

## **2024 ABATEMENT REQUEST – Staff Notes**

### **Map 441 Block 233 Lot 2 – Mills Industries Inc.**

The property owner filed an application for abatement for 2024 based on incorrect overall condition and needed repairs to the building and property. The property is an improved 1.61 acre parcel of land and industrial building located at 167 Water St. It is improved with a single story light industrial building with 24,960 square feet. The 2024 total assessed value was \$989,500.

After reviewing the various quotes for repairs of the building provided by the property owner, an inspection was completed by Emily Goldstein on 3/31/2025. The building itself was built in 1975 and has undergone some changes from its original use as a cold storage facility to its current use a light industrial/manufacturing facility. During some of these changes, it appears as though the quality of improvements have left areas of the building vulnerable to additional depreciation beyond what is typical for its age. The repairs indicated by the owner to be necessary are a new roof in multiple phases, sewer repairs, and exterior repairs. The current listed overall condition of the building is Average. It is unclear when the last interior inspection of the building was completed prior to the abatement application. During the inspection, the deterioration of the roof was apparent as the ceiling was rusted through, including some areas where there is regular water accumulation in trash barrels and places that mold has grown from moisture from the roof and the exterior wall. Overall, the building is in Fair condition for its age given the amount of work that is required after some level of deferred maintenance, and it is appropriate to add an additional physical condition of 5% for the accumulated damage that this has brought. Making these changes reduced the value from \$989,500 to \$876,200.

It is recommended that the abatement request be granted for the 2024 tax year, abating \$113,300.

## 2024 APPLICATION FOR ABATEMENT

Please Type or Print Clearly

### ONE APPLICATION FOR EACH PROPERTY APPEALED

Upon completion of this form return to:

**City of Laconia/Assessors**  
**45 Beacon St. East**  
**Laconia, NH 03246**

RECEIVED

FEB 11 2025

ASSESSOR'S OFFICE  
LACONIA, NH

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

#### SECTION A. Party(ies) Applying (Owner(s)/Taxpayer(s))

Name: Mills Industries

Mailing Address: 167 Water St Laconia

Email address: mw.mills@millsind.com

Telephone No: (Cell): 603-337-6641

(Home): 603-528-4217

\*If abatement is granted and taxes have been paid, interest on the abatement must be paid in accordance with RSA 76:17-a. Any interest paid to the taxpayer must be reported by the municipality to the Internal Revenue Service, in accordance with federal law. Prior to the payment of an abatement with interest, the taxpayer shall provide the municipality with the applicant's social security number or federal tax identification number. Municipalities shall treat the social security or federal tax identification information as confidential and exempt from a public information request under RSA 91-A. The W-9 form required is enclosed with this application.

#### SECTION B. Party's (ies') Representative if other than Person(s) applying (Also complete Section A)

Name(s): \_\_\_\_\_

Mailing Address(es): \_\_\_\_\_

Telephone Number(s): (Work): \_\_\_\_\_ (Cell): \_\_\_\_\_

#### SECTION C. Property(ies) for which Abatement is Sought

For the property on which the abatement is sought, please fill in the following:

Map: 441 Block: 233 Lot: 24 Tax Account. #: 3306

2024 Assessed Valuation: \$ 989,500

Property Location: 167 Water St Laconia

**CODE OF THE CITY OF LACONIA**  
**CHAPTER 215, ARTICLE 1 § 215-1**

*All delinquent taxes, charges or fees due to the City of Laconia from any person, business or other entity shall in all cases be deducted from any monies that may become due such person, business or other entity from the City of Laconia and such person, business or other entity shall receive the balance over and above the amount due for such delinquent taxes, charges and fees. The City's right to off-set shall be limited by applicable New Hampshire law and all such set-offs shall be credited first against interest due and then against principal. The City shall have no right to set-off against wages due any employee of the City.*

Passed and approved the 18th day of October 1990.

List other property in the municipality owned in the same name(s), even if abatements for the other property(ies) have not been sought. The taxpayer's entire real property estate must be considered in determining whether the appealed property is disproportionately assessed.

<u>Town Parcel ID#</u>	<u>Street Address</u>	<u>Description</u>	<u>Assessment</u>

#### **SECTION E. Reasons for Abatement Application**

RSA 76:16 provides that an abatement may be granted for "good cause shown". "Good cause" generally means: 1) establishing an assessment is disproportionate to market value and the municipality's level of assessment; or 2) establishing poverty and inability to pay the tax. This form can be utilized for either basis of requesting an abatement. **The taxpayer has the burden to prove good cause for an abatement.** To carry this burden, the taxpayer generally must show what the property was worth on April 1 of the year appealed. The property's market value would then be compared to the assessment by using the municipality's assessment ratio. Therefore, comparable sales or other market information are an essential part of most abatement applications.

1) If claiming disproportionality, state with specificity all the reasons supporting your application. Statements such as "taxes too high", "disproportionately assessed" or "assessment exceeds market value" are insufficient. Generally, specificity requires the taxpayer to present material on the following (all may not apply):

- a) **Physical data** -- incorrect description or measurement of property (if you are appealing your assessment due to factual error(s), please explain in detail. Please furnish the assessor's office with any and all information, which supports your reasons. Examples: Sketch of building(s) with outside dimensions, building contracts, surveys, deeds, site plans, appraisals, pictures, etc. If you are questioning land area or frontage, a deed or survey must be included.); and/or
- b) **Market data** -- the property's value on the April 1 assessment date, supported by comparable sales, income analysis, or a professional opinion of value; and/or
- c) **Assessment data** -- the property's assessment exceeds the general level of assessment shown by comparing the property's market value and the city-wide level of assessment.

