

GRAFTON COUNTY SPECIAL COMMISSIONERS' MEETING

Presentation from SMRT on revised Jail Project

Commissioners' Office

3855 Dartmouth College Hwy.

N. Haverhill, NH 03774

Thursday April 30, 2009

PRESENT: Commissioners Michael Cryans and Martha Richards Ray Burton, Executive Director Clough and Secretary Martino

OTHERS: David Lay, Arthur Thompson and Dave Mains from SMRT, Dan Smith from HP Cummings, Lincoln Town Manager Peter Joseph, Caledonian Record Reporter Robert Blechyl, Supt. Glenn Libby, B. Paronto and Supt. Jim Oakes.

Commissioner Cryans opened the meeting at 10:10 and turned it over to A. Thompson who discussed the process of how the Jail project was reduced saying that there were some compromises made.

A new site plan was presented which showed a reduction of 20,000 square feet bringing the project down to 88,000 square feet of occupied space.

A. Thompson went over how certain areas were recalculated and said that there will be no need for the retaining walls that were originally projected. There will also be a drop in elevation which will result in more cost reductions but that the sally port and connection to the Courthouse would remain the same. Lowering the elevation would also reduce visibility from neighbors. The entire perimeter road will now be located outside of the fence line meaning that there would be no need for opening and closing gates all the time. The road to the meadow will be preserved.

A. Thompson went over the plans for the first level and the different housing areas. The mental health area has been redistributed to other areas, not eliminated. Medical, kitchen and laundry remains sized to accommodate future larger populations.

Supt. Libby said that there would need to be a higher level of training needed in order to supervise all the different areas, but agreed with Commissioner Cryans that this Jail would be head and shoulders over what they have.

A. Thompson said that direct supervision, which is what they will practice, has been proven to reduce in-house issues with inmates.

Supt. Libby said that the mental health beds have been redistributed and will end up reducing operational costs. He said there will be no compromising on medical health in this facility and that SMRT has done a terrific job seeing to that.

Supt. Libby said that the plan you see here is "the plan" and this is what they will be going forward with when the time comes.

Commissioner Cryans asked when the soonest the project could begin if there is a legal decision by August.

D. Smith said that SMRT still needs time to finish the drawings and even if a quick decision came down from the Court it would still take SMRT time to complete their work. He estimated that some site work might be able to start by September.

A. Thompson said that it is critical to continue with the design process so that they will be ready to put this out to bid when the time comes. D. Smith said they could start on the site work as late as October 1<sup>st</sup> and could work through the winter but working through the winter would be at a premium cost. If not, they could resume work in the spring. He said that the construction time has been reduced because the building has been simplified and believes that there is still a good bidding market right now.

A. Thompson said there are still some design issues that need to be decided. D. Mains said that having already done the design, some of the original rules will apply to the redesign providing they're not changed.

Director Clough said there is plenty of money in the budget to continue on with the design process to July 1<sup>st</sup>. Commissioner Cryans added that there is however still a lawsuit pending and the full project can not be bonded until that is settled. Commissioner Cryans asked what SMRT needs from the Board at this point.

A. Thompson said that they need approval from the Commissioners to continue with the design so that the project is ready to go when the lawsuit issue has been resolved. There was a discussion as to what the costs may be.

Commissioner Cryans asked hypothetically how things would proceed if there was a quicker decision and D. Smith said that they couldn't outpace the design and would only be able to go so far before that happened.

Commissioner Cryans asked if the noise from the construction will affect those in the Courthouse and D. Smith said that it definitely would.

Commissioner Richards asked about energy and if any decisions had been made in that regard. Director Clough said it is actually the Board that will be making the decision as to which way to go and Commissioner Richards said that she just didn't feel qualified in understanding the different geothermal options.

A. Thompson said that in regard to geothermal, there are some decisions about the design that needed to be made and questioned whether or not the Commissioners had abandoned the biomass energy altogether.

There was a discussion about Cheshire's system and how Dr. Phetteplace noted that the design is not efficient. There was more discussion about open loop versus closed loop system and which one is more costly, better, sensible for a Jail. D. Lay said that Cheshire's building was already underway when they decided to add the geothermal, which created a challenge. There was further discussion about different alternative energies and the need for having a boiler anyway.

Director Clough asked how they get to the point of deciding between an open or a closed loop system and D. Lay said that the best thing to do would be for SMRT to make their recommendation as to the best solution and he would assume that Dr. Phetteplace would do the same. Commissioner Cryans said that was probably the best idea and recommend that it be handled that way.

A. Thompson asked if the biomass was still on the table and Commissioner Cryans said they didn't get the grant and it was not placed in the budget due to other costs this year. There is still hope he said, that they get some grant money.

Commissioner Richards asked that SMRT contact Dr. Phetteplace and work with him.

Commissioner Cryans said that he would like to wait for Commissioner Burton and at next Tuesday's Commissioner bring forth the motion to allow SMRT to continue with the design of the project.

D. Smith noted that there is currently no costs included in the project's budget for geothermal so that would have to also be considered.

The Commissioners thanked everyone for coming.

11:36 AM ~ Being no further business the meeting was adjourned

---

Raymond S. Burton, Clerk