

GRAFTON COUNTY COMMISSIONERS' MEETING

3855 Dartmouth College Hwy

North Haverhill, NH 03774

April 29th, 2014

PRESENT: Commissioners Michael Cryans, Martha Richards and Linda Lauer, Executive Director Julie Clough and Admin Assistant S. Norcross.

OTHERS PRESENT: Supt. Oakes, NHA Labore, Jules Chatot-Banwell Architects, John Dawson-John Dawson Owner Services

Commissioner Cryans called the meeting to order at 9:08AM and began with the Pledge of Allegiance.

Jules Chatot from Banwell Architects and John Dawson, a Code and Construction Cost Consultant from John Dawson Owner Services, were present along with NHA Labore and Supt. Oakes to discuss the some Life Safety issues that have been discovered at the Nursing Home. The Commissioners were sent a report that has been put together by Banwell. J. Chatot stated that he collaborated with J. Dawson on the report for the Nursing Home.

Supt. Oakes stated that along with the life safety issues we should also be considering the request from NHA Labore for some major renovations to the 1969 building. He stated that Banwell thus far had only been looking at the life safety issues and that just this morning he had they introduced J. Chatot and J. Dawson to the remodeling project and inquired about doing both projects together. J. Chatot stated that now he will go back and prepare a cost proposal of what it would cost to fold the two (2) projects together as well as individual costs for the delegation to decide what they want to do.

J. Chatot stated that they are still defining the scope of work but have a much better idea now of what needs to be done.

Commissioner Cryans stated that forty-five (45) years ago in 1969 when the building was built there were probably different rules and regulations. He stated that they are constantly changing and asked if you have to keep up with them or are you grandfathered in at some point.

J. Dawson explained the extension of the walls of corridors and shaft was designed in 1969 so it was should have built to code then. As far as the code goes any changes that happen to building codes are not retroactively enforceable by any building department. Life safety has a new code for new projects and code for existing project. The existing isn't a code for when you remodel it is the minimal standards to meet life safety standards for the building without a remodel. When you remodel a building at that point in time you have to meet that new code, not the existing code. With that being said there is a minimum standard but as a rule over several code cycles revisions within the life safety code it hasn't become more stringent as the years go along,

there's been wording that has been changed. He stated the chances of having to chase codes around and constantly change is very unlikely.

Commissioner Lauer stated that she wanted to clarify that on May 19th they will have the time frame, a scope of cost for the two projects combined as well as individual price for the two (2) projects. J. Chatot stated that was correct.

Commissioner Cryans asked if there is an estimate as to how long the project will take. J. Chatot stated that he is not comfortable putting a time frame on that yet. J. Dawson stated that just for the code work if you take the man hours of supervision it is roughly four (4) months of work. Supt. Oakes stated that Dan Smith from H.P Cummings estimated eight (8) weeks for the renovations so you're roughly a six (6) month project if you do them separately. If you do them together it will be shorter than that.

Commissioner Cryans asked J. Chatot if he has ever had any projects working in facilities that are occupied. J. Chatot stated that he has done a project where they moved assisted living residents out of their apartments, but never a nursing home. J. Dawson stated that he has had two (2) projects where they built rooms to accommodate residents before they began the work.

Supt. Oakes explained that what makes this project difficult is not the life safety issues but the bathroom renovations due to the fact that you are dealing with the core area of those floors.

NHA Labore stated that they haven't fully evaluated what the scope of this work will mean for the residents in the 1969 building. The Commissioners further discussed potential ramifications. The concern obviously is how to bring the building up to code causing as minimal disruption to the residents and the facility as possible.

Commissioner Cryans asked if there was any temporary space that could be created for residents. Several potential options were discussed. NHA Labore stated that he has been and will keep in touch with Mike Fleming and Wendy Smigelski from Health and Human Services regarding state regulations on moving and combining residents with what can and cannot be done. In the end DHHS is going to have the final say on approving whatever plan is deemed to be the best. They will be focused on resident safety during the time contractors will be in the building.

Supt. Oakes stated that many of the unanswered questions that they currently have can possibly be answered within the next couple weeks.

J. Dawson stated that there are really only two (2) larger issues in the 2003. One being a non-fire proof steel beam that is above one of the main doors that supports the wall needs to be fireproof and the second being an issue in the one of the stair wells.

The Commissioners all agreed that finding a way to keep the residents here is very important.

Commissioner Richards thought to touch base with NACo to see if there are any Nursing Homes in the country who have gone through similar issues and how they handled them.

Commissioner Richards stated that she thought a bond won't affect the FY15 budget. ED Clough stated that it won't affect the FY15 budget but if residents need to be displaced as a result of these projects then the revenue could be greatly affected. The Nursing Home is the County's biggest source of revenue.

Commissioner Lauer asked if the dome facility rentals could be included in a bond. ED Clough said that she doesn't know the answer to that and that she would have to look into it.

ED Clough stated that at this point she almost thinks that postponing the public hearing on the Commissioners Recommended budget is a wise move. She stated that there really are too many unanswered questions and before we cause any undue stress to people it is important for us to understand all the facts and what the potential solutions are. Our goal will be to maintain as high a census as possible and to cause minimal amount of disruption to the residents and staff.

Commissioners agreed to leave the budget as is until they get more answers on the Nursing Home projects and set a new date for the public hearing.

ED Clough discussed changes that had been made in the proposed budget.

ED Clough stated that they will postpone the May 19th public hearing and she will look into a new date. If the statutes allow it she will look at June 2nd.

Commissioner Cryans asked if everyone had a chance to read the minutes of April 22nd. Commissioner Lauer moved to approve the minutes. Commissioner Richards seconded the motion and all were in favor.

ED Clough presented the NACo Prescription Drug Report to the Commissioners for the month of March. She stated that there was a savings of \$4,095 which is an average savings of \$18.62 per utilizer and 28.69% cost savings. There were 98 utilizers. Over the life of the program there has been \$679,418.47 in savings.

ED Clough presented the MS-5 Report for the unincorporated place of Livermore for 2013 for the Commissioners to sign.

ED Clough presented the Certificate of Vote for the State of NH Governor's Commission Funding. She explained that this provides substance abuse counseling for inmates at jail. In the past years they have received \$69,411 from the grant. This is a request to add FY15 to that funding. Commissioner Lauer moved to approve the request for the Governor's Commission funding. Commissioner Richards seconded the motion.

Discussion

Commissioner Richards asked if they will get the \$69,411 as they have in the past. ED Clough stated that provided that if we meet the utilization requirements we will get the full funding under the grant.

The Commissioners voted on the motion all were in favor

Commissioner Lauer stated that she attended the Ammonoosuc Region Arts Council's on Friday.

She went on to say that she also attended the Littleton Select Board meeting on Monday night mostly to introduce herself. The River Front Development Project was discussed and it was stated that the TIGER grant will pay majority of the cost.

Commissioner Richards received an invitation to an event hosted by CADY. She will not be able to attend.

Commissioner Cryans said that he attended the Biomass Boilers Operators Workshop. He stated that he encouraged people to go to places like Grafton County and others if they are looking to build a biomass plant.

Commissioner Cryans stated that he received an invitation to attend the 100th Anniversary of Extension on May 7th and said that he will not be able to attend. Commissioner Lauer stated that she will be there.

ED Clough read an email from the County Attorney's Office Administrator thanking the Commissioners for their support with the County's educational assistance program and stated that she has earned her Bachelor's degree.

11:22 AM With no further business the meeting adjourned.

Respectfully submitted,

Linda D. Lauer, Clerk