

State of New Hampshire

GENERAL COURT

CONCORD

MEMORANDUM

DATE: November 1, 2024

TO: Honorable Chris Sununu, Governor
Honorable Jeb Bradley, President of the Senate
Honorable Sherm Packard, Speaker of the House
Honorable Paul C. Smith, House Clerk
Honorable Tammy L. Wright, Senate Clerk
Michael York, State Librarian

FROM: Senator Regina Birdsell, Chairman

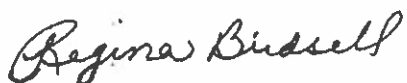
SUBJECT: Report of the Commission to Study Community Impacts of the Secured Youth Development Center (SB 1, Chapter 1-5, Laws of 2023)

Pursuant to SB 1, Chapter 1:5, Laws of 2023, enclosed please find the Final Report of the Commission to Study Community Impacts of the Secured Youth Development.

Should you have any questions or comments regarding this report, please do not hesitate to contact me.

I would like to thank the members of the Commission who were instrumental in this study.

Sincerely,



Senator Regina Birdsell, Chairman

**Commission to Study Community Impacts of the Secured
Youth Development Center
SB 1, Chapter 1:5, Laws of 2023**

**FINAL REPORT
NOVEMBER 1, 2024**

Senator Regina Birdsell, Chairman
Senator Daryl Abbas
Senator Bill Gannon
Representative Debra DeSimone
Representative Jess Edwards
Representative Patrick Long
Deputy Commissioner Morissa Henn
Assistant Commissioner Eddie Edwards
Director Cassandra Sanchez
Sheriff John Simonds
Chief Timothy Crowley
Chief Robert Kelley
Chief Michael Caron
Laurie Warnock
Cassandra Sanchez

**Commission to Study Impacts of the Secured Youth
Development Center
Final Report**

Renee Pelletier from the Department of Environmental Services (DES)

Recommended the Initiation of Alteration of Terrain program for full assessment, as it is over five acres of land. This program's assessment will review all areas where water runoff is a concern. Water should not be an issue at the site. Mr. Pelletier stated it was not yet time to bring in DES. DES will support the engineers and their work, rather than the initial phases of the architects. When a question was brought up regarding additional wells, Mr. Pelletier said his department would be brought in at that time, if the assessment was needed.

Bob Weimer testified he is the chair of the Planning Board and the Budget Committee in Hampstead, as well as a member of the Hampstead Water Commission. He reported that Hampstead does have water problems, and it is a concern that has created droughts in

local wells. He believes that this new facility would create the same demand of 25 to 30 homes, it should be taken into consideration that the local community, in fact experienced water shortage. He is hopeful the state will take the water drainage issue into account and develop ways to solve the concerns appropriately. The actual demand should not exceed the ability to support the new facility. It was also stated the supply needed to be made available through the negotiation of an update to the supply contract.

DPS and HDR Updates

Mr. Kupper from DPW reported that data is currently being collected, including the assessment of current wells on site and the ability to possibly support the new facility. The wells are also being assessed to determine if they provide fire system water supply or drinkable water system supply. He also reported the state is aware there are stormwater issues with the neighbors, and they are currently working to understand the full scope of these concerns. Mr. Sinclair from the architecture firm HDR updated where they were in the current phase of the build, and he stated they are currently halfway through the schematic design phase. The work has been supporting the floor plan of the new facility along with the best site location in association with the current structure.

DHHS

Deputy Commissioner Morissa Henn reviewed the planning process and the need to ensure their footprint supports the youth and programming needs. It initially proposed a 25,000 square foot facility and was extended to 32,000 square feet for many reasons. The population has shifted to youth who are remaining at the facility longer term and they need to ensure separate orders are honored. Ensuring the space is large enough to provide for appropriate treatment needs to the youth was essential. In order to gain the additional footprint, additional steps had to be taken to acquire the additional funding needed. Commissioner Henn reported the Joint Fiscal Committee approved these additional funds without concern. Representative Edwards raised questions about surveillance of the facility and the possibility of drones being utilized by local gang members to drop off drugs or weapons for the use at the facility. Representative Long asked, is there a number where we would meet capacity based on the needs of the youth and needs for separation. Deputy Commissioner Henn acknowledged this is a challenge and mentioned that we were looking at how to support this as a department. It was also stated by Deputy Commissioner Henn that there is fencing going up at Hampstead Hospital and it would support the youths' ability to engage outdoor without restriction and concerns for absconding. That would be in the recreational area.

Other Business

The floor was opened up to the audience and Julia Forbes from the Town of Hampstead stepped forward with questions regarding site location. She requested another Street View be taken for the new facility as the foliage and winter months would have a different view. She also stated that you would need to take into consideration the lighting

of the new building, as there are lighting restrictions for residential zoning. Miss Forbes also wanted the Commission to consider the possibility of drones dropping off drugs to the facility and how would they assure these gangs do not drop drugs off on her property.

The Commission agreed at this meeting that we would meet quarterly so that HDR would have a more substantial update on the plans and the building.

March 11th - Updates on Project Status and Design Development

Tim Smith from the Division for Public Works (DPW) and Tommy Sinclair, the lead for the architectural firm (HDR) presented graphic depictions of the latest design. This included the site plan, site diagrams, visualizations of the outdoor program and view from the entrance, and illustrative internal drawings.

Mr. Sinclair noted they will finish their work in August and then work with DPW, expecting a bid phase of about 12 weeks. He stated that he thinks the timeline is appropriate. There was an in-depth discussion on the sidewalk connecting HHRFT to the YDC. Members of the Commission expressed concerns regarding the lack of enclosure to the sidewalk if employees will be transporting pharmaceuticals, laundry and meals in an outdoor environment.

Hampstead Hospital and Campus Safety Updates

Justin Looser, the CEO at Hampstead Hospital and residential treatment facility (HHRTF) introduced himself and shared his vision for the facility. He noted that HHRTF has been dealing with some bumps in the road and increased levels of calls to first responders as they continue to adjust to the population. It is a challenge to treat the most acute kids in the state and get them where they need to be post discharge. Structured efforts are underway to enhance safety and staff, engagement, and to reduce turnover. He added Agency staff to allow the hospital to keep its census at an appropriate level, established various safety committees, and a psychiatric emergency response team (PERT) model to better handle challenging incidents.

Laurie Warnock commented about her concerns regarding the uptick in calls to first responders, and her concerns about this burden not improving. Deputy Commissioner Henn noted that it's important to keep a historical lens; Hampstead has always needed to rely on first responders at times, as escalated behaviors always occur at facilities that serve such a vulnerable and complex patient population.

Chief Kelley stated that these incidents are taxing the Hampstead Police Department. He understands that some of the situations are unavoidable but has concerns about the current number. HHRTF needs to be very clear with law enforcement about what they are looking for in a response. Mr. Looser concurred and noted that nurse supervisors are supposed to be playing the 'single point of contact' role, but there clearly is room for improvement.

Mr. Looser spoke to the issue of elopements, in particular, and what is being done to prevent them while maintaining the facility in the least restrictive way possible.

This includes exterior fencing, improvements to the gym, and keeping kids busy with activities as much as possible.

Laurie Warnock stated that the Town of Hampstead should not have to bear the burden of the expense of public services, and that she will continue to seek greater compensation from the state.

Sewage/Drainage/Water Supply Issues.

Mr. Smith explained that DPW and the architects have finally determined where to locate the building. They will be working to understand historical drainage issues and whether the approach will change or stay the same. Representative Long recommended that the Planning Board be closely involved.

HHRTF Clinical Vendor Contract Update

Deputy Commissioner Henn stated that the RFP to run clinical operations closed in February, with scoring/selection underway. The current two-year contract concludes in June 2024.

Public Comment

Hampstead campus abutter Julia Forbes spoke about her concerns with drones dropping drugs or weapons into the facility. She also expressed concerns about the safety ambassadors who she encountered on the edge of her property, who was confused about where the HHRTF property ended. Miss Forbes also raised questions about the total grade change from the upper to lower levels of the proposed building, expressing concerns about percent slopes, particularly on parking areas.

May 20th Updates on 5/15 Town Meeting and 5/17 Joint Fiscal Meeting

Senator Birdsell, Laurie Warnock, Chief Bob Kelley, and Deputy Commissioner Morissa Henn provided a description of the May 15th 6:00 to 8:00 PM meeting at Hampstead Middle School to update community residents about the YDC project. They noted emotions were high, with significant frustration and fear expressed by the community.

Senator Birdsell asked Deputy Commissioner Henn about the late fiscal item for payment in lieu of taxes to the town, which the governor apparently pulled from the agenda. Deputy Commissioner Henn indicated that Senator Birdsell is welcome to reach out to the Governor's office for questions about why it was pulled. Senator Birdsell noted that SB 311 has widespread support and will achieve the same ends. Representative DeSimone noted that she plans to bring a bill forward to establish a state funded security officer position for the Town of Hampstead, serving under the auspices of the Hampstead Police Chief. Senator Birdsell stated that any security improvements at the Hampstead hospital will go a long way towards rebuilding trust with the town.

Assistant Commissioner Eddie Edwards commented on the perfect track record at the current YDC where no youth has eloped. Deputy Commissioner Henn noted we are going on two months since police were last called for an issue on one of the patient units at Hampstead Hospital. The vilification of youth with mental health needs and lack of accurate information being shared across the town is having a very detrimental impact on staff morale - including among staff who live in the town. Laurie Warnock responded that the town cares about the kids, and has coexisted with the hospital there, but is afraid of the criminalized behavior, especially among former gang members.

Updates on Project Status and Design Development

Tim Smith from the Division for Public Works (DPW) and Tommy Sinclair, the lead for the architect firm (HDR) contracted to design the new facility presented graphic depictions of the latest facility design. Representative Edwards made a number of comments about security in the new facility, discussing the perimeter fence, avoidance of contraband, drone prevention, secure tunnels, control room and communication capabilities, blind spots in rooms and movement of food/laundry.

Two members of the public asked questions and offered feedback about the proposed facility. Carolyn Bergquist asked about the resident rooms and how units will be managed safely, and also asked questions about electricity generators. The construction management.

Julia Forbes expressed concerns about a number of topics, including the original site assessment that was completed, storm water retention plan, visibility from the road, staff competition, contour plan, property values, and general communications.

September 16th - Design/Construction Updates Division of Public Works (Department of Administrative Services)

Ted Kupper and Tim Smith from DPW provided updates to the Commission as well as the Hampstead Planning Board on the current status of the YDC design and construction project. The project is currently out to bid, with three addenda released, and all bids are due on Wednesday 9/19 at 2pm. Mr. Kupper acknowledged that while we know five general contractors have expressed interest, there could be zero bids. If no one bids, DPW would meet with DHHS and determine next steps and could result in an adjustment to the budget, rebidding the project by changing the scope of work from what it is now, or something else. If no one bids we technically cancel the bid and regroup. If the budget is exceeded by all bidders, DPW would discuss with DHHS how to proceed.

Mr. Smith explained that the meeting to visit the current YDC facility did have an impact, allowing the design firm and DPW to “check all boxes to ensure we were making appropriate adjustments” to design.

Rep. DeSimone asked whether the building being planned will be solid enough to add on a second floor if the future requires that need. Mr. Smith explained that it is not possible. Chief Kelley asked if there is room for future expansion in any other direction, if such legislation was passed allowing it; Mr. Smith responded, “there is room for minor expansion but very little room.”

The group discussed the fact June 30, 2026, is the “substantial completion” date and that the ARPA funds must be spent by end of December 2026.

DHHS is working with its partners to expand services in the community to intervene as early and comprehensively as possible and oftentimes prevent the need for intensive services outside the home.

Communication and Coordination Updates – Morissa Henn DHHS.

SB 311 became law without the Governor’s signature in August with the increased amount of \$191,166 for payment in lieu of taxes.

The perimeter fence is going up and it seems calls to police are trending downward a bit.

