Londonderry Town Council Meeting
Monday, April 6, 2026, 7:00 p.m.
Moose Hill Council Chambers

Meeting Link: http://173.166.17.35/internetchannel/show/14212?channel=4

Council Members Present: Chair Ron Dunn; Vice Chair Shawn Faber; Councilors Dan Bouchard, Deb Paul (left at 9:30 p.m.), Ted Combes

Council Members Absent: None

Other Staff Present: Town Manager Shaun Mulholland; Deputy Town Manager & Director of Economic Development Kellie Caron; Administrative Services Director Kirsten Hildonen; DPW Director Dave Wholley; Director of Engineering and Environmental Services John Trottier

A. CALL TO ORDER

Chair Dunn called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

B. COUNCIL BUSINESS

1. Complaint

In response to an anonymous complaint received on March 23, 2026, Town Manager Mulholland reported that Councilor Combes did not violate Section 4.8 of the Town Charter by attempting to appoint a member of the Fire Department as Londonderry's Emergency Management Director. The statute specifically designates that the governing body appoint this position, so this action is within the authority of the Town Council.

2. Veterans Tax Credit

Chair Dunn reported that counsel advised the Town Council that the proposed legal avenues to pursue the Veterans Tax Credit could be challenged in court, and the Town would not be in good standing if this were challenged in a court of law.

3. Police Department Update

Chief Bernard offered an update on Department staffing, introducing three new hires and reviewing three promotions. He also shared information on two recent resignations.

C. PUBLIC COMMENT

Airport Director Tom Malafronte offered a presentation on operations at Manchester Airport. He provided an update on the airline industry in general and how Londonderry is impacted. He reviewed the financial status of the airport and plans for the future.

Chair Dunn opened public comment.

Name: Jeffrey McGraw

Address: 9 Meetinghouse Drive
Mr. McGraw spoke in support of Mr. Malafronte and the quality of the work he and his team are doing at the Manchester Airport.

Name: Glenn Douglas
Address: 6 Overlook Avenue
Mr. Douglas asked when the legal opinion was obtained regarding the Veterans Tax Credit. He spoke to how complaints against Councilors are being handled. He noted not receiving a response to an email sent to Chair Dunn.

Name: Marge Badois
Address: 189 Litchfield Road
Ms. Badois asked that when the Council reviews the PUD draft, they give serious consideration to input provided by residents to the Planning Board.

Name: Kristine Perez
Address: 5 Wesley Drive
Ms. Perez asked why topics were tabled at the last Council meeting and spoke to the perception that important issues are not being addressed. She noted not receiving a response to an email sent to Chair Dunn. She asked that a complaint regarding a federal law be published.

Name: Robin Stewart
Address: 522 Mammoth Road
Ms. Stewart spoke to the need to tighten up control of PUDs and expressed disappointment over the residents' input not being considered.

Name: Dave Lewis
Address: 168 Mammoth Road
Mr. Lewis asked if the skate park was on this meeting's agenda and was told it would be discussed at the next Council meeting.

Name: Drew Uphold
Address: 31 Miller Road
Mr. Uphold spoke to the importance of the skate park to the community, and offered any help needed to reopen it.

Name: Martha Smith
Address: 38 Chester Drive
Ms. Smith reiterated that the input from residents on the PUD should be considered. She also spoke to the importance of the skate park to the community.

Name: Ray Breslin
Address: 3 Gary Drive
Mr. Breslin stressed the need for the Town to listen to the general public.

Chair Dunn closed public comment.

Councilor Bouchard spoke to the need for the Council to improve their response to the public when expressing concerns. Chair Dunn said he is working with Tony DeFrancesco to respond to his concern.

Councilor Paul spoke to a lack of communication within the Council.

Vice Chair Faber shared information from the DRA regarding the ability of the Council to set the effective date for the Veterans Tax Credit. Town Manager Mulholland will follow up.

D. BOARD APPOINTMENTS AND REAPPOINTMENTS

Councilor Combes moved to accept the resignation of Patrick El-Azem from the Londonderry Budget Committee. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair votes in the affirmative.

The Council thanked Mr. El-Azem for his contribution to the Town and the Budget Committee.

Councilor Bouchard asked that individuals who have left the Town's employ be recognized. Chair Dunn said a procedure is being discussed as to how to do this.

Ms. Hildonen reported there is an opening on the Old Home Day Board. A full Board is needed to move forward with the New Hampshire Charitable Trust. She volunteered to serve as an interim director to complete this process, with the intention of stepping down once a Board member is appointed.

Councilor Bouchard moved to appoint Kirsten Hildonen as an interim director on the Board of Directors for Old Home Day. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

E. PUBLIC HEARING

None

F. NEW BUSINESS

1. Discuss and approve Order 2026-05: A request to withdraw funds from the EMTF for Winter Maintenance.

Mr. Wholley presented the fourth and hopefully final request for funding for winter maintenance. He shared statistics on the severity of the winter.

Vice Chair Faber moved that the Londonderry Town Council hereby approves Order 2026-05 and directs the Trustees of the Trust Fund to disburse $10,000 from the Expendable Maintenance Trust Fund for winter maintenance of Town facilities. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

2. Discuss and approve Order 2026-07: A request to withdraw funds from the EMFT for the replacement of the hot water heater at the Fire Department Station 2.

Mr. Wholley reported one of the two water storage tanks at South Station needs to be replaced. Both of the tanks at Station 1 were replaced in 2024.

Councilor Bouchard moved that the Londonderry Town Council hereby approves Order 2026-07 and directs the Trustees of the Trust Fund to disburse $7,885.00 from the Expendable Maintenance Trust Fund to pay the ENE invoice for the replacement of the water heater at the Fire Department Station 2. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

3. Discuss and approve Order 2026-06: A request to withdraw funds from the Reclamation Trust Fund for blue recycling carts.

Mr. Trottier presented a request for funds to purchase recycling carts to replace existing ones and to provide carts for new homes.

Councilor Bouchard moved that the Town Council hereby approves Order 2026-06 and directs the Trustees of the Trust Fund to disburse $15,701.00 from the Reclamation Trust Fund for the purchase of 210 Blue, 95-gallon recycle carts. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

4. Discuss and approve Resolution 2026-03: Welfare Guidelines and 2026 allowable levels of assistance payments.

Ms. Hildonen explained the need for an annual adjustment on the dollar amounts in Appendix A to the Welfare Guidelines to stay abreast of the amounts suggested by HUD and the FDA. She noted revisions were needed to the guidelines to bring them into line with Town policy and how community welfare activities are being conducted through CHS in Derry.

Councilor Paul suggested the Town reevaluate CHS as the service provider in light of complaints she has received. Town Manager Mulholland reviewed the options for addressing this. The Council asked Councilor Paul to provide more information.

Councilor Bouchard moved that Londonderry Town Council hereby approves Resolution 2026-03 The Revision of the General Assistance Guidelines and Appendix A – Allowable Levels of Assistance Payments for 2026, as presented. Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.

5. First Reading: Zoning Ordinance Amendment – Planned Unit Development Ordinance LZO Section 5.2

Ms. Caron explained the Council directed the Planning Board to amend this portion of the zoning ordinance, and reviewed the process as to how this was done.

Vice Chair Faber suggested changing the requirement for a development agreement so that all owners are subject to this requirement, whether it is a single or multiple owners.

Councilor Paul reviewed a list of suggested edits. Chair Dunn asked that she send the list to the Council members and it could be discussed at the April 20th meeting. The public

hearing date will not be set until after this meeting.

6. **Discussion regarding procedures for addressing complaints and conducting investigations involving Town Councilors.**

The Council noted that the process of anonymous complaints being filed against Councilors and elected/appointed officials has not gone well. They spoke to the need for complaints not to be anonymous, and for background information to be provided. They expressed concern that this process is being used as a political weapon. The Council agreed on the need for a fair and transparent process. An extended discussion was held.

Vice Chair Faber made a motion to return to the process that was followed before this process was put into place in March 2025 for elected officials and appointed officials. Seconded by Councilor Combes.

Discussion: Town Manager Mulholland asked for clarification as to what process would be followed, as there is no prior or existing policy. Chair Dunn said complaints would be sent to the Town Manager, who would forward them to the Council, as is the normal practice. They agreed to remove the checkbox on the complaint form on the website, and to develop a policy for addressing these complaints.

Vice Chair Faber amended his motion to remove the checkbox from the website. Seconded by Councilor Combes. Motion carried 3-2-0, with Councilors Bouchard and Paul voting in opposition. Chair votes in the affirmative.

