

Carroll County Lands and Annex Subcommittee

Date: May 20 2024
Location: Carroll County Annex
Time: 2:00 pm
Present: Subcommittee Chairman Mark McConkey
Representative Richard Brown
Commissioner Chuck McGee
Representative Lino Avellani (remote)
Avae Traina Siemens Industry Inc.
Brian Rancourt Siemens Industry Inc.
Kevin Christenson Siemens Industry Inc.
Facilities Director Bob Murray
Mellisa Seamans, Executive Coordinator
Public: Dallas Emery

Approval of the April 24, 2024 meeting minutes passed on unanimous voice vote.

Annex Renovation Project

A Traina: There was not a report generated specifically for the roof because we were advised the roof is fine. Typically, a roof doesn't yield a lot of energy savings

K Christenson: Part of the project will be to seal the roof/wall joint

Rep. Brown: I don't think we have a report about the roof. My concern is we put all the money into the building and then have to rip the roof off and repair or replace later. I feel it was an oversight and I think we can get a report fairly quickly.

A Traina: We have a set amount of money to work with to complete the project.

K Christenson: The focus was spending money on the priorities and that is where we went with the project

Rep McConkey: Did anyone go around the outside of the building and look at the water penetration, condition of the walls? Looking at the exterior of the building I look to the ground and see years of deterioration where water has come back towards the building. Will this be addressed going forward, digging around the building, laying stone.

K Christenson: The architects walked around to look at condition and puts comments on the drawings about rehabbing some of the parget. For example, around the windows. The overhang on the roof is not large so water splashes down and hits the building.

Parking lot improvements are outside the scope of the proposal.

Rep Brown: I am not comfortable recommending the project without something more regarding the roof and building envelope. I feel comfortable about the energy savings and scope of work. Worried about doing all of this work while not being comfortable with the integrity of the roof.

Rep McConkey: If the Delegation would pivot from this plan, the sooner the pivot the better correct?
Read a draft proposal (attached for the record)

Rep Brown I'm not sure about the scope of work but overall comfortable with the proposal Rep. McConkey has put forward. Utilize the wings as they are and not spending a lot of money there to make improvements.

Comm'r McGee: If we don't do the whole project what are we actually going to get.

General walkthrough of the floor plan. (attached)

Space adequate for administration, finance and human resources to move in from administration building

Dir Murray The purpose of the ARPA money is to create healthier workspace, increase air quality

Rep McConkey We'll let the commissioners decide whether to get the cost of eliminating work on two wings

A Traina At this stage we've asked our contractors to price and de-scope four or five times without a contract saying they will get the work.

Rep McConkey I have displeasure at this point

Rep Brown You have contractors lined up to do this work, correct? What are your thoughts about what we've asked you to do and all the questions?

A Traina Correct

Dir Murray We do a lot of tire kicking and lose the favor of vendors

A Traina If we have clear direction to move forward with some version of the project...we just need some direction so we can lead our contractors. We've been in development for two years. We're trying to be fair to everyone we're working with. There are a lot of stakeholders. I'm looking for direction and at the grant funding restrictions.

Comm'r McGee I think at this point it is a play or pass as presented.

Coord Seamans Reviewed the specific qualifiers in the ARPA guidelines that are focused on the different sections of the building (ARPA proposal attached for the record)

Mr. Emery Spoke in opposition to the project and the socialism going on

Rep Brown I don't feel comfortable moving forward unless we have a report on the roof. Infrared scan to make sure we don't have moisture in the existing roof structure. It is a fairly simple report that could be done quickly. My vote will be no if we don't have something telling us the roof is in decent shape.

Dir Murray I don't want to take on getting this report. I would put this on Siemens

Rep McConkey The most paramount thing is the roof. If the monies can't be repurposed I would make the building work for what it needs to be then bring forward a well-through-out plan of what space is needed and not need. Just because there is a pile of money doesn't mean I have to take it if it costs us more later. We were foolish to turn over part of the administration building without thought about what we were going to do

Other Business

Chuck Henderson looking into possible grant sources for the fire pond.

Rep. McConkey working with food access committee and reporting updates on the Lands committee work

Coord. Seamans will work with Rep. Paige to get the childcare feasibility grant application in by deadline

Rep. Avellani: Thanked those for all the work on the Lands committee. Said this will be decided by the full delegation on May 29 – either a reduced scope or nixing the plan altogether.

Coord. Seamans gave an overview of the new County website www.carrollcountynh.gov

Next Meeting: May 29 2024 at 12:15 p.m.

