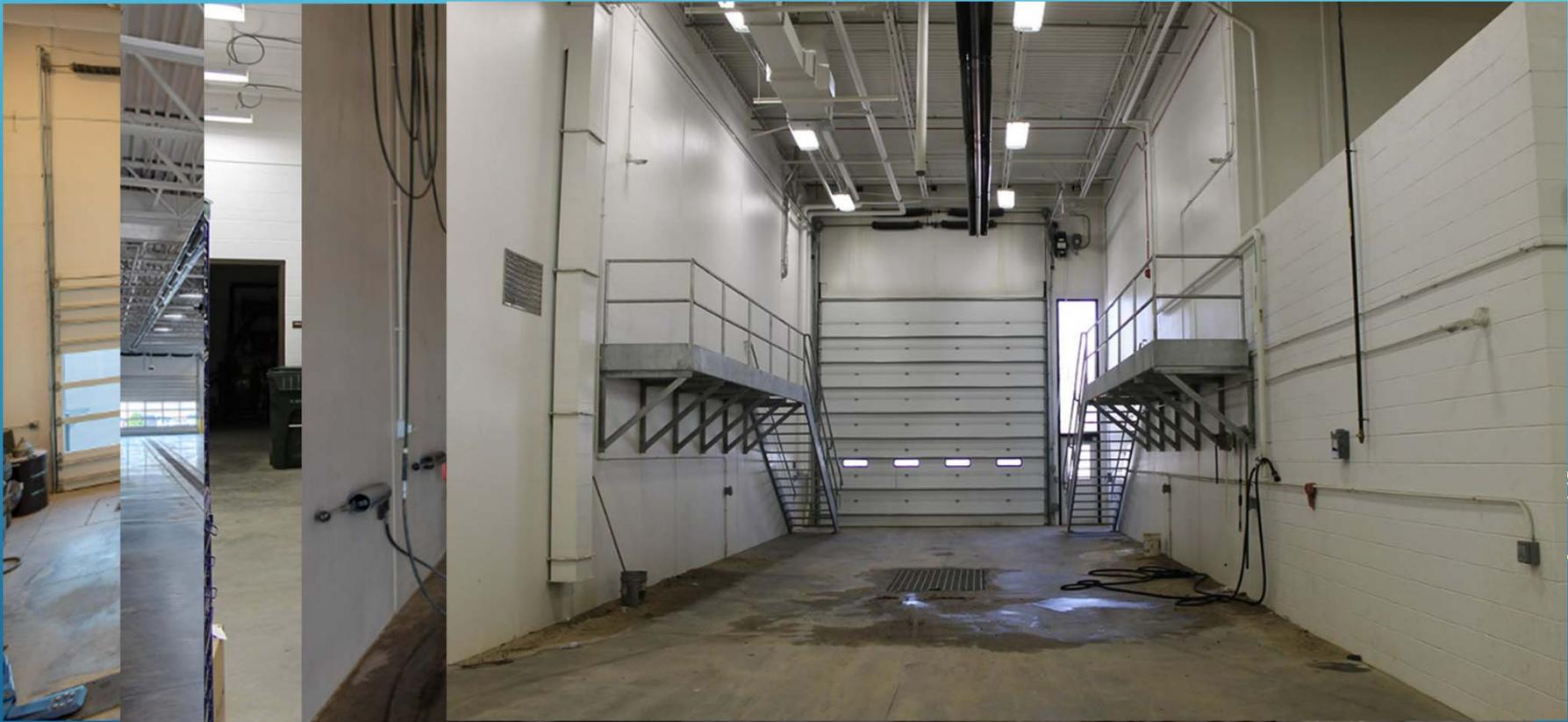
### Request to authorize and conduct a Facility Master Plan Feasibility Study

- All previously mentioned items to be completely evaluated for lost efficiencies and inadequacies
- Determine appropriate square footage needs for each task needed and improved response times
- Examine current location vs. alternate location within Londonderry
- Examine possibility for this facility to help with other community needs as follows:
  - Fleet management for all vehicles
  - Fuel farm for all departments-frees up space at Central Fire
  - Relocate waste oil drop off-frees up space at Central Fire
  - Free up office and storage space at Town Hall
  - Potential for additional parking at Town Hall
  - Relocate drop off center to achieve year round access
  - Storage units for other departments- PD, FD, HR, Finance, TM, Etc.
  - Opportunity for GoGreen initiatives-solar panels/E.V. charging area
  - Wash facility to improve longevity of costly equipment
  - List goes on and on-endless opportunities to solve long standing challenges

# MODERN FACILITY



# FLEET MANAGEMENT



# FUEL FARM & SALT BARN



# YEAR ROUND DROP OFF CENTER



GO GREEN!!!



# BOUND BY THE LIMITATIONS OF NO FACILITY

## *If we had:*

Vac/Jet truck

Street Sweeper

Mowers-lawn maintenance

Sidewalk machine

Hot box

Bulk liquid calcium/brine storage



## *We could perform:*

Jetting of drain lines/culverts.

Sweep roads and MS4 compliance.

Hire seasonal summer help-mow cemeteries and other properties.

Provide winter maintenance for all sidewalks.

Better and longer lasting repairs of pot holes.

Make better use of pre-wet systems resulting in enhanced salt operations

THANK YOU!!!

Questions/Comments?

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