



**STAFF REPORT**  
*Public Hearing 4-21-20*

AGENDA ITEM #: 20-30  
COUNCIL MTG OF: April 7, 2020  
FROM: Dave Caron, Town Administrator  
OFFERED BY: Public Works Department  
PREPARED BY: Alan Cote; Michael Fowler - DPW  
SUBJECT: Emergency Structural Repair – Central Fire Station

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#### PURPOSE

The purpose of this document is to secure funding for an emergency structural repair at 131 East Broadway – Central Fire Station.

**TOWN ADMINISTRATOR COMMENTS:** The Council is urged to schedule a public hearing on this matter and vote to approve at the April 21 meeting.

#### BACKGROUND

The Buildings and Grounds Division received a request from the Fire Department to repair soft spots in the floor of the EMS office, locker room and house officer's office and sleeping quarters located in the modular portion of the Central Fire Station. Upon removing the carpet to assess the repairs that would be necessary, significant decay was found not only in the sub-floor sheathing but also in the floor joists supporting the sub-floor. Further investigation to determine the source of the water damage revealed that the metal siding on the building had been affixed without gasketed screws and the material behind the metal siding was a corrugated cardboard material. The studs in the wall had water staining and potentially black mold and the fiberglass insulation was damp. Fire personnel have relocated their offices from the modular section although the remainder of the Central Fire Station continues with normal operations.

#### DISCUSSION

The existing modular structure located on the west side of the building was installed in 2005. It is the third structure of this type to be installed in this location. Repairing the existing structure would require gutting the building to the studs and even replacing the studs in some cases. The floor joists are rotted out and would need to be replaced as well. In short, it is impractical to repair the existing structure.

The Public Works Department is recommending replacement of the modular with a stick-built structure, 12 feet wide and 46 feet long (556 sf). This building would be built with a four-foot frost wall and concrete slab matching the grade of the existing fire station floor. The structure will be built in accordance with current Code requirements including 2 x 6 exterior walls, sprinkler system, more efficient insulation and new HVAC units. The new structure will be designed for a much longer lifespan as compared to a modular unit.

Upon approval of funding, the project will be fast tracked through a sealed bid process in order to mitigate the disruption to Fire operations. A schedule for completion will be developed in conjunction with the contractor selected to provide design-build services.

#### FISCAL IMPACT

In an effort to restrain costs, the Department of Public Works will provide service to demolish the modular section. Additionally, DPW will excavate the area for the footings and frost wall. An estimate in the amount of \$140,000 has been prepared for the execution of this work by a contractor.

Since this was an emergency situation, there are no funds appropriated for this project. The Town Administrator has recommended use of unanticipated revenues derived from the approved FY 20 State Budget. The Town of Derry has received \$496,000, which would be suitable use of these funds.

RECOMMENDED ACTION BY COUNCIL

Staff recommends that the Town Council move to appropriate \$140,000 for the purpose of an emergency repair at Central Fire Station. The source of the funds would be from unanticipated revenue from the FY 20 State Budget.

RECOMMENDED MOTIONS

**See Attached Resolution #2020-011**



# RESOLUTION

## Number 2020-011

### To Accept and Expend General Revenue Sharing Funds from the State of New Hampshire

WHEREAS, Section 9.15 of the Town Charter authorizes the Town Council to accept grant funding; and

WHEREAS, the State of New Hampshire approved distribution of funds to municipalities as part of the FY 20-21 State Budget; and

WHEREAS, this funding source is not sustainable and therefore these funds should be earmarked for capital projects or other one-time expenses; and

WHEREAS, an emergency exists at Central Fire Station whereby a portion of the ancillary facility needs to be demolished and replaced;

NOW, THEREFORE, BE IT RESOLVED IN COUNCIL, pursuant to RSA 31:95-b, that the Town Administrator is hereby authorized to accept and expend \$496,030.86 from the State of New Hampshire for the following purposes:

- 1) \$140,000.00 to Acct. #13532003-720000 Capital Project Activity Center to fund the demolition and construction of a replacement addition at Central Fire Station;
- 2) \$356,030.86 to the Expendable Trust Fund for COVID-19 Mitigation, Response and Recovery, as created pursuant to Resolution #2020-012, from which the Council may later transfer for other purposes as authorized by Section 9.7 of the Town Charter.

This Resolution shall take effect immediately upon its passage.

Adopted: April 21, 2020

Attest:

X \_\_\_\_\_

Charles Foote, Council Chair

Date: \_\_\_\_\_

X \_\_\_\_\_

Daniel Healey, Town Clerk

Date: \_\_\_\_\_