

Carroll County Lands and Annex Subcommittee

Date: May 13 2024
Location: Carroll County Annex
Time: 2:00 pm

Present: Subcommittee Chairman Mark McConkey
Representative Richard Brown
Commissioner Bill Nelson
Commissioner Chuck McGee
Representative Lino Avellani
Josh Brustin MWV Housing Coalition
Sara Butterfield MWV Housing Coalition
UNH Forester Wendy Scribner
Ava Traina Siemens Industry Inc.
Facilities Director Bob Murray
DPW Director Will DeWitte
CFO Bonnie Batchelder-Edson
Joy Gagnon – UNH Cooperative Extension
Mellisa Seamans, Executive Coordinator
Public: Josh Kaake

Approval of the March 28, 2024 meeting minutes passed on unanimous voice vote.

MWV Housing Coalition Charrette – J Brustin, S Butterfield

Carroll County property has been chosen as the site for the 2024 housing charrette. Rep. McConkey will serve on the steering committee. Three public listening sessions will be held in the interest of garnering as much public input as possible. The dates in September are to be decided.

Forest Management, Mapping and Current Use Update – W Scribner

- The forest management plan was completed in 2006 and is due for an update. Involves inventorying all forest lands, collecting information about species, density and size of trees across the property, revisiting the commissioners' goals for the property to develop a 10-15-year plan. The 2006 plan is still valid. There have been some harvests and addendums could be written for that. Hope to have updated plan by 2025
- Marking a timber sale in 2024 that was harvested in 2006 to get it marked for sale. Wait for white pine seed year
- Request to look at forest condition after storm damage; use of drone?
- Digital mapping still in progress including layers for stone walls, main access roads
- Rep. McConkey: We need mapping with trails, wetlands, designated prime agricultural land, breakout of hayfields, etc. Do we need to get additional help from UNH? Ms. Scribner will contact W DeWitte with some questions soon.
- Any transfer of land on Route 171 should include provision for access to forest land

- Current Use Update – change of communication tower location, construction of new nursing home – did these affect current use status?

DPW Updates

- On the list for energy audit of water and sewer system for June-July
- Update from Underwood Engineering on water system study sent previously to the committee; initial design of Old Route 28 water main replacement underway; new GSI system; meters installed on the five complex buildings; work towards replacing all hydrants on the system.
- Fire pond – Underwood exploring ways to get the hydrant online. Helpful to know the capacity of the pond when considering possibly using the pond for irrigation; pursue grants to expand the pond
- If sufficient summertime help can produce more square bales. If not will produce mainly round bales
- Rep. McConkey requests an aerial of DPW buildings with stated purpose for each

Annex Renovation

Rep. McConkey: Our interest is in the meeting/function space and the kitchen.

B Murray: The storage wing needs to be done first. This will satisfy the GOFERR grant requirement and give us an opportunity to keep everything in the building necessary.

Rep. Brown: I'm not clear about what we have to keep in here supporting the nursing home

B Murray: Medical records and durable equipment have to be kept indoors. There are three rooms full of medical records. Because of all the things I have squirreled away in different parts of the building, section F needs to be done first so I can move everything in there. Then the work of the rest of the building can commence.

Rep. Brown: Are all of the paper records necessary? Have we validated we are storing the right amount of records

Comm'r Nelson: The Commissioners are pushing to get the volumes of paper cleaned out and organized

Rep. Avellani: Can we put a 40x50 addition on the back of the nursing home by the loading dock. Storage, maintenance on the bottom floor with offices and living quarters upstairs.

A Traina: Cautioned about the cost of new construction. We are pretty deep into development on the project already

B Murray: It would be wonderful to have an addition on MVC. If assisted living wing is added it should have storage, maintenance and laundry in the basement.

Rep. McConkey: Will there be a new roofing structure so we don't need to come back and do roof repairs in 15 years?

A Traina: Had a structural analysis and total roof replacement not needed. Everything in the building envelope is included in the project

Rep. Brown: I think what he is asking peeling off existing roof and replacing the existing utilizing the existing structure itself, correct?

A Traina: Correct. The window caulking has asbestos in it so it will be mediated with all new caulk and windows. Siemens cannot contract the asbestos

B Murray: The roof is not getting replaced. The superstructure and the skin of the roof has been determined to be of satisfactory condition. There's always maintenance on the roof. This is a really big metal roof and lots of penetrations. The building has good bones. It wasn't suitable for a nursing home anymore.

Rep. McConkey: We have a jail that is 20 years old and needs a new roof that is going to cost millions. I'm not satisfied with "good". What if we just renovated the core (section A and B) and demolish rest. What would we lose beyond storage?