G. OLD BUSINESS

1. **Discuss and schedule a public hearing to Adopt Town Council Rules of Order.**

Ms. Hildonen noted the Public Comment rules were adopted at the last Council meeting; the Rules of Order were not adopted.

Councilor Paul suggested adding a rule that requires all Councilors to use the official Town email accounts for Town business.

Councilor Bouchard reviewed the rules of order that he felt were violated at the March 16th Council meeting. A spirited discussion followed regarding Councilor Paul not being assigned as an alternate to the Planning Board, and perceived poor behavior on the part of Council members.

Vice Chair Faber made a motion to adopt the Rules of Order. Seconded by Councilor Combes. Motion carried 3-2-0, with Councilors Bouchard and Paul voting in opposition. Chair votes in the affirmative.

H. APPROVAL OF CONSENT ITEMS

1. **Town Council meeting minutes from March 16, 2026**
2. **Citizens Petition Warrant Article 27 Letter**
3. **Citizens Petition Warrant Article 28 Letter**
4. **Barn Preservation Renewal**

5. **25-269-01-E Gravel Tax**
6. **Land Use Change Tax Bill**
7. **2025 Statistical Reval**
8. **Supplemental Warrant_091 GRB5 - $325**
9. **Supplemental Warrant_091 GRB5 - $539**
10. **Timber Tax 25-096-2-T**

Chair Dunn noted that while the residents voted to approve Citizens Petition Warrant Articles 27 and 28, the members of the Council might have a different opinion. Councilor Bouchard asked if all Council members are required to sign the letters, if they do not agree. Town Manager Mulholland explained no one can be forced to sign anything.

Councilor Paul left the meeting.

On line 145 of the March 16, 2026, meeting minutes, Councilor Bouchard questioned the vote of 5-0-0, saying that Councilor Paul did not vote. He asked for roll call votes to be conducted moving forward. Chair Dunn noted he repeated the vote as 5-0-0 at the time, and no one objected.

Vice Chair Faber moved to approve the Consent items. Seconded by Councilor Combes. Motion carried 3-1-0, with Councilor Bouchard voting in opposition. Chair votes in the affirmative.

I. OTHER BUSINESS

1. Liaison Reports

Councilor Combes attended the Airport Board Authority Meeting, and spoke to the progress being made by the airport and concerns over fuel prices.

The Council asked for an update on Old Home Day. As Councilor Combes was not able to attend the last meeting, Ms. Hildonen reported that now there is a full Board, they can begin to make many of the planning decisions.

Councilor Bouchard reported a lot of work is being done at the library.

2. Town Manager Report

a. Leach Library

Donna Plante, Acting Library Director, and Beth Marrocco, Vice Chair of the Board of Trustees, appeared before the Board to discuss upgrading the carpeting. The cost of installing Powerbond in the main area would be $36,162 over the amount covered by insurance. Using carpet tiles in this area would be $14,772 over the amount covered by insurance.

She also reviewed two alternatives for using carpeting squares in other rooms, which would be $48,856 for Alternate 1 and $58,198 for Alternate 2. The cost of installing Powerbond would be $53,814 for Alternate 1 and $64,566 for Alternate 2.

Councilor Bouchard asked about funds available in the Library budget to help cover these costs. Town Manager Mulholland reviewed other needed repairs and costs that have not yet been applied to the Library budget.

After discussion, the Council agreed to approve the installation of the Powerbond carpeting in the main area, and delay deciding on the other areas until more research can be done.

Councilor Combes moved to approve the expenditure of an additional $36,162 for the new carpeting. Seconded by Vice Chair Faber. Motion carried 4-0-0. Chair votes in the affirmative.

b. Reverend Morrison House Update

Town Manager Mulholland reported a public engagement session is scheduled for April 22, 2026, to obtain public input on the Reverend Morrison Meeting House. He intends to submit a memo by the end of May 2026, to help the Council make a decision on next steps.

c. Large Project Planning

Town Manager Mulholland suggested the Planning Board representative from the Council participate in meetings about larger developments and the associated infrastructure. He also recommended holding regular status update meetings with the Council on large projects and the Council agreed.

d. Strategic Plan

Town Manager Mulholland reviewed the strategic planning process and upcoming workshops.

J. PUBLIC COMMENT

Chair Dunn opened public comment.

Councilor Paul apologized to Councilor Combes, Councilor Bouchard, Mr. Mulholland, Ms. Hildonen, and the public for losing her temper. She did not apologize to Vice Chair Faber and Chair Dunn for her actions.

Name: Robin Stewart
Address: 522 Mammoth Road

Ms. Stewart asked why the Council did not consider the public input provided at the Planning Board during the first reading of the PUD zoning ordinance amendment. The Board explained the function of a first reading. She spoke to the benefit of anonymous complaints. She asked how the residents are being served, in light of the perceived division of the Council.

Acting Library Director Donna Plante asked that the Library be included in the conversation regarding how to connect residents with services, as the Library is a great tool for connecting people to resources.

Name: Paul Skudlarek
Address: 20 Woodbine Drive
Mr. Skudlarek said the Council had an opportunity to vote on Citizens Petitions 27 and 28, and the Councilors waived that right. He said the Council has an obligation to sign the letters that push the petitions to the State level as a body, as these warrant articles were approved by the residents.

Name: Glenn Douglas
Address: 6 Overlook Avenue
Mr. Douglas spoke to the public input on the PUD not being considered. He spoke to the lack of concern regarding how the cost of repairs for the Library will be covered. He spoke to the need for roll call votes and said the Council does not enforce rules equally.

Name: Kristine Perez
Address: 5 Wesley Drive
Ms. Perez spoke to Chair Dunn not assigning Councilor Paul as an alternate to the Planning Board, and the Councilors committing to holding themselves to a higher standard. She called for a no confidence vote to remove Chair Dunn and Vice Chair Faber.

Chair Dunn closed public comment.

K. MEETING SCHEDULE

- April 13, 2026, Moose Hill Council Chambers, 6:30 p.m., Strategic Plan Workshop
- April 20, 2026, Moose Hill Council Chambers, 7:00 p.m.
- April 22, 2026, Moose Hill Council Chambers, 6:30 p.m., Strategic Plan Workshop
- May 4, 2026, Moose Hill Council Chambers, 7:00 p.m.

L. ADJOURNMENT

Vice Chair Faber moved to adjourn the meeting. Seconded by Councilor Combes. Motion carried 4-0-0. Chair votes in the affirmative.

The meeting was adjourned at 10:25 p.m.

Minutes prepared by Beth Hanggeli

Manchester-Boston REGIONAL AIRPORT

Londonderry Town Council
MHT Update

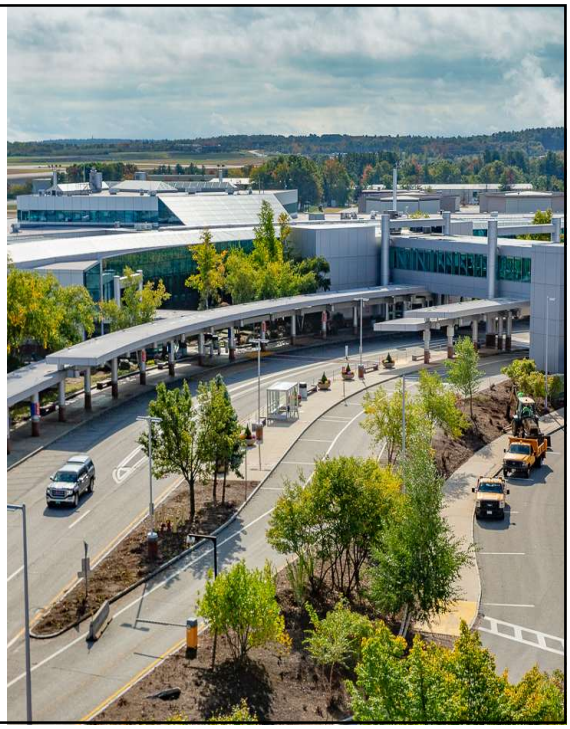
April 6, 2026

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Manchester-Boston Regional Airport

Air Service Update

- **U.S. Airline Industry Overview**
  - Partial Gov't shutdown
  - War in Iran
  - Fuel and Financials
  - Mitigation strategies
- **MHT Overview**
  - Seat capacity year-over-year
  - Post-covid recovery slowed
  - Headwinds
    - Seasonal seat volatility
    - Cost of living impact on load factors
    - Economic uncertainty
  - Tailwinds
    - BNA
    - Properties
    - Federal funding
  - Next steps



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Manchester-Boston Regional Airport

