

**Cheshire County Delegation
Maplewood Sub-Committee, February 5, 2016
Cheshire County Courthouse
12 Court Street
Keene, New Hampshire**

Present: Representatives, John Bordenet, Richard Ames, Paul Berch, Cynthia Chase, Daniel Eaton, Chairman Rep. John Mann, Jim McConnell, Timothy Robertson,

Staff: Commissioners Stillman Rogers, and Charles “Chuck” Weed, County Administrator Chris Coates and Assistant County Administrator Rod Bouchard. Maplewood Nursing Home Administrator Kathryn Kindopp, Finance Director, Sheryl Trombly, and members of the team from EGA.

At 10:00AM the Chairman of the Maplewood Sub-Committee, Representative John Mann, opened the meeting and stated its purpose: the EGA Associates’ presentation of information from their study to the Commissioners, the Subcommittee and the members of the public present. He asked that all Delegates’ questions be noted and held to the end of the presentation and requested the members of the public to save their questions for a later opportunity.

Katherine Kindopp introduced the members of EGA Associates attending and explained that there would be another meeting to address operational costs at a later date.

Patrick Mixdorf, EGA Architect, displayed a power point presentation accompanied by his verbal account and description. Each attendee was afforded a hardcopy. Mr. Mixdorf explained with clarity and detail four (4) alternate plans for the development of the Cheshire County Nursing Home facility in Keene, as follows:

Scenario B1 (Green House) A “Homelike” facility similar to the Eddy Village Green Nursing Home, a trade-marked Green House facility located in Cohoes, NY. This is a plan that would provide each resident with a single bedroom, attached full bathroom and provided in each home of 10-12 residents a living-dining area and a full-service kitchen.
Construction Cost: \$37,177,761

Scenario B2 (Neighborhood) A plan for a “Modified Homelike” facility similar to Eddy Village Green Nursing Home, except this facility shall be joined together under on contiguous roof, have a central kitchen and laundry instead of separate full-service kitchens in and laundries in each facility, perhaps including limited kitchen capacity in each home.
Construction Cost: \$40,548,440

Scenario B3 (Traditional) A plan for “Traditional-style” facility substantially similar to the Merrimack County Nursing Home located in Boscawen, NH.
Construction Cost: \$34,474,730

Scenario B4 (Hybrid) A plan for a “Mixed” facility that includes elements of the “homelike”, “Modified Homelike” and “Traditional-style facilities as determined through consultations with the Maplewood Nursing Home Administrator.

Construction Cost: \$38,412,853

Next, Mixdorf explained Options for continued County Nursing Home use of the existing facility in Westmoreland, beginning with a baseline option A0 which was ‘doing nothing’ new.

Scenario A1: An infrastructure plus option involving upgrading or replacement of the mechanical, electrical and plumbing (MEP) systems in the existing building along with addition of air conditioning and selected cosmetic and energy conservation changes that could be accomplished without substantial alteration of the existing structure.

Construction Cost: \$9,782,184

Scenario A2: A new wing option, involving development of an attached or adjacent building or buildings to house all or part of the nursing home’s residential spaces, that would utilize most or all of the existing administrative, kitchen, maintenance, environmental service and MEP systems to support the new residential spaces.

Construction Cost: \$23,123,359

Rep. Bordenet asked questions about the extended life of the facility in regard to Scenario A1 or A2 and the answer was that the life of the facility would be extended to two generations but doesn’t necessarily improve or increase the value of the existing facility but brings it back to the condition of the initial building.

Rep. Berch asked about the elevated costs of having 150 new rooms as compared to being able to use some of the original rooms. The architect answered that conversion of semi-private to large private room and functional problems with bathroom design.

Rep. Chase asked about common area and public-like amenities such as a beauty salon, etc. and Commissioner Rogers asked as to AC, tracks in rooms, and mechanical/kitchen related upgrades. Architect Mixdorf mentioned that those items could be considered if requested. He also commented that care is shifting from ‘nursing homes’ to Assisted Living and Home Care. He would suggest that Cheshire County is not in need of added rooms. He added that Scenario A1 is more ‘needs driven’ while Scenario A2 adds aesthetic amenities.

Representatives Bordenet and Berch mentioned the new regulations and the division of Nursing Care and Assisted Living and how much was built in to the architect and other’s study, to which Mixdorf answered, “As much as possible.” A1 would relate to more “grandfathering” as to regulations except for bathrooms. He also noted that semi-private rooms take less space while private rooms increase travel distance from nurses’ station, etc.

Other questions touched on needs in kitchen upgrades. Kindopp’s concern here was with the out-take of air to vent the kitchen in very warm heat. Someone asked about the laundry, cleaning and therapy areas and if the sewer lines should be relined at the time of this project. Mixdorf and colleagues commented that they are in “okay condition” presently, but projected need in future.

Architect Mixdorf explained that there are ‘tens of thousands’ of structures like Maplewood in the USA and with residents in place that Scenario A1 or A2 are possible and ‘happen all the time’. His best guess on a timeframe would be 2 years; complicated but common.

Several more questions followed that had not been included in the initial request and Mixdorf suggested the Delegates and Commissioners make a list of their questions.

Commissioner Rogers asked that the Delegates gather their questions and get them to Adm. Coates in 10 days (Feb. 17).

The next meeting will go into more depth on Operational Costs. That meeting was scheduled with EGA for March 18, 2016 at 10 a.m. at the Court House.

Rep. Mann called for adjournment at 11:30 a.m.