



Sullivan County...Together, We're On The Move!

Sullivan County Health Care

Update and Current Concept Review

Sullivan County Delegation

August 29, 2019



SCHC Renovation

- Project Development
- Proposed Design – Concept 6
- Design Schedule
- Construction Costs and Financing
- Approvals and Next Steps



Design Process



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- Warrenstreet – Started November 2018
 - Existing Conditions
 - Deep Dive in Option 2A
- Milestone – Started March 2019
 - Preliminary Review of Costs
 - Alternatives to Sanders
- Design Concepts 1-5 – April – June 2019
- Design Concept 6 – July 2019
 - Optimized previous options
 - Phasing Plans



Starting Point – Option 2A

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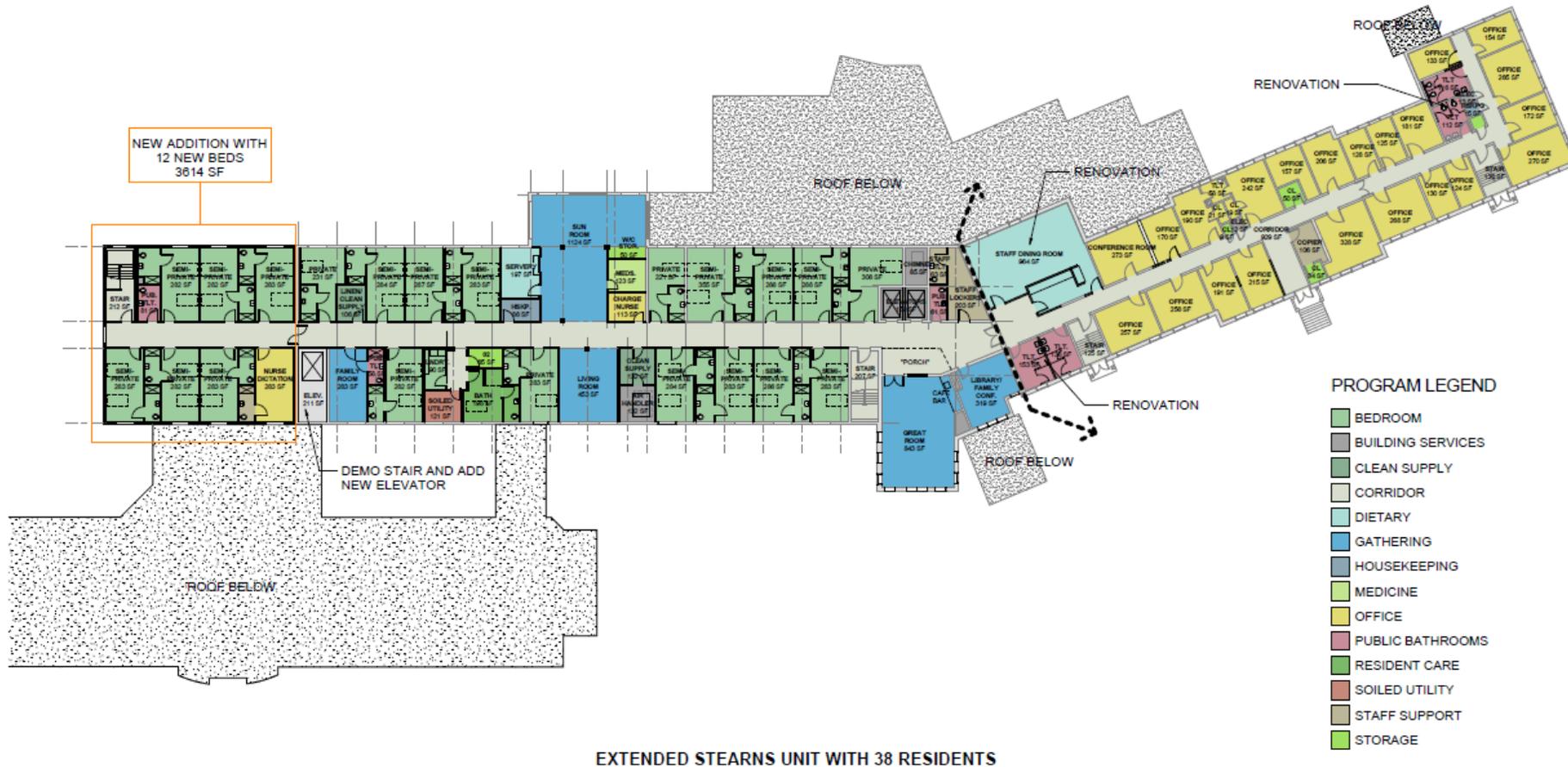
MACCONNELL UNIT WITH 30 RESIDENTS