**NOTE:** If you have an appraisal or other documentation, please submit it with this application.

- 2) If claiming poverty or inability to pay, state in detail why abatement of taxes is appropriate as opposed to some other relief such as relocating, refinancing, or obtaining some alternative public assistance. Ansara v. City of Nashua, 118 N.H. 879 (1978).

(Attach additional sheets if needed.)

see attached building repair summary

#### **SECTION F. Taxpayer's(s') Opinion of Market Value**

State your opinion of the market value of the property(ies) appealed as of April 1 of the year under appeal.

Map/Block/Lot# 441/233/24 Appeal Year Market Value \$ \$410,000  
Map/Block/Lot# \_\_\_\_\_ Appeal Year Market Value \$ \_\_\_\_\_



List the properties you are relying upon to show over assessment of your property(ies). If you are appealing an income producing property, list the comparable rental properties and their rents (attach additional sheet if necessary).

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Pursuant to BTLA Tax 203.02(d), **the applicant(s) MUST sign the application.** By signing below, the Party(ies) certifies and swear(s) under the penalties of RSA ch. 641, the application has a good faith basis, and the facts stated are true to the best of my/our knowledge.

Date:

X

X

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

X

Signature of the Board of Assessors: \_\_\_\_\_

FILING DEADLINE FOR 2024  
LOCAL APPEAL: MARCH 1, 2025  
BOARD OF TAX & LAND APPEALS/  
SUPERIOR COURT: ON OR BEFORE  
SEPTEMBER 1, 2025

**CITY OF LACONIA**  
**TAXPAYER'S RSA 76:16 ABATEMENT APPLICATION**  
**TAX YEAR 2024**

\*\*\*\* PLEASE READ ENTIRE APPLICATION BEFORE COMPLETING THIS FORM\*\*\*\*

Dear Taxpayer:

1. Complete the application by typing or printing legibly in ink. **This application does not stay the collection of taxes; taxes should be paid as assessed. If abatement is granted, a refund with interest will be made.**
2. File this application with the municipality by the deadline (see above). Date of filing is the date this form is either hand delivered to the municipality, postmarked by the post office, or receipted by an overnight delivery service. **Applications sent by facsimile or E-mail will not be accepted.**

**DEADLINES:** The "notice of tax" means the date the board of tax and land appeals (BTLA) determines the last tax bill was sent by the municipality. (If your municipality bills twice annually, you must apply after the bill that establishes your final tax liability and not before.)

**Step One:** Taxpayer must file the abatement application with the municipality by March 1 following the notice of tax.

**Step Two:** Municipality has until July 1 following the notice of tax to grant or deny the abatement application.

**Step Three:** Taxpayer may file an appeal **either** at the BTLA (RSA 76:16-a) or in the Superior Court (RSA 76:17), but not both. An appeal must be filed:

1. **No earlier than:** a) after receiving the municipality's decision on the abatement application; or b) July 1 following the notice of tax if the municipality has not responded to the abatement application; and
2. **No later than** September 1 following the notice of tax.

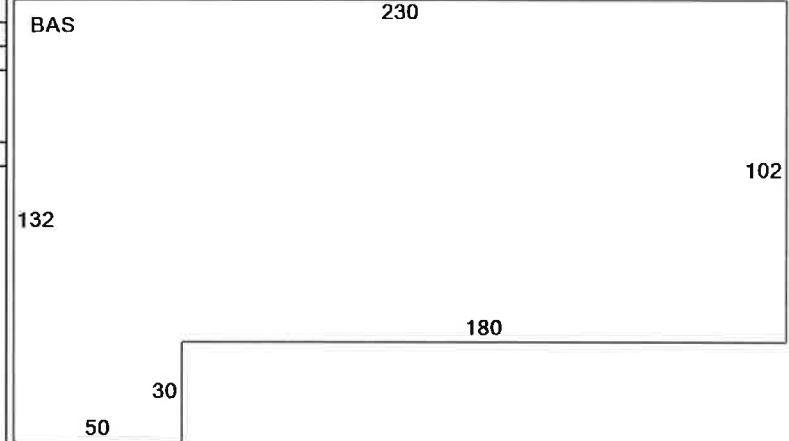
**FORM COMPLETION GUIDELINES:**

1. **SECTION E.** Municipalities may abate taxes "for good cause shown" RSA 76:16. Good cause is generally established by showing an error in the assessment calculation or a disproportionate assessment. Good cause can also be established by showing poverty and inability to pay the tax.
2. **SECTION G.** If the abatement application is based on disproportionate assessment, the taxpayer has the burden to show how the assessment was disproportionate. To carry this burden the taxpayer must show: a) what the property was worth (market value) on the assessment date; and b) the property's "equalized assessment" exceeded the property's market value. To calculate the equalized assessment, simply divide the assessment by the municipality's equalization ratio (assessment / ratio). Because a property's market value is a crucial issue, taxpayers must have an opinion of the market value estimate. This value estimate can be shown by obtaining an appraisal or presenting sales of comparable properties.
3. **SECTION H.** The applicant(s) must sign the application even if a representative (e.g. Tax Representative, Attorney, or other advocate) completes Section I.
4. **Make a copy of this document for your own records.**