Minutes approved on _____

Rep. Mark McConkey, Committee Chairman

DRAFT

Carroll County Annex Energy Project white paper

Foreword and background: The Siemens team thought it would be helpful to address the concerns and questions voiced from our stakeholders at our meeting on 5/13 with a white paper format. Originally, this building project was brought to us as, "what can we do to get this back in service?" The project has evolved extensively once an architect and engineer were brought in with more opinions and agenda's adding in feedback to the plans and specifications. At this point, those plans are past the point of re-editing and reconfiguring.

Roof:

Over the last couple of years throughout our development, Bob reiterated that the roof was fine and wasn't part of our focus. The building stood for probably 30 years before it had its current insulated, concrete decking roof. KW & Son roofing company has done some work for the county in the past. Fiscally speaking, the county should continue to contract directly with. We can guarantee (some) savings of a new roof, and our projects do not have change orders that go back to impact the customer, but otherwise it shouldn't necessarily be under our part of the project.

Perimeter/Building Envelope:

Question from the delegation: *Will the building have the same insulation value as a new building?*

Yes! The reason for getting architect was to ensure building components were up to code for the building. Or at least since it is an existing building, grandfathered. After the building envelope insulation specialist has completed their work, the entire building will be up to code. This is a guaranteed savings measure, too. We do not have an official report but do have specifications stating the plan.

Utility Costs after our measures are implemented:

Question from the delegation: *Can you give us an idea of what our future utility bills will look like with these upgrades?*

We can provide an estimate, but it will be very dependent on how the equipment is used and what we assume for it. Currently, Carroll County does not know exactly what they are using for fuel because there is no meter. The electric bill will go up slightly because for much of the year, the heating will be provided by heat pumps in lieu of the propane boilers. We also can *only estimate* because we have no control over temperatures and weather conditions affecting how much heating and cooling is needed. Chart is located at the end of this white paper.

Questions/thoughts back to the delegation:

What does Carroll County want, given the funding and timeline that we have, if not this completely developed and proposed project?

If we are comparing to a new build, would Carroll County have to get the money from the taxpayers to implement a new build?

Would they use the same site and demolish the existing annex to build new, or choose a different area so they can keep the existing building in use while they build another?

- If Carroll County decides to demolish and build new, remediation of the existing would still need to be done. Carroll County would have to find a new backup boiler because they'll be removing the pellet boiler. The expense of a new building of similar or lesser size would cost nearly double taking industry standards of commercial construction costs. A new building would not be eligible for the same energy efficient rebates, nor a guaranteed energy savings plan.
- For a new space, Carroll County would need a new space for the nursing home laundry, a place to hold meetings, a place to store supplies, and a place for overflow of offices where staff is growing. If Carroll County builds in another space, they will still have to condition the existing building. Concerning utilities, the utility savings between a new build or renovation would not provide a payback for multiple decades to come.

Energy Savings:

These are the Facility Improvement Measures that have been selected for the proposed performance contract project. The contracted/guaranteed savings are shown in the second table.

Carroll County Annex Energy Project white paper

Note: These savings are based on an adjusted baseline where the existing condition is the old building running as if it were an active building.

Annual Savings				
Energy Conservation Measures	Electricity (kWh)	Electricity (kW)	Propane (Gal)	Energy Savings (\$)
Building Envelope - Sealing			2,257.73	\$ 3,364.02
Building Envelope - Windows			938.15	\$ 1,397.85
VFD for pumps 3 & 4	6,941		941.79	\$ 2,411.53
Lighting	34,608	141.5	(143.15)	\$ 4,813.87
Total	41,549	141.5	3,994.53	\$ 11,987.26

CONTRACTED/GUARANTEED Annual Savings		
Electric kWh(\$)	Propane (\$)	Total (\$)
\$ -	\$ 3,027.61	\$ 3,027.61
\$ -	\$ 1,258.06	\$ 1,258.06
\$ 907.43	\$ 1,262.95	\$ 2,170.38
\$ 4,524.45	\$ (213.30)	\$ 4,311.15
\$ 5,432	\$ 5,335.33	\$ 10,767.21

Annual anticipated estimated utility cost adjustment: **\$9,583.60**

Building	Consumption		Propane		Total \$
	KWH	kWh (\$)	LP (Gal)	LP (\$)	
Annex (current usage and costs)	86,409	\$12,551.74	17,766	\$26,470.78	\$39,022.52
Lighting & Plug load Increase	21,320	\$3,096.97			\$3,096.97
Heating Adjustment - Considering VRF	134,371	\$19,518.65	-9,471	-\$14,111.31	\$5,407.34
Cooling Adjustment	7,430	\$1,079.29			\$1,079.29
Totals	249,530	\$36,246.65	8,295	\$12,359.47	\$48,606.12