Starting Point – Option 2A



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Option 2A and Project Challenges



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- New Facility Guidelines Institute (FGI) guidelines.
- New Building Codes to be adopted Sept 2019.
- New Fire Protection Codes to be adopted Sept 2019
- Minimal structural changes allowed by seismic codes in Sanders.
- Reconsidered decision to allow drop in capacity from 156 to 148 beds.
- Minimal allowances for MacConnell.
- Impact on residents during construction – stacked construction on all floors at once.



Moving Forward from Option 2A



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Cost Check

- Presented at \$18M - \$20M Construction Cost in 2016
- \$27M in 2020 Dollars
 - Escalation > 7% per year
 - Material Increases > 10% per year
 - Workforce Shortages



Moving Forward from Option 2A



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Leverage the Positives

- Main Street concept for resident services
- Resident rooms with bathrooms and showers
- Added family bathrooms and meeting areas on floors
- Openness
- Distributed documentation stations for nursing staff.



Design Opportunities



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- Increase operational savings by optimizing deliveries and movement of goods through facility.
- Incorporate “lessons learned” from recent renovations at Rockingham County.
- Design solution at 156 beds with flexibility to increase mix of private pay and physical rehabilitation residents.
- Relocate Commissioners’ offices to Unity.
- Sanders replacement provides flexible space built with higher energy efficiency.



Design Concept 2



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CONCEPT 2

TOTAL BEDS: 150
TOTAL SF RENO: 61,300 SF
TOTAL SF NEW: 63,762 SF

PROS:

1. ALLOWS FOR (3) NICELY SPACED NURSING "PODS"
2. CREATES NICE SEPARATION FOR REHAB UNIT, WITH ITS OWN ENTRANCE.
3. GOOD PLACEMENT FOR COUNTY OFFICES (AND HR) WITH ITS OWN ENTRANCE.
4. DAYLIGHTING SEEMS TO WORK WELL, THROUGHOUT.
5. CAN KEEP ORIGINAL MACCONNELL ENTRANCE.
6. CAN MAINTAIN FRONT PARKING.
7. GAIN (2) NEW LOADING DOCKS.

CONS:

1. WILL NEED TO BUILD INTO THE HILL BEHIND.
2. ESSENTIALLY SEPARATE JOB SITES, MORE CHALLENGING TO PHASE.
3. LOSE EXTERIOR OUTDOOR SPACE.

SITE PLAN
1" = 30'-0"

SULLIVAN COUNTY HEALTH CARE
5 NURSING HOME DRIVE, UNITY, NH 02579
63743

WARRENSTREET
An Architecture & Engineering Design Cooperative

CONCEPT 2

TOTAL BEDS: 150
TOTAL SF RENO: 61,300 SF
TOTAL SF NEW: 63,762 SF

FOURTH FLOOR
1" = 30'-0"

NURSING UNIT 3 - ICE
42 BEDS
13,636 SF renovation
18,836 SF new construction
32,471 SF TOTAL

THIRD FLOOR
1" = 30'-0"

NURSING UNIT 2 - ICE
42 BEDS
13,636 SF renovation
18,836 SF new construction
32,471 SF TOTAL

SECOND FLOOR
1" = 30'-0"

NURSING UNIT 1B - ICE A
18 - 19 BULLLET + DENIAL
14 - 14 BEDS
18 - 28 BEDS
13,636 SF renovation
18,836 SF new construction
32,471 SF TOTAL

FIRST FLOOR
1" = 30'-0"

FIRST FLOOR PROGRAMS
17,025 SF renovation
23,262 SF new construction
60,286 SF TOTAL