<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>																									
MILLS INDUSTRIES INC  167 WATER ST  LACONIA NH 03246		1 Level		1 All Public		1 Paved		4 Medium		Description		Code		Appraised		Assessed		1501  LACONIA, NH  <b>VISION</b>																	
										INDUSTR.		4000		830,200		830,200																			
										IND LAND		4000		136,800		136,800																			
										INDUSTR.		4000		22,500		22,500																			
<b>SUPPLEMENTAL DATA</b>																																			
Alt Prcl ID 132 233 10A OWNOCC Y  REVIEW ZONE 1 UC ZONE 1 % 100  GIS ID 441-233-24										ZONE 2 ZONE 2 % WARD WARD 4  Assoc Pid#																									
										Total 989,500 989,500																									
<b>RECORD OF OWNERSHIP</b>				<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U V/I</b>		<b>SALE PRICE</b>		<b>VC</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>																					
MILLS INDUSTRIES INC LACONIA IND DEV CORP				0928 0576		12-31-1985		U I		0				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed					
				0645 0285		12-06-1974						0				2024		4000		830,200		2023		4000		463,300		2022		4000		462,800			
																		4000		136,800				4000		108,700				4000		108,700			
																		4000		22,500				4000		22,500				4000		22,500			
										Total		989,500		Total		594,500		Total		594,000															
<b>EXEMPTIONS</b>						<b>OTHER ASSESSMENTS</b>										This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		Number		Amount												Comm Int									
Total 0.00																																			
<b>ASSESSING NEIGHBORHOOD</b>																																			
Nbhd		Nbhd Name				Cyclical Group				TIF District				ID Code																					
0001						C				TIF																									
<b>NOTES</b>																																			
MILLS INDUSTRIES																																			
TENT=NV																																			
<b>BUILDING PERMIT RECORD</b>																<b>VISIT / CHANGE HISTORY</b>																			
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpost/Result							
2023-00093		03-08-2023		16		COM BUILD		16,000				100				WIDEN OVERHEAD DOOR O		12-14-2023		PS		B				15		PERMIT VISIT							
2020-00429		10-28-2020		00		Undefined		500				100				12X13 STORAGE TENT		04-05-2021		TB		B				30		EXTERIOR INSPECTION							
																		07-13-2016		DG						16		FIELDREV CHG							
																		06-16-2010		JW						32		COM FIELD REVIEW							
																		07-13-1987		99						99		MMC INFO							
<b>LAND LINE VALUATION SECTION</b>																																			
B		Use Code		Description		Zone		LA		Land Type		Land Units		Unit Price		I. Factor		Site Index		Cond.		Nbhd.		Nhbd Adj		Notes		Location Adjustme		Adj Unit Pric		Land Value			
1		4000		FACTORY MDL-		UC						70,132 SF		1.30		1.00000		5		1.00		COM		1.500						0		1.95 136,800			
Total Card Land Units 1.61 AC																Parcel Total Land Area: 1.61										Total Land Value 136,800									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	40	Light Indust			
Model	96	Industrial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1					
Interior Floor 2	03	Concr-Finished			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	4000	FACTORY MDL-96			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	03	SUS-CEIL/MN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	14.00				
% Comn Wall	0.00				
1st Floor Use:	4000				

MIXED USE		
Code	Description	Percentage
4000	FACTORY MDL-96	100
		0
		0
COST / MARKET VALUATION		
RCN		1,168,128
Year Built		1975
Effective Year Built		1990
Depreciation Code		AV
Remodel Rating		
Year Remodeled		
Depreciation %		34
Functional Obsol		
External Obsol		0
Trend Factor		1.000
Condition		
Condition %		
Percent Good		66
RCNLD		771,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LDL2	W/MAN FLIP O	B	2	1100.00	1987	A		66.00		0	1,500
PAV1	PAVING-ASPH	L	18,000	2.50	1975			50		0	22,500
SPR3	DRY	B	24,960	3.50	1987			66.00		0	57,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	24,960	24,960	24,960	46.80	1,168,128
Ttl Gross Liv / Lease Area		24,960	24,960	24,960		1,168,128



**BUILDING REPAIR SUMMARY****2/11/2025**

Project	Description	Est. Cost
<b>1) ROOF REPAIR</b>		
MELANSONS	ROOF REPLACEMENT PHASE 1	\$260,000.00
	ROOF REPLACEMENT PHASE 2	\$261,000.00
	ROOF HATCH	\$1,950.00
	<i>SEE MELANSON QOUTE NOTE #1 FOR POSSIBLE ADDITIONAL COST OF REPLACING ROOF DECKING</i>	
BRITTAIN PLUMBING	INSIDE DRAINAGE FROM ROOF TO START OF OUTSIDE DRAINAGE BELOW	\$19,260.00
LYMAN	OUTSIDE DRAINAGE FROM ROOF TO CONTECT WITH ABOVE WORK. DIG TRENCH THRU PARKING LOT FOR DRAINAGE GOING CITY STORM WATER RUNOFF.	\$39,600.00
<b>2)SEWER REPAIR</b>		
ROWELL	SEWER LINE REHAB EAST SIDE BATHROOM	\$8,010.00
	SEWER LINE REHAB MANHOLE TO CITY MAINLINE	\$14,128.00
<b>3)BLOCK WALL REPAIR</b>		
GAGNE	REPAIR CRACKS IN EXTERIOR BLOCK WALL. GRIND OUT OLD MORTAR JOINTS AND REPOINT WITH NEW MORTAR	\$48,000.00
		<hr/> \$697,647.00



**P.R. GAGNE MASONRY  
PAUL GAGNE  
19 COFRAN AVE  
NORTHFIELD, NH 03276  
(603)286-7661**

January 30, 2025

Mills Industries, Inc.  
167 Water St  
Laconia, NH 03246

**PROPOSAL**

For work to be done on block work on outside of building

Scope of work will consist of:

Renting a manlift for repair of block work

Grinding out mortar joints only where joints are exposed on block work

Regrouting joints with new mortar

Areas of work to be done are according to photos provided

No work will be done behind trailers facing Body Cote building

No work done on front of building

All work will be done in warm weather

Block work repaired will be painted or have seal coat applied by others if needed, with materials being provided by others

**Continued**

**P.R. GAGNE MASONRY  
PAUL GAGNE  
19 COFRAN AVE  
NORTHFIELD, NH 03276  
(603)286-7661**

Mills Industries, Inc.  
167 Water St  
Laconia, NH 03246

**PROPOSAL**

**Charges for labor and materials-\$48,000.00 (forty-eight thousand dollars)**

First payment of \$12,000.00 (twelve thousand dollars) will be due before work starts

Second payment of \$5200.00 (five thousand two hundred dollars) will be due after 1 weeks is completed

Third payment of \$5200.00 (five thousand two hundred dollars) will be after 2 weeks work is completed

Fourth payment of \$5200.00 (five thousand two hundred dollars) will be due after 3 weeks work is completed

Fifth payment of \$5200.00 (five thousand two hundred dollars) will be due after 4 weeks work is completed

Sixth payment of \$5200.00 (five thousand two hundred dollars) will be due after 5 weeks work is completed

Seventh payment of \$5200.00 (five thousand two hundred dollars) will be due after 6 weeks of work is completed

Final payment of \$4800.00 (four thousand eight hundred dollars) will be due upon completion of work

**Any changes to above Proposal  
May change the final cost**

**Above price is guaranteed for 30 days**



January 6, 2025

Mills Industries  
167 Water Street  
Laconia, NH 03246

ATTENTION: Mr. Mike Mills

REFERENCE: Phase 1 and 2 @ Mills Industries, Laconia, NH

Dear Mr. Mills:

We are pleased to offer the following general specifications for re-roofing the above-referenced locations:

Re-roofing Scope of Work:

Phase 1- Approximately 11,500 square feet  
Phase 2- Approximately 12,600 square feet

1. The existing TPO and asphalt roofing systems would be removed down to the existing steel roof deck. The exposed roof deck would be inspected for any damaged or deteriorated sections. If any replacement is necessary, it would be replaced at a cost of \$15.00 per square foot and is not included in the below-quoted price.
2. Install new KD wood blocking at the roof perimeter matching the height of the new insulation, as required.
3. The prepared roof deck would be covered with two (2) layers of 2.5" polyisocyanurate insulation (approximate R-30) with 1/4" per foot tapered polyisocyanurate insulation mechanically attached for a combined total average of R-50.
4. The insulation would be covered with a single ply of new .060 EPDM membrane roof system as manufactured by Firestone. The roof would be adhered per the manufacturer specifications.
5. New custom fabricated .040 aluminum drip edge metal would be installed around the perimeter of the roof (color to be selected by others).



OUR AFFILIATES



the **Melanson** company  
354 West Street • PO Box 523 • Keene, NH 03431  
(603) 352-4232



**VERMONT ROOFING COMPANY**  
118 Spruce St • Rutland, VT 05702 1325 Harwood Hill • Bennington, VT 05201  
(802) 775-4386 (802) 442-2899



**A. C. HATHORNE COMPANY**  
252 Avenue C • Williston, VT 05495  
(802) 862-6473

6. Provide and install one new Bilco S-20 Roof Hatch, flashed per manufacturers specification (on
7. Phase 1 only).
8. The existing roof top penetrations and abutting walls would be properly flashed with new membrane and terminated, as required.
9. Upon completion and inspection of the new system, a manufacturer's standard twenty (20) year, 55 MPH labor and material and our two (2) year commercial warranties would be issued.

Phase 1: The estimated cost to perform the work outlined above would be Two Hundred Sixty Thousand Dollars (\$260,000.00).

Phase 2: The estimated cost to perform the work outlined above would be Two Hundred Sixty-one Thousand Dollars (\$261,000.00).

Combined Price: The estimated cost to perform the work outlined, if performed at the same time, would be Five Hundred Eleven Thousand Dollars (\$511,000.00).

Alternates:

A. Time and material rates for any unforeseen/additional work:

Labor: \$85.00 per man hour  
Material: Cost plus 20%  
Trucks: \$150.00 per trip, if required

B. Add the sum of \$1,950.00 to provide and install a new SRC Hatch Rail System, per attached.

Please note the following conditions/stipulations to the above quoted work:

- I. Our proposal is based on the premise that we would be given free access to a work area large enough to encompass our trucks, dumpsters, miscellaneous equipment and materials. All other vehicular and pedestrian traffic would be restricted from this area during the re-roofing process.
- II. We have found that buildings occasionally have mechanical lines (usually electrical) nested into the ribs of a steel deck or tightly against the underside of other decks. This condition can pose a risk for accidental penetration by roof system fasteners. The cost involved in avoiding any line punctures can be excessive, while we would make reasonable attempts to avoid hitting any lines. The cost resulting from accidental penetration would be the responsibility of others.