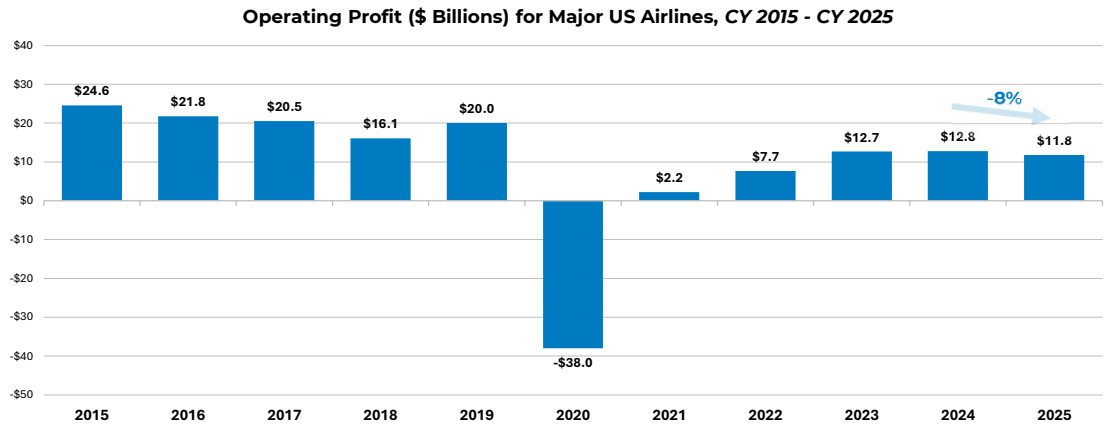
U.S. Airline Industry

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Manchester-Boston Regional Airport

U.S. Airlines Have Rebounded After Historic Losses. However, Current Operating Profits Are Down 8% From Last Year



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Source: Airline Financial Reports.

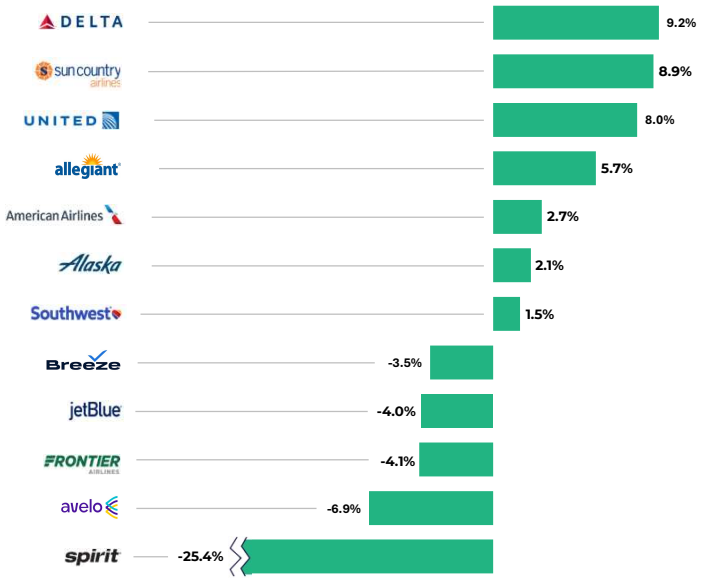
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Manchester-Boston Regional Airport

The Latest Annual Airline Financials Show Mixed Results

Operating Margin, *CY 2025*

- Profits were achieved by seven of the twelve airlines that have filed
- Overall, the industry achieved a 4.9% profit margin in 2025. That is slightly less than the 2024 margin of 5.4%



Source: Airline Financial Reports.

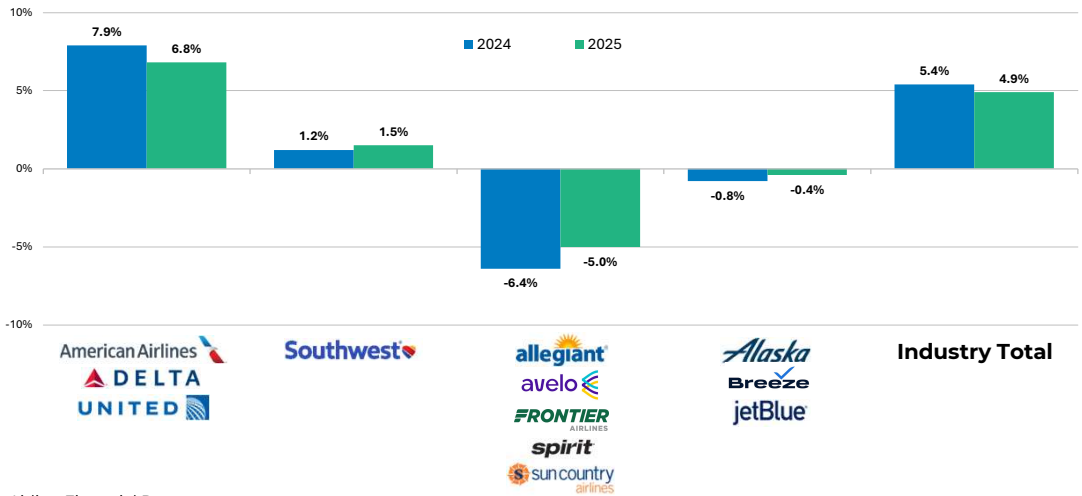
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Manchester-Boston Regional Airport

Financial Strength is Concentrated Among the Big 3

Operating Margin
CY 2024 vs. CY 2025

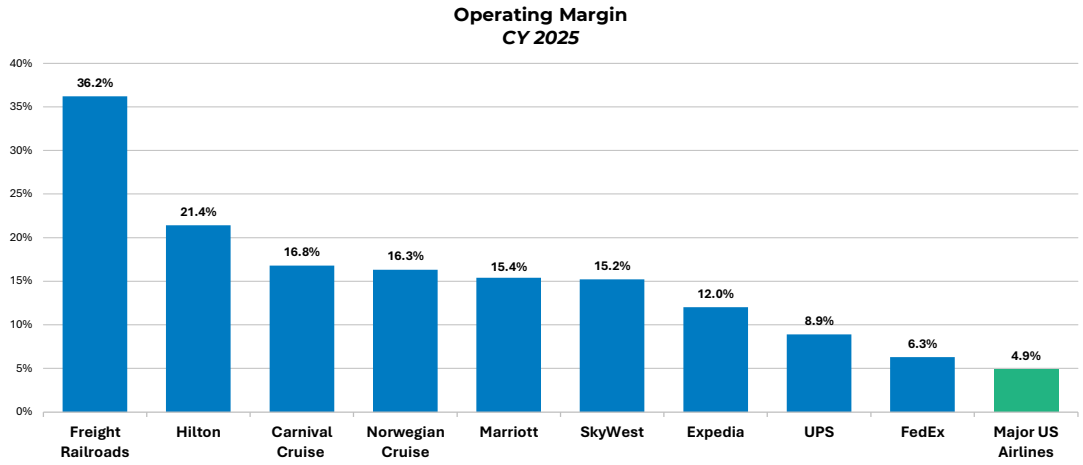


Source: Airline Financial Reports.

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Perspective: Major U.S. Airline Profit Margins Pale in Comparison to Other Transportation and Hospitality Industries



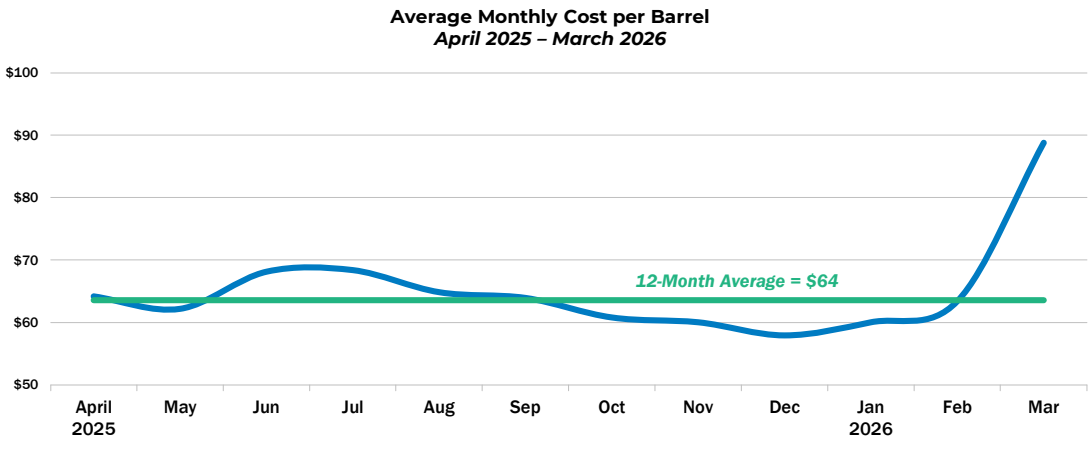
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Source: Various company financial reports.