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Design Concept 3



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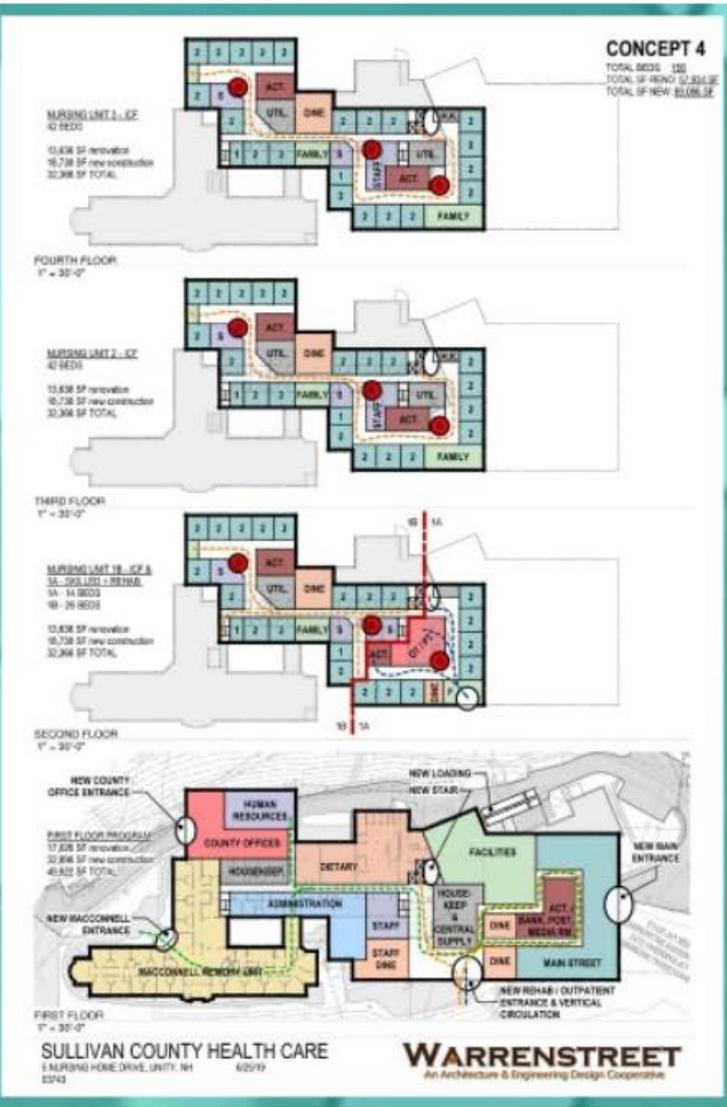
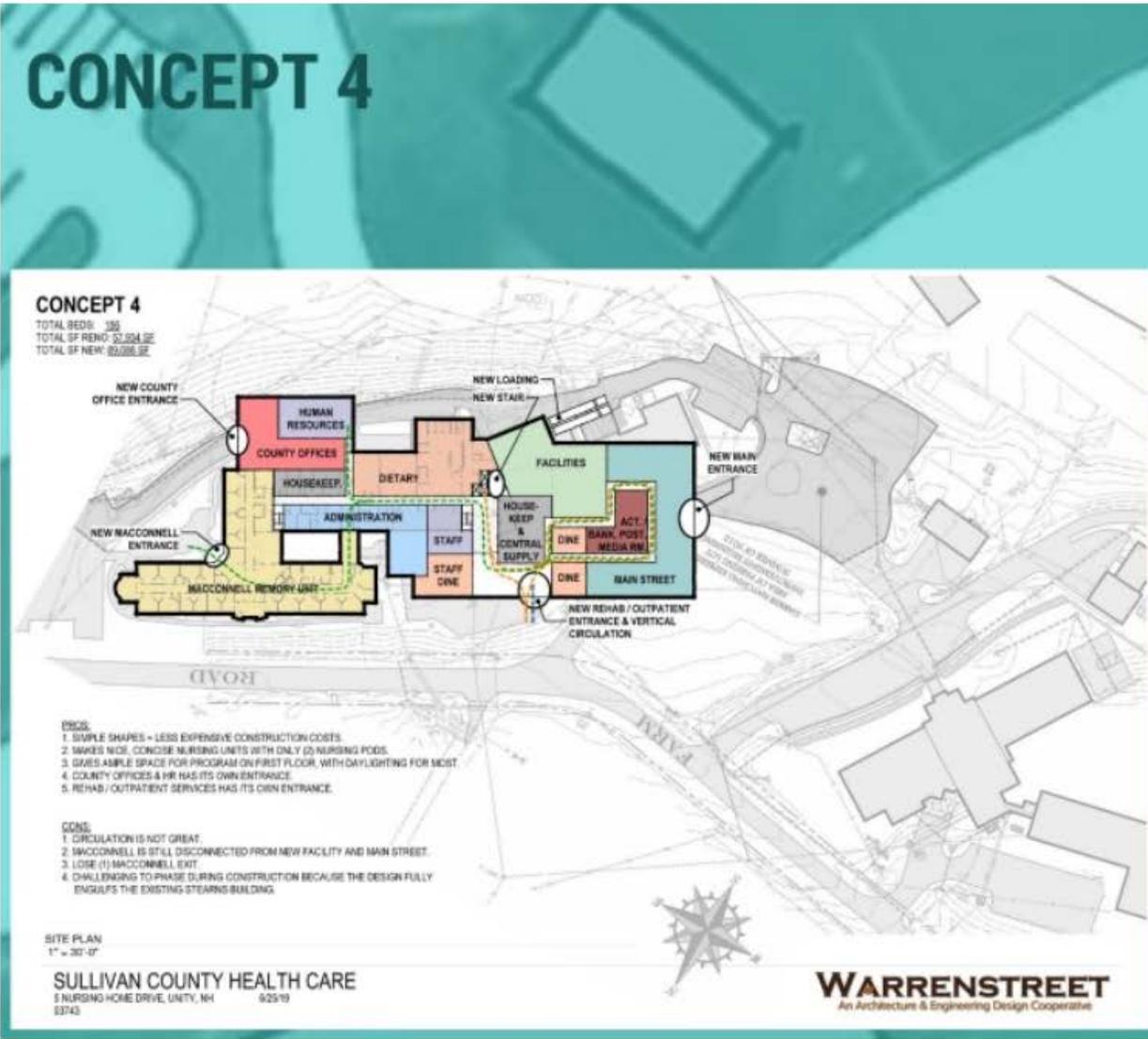




