

# Central Fire Station Implementation Plan

---

FY23



# Public Safety Facilities Study

*Project Challenge Statement - – To address aging and inefficient fire and police facilities, to decrease Fire/EMS response times to more populated areas in Derry, and to address service access concerns, all in a manner which understands and respects the fiscal impact upon Derry taxpayers.*

- April 2021 – Council established Task Force to study public safety facilities
- June 2021 – Task Force reported out to Town Council
  - Challenges Identified:
    - Police Facility lacking in processing, storage, segregation space & Exit 4A access concerns
    - Central Fire Station overall space, specialized areas (decon, protective gear, undersized apparatus floor), located in flood plain
    - English Range Station overall space, poor mechanicals, specialized areas, undersized apparatus floor
    - Fire/EMS coverage to SW Derry (reduced since closing of West Broadway Station - now Halligan's)

# Public Safety Facilities Implementation Plan

Dec. 2021 – Town receives detailed cost estimates from architect

Does not include soft costs (furnishings, equipment, communications) or architectural design

<b><i>Public Safety Facilities Cost Estimates</i></b>			
<b>Construction Cost Estimates</b>			
<b>Facility</b>	<b>Low Range</b>	<b>Mid</b>	<b>High Range</b>
Police HQ	\$ 18,281,270.00	\$ 19,536,103.00	\$ 20,790,936.00
Fire HQ	\$ 16,088,306.00	\$ 16,934,239.00	\$ 17,780,172.00
Fire Substation	\$ 5,399,157.00	\$ 5,687,112.00	\$ 5,975,067.00
Public Safety Facility	\$ 39,038,277.00	\$ 40,998,506.00	\$ 42,958,735.00
Vehicle Maintenance	\$ 3,921,797.00	\$ 4,072,635.50	\$ 4,223,474.00

# Project Direction

---

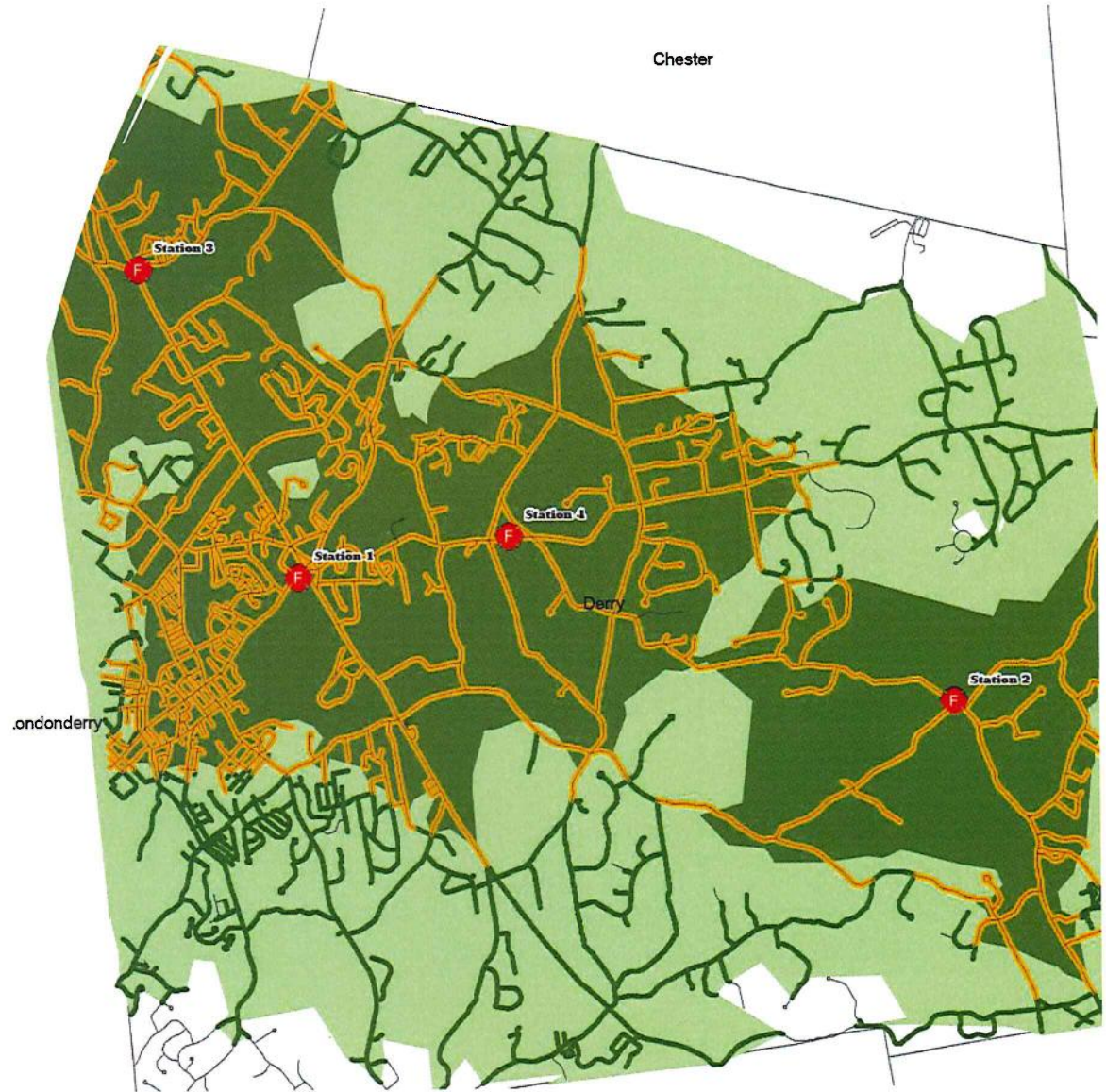
- March 2021 Council directed focus upon fire facilities and provide better fire/EMS coverage to SW Derry.
- Town has been working with NHDOT to ensure safe access for all to Derry Police Headquarters
- Recent meeting with NHDOT at 60% design of Exit 4A Contract B includes new traffic signal at Laconia Street and new Municipal Drive

