



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

Sullivan County Health Care Renovation

**Warrenstreet Architects
Architect**

**Milestone Engineering and Construction
Construction Manager**

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Project Briefing



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- Project Goals
- Project Design
- Project Timeline and Preliminary Costs
- Summary/Questions



Changes to Resident Environment



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| | |
|--|---|
| <p>Sanders (1931)</p> <p>↓</p> | <p>2-4 Bed Wards Common Bathrooms No Common or Dining Spaces</p> |
| <p>Stearns (1970)</p> <p>↓</p> | <p>Semi-Private Rooms Adjacent Bathrooms (1 per 4 residents) Main Dining Room Common Spaces added in 1998</p> |
| <p>MacConnell (1997)</p> <p>↓</p> | <p>Each Resident has a Window Larger Shared Bathrooms Central Common and Dining Spaces</p> |
| <p>Proposed Renovation</p> | <p>Each Resident has a Window Shared Bathrooms (1 per 2 residents) Enhanced Physical Rehabilitation Unit Increased Dining, Family, and Commons Spaces</p> |



Project Goals



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- Design solution at 156 beds with flexibility to increase mix of private pay and physical rehabilitation residents.
- Address significant deferred maintenance
- Increase operational savings by optimizing goods and staff movement through facility.
- Relocate Commissioners' offices to Unity.
- Sanders replacement provides flexible space built with higher energy efficiency.



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Project Design

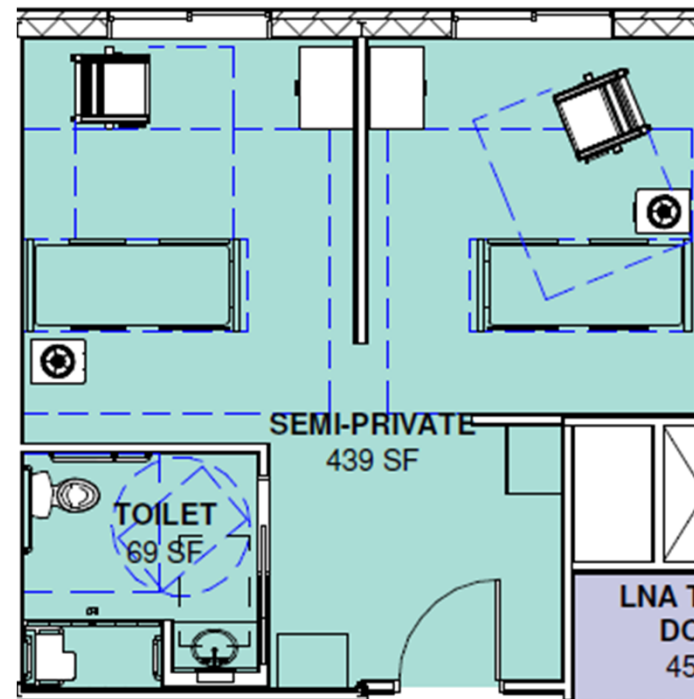
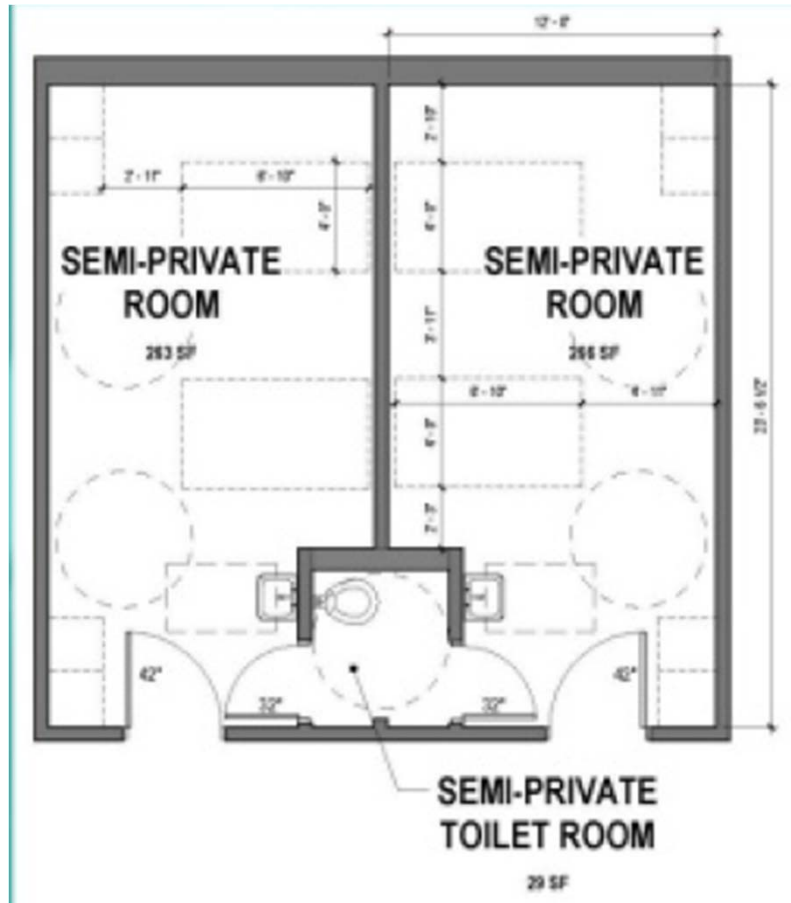
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Resident Room Layout



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Project Costs



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| | |
|--|-----------------|
| Design and Preconstruction Phase | \$1.54 M |
| Estimated Cost of Construction | \$35 M |
| Construction Administration / Phase-In / Furniture / Equipment / Technology | TBD |



Construction Funding

Will this project impact the County tax rate?



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This project can be financed without increasing the tax rate

- Current working estimate: \$35,000,000
- Annual payment: \$ 1,991,688
 - *Assumes 25 year note @ 3% interest*
- Additional net ProShare payment: ~\$2,400,000
 - *Began receiving this in June 2018 as part of NH DHHS IDN project*
- Expiring bond payment: \$ 681,200
 - *Community Corrections Center—last payment January 2020*
- **ProShare + expiring bond = ~\$3,000,000 to service construction project debt without impacting tax rate**



Project Timeline



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Design Process

2019 – through February 2020

Construction Approval

Will Seek Delegation Approval – Late January 2020

Permitting and Preliminary Work

March – June 2020

Construction

Through June 2023

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Questions?