

Shaun Mulholland
Town Manager

Kellie Caron
Deputy Town Manager



Town Council
Ron Dunn, Chair
Shawn Faber, Vice-Chair
Ted Combes
Dan Bouchard
Deb Paul

Town of Londonderry • 268B Mammoth Road • Londonderry, NH 03053

Londonderry Town Council / Leach Library Trustees Joint Meeting
Thursday, February 5, 2026, 6 p.m., Moose Hill Council Chambers

A. CALL TO ORDER

B. NEW BUSINESS

1. Discuss and act upon authorizing an expenditure up to \$257,189 for Phase 1 of Leach Library building repairs and remediation.

Documents:

[2026-02-02 ECKMAN BUDGET COST EST. LIBRARY.PDF](#)

[2026-02-03 LONDONDERRY LIBRARY MOLD ASSESSMENT BUDGET 2-2-2026.PDF](#)

[2026-02-03 LONDONDERRY LIBRARY INCLUDED SCOPE OF WORK ITEMS 2-2-26.PDF](#)

C. ADJOURNMENT

In addition to the items listed on the agenda the Town Council may consider other matters not on the posted agenda and may enter a



*non-public session or convene in a non-meeting in accordance with RSA 91-A if the need arises.
most recent Town Council agenda online.*

View the

Shaun Mulholland, Town Manager

February 2, 2026

Town of Londonderry – Town Offices
268 Mammoth Road B
Londonderry, NH 03053

RE: Leach Library Water Infiltration Issues

Dear Shaun,

Thank you to you and Dave Wholley for reaching out on Thursday and taking the time to walk with myself and several others from our team on Friday morning. At your request, we have compiled the proposal herein to outline the initial steps we see necessary to develop a long-term solution to the ongoing water issues. As there are several unknowns at this time, some flexibility will be required as different resources are engaged throughout this process.

Initial Exploratory Services (March 15 to April 15 Pending Reasonable Weather)

The time of year will delay some of our initial exploratory efforts. We feel it is important that once weather permits, we perform some exterior envelope testing to better understand some of the potential leak areas on the roof (particularly in the depressed AHU roof area), around the skylights, and at the exterior wall bumpouts facing the fire station. Exploratory will also require the removal of drywall along the exterior walls within the library, as well as ceiling tiles and grid to access the outside walls.

Scope Analysis (April 15 to June 1)

Upon completion of the above exploratory efforts, Eckman would work alongside an Architect to analyze the identified issues and make suggestions on remediation. This plan will be developed to prioritize water infiltration issues and would make efforts to repair and replace in-kind unless different details were deemed to better the existing design. Any further renovation requests by the Town would need to be discussed. As with any project of this nature, the extent of renovations will need clear input from the Owner. For example, if water repairs require a portion of ceiling to be replaced, does the Town wish to replace the whole ceiling while the project is underway? Similarly for exterior wall, windows, HVAC and lighting upgrades?

The end goal of this phase will be to identify water infiltration locations and present a scope to move forward with, including a Rough Order of Magnitude (ROM) cost to mitigate and repair the existing Leach Library. Town officials will then be able to decide next steps for our team to move forward.

Eckman Preliminary Exploratory Services and Scope Analysis Fee: \$25,000

Exploratory Carpentry Repairs, Consumables, and Equipment Rentals: TBD, billed as-needed (ROM \$10,000)

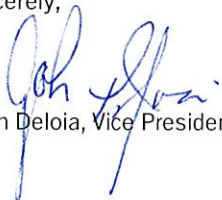
Architectural & Consulting Firm Services: TBD, billed as-needed (ROM \$20,000)


Testing Services: TBD (ROM \$10,000)

Exclusions: We are not including funds or resources to remediate mold, move forward with any renovations, or handle/analyze books and other interior furnishings damaged by the recent water events.

Please let us know if there is anything further we can do to help.