# Current Response Times Town Wide

---

## Legend

- 4 Minute Response Time
- 8 Minute Response Time

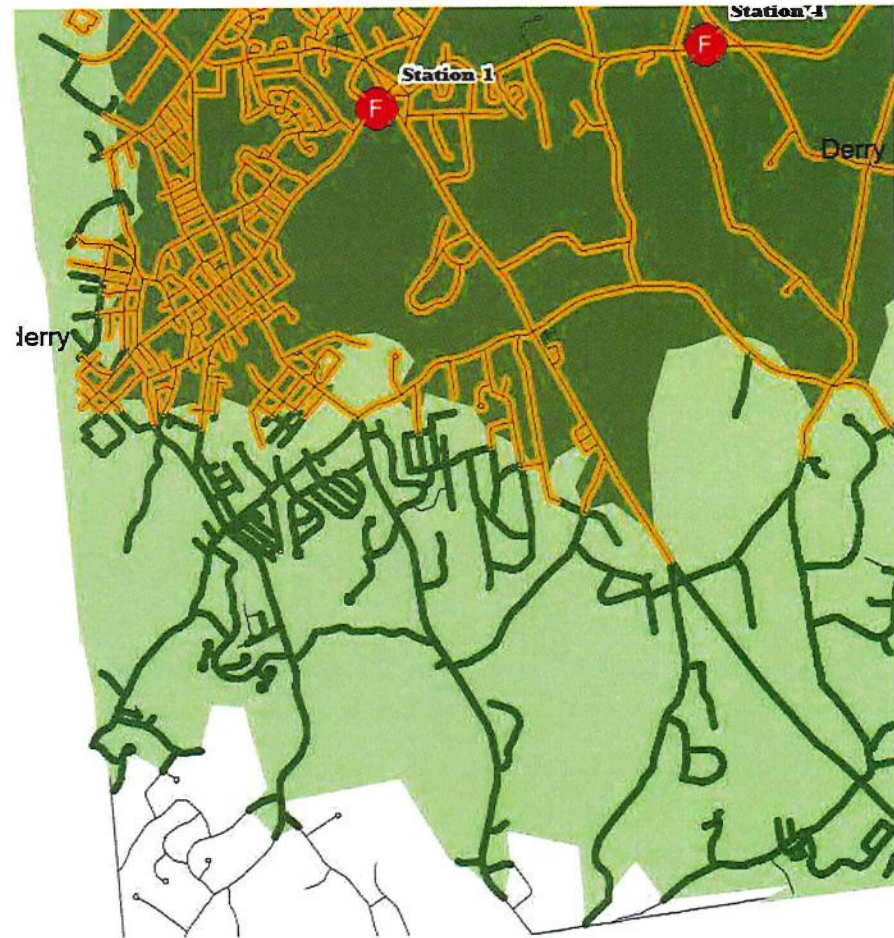


# Fire/EMS Response Times to SW Derry

---

## Legend

- 4 Minute Response Time
- 8 Minute Response Time



# Public Safety Facilities – Recent Land Opportunities

- By-Pass 28
  - Can accommodate Police/Fire or Public Safety
  - Land cost prohibitive
  - Does not address SW Derry Fire/EMS response times
- Rockingham Road
  - Several parcels looked at in vicinity of Bedard Avenue
  - Properties were all under agreement for private development
  - Land cost prohibitive
- Alexander-Carr Residual Land
  - Located away from active recreation area
  - Frontage on major roadway
  - Not large enough to accommodate public safety facility
  - Enhanced response times to SW Derry without compromising current coverage

# More Recent Land Opportunities

---

Dog Park – Fordway

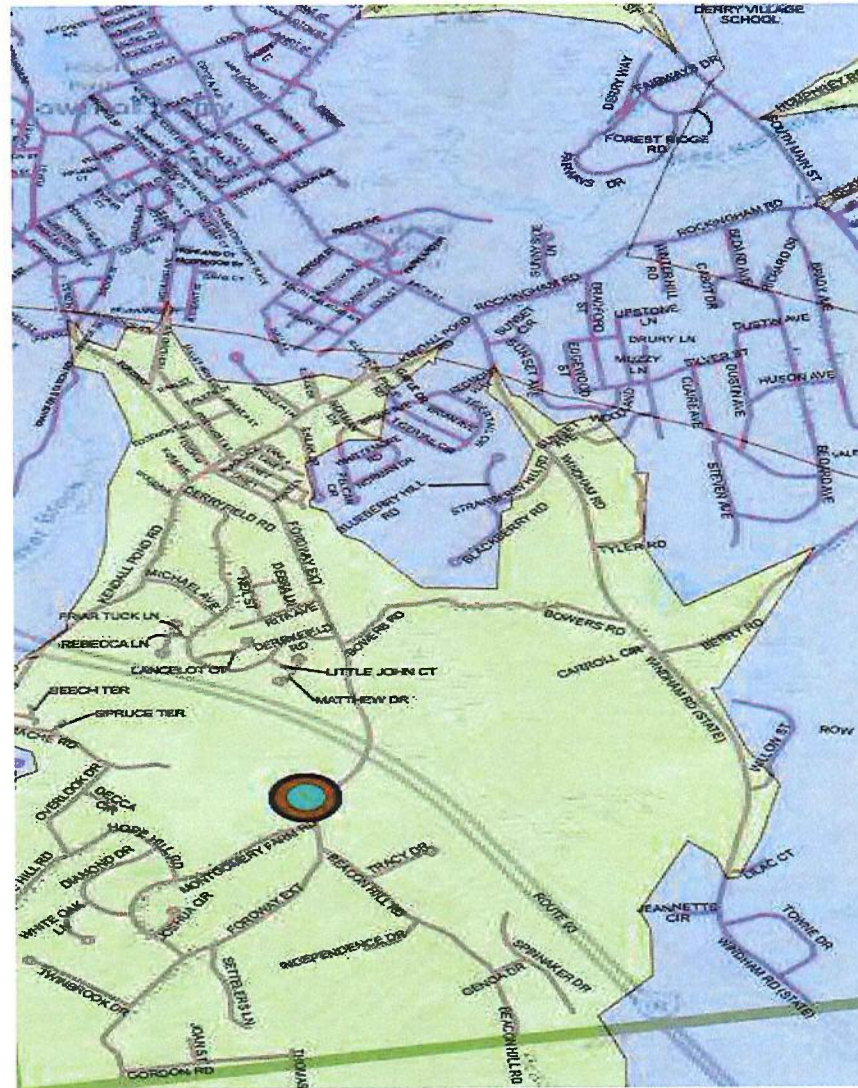
Flood Zone





# More Recent Land Opportunities Fordway Extension

Response times to  
Downtown suffer



# Alexander-Carr Park History

---

Dr. Harrison Alexander bequeathed his farmland (50 acres) to the Town to be used as a playground.