Design Concept 4



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Design Concept 5

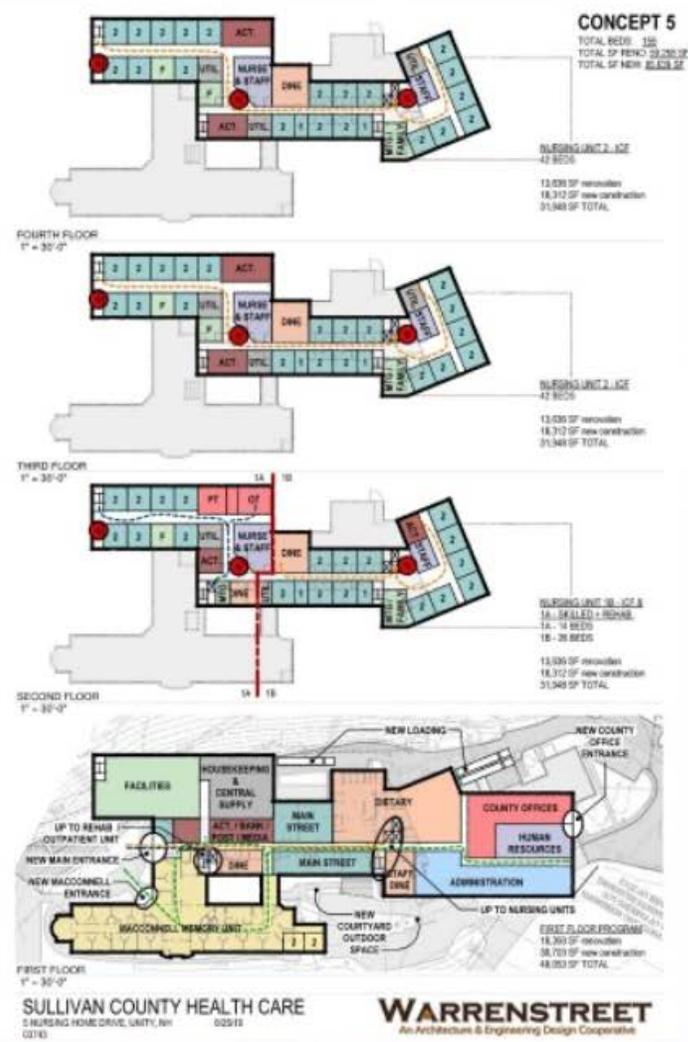
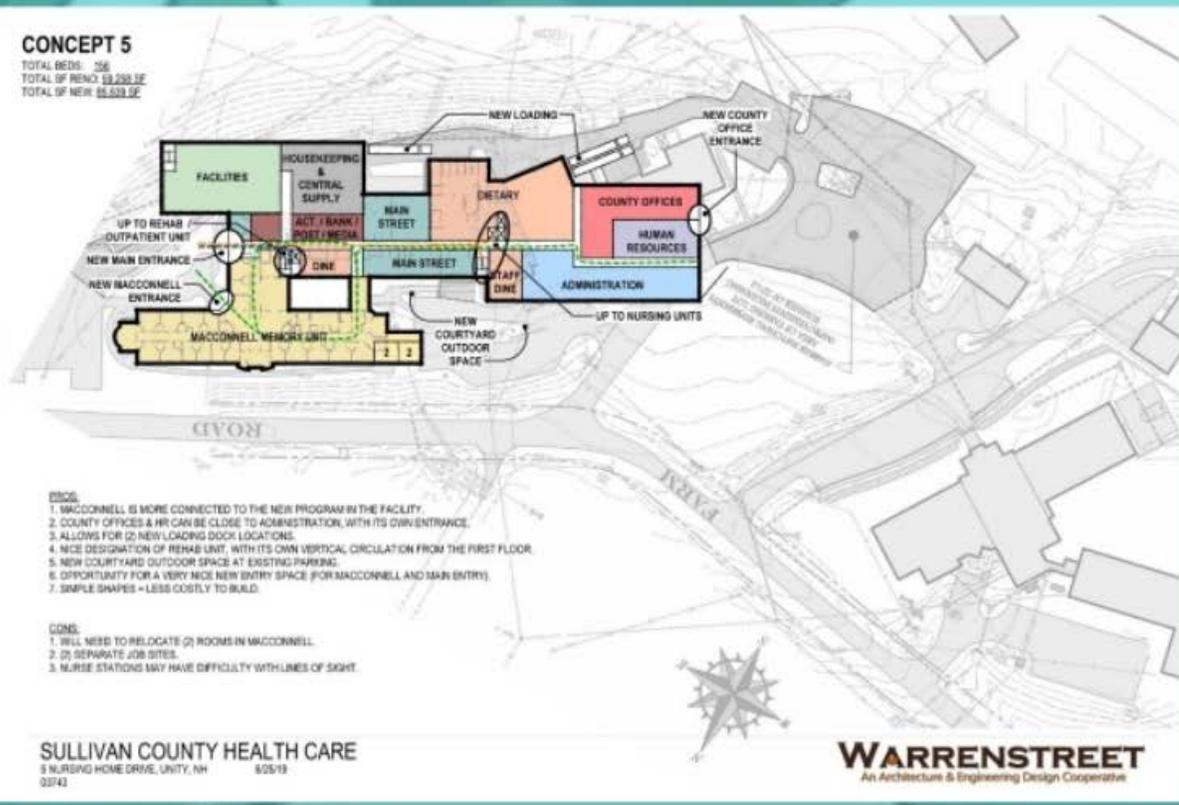