Sincerely,


John Deloia, Vice President

2/2/206	Phase #1 - Londonderry Library Mold & Moisture Assessment Budget			
	Town of Londonderry NH			
	Estimated Total Combined Floor Area - Approximately 15,000 sf	15,000	sf	
	Total Approximate SF Area =	15,000	sf	

Div/Trd #	Description	Quantity	Unit	Div. Total
Div-01a	PRECONSTRUCTION SERVICES:	0.86	/sf	\$ 12,943
	Preconstruction Services - Coordinate, Facilitate and Report on Assessments			
	Director of Preconstruction	5	days	
	VP of MEP Systems	2	days	
Div-01a	DESIGN, ENGINEERING, & CONSULTING SERVICES:	2.16	/sf	\$ 32,407
	Exterior Enevelope Consultant Bid	1	ls	
	Mold Assessment Consultant Bid - Will test after Cleaning is Done	1	ls	
	Allowance - Roof Inspection / Xray - Flat Roof Inspection Consultant - Done in Spring	1	ls	
	ServePro Cleaning Services			By Owner
	Initial Mold Assessment Report			By Owner
	Architectural Design Services			N/A - Excluded
	Structural Design Services			N/A - Excluded
	Civil / Septic Design Services			N/A - Excluded
	Sprinkler Design Services			N/A - Excluded
	Plumbing Design Services			N/A - Excluded
	HVAC Design Services			N/A - Excluded
	Electrical Design Services			N/A - Excluded
	3rd Party Independent Testing Services			N/A - Excluded
Div-01b	GENERAL CONDITIONS:	1.94	/sf	\$ 29,137
	Allowance - Sr Superintendent - Fulltime - 40 hrs / 5 days per week	4	wk	
	Safety Manager - 8 hrs	8	hrs	
	Supers Truck & Fuel	4	wk	
Div-01c	GENERAL REQUIREMENTS:	1.47	/sf	\$ 22,050
	Builders Risk Insurance			By Owner
	Permit Fees			By Owner
	3rd Party Testing Services Beyond Scope Above			By Owner
	Temporary Power Consumption for Construction			By Owner
	Temporary Water Consumption for Construction			By Owner
	Temporary Internet Service			N/A - Excluded
	Temporary Toilets	1	mos	
	Safety Materials / Supplies (Masks, Etc)	1	ls	
	Security Cameras Set Up			N/A - Excluded
	Security Cameras Monthly Monitoring			N/A - Excluded
	Field Office Rental w/ stairs			N/A - Excluded
	Field Office Misc. Supplies/Consumables			N/A - Excluded
	Field Office Equipment			N/A - Excluded
	OSHA Required Drinking Water	1	mos	
	Software and Programs (@ \$2.54/\$1,000)	260	S/M	
	Misc. Small Tools	1	ls	
	Dumpster	1	ea	
	Temp Protection of Existing Bldg Finishes / Books during demo & patching	15,000	gsf	
Div-02	DEMOLITION / ABATEMENT / CLEANING:	5.48	/sf	\$ 82,170
	Abatement Scope Items:			
	Hazardous Materials Abatement			N/A - Excluded
	Demolition Scope Items:			
	Misc. Building Demolition Scope for Serve Pro required Repairs			By Owner
	Allowance - Misc Int Building Demolition Scope for Ext Envelope Inspections	1	allow	
	Allowance - Int Bldg Demolition Scope for main lobby ceiling inspection	1	allow	
	Shovel Off Roof Area at RTU for Roof Inspection Access	1	ls	
	Cleaning Scope Items:			
	Misc. Building Scope already contracted with Serve Pro for			By Owner