William Carr bequeathed approx. \$197K in 1963-64 to “upkeep and maintain the Alexander Playground”.

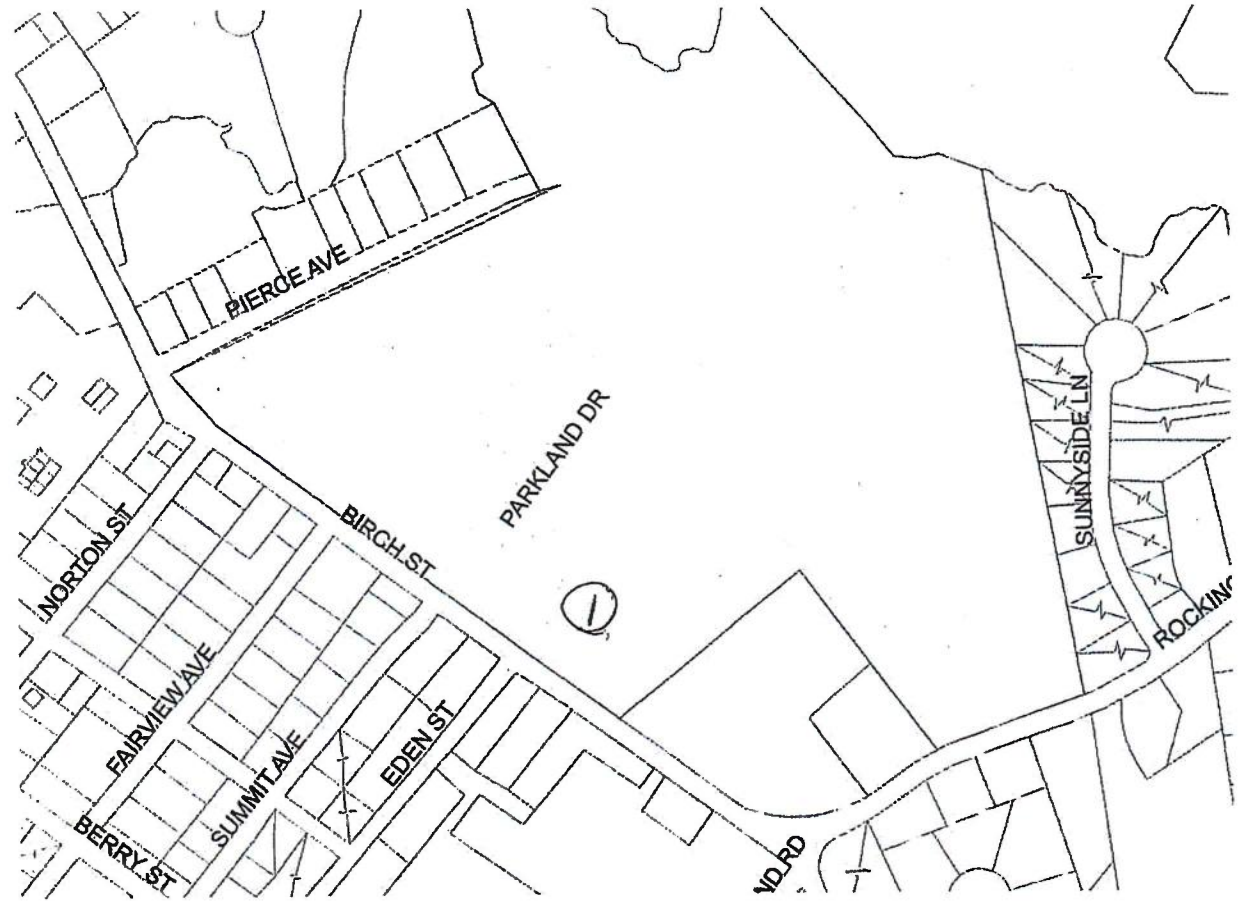
Requirements of the Trust:

“Land be made into a park for the public and especially for the young school children of Derry who.... are in need of a good-sized playground where they may play their games and hold their athletic meets, and upon the express condition that no public highway be laid through the premises.”