Deputy Commissioner Henn also provided an update on the vision for a DHHS-convened Advisory Group that would help engage stakeholders in important updates and feedback opportunities about the facility. This would be a collaborative group of health and human service leaders, people with expertise or experience in the mental health and juvenile justice areas, and people whose homes or work are near the future facility. It would be convened by DHHS throughout the construction phase of work (Fall 2024-Summer 2026), and they would meet virtually each month to:

1. Hear updates and ask questions about the construction and programming for the new YDC, including information about the physical building, security, staffing, population, services provided, and relevant juvenile justice developments.
2. Give feedback to DHHS and DAS on the project to help ensure it meets the needs of NH youth, families, and host community neighbors; and
3. Provide a linkage to members’ respective organizations, communities, and coalitions to productively surface and explore ideas, concerns, and recommended solutions.
4. Bring relevant issues, updates, and recommendations to local and state officials on a regular basis to seek assistance implementing, resourcing, and aligning potential solutions.

Child Advocate Cassandra Sanchez explained that her office meets regularly with the CEO at Hampstead Hospital, Justin Looser; he has shared some practices that reassured her the program is moving in the right direction and they have a “solid program” right now. This

includes an overhaul of the quality assurance process with in-depth quality reviews, so hospital staff have opportunities to learn and improve at all levels from these situations. Laurie Warnock reported she is hearing from the community that they would like to see a name change at the facility and get the name of Hampstead removed.

Rep. DeSimone weighed in that she is “grateful for the improvement reported. But we need to ramp up security until we are where we need to be, taking an aggressive stance on the security of that facility.”

Chief Bob Kelley noted he sees calls for service trending down. That said, “they are operating at 50% capacity and the other facility is not on the property.” He reported he “wants to ensure we are trending in right direction not because people aren’t calling the police.” Deputy Commissioner Henn stated that no staff would ever be told not to call police, but DHHS is taking seriously how to make both the Hospital and YDC safe and secure, and has several initiatives underway, including the building of the aforementioned perimeter fence.

Public Comment:

Local resident Carolyn Bergkuist asked Chief Kelley about a number of calls. Ms. Bergkuist asked whether blasting will be required for the foundation. Mr. Smith responded that, based on the geotechnical report, blasting shouldn’t be required. Senator Birdsell added that if it was ever needed, there would be a notification. Ms. Bergkuist asked a few additional questions about wastewater. Mr. Kupper explained that the septic system will be designed per regulations of the Department of Environmental Services.

Local resident and Hampstead campus abutter Julia Forbes expressed frustration about perimeter fencing, noting concerns around how close the fence is to the property line, how the grade change is managed, how the fence will impact security, the extent to which the fence is concealed, and what will happen in the event of hurricane or other damage to the fence or surrounding trees. She also expressed concerns about drones visiting the facility and photographing her property. Ms. Forbes expressed concerns about the number of youth the facility will serve. Finally, she complained the Planning Board did not notify abutters of their meeting to review the facility’s plans, and are now holding a separate meeting as a result. Finally, Ms. Forbes stated: “The NH constitution states that no town or community can be forced to accept unfunded mandates. If the town is providing services at town cost that is an unfunded mandate. There should be no question about reimbursing the town of Hampstead for its costs.” Ms. Forbes also asked questions about mutual liability if something happens to someone due to a youth from HHRTF being present on private property; Senator Birdsell responded that she has spoken to the Attorney General’s Office about this and if anything happens it is the State’s responsibility. Senator Birdsell also reassured Ms. Forbes that the PILOT law went into effect without the Governor’s Signature, and this should not be an issue moving forward.

Recommendations

- The Commission has decided to continue the work it has been doing; however, it will be through an advisory commission run through DHHS as stated above.
- I know there was some confusion from the public that a fence was set to go up last fall, and in fact a fence was set to be constructed but only around the recreational area, however as a result of the action at NH Hospital this winter, the Commission felt a perimeter fence should be put up around the whole facility of HHRTF and YDC. That is currently in the process of being put up and should be completed in late fall. The commission felt this would go a long way in relieving some of the fears of the abutters with the number of elopers at HHRTF.
- Continuing to monitor the call volume during the construction of YDC as well as HHRTF to assess any impact on town resources.
- Have the design team address how to monitor drugs and weapon drop by unmanned aircraft systems. (UAS) (drones).
- The Commission believes a name change should be made for the campus as well as each facility on the campus.
- The Commission recommends that a corridor (enclosed walkway/sidewalk) between Hampstead Hospital and the YDC be added as an essential artery that will let the campus heartbeat be driven by an integrated vision of trauma-based, therapeutic care. This shared vision of culture of excellence will drive team quality and efficiency. Efficiency will come from ease of movement of logistics (pharmacy, housekeeping, dietary, and clinicians, etc.) The corridor (formerly known as "the covered walkway") is both a literal and symbolic infrastructure. The infrastructure will help to create a Center of Excellence leveraging the strengths of Hampstead Hospital and the YDC while mitigating the weaknesses of each.

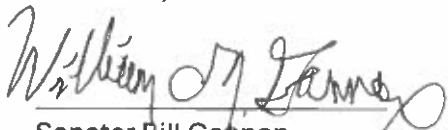
Respectfully Submitted,



Senator Regina Birdsell
Chairman, Senate District 19



Senator Daryl Abbas
Senate District 22



Senator Bill Gannon
Senate District 23



Representative Debra DeSimone
Rockingham – District 18



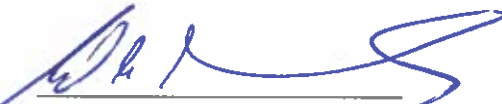
Representative Jess Edwards
Rockingham – District 31



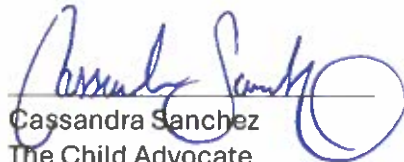
Representative Patrick Long
Hillsborough – District 23



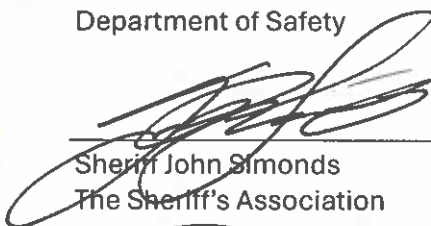
Morissa Henn, Deputy Commissioner
DHHS



Eddie Edwards, Assistant Commissioner
Department of Safety



Cassandra Sanchez
The Child Advocate



Sheriff John Simonds
The Sheriff's Association



Chief Timothy Crowley
Local Law Enforcement Appt.
by the Speaker



Chief Robert Kelley
Local Law Enforcement Appt. by the Speaker



Chief Michael Caron
Local Law Enforcement Appt.
by the Speaker



Laurie Warnock
Municipal Governing Body Appt.
by the Senate President

Commission to Study Impacts of the Secured Youth Development Center
Safety Subcommittee Members: Chair – Assistant Commissioner Eddie Edwards; Co-Chair - Representative Jess Edwards; Representative Patrick Long; Cassandra Sanchez, The Child Advocate; Deputy Chief Will Warnock, Hampstead Fire; Deputy Chief David Kelley, Hampstead Police; Chief Operating Officer Steve Finnegan, Hampstead Hospital; Director Gerald Rocha, SYSC; Staff Sargent Joseph Ronchi, Troop A NHSP; Lieutenant Brian Viglione, Troop B NHSP; Detective Andrew Sheffer, Troop B NHSP

I. Background

The Commission to Study Impacts of the Secured Youth Development Center formed this subcommittee on July 17, 2023, to gather and present available data summarizing:

1. The current impact of Hampstead Hospital & Residential Treatment Facility (HHRTF) and the Sununu Youth Services Center (SYSC) on the first responder community, and
2. What the projected impacts may be once both facilities are operating in the Hampstead Campus

II. Analysis of Past and Present Need for First Responder Engagement:

a. Sununu Youth Services Center (SYSC)

- SYSC is a State juvenile detention facility on State property, located in Manchester and the New Hampshire State Police (Troop B) is the law enforcement agency of jurisdiction, both on the facility grounds and within the buildings. No youth has ever absconded from this facility, however, there have been rare times that police have been needed to assist with other situations. Incidents at SYSC that required Police intervention, were reported as a Call for Service or referred for follow-up investigation. Manchester PD responded to eight incidents during the last year where an immediate threat of injury or property damage was involved and required multiple officers. Approximately 70% of real-time calls for service occurred after 4:00 p.m. Most of these active incidents occurred during September and October 2022 and there have been limited incidents since that time.
- During the period of January 2022 to August 2023, SYSC referred approximately 64 juvenile cases to Troop B for investigation. A very limited number involved a response to the facility during an emergency, but most were cases for which the referral from the facility occurred after the situation had been stabilized internally. These referrals were primarily for allegations of assaults, disorderly behavior that was threatening to the control and safety of the facility, destruction of property, as well as staff members assaulting youth residents. During this period 33 delinquency cases were prosecuted by Troop B Detective Office in Manchester Family Court. The complexities and time constrain associated with the prosecution of juvenile cases also have added to the increased demands on the Troop B Detective Office.
- SYSC has adjusted to improve the operation of the facility, contributing to ongoing stability since the brief rocky period in September/October 2022. The changes included increased staffing, expanded training for staff members, clinical support, and intervention, increased structural support within the facility, the development of a clinical committee and security committee to address matters within the facility, and the establishment of a 2–4-person response team when the need arises. These changes have

significantly reduced the calls for police intervention to only three calls to 911 within the last three months, one in September and two in October.

b. Hampstead Hospital and Residential Treatment Facility (HHRTF)

- HHRTF is a State psychiatric hospital and residential treatment facility located in Hampstead, NH, and the New Hampshire State Police (Troop A) is the law enforcement agency primarily responsible for calls needing criminal investigations (felonies, misdemeanors, and runaway patients). The staffing levels and geographic patrol jurisdiction of Troop A create an approximately 30-minute response time to real-time calls for service. Hampstead Police Department provides the emergency response for criminal matters until the State Police can arrive. In November 2022, the State Police and Hampstead Police Department entered a Memorandum of Understanding that outlines duties and obligations concerning the coordination and cooperation of law enforcement efforts between them regarding HHRTF.
- Troop A has handled 62 incidents between November 2022 and August 2023. These were not necessarily active emergencies. A contingency of these calls originated with a Department of Children Youth and Families (DCYF) notification, referred to as a Law Enforcement Notification (LEN). This is largely due to the involvement of DCYF within the families of many patients of Hampstead Hospital.
- Hampstead Police and Fire/EMS have experienced an uptick in calls for service since the State took ownership of Hampstead Hospital in June 2022 and the acuity of the patient population has increased, leading to complex behaviors for which staff needed outside assistance to manage. Hampstead Fire/EMS Department has established an internal policy that requests police response for all medical calls to HHRTF. To date, there have been 28 medical calls and two fire calls, Hampstead Fire/EMS has projected there will be 40 calls for this year, resulting in an approximately 24% increase over previous years.
- Hampstead Police Department from June of 2022 to date has handled 59 incidents. The calls for services included assaults, medical calls, and disorderly behavior that was threatening to the control and safety of the facility. In a few of these incidents, the police department was the initial communication point of contact, did not respond, and referred the calls to the State Police.
- The State is making adaptations, and holding its clinical vendor accountable, to increase stability at the facility. HHRTF has instructed changes that have positively impacted the operation of the facility. Cameras have been installed to increase visibility, doors are now locked on the Level 5 Unit, and security windows have been added reducing the likelihood of breakage. Fencing is scheduled to be installed in November of this year to expand therapeutic recreation while reducing elopements.
- There has been a decrease in 911 calls made from HHRTF since the end of July due to additional staff, increased training, programmatic enhancements, and facility security

improvements. In particular, there has been a significant drop in youth absconding from the facility.

- Based on the current data it appears the increase in calls for service to HHRTF that required police intervention or medical assistance may be trending toward a reduction in emergency calls, similar to the manner in which SYSC made investments in training, facility, and programming to adapt to its acute population and reduce first responder assistance in the fall of 2022.