Div/Trd #	Description	Quantity	Unit	Div. Total
	Allowance - Bid - Ductwork Cleaning per the "Indoor Doctor" Report Dated 1/29/26	1	ls	
	Allowance - Bid - RTU Cleaning result of "Indoor Doctor" Report Dated 1/29/26	1	ls	
	Allowance - Clean Registers, Grills, diffusers per "Indoor Doctor" Report Dated 1/29/26	1	ls	
	Allowance - Replace existing Flex Duct for supply and return HVAC lines			N/A - Excluded
	Allowance - Carpet & Floor Cleaning per the "Indoor Doctor" Report Dated 1/29/26	15,000	gsf	
	Lift for Ductwork Cleaning & Inspection	1	mos	
	Temp Cleaning / Labor	5	days	
Div-03	CONCRETE WORK:	0.00	/sf	N/A - No Scope
Div-04	MASONRY WORK:	0.00	/sf	N/A - No Scope
Div-05	STRUCTURAL & MISCELLANEOUS STEEL:	0.00	/sf	N/A - No Scope
Div-06a	ROUGH CARPENTRY & FRAMING:	0.00	/sf	N/A - No Scope
Div-06b	FINISH CARPENTRY:	0.00	/sf	N/A - No Scope
Div-07a	WATERPROOFING & DAMPPROOFING:	0.00	/sf	N/A - No Scope
Div-07b	INSULATION & VAPOR BARRIERS:	0.00	/sf	N/A - No Scope
Div-07c	ROOFING & SIDING SYSTEMS:	0.00	/sf	N/A - No Scope
Div-07d	CAULKING & SEALANTS:	0.00	/sf	N/A - No Scope
Div-08a	FRAMES, DOORS & HARDWARE:	0.00	/sf	N/A - No Scope
Div-08b	SPECIAL DOORS & OPENINGS:	0.00	/sf	N/A - No Scope
Div-08c	GLAZING & ALUMINUM ASSEMBLIES:	0.00	/sf	N/A - No Scope
Div-08d	WINDOWS:	0.00	/sf	N/A - No Scope
Div-08g	GLAZING:	0.00	/sf	N/A - No Scope
Div-08h	LOUVERS & VENTS:	0.00	/sf	N/A - No Scope
Div-09a	GYPSUM WALLBOARD ASSEMBLIES:	0.50	/sf	\$ 7,440
	Allowance - "TBD" Exploration Drywall Repair - Patch / Repair Drywall	8	days	
	Dumpster Needed for Drywall Work			Incl in General Requirements
Div-09b	ACT CEILINGS:	0.39	/sf	\$ 5,860
	ACT - Carpenter Remove existing ACT Tiles for Ext Envelope Inspection	1	day	
	ACT - Carpenter Replace existing ACT Tiles for Ext Envelope Inspection	1	day	
	Allowance - ACT - Replace Existing "Black Tiles" adjacent to supply / return diffusers	1,000	sf	
	ACT - Lift Needed for ACT Work			Incl in General Requirements
	ACT - Dumpster Needed for ACT Work			Incl in General Requirements
Div-09c	CARPET, TILE & RESILIENT FLOORING:	0.00	/sf	N/A - No Scope
Div-09d	PAINTING & FINISHING:	0.31	/sf	\$ 4,680
	Wall Coverings Patch / Repair Scope			N/A - Excluded
	Allowance - Paint & Coatings - Misc Touch Up Painting for Drywall Patching	6	day	
Div-10	SPECIALTIES:	0.00	/sf	N/A - No Scope
Div-11	EQUIPMENT:	0.00	/sf	N/A - No Scope
Div-12	FURNISHINGS:	0.00	/sf	N/A - No Scope
Div-14	CONVEYING SYSTEMS:	0.00	/sf	N/A - No Scope
Div-21	FIRE SUPPRESSION SYSTEMS:	0.47	/sf	\$ 7,080
	Allowance - Sprinkler - Make Safe & Drain System or Zone for Demo'd Ceilings	3	day	
	Allowance - Sprinkler - Refill / Reset Heads for Replaced Ceilings	3	day	
	Fire Watches - While Sprinkler Systems are Down	1	ls	By Owner, If Required
Div-22	PLUMBING SYSTEMS:	0.00	/sf	N/A - No Scope
Div-23	HVAC SYSTEMS:	0.00	/sf	N/A - No Scope
Div-25	INTEGRATION & AUTOMATION:	0.00	/sf	N/A - No Scope
Div-26/27/28	ELECTRICAL:	0.33	/sf	\$ 4,920
	Allowance - Electrical Make Safe & Restore Lights for Demo'd Ceilings	4	day	
Div-27	COMMUNICATIONS:	0.00	/sf	N/A - No Scope
Div-31/32/33	EARTHWORK:	0.00	/sf	N/A - No Scope
Div-31b	REMOVAL OF UNSUITABLE or CONTAMINATED SOILS:	0.00	/sf	N/A - No Scope
Div-32	EXTERIOR IMPROVEMENTS:	0.00	/sf	N/A - No Scope
Div-33	UTILITIES: WATER, SEPTIC, GAS	0.00	/sf	N/A - No Scope
	Sub Total			\$ 208,688
	General Liability	1.1%		\$ 2,296
	Fee - Based on a stipulated sum contract	6.0%		\$ 12,659
	Bond			Excluded
	Construction Contingency	15.0%		\$ 33,546

