

Building Committee Meeting

Minutes

September 22, 2009

Committee Members Present: Randy Remick, Jim Martin, Tom Bucco, Ed Butler, Bob Bridgham, Susan Palmer-Terry, Gerry Menke, Maria Gonzalez, Gene Goodwin, Rob Horace, Cheryl Delisle, Sandi McKenzie, Eileen, Maureen Spencer, David Sorensen, Dorothy Solomon, Chip Albee

Jim Rines, White Mountain Survey, Drew Drummond, Woodfuels

1. David Sorensen: Issues with the CON board. Chairman would like to see Board disbanded. Letter going around, notice to no hold hearing in Carroll County but will be held on October 15, 2009 at 9:30am Merrimack County Nursing Home, 325 Daniel Webster Hwy, Boscawen, NH
2. Susan Palmer-Terry: speaking about CON process. Issues that may come up during hearing.
3. Bob Bridgham: How can Medicaid be a factor when the law is very clear? Law says if the structure will relieve problems. Says nothing about impact on other institutions.
4. Albee: Has rate of reimbursement been established?
5. Susan PT. Not established yet, can't go beyond \$16/day
6. Commissioner Sorensen: Asked if decision will be made on the 15th, was told that sometimes it is, other times if there are any objections it could take longer.
7. Susan: They may ask for more information on nursing home impact before they make any decisions. General rule is that they will have the vote that day. Will also be opportunity for other nursing homes to come and ask for intervening status. Up to three days before hearing.
8. Sorensen: Turn over to project coordinator

Jim Rines, White Mountain Survey

1. Wet meadows on proposed site – met with Dory Wiggin @ wetlands bureau on minimizing impact. Will exceed 10k Sq. Ft. we are require to do mitigation. Achieved in four ways. 1) set aside 10:1 upland buffer. Set aside 170,000 sq ft. 2) If there has been a wetland impacted on property it could be restored to original wetland. Need to do 25k sq ft of restoration. 3) Create a wetland. 4) Payment in lieu of wetlands. Must have easement holder in place for the mitigation area that is acceptable to the state. Must have investigated other options and found them not feasible. Cost associated yearly up to \$2000 to manage area. Hard to find town interested. Must file plan for management of area.
2. Perhaps we should go back to the state and see if they will let us go back to the payment in lieu from the beginning. This would eliminate maintenance cost and burdens of finding someone. Have to do assessment, boundary survey, photos, soil analysis. Adds to cost. You are a public entity for public purpose, paid w/public funds. Could we minimize cost by going with payment in lieu? Would still have to do wetlands impact survey.
3. David Sorensen: Management plan on all acreage. We have 10 acres just given to us that could be used. Society of protection of forests would do easement management.

4. Jim: Waiting for this information- find out cost of payment in lieu and get to Commissioners right away to make a decision. Need to start grading and major alteration of terrain work ASAP. If we are going to mitigate we need to do that before snow comes. Modest amount of negotiation.
5. Tom Bucco: Is only \$4k, other cost associated is about \$8k plus consulting services. Not money plus land, one or the other.
6. Jim: State process, 45 days to review, either approve or request additional info – 30 days for response back and 30 days to get back to us. Mid to late January. DES – water bureau – alteration of terrain RSA485A; 17. Jim to keep Commissioners informed of dates and deadlines – Randy to put all on one spreadsheet. Information on the Army core of engineers. Have to go to town of Ossipee for informational meeting; courtesy review. File 60 days before construction begins. Go to town and share what you are going to do. They have 30 days to issue advisory comments of what they would like to see incorporated into your plan. County is not exempt. DOT – change in traffic patterns/change of use.

Gerry and Maria, Update with subcommittees

1. Maria: Kitchen space – added 1,000 sq ft for the way the households are going to be served. The kitchens in the households will be served with trays, added tray line to kitchen. Added space to multipurpose rooms. Had to be sure all residents could fit into space but could also be divided for different purposes. Added to RN station area. (180 sq ft). Took out 1500 sq ft total. Still over by 2400 sq ft – still have the square footage problem. Discussion of Beauty/Barber space, training room. Physical therapy.
2. Randy: Need to look at building objectively. Challenge is that budget is fixed and we cannot go over that. Prioritize and identify in final design. Could make this all a non-issue but cannot guarantee it.
3. Gerry: Looking at third elevator and save \$80k by not buying car right now. Rough it in but do not install. PVC trim – solid, durable. Dimensional. Being used as all window trim and fascia. Significant cost. Could look at different vinyl or factory trim. Could possibly save over \$50k. Porches, we have over 3,000 sq ft for porches alone.
4. Randy: Several hundred thousand dollars in porches/patios, canopies, entrances. If we reduce that there is money there. Front one must be kept.

Insulation discussion, trim discussion, Common area discussion, drive thru cover, conference rooms, elevators, porches, meditation room, prioritizing. Eliminate dormers.

5. Gerry: Have to hit budget, have to work it out. Have to have a safety valve.
6. Albee: List of values
7. Gerry: List of values to be proved out – Randy and Gerry will do a list of #'s. Expectation is that we can have everything in the price.
8. Randy: Most likely be bidding total package. Deduct alternates/adjust scope, negotiations.

9. Maureen: Speaking for the public it is important to have the functional bang for the buck. Keep as much as original design as possible. Make sure it is comfortable for residents and staff. Build it right, build it to last. Porches should be the first to go, can be handled later by 501C3 monies.
10. Ed Butler: Space, self contained, use old nursing home?
11. Sorensen: storage and heating plant, maintenance.
12. Maria: Already reduced. Small maintenance area.
13. Ed Butler: Good idea for heating plant, when will we address the topic. Save enough in heating costs that it will pay for itself and we won't have to worry?
14. Gerry: Confident that the larger building using the new heating plant, will cost no more, if not less, than what it is costing now for existing home.
15. Randy: Potential grant would cover piping to buildings.
16. Albee: We have \$100k in budget to take building down, so we have that to improve building. Also co-op money.

Discussion of Café, kitchen, dining area, staff, space.

Next building committee meeting on October 14 @ 1pm (Wed) day before hearing.
Will have list of alternatives and cost estimates and anything else that may have developed since today.

Maria: Have some proposals for Geo-tech work. (soil sampling, drilling) budget of \$15k low number is \$6900.

Drew Drummond: Pellet Boiler systems

Description and operation of pellet boiler system enhanced with silo, utilizing the existing boilers as well. Piping to all buildings on complex is proposed.

Equipment: Boiler, silo, pellets included. Pay for BTU's only.

Pellet system is flexible...can be put anywhere. Do not need additional space.

Not smoky, highly efficient.

Chip Albee will be looking for piping numbers by tomorrow – cost.

Meeting adjourned