III. Potential Future Impacts of YDC Moving to Hampstead campus:

- The analysis above suggests that moving the SYSC to the Hampstead campus will increase the number of people and physical infrastructures on that campus. This will introduce new physical considerations for that campus, from water usage to traffic management. However, given the data and system improvements at the current SYSC facility, from a public safety perspective, it appears:
 - With the new modernized facility (18 beds), and security control measures, it is likely the trend of decreased calls for service to law enforcement/fire/EMS will continue.
 - By bringing an increase in highly trained staff and new infrastructure and state-of-the-art technology facility to the Hampstead campus, the new YDC facility will likely have more capability than ever to manage complex behaviors and incidents.
 - The implementation of a mentorship program, and educational programs as well as strengthening the evening programs to provide structured activities will have a positive impact on reducing disorderly behaviors across both facilities.

IV. Recommendations

- Continue to track and analyze data around HHRTF and SYSC needs for public safety assistance.
- Continue collaborative work by DOS, Hampstead PD with DHHS to develop security protocols and training opportunities that will prevent incidents requiring law enforcement services.
- Continue to ensure when incidents do occur, they are being managed as effectively and efficiently as possible, with a priority placed on trauma-informed practice.
- The utilization of community Mobile Crisis Units when possible and continue staff training for de-escalation techniques.

- Determine the most effective approach for addressing prosecution of referred juvenile cases.

LETTER TO STATE OF NEW HAMPSHIRE DPW
REGARDING THE YDC FACILITY DESIGN FOR HAMPSTEAD NH

October 8, 2024

Mr. Timothy Smith, PE
Mr. Theodore Kupper, PE
NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS
CONCORD, NEW HAMPSHIRE

Dear Messrs. Smith and Kupper,

The Town of Hampstead and its Planning Board wishes to express our appreciation of your attendance and presentations at our September 16th Public Hearing for your proposed Youth Detention Facility in our Town. Based upon your detailed plans and specifications, as well as public discussions during the hearing, we offer the following summary of those issues which remain as the Town's primary concerns. We recognize that the Town has no statutory authority to impose modifications to this State of New Hampshire project design; however, the Town respectfully requests your attention to the issues discussed below.

SECURITY CONCERNS

The Town, and importantly, your site's abutting neighborhoods, have express grave concerns about your facility's impact to their personal and family safety. As we understand your verbal responses at the meeting, you believe that the new buildings, the proximate building and activity space fencing, and a comprehensive overall site fencing system will ensure public safety from incarcerated youth elopements. You also propose a manned "Security Gatehouse" and automated gate system to control site egress.

These systems appear to offer a comprehensive security approach, but their performance rests upon the effectiveness of site security personnel, and maintenance of the electronic support systems (camera's, motion sensors, etc.). We must presume that third party contractors and the State Police will monitor these systems and the trained security personnel. If this oversight is not yet established, we urge you to recommend these considerations/actions to the Department of Health and Human Services. Any contractor responsible for this facility must be adequately trained and equipped to sustain the highest level of site security. The Town's confidence in site security depends on these perpetual activities.

STORMWATER MANAGEMENT

Nominally, the Town's core subdivision regulations require comprehensive stormwater assessment and site improvement negotiations. The State's exemption of these regulations places this responsibility on the State's New Hampshire Department of Environmental Services. The site design review and approval results in an Alteration of Terrain permit, essential to any major project in New Hampshire. Hampstead is also mandated by the United Environmental Protection Agency to comply with their stormwater management regulations, which are referenced in our Subdivision Regulations. Your compliance with these regulations is an essential condition of your site design and the YDC future operations.

LETTER TO STATE OF NEW HAMPSHIRE DPW
REGARDING THE YDC FACILITY DESIGN FOR HAMPSTEAD NH

The Town has previously expressed our concerns that the new facilities increased impervious surface areas will substantially impact the site drainage and potentially offsite impacts during extreme rainfall events. Your design uses a combination of infiltration and detention to address this issue, which are, by design, limited capacity structural stormwater controls. While we recognize that the design standards will manage specific design storms, higher intensity and duration storms can (and will) exceed the capacity of the proposed system design. The proximity of existing wetlands and related drainage systems will experience substantial flow increases during these extreme events. We request that your design features be evaluated under these higher intensity and duration storms to ensure that adjacent offsite properties do not experience substantially greater flooding as a result of the Hampstead Hospital site modifications.

Lastly, all stormwater facilities require maintenance, which is often overlooked by onsite personnel until a catastrophic event occurs. We request that your site development and maintenance plans include explicit directions as to the frequency of, and the specificity of, maintenance activities after storm events and annually. We request that these instructions be submitted to the Town's Planning Department for Town Code enforcement informational purposes.

OVERALL OBSERVATIONS

Placement of the proposed "correctional facility" at the Hampstead Site would not be permitted under our zoning ordinance and subdivision regulations. Nonetheless, the State's proposed facilities are being constructed in accordance with State Law, which does not recognize local regulatory controls. Hampstead's ultimate impact will rely on the State Operator's "patient" management systems and policies which ensure no public safety exposures. We expect that site operations will exhibit the highest degree of professional operations and site management with oversight from experts representing the Department of Health and Human Services, Department of Corrections and the State Police.

CITIZEN COMMENT LETTERS

Lastly, the Town has received four letters which summarize citizen reviews of the YDC Design Drawings and Technical Specifications. These letters offer technical comments about the facility design and operational procedures, many of which are beyond the scope of the Planning Board's statutory responsibilities. As you know, many citizens remain concerned about the proposed facility and future impacts to Hampstead's community. We offer these letters for your consideration, and response as you may see appropriate.

The Town of Hampstead respectfully offers this letter to acknowledge our Citizen's concerns. Our comments herein should not be construed as an endorsement or approval of the proposed YDC facility on the Hampstead Hospital site.

Sincerely,

Hampstead Planning Board

Robert A. Weimar
Chair

LETTER TO STATE OF NEW HAMPSHIRE DPW
REGARDING THE YDC FACILITY DESIGN FOR HAMPSTEAD NH

Cc: Joe Guthrie, Board of Selectmen
Laurie Warnock, Chair, Board of Selectmen
Kris Emerson, Town of Hampstead Code Enforcement Officer

Attachments:

Carolyn Bergkuist letter dated September 16, 2024 and October 4, 2024

Julia Forbes letters dated September 16 and October 3, 2024

PLANS: STATE OF NH, YDC

9/16/2024

Questions and Comments

J. B. Forbes, 180 East Rd. Hampstead NH

Abutter

Town of Hampstead Zoning Ordinances

1) Sheet # X00.G-010 of the submitted plans contains the following information:

Zoning District Zone A

Occupancy Mixed: Group B

Business

Group 1-3, Condition 4

Detention and Correctional

Group S-2

Storage

The proposed YDC facility is not a permitted use under Town of Hampstead Zoning Ordinances. The Hampstead Hospital/HHRFT site is in Residential Zone A. The private Psychiatric hospital known as Hampstead Hospital was a permitted use; the HHRFT Programs are arguably permitted under "sanatoria". (Hampstead Zoning Ordinance P. 72, Residential Zone A permitted uses). Note that Sheet# X0.G-010 specifies Business Occupancy: Detention and Correctional.

The proposed secure detention facility is not a permitted use. It is a state/office/court/detention facility. It may provide classrooms and counseling but it is not a school or a sanatoria. The secure entry points, including a sentry gate and guard shack in full view of East Rd., the tall security fencing, on-site security cameras, and 24-hour security lighting are inconsistent with and the residential character of the neighborhood. The YDC building will be in the highest visibility location of the site. The urbanized parking and access systems will be readily visible, and even more exposed 7 months of the year when vegetation is without leaves and at night with lights. The grass slope facing East Road and the neighborhood will be intensively developed.

The state of NH acknowledged a negative market value impact last fall, when the building was smaller and the site was projected to be less urbanized, less hardened.

2) Hampstead Zoning Ordinance Part III, General Ordinances, iii-2 Residential Zone A, III-5 Structure/Dwelling Regulations (p. 75) states: A. Only one (1) dwelling building and two accessory buildings may be built on one lot.

The existing Hampstead Hospital/HHRFT building is on the same lot as the proposed YDC building. The lot has not been subdivided; if it had been subdivided, the plan would not meet requirements for lot line/setbacks. The submitted plan calls for two primary buildings, with different uses and different operational entities, on the same lot and using the same entrance from East Rd. The proposed new detention center is not an accessory building and exceeds size regulations for accessory buildings. The submitted plan for the new YDC includes two accessory buildings (two guard shacks), plus a future equipment/storage building. This exceeds zoning allowances.

The proposed YDC does not comply with Town of Hampstead Zoning Ordinances.

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The proposed building is at three different elevations: 340, 336 and 332. It negotiates an **8' grade change** with three levels, representing two 4' grade changes. The steps and ramps required to introduce safety hazards.

The water supply is shown as an 8" main up Garland Drive. As this main will be in a public right-of-way, is it available to service abutters on Garland Drive?

Emergency assembly

Where are the emergency assembly points? How are they secured?

Sanitary System(s)

The Sanitary System Design Plan shows 4'x12' concrete chambers. Design flow capacity is stated as 5000 gallons per day. There are no calculations provided.

Is the YDC considered a Residential Institution other than a hospital or nursing home?

If so, Table 1008-1: Unit Design Flow Figures in the NH Code of Administrative Rules provides a design flow of 135 GPD/bed and 20 GPD/employee. How many beds are designed for? How many employees?

12 beds x 135 GPD = 1620 GPD

18 beds x 135 GPD = 2430 GPD

20 employees x 20 GPD = 400 GPD

What is the number of beds used for design flow? What is the number of employees? How will the number of beds occupied be monitored? The DHHS website used to provide ready access to the number of beds occupied at DHHS facilities, the number of beds available, the number of beds not available due to staffing shortages, and the number of beds under renovation. For some time, I have no longer been able to navigate to that information. How will we be able to monitor the actual load compared to the design load?

The YDC will share laundry, kitchen and staff facilities. Nothing is provided to show design loads or design capacity of the HHRFT systems. What is the calculated additional design flow per day? What is the total design load capacity of the HHRFT systems? Which systems are in use; which are abandoned?

Table 1008-1 provides a design flow for hospitals of 200 GPD per bed. This design flow equals 14,400 GPD for 72 beds, which is the target capacity for the existing facility, plus the flow for however many employees.

What is the calculated Lot Loading under 1008.01? "Unless otherwise allowed by this section, the maximum allowable loading of sewage for subsurface disposal shall be 2,000 gallons per day (GPD) per acre with the best soil and slope, with loading for a specific lot determined based on soils and slopes as specified in Env-Wq 1005.03." With the amount of designated wetland

shown on the plans, the building and impermeable surface coverage, the stormwater treatment areas required, and the fact that much of the total lot acreage is excess land on the north side of the property ridgeline and not buildable, just what are the Lot Loading calculations?

Since the YDC is relying of the existing HHRFT systems, has an independent review be done to establish the current functioning of the systems? To my knowledge, a main system was replaced in 1996; that's 28 years ago. The systems to the west toward Garland Drive are older. The plan is to increase the residential census in the HHRFT – which will increase the number of beds filled, the kitchen and laundry loads, and the staffing loads. Is there analysis available for review that verifies the capacity to receive the additional loads from the YDC?

Note 4. States that “field is to be rebuilt in place if replacement becomes necessary.” This is a 24/7 secure facility. How will the facility function in the event that replacement in place becomes necessary?

Note 12. on the Sanitary System Design Plan states that “The septic system has not been designed to accommodate a garbage disposal or a water filtration system.” Is it designed to accommodate floor cleansing agents and other disinfectants? What about drugs?

I assume one or more dosing pumps are required. I assume that continuous operation is planned for in the generator capacity. How long is the generator system designed to run/ what is the fuel storage capacity? Where is fuel storage for the generator? What will happen if a power outage is longer than the run time of stored fuel and fuel cannot be delivered in time?

On sheet X-C-102 Site Context Plan & Alternative Build-Out, a basketball court is shown. The plans available for review do not show the relationship of the basketball court to the chambered system. Would the basketball court be built on or adjacent to the sanitary system?