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One of the Industries Largest Expense Items - Fuel, Skyrocketed in March



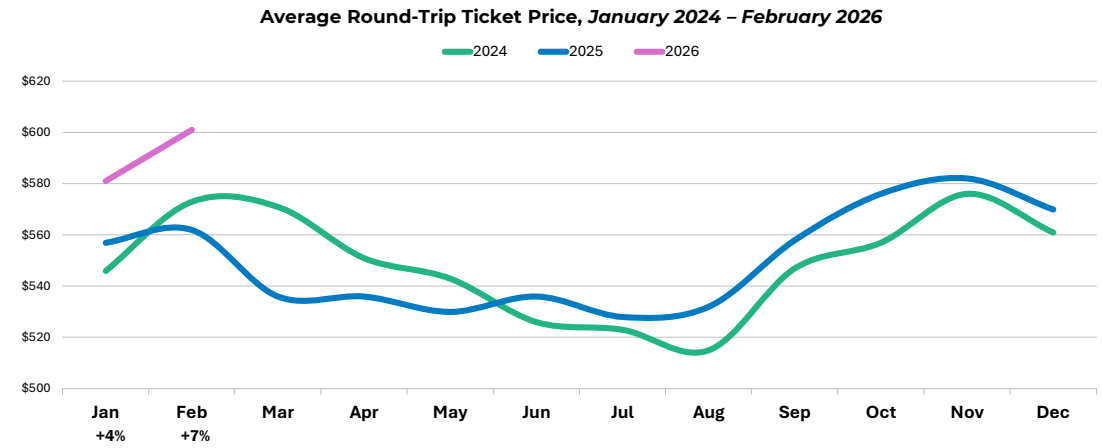
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Source: Energy Information Administration (EIA).

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Current Average Air Fares in the U.S. Are Up 4% and 7%, for the Months of January and February, Respectively



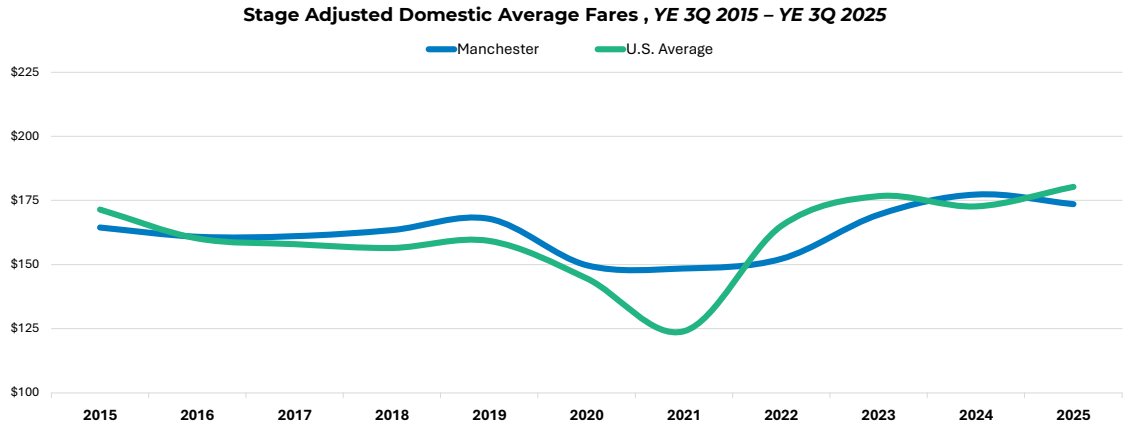
Note: % change from prior year

Source: Airlines Reporting Corp (ARC).

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Manchester's Domestic Average Fares Have Been Historically In Line With the National Average, Currently 4% Lower



Note: Stage length adjusted to 1,000 miles.

Source: USDOT, O&D Survey, via Cirium.

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Key Airline Strategies to Mitigate Rising Fuel Costs

- **Raise fares and ancillary fees** to pass part of the higher fuel cost onto customers.
- **Cut or reallocate capacity** by reducing less profitable routes and focusing on higher-demand markets.
- **Improve fuel efficiency** through fleet modernization and operational optimizations.
- **Control overall costs** by tightening spending, renegotiating contracts, and improving productivity.
- **Adjust flight operations** by optimizing routes, speeds, and aircraft utilization to reduce fuel burn.



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MHT Overview

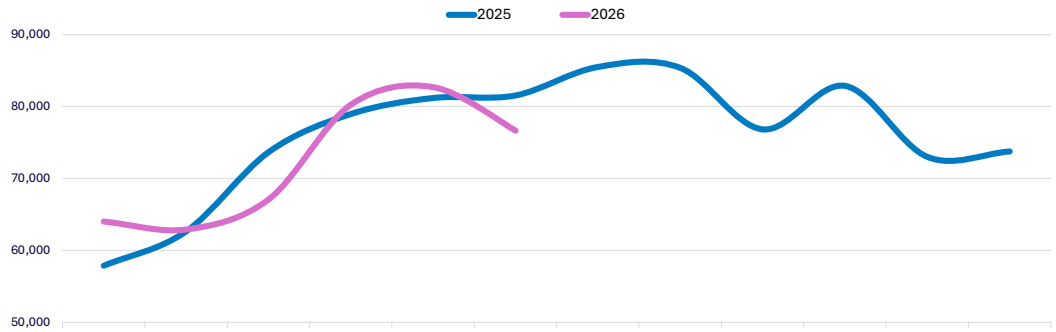
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Manchester-Boston Regional Airport

Departure Seats Reflects Seasonal Volatility; Avelo Reductions

MHT Monthly Departure Seats, *January 2025 – June 2026*



% Change from Prior Year:	Jan	Feb	Mar	Apr	May	Jun	YTD
	10.6%	0.5%	-8.9%	1.6%	1.8%	-6.0%	-0.5%

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Source: Innovata Schedules, via Cirium.

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June 2026 YTD Capacity Changes Are In Line With Regional Averages*



Annual Seat Departures
YTD June 2025 vs. YTD June 2026

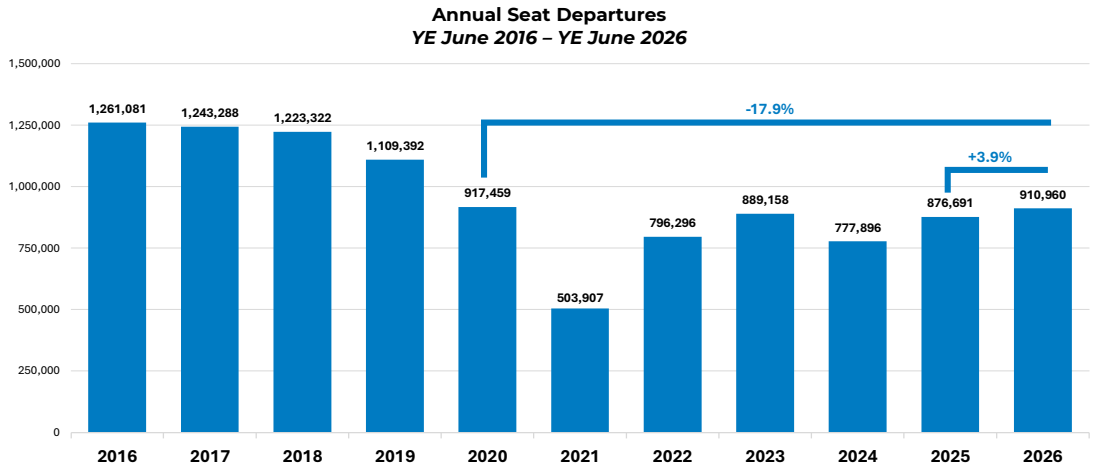
Growth Rank	Airport	2025	2026	Percent Change
1	Bangor	211,156	260,445	23.3%
2	Nantucket	62,656	76,023	21.3%
3	Boston	12,812,925	13,242,225	3.4%
4	Portland	666,692	682,692	2.4%
5	**Manchester**	**435,869**	**433,816**	**-0.5%**
6	Worcester	93,282	92,798	-0.5%
7	Burlington	425,300	420,083	-1.2%
8	Providence	1,326,282	1,301,388	-1.9%
9	New Haven	510,871	499,246	-2.3%
10	Hartford	2,084,616	1,988,307	-4.6%
	All Other	169,023	167,451	-0.9%
	Total New England	18,798,672	19,164,474	1.9%
	Total Excluding BOS	**5,985,747**	**5,922,249**	**-1.1%**

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Note: * Total excluding BOS.
Source: Innovata Schedules, via Cirium.