Per state law, any changes in the Trust require approval of Superior Court

# Original Park Land

---



# First Court Decree

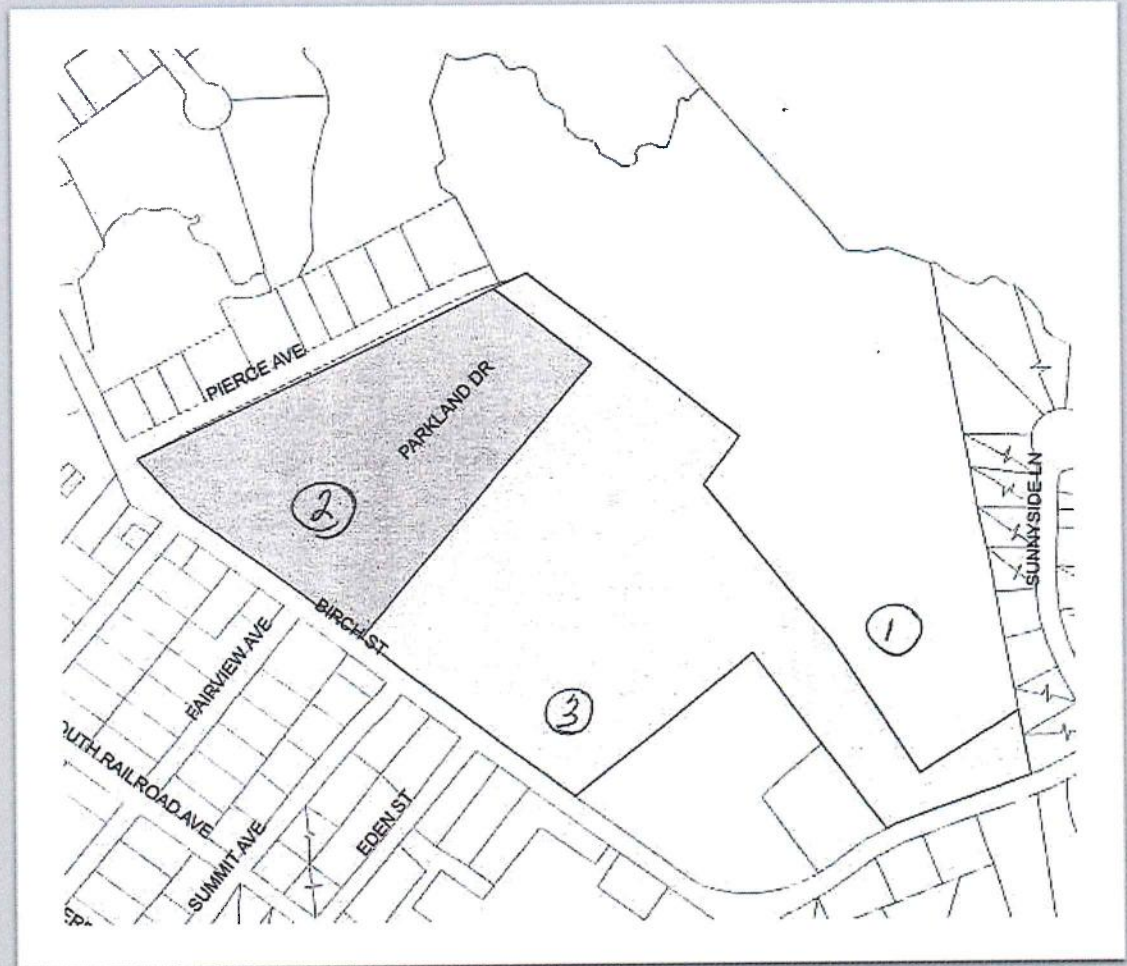
---

In 1958, Court agreed to allow Town to sell 32 acres of the 50-acre tract, with proceeds to the Alexander-Carr Trust (#2).



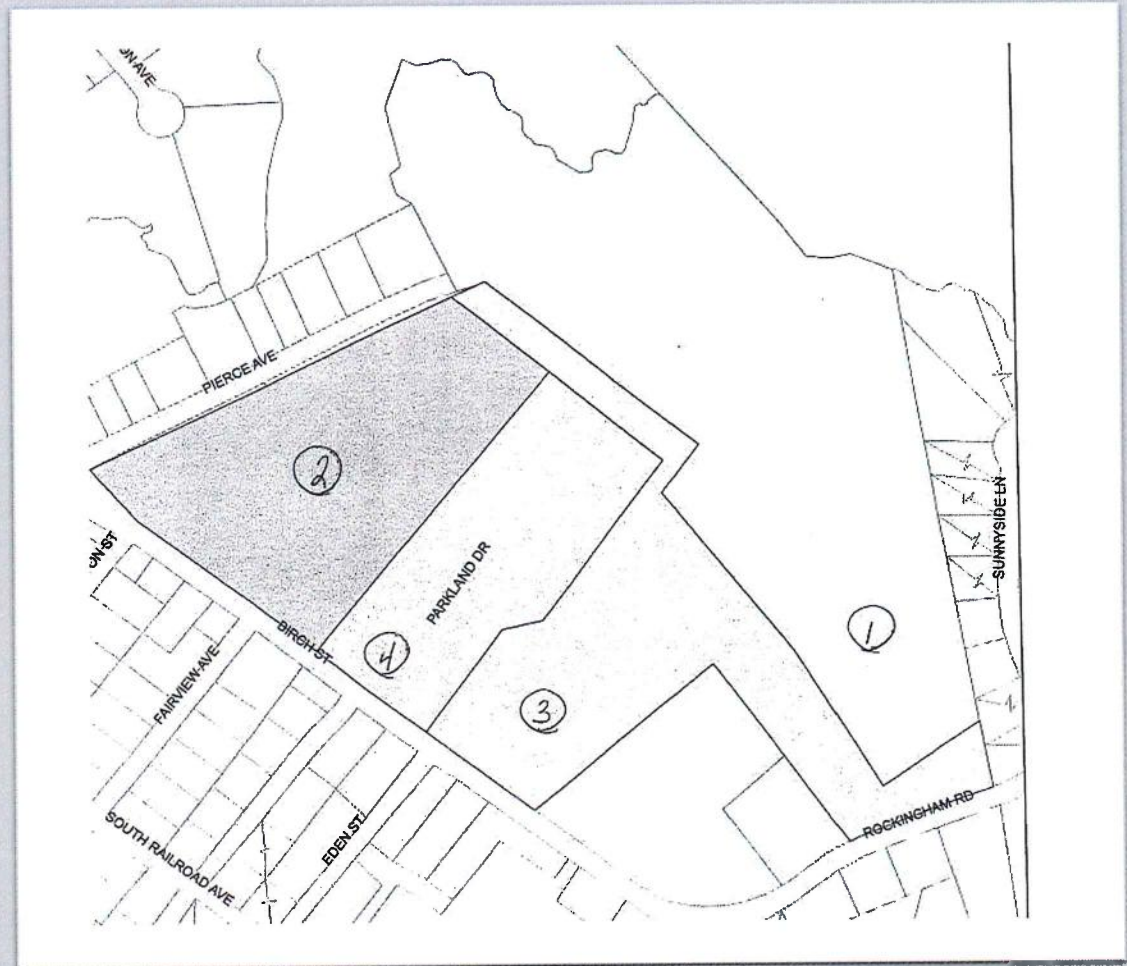
## Second Court Decree

In 1961, of the 32 acres previously “unencumbered” from the recreation requirement, 10 acres sold to facility construction of Alexander-Eastman Hospital (#2).