As I have previously mentioned, I am an abutter and a downslope abutter who has had actual experience with a large septic system failure on this site, with the result that torrents of effluent were discharged into my property; one of our field dogs contracted a life-threatening staff infection through her paw and had to been hospitalized for treatment with intravenous antibiotics. I am aware that failures occur and have consequences. Since this proposal does not meet Town of Hampstead Zoning Regulations and the state is proceeding because it is exercising its authority above the town, it is imperative that all applicable standards be applied and the highest level of environmental and community safety be met.

Emergency operation

Where is additional fuel storage for the YDC generator? How much fuel will be stored/ what is the run time provided by on-site fuel? What will happen if a power outage is longer than the run time provided by stored fuel and fuel cannot be delivered in time to provide uninterrupted service?

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Sheet # V-012 Site Survey

Catch basins, RCP, inverts are shown but not outlets. Sheet size not sufficient. Receiving areas not shown. Site data is incomplete.

Sheet # C-101

Guard shack is in full view up the driveway from East Rd.

Sheets # V-012, CD 101

- 1) Grades on the south side of the Lincoln (wing) or what used to be called Lincoln) show that paving is pitched towards the abutting (my) property. No treatment is shown: the proximity of paving to the property line is problematic. The two catch basins shown have rims higher than the pavement at the property line.

Rim elevations and outlets are given, but the storm drain is not shown. Where does the storm drain go? Where is the end of the outlet and at what elevation? Are there additional catch basins which feed into this storm drain system, west of HHRFT? Are there roof drains? No treatment is shown.

- 2) SD (storm drain) is shown below the administration wing and parking (12" RCP). No outlet is clearly depicted (a line simply ends, no outlet elevation given). Two catch basins are shown in the HHRFT entrance courtyard, plus a roof leader. One existing catch basin and the roof leader remain and are to be protected. The second catch basin is to be replaced with a new structure. All are tied to the SD (storm drain) which exits somewhere to the southwest of the administration parking lot.

Additional parking/pavement will be in the HHRFT courtyard. Existing conditions include grass and planting beds. I could find no calculations for additional flow through the storm drain to the unspecified outlet below the administration parking, nor could I find any proposed treatment for this stormwater. The exit is close to my property; grades show flow in the direction of the abutting property.

- 3) I could not find No. 31 of the notes: Remove existing culvert. Reading the plans was a challenge due to the extremely small print. Can you point out this culvert and describe what replaces it? I thank Land Use Administrator Debbie Soucy for letting me use both the stronger readers and magnifying glass she keeps in the office of the Planning Board, but even them I couldn't find the culver referenced in Note 31.

Ledge

Existing conditions plans indicate surface ledge. How much geotechnical data was collected for excavation planning and foundation design? When Mr. Kupper responded to contract performance questions raised at the Senate Commission meeting earlier today, he referenced potential hidden conditions. What is known and what is not known about subsurface conditions that would impact construction techniques, costs and scheduling?

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Sheet CE 101 Erosion and sediment control plan, Sheet CG 101 Grading and Drainage Plan

Waffle barriers are indicated for the existing and the replacement catch basins in the HHRFT Courtyard (Dandy sack or equivalent). This is an admission that this drainage pathway is being modified and yet neither flow volumes or treatment is provided for the SD outlet, nor is the outlet depicted. It appears to fall into uncharted territory.

The service walkway slope is shown as 4.7%. What is the total length of the walkway? What are length/slope recommendations for walkways functioning as service ramps with carts?

**Sheet CP 201 Sheet CG 101 Grading and Drainage Plan
also X-C-102 Site Context Plan and Alternative Full Build-Out**

New storm drains are shown for new employee parking to the northwest of the kitchen. Sub-surface stormwater storage is shown. Is subsurface stormwater storage under all new employee parking? Do the catch basins drain into the subsurface storage? It is hard to read the graphics at the scale provided, but it appears employee parking appears to be shown as gravel. It appears that the build-out includes paving all the spaces. What impact does finish surface have on impermeable surface calculations? What impact does finish surface have on the longevity of the subsurface stormwater systems (sedimentation)? Do the totals given on Sheet # X00.G-010 include these parking spaces? Does the parking space count of 70 spaces x 300 square feet per space include all spaces in the reconstructed area plus the new employee parking or just additional spaces? Were the administrative wing parking spaces included in site calculations for total parcel drainage capacity?

Nowhere could I find information about design storms. What is the design storm used for the subsurface stormwater storage? Under what conditions will the storage system use the outlets and where does the overflow go? What are the overflow calculations? Clearly the outflows don't go through the existing HHRFT building to new stormwater treatment and management areas. Does the outlet drain into the storm drain around the west of the HHRFT building to the south of the administration wing, which is not indicated on the sheets provided.

Sheet CP 202 North Drive Loop road plan

A grade of 7.16% is indicated. How long is this grade? I believe this exceeds recommended design grades. What are the slope guidelines used? How wide is the loop road?

Sheet CP 203 Parking area loop plan

Sheet CG 301 Retaining Wall Plans

Sheet CG 501 Details

From the intersection at the lower drive (at the toe of the slope) to the entrance of the YDC there appears to be a 30' grade change. I used an engineer's scale to quickly estimate the distance: it appears to be about 160'-165'. That would mean a slope of about 18%. No slope is indicated, unlike the north drive loop road plan and profile. What is the slope for the entrance drive to the HHRFT and the parking area loop? This is a public safety issue.

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Sheet CP 203 Parking area loop plan

Sheet CG 301 Retaining Wall Plans

Sheet CG 501 Details continued

Also, retaining walls are shown. No individual details indicate the grade changes at each retaining wall; there are no top of the wall or bottom of the wall elevations. A detail shows a 3'-6" chain link fence on top of the retaining wall. Is this adequate to provide safety to elopements and to vehicles?

Sheet 502 Paving Details

"10'-0" or 12'-0" Drive Aisle" is shown. Where are the drive aisles? Which is it, 10' or 12'?

Does this impact the square foot calculations for impermeable surfaces? Where are these aisles? They don't accommodate passing traffic.

Sheet X-C-102 Site Context Plan & Alternatives Full Build-Out

Basketball court: is the paving included in impermeable surface calculations now?

Gym/large play field area and fencing: is the gym included in roof/impermeable surface and drainage calculations now? How about the amphitheater?

As mentioned above, this sheet indicates paved staff parking: 9 + 15+ 14 +15. Can you explain.

Costs per bed

The facility is substantially larger than we were initially told and larger than the legislative design guidelines. What is the cost per occupied bed? What is the anticipated operating cost per occupied bed? What is the current maximum occupancy? How will occupancy levels be reported? How we will know occupancy conforms to design standards and limits?

Perimeter fence by others

While the existing HHRFT facility is undertaking the installation of the perimeter fence, it will surround the new YDC and construction activities will be impacted by the fence. What provisions are made for construction of the subsurface stormwater system outside the perimeter fence? Is there sufficient storage area available for construction materials?

What are the construction details/footings for the fence along the two property lines of the abutting property to the west? Potential liability issues: my property is in current use and the the corner which shares the property line along which the fence will be installed is heavily wooded, with tall trees. I raised this question at the Senate Commission meeting today and received no assurances about liability if a tree falls down. I asked if the state is expecting a clearcut to remove all trees that might damage the fence. I received no real answer. Any burden placed on my property because of state changes amounts to an uncompensated taking. If my property loses trees to meet state development consequences, there should be no consequence to current use states or penalty incurred. The Planning Board should protect abutters from this kind of exposure by assuring adequate buffers are required.

Summary Comments

While I understand that each member of the design team appearing here has been tasked with producing a plan for this site, and you have applied yourself to that task, I submit that this is a plan that does not comply with local zoning ordinances. It is a plan imposed on an unfavorable site and on a pre-existing residential neighborhood; no private developer could claim exemption. The plan also falls short of the criteria outlined in the original Site Assessment which was supposed to be the basis for site selection. It falls short of the design goals stated in the Site Assessment – which were supposed to underline the value and desirability of this project. This is a highly developed, urbanized plan. It requires substantial engineered solutions. I remind you that during the initial planning board appearance in July, P. E. Flynn acknowledged the steep slopes, wetlands, and seasonal high water and said the conditions are not what engineers like to see - but work with.

The new YDC is supposed to be a state-of-the-art long-term solution to replace a facility only opened in 2006. I see no reasonable capacity for outdoor therapeutic programs, outlined in the initial presentation in the Hampstead library. I see loss of greenspace for the residents of the HHRFT; the patients of the HHRFT are faced with the full impact of the YDC and parking and paving. I see no capacity for future community gardening programs which other juvenile centers have implemented with success. I see safety issues in retaining walls and steep slopes, in internal steps and ramps. I see operational challenges in roadway and parking maintenance, especially in storm conditions and snow removal. I see a need for consistent systems monitoring and likely systems replacement – for instance, subsurface stormwater storage systems lose capacity over time so the systems provided may fail and are likely to require replacement. I also see a substantial tax and debt burden. Surely we should expect high standards for our public projects – especially when we are placing a debt burden on both the present and the future.

We in the neighborhood are being told to accept whatever the state decides to impose on us. That doesn't change the reality that the plans provided are not compatible with our town ordinances, our residential zone A, our neighborhood and its environment. I realize you have delivered the YDC you have been tasked to deliver. But it is much less than could have been delivered with a more favorable site. It negatively impacts property values and puts us at risk of systems failures. We all know the state has failed us in the past. And that is partly why we are here. The state advocated for and built the existing YDC. It was the state that opened the Manchester YDC in 2006 to much fanfare with Gov. John Lynch presiding. It was the state that generated glowing operational reports in 2010. It is the state that has operated that facility in such a way as to expose the people of NH to civil lawsuits and a decision to close the existing YDC. The state is not infallible. Asking questions and receiving full and truthful answers is not only reasonable, it is right.

In conclusion, I urge the members of the Planning Board to go on record against this plan. We all know that any comments are non-binding and the state can – and probably will – choose to ignore them. But the state is not responsible to the town; you are. Who knows if and when the town will need to rely on this record.

Thank you. Julia Forbes, abutter

Planning Board
Town of Hampstead
11 Main St.
Hampstead, NH 03841

Oct. 3, 2024

Re: 9/16 State of NH presentation YDC

Dear Chairman Weimar and Members of the Planning Board,

I attended the 9/16 meeting of the Planning Board and prepared a written review of the plans as available in the office of the Planning Board. I offer these observations and comments.

It would have been helpful for the Chairman to have included his meeting procedures in the published agenda so that it would have been possible to prepare a 3-minute summary. With the knowledge that my comments would be placed in the record, I had prepared detailed references so that specific issues and questions could be raised, issues and questions which I believe were, and are, appropriate to raise. Since I was second on the list, I had no time to adapt my prepared questions and comments to the format. The proposed YDC building will be permanent. It will impact abutting properties and the community much longer than three minutes,

There was little substantive discussion of the plans. Knowing that 3 minutes, with no prior notice, could not cover the issues I raised, I chose two items which are normally under the purview of this Board. The first matter is Hampstead Zoning Ordinances. The board chose to remain silent on compliance with Hampstead's zoning ordinance; while I understand that the state is exempt from local zoning ordinances and regulations, the board is provided with an opportunity to discuss normal planning board considerations. The people of Hampstead deserved to hear discussion.

I also chose to mention a site improvement not within the YDC bid package: the perimeter fence. Chairman Weimar said this fence is not part of the plan review but would forward my comments. Normally a fence of this height would go through the Code Enforcement Office and would be subject to review but the state is exempt. Again, I understand this limitation. However, I mentioned it because it has bearing on planning board provisions of required buffers between properties and incompatible uses. The planning board considers buffers between a residential property, zoned residential, and a commercial property. Part of Hampstead Hospital is in zone C-1 and parking is at the property line with no buffer whatsoever. The provision of a buffer would create a very different scenario from the one I described during my allotted time. The lack of a buffer sets up the potential de facto usurpation of the legal and long-established right to use one property as a woodland under current use. Planning is supposed to anticipate land use issues and provide for orderly development. It is unreasonable to place burdens on abutting properties because of another's development choice. I raised this issue because buffers are appropriate for planning board consideration.