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Current Annual MHT Seat Departures are at a Post Pandemic High, But Remain 18% Below 2019 Levels

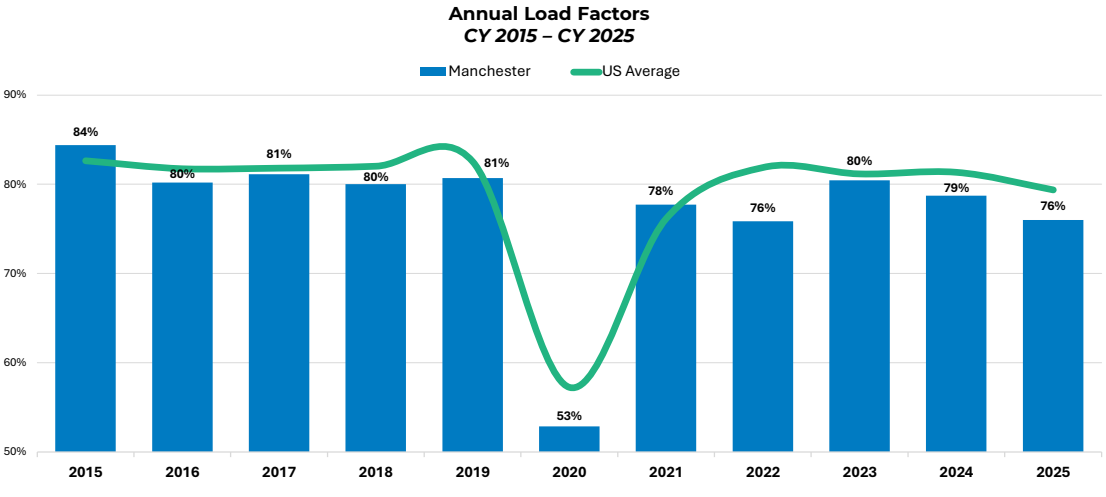


Source: Innovata Schedules, via Cirium.

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MHT Load Factors are Slightly Below the U.S. Average



Source: USDOT, T100, via Cirium.

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Tailwind: Southwest Will Link MHT to it's Fastest Growing Station: Nashville, Tennessee October 1, 2026



- Service will operate daily, except Tuesday and Wednesday.
- Nashville is Southwest's 6th largest station.
- Southwest's nonstop service will provide convenient connections to nearly 30 beyond BNA markets.

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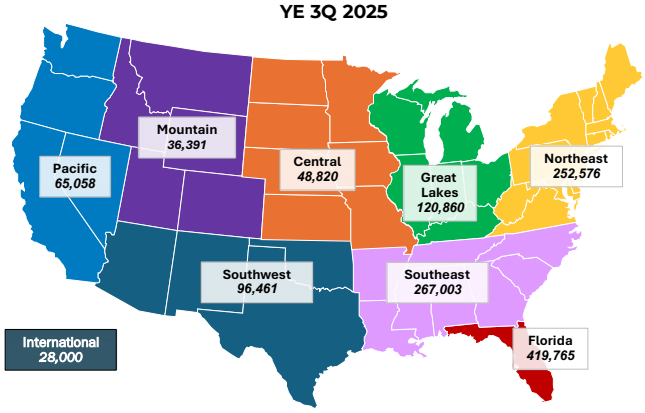
Source: Innovata Schedules, via Cirium.

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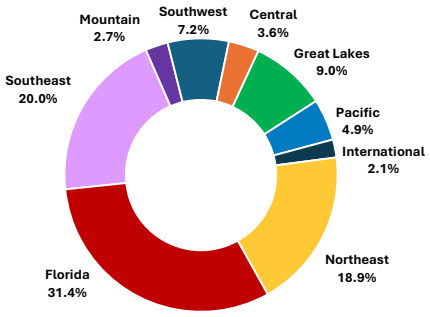
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Florida and the Southeast Combine to Represent Over Half of Manchester's Total O&D Passengers

MHT O&D Passengers by Region YE 3Q 2025



MHT Share of O&D Passengers by Region YE 3Q 2025



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Source: USDOT, O&D Survey, via Cirium.

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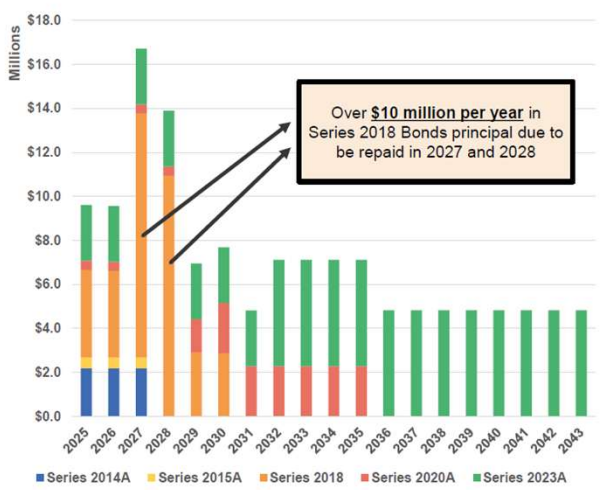
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MHT Financials

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Airport's Current Debt Service Profile Includes Spikes in 2027 and 2028

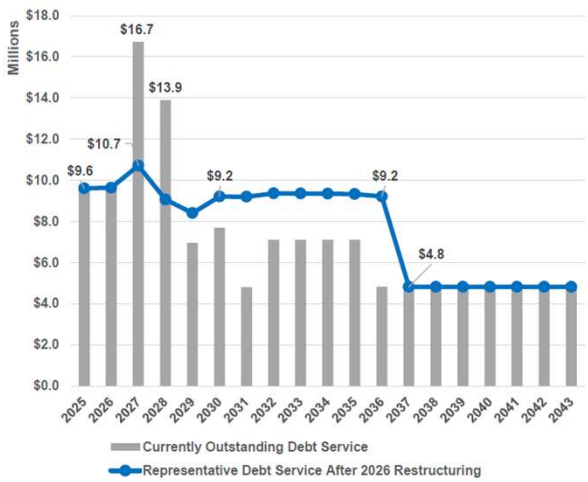


- Airport is pursuing the final phase of a multi-phase debt restructuring process
- This final restructuring will defer a modest amount of principal repayment on the Series 2018 Bonds

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Manchester-Boston Regional Airport

Restructuring Will Reduce Near-Term Debt Service Requirements and Result in More Level Aggregate Debt Service Through 2036



- Proposed new repayment structure:
  - Anticipated to reduce annual debt service requirements in 2027 and 2028 by approximately $6.0 million and $4.8 million, respectively
  - Will result in more level annual debt service requirements decreasing from $10.7 million in 2027 to around $9.0 to $9.4 million in 2028 through 2036
  - Will mitigate cost fluctuations to the airlines and result in a lower (in 2027 and 2028) and more predictable CPE

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Airport Improvement Projects

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Airport Capital Improvement Projects

2026 Airport Projects:

- **Airport Master Plan Update**
  - $1.6M; Centurion Planning and Design
  - Grant application in progress
- **TWY G and D Reconstruction**
  - $2.8M; MJ/Continental $2.8M
- **TWY E Design (Construction 2027)**
  - $750K; MJ Design
- **Airfield Electrical Vault**
  - $6.1M; Jacobs/Moulison Electric
- **Airport Drainage Study**
  - $450K
  - AECOM
- **Snow Removal Equipment Procurement**
  - $3.7M; Jacobs



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Information Technology Update

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Cyber Landscape

"Shield Up"

Geopolitics have increased cyber risk for critical infrastructure and services.

- **Threat Intelligence**:
  - Daily briefings and alerts from federal, state and local partners.
- **Actor Profiles**:
  - State-Sponsored: Iranian groups (APT33 and APT34/OilRig), focusing on government and critical infrastructure including transportation and aviation.
  - Hacktivist Mobilization; Pro-Iran hacktivist and criminal groups coordinate online campaigns.
- **Patterns:**
  - Sharp increase in phishing and credential harvesting activities.
  - Cyber operations focused on intelligence collection.
  - Living off the Land: Increased use of legitimate IT and administrative tools to enable stealthy, long-term access.