Div/Trd #	Description	Quantity	Unit	Div. Total
				\$ 257,189

Phase #1 - Londonderry Library Mold & Moisture Assessment Budget

#	Included Allowances	Total Allowance
1	Allowance - Roof Inspection / Xray - Flat Roof Inspection Consultant - Done in Spring	\$ 10,000
2	Allowance - Sr Superintendent - Fulltime - 40 hrs / 5 days per week	\$ 25,185
3	Allowance - Misc Int Building Demolition Scope for Ext Envelope Inspections	\$ 6,215
4	Allowance - Int Bldg Demolition Scope for main lobby ceiling inspection	\$ 3,495
5	Allowance - Bid - Ductwork Cleaning per the "Indoor Doctor" Report Dated 1/29/26	\$ 31,200
6	Allowance - Bid - RTU Cleaning result of "Indoor Doctor" Report Dated 1/29/26	\$ 10,000
7	Allowance - Clean Registers,Grills, diffusers per "Indoor Doctor" Report Dated 1/29/26	\$ 7,700
8	Allowance - Carpet & Floor Cleaning per the "Indoor Doctor" Report Dated 1/29/26	\$ 18,750
9	Allowance - "TBD" Exploration Drywall Repair - Patch / Repair Drywall	\$ 7,440
10	Allowance - ACT - Replace Existing "Black Tiles" adjacent to supply / return diffusers	\$ 4,500
11	Allowance - Paint & Coatings - Misc Touch Up Painting for Drywall Patching	\$ 4,680
12	Allowance - Sprinkler - Make Safe & Drain System or Zone for Demo'd Ceilings	\$ 3,540
13	Allowance - Sprinkler - Refill / Reset Heads for Replaced Ceilings	\$ 3,540
14	Allowance - Electrical Make Safe & Restore Lights for Demo'd Ceilings	\$ 4,920



2/2/206

Londonderry Library Mold & Moisture Assessment Scope Summary

#	Indoor Doctor Report Dated 1/29/26 : Suggested Recommendations	Responsibility	Cost Type	Scope Item Value	Vendor Name	Notes
1	Professional remediation areas of water damage, Mold & ceilings	Owner	N/A	Not Included	Serve Pro	Assumed to be done by Serve Pro and some items
2	Professional HVAC Ductwork Cleaning	In ReArch's Proposal	Allowance	\$ 31,200.00	TBD- Currently Requesting Bids	We received a local bid but they are not certified. We are currently soliciting certified bids
2	Professional HVAC RTU and Internal Equipment Cleaning	In ReArch's Proposal	Allowance	\$ 10,000.00	TBD- Currently Requesting Bids	We are currently soliciting certified bids. Excludes replacing flex duct runs
2	Professional HVAC Registers, Grills and Diffusers Cleaning	In ReArch's Proposal	Allowance	\$ 7,700.00	TBD- Currently Requesting Bids	We are currently soliciting certified bids
3	Professional Cleaning of Carpet	In ReArch's Proposal	Allowance	\$ 18,750	TBD- Currently Requesting Bids	Assumed 15,000 sqft of total Floor space
3	Professional Cleaning of Hard Surface Flooring	In ReArch's Proposal	Allowance	Included Above	TBD- Currently Requesting Bids	Total sqft of hard flooring surfaces are assumed within the GSF quantity above
4	Professional Cleaning of exposed contents, books, shelving, & FF&E Items	By Owner	N/A	Not Included	N/A	By Owner. We can help facilitate if needed. A defined scope will be needed.
5	Sustained Humidity Control is recommended throughout the Building. Target is below 50%	N/A	N/A	Not Included	N/A	Reuse existing HVAC system to maintain this suggestive %. Assumes current system can achieve this as is.
6	HEPA air purification may be used to support improved overall indoor air quality	N/A	N/A	Not Included	N/A	Need to evaluate options, if needed, confirm doable with current system
7	Exhaustive follow on Testing is strongly recommended to establish comprehensive baseline conditions in areas not included within this assessment	In ReArch's Proposal	Bid	\$ 7,407	SME	This includes up to (17) indoor air sampling and (20) surface samples. This will be done after the careprt, duct & HVAC equipment cleaning is done.
8	Follow on, interim and post remediation verification testing is recommended.	See #7 Above	Bid	See #7 Above	See #7 Above	The additional mold sample testing will be done after initial suggested cleaning is done.

