

Bow Community Building
Status Report
February 3, 2020

Last month, the Board of Selectmen approved measures designed to keep the Community Building going, until Town residents determine what they want to see in a community building and how to get there.

Here are the steps that have been taken by the Board:

1) Life Safety and Fire Code Compliance Plan Compliance

In 2013, the State Fire Marshal cited the Town for non-compliance with the requirements of the State Fire Code. Once the new station was occupied in 2017, the State Fire Marshal determined that all State Fire Code matters concerning the future redevelopment and use of the Community Building can be handled through the Bow Fire Department.

Fire Chief Mitch Harrington prepared a compliance plan detailing the steps that need to be taken in order to maximize the use of the building by taking reasonable temporary measures to allow the continued use of the “recreation” side, while the entire building is brought into compliance over time.

The Board of Selectmen authorized an expenditure to allow continued use of the recreation side of the building. Work included the installation of a fire alarm system and emergency lighting, completion of a fire separation wall between the stage and rear storage area, installation of fire rated doors where required, replacement of the stage curtain and painting all exposed wood with fire retardant paint. **Cost: \$30,641.00**

2) ADA Compliance

Once this work was completed, the Board of Selectmen voted to move elections back to the Community Building. In order to make this possible, the Town needed to address various ADA violations, de violations, including the installation of an accessible bathroom. **Cost: \$10,315.82**

3) Kitchen

Kitchen done at a cost of \$8,308.49. Removed fire whatever thing over the hood, removed the griddle,

4) Maintenance and Repairs

So far in FY 2019-20, the Town has spent an additional \$8,350.36 on other maintenance and repairs, including mold mitigation in one of the storage closets.

Total expenditures as of 23/3/20 are **\$57,715.67**.

The Board of Selectmen recently approved additional measures designed to keep the building going at as minimal a cost to the Town as possible.

1) Separate Domestic Water

The “fire station” side still has the water turned on to two bathrooms and a shower. The system lacks the operable valves to completely shut off this side. Work will be done to install the necessary valves and drains to shut the water supply off to the “fire station” side. New flexible piping will be installed to supply the kitchen, boiler and existing bathrooms from an existing hot water heater that was installed in 2018. This will help minimize any risk of water damage in the building. **Cost: \$2,923.00**

2) Electrical System Mapping

An electrician will be mapping the circuits and accurately label all the panels, circuit breakers and the sub-panels they feed in all areas of the building. It has been found that several circuits indicate that they feed a certain section of the building and they do not. Unused portions also share the same circuits as active sections without being labeled as such. This will allow us to turn off what we do not need on the “fire station” side house and rear storage area. **Estimated Cost: \$3,800.00.**

3) Gym Lights Conversion

The Board approved converting the lights to LED and this work is eligible for a 50% grant from Unitil. The current lights still use the same technology that was recently replaced in the DPW garage. When the old lights were removed from the DPW, a few fixtures were saved, as they cost approximately \$300 for a new fixture. **Cost: \$4,831.00.**

4) Asbestos Containment

Work will be done to seal and patch the existing panels in the basement and the walls in the fire bays. Fire Chief and this plan would fit the goal of fire separation that had been outlined previously for the basement. Future plans for the building will need to include asbestos abatement. **Cost: \$1,900.00.**

ADDITIONAL WORK

Interior: The gym walls and front foyer should be cleaned and painted. Install drywall to the right of the stage for aesthetic purposes only.

Exterior: Replace vinyl siding and install ice break on south side roof, upgrade all exterior lighting to LED., remove front overhead doors and install new wall framing to close openings.

The roof and structure are in good repair. With the work recently completed in the last two years the building should serve the current needs.