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CONCEPT 5

CONCEPT 5

TOTAL BEDS: 356
TOTAL SF RENO: \$9,230 SF
TOTAL SF NEW: \$6,533 SF



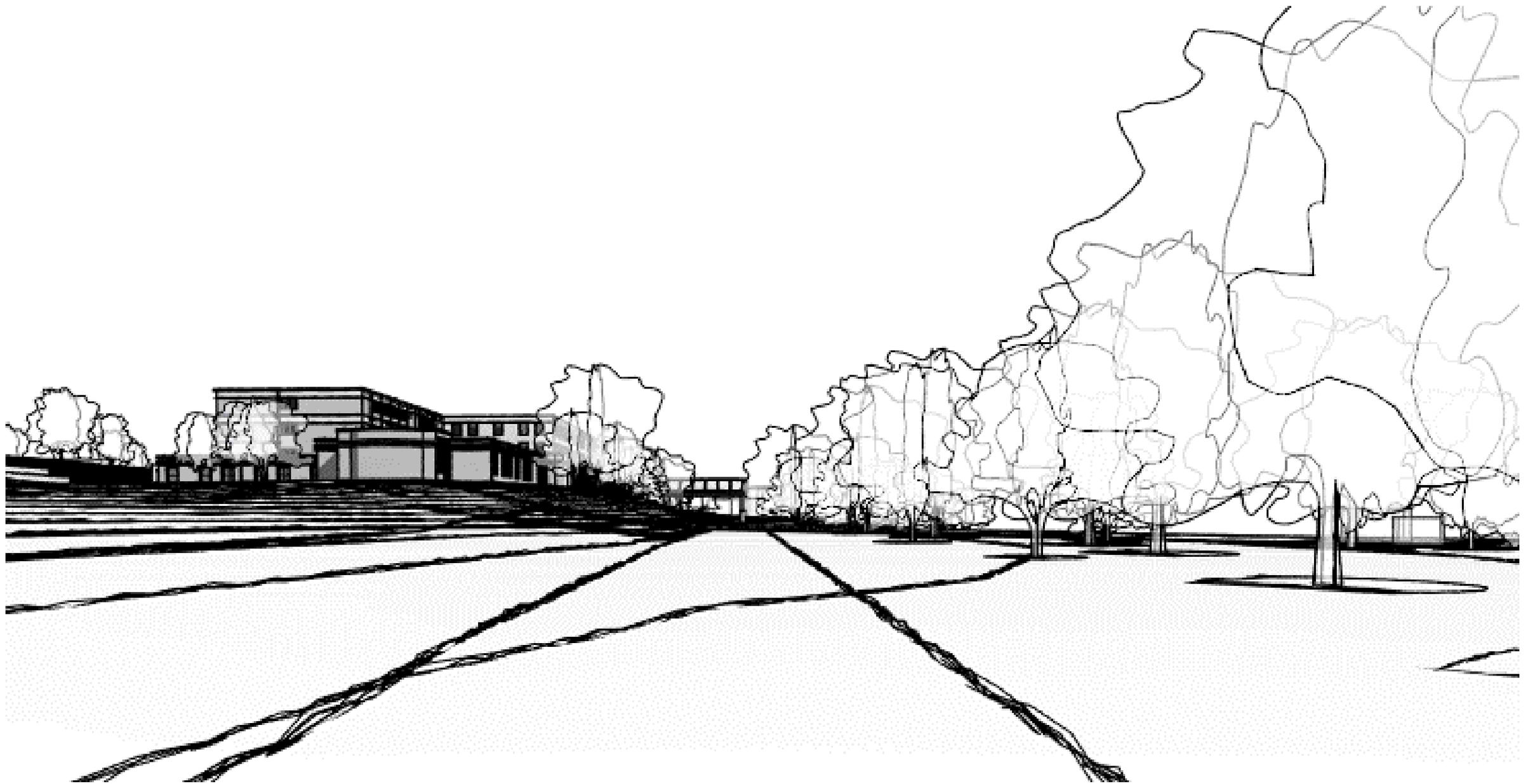


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Design Concept 6

Warrenstreet Architects

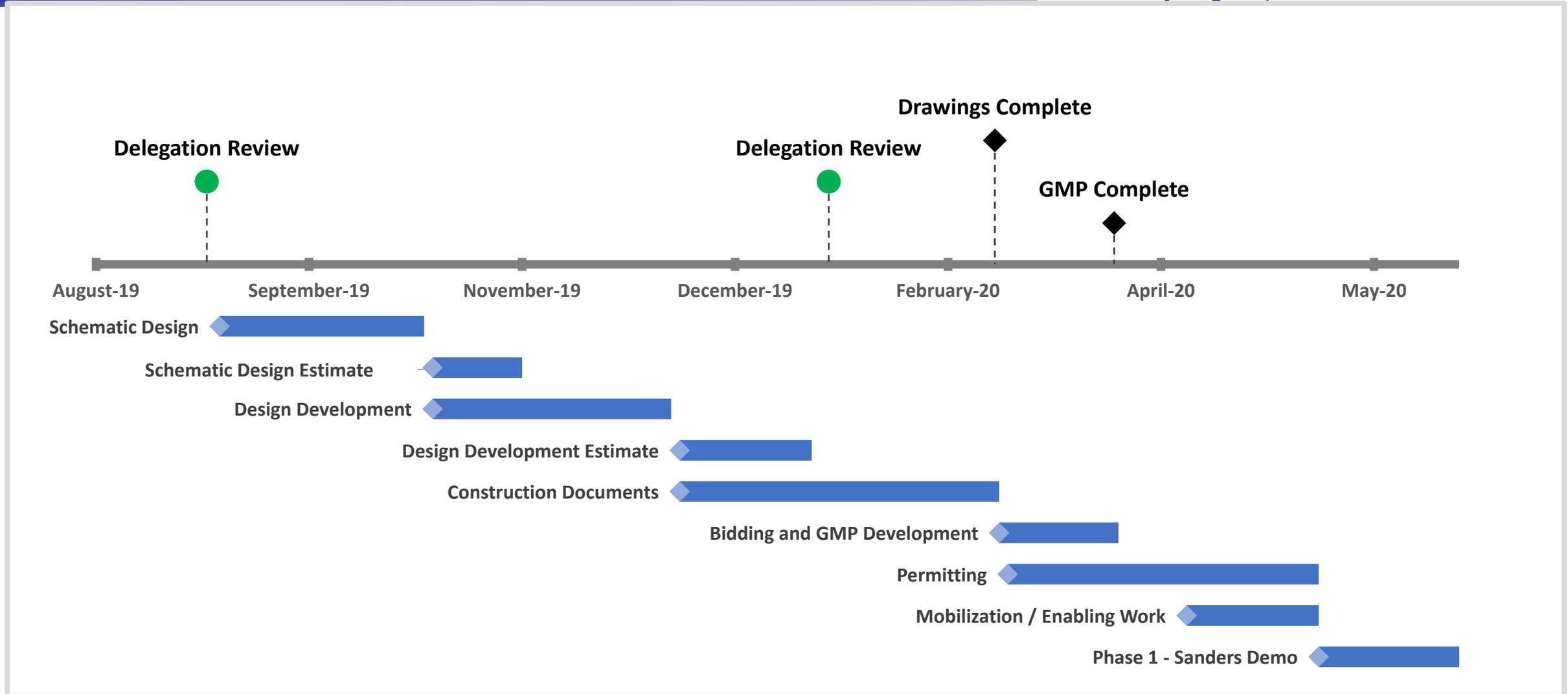
Jonathan Halle





Preliminary Design & Permitting Timeline

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Construction Finance



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• Amount Borrowed	\$35,000,000
• Rate	3.0%
• Term	25 Years
• Annual Payment	\$ 1,991,687.52
• FY21 Wedge from CCC Expiring Bond (January 2020)	\$ 681,200.00
• Remainder (from surplus ProShare)	\$ 1,310,487.52



SCHC Renovation Design Funding

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Option 2A

- \$18M Construction Estimate
- 24 Month Duration
- \$1M Approved Design Budget
 - \$720,000 Architect Services
 - \$125,000 Owner Consultants
 - \$155,000 Design Contingencies

Concept 6 - Proposed

- \$35M Construction
- 36 Month Duration
- \$1.47M Proposed Design Budget
 - \$1,330,000 Architect Services
 - \$ 106,000 Owner Consultants
 - \$ 34,000 Design Contingencies



SCHC Renovation Design Funding