Additional Scope Items Included Beyond Indoor Doctor Report

A	Exterior Envelope Review	Responsibility	Cost Type	Scope Item Value	Vendor Name	Notes
A	Includes Exterior Envelope Inspection & Reporting	In ReArch's Proposal	Bid	\$ 15,000	CX Associates	
A	Includes Lift for Ext Envelope Inspections	In ReArch's Proposal	ReArch's Budget Value	Total is in various items	Herc Rentals	We have included a (1) Month Total Rental. Used during other scopes
A	Includes Select Demo of interior finishes (Drywall) for Exterior Envelope Inspections	In ReArch's Proposal	Allowance	Total is in various items	No Specific Sub Chosen Yet	Includes (6) man days of demolition scope
A	Includes select Int Drywall patching after Ext Envelope Inspections	In ReArch's Proposal	Allowance	Total is in various items	No Specific Sub Chosen Yet	Includes (4) Man Days of Drywall Patching & Materials
A	Includes ACT Remove / Reinstall Ceiling Tiles for Ext Envelope Inspections	In ReArch's Proposal	Allowance	\$ 1,360	No Specific Sub Chosen Yet	Includes (2) Man Days of ACT removal and Reinstall
A	Includes Touch Up Painting for Drywall patching	In ReArch's Proposal	Allowance	Incl in various items	No Specific Sub Chosen Yet	Includes (4) Man Days of Touch Painting & Materials
B	ACT - Acoustical Ceiling Tile Replacement	Responsibility	Cost Type	Scope Item Value	Vendor Name	Notes
B	Remove / Replace (1000) sqft of blackened / dirty 2'x2 ACT Tiles	In ReArch's Proposal	ReArch's Budget Value	\$ 4,500	No Specific Sub Chosen Yet	Includes Material Allowance of \$3 sqft. Exact type is TBD
B	Includes Lift for ACT Tile Replacement	In ReArch's Proposal	Bid	Total is in various items	Herc Rentals	We have included a (1) Month Total Rental. Used during other scopes
C	Roof Leak Detection at the Existing RTU location Scope	Responsibility	Cost Type	Scope Item Value	Vendor Name	Notes
C	Includes Select Demo of interior finishes (Drywall) for exposing the structure beneath RTU	In ReArch's Proposal	Allowance	Total is in various items	No Specific Sub Chosen Yet	Includes (2) Man Days of Drywall Patching & Materials
C	Includes laborers for snow removal and ladders etc for access	In ReArch's Proposal	ReArch's Budget Value	\$ 2,360.00	No Specific Sub Chosen Yet	If done in Spring this cost will be used for additional lift premiums
C	Includes select Int Drywall patching after Roof Leak at Main Lobby Investigation	In ReArch's Proposal	Allowance	Total is in various items	No Specific Sub Chosen Yet	Includes (2) Man Days of Touch Painting & Materials
C	Includes Touch Up Painting for Drywall patching	In ReArch's Proposal	Allowance	Total is in various items	No Specific Sub Chosen Yet	Includes (2) Man Days of Touch Painting & Materials
C	Includes Lift for Drywall Ceiling Patching	In ReArch's Proposal	Bid	Total is in various items	Herc Rentals	We have included a (1) Month Total Rental. Used during other scopes