Chairman Weimar took time to discuss the stormwater management plan. However, the only questions I raised in my written comments were not addressed. Theodore Kupper managed to mention storm event guidelines without actually mentioning specifics: what is the storm event the plans are designed to handle? How many inches in 24 hours? Is the planning only for a 24-hour event? What is the anticipated impact of storm events which exceed planned capacity, with the addition of significant impermeable surfaces? Chairman Weimar did not ask for the specifics. I am sure Chairman Weimar and members of the Planning Board are aware that there has been serious

discussion among planners whether storm event planning is adequate, especially as build-out reduces natural buffering systems.

No one asked about the driveway slopes. Hampstead's emergency responders will have to negotiate the slopes in all weather for all emergency calls. It is appropriate to review the potential safety issues posed by what appears to be an 18% slope complicated by public parking and building access and retaining walls.

The retaining walls and 3'-6" chain link fence specified also should be subject to safety review. The Oct. 2 incident highlighted the potential hazards of uncontrolled youth moving on site, and the obvious limitations of staff to negotiate irregular terrain.

A non-abutter was permitted to ask a question about the operation of the HHRFT facility; this question was not plan related. Laurie Warnock was given time to advocate on behalf of the facility; she has reported to the town during meetings of the selectboard on her recent interactions with DHHS personnel. In addition, L. Warnock referenced the design number of beds in the proposed YDC facility. The enabling legislation called for a total number of 18 beds with a planned operational capacity of 12. The current plan provides more than 18 beds in order to address expanded needs; it is prudent to address real needs. However, the existing legislation said a maximum of 18 beds. In addition, L. Warnock under-represented the actual census numbers of juveniles housed in the existing YDC in Manchester. The numbers may be difficult to track down but are on the DCYF data dashboard on the DHHS website. In January, there were 18 juveniles in the Sununu Youth Services Center; Feb., 20; March, 17; April, 16; May, 13; June, 10; July 14; Aug., 16. The dashboard doesn't show the number for September. The average number per month is mathematically 15.5, but since people can't be .5, the operational average is 16, which is 33% more than the planned operational capacity of 12. The actual numbers do impact key planning elements such as daily septic loading.

I will not recap all my comments; they are in the record. It is quite staggering that no one actually is reviewing the plans as plans. This project is set to cost 1.7 million dollars per bed, create substantial changes to the site, impact the neighborhood and the community and yet there is a wall of silence on the actual plans. The state has already questioned whether the planned capacity is adequate. Surely the people of this town and this state deserve better.

I ask the board for the opportunity to read this letter during the Planning Board hearing. I also ask to read the summary I prepared for the 9/16 meeting.

Thank you for your consideration.

Very truly yours,

Julia Forbes
180 East Road
Abutter to HHRFT and proposed YDC

PLANNING BOARD

Town of Hampstead

11 Main Street

Hampstead NH 03841

Comments on 7/1/2024 hearing on State of NH plans for construction of a new YDC on the site of Hampstead Hospital/HHRFT at 216 East Rd.

Submitted by Julia Forbes, 180 East Road, abutter to the site on two sides.

As an abutter, I received no notification of the hearing/presentation. During the 7/1/24 meeting, Chairman Weimar referred to the state presentation as a "public hearing" more than once; he also referenced RSA 674:54 and the timeframes specified in that RSA. Theodore Kupper, NH DPW, explicitly stated that "we're fulfilling our obligation to that now", referencing RSA 674:54. This sent a clear signal that the meeting was intended to meet the standards specified in RSA 674:54.

At the July 22 meeting of the BOS, I presented copies of RSA 674:54 to the BOS and read pertinent parts of it, explaining my opinion that the 7/1/2024 hearing did not meet statutory requirements. There was no written notification of the governing body, the BOS, as specified. Notification to the Planning Board was by email correspondence 6/03/24 but the agenda was only posted a few days before the hearing. In addition, Planning Board procedures specify notification of abutters for public hearings; as an abutter, I received no notification. At the 7/22/24 meeting of the BOS Chairman Weimar clarified that the state's presentation was conceptual and informational, and that the Planning Board wanted to see where the state was on developing plans for the proposed construction. He said there would be a public hearing at a later date, and that later date would be able to meet the 60-day pre-construction timeframe.

The July 1 hearing called for comments. RSA 774:54 requires that comments be made within 30 days of the public hearing. As I have no written assurance that the 7/1/2024 will not be used as the statutory public hearing, and Theodore Kupper stated "we're fulfilling that obligation now", I am submitting written comments on the proposed site changes within the 30 day timeframe specified by RSA 674:54 even though I contend that the 7/1/24 meeting did not comply with the statutory requirements.

My opening, general comment, is that the Planning Board asked many fewer questions than they ask under regular Planning Board hearings and reviews. While Planning Board comments are non-binding according to RSA 674:54, PB comments about compliance and/or non-compliance with ordinances and regulations are invited. I submit that your duty is to the people of Hampstead, and to represent compliance or non-compliance for and on the record.

RSA 674:54

Attached please find a highlighted copy of RSA 674:54. Note that II. language is: "The state ... shall give written notification to the governing body and planning board, if such exists..." "Shall" means shall (must), not may or may not or at the discretion of the state. Also note that **written notification shall be given to the governing body AND the planning board**, not either or. Also note that the

language specifies that written notification **“shall contain plans, specifications, explanations of proposed changes available at the time, a statement of the governmental nature of the use set forth in paragraph I, and a proposed construction schedule.”**

The language of RSA 674:54 further states that: “Either the governing body or the planning board of the municipality may conduct a public hearing relative to the proposed governmental use.” Here the language is **“either”, “or” and “may”**; it is the Planning Board of the Town of Hampstead which is conducting a public hearing. The RSA further states: “A representative of the government entity which provided notice shall be available to present the plans, specifications, and construction schedule, and to provide explanations.” Note the word **“shall”**; it is not **“may”** or **“if the government entity feels like it.”**

Planning Board public hearings are subject to Planning Board Rules of Procedures; Section VII – Notice 2. “Personal notice shall be made by certified mail to the applicant, all abutters, and any professional whose seal appears on any plat not less than the (10) days prior to the date fixed for submission of the application to the board. In this case, the Planning Board received email notification on 6/03/24, a date which provided plenty of time for notification of abutters. The fact that comments of the Planning Board, and other comments, are non-binding does not mean a public hearing ceases to be a public hearing.

Section VIII of the Hampstead Planning Board Rules of Procedure covers Public Hearings. Note that language following 5. Includes: “Any applicant, any abutter or any other person with a direct interest in the matter may testify in person or in writing. Other persons may testify, as permitted, by the Board at each hearing.” Also: “Those in favor or in opposition may speak.” (Page 4 of 6).

As an abutter, it is my opinion that personal notice should have been made in order to provide for my opportunity to speak. As an abutter, I am providing this written testimony as provided for by the Planning Board Rules of Procedure. As an abutter, I am providing these written comments within the 30-day period for comment as specified under RSA 674:54 even though I contend the 7/1/24 public hearing did not comply with the requirements stated in RSA 674:54.

Compliance with ordinances and regulations

1. The proposed facility is not a permitted use under Town of Hampstead Zoning Ordinances. The Hampstead Hospital/HHRFT site is in Residential Zone A. The private psychiatric hospital known as Hampstead Hospital was a permitted use; the HHRFT programs are arguably permitted under “sanatoria”. Attached please find a copy of Hampstead Zoning Ordinance P. 72, Residential Zone A permitted uses.

The proposed secure detention facility is not a permitted use. It is a state office/ court/detention center. It may provide classrooms and counseling but it is not a school

PLANNING BOARD

Comments 7/1/2024 hearing

Proposed YDC at 216 East Rd.

Submitted by J. B. Forbes, 180 East Rd.

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or a sanatoria. It is a reimagined prison and its purpose is to detain juveniles under court jurisdiction. The secure entry points, tall security fencing, on-site cameras, and 24-hour security lighting are inconsistent with and disruptive to the residential nature of the neighborhood.

2. Hampstead Zoning Ordinance Part III, General Ordinances, III-2 Residential Zone A, III-5 Structure/Dwelling Regulations (see attached copy, p. 75):
 - A. Only one (1) dwelling building and two (2) accessory buildings may be built on one lot.

The existing Hampstead Hospital/HHRFT is on the same lot as the proposed YDC. This will be two primary buildings, with different uses and different operational entities, on the same lot and using the same entrance drive. The lot has not been subdivided. The proposed new detention center is not an accessory building in use and exceeds size regulations for accessory buildings. Therefore, the additional proposed building does not comply with Hampstead Zoning Ordinances.

Specific Site Comments and Questions

1. Site suitability: Melissa Flynn, Civil Engineer and Associate Principal of SMRT, said on the record that geotechnical data shows that we “do not have favorable infiltration”. She referenced very shallow, seasonal highwater water, and steep slopes on this site that are “not what us civil engineers want to work with” – but have done so. She said they are “very cognizant of those steep slopes.”

It is worth noting that SMRT, Flynn’s firm, provided the Site Assessment Report to DHHS which was the basis for the “selection” of the existing Hampstead Hospital/HHRFT site for the new YDC project. In that original assessment, the development area is characterized as “minimal to moderate slopes”; another area was described as having “moderate to steep slopes.” How did SMRT conclude “minimal to moderate” in its assessment and yet now says it is “fully cognizant of those steep slopes”? Perhaps this serious misassessment should cause careful examination of all SMRT findings and proposals. For the record, in August 2023 I provided DHHS, the Senate Commission, and the BOS a reassessment which challenged the description of minimal to moderate slopes in the area now described as steep slopes. A copy of the SMRT Site Assessment and of my Reassessment are attached.

2. Melissa Flynn describes a wetland to the west side of the driveway onto East Rd. which is the pre-YDC-development receiving area for HHRFT stormwater. The “wetland” is not shown on the pre-development watershed map but is referenced. This “wetland” is a created wetland, receiving HHRFT stormwater. There are no rate of concentration or

treatment measures in place; this has led to converting a former hayfield on the abutting property into a detention pond for the facility. Aerial photos show the conversion of land due to inundation. The YDC development team indicates that they are not touching the area below the administration wing; HDR architect Tom Sinclair makes this statement.

However, parking is being added to the Garland Drive side of the property, the area which is characterized as left unchanged. The pre-existing HHRFT roadways and parking have stormwater drains which carry stormwater to a discharge outlet on the East Rd. side of the administration wing, without treatment. It is hard to read the plan on the screen, but a box and a dot about the lower mid-point on the pre-development plan is in the area where that stormwater outlet is located. The proximity to the property line is evident. It is likely that the additional Garland Drive side parking spaces will add stormwater flow to the existing drainlines, exiting at this pipe – where there is no treatment. The details of stormwater management from these added spaces should be reviewed.

The above-ground fuel storage tank is in the area of the added parking. A review of this storage tank (12/22) found a number of compliance issues and also described the potential contamination path (onto the abutting property, Map 13/31). There should be treatment structures in place to capture any spills before being discharged into the created wetland – and onto abutting properties. The pre-development plan shows arrows of stormwater flow around a right-angle property corner; this is abutting property and no treatment buffer exists. Likewise, flow is indicated off the raised parking area (filled) onto the abutting property with no buffer or pre-treatment. Septic pumper trucks use this area regularly; there are no spill control measures in place.

3. Additional impermeable surface from the YDC is described as 1 acre of roof and 0.6 acre (28,000 square feet) of paving. Treatment is being designed for the parking “in front” of the building; as mentioned in no. 2 above, nothing is indicated about treatment for the spaces on the other side of the building.

All the existing HHRFT parking spaces in the development area will be removed and replaced/reconfigured. There is no figure given for the total area of site disturbance. If there are 1.6 acres of ADDED impermeable surface, there is a need to quantify total disturbance for Alteration of Terrain. I believe Flynn references Alteration of Terrain by initials, but she provides no specific information. The Planning Board regularly asks for specific information about lot coverage and disturbance but did not engage on these topics.

4. Flynn references the area intended for septic system design for the YDC. She does not address the additional loading on the existing HHRFT system which will be the result of “shared services”: laundry, kitchen, additional staff. The capacity – and condition – of the existing leach field needs to be analyzed, especially since the census/population of the HHRFT is larger than Hampstead Hospital as a private facility and is forecast to double.