Manchester-Boston Regional Airport

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Properties and Contracts

Manchester-Boston Regional Airport

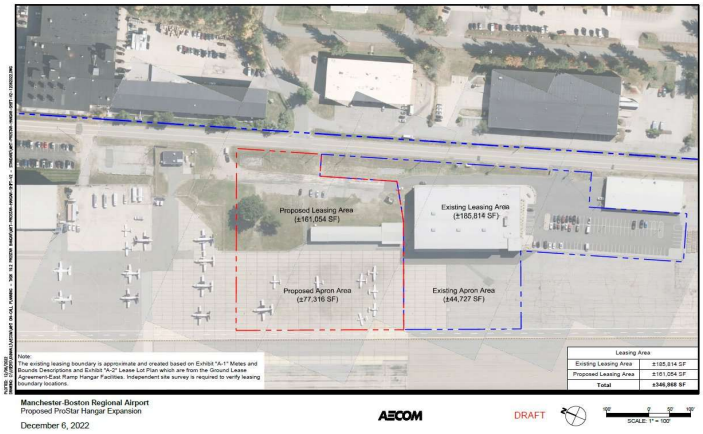
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Manchester-Boston Regional Airport

Pro Star Aviation - Hangar Expansion

- Final design stage for planned hangar expansion
- Construction - 2026



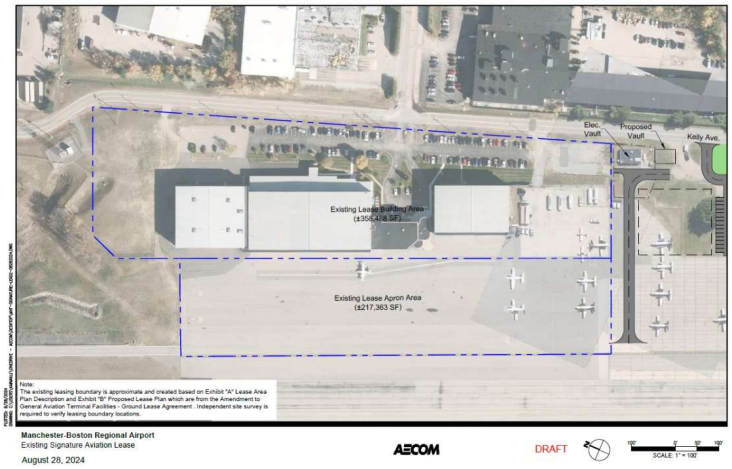
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Manchester-Boston Regional Airport

Signature Aviation - Hangar Expansion

- Additional term provided to allow for amortization of capital investment
- New term expires May 31, 2059
- Construction on fifth corporate hangar - 2027



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Manchester-Boston Regional Airport

Northeast Ramp – General Aviation Development

- Hangar space to accommodate up to 30 additional aircraft
- New corporate hangar(s)
- A&P Maintenance Facility
- Co-locate tenants
  - Aero-Hex
  - Hangar 5
  - East Ramp
- Design concepts will be studied as part of the Master Plan



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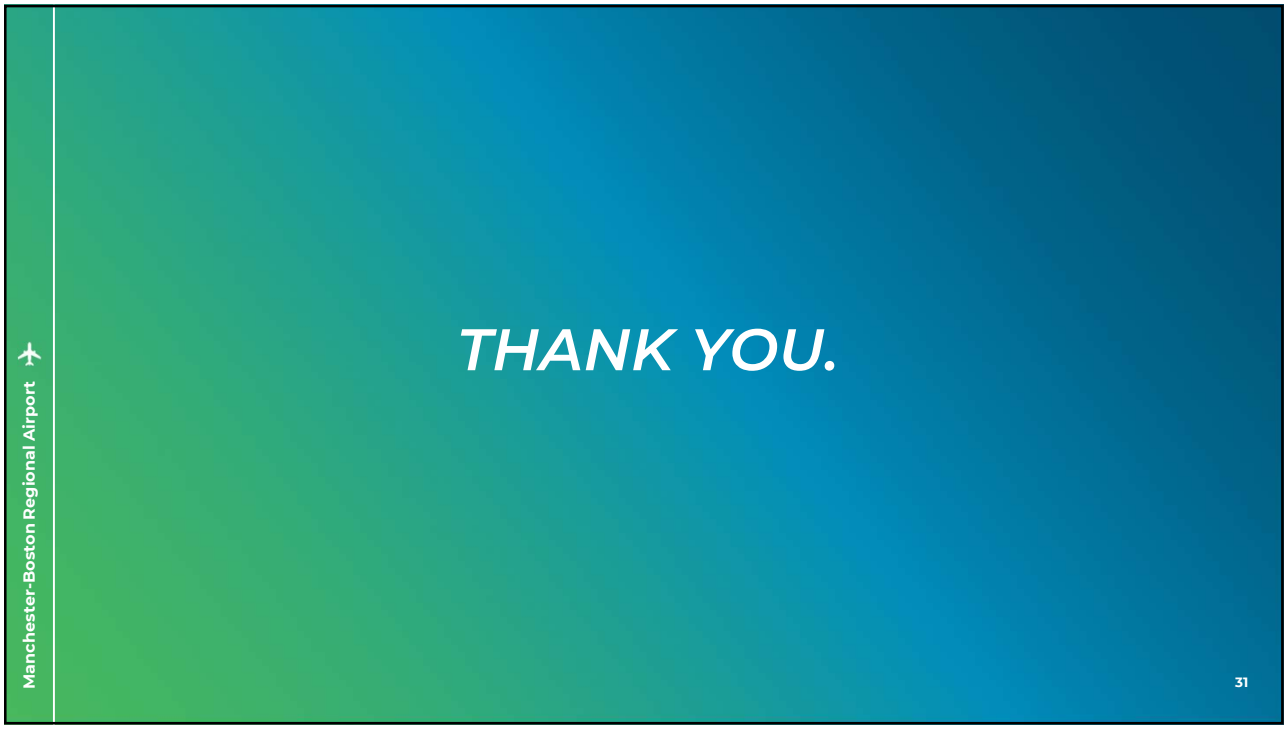
Manchester-Boston Regional Airport

What's Next?

- **Focus on Three Strategic Goals for 2026:**
  - Complete negotiations and execute a new Airline Operating Agreement (July 1, 2026)
  - Restructure Airport Debt (Spring 2026)
  - Airport Master Plan Update (Q2 2027)
- **Position the Airport for future success**
  - Complete critical ACIP Projects
  - Pursue Federal funding opportunities
  - Budget based on new realities
  - Staffing
- **Turn Headwinds into Tailwinds**



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TO: Shaun Mulholland, Town Manager
FROM: Donna Plante, Acting Library Director
DATE: April 6, 2026
RE: Leach Library Carpet Replacement and Painting

At their meeting on April 2, 2026, the Leach Library Board of Trustees voted to move forward with installing some new flooring at the library and completing some painting during phase one of the renovation project. The carpet replacement follows the recommendation from Indoor Doctor to address the mold. The Board of Trustees agreed to request funding from the Town Council for this work.

Here is a summary of the Board's selected scope and the related cost estimates:

Base Bid covers the space where our insurance adjuster recommends the carpet be replaced. Compared to the estimate submitted for the insurance claim, **Tarkett Powerbond** carpet has an additional cost of **$36,162.00 for the Base Bid**.

Alternate #1 covers the area in the study rooms, Historical Room, staff offices, and staff break room that are not included in the Base Bid. For Alternate #1, the estimated total cost for **Tarkett carpet tile is $48,856**.

Alternate #2 covers the area in the Children's Room and children's staff office that are not included in the Base Bid. For Alternate #2, the estimated total cost for **Tarkett carpet tiles is $58,198**.

TOTAL REQUEST: $143,216.00

Important Notes:

- The estimate ReArch provided for the insurance claim is not the amount Primex has agreed to pay—that is not decided yet.
- The work must be completed concurrently with the Base Bid for these estimates to apply.