B Murray: I need section F no matter what. Spoke to staff having to double up in the attorney and finance office.

Rep McConkey: Commissioners said it was okay to grow out the attorney's office so we moved out of Delegation room at administration. The commissioner's office – that work could be handled on a laptop. Why is there a need for more space in administration?

Comm'r McGee: I'm not sure why we need more space. The IT department is staying at administration because there is a halon system.

A Traina: The contracted price we have come to at this point. Anything after the signed contract falls back on Siemens. No change orders. The longer we wait; the more costs continue to rise.

Rep Avellani: The overall problem we have is the dollar value. The whole package is going to be an increase in cost of government. Can we do something better with a chunk of this money? I don't think anyone is going to have a problem with sections A and B. Maybe we put the loading dock in front of the building.

B Murray: It would cost more to build new. And would it fit in ARPA guidelines

Rep McConkey: How much more is it going to cost for utilities in the completed Annex

A Traina: at the end of construction and we turn everything over to you there is performance assurance period in which everything we guarantee savings for...if we say we are going save 25% of utilities. Going forward we are in our assurance stage if the savings fall short then Siemens has to cut a check to cover the difference. We can crunch savings estimates but it is tricky because we are not comparing a building that has been in full use for all of its areas. All of the lighting is being upgraded to LED so there will be savings through NH Saves and going forward. We are working with NH Saves to see what you will be getting back but it will not be paid out until the project is complete

Rep Brown: Do we have to do all of the things on the drawing to meet the standards of GOFERR and ARPA funding?

A Traina: When we started this project the scope was smaller. The more input we got the bigger the project became. At the beginning it was trying to fit a project into \$4 million but for what we could get for that it didn't seem worth it. As more money was applied for to get the entire project done it could benefit more people throughout the County.

M Seamans: Referencing the Commissioner's original document. the main theme for using the ARPA funding on this building is "changes to public facilities in response to COVID".

- Available meeting space and vaccination site
- Education and classrooms for disproportionally impacted communities
- Emergency quarters for critical need staff
- Backup kitchen for the nursing home
- Removing asbestos and improving ventilation – we have workers who currently use the Annex daily

Rep McConkey: What is included in the kitchen renovation

A Traina: Commercial grade, up to code, one cooler being replace and the other repaired, floors, appliances

Rep. McConkey: Climate control throughout building?

A Traina: Building will be on one automated platform – heating, cooling – a system the director is already familiar with

Other: Flooring, ceilings, insulation, heating pipe insulation

Rep McConkey: Are the Commissioners making an assumption that groups are going to pay to use the different areas of the building? Are we figuring in some items that will help with operational costs? Or will

there be County department creep into all of those classroom spaces? IF there is one place I'm going to spend money on it's the kitchen.

Comm'r McGee I don't know of any definite revenue projections

M Seamans The agencies have been hesitant to formalize agreements but want to use the space. In fairness, many have seen several iterations of 'let's renovate the Annex' over the last 10 or so years. Space to provide services southern Carroll County a critical need.

Rep Avellani It's a big expansion. We don't want to saddle the taxpayers in \$150,000 every year in additional utilities, maintenance, capital improvements...what is the number? Siemens did a great job in the energy project. We are moving from partially used building to a livable space daily.

B Murray I will need a dedicated maintenance person here.

Landscaping, paving, asbestos removal not included in the project cost.

B Murray I believe the brickwork will stay and re-stucco under the windows

Comm'r Nelson My concern is that groups will come in, non-profits, I am concerned they will not pay to use the space

Rep Avellani There is a new building going up on the Kancamagus to house federal and state agencies

Rep McConkey Someone should come up with the cost of replacing the roof on this building?

A Traina In addition to utility costs I can find the roof report

Rep Brown Suggest having roof inspected by the person who inspected jail roof. Was infrared done on the Annex roof?

A Traina Yes

Funding in the proposal for sprinkler, security, fire suppression. The current fire suppression is a wet system and is Active and inspected.

Other

Grant application due for childcare feasibility study.

Rep McConkey NHDES revolving fund was introduced to the Commissioners but no decision made. To get into the queue to replace the system someday, upgrade when needed. This fund is look at what condition the system is in now and what it will cost to bring it whole. We would rank high to qualify.

Committee members were asked to review the New England Homes website and consider a group site visit:
www.perferredbuildings.com/homes/solo

Next Meeting: May 20 2024 at 2:00pm

Minutes approved on _____

Rep. Mark McConkey, Committee Chairman