January 6, 2025

- III. If there are any pipes or stacks that have been disconnected from below, yet the exterior portion is still extending through the roof, please inform us of their location. Partially dismantled pipes can easily fall through the roof deck hole when loosened during roof demolition. This occurrence can be very dangerous to occupants and the building interior.
- IV. Any existing rooftop equipment, scheduled to remain, which may require mechanical and/or electrical disconnection, removal, disposal, and/or reconnection, due to this re-roofing operation, would be performed by the owner and/or other trades.
- V. It must also be determined by the owner that there are no asbestos containing materials that would be disturbed as a result of this installation. Asbestos could be present in the roof system, fireproofing of the roof deck, pipe coverings, ceiling tiles or existing roof top unit components being removed, etc. Any necessary abatement could result in additional cost.
- VI. The process of roof demolition can sometimes create and disturb debris, causing it to fall through roof deck joints and from the top of framing members. If not protected by a ceiling, interior finishes and contents can be affected. If there appears to be some risk in this particular project we recommend that some form of protection be installed. If you need any assistance with this, please let us know.
- VII. Existing wood blocking would be left in place and re-used. If damage or rot is found, replacement would be done on a time and material basis per the rates above.
- VIII. The roofing industry is currently experiencing price volatility in insulation, membrane related products and metal. Because firm prices cannot be obtained from suppliers, prices could be subject to change.
- IX. The roofing project above includes the required building permit for the project.
- X. Under deck steel bracing for new Bilco hatch, by others.
- XI. All roofing work to be performed during normal business hours, Monday through Friday. Any work stoppages or off hours performed would involve additional cost to the above-quoted price.
- XII. Roof drains furnished and installed by the plumber. We would install clamping rings and strainers after these details are flashed to the newly applied membrane roofing system.

If you have any questions on any of the above, please do not hesitate to contact us.

We carry Workmen's Compensation, Property Damage and Public Liability Insurance.

If you would like to proceed with the work as outlined above, please sign this letter where indicated below and return one copy to our office.

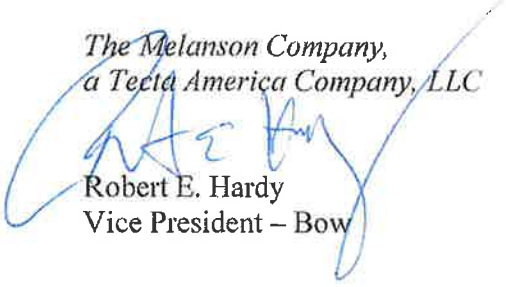
Mr. Mike Mills  
Mills Industries

January 6, 2025

Thank you for giving us the opportunity to quote this project.

Very truly yours,

*The Melanson Company,  
a Tecta America Company, LLC*

  
Robert E. Hardy  
Vice President – Bow

Accepted by: \_\_\_\_\_

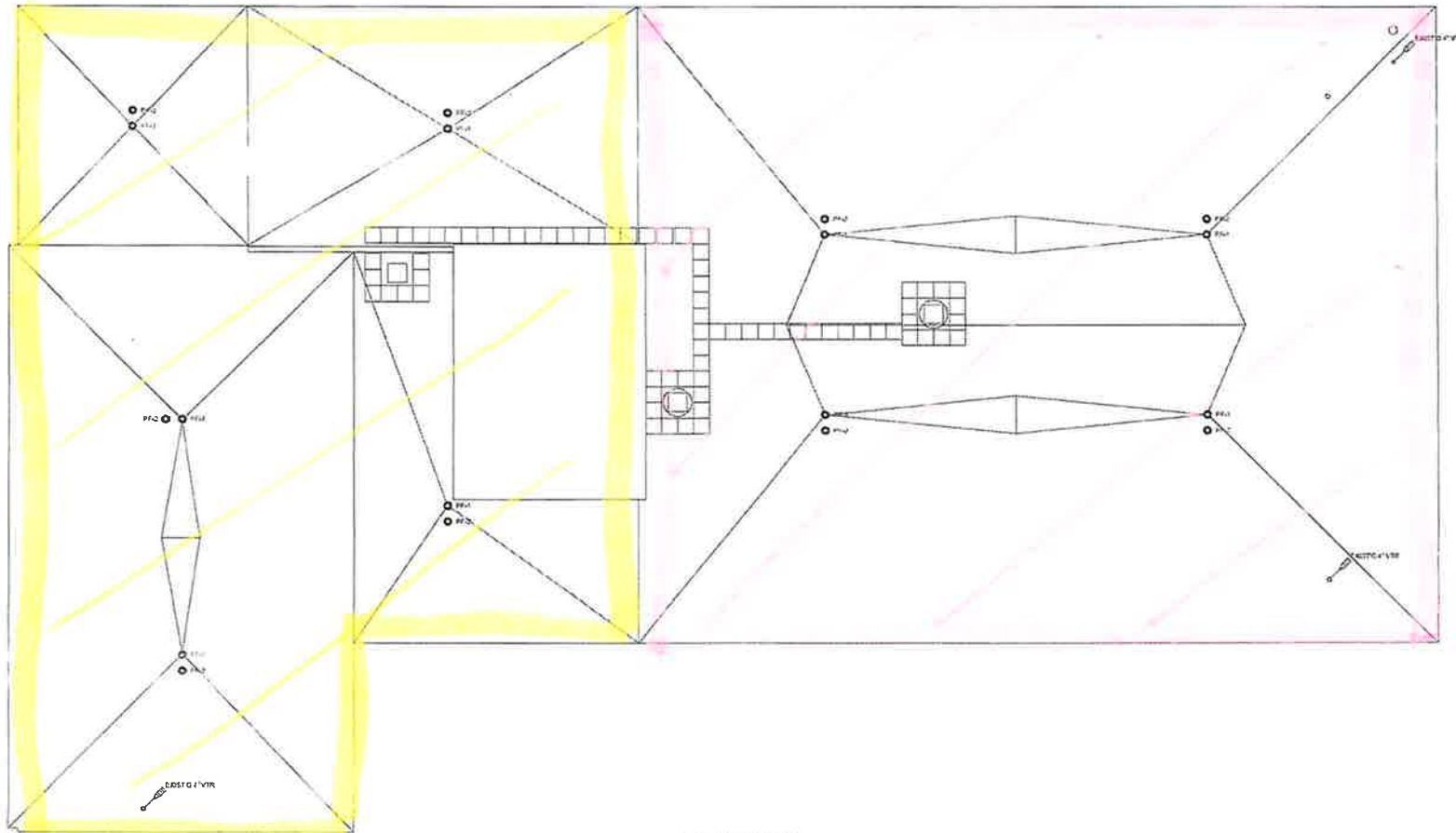
Phase I –	Yes	No
Phase II -	Yes	No
Both sections at the same time -	Yes	No
Alternate A -	Yes	No
Alternate B -	Yes	No