## Third Court Decree

In 1980, additional land (5.499 acres) transferred to Alexander-Eastman Hospital for additional hospital purposes (#4).



# Fourth Court Decree

Sell an additional 5.479 acres to  
HCA in 1988 for additional  
hospital use (#5).



## Petition of Cy Pres

In 1985, Court granted the Town's request to utilize \$150,000 in Trust assets to purchase Gallien Beach.

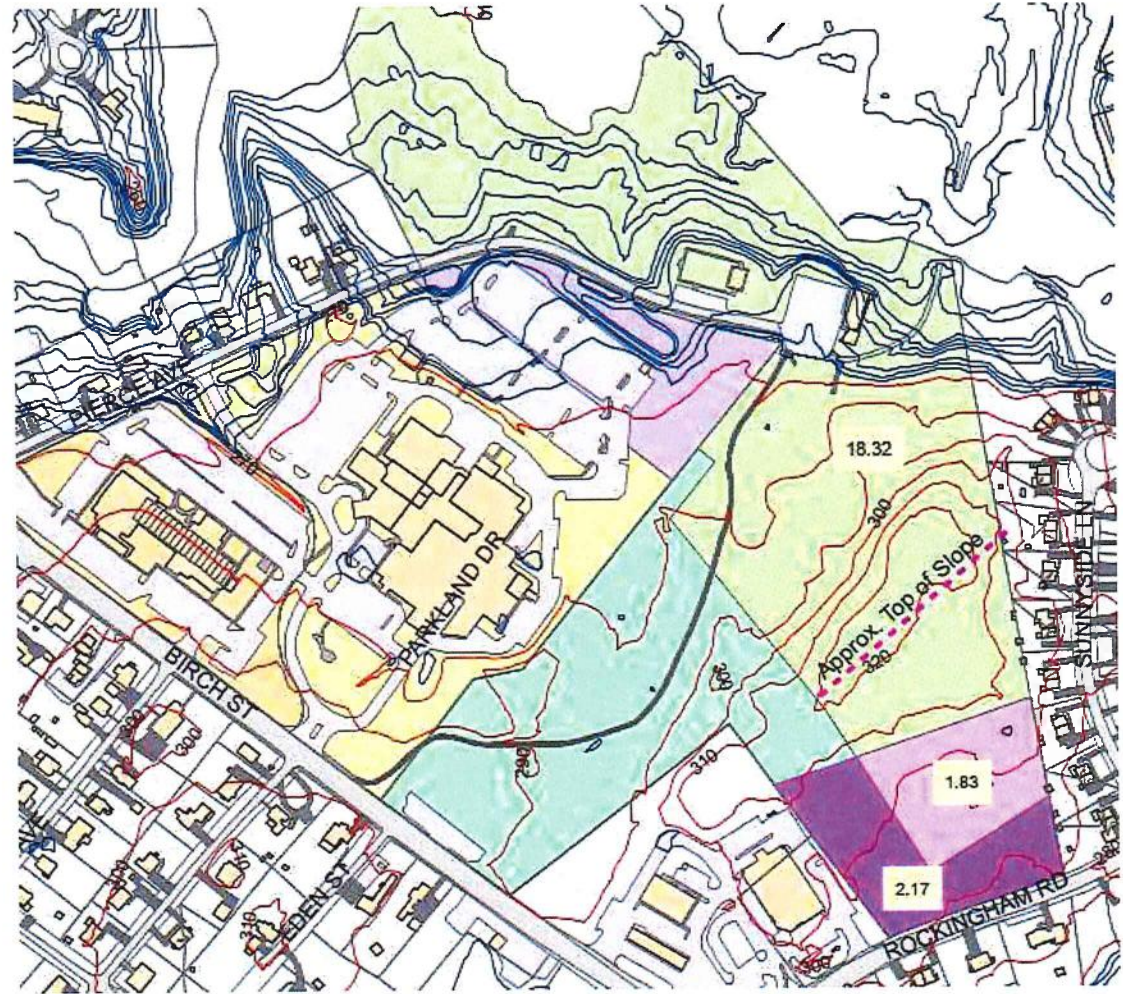




## Proposed Use of Alexander Carr Property for Central Fire Station

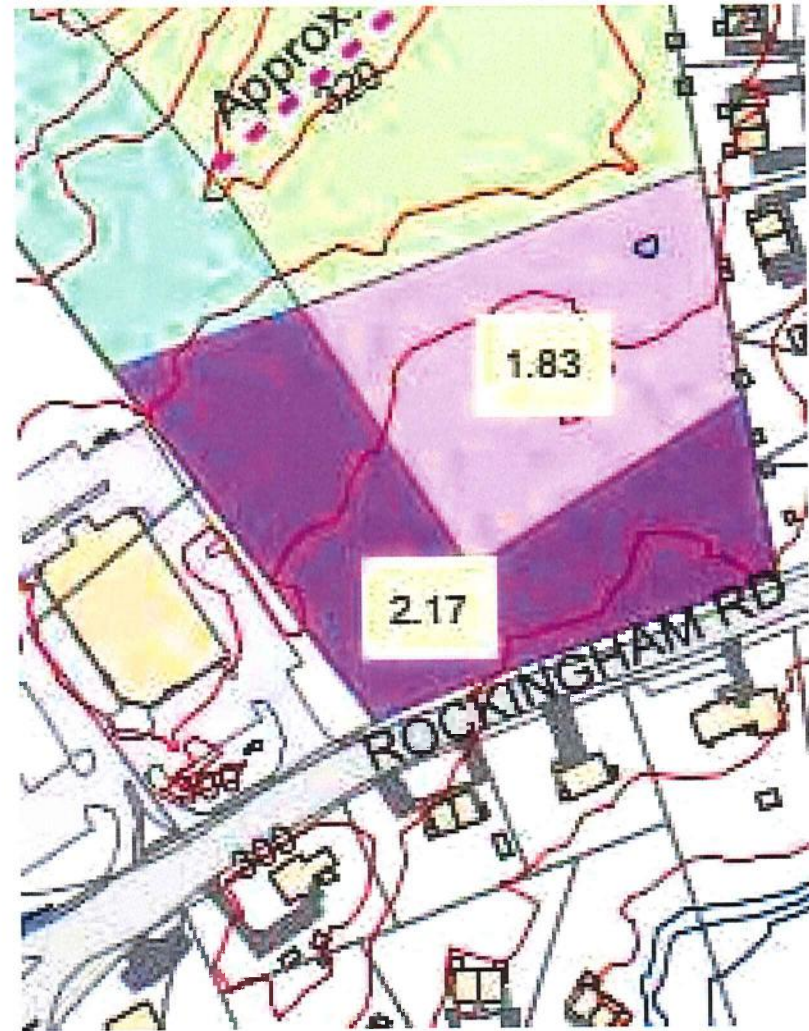
4.0 acres fronting on Rockingham Road adjacent to Rite Aid. 2.17 acres of the property previously removed from the recreation requirement in 1958. Need Court approval to remove 1.83 acres from the recreation requirement.