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- Request Delegation approval of supplemental FY20 appropriation of \$470,000 to finish project design
 - \$1,000,000 originally appropriated in FY19 budget
 - *Motion 1.a. in your handouts*
- Fund source: Undesignated Fund Balance
- Additional ProShare rec'd in June 2019: ~\$2,850,000
 - ~\$675,000: Used to keep tax increase at 2.5% **[DONE]**
 - ~~\$1,300,000~~ (estimated): Region 1 IDN funding **(now \$425,000)**
 - ~~\$850,000~~ (estimated): Transfer to Capital Reserves **(now request \$1.25M)**
 - \$470,000 supplemental appropriation for renovation design
 - ~30,000 remainder will remain in Undesignated Fund Balance



CRF Transfer Requests



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- Request Delegation approval to transfer \$123,629 from leftover FY19 capital projects to Capital Reserve Fund
 - Consistent with new approach to budget & manage capital projects using CRF
 - *Motion 2 in your handouts*
- Request Delegation approval to transfer \$1,250,000 from FY19 surplus ProShare funds to Capital Reserve Fund
 - Adjusted from previous estimate of \$850K based on final IDN 1 cost info
 - *Motion 1.c. in your handouts*
- If approved, CRF balance will be ~ \$4.4M (~4.0M for projects)
- If approved, UFB will be ~\$3.66M (predicted \$3.7M at Convention)