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Proposed YDC at 216 East Rd.

Submitted by J. B. Forbes, 180 East Rd.

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The SMRT Site Assessment of April 2023 showed as single leach field. The plans presented at the 7/1/24 meeting show additional leach fields, and Flynn references them. Again, it is noteworthy that SMRT's own assessment, which was the basis for selection of the HHRFT site for the new YDC, under-represented existing on-site leach fields.

The one leach field delineated by SMRT's assessment is evidently the one currently in use. It was built in 1996, almost 30 years ago. I am aware of the year because of a massive septic break-out from an older system discharged torrents of septage downslope and onto our property. The failure continued for a long time – when we asked about it, we were told it's replacement wasn't budgeted for by Hampstead Hospital. We hired a P.E. (professional engineer) to record, verify, and report the septic failure, and the new system was built. There was no compensation for the services of the P.E., nor any for damages.

The condition and capacity of the existing system is of concern. It IS within the purview of the YDC project because the YDC will add load to the existing system due to shared services as described above. No one appears to be addressing the added load – even though shared services were the overriding factor in selection of the site. At the Hampstead Community Forum held May 15, 2024 in Hampstead Middle School, Ken Costello of SMRT stated to me that SMRT was told shared services were most important. Shared Services receives a 5 rating in the SMRT Site Assessment; in contrast, all utilities are considered in a single category (water, leach fields, site conditions) and these receive a rating of 3.

No one is addressing the question of designated leach field replacement areas. This is an important consideration, especially in light of the findings of unfavorable infiltration and very shallow seasonal highwater.

In addition, no one is raising the question of restitution/remediation agreements: what is the path for a private party harmed by site systems failure?

5. A member of the Planning Board asked about snow storage; this person was not identified, nor did snow storage make it into the minutes (at approximately 1:07:11 in the recorded Meeting.) Ken Costello, Landscape Architect, Senior Principal of SMRT and Site Discipline Leader, answered by saying that the team talked to Aaron Stuart, Facilities/Plant & Property Manager at HHRFT, and the design team plans to use the same parking spaces previously used for snow storage. This is an unprofessional answer. The public parking will be completely reworked, so snow storage cannot remain unchanged. How many spaces were previously designated for snow storage? Does this impact the total number of required available parking spaces? Where will the new snow storage be located? How many cubic feet of snow storage are in the design? What is the storm design threshold?

Costello describes snow storage on the shoulder of the roads and in the roadway swales. There is no mention of snow storage capacity or targeted snowfalls; shoulder width, swale design, machine capabilities, and snow frequency/amounts all impact snow storage. Are the swales bioswales? Are they paved?

For many years (1970's-1996), I was a property maintenance contractor at Hampstead Hospital. Snow removal and ice control were a significant part of my responsibilities. During that time, no parking spaces were used for snow storage. There was adequate space available for snow storage which did not use parking spaces, even after the blizzard of 1978, and in the high snowfall years of the 1990's (top 5 snowfall years). Why isn't the location of designated snow storage provided?

Moreover, safety and environmental strategies on site meant that snow had to be removed from all parking and roadways and stockpiled where snow could not melt in the sun – or in warming conditions – and refreeze on surfaces where people walked and parked. Melt run-off was a significant issue due to the sun exposure and the slope. Sun exposure and slope remain issues.

The question asked by the unidentified Planning Board member needs to be properly addressed. The Planning Board regularly addresses snow storage design issues for other developments.

6. What are the slopes for the public parking areas? What is the grade change from the top of the slope (entrance courtyard to HHRFT) to the intersection with the lower loop road? Does the post-development slope meet standard slope safety criteria for parking lots? Civil Engineer Melissa Flynn emphasized the challenges of "steep slopes"; what are the proposed post-development grades/slopes? Both the HHRFT and the YDC facilities will have visitors who are experiencing stressful circumstances; design safety standards should be maximized.

The public parking areas are shared. This means that visitors to one facility will interact with visitors to the other facility. The HHRFT has had visitors engage in problematic interactions which required a police call. How does the proposed design address the Potential challenges of negative interactions?

Will the public parking areas also be places where emergency services interact with the public: Firetrucks and/or ambulances and visitors and visitor vehicles? What are the turning radii provided for fire apparatus? How many fire trucks, ambulances, and police vehicles can operate in the area provided (Hampstead is a mutual aid community)? Are fire lanes provided? If so, where?

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Proposed YDC at 216 East Rd.

Submitted by J. B. Forbes, 180 East Rd.

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7. Fire safety questions include: Where will staff, HH/HHRFT patients, and detained juveniles from the YDC congregate in the event of an emergency? Are there options for congregation, depending on the location of the fire? If YDC detainees cannot access the fenced recreational area due to the location of a fire, where will they be directed? How will they be separated from visitors and/or patients of HH/HHRFT? How will they be securely contained while safe from any fire, sparks or other hazards? How close is the proposed YDC building to the existing HHRFT wing? What are fire protection standards for building setbacks?
8. The proposed HHRFT fence, which is considered separate from the proposed YDC but is a shared security perimeter on a shared lot, will be on the property line of Map 13 Lot 31, on two sides. One of the wings of the HHRFT is zoned C-1; Hampstead Zoning provides for buffers between C-1 and Residential Zone A. Here none exists; development is up to the property line. How will the fence be installed on the property line, where there is a grade change due to development fill? How will the fence foundation be contained within the HHRFT boundary? Is adding a high security fence with a secure foundation expanding a non-conformance with Hampstead Zoning? What are the implications of placing site improvements up to the property line of an abutting woodland? What happens if a tree falls and there is no buffer provided? There can be no requirement on an abutter to alter legal use to address planning failures on the part of a development. What are the public security implications of potential compromise of a security fence due to storm damage?
9. I have repeatedly asked the state design team for the Design Storm used for calculations. Their answer is that they will use DES standards, but do not state those standards. What is the design criterion? What happens if actual storm loading exceeds the design storm?
10. The proposed YDC facility has to meet all current construction code requirements: building, electrical, fire, security, food handling, etc. The existing Hampstead Hospital/ HHRFT building has been upgraded systems to comply with current codes, regulations and standards. The fuel storage tank system was reviewed and upgraded. The generator system has to meet current standards. Their in-operation water wells have to meet current testing standards.

When projects meet modification thresholds, they are subject to current standards. This is a single lot with shared facilities (parking, drives, security gates, staff, offices, laundry, kitchen, storage, leach field for laundry and kitchen, generator and fuel storage for the generator); the extent of site disturbance requires Alteration of Terrain review. How can only a portion of the site be required to meet environmental standards? It must be reviewed as a whole.

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Comments 7/1/2024 hearing

Proposed YDC at 216 East Rd.

Submitted by J. B. Forbes, 180 East Rd.

I reserve the right to add comments as information becomes available. I have only seen the plans as broadcast on the meeting video and have had no opportunity to review current details, scale, distances, etc. Although members of the Design Team made assurances of sharing information, no contact or information has been provided.

Respectfully submitted,

Julia Forbes (J. B. Forbes)

180 East Road

Date

Received by (signature)

Date

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Copy of Comments to Town of Hampstead Board of Selectmen, Dr. Morissa Henn of DHHS, YDC Design Team, Senate Commission, elected representatives (SMRT Site Assessment and Reassessment only provided to Hampstead Planning Board; other entities already have).

Senate Commission to Study Community Impacts
Oct. 21, 2024

Julia Forbes
180 East Rd., Hampstead, NH 03841

Thank you, Senator Birdsell and members of the Commission for the opportunity to enter these comments into the record. I appreciate Senator Birdsell's guidance that the commission was tasked with studying the "site selection, public safety, fire safety and other relevant factors." During the more than one year that I have been following this process, I have attempted to highlight relevant specifics and today I call your attention to details which I believe merit attention.

There are two basic categories of factors: one is operational and administrative and the other is site details and implementation. I will start with site details and implementation.

I am providing copies of my written submissions to the Town of Hampstead Planning Board, the first set was written after the initial presentation by the YDC design team to the Planning Board in July. Even though I am an abutter, I received no notification of the initial presentation. Neither the Planning Board nor the public had access to any plans prior to the July meeting so details could not be reviewed; in addition, plans were incomplete – for example, stormwater management structures were missing, as were plans for septic. I did have the opportunity to review submitted plans before the Sept. 16 presentation and prepared written comments before the meeting. I am providing both sets of comments for the record. In addition, I include a copy of written comments of the Chairman on behalf of the Planning Board of the Town of Hampstead.

A few site safety items are:

- **The slope of the new driveway** up to the entrance to Hampstead Hospital and to the public entrance of the new YDC appears to be **18 percent**. I have included a page of a State of NH publication which states: "**The New Hampshire Department of Transportation recommends** that driveways for commercial operations **not exceed an 8 percent grade**...In order to be safe, roads and driveways on steep areas tend to be longer and have more curves and switchbacks than roads on and driveways on flatter terrain. This means that there are more impacts on the hillside, such as increased erosion and runoff, a higher potential **for accidents, and difficulty for emergency vehicles** to access the development." 18 percent is well above the NH DOT recommendation of 8 percent. Both facilities require 24/7 access in all weather. In addition, the access drive is complicated by public parking, pedestrian activity, and retaining walls. All this increases public safety risks.
- **The slope of the services connector between Hampstead Hospital and the YDC is 4.7%**, described as the maximum allowable for ADA standards. The grade change between Hampstead Hospital and the YDC is described as between 4' and 5'. The maximum allowable grade change is 30", without engineered landings. The plans I saw did not show the size and locations of the required landings, but the fact that there is such a significant slope and grade change means the walkway connector will have to be cut into the existing grade off the Washington wing. This means retaining walls that create barriers to snow clearance if uncovered. In addition, the connector will be a rainwater drainage channel. And yet the

connector is not covered in the base bid. Even if covered, pushing food and laundry carts for that distance on that slope will pose challenges and potential hazards.

- **The 4' change in floor elevation between each building block requires ramps.** Each ramp and each set of stairs pose potential safety hazards.
- **Safe assembly areas in the event of emergency** are considered operational and not part of space design.
- There are numerous **retaining walls for grade changes**. A detail shows a 3'-6" chain link fence on top of a typical retaining wall. How safe is this?
- **The stormwater structures only have a given design capacity and require maintenance for functionality.** Rain events which exceed the design capacity are likely to increase downslope flooding, as will inadequate maintenance of the structures. Please refer to the written comments by the Chairman of the Hampstead Planning Board. Both recent hurricanes provide examples of extreme storm events which exceed planning guidelines, however the storm event guidelines required for this design are far less, and less than those recommended by the Town of Hampstead. I did not receive a specific answer to my questions about the 24-hour design rainfall. I believe a multi-day event design was not required. Failure of stormwater systems results in safety and health impacts.
- **The septic chamber structure appears to be power dependent.** I raised the question of power capacity but received no answer. System failure represents a public health safety issue. Likewise, I have received no response to questions about the capacity and lifespan of the existing septic systems which will receive additional load from servicing the YDC, as well as increased load as the population of the Hampstead Hospital building increases to projected capacity. The design team said that such existing elements were not part of their purview. To my knowledge, the newest of the existing septic systems was built in 1996. Failure of any of the on-site subsurface disposal systems represents a potential public safety hazard.
- The outdoor exercise areas of the YDC are now closed by chain-link fence. The concept originally presented was that the building envelope would contain the exercise areas. I surmise that slopes and cost precluded this. This represents a lower level of design security.

This new facility is supposed to provide state-of-the art security and safety. The selection of this site has required consequential compromises.

Operational safety issues are:

- **Lack of communication and transparency.**
- **Inadequate systems and procedures; operational shortcomings.**

On Oct. 2, a teenage male left the premises of Hampstead Hospital and Hampstead Hospital initiated a response. I saw a group of Hampstead Hospital staff, including COO Steven Finnegan, in the entrance to one of my driveways. I went to speak to them. Mr. Finnegan recognized me. He said

there had been a walk-away. There had been two, but the female had been located and was in the facility again. They were looking for the male. I asked his age and he responded that he was a teenager. He said he got away because the gatehouses weren't yet in place. I thought it odd he would say this since the fence was obviously not yet completed; I could tell because it wasn't yet in place on our property line.