Please note the “Approx. Top of Slope” where all recreation activities are located north of this area.





# Specific Area Impacted by Proposed Building Plan



Preliminary  
Fire Station  
Layout



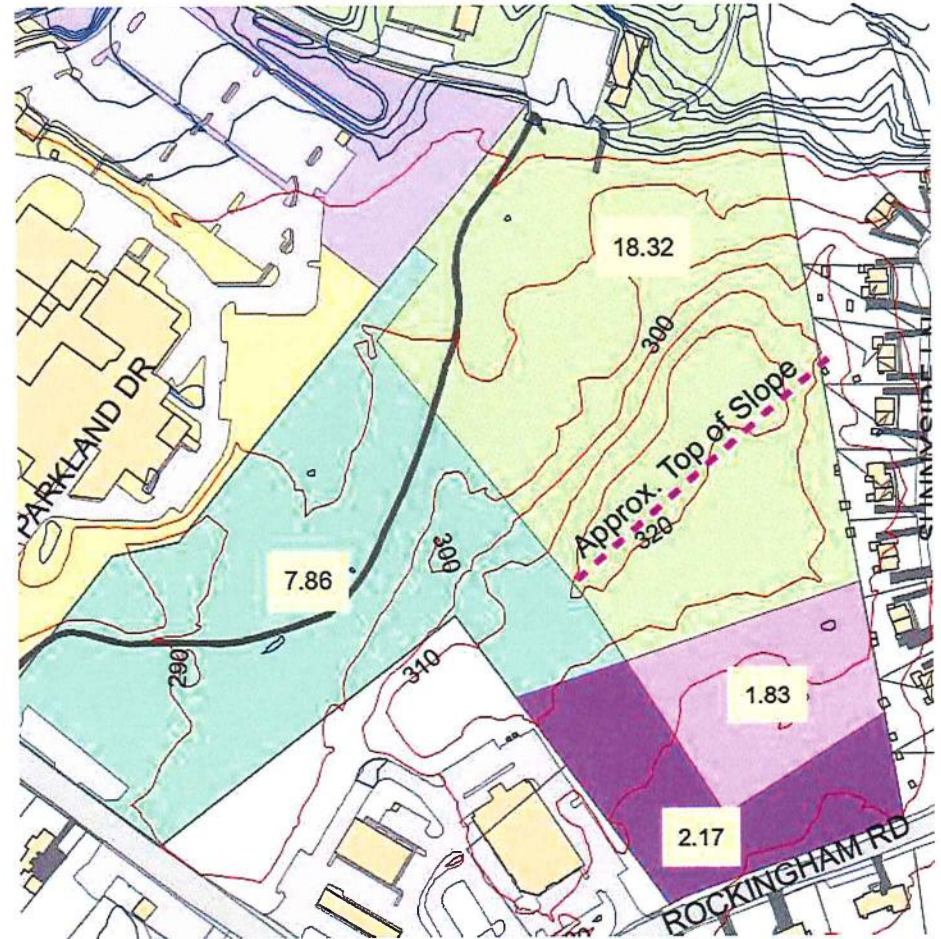
# Trust Amendment Approval Process

- Meet with Charitable Trust Division of Attorney General's Office to review
- Town files petition at Rockingham County Superior Court
- Court rules on Petition