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

REH/sal

Phase I

Phase II



1 PLUMBING ROOF PLAN  
1/8" = 1'-0"

Architect



MILLS INDUSTRIES REEROOF  
167 WATER STREET  
LACONIA, NH

SCALE

NOTES

PROJECT NO. 1000  
DATE 10/1/10  
BY J. G. G.

PROJECT NO. 1000  
DATE 10/1/10  
BY J. G. G.

PROJECT NO.

P1.1



# SafetyRailCompany

Fall Protection for Life and Compliance



## ROOF ACCESS SAFETY

COMPLETE FALL PROTECTION



PROUDLY 100%  
MADE IN THE USA

SAFETY RAIL COMPANY LLC. | 4244 SHORELINE DRIVE - PO BOX 427 SPRING PARK, MN 55384 | 888-434-2720 | [WWW.SAFETYRAILCOMPANY.COM](http://WWW.SAFETYRAILCOMPANY.COM)



# SRC HATCHGUARD FOR ROOF HATCH ACCESS

Roof hatch openings on flat commercial roofs are an important feature in building design. When access to the roof is needed, roof hatch openings are often more convenient than portable or fixed ladders placed on the outside of buildings. Roof hatch openings do create a fall hazard however when left open for people on the roof or for ventilation. An open roof hatch is no different than an open hole in the roof or floor through which people frequently fall. In fact, OSHA mandates that these holes be guarded with fall protection systems with fall protection as stated in 29 CFR 1910.28(b), 1910.29(b), 1926.501(b)(4) and 1926.502

At Safety Rail Company we have the answer to guarding roof hatch openings. Our SRC HatchGuards are completely free-standing systems that fit right over the top of the roof hatch. Our one-piece design means installation literally takes 10-15 minutes. There is no faster install on the market today. Four rubber compression bolts are tightened against the curb of the roof hatch – that's it. There are no holes to drill which means no penetrations in the roof hatch or roof membrane. Nothing compromises the integrity of the building envelope.



## SAFETY FROM THE FIRST STEP

Sure footing and secure handgrips are very important when entering or exiting the roof hatch. The SRC HatchGuard comes equipped with a 2' safe landing zone with which personnel can safely step out of the hatch and gain their footing, then engage the gate. The reverse is true when re-entering the hatch.

Our HatchGuard also comes standard with grab bars to assist personnel as they transition in and out of hatch.

2 FOOT SAFE LANDING ZONE



SECURE HANDHOLD AT ALL TIMES

The fully welded design of the SRC HatchGuard ensures that nothing will come loose over time like some bolt together systems. The free-standing design adds zero stress to the roof hatch itself unlike mechanically fastened systems that are bolted to the curb of the roof hatch.



OSHA COMPLIANT PROTECTION

15 MINUTE INSTALLATION

## FEATURES AND BENEFITS

- Meets all OSHA requirements for fall protection
- Non-Penetrating design eliminates holes in roof or hatch
- Simple design means quick install, low cost
- Custom made to your size roof hatch
- Available in a variety of powder coat colors or galvanized finish

## OSHA COMPLIANCE

The SRC HatchGuard meets or exceeds OSHA guidelines for roof hatch guarding 29 CFR 1910.28(b), 1910.29(b), 1926.501(b)(4) and 1926.502  
Test results available on request.

SRC HatchGuards are made to fit your particular roof hatch. Simply fill out our dimensional worksheet on the back page and we'll have everything we need to build your OSHA compliant SRC HatchGuard.



SIZES AVAILABLE UP TO 5'W x 14'L



SIMPLE COMPRESSION FIT ON CURB

BRITTAIN PLUMBING & MECHANICAL SERVICE, LLC  
45 PINECREST DRIVE  
GILFORD, NH 03249  
603-528-5361

BPMS@METROCAST.NET

## Estimate

Date	Estimate No.
8/29/2023	3315

### Name/Address

MILLS INDUSTRIES  
MIKE MILLS  
167 WATER STREET  
LACONIA, NH 03246

### Project

LACONIA, NH

### Description

Total

BPMS IS PLEASED TO SUBMIT THIS PROPOSAL FOR YOUR REVIEW AND APPROVAL.  
BPMS WILL PROVIDE LABOR AND MATERIALS TO COMPLETE THE FOLLOWING:

- 1.) COMPLETE ROUGH-IN AND FINISH INSTALLATION OF INTERIOR ROOF DRAIN PIPING FOR PHASE #1.
- 2.) CONNECTIONS TO (5) ROOF DRAINS WITH SCHEDULE 40 PVC PIPE AND FITTINGS TERMINATING AT 8" PVC PIPE PROVIDED BY SITE WORKER. CLEANOUTS WILL BE PROVIDED IN APPROPRIATE LOCATION PER SCHEMATICS.
- 3.) CONNECTIONS TO (5) OVERFLOW DRAINS WITH SCHEDULE 40 PVC PIPE AND FITTINGS. TWO DRAINS WITH TIE INTO EXTERIOR DOWN SPOUT IN REAR OF BUILDING. THREE OVERFLOW DRAINS WITH TIE INTO ADDITIONAL EXTERIOR DOWNSPOUT IN FRONT OF BUILDING.
- 4.) ALL PIPING WILL BE SUPPORTED AT PROPER INTERVALS USING STEEL HANGERS, 1/2" THREADED ROD AND BEAM CLAMPS. SWAY BRACING PROVIDED WHERE NECESSARY.
- 5.) ROOF DRAINS TO BE INSTALLED BY ROOFING CONTRACTOR. ROOF DRAINS WILL TIE INTO PVC PIPING WITH APPROVED 4-BAND STAINLESS STEEL COUPLINGS WITH ELASTOMATIC SEALS.
- 6.) PERMIT AND INSPECTIONS INCLUDED.
- 7.) ALL EXTERIOR WORK TO BE PROVIDED BY OTHERS. (SITE WORKER OR GENERAL CONTRACTOR)

TOTAL MATERIALS & LABOR

19,260.00

\*\*\*\*\*NOTE: THIS PROPOSAL IS FOR BUDGETARY PURPOSES. WORK MAY BE PERFORMED AT AN HOURLY RATE PLUS MATERIALS NOT TO EXCEED THIS AMOUNT. ANY ADDITIONAL WORK BEYOND THE SCOPE OF THIS PROPOSAL WILL BE INVOICED AS A 'CHANGE ORDER' AND BILLED AT \$110.00 PER HOUR PER LICENSED PLUMBER PLUS MATERIAL COSTS.

HOMEOWNER SIGNATURE

DATE

CONTRACTOR'S SIGNATURE

DATE

THIS ESTIMATE IS VALID FOR 30 DAYS.

**Total**

\$19,260.00



Please remit payment to:  
Rowell's Services  
359 Tilton Road  
Northfield, NH 03276  
(603) 934-4145

**BILL TO**

Mills Industries  
167 Water Street  
Laconia, NH 03246 USA

ESTIMATE  
108238835

ESTIMATE DATE  
Sep 01, 2023

**JOB ADDRESS**

Mills Industries  
167 Water Street  
Laconia, NH 03246 USA

Project: 109736868

**ESTIMATE DETAILS**

Trenchless Sewer Rehabilitation - East Side Manhole to City Mainline: The Service Experts will arrive on site and begin descaling/cleaning the compromised sewer pipeline from the parking lot manhole out to the city mainline. Once the pipeline is completely cleaned, The Experts will install a Cure-In-Place epoxy based liner into the host pipe. Once the liner is installed, a calibration tube will be inverted and inflated into the liner to allow it to take the shape of the existing pipe. At this time, the liner will be cured in place.

Once the liner is cured, the pipeline from the edge of the building to the sewer manhole will be in like new condition with the same life span as traditional PVC. Completing this scope of work allows for rehabilitation of the entire underground pipeline without the need of traditional excavation.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	The Services Experts will complete the scope of work per the proposal outlined above.	1.00	\$14,128.00	\$14,128.00
SUB-TOTAL				\$14,128.00
TAX				\$0.00
TOTAL				\$14,128.00
EST. FINANCING				\$196.75

Thank you for choosing Rowell's Services. It's been our pleasure serving our Community since 1983.

**CUSTOMER AUTHORIZATION**

I acknowledge receipt of merchandise and/or services in the amount shown hereon and agree, if applicable, that this credit purchase is subject to the agreement with the credit card issuer identified hereon.

Notice to Buyer: You may cancel this transaction, without any penalty or obligation, any time prior to midnight of the third business day after signing of this contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or provide any other written notice to Rowell's Services, 359 Tilton Road, Northfield, NH 03276, not later

than midnight, three business days from the above date.

Note: We are not responsible for any existing code violations or pre-existing conditions of any ductwork, piping, electrical supplies or equipment not being replaced at this time. If additional work is required, it will be the customer's responsibility.

Any additional charges will be quoted and approved prior to the start of additional work. Also, we assume no asbestos will be disturbed in the performance of work. If upon further inspection, asbestos has to be disturbed, customer must arrange and pay for removal of asbestos prior to start of work.

I hereby authorize the above work to be completed. Interest will be charged at the rate of TWO PERCENT (2%) FINANCE CHARGE per month (24% ANNUAL PERCENTAGE RATE) on any amount unpaid after thirty (30) days from the date of the invoice. Should a collection suit be necessary, the finance charge will continue until the debt is paid, whether before or after judgement. You will be responsible for attorney's fees and all collection costs for unpaid balances beyond thirty (30) days. If the above information is pertaining to a proposal; all proposals require a 50% deposit upon acceptance of the proposal and the remaining balance is due once the work is completed.

Proposals are valid for fifteen (15) days.