There also was a state trooper standing on the driveway within our property. He asked the staff about Nurse... and received the answer that she was in the facility. The trooper said he was there on a life safety issue; I said I understood the need to search for the missing youth, with further understanding that there would be no ramifications to us and walked him down the old barn driveway.

He said that he had called for a search dog and additional state troopers. I confined our dog. Two additional troopers came. They said they didn't want to ground search the wet area and had called in a helicopter with infrared. The helicopter was over our property for two hours. Fortunately we both have ear protection headphones for our work. Drones were also deployed.

The Hampstead alert went out by email after I had spoken with Mr. Finnegan; it is my understanding that notification of Chief Kelley was delayed. We received a call from a friend from another community who has law enforcement connections to check on our safety and were told that it wasn't a walk-away, that a violent assault had preceded the flight of the 16-yr-old male.

There was a report that the individual had been found. The email notification was after the helicopter left our property.

Our Selectboard Chair, Laurie Warnock, has taken time during several local meetings to herald a new era of communication between the town, DHHS and Hampstead Hospital. I went to the recent Oct. 9 meeting of the BOS to comment on what I consider shortfalls in communication. If the report we received from outside Hampstead was accurate, that information should have been communicated to me in conversation by Mr. Finnegan and/or the state police on my property. I understand privacy issues preclude disclosing the name of the individual and the reason for his being at the treatment facility. However, once an individual leaves the privacy of the facility and enters the public realm with a public search, the public has a right to information which could impact their own decision-making and preparedness. Ms. Warnock asked me if I had been told to shelter in place. I said no. She replied that next time I should be told to do so, just as we should shelter in place when told to do so in the event of a natural disaster.

This is an unacceptable response. First, no one was disclosing any reported violent assault. The event was described as a walk-away, as if a youth had taken advantage of a lovely fall day to take a stroll. Second, this was an operational failure at the facility, not an unavoidable natural disaster. Depriving people of their workday, of the use and enjoyment of their private property, should not be the default expectation. I have the right to my workday. I in no way impeded the efforts of law enforcement to locate the missing person – and likewise I should not be impeded in my efforts to go about my workday because of an operational failure. What is the state liability for failures which result in losses to others?

In the Site Assessment which led to the selection of the Hampstead site over the Manchester site, potential use conflicts were considered a negative in Manchester. Why are they not a consideration in Hampstead?

I also note that the female staff who stood at the entrance of our driveway wore street shoes and seemed unprepared for dealing with the situation. Shared staff is supposed to be a priority and benefit and a reason for locating the new YDC on the same site. These staff members appeared unable to handle this incident; how would they handle more hardened individuals at the YDC?

This recent incident underlines persistent safety and operational problems in Hampstead.

In addition, it brings into focus the need for representation of the people of Hampstead in the proposed task force going forward. This commission might consider recommending a community committee that would select a citizen representative to participate in the future task force. The citizen representative should have no professional or other link with DHHS, nor with any other State of NH department or agency, to avoid any appearance of conflict of interest. The citizen's sole role would be to represent the people of the town within the task force.

At the September meeting of the commission I asked about the commission's response to the testimony on record that neighboring property values would decline. Vulnerability to property searches and house arrest have a negative impact on market value.

A final comment on relevant factors: accurate representation of facts, statistics and assessments are essential. They should not be subject to redefinition, or manipulation. They should not conflict. They should not be delayed.

To find the population census at the Sununu Youth Services Center you have to go to DHHS, click on Locations and Facilities, then on Sununu Youth Services Center, then to NH DCYF or Child Protection & Juvenile Justice, then click again on DCYF Data under Additional Information, then to Monthly Data Dashboards, then to the month. The population census is shown in graph form on the last graph on the page. As of Friday, the population census for September was not shown. It appears that data doesn't appear until almost a month later. Surely DCYF knows how many people are in the Sununu Center at the end of each month – it doesn't take very long to count to 18! In addition, I can't help but wonder about the possibility of redirecting juveniles to less secure programs in order to keep the population census down to pre-determined levels. The public is not able to monitor case representations to the court. The dashboard shows that the population census was 18 in December 2023 and January 2024, 20 in February 2024, and 16 in August. These numbers are well above the operational plan specified in the enabling legislation.

Thank you, Senator Birdsell and members of the commission, for your time and consideration.



Chair Weimar
Planning Board Members

October 4, 2024

I don't know if you have had a chance to review the YDC proposal from the Department of Public Works. Of the five qualified contractors, only one bid on the project. The DPW proposal is quite misleading. The base project is for a mostly incomplete shell. I reviewed the bid on the DOT website and the associated information in the documentation the design team left for you. Note that I could not find any of the documents referred to in the Alternatives documentation (all starting with an X designation).

The sole bid for the base project covered:

- All base costs for the YDC replacement - \$24,964,008
- All costs for the facility site - \$4,581,565
- Contingencies - \$500,000
- Installed cost of 1600 feet of water pipe - \$240,000
- Cost of 1200 feet of 8" waterline - \$180,000

The total base price is \$30,465,573, but this is only for a **partial build out** of the YDC facility. DPW's estimate (PS&E) for this partial build out was \$25,471,357. This is a \$5 million difference between Hutter and the PS&E and \$3,000,000 over the budgeted \$27.5 million for the project (Reference Joint Legislative Fiscal Committee meeting of January 2024 as reported by InDepthNH). Note that this article also stated that all were concerned that 18 beds was inadequate as an AVERAGE of 18 youth were in custody in the Sununu YDC for 5 of the first 6 months of the year.

There are 15 alternates, most of which are essential to a functioning YDC.

Alternate 1 – Renovation in Hampstead Hospital building - \$321,309

While I was unable to review the drawings for this, I believe the renovations are to provide lockers and such for the YDC staff in the HH building.

Alternate 2 – add connector between Hampstead Hospital and new YDC - \$864,834

With retaining walls on each side of walkway, snow removal would be very difficult, not to mention the difficulty that the staff would have bringing carts with food or linens in the rain and snow.

Alternate 3 – fully enclose the vehicular sallyport - \$476,898

The base sallyport is enclosed by fencing with a controlled gate. A fully enclosed sallyport would give Town residents a much greater sense of security.

Alternate 4 – build out the orientation unit - \$972,529

Base design is for the shell of this unit only. How is the YDC supposed to operate without this? Bring new kids in and have them put into the dormitories immediately?

Alternate 5 – fully build out the crisis unit – \$828,592

Again the base design is shell only. Isn't this function necessary? Where will they take the kids in crisis? To a linen closet??

Alternate 7 – add amphitheater, basketball court, and YDC perimeter fence - \$497,714

Perhaps the amphitheater and basketball court aren't essential, but the fence is. Rather telling that they would bundle the EXTREMELY necessary fence with the amphitheater and basketball court.

Alternate 8 – fully build out the education unit - \$693,499

The base design is shell only. I suppose the kids could do their classes in the common room or sit on the floor in the education unit if really required.

Alternate 9 – fully build out the administration unit - \$344,570

It might be difficult to provide the administration of the YDC remotely. Where would Security watch all the CCTV...on their phones?

Alternate 10 – add detention furniture - \$323,874

Isn't this necessary to function as a detention facility?

Alternate 12 – pave the employee parking areas - \$43,335

Without paving, snow removal over a gravel lot would be difficult. This would give the staff a real feeling of belonging!

Alternate 14 – add manual and motorized shades in classrooms and common areas - \$43,335

No shades in the classroom might make computer screens difficult to see. Direct sunlight during the day might be too much in the common areas.

The next items might be necessary but not as essential as the above:

Alternate 6 – Add gymnasium - \$950,781

I was unable to determine if there would be a shell or no building at all. The bid suggests that there would not even be a shell.

Alternate 11 – add mechanical room lift - \$192,870

Not enough detail in the description to know what this entails.

Alternate 13 – upgrade hollow doors - \$24,081

Base design is for painted doors. The upgrade provides plastic laminate on the doors. The plastic laminate might require less maintenance.

Alternate 15 – deduct personal duress system (\$309,412)

Not enough detail in the description to know what this entails.

If every alternate was considered essential, the additional cost would be \$6,268,809, bringing the total to **\$36,734,382**. The PS&E for the additional alternates was \$8,050,740 bringing the DPW total to \$33,522,097.

The budgeted amount for a functioning YDC was \$27,500,000. We can see that even the base bid from Hutter Construction is over budget, not to mention the fully functional YDC. I wonder what the project would have cost if it had been built somewhere with municipal water and sewer on level ground with nearby state and municipal police and fire and rescue services.

Carolyn Bergkuist
169 East Road
Hampstead



Division of Public Works

ABC Bid Data

HAMPSTEAD
81296RE
81296RE

PROJECT: HAMPSTEAD
STATE PROJECT NUMBER: 81296RE
FED. PROJECT NUMBER: 81296RE
DATE BIDS OPEN: September 18, 2024,
SCOPE OF WORK: ARPA - YDC REPLACEMENT FACILITY
COMPLETION DATE: June 30, 2026
LOCATION: Rockingham

Awarded To:

Amount: \$0.00
Award Date:

Certified by: _____
Director of Project Development

Summary of Bidders

Contractor	Bid Amount	Rank
HUTTER CONSTRUCTION CORPORATION 810 TURNPIKE ROAD, NEW IPSWICH NH 03071	\$30,465,573.00	A



Division of Public Works

ABC Bid Data

HAMPSTEAD
81296RE
81296RE

Item No.	Description	Unit	Quantity	PS&E			HAFTER CONSTRUCTION CORPORATION 1000 STATE STREET NEW BRUNSWICK, NJ 08901		
				Unit Price	Total		Unit Price	Total	

Items

901	ALL COSTS FOR YDC REPLACEMENT FACILITY BUILDING	U	1.00	\$19,372,302.00	\$19,372,302.00		\$24,984,008.00	\$24,984,008.00	
902	ALL COSTS FOR YDC REPLACEMENT FACILITY SITE	U	1.00	\$4,895,231.00	\$4,895,231.00		\$4,581,665.00	\$4,581,665.00	
903	ALLOWANCE FOR UNFORSEEN AND OWNER CHANGES	\$	500,000.00	\$1.00	\$500,000.00		\$1.00	\$500,000.00	
904	UNIT PRICE FOR COST OF 1600' OF 8" INSTALLED ALONG ROAD	LF	1,800.00	\$301.91	\$463,058.00		\$150.00	\$240,000.00	
905	UNIT PRICE FOR COST OF 1,200 LF OF 8" WATERLINE ON SITE	LF	1,200.00	\$100.64	\$120,768.00		\$150.00	\$180,000.00	
Totals:					\$25,471,357.00			\$30,485,573.00	

ALTERNATES 81296RE

ALTERNATE 1

901	ADD ALTERNATE 1 - ADD RENOVATION OF AREA IN HAMPSTEAD HOSPITAL	U	1.00	\$579,510.00	\$579,510.00		\$321,309.00	\$321,309.00	
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ALTERNATE 10

990	ADD ALTERNATE 10 - ADD DETENTION FURNITURE	U	1.00	\$129,924.00	\$129,924.00		\$121,814.00	\$121,814.00	
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ALTERNATE 11

991	ADD ALTERNATE 11 - ADD MECHANICAL ROOM LIFT	U	1.00	\$45,433.00	\$45,433.00		\$182,970.00	\$182,970.00	
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ALTERNATE 12

992	ADD ALTERNATE 12 - ADD PAVING OF STAFF PARKING AREAS	U	1.00	\$52,108.00	\$52,108.00		\$43,335.00	\$43,335.00	
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ALTERNATE 13

993	ADD ALTERNATE 13 - ADD UPGRADE OF HOLLOW METAL DOORS	U	1.00	\$37,420.00	\$37,420.00		\$24,081.00	\$24,081.00	
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ALTERNATE 14

994	ADD ALTERNATE 14 - ADD ALL SHADES	U	1.00	\$23,120.00	\$23,120.00		\$43,335.00	\$43,335.00	
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Division of Public Works