# A Solution

---

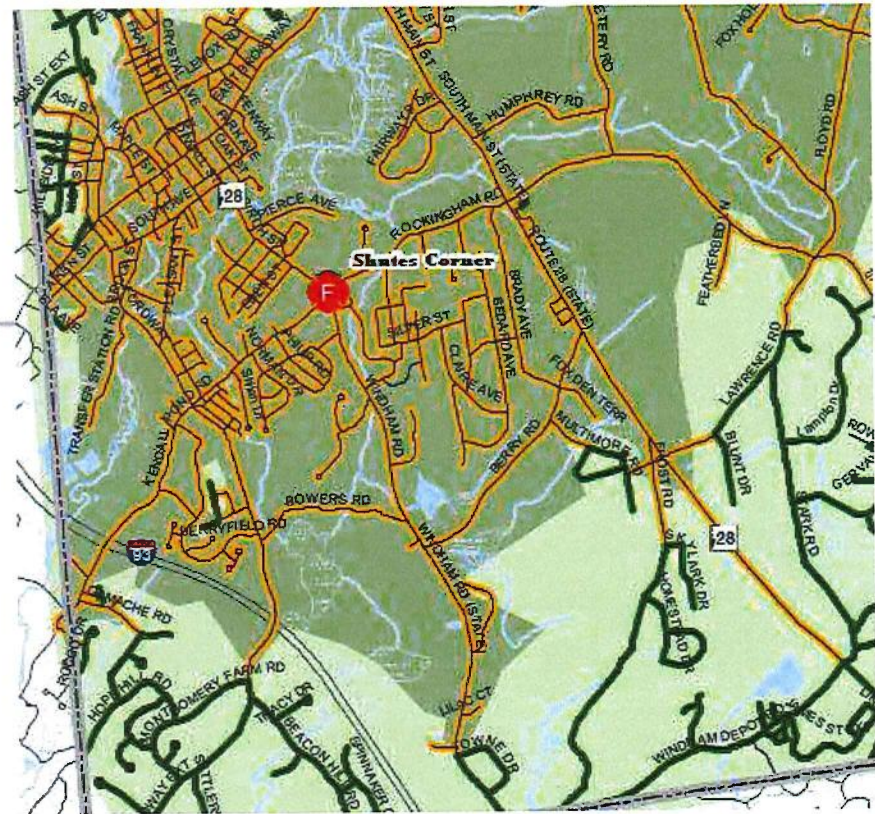
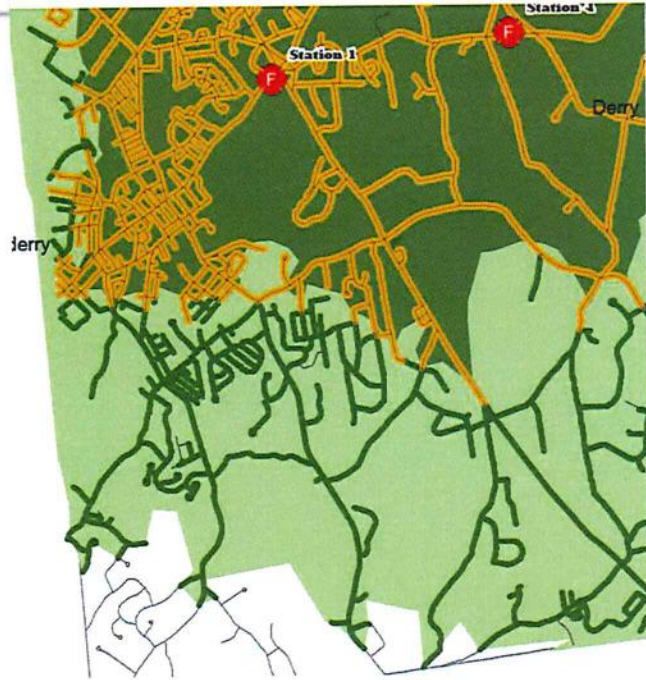
- The parcel with the tennis courts not part of recreation land per 1958 decree (7.86 acres)
- Town needs 1.83 acres of unused land within recreation area
- Request Court to allow Town use of 1.83 acres and return 7.86 acres to the Trust



# The Result

- Town has land to address public safety concern
- Tennis Court land protected under the Trust
- Impractical to use land on Rockingham Road for recreation purposes
- Improves land which is untidy and prone to dumping

# Response Times Changes to SW Derry



Does it Make  
a Difference?  
– GPS  
Generated  
Times 2017-  
2021 269 Calls  
for Service

Fire/EMS Responses to SW Derry from Central  
Station – 8:06 minutes

Same Responses to SW Derry from Rockingham Road  
– 5:19 minutes

Streets included in study – 19

	0-5 min.	6-7 min.	8-9 min.	Over 10
From Central	0	6	12	2
From Rockingham	12	7	0	0



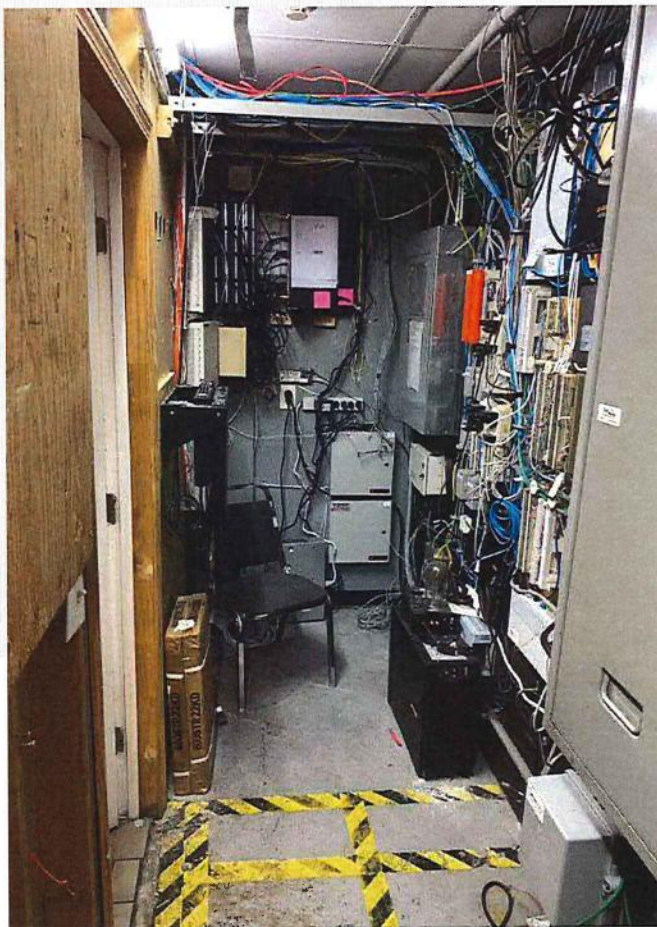
# Why Central Station?

