

# STATE OF LONDONDERRY DEPARTMENT OF PUBLIC WORKS



May 15, 2023

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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
- 
- A series of white diagonal lines of varying lengths and thicknesses, located in the bottom right corner of the slide, creating a modern, abstract graphic element.



## 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



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



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





# 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.





# EQUIPMENT STORAGE-LIMITED COVER

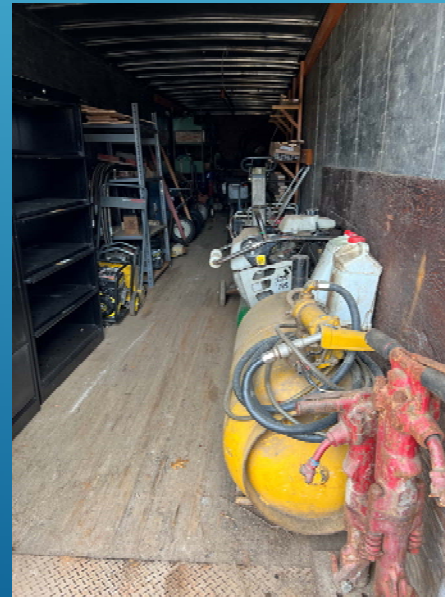
- ❖ Not immune to the elements
- ❖ Wildlife-critters, birds nest here





# GARAGE INADEQUACIES

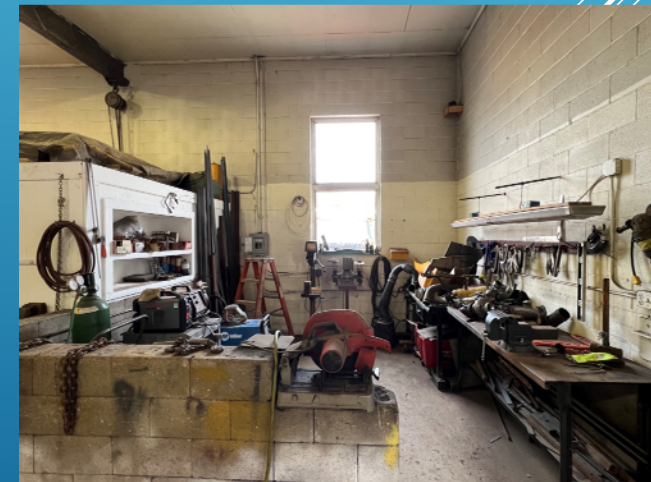
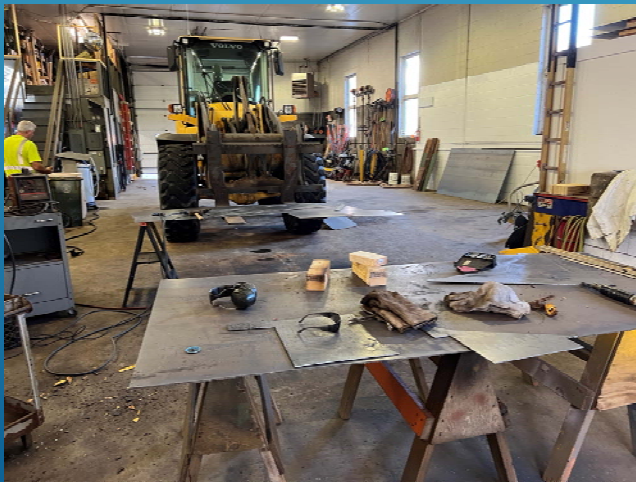
- ❖ No room for crimping machine
- ❖ Tight working quarters
- ❖ Spare parts and tools located in trailers





# 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



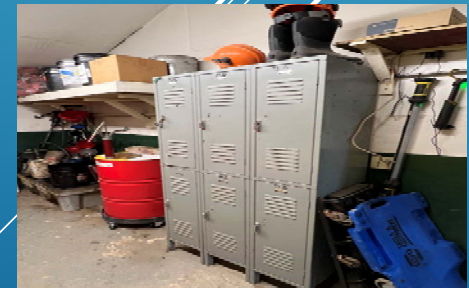
- ❖ Wears on equipment hydraulics
- ❖ Places employees in the weather