Interior Finishes w Tarket Carpet Tiles - Alternate #1 Pricing			TOTAL ADJUSTED BIDS	$48,856	
	Qty.	Unit	Unit Price	Estimate Cost	ReArch Estimate
Trade Breakdown Detail					
Alternate #1 Scope Items					
Labor to disassemble the existing office furniture & move to another library section	1	days	$ 760	$ 760	$760
Labor to reassemble the existing office furniture & move to another library section	1	days	$ 760	$ 760	$760
BID - Moving Company to remove, Store inside onsite and reinstall room contents	1	bid	$ 12,744	$ 12,744	$12,744
BID - Moving Company to reinstalled stored materials & furniture back to their origin				Incl Above	Incl Above
Dumpster for Debris Removal	1	ls	$ 1,100	$ 1,100	$1,100
Temporary Protection / Cleaning - Labor	2	days	$ 360	$ 720	$720
Temporary Protection / Cleaning - Materials	1	ls	$ 250	$ 250	$250
Flooring - Carpet Replacement - Tarket Carpet Tiles	1	bid	$ 11,676	$ 11,676	$11,676
Demo / disposal of existing carpet	2,040	sf	$ 1.00	$ 2,040	$2,040
Demo / disposal of existing vinyl base				Incl Above	Incl Above
Prep the flooring area for new carpet	2,040	sf	$ 0.60	$ 1,224	$1,224
Installation of new carpet w/ waste factor				Incl Above	Incl Above
Installation of new vinyl base				Incl Above	Incl Above
Installation of new vinyl base - Lower Break Room	107	lf	$ 2.10	$ 225	$225
Include attic stock of carpet Hold - 4% of Floor Total	4	%	$ 117	$ 467	$467
Include minor Drywall Wall prep for painting	1	days	$ 760	$ 760	$760
Paint the existing walls Bid Proposal - (2) new coats	1	bid	$ 4,199	$ 4,199	$4,199
Painting of existing door frames / doors				N/A - Excluded	N/A - Excluded
Replace / Repair Existing Ceilings				N/A - Excluded	N/A - Excluded
Includes required lifts / staging to complete painting scope				Incl Above	Incl Above
Subtotal (Alternate #1 Scope Items)				$ 36,925	**$36,925**
General Liability Insurance			1.1%	$ 406	$406
General Requirements			11.7%	$ 4,368	$4,368
General Conditions			8.9%	$ 3,711	$3,711
Building Permit Fee			N/A		$0
Performance & Payment Bond (Now Required by Shawn M)				$ 681	$681
Fee			6.0%	$ 2,765	$2,765
				$ 48,856	**$48,856**
					$48,856

RECOMMENDED VALUE **$ 48,856** **1 ReArch Estimate** ReArch Estimate

Interior Finishes - Alternate #2 Pricing "Children's Room" with Tarket Carpet Tiles				TOTAL ADJUSTED BIDS	$58,198
	Qty.	Unit	Unit Price	Estimate Cost	ReArch Estimate
Trade Breakdown Detail					
Alternate #2 Scope Items					
Labor to disassemble the existing office furniture& move to another library section				N/A - Excluded	N/A - Excluded
Labor to reassemble the existing office furniture& move to another library section				N/A - Excluded	N/A - Excluded
BID - Moving Company to remove, Store inside onsite and reinstall room contents	1	bid	$ 12,975	$ 12,975	$12,975
BID - Moving Company to reinstalled stored materials & furniture back to their origin				Incl Above	Incl Above
Dumpster for Debris Removal	2	ls	$ 1,100	$ 2,200	$2,200
Temporary Protection / Clean Up - Labor	3	days	$ 360	$ 1,080	$1,080
Temporary Protection / Clean up - Materials	1	ls	$ 350	$ 350	$350
Flooring - Carpet Replacement Bid - Tarket Carpet Tile	1	bid	$ 17,367	$ 17,367	$17,367
Demo / disposal of existing carpet	3,180	sf	$ 1.00	$ 3,180	$3,180
Demo / disposal of existing vinyl base				Incl Above	Incl Above
Prep the flooring area for new carpet	3,180	sf	$ 0.60	$ 1,908	$1,908
Installation of new carpet				Incl Above	Incl Above
Installation of new vinyl base				Incl Above	Incl Above
Hold for attic stock of carpet Hold	4	%	$ 695	$ 695	$695
Include minor Drywall Wall prep for painting	1	days	$ 760	$ 760	$760
Paint the existing walls - (2) new coats	1	bid	$ 3,470	$ 3,470	$3,470
Painting of existing door frames / doors				N/A - Excluded	N/A - Excluded
Replace / Repair Existing Ceilings				N/A - Excluded	N/A - Excluded
Subtotal (Alternate #2 Scope Items)				$ 43,985	**$43,985**
General Liability Insurance			1.1%	$ 484	$484
General Requirements			11.7%	$ 5,203	$5,203
General Conditions			8.9%	$ 4,421	$4,421
Building Permit Fee			N/A		N/A - Excluded
Performance & Payment Bond (Now Required by Shawn M)				$ 811	$811
Fee			6.0%	$ 3,294	$3,294
				$ 58,198	**$58,198**
					$58,198

RECOMMENDED VALUE **$ 58,198**

1 ReArch Estimate ReArch Estimate

Phillip J. Enterprises, Inc.

MESSINA'S FLOORING & CARPET

7 Industrial Way Suite #4
Salem, NH 03079
Office: (603) 898-3700
Fax: (603) 893-5215
chad@messinasflooring.com

Date: April 1, 2026
To: ReArch Construction
Attn: Kevin Magee

Re: Londonderry Library Budget
276 Mammoth Rd, Londonderry, NH 03053
Carpet Tile

Base Bid

Adult Library, Circ. Work, Boarder, Corridor & Inlay

Tarkett: Peace Tile 24"x24" - Color: TBD

10,980.00	Square Feet @	$4.35		$47,763.00

Labor

10,980.00	Square Feet @	$0.90		$9,882.00

Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD

860.00	Linear Feet @	$2.10		$1,806.00
			Total:	$59,451.00

Alternate #1

Ref. Office, Elevator, Special Collection, Group Study, Quiet Study, & Ground Floor Staff

Tarkett: Peace Tile 24"x24" - Color: TBD

2,040.00	Square Feet @	$4.35		$8,874.00

Labor (With Pattern Match)

2,040.00	Square Feet @	$0.90		1,836.00

Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD

460.00	Linear Feet @	$2.10		$966.00
			Total:	$11,676.00

Alternate #2

Childrens Library & Childrens Librarian

Tarkett: Hopeful Energy Tile 24"x24" - Color: TBD

3,180.00	Square Feet @	$4.00		$12,720.00

Tarkett: Peace Tile 24"x24" - Color: TBD

180.00	Square Feet @	$4.35		$783.00

Labor

3,360.00	Square Feet @	$0.90		3,024.00

Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD

400.00	Linear Feet @	$2.10		$840.00
			Total:	$17,367.00

Taxes		0.00
	Grand Total:	**$88,494.00**

Additional/Alternate Options:

Carpet Rip Up & Disposal	**Add:**	**$0.60 Per Square Foot**
Prep/Skim Coat (Required)	**Add:**	**$1.00 Per Square Foot**

This proposal is only valid for 30 days after the above date

- ***Floor Prep: Not included in base bid and may be required due to subfloor condistions***
- ***Concrete: Minimum 28 days to set up after newly poured for moisture to dissipate. (Regardless of our crews start of work after the time allotted for the concrete to set, the floor is NOT guaranteed to meet the moisture acceptance levels for floor installation.)***
- ***Ambient Temperature: It is the customers responsibility to ensure the prospected area of work has a constant 60 degree or higher ambient room and floor temperature for a minimum of three days prior to the floor's installation.***
- ***Any added work outside the original contract will revert to a Time & Material price of $75 per man hour per worker in addition to the original price. Messina's Flooring & Carpet agrees to obtain consent from the perspective customer before any work is to be done and will further provide the customer with an estimate of the cost projected for additional services.***
- ***Protection: Protection of the floor after installation is the responsibility of the owner. Any finished painted walls or finished furnishing in area during installation is to be protected before our arrival.***
- ***Proposal does not include moisture mitigation or high rh premium adhesives. Depending on concrete moisture levels this may be required and additional charges will incure.***
- ***Proposals based off of allowances and pricing is subject to change with final selections***
- ***If payments are to be made with a credit card, an additional 4% charge of the total order may incure.***

If you have any questions concerning this proposal, please do not hesitate to call me at the office or on my cell phone (603) 489-9010

Thank you,

Chad J. Riddle

Phillip J. Enterprises, Inc.