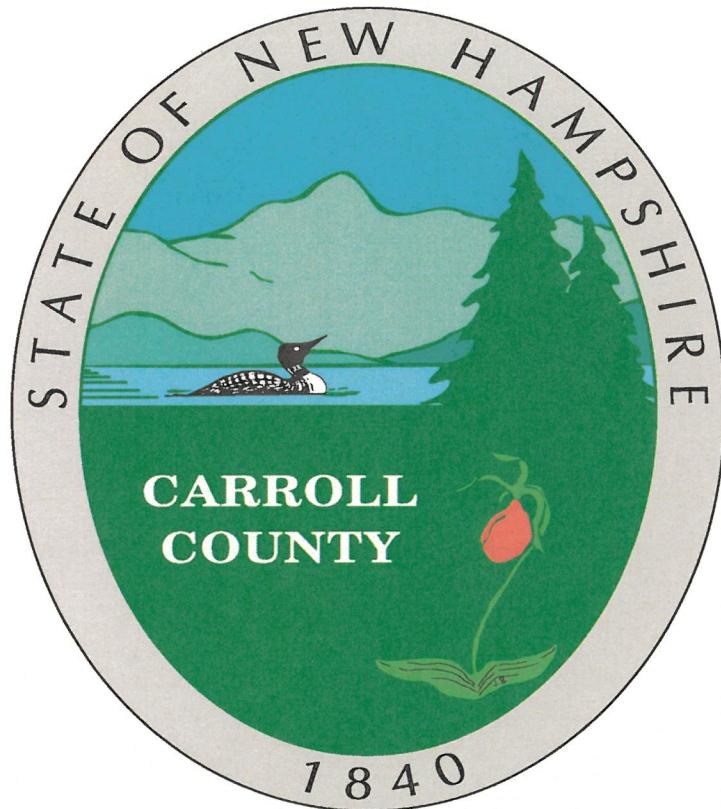
We are very appreciative of the efforts by the commissioners, your staff and especially Administrator Seamans in securing funding for an Annex remodel. We the lands Advisory/Annex Committee recommend to the County Delegation the following:

- Retrofit of sections A and B (the main building) to include the retrofitting the kitchen, meeting rooms, public bathrooms, office space and or maintenance accommodations. The wings should at best be mothballed and we voice strong objections to an extensive rehabilitation of the building, but not replacing the roof.

Furthermore, we recommend the commissioners explore repurposing the remaining funding to commission a feasibility study to add onto the current nursing home to:

- Include assisted living on the main floor, laundry and maintenance in the basement, construct limited overnight accommodations for nursing/ emergency personnel on the second floor.
- We make this additional request knowing that the future build will most likely require bonding if the feasibility study warrants construction.

*- Distributed by Rep McConkey
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INTRODUCTION

With the passage of the American Rescue Plan Act (ARPA), which includes a \$9.5 million package of aid for Carroll County, New Hampshire, we have an unprecedented opportunity to strengthen our economy and communities through significant investments in one-time ARPA dollars. As the County Administration building is the designated command center in the case of an emergency, the county seeks to use a portion of the funds to ensure it is prepared for an emergency response to any future pandemic, natural disaster or other tragedy. The county also wants to recognize the efforts of its work force that responded to the pandemic flawlessly and with pure sure self -dedication. The remainder of the money will be used to aid the community through education programs, broadband and other nonprofit agencies. The pandemic illustrated many cyber challenges and roadblocks that will be eliminated by using funds for an impendent serve and cyber upgrades to departments such as the sheriff's department and the registry of deeds. The county has tremendous opportunities to work with our communities to be strategic and spend this money in the most advantageous and transformative way. The County needs to make investments in water and sewer infrastructure. This proposal will ensure the county can adequately care for the community and is prepared in the event of an emergency. This approach is the most strategic and transparent way to appropriate the significant dollars available to Carroll County.

<u>I. EMERGENCY PREPAREDNESS</u>	Total Amount \$	5,000,000
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1.A Water/Sewer Generators:

Replacement of World War II Era generator that powers water/sewer lines for County Complex which would cost approximately \$124,000 under 5.5 for Clean Water: other sewer infrastructure.

1.B Water System Upgrades:

Water Tank Repair or Replacement for tank that is the water source to approximately fifty-five (55) water customers, covered under 5.13 Drinking water: storage.