Sign here

Date





Please remit payment to:  
Rowell's Services  
359 Tilton Road  
Northfield, NH 03276  
(603) 934-4145

**BILL TO**

Mills Industries  
167 Water Street  
Laconia, NH 03246 USA

ESTIMATE  
108238237

ESTIMATE DATE  
Sep 01, 2023

**JOB ADDRESS**

Mills Industries  
167 Water Street  
Laconia, NH 03246 USA

Project: 109736868

**ESTIMATE DETAILS**

Trenchless Sewer Line Rehabilitation -East Side Bathrooms: The Service Experts will arrive on site and begin descaling/cleaning the compromised sewer pipeline from the parking lot manhole back into the building. Once the pipeline is completely cleaned, The Experts will install a Cure-In-Place epoxy based liner into the host pipe. Once the liner is installed, a calibration tube will be inverted and inflated into the liner to allow it to take the shape of the existing pipe. At this time, the liner will be cured in place.

Once the liner is cured, the pipeline from the edge of the building to the sewer manhole will be in like new condition with the same life span as traditional PVC.

The upstream bathroom sewer lines will be accessed by pulling off the toilets in both the womens restroom and office restroom. At this time, The Experts will descale the pipelines all the way out to the newly installed liner. After the descaling process is completed, an inspection will be performed to ensure the quality of the pipeline is back in proper working condition. If The Experts determine that the pipelines will require additional work or repairs, a quote can be provided to the customer to repair/rehabilitate the pipeline. Upon completion, new wax rings will be put into place and the toilets will be reinstalled.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	The Services Experts will complete the scope of work per the proposal outlined above.	1.00	\$8,010.00	\$8,010.00
SUB-TOTAL				\$8,010.00
TAX				\$0.00
TOTAL				\$8,010.00
EST. FINANCING				\$111.55

Thank you for choosing Rowell's Services. It's been our pleasure serving our Community since 1983.

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Proposals are valid for fifteen (15) days.

Sign here

Date

Project	Description	Est. Cost
<b>BUILDING REPAIR</b>		
<b>ROOF REPAIR</b>		
MELANSONS	ROOF REPLACEMENT PHASE 1	\$260,000.00
	ROOF REPLACEMENT PHASE 2	\$261,000.00
	ROOF HATCH	\$1,950.00
	<i>SEE MELANSON QOUTE NOTE #1 FOR POSSIBLE ADDITIONAL COST OF REPLACING ROOF DECKING</i>	
BRITTAIN PLUMBING	INSIDE DRAINAGE FROM ROOF TO START OF OUTSIDE DRAINAGE BELOW	\$19,260.00
LYMAN	OUTSIDE DRAINAGE FROM ROOF TO CONTECT WITH ABOVE WORK. DIG TRENCH THRU PARKING LOT FOR DRAINAGE GOING CITY WASTE WATER	\$39,600.00
<b>SEWER REPAIR</b>		
ROWELL	SEWER LINE REHAB EAST SIDE BATHROOM	\$8,010.00
	SEWER LINE REHAB MANHOLE TO CITY MAINLINE	\$14,128.00
<b>BLOCK WALL REPAIR</b>		
GAGNE	REPOINT AND REPAIR EXTERIOR WALL	
	MOLD GROWTH BOBBYS SIDE	
	REAR DOUBLE DOOR ROT	
	DOCK ROOF REPAIR	TBD
		<hr/> \$603,948.00

**JAMES LYMAN**  
PRESIDENT

**JOHN T. "JACK" LYMAN**  
VICE PRESIDENT

**Proposal**  
EST. 1948  
**JOHN H. Lyman**  
AND SONS, INC.  
EXCAVATING CONTRACTOR  
310 HOYT RD.  
GILFORD, NEW HAMPSHIRE 03249

603-524-4314  
FAX 527-0897

PROPOSAL SUBMITTED TO <b>Mills Industries attn: Skip Singer skip@millsind.com</b>		PHONE <b>603-528-4217</b>	DATE <b>8/21/23</b>
STREET <b>167 Water Street</b>		JOB NAME <b>Drainage</b>	
CITY, STATE AND ZIP CODE <b>Laconia, NH 03246</b>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

Sawcut and remove pavement  
Install 55 LF of 8" roof drain with cleanout  
Install 4' diameter drain manhole  
Tie existing 8" roof drain  
Replace existing 8" pipe with 10" pipe  
Core existing catch basin for 10" pipe  
Remove existing 8" pipe  
Insulate pipe with 2" rigid insulation  
Mill trench edges  
Patch pavement with 2" binder and 1" top

NOTES: Any rock or ledge larger than one cubic yard or hazardous or unsuitable material will be dealt with on a cost plus basis. By signing this proposal, the Owner gives John H. Lyman & Sons, Inc. permission to sign for any permits required. A finance charge of 2% per month (24% per annum) will be charged on all accounts over 30 days unpaid. Any collection costs and attorney fees incurred by John H. Lyman & Sons, Inc. in the effort to retrieve unpaid money due will be the customer's responsibility. All disputes arising relative to this contract will be settled by New Hampshire law. For any projects involving paving and pipe materials: We reserve the right to adjust paving pricing based on the NHDOT book price of Asphalt Cement at the time of this offer. Paving adjustments will be based on monthly prices determined by NHDOT for the material produced by period as specified in the New Hampshire Specifications for Roads and Bridges. Pipe material prices will be based on current pipe market prices. Unless specified, any permits required will be extra or the responsibility of the owner.

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Thirty-nine Thousand Six Hundred and 00/100 \_\_\_\_\_ dollars (\$ **39,600.00** )

Payment to be made as follows:

~~Net due within 30 days from date of statement. A finance charge of 2% per month~~

~~24% per annum) will be charged on past due balances.~~

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature *Laura M. Magnuson for Jack Lyman*

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_