MESSINA'S FLOORING & CARPET

7 Industrial Way Suite #4
Salem, NH 03079
Office: (603) 898-3700
Fax: (603) 893-5215
chad@messinasflooring.com

Date:	April 1, 2026	*Re:*	Londonderry Library Budget
To:	ReArch Construction		276 Mammoth Rd, Londonderry, NH 03053
Attn:	Kevin Magee		Powerbond

Base Bid

Adult Library, Circ. Work, Boarder, Corridor & Inlay

Tarkett: Powerbond RS Peace 6' - Color: TBD				
11,197.00	Square Feet @	$4.00		$44,788.00
Tarkett: Powerbond RS Function Found 6' - Color: TBD				
2,520.00	Square Feet @	$4.20		$10,584.00
Tarkett: Powerbond RS Frame Theory 6' - Color: TBD				
1,560.00	Square Feet @	$4.20		$6,552.00
Labor (With Pattern Match)				
10,980.00	Square Feet @	$1.05		$11,529.00
Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD				
860.00	Linear Feet @	$2.10		$1,806.00
			Total:	$75,259.00

Alternate #1

Ref. Office, Elevator, Special Collection, Group Study, Quiet Study, & Ground Floor Staff

Tarkett: Powerbond RS Function Found 6' - Color: TBD				
2,220.00	Square Feet @	$4.20		$9,324.00
Tarkett: Powerbond RS Peace 6' - Color: TBD				
540.00	Square Feet @	$4.00		$2,160.00
Labor (With Pattern Match)				
2,040.00	Square Feet @	$1.05		2,142.00
Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD				
460.00	Linear Feet @	$2.10		$966.00
			Total:	$14,592.00

Alternate #2

Childrens Library & Childrens Librarian

Tarkett: Powerbond RS Connected Core 6' - Color: TBD				
3,780.00	Square Feet @	$4.20		$15,876.00
Tarkett: Powerbond RS Function Found 6' - Color: TBD				
162.00	Square Feet @	$4.20		$680.40
Labor				

3,360.00	Square Feet @	$1.05		3,528.00
Tarkett: Vinyl Cove Base 4"x4'x1/8" - TBD				
400.00	Linear Feet @	$2.10		$840.00
			Total:	$20,924.40
Taxes				0.00
			Grand Total:	**$110,775.40**

Additional/Alternate Options:

Carpet Rip Up & Disposal	**Add:**	**$0.60 Per Square Foot**
Prep/Skim Coat (Required)	**Add:**	**$1.00 Per Square Foot**
Prime Subfloor (Required)	**Add:**	**0.35 Per Square Foot**

This proposal is only valid for 30 days after the above date

- ***Floor Prep: Not included in base bid and may be required due to subfloor condistions***
- ***Concrete: Minimum 28 days to set up after newly poured for moisture to dissipate. (Regardless of our crews start of work after the time allotted for the concrete to set, the floor is NOT guaranteed to meet the moisture acceptance levels for floor installation.)***
- ***Ambient Temperature: It is the customers responsibility to ensure the prospected area of work has a constant 60 degree or higher ambient room and floor temperature for a minimum of three days prior to the floor's installation.***
- ***Any added work outside the original contract will revert to a Time & Material price of $75 per man hour per worker in addition to the original price. Messina's Flooring & Carpet agrees to obtain consent from the perspective customer before any work is to be done and will further provide the customer with an estimate of the cost projected for additional services.***
- ***Protection: Protection of the floor after installation is the responsibility of the owner. Any finished painted walls or finished furnishing in area during installation is to be protected before our arrival.***
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- ***Proposals based off of allowances and pricing is subject to change with final selections***
- ***If payments are to be made with a credit card, an additional 4% charge of the total order may incure.***

If you have any questions concerning this proposal, please do not hesitate to call me at the office or on my cell phone (603) 489-9010

Thank you,

Chad J. Riddle

INVOICE 47386

Trend Moving & Storage - (855) 509-6683
14 Liberty Drive, Londonderry NH 03053

BILLED TO:
Rearch Construction

INVOICE DATE: 3/25/2026
INVOICE AMOUNT: $68,581.00
TERMS: Upon Receipt

Name	Rate	Subtotal	Discount	Total Cost
Job 47386-1 - Commercial 4/14/2026				
Base Bid	1 @ $42,862.00	$42,862.00	--	$42,862.00
ALT # 1	1 @ $12,975.00	$12,975.00	--	$12,975.00
ALT #2	1 @ $12,744.00	$12,744.00	--	$12,744.00
			Subtotal	**$68,581.00**
			Grand Total	**$68,581.00**
			Payments	--
			Balance Due	**$68,581.00**

Payment methods accepted: Cash, Debit, Credit, Check .

Payments
No payments yet.

*Make checks payable to Trend Moving LLC.
*Mail all checks to 14 Liberty Drive, Londonderry, NH 03053.

20 Beach Street Extension
Newmarket NH 03857
Ph. (603) 659 -2788 Fax (603) 659 - 2389

PROJECT NAME: **Londonderry Leach**
SITE ADDRESS: **Library**

Attn: **Kevin Magee**
325 Corporate Drive Suite 2
Portsmouth, NH 03801
617-584-5750
kevinm@rearchconstruction.com

Date: **3/27/2026**
Estimator: **Jason Porter**
Cell Phone: **508-868-0159**
Email: **jason@capriolipainting.com**

Base Bid: Includes labor and material for items as per PDCA Standards and shown Scope of Work: **Total Base Bid Amount:** **$16,522.00**

Includes Equipment and Travel If Appropriate.

Prices valid for 60 Days

Price is as per plans dated: _____ Addendumns acknowledged: _____

Areas of work included:

All areas as noted below.
See attached Take Off sent along with proposal.
Please Read All EXCLUSIONS and CLARIFICATIONS
This Proposal is Based on Three Colors Walls, Trim. Ceilings. If more than Three Colors are Picked There Maybe Additional Charges
G.C. to Provide Scissor Lift. If Extra Lift is Necessary then an Additional Fee Will be Added.
CPI recommends to have a Sequence meeting so we can do our job the proper way and to Avoid Additional Cost.
CPI is always willing to negotiate with GC

Surface / Scope	Paint System	Product Description	Prep Level	Amount
GWB Walls Painted @10'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
GWB Walls Painted @4'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
GWB Walls Painted @14'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
Wood Trim Wrapped Columns Painted @10'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
GWB Column Extension @4'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
Skylight Ceiling Beams Underside Painted	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
Skylight Lower Fascia Trim Painted @2'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included
Skylight Upper Fascia Trim Painted @3'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	Int. Level 1	Included

ALTERNATES:

Alternate Title	Description	Scope of Work	Products	Price
ALT 1	Add Alt One GWB Walls Painted @10'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	$4,199.00
ALT 1	Add Alt One GWB Knee High Wall Painted @3'6"	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	$4,199.00
ALT 1	Add Alt One Wood Knee Wall Top Cap Painted	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	$4,199.00
ALT 1	Add Alt One GWB Walls Painted @8'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	$4,199.00
ALT 2	Add Alt Two GWB Walls Painted @10'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	$3,470.00
ALT 2	Add Alt Two GWB Walls Painted @12'	2 coats Eggshell Latex	SW ProMar 200 Int. Eggshell Latex	$3,470.00

Misc. Items included in the Alternate Items:

N/A

EXCLUSIONS:

All Ceilings Other than Skylight Beams
Wood Window Trim/Casings
All touch up or repainting of all items or surfaces damaged or defaced by others/trades after our work is complete.
All miscellaneous wall mounted items unless specifically noted above.
All Aluminum windows or other aluminum surfaces unless specifically noted above.
All cabinets, shelves, poles, built-ins and all other millwork not specifically noted above.
All alternate items shown above are not part of the base bid and are to be considered additional amounts.
All other surfaces not specifically mentioned above.

CLARIFICATIONS:

Clean up will be done on a daily basis as it relates to our trade.

Minor touch up is included in the base proposal according to the guidelines as set forth by PDCA P1-92 Industry Standards. Damages done by other trades that require repainting of entire wall surfaces will be considered additional work on a Time and Material basis approved by Change Order prior to proceeding.

Work will be performed during normal work hours day shift. If evening shift, graveyard shift or split shifts are required, please notify our office for adjustment to the price accordingly.

Prices good for 60 Days

BID SUMMARY:

		Initial	
Total amount for base bid:	$16,522.00		Approved
Total Amount for all Alternates:	$7,669.00		Approved
Total amount for Base Bid and Alternates:	$24,191.00		Approved

If you have any questions or changes to the above, please provide it in writing either on this document or other.

WARRAN Our Painting will warranty our workmanship for 1 year from the date of completion. Warranty does not include paint failure due to existing surface conditions such as poor insulation causing moisture condensation, paint failure from previous coatings applied before us by others, rotten wood, moisture damage from leaking gutters, mildew, snow/ice damages, old caulking failure or any other failure caused by natural causes. In the event paint failure occurs due to our workmanship, repainting will be done only to the affected area (not the entire wall or project). Warranty does not include failure due to paint manufacturer defects which are covered by the paint manufacturer.

SCHEDULING: Our Project Manager will schedule the work based on the next available schedule date which will be discussed between the customer and our Project Management team. The Customer is to realize painting work may be re-scheduled due to rain or high moisture days.

PAYMENT: A non-refundable deposit of: N/A is due at the point of signing this proposal.
The balance is due on the date of substantial completion.

AUTHORIZATION: The customer signature below signifies they have read the above scope of work and terms of this proposal and hereby authorizes the painting contractor to proceed with scheduling the work and making arrangements for labor and material for this project.

Customer / Contractor Signature: _____ Date: _____