- Deficiencies in many areas:
  - No decontamination area
  - Lack of storage for personal protective equipment leads to cross contamination
  - Utility areas are cramped, inefficient and leads to conflicts
  - ADA Compliance issues
  - Water damage
  - Sprinkler system leaks
  - Insufficient flammable liquid storage
- Engineering Studies document roof deflecting under snow load
- Air circulation challenges
- Circulation space inefficient and hazardous



# Inadequate Storage for Flammables and Gear





## Utility Room



# Structural and Exhaust



# Fire Facilities Project Budget

---

a.	Construction costs with 3% contingency	\$16,900,000
b.	Architectural/Engineering	\$ 1,690,000
c.	Clerk of the Works	\$ 100,000
d.	Furnishings, Equipment, IT, etc.	\$ 450,000
e.	Materials Testing during construction	\$ 75,000
f.	Reserve for potential land acquisition (to A/C Trust)	<u>\$ 300,000</u>
<b>Total Project Budget</b>		<b>\$19,515,000</b>

# Fire Facilities Project Financial Plan

- Funding Sources
  - \$1.0M in ARPA Funding
  - \$1.0M in Unallocated Fund Balance
  - \$500K from sale of Central Fire Station
- Bond Terms
  - 25-30 Year Term
  - Last NHMBB sale 30 yrs. @ 2.36% - **NO LONGER VALID**
  - Bond all except \$1.0M ARPA funds to stabilize impact upon taxpayer
- Tax Impact
  - Estimated \$0.21 or \$52.50 on home valued at \$250,000

# Rising Interest Rates

## Projected and Historical Interest Rates:

Term	7/21	1/22	6/22(est.)	1/23(est.)
20 yrs	1.74%	2.09%	N/A	N/A
25 yrs	2.01%	2.34%	3.15%	4.5%
30 yrs	1.98% (29)	2.36%	3.65%	4.5 – 5%

Sources: New Hampshire Municipal Bond Bank and PFM financial advisers.

# Fire Facilities Project – Tax Impact with Retiring Debt Service – Example 1

30-year bond estimated at  
3.65%

First 14 yrs. – Taxes to CRF –  
\$9,975,000

Total Interest - \$10,409,000

UFB Needed for Debt  
Service support - \$925,000

Fire Headquarters Building Program					
Tax Impact					
First 14 years of 30 year bond @3.65%					
Year	Tax Dollars	UFB	Tax Impact	W/M&R	Assessed Valuation
FY23	\$ 750,000.00		\$ 0.21	\$ 0.19	3,636,000,000.00
FY24	\$ 750,000.00		\$ 0.21	\$ 0.18	3,651,000,000.00
FY25	\$ 750,000.00	\$ 75,000.00	\$ 0.20	\$ 0.18	3,666,000,000.00
FY26	\$ 750,000.00	\$ 75,000.00	\$ 0.20	\$ 0.18	3,681,000,000.00
FY27	\$ 750,000.00	\$ 75,000.00	\$ 0.20	\$ 0.18	3,696,000,000.00
FY28	\$ 750,000.00	\$ 100,000.00	\$ 0.20	\$ 0.18	3,711,000,000.00
FY29	\$ 750,000.00	\$ 125,000.00	\$ 0.20	\$ 0.18	3,726,000,000.00
FY30	\$ 750,000.00	\$ 125,000.00	\$ 0.20	\$ 0.18	3,741,000,000.00
FY31	\$ 750,000.00	\$ 125,000.00	\$ 0.20	\$ 0.18	3,756,000,000.00
FY32	\$ 750,000.00	\$ 125,000.00	\$ 0.20	\$ 0.18	3,771,000,000.00
FY33	\$ 750,000.00	\$ 100,000.00	\$ 0.20	\$ 0.18	3,786,000,000.00
FY34	\$ 650,000.00		\$ 0.17	\$ 0.15	3,801,000,000.00
FY35	\$ 625,000.00		\$ 0.16	\$ 0.14	3,816,000,000.00
FY36	\$ 450,000.00		\$ 0.12	\$ 0.10	3,831,000,000.00



# Fire Facilities Project – Tax Impact with Retiring Debt Service – Example 2

25-year bond estimated at  
3.15%

First 14 Yrs. – Taxes to CRF –  
\$10,100,000

Total Interest - \$7,534,800

UFB Needed for Debt  
Service Support -  
\$1,215,000

Fire Headquarters Building Program					
Tax Impact					
First 14 years of 25 year bond @3.15%					
Year	Tax Dollars	UFB	Tax Impact	W/M&R	Assessed Valuation
FY23	\$ 750,000.00		\$ 0.21	\$ 0.19	3,636,000,000.00
FY24	\$ 750,000.00		\$ 0.21	\$ 0.18	3,651,000,000.00
FY25	\$ 750,000.00	\$ 100,000.00	\$ 0.20	\$ 0.18	3,666,000,000.00
FY26	\$ 750,000.00	\$ 100,000.00	\$ 0.20	\$ 0.18	3,681,000,000.00
FY27	\$ 750,000.00	\$ 125,000.00	\$ 0.20	\$ 0.18	3,696,000,000.00
FY28	\$ 750,000.00	\$ 125,000.00	\$ 0.20	\$ 0.18	3,711,000,000.00
FY29	\$ 750,000.00	\$ 130,000.00	\$ 0.20	\$ 0.18	3,726,000,000.00
FY30	\$ 750,000.00	\$ 150,000.00	\$ 0.20	\$ 0.18	3,741,000,000.00
FY31	\$ 750,000.00	\$ 155,000.00	\$ 0.20	\$ 0.18	3,756,000,000.00
FY32	\$ 750,000.00	\$ 165,000.00	\$ 0.20	\$ 0.18	3,771,000,000.00
FY33	\$ 750,000.00	\$ 165,000.00	\$ 0.20	\$ 0.18	3,786,000,000.00
FY34	\$ 750,000.00		\$ 0.20	\$ 0.18	3,801,000,000.00
FY35	\$ 650,000.00		\$ 0.17	\$ 0.15	3,816,000,000.00
FY36	\$ 450,000.00		\$ 0.12	\$ 0.10	3,831,000,000.00

# Path Forward

- 1) April 26 Council approves project in concept
- 2) May 4 Special Council Meeting
  - a) Hearing Notice for Appropriation
  - b) Hearing Notice for Bond Issue
  - c) Hearing Notice for Capital Reserve Fund
- 3) May 19 Special Council Meeting
  - a) Council Vote on Appropriation
  - b) Council Vote on Bond Issue
  - c) Council Vote on Capital Reserve Fund
- 4) May 20 Deadline for NHMBB Submittal
- 5) June/July
  - a) RFP for A/E Services

# Questions?