# 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

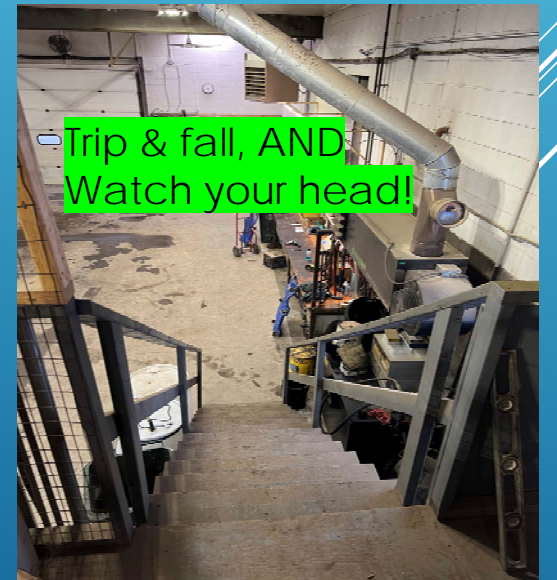




# EMPLOYEE SAFETY & WORKING CONDITIONS



**Red and Blue FOLLOW Yellow!!**



## MOVING FORWARD

- ❖ Heavily invested in modernizing facilities over the past 20+ years
- ❖ 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

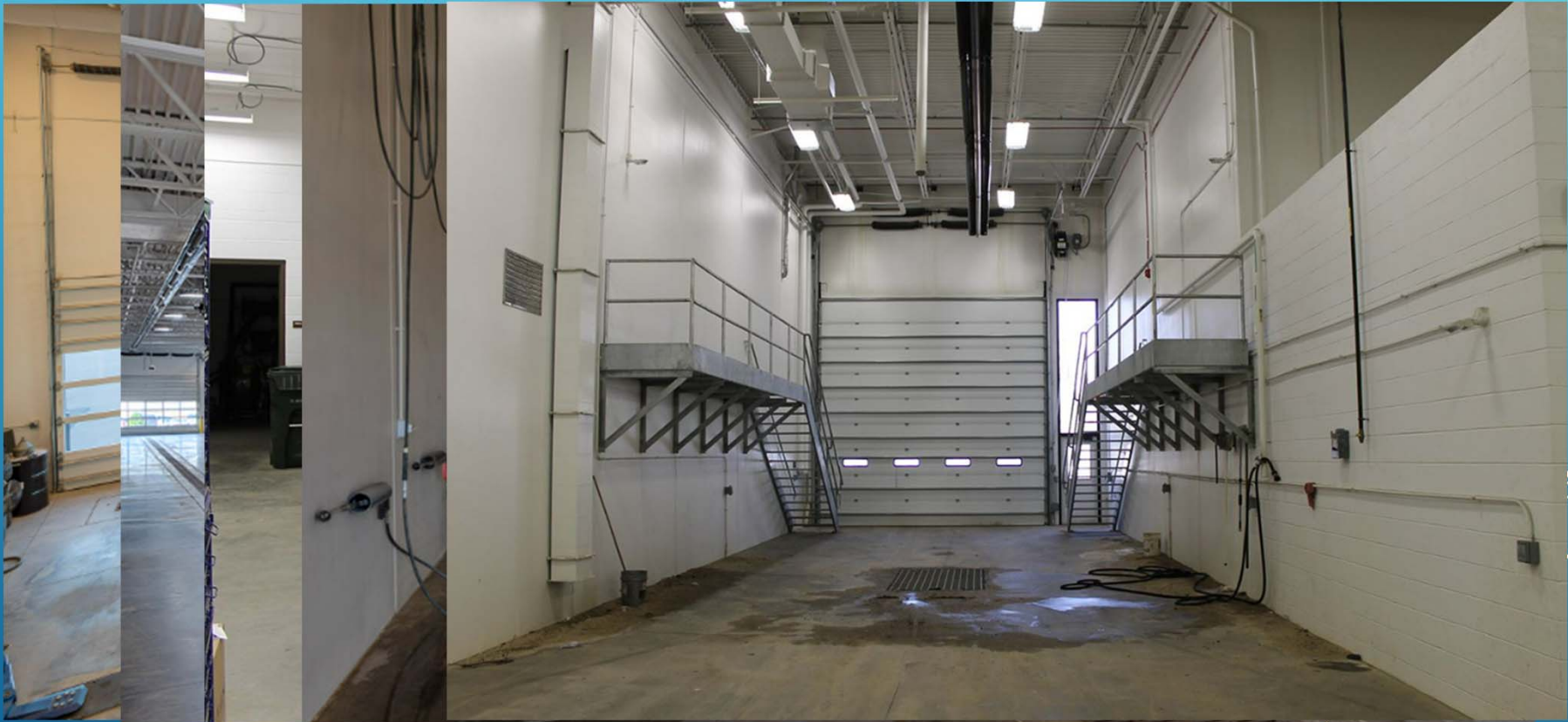
- All previously mentioned items to be completely evaluated for lost efficiencies and inadequacies
- Determine appropriate square footage needs for each task needed and improved response times
- Examine current location vs. alternate location within Londonderry
- Examine possibility for this facility 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?

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.