Repair to main water line in Village and upgrades to water hydrants. Providing water to homes is an essential need. Updating the hydrants will ensure protection in case of emergency or fire and is covered under 5.11 Drinking water transmission & distribution.

1.C Repairs/Upgrades to Ventilation System:

Repairs to 2006 Ventilation system and 2001 Air Handler responsible for providing clean air to the administration building which houses the Sheriff, Registry of Deeds, County Attorney's Office and Administrative Department. These upgrades provided for under 1.7 public facility that responds to COVID.

1.D Flooring/Asbestos Removal:

Installation of new flooring and removal of asbestos in the annex building as provided for by changes to public facility that responds to COVID under 1.7, provides for isolation/quarantine accommodations for essential employees in pandemic settings under 1.8.

1.E Educational Classrooms:

Painting and restoration of office space in the Annex building to create three classrooms to be used by pod schools, the UNH Extension, Carroll County Adult Education and other educational entities under 3.3 Academic Services, 3.2 Education Assistance: Aid to High-Poverty Districts, 2.10 Aid to Nonprofit Organizations; and 2.11 Aid to Tourism, Travel or Hospitality.

1.F County Health Coalition Office:

Painting and restoration of office space in the Annex building to create offices for the County Health Coalition under 3.14 Social Determinants of Health: other, 1.12 Other Public Health Services; and 2.10 Aid to Nonprofit Organizations.

1.G Vaccination Cite/Meeting:

Establishment of Vaccination cite or large meeting room to be used for emergency command zone, covered under 1.1 Vaccination; 1.4 Prevention in Congregate Settings; 1.7 Capital Investments to respond to COVID; and 1.8 Other COVID 19 Public Health Expenses.

1.H Emergency/Quarantine Employee Quarters:

Establishment of four bunk rooms with showers to be utilized to quarantine or isolate. The rooms would also be used in the event of a local tragedy or natural disaster that displaced members of the community and covered under; 1.4 Prevention in Congregate Settings; 1.7 Capital Investments to respond to COVID; 3.12 Other Housing Assistance; and 1.8 Other COVID 19 Public Health Expenses.

1.I Domestic Violence Office:

Repurposing and renovation of twelve offices to accommodate the expenditure of the staffing needs of the Carroll County Attorney's Office in response to increased cases of Domestic Violence due to the pandemic, a covered expense under 3.16 Social Determinants of Health: Community Violence Interventions; 1.12 Other Public Health Services; 1.10 Mental Health Services, and 1.7 Capital Investments to respond to COVID.

1.J Culinary Education:

Upgrades to the existing Annex Kitchen required to provide for culinary educational programs, alternative kitchen cite for Mountain View Nursing Home, and used in the event of any natural, manmade disaster or pandemic response. This project is pursuant to 1.4 Prevention in Congregate Settings (Nursing Home) 1.7 Capital Investments to respond to COVID and 1.8 Other COVID 19 Public Health Expenses.

1.K PPE/ Central Storage:

Purchase/acquisition of PPE. Renovation of Centralized Purchasing Department to ensure proper Personal Protective Equipment (PPE) levels for Mountain View Nursing Home, Sheriff's Department, County Attorney's Office, and Carroll County House of Corrections under 1.7 Capital Investments to respond to COVID; 1.5 Personal Protective Equipment and 1.8 Other COVID 19 Public Health Expenses.

<u>2. TECHNOLOGY & ENERGY INVESTMENTS</u>	<u>TOTAL AMOUNT \$</u>	<u>3,000,000</u>
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2.A Technology Upgrades:

Implementation of technology upgrades in the Annex to allow for the installation of a Small Business Tech Center allowing small business access to vital technology pursuant to 2.9 Small Business Economic Assistance; 2.7 Job Training Assistance and 3.5 Education Assistance: other.

2.B Cyber Security Upgrades to Registry:

Carroll County Registry of Deeds is requesting \$250,000 to purchase hardware and software needed for implementing secure recording and remote work challenges at the registry, needed to respond to the current and any future pandemic. This project is pursuant to 1.7 Capital Investments to respond to COVID and 1.8 Other COVID 19 Public Health Expenses.

2.C Broadband Communication District:

\$30,000 for the establishment of a Communications district to ensure broadband access to underserved areas in Carroll County under 5.17 Broadband: other projects.

2.D MV Internet Server:

Installation of an internet server for the Mountain View Nursing Home to ensure uninterrupted internet service to the Mountain View Nursing Home under 1.12 Other Public Health Services and 1.4 Prevention in Congregate Settings.

2. E County Website:

Revision of the Carroll County Website to ensure access to County Resources remotely under 1.7 Capital Investments to respond to COVID.

<u>3. Community Support</u>	Total Amount \$ 1,500,000
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3.A Two (2) Paralegals for CCAO:

The hiring of two paralegals in the Carroll County Attorney's Office as temporary positions to aid in the increased case load due to the pandemic and unique court circumstances in the amount \$153,920 and benefits, under section 2.14 Rehiring Public Sector Staff.

3.B Premium Pay:

Employee Stipends to be paid to all current employees of the County, who worked for the entire year of 2020 under section 4.1 Public Sector Employees.

3.C Nonprofit Requests:

\$500,000 to be distributed to nonprofit agencies who submitted requests which would be covered under 2.10 Aid to Nonprofit Organizations. These organizations include Ossipee Community Center, Gibson Center, Carroll County Adult Education, Kingswood Youth Center, Moultonborough Senior Meals, Child Advocacy Center, RSVP and Sandwich and Moultonborough broadband committees.

Project Number	Suggested Projects	Dept	Est. Cost	Expenditure Category	Notes:	2021	2022	2023	2024	2025
1.A	Water & Sewer Generators	DPW	\$124,000	5.5 Clean Water		\$124,000				
1.B	Water System Upgrades	DPW	\$2,500,000	5.13, 5.11 Clean Water						
1.C	Repairs/upgrades to Ventilation System	Buildings	\$2,500,000	1.7 Changes to public facility to respond to COVID						
1.D	Flooring /asbestos removal	Buildings	\$60,000	1.7; 1.8 Changes to public facility to respond to COVID						
1.E	Educational Classrooms	Buildings		3.3; 3.2; 2.10; Services to Disproportionately Impacted						
1.F	County Health Coalition office/storage	Buildings	\$300,000	2.11 Communities						
1.G	Vaccination Cite/ Meeting Room	Buildings	\$350,000	3.14;1.12; 2.10 Public Health						
1.H	Temporary Housing	Buildings	\$350,000	1.1; 1.4; 1.7; 18 Public Health/ Services to Disproportionately Impacted						
1.I	Domestic Violence Office	Buildings	\$350,000	1.4; 1.7; 1.8; 3.1; Impacted						
1.J	Kitchen	Buildings	\$350,000	1.12; 1.10; 1.7; Changes to public facility to respond to COVID						
1.K	PPF Central Storage	Buildings	\$350,000	3.16 1.7; 1.5; 1.8 Changes to public facility to respond to COVID						
2.A	Technology Upgrades	Buildings	\$350,000	1.7; 1.5; 1.8 Changes to public facility to respond to COVID						
2.B	Cyber Security upgrades to Registry	Deeds/ IT	\$250,000	2.9;2.73.5 Negative Economic Impacts						
2.C	Broadband Communication District	Public	\$30,000	1.7; 1.8 Changes to public facility to respond to COVID						
2.D	MV Internet Server	NH	\$10,000	5.17 Broadband 1.12, 1.4 Public Health						
2.E	County Website	Admin	\$25,000	1.7 Changes to public facility to respond to COVID						
3.A	Hiring of 2 Paralegals	CA	\$250,000	2.14 Rehire public sector staff						
3.B	Premium Pay	Admin	\$500,000	4.1 Public Sector Employee						
3.C	Nonprofit Requests	Public	\$500,000	\$500,000 to be disbursed to the following nonprofit agencies who requested funds from the County						
	Gibson Center	Public		2.1 Aid to Non-Profit Organizations						
	Carroll County Broadband	Public		2.1 Aid to Non-Profit Organizations						
	Sandwich Broadband Committee	Public		2.1 Aid to Non-Profit Organizations						
	Carroll County Adult Education	Public		2.1 Aid to Non-Profit Organizations						
	Kingswood Youth Center	Public		2.1 Aid to Non-Profit Organizations						
	Moultonborough/Sandwich Senior Meals	Public		2.1 Aid to Non-Profit Organizations						
	Carroll County Child Advocacy Center	Public		2.1 Aid to Non-Profit Organizations						
	RSP/P	Public		2.1 Aid to Non-Profit Organizations						
	Ossipee Community Center	Public		2.1 Aid to Non-Profit Organizations						
	Ossipee Fire Station	Public		2.1 Aid to Non-Profit Organizations						
	Villages Players Theater	Public		2.1 Aid to Non-Profit Organizations						
	Weigh Station	Public		2.1 Aid to Non-Profit Organizations						
	Total									
				\$9,499,000						