ABC Bid Data

HAMPSTEAD
81286RE
81286RE

Item No.	Description	Unit	Quantity	P&M		HUTTEN CONSTRUCTION CORPORATION 810 TURNPIKE ROAD NEW PORTSMOUTH, NH 02871		Unit Price	Total
				Unit Price	Total	Unit Price	Total		
ALTERNATE 15									
995	DEDUCT ALTERNATE 15 - DEDUCT PERSONAL DURESS SYSTEM	U	1.00	(\$300,000.00)	(\$300,000.00)	(\$309,412.00)	(\$309,412.00)		
ALTERNATE 2									
982	ADD ALTERNATE 2 - ADD ENCLOSED CONNECTOR BETWEEN HH AND YDC	U	1.00	\$867,502.00	\$867,502.00	\$864,834.00	\$864,834.00		
ALTERNATE 3									
983	ADD ALTERNATE 3 - ADD ENCLOSED VEHICULAR SALLYPORT	U	1.00	\$580,721.00	\$580,721.00	\$476,898.00	\$476,898.00		
ALTERNATE 4									
984	ADD ALTERNATE 4 - ADD FULL BUILD-OUT OF ORIENTATION UNIT	U	1.00	\$974,321.00	\$974,321.00	\$872,529.00	\$872,529.00		
ALTERNATE 5									
985	ADD ALTERNATE 5 - ADD FULL BUILD-OUT OF CRISIS STABILIZATION UNIT	U	1.00	\$748,293.00	\$748,293.00	\$678,742.00	\$678,742.00		
ALTERNATE 6									
986	ADD ALTERNATE 6 - ADD GYMNASIUM	U	1.00	\$1,467,185.00	\$1,467,185.00	\$950,781.00	\$950,781.00		
ALTERNATE 7									
987	ADD ALTERNATE 7 - ADD AMPHITHEATER, BB COURT, FENCE, ETC.	U	1.00	\$1,221,410.00	\$1,221,410.00	\$407,714.00	\$407,714.00		
ALTERNATE 8									
988	ADD ALTERNATE 8 - ADD FULL BUILD-OUT OF EDUCATION UNIT	U	1.00	\$896,598.00	\$896,598.00	\$693,499.00	\$693,499.00		
ALTERNATE 9									
989	ADD ALTERNATE 9 - ADD FULL BUILD-OUT OF ADMIN UNIT	U	1.00	\$437,195.00	\$437,195.00	\$344,570.00	\$344,570.00		



Division of Public Works

ABC Bid Data

HAMPSTEAD
81296RE
81296RE

Item No.	Description	Unit	Quantity	PAGE		HUTTEN CONSTRUCTION CORPORATION 410 TURNPIKE ROAD NEW PROVIDENCE, NH 03071	
				Unit Price	Total	Unit Price	Total
Alt. Totals:							
Totals:					\$28,471,357.00		\$30,463,573.00



Division of Public Works

PS&E Comparison

HAMPSTEAD
81298RE
81298RE

Item No.	Description	Unit	Quantity	A-Bidder		PS&E	
				Unit Price	Total	Unit Price	Total A-PS&E Difference

Items

901	ALL COSTS FOR YDC REPLACEMENT FACILITY BUILDING	U	1.00	\$24,964,008.00	\$24,964,008.00	\$19,372,302.00	\$5,591,706.00
902	ALL COSTS FOR YDC REPLACEMENT FACILITY SITE	U	1.00	\$4,581,565.00	\$4,581,565.00	\$4,995,231.00	(\$413,666.00)
903	ALLOWANCE FOR UNFORSEEN AND OWNER CHANGES	\$	500,000.00	\$1.00	\$500,000.00	\$1.00	\$0.00
904	UNIT PRICE FOR COST OF 1600' OF 8" INSTALLED ALONG ROAD	LF	1,600.00	\$150.00	\$240,000.00	\$301.91	(\$243,056.00)
905	UNIT PRICE FOR COST OF 1,200 LF OF 8" WATERLINE ON SITE	LF	1,200.00	\$150.00	\$180,000.00	\$100.64	\$59,232.00

ALTERNATE 8206RE

ALTERNATE 1

901	ALL COSTS FOR YDC REPLACEMENT FACILITY BUILDING	U	1.00	\$24,964,008.00	\$24,964,008.00	\$19,372,302.00	\$5,591,706.00
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ALTERNATE 10

901	ALL COSTS FOR YDC REPLACEMENT FACILITY BUILDING	U	1.00	\$24,964,008.00	\$24,964,008.00	\$19,372,302.00	\$5,591,706.00
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ALTERNATE 11

901	ALL COSTS FOR YDC REPLACEMENT FACILITY BUILDING	U	1.00	\$24,964,008.00	\$24,964,008.00	\$19,372,302.00	\$5,591,706.00
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ALTERNATE 12



HAMPSTEAD
81296RE
81296RE

[illegible]



Division of Public Works

PS&E Comparison

HAMPSTEAD
81296RE
81296RE

Item No.	Description	Unit	Quantity	A-Bidder		PS&E	
				Unit Price	Total	Unit Price	Total A-PS&E Difference
ALTERNATE 6							
606	CONCRETE CURB	LS	1.00	25,407.00	25,407.00	25,407.00	(\$10,290.00)
ALTERNATE 7							
702	CONCRETE CURB	LS	1.00	25,407.00	25,407.00	25,407.00	(\$10,290.00)
ALTERNATE 8							
806	CONCRETE CURB	LS	1.00	25,407.00	25,407.00	25,407.00	(\$10,290.00)
ALTERNATE 9							
906	CONCRETE CURB	LS	1.00	25,407.00	25,407.00	25,407.00	(\$10,290.00)

Total: \$30,465,573.00 \$25,471,357.00 \$4,994,216.00

YDC

New Youth Development Center May Be Too Small Before It Opens

By GARRY RAYNO, InDepthNH.org January 19, 2024



Screenshot

On the right, Jennifer Foley, legal counsel for the Youth Development Center settlement fund, and Jennifer Ramsey, Senior Assistant Attorney General in the Civil Bureau, appear Friday before the Joint Legislative Fiscal Committee Friday to answer questions about the claims to date from the fund for abuse victims.

By GARRY RAYNO, InDepthNH.org

CONCORD — While the state is building a new Youth Development Center in Hampstead, it may not be big enough when it opens.

At the Joint Legislative Fiscal Committee meeting Friday, lawmakers questioned if the 18-bed facility would be large enough as the current census at the Sununu Youth Services Center, formerly YDC, has been steady at 18 youths for five of the last six months.

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Rep. Jesse Edwards, R-Auburn, said the figures made him nervous as the 18 beds for the new center was thought to provide flexibility with a normal average of about 12 youths, but there would be no flexibility if the average is 18.

Deputy Health and Human Services Commissioner Morissa Henn said the census at the Sununu center has been higher this past year due to changes around the juvenile justice

New Youth Development Center May Be Too Small Before It Opens... <https://indepthnh.org/2024/01/19/new-youth-development-center-may...>
system with commitments for gang activity and youths committing more serious crimes resulting in longer sentences. She said that has been a trend nationally, not just in New Hampshire.

"That has shifted the landscape in the juvenile justice system," Henn said.

She said her agency has been working to drive the number down by working with parents and at-risk youths to provide "upstream services" that make a difference and by working with the court system, which is the only entity that can commit youths to the detention center.

Edwards noted that detained youths appears to be the growth area while those committed to the center is a more stable number.

Henn said the number of detained youths varies as a young person could be there only two or three days before he or she is transferred to another placement.

But she noted that instead of two or three youths committed a year ago, it is now up to six. "There has been a change in the composition of the youths," Henn said.

The legislature has long tried to close the Sununu Youth Services Center in Manchester as the population has dropped considerably since the federally funded facility opened in 2006 and is expensive to operate and maintain costing about \$13 million a year for the 144-bed facility.

The legislature several years ago decided to close the center and build a smaller facility more in line with the current population. But the closure has been delayed while state officials sought to find a location for the center.

The state used American Rescue Plan Act funds of initially \$21 million, but now \$27.5 million to build the new facility on the site of Hampstead Hospital, the state's psychiatric residential treatment facility for young people.

At Friday's meeting, Sen. Regina Birdsell, R-Hampstead, asked if there is a plan B if there are more than 18 young people committed to the facility.

Henn said, "the situation is not entirely up to HHS."

She noted if there is a major incident and 10 kids are sent to the Sununu center today, the department would not be able to accommodate them all due to staffing levels, the current set up and federal regulations for safe population separation.

"It is never out of the question that the census could exceed the cap," Henn said, and they would have to find a way to get some into other residential treatment facilities or served elsewhere.

But she noted the courts are the ones to decide who is committed and the concern is the census is very close to the cap right now.

YDC Abuse Fund

The fourth quarter of last year saw an additional 79 claims filed by victims of abuse at the Youth Development Center, bringing the total for the year to 259, according to the quarterly report filed by Claims Administrator John Broderick.

In his report, he notes many of the filings were claims that were originally filed with the Superior Court and he said he expects a similar number of claims to be filed this year by the deadline Dec. 31.

He suggested the legislature could extend the deadline by several months if the legislature makes statutory changes to encourage more claims.

The state set aside \$100 million in a fund to try to settle with more than 1,200 sexual and physical abuse victims before they go to court, as several of their attorneys say the

New Youth Development Center May Be Too Small Before It Opens ... <https://indepthnh.org/2024/01/19/new-youth-development-center-may...>
settlement process is flawed and the victims will do better in court.

Almost all of the alleged abusers have yet to be brought to trial, which has also frustrated the victims.

According to the quarterly report, the 259 settlement filers have sought awards totaling \$255.75 million.

At the end of the year 177 claims were still pending seeking awards of \$187.3 million.

The Attorney General's Office and the claims administrator have resolved 78 claims, 66 by the Attorney General's Office and 12 by the claims administrator, totaling \$36.3 million.

At the end of the year \$25.45 million had been paid to victims while \$7.4 million is pending.

Garry Rayno may be reached at garry.rayno@yahoo.com (<mailto:garry.rayno@yahoo.com>).

City standards (HAWC Standards). Routing and limited details are shown on the documents. Assume 2,000 linear feet in the bid.

1.5 ALTERNATES

- A. Alternates quoted on Proposal Forms will be reviewed and accepted or rejected at State's option. Accepted Alternates will be identified in State-Contractor Agreement.
- B. Alternate prices shall be included in the bid. Failure to bid Alternates may cause a bid to be considered 'irregular' and rejected.
- C. Coordinate related work and modify surrounding work.
- D. Schedule of Alternates: Refer to Sheet X00.A00-001 for locations of alternates. Note that typically in this set of documents sheets related to Alternates are enumerated:

"X" indicates the sheet describes an alternate;
 "00" if the sheet is for general Alternate information;
 "01", "02", "03", etc. indicates the Alternate number;
 ".A" for architectural, ".P" for plumbing, ".E" for electrical, etc., indicating the discipline;
 "-001", "-101", "-201", etc. is the sheet number.

EXAMPLE:

Alternate 01 architectural sheet 001 would be "X01.A-001"
 Alternate 03 electrical sheet 002 would be "X03.E-002"

1. Item 981 ADD Alternate No. 1: Renovation within Hampstead Hospital:

- a. **Base Bid Item:** Provide no labors and material for renovation work noted as "Alternate 01" in Hampstead Hospital.
- b. **Alternate Bid Item:** Provide all labor and materials to renovate an area within Hampstead Hospital, noted on Drawings as "Alternate 01" and as specified.
 See Drawings G-011; X00.G-010; X00.G-020; XC-102; XCP-102; X00.A-001; X00.A-601; X00.S-001; X01.S-001; X00.A-603; X01.A-001; X01.A-002; X01.A-003; X01.A-004; X00.FP-001; X01.FP-001; X01.FP-002; X00.P-001; X01.P-001; X01.P-002; X00.M-001; X01.M-001; X01.M-002; X00.E-001; X00.E-101; X00.E-201; X01.E-001; X01.E-002; X01.E-101; X01.E-102; X01.E-201; X01.E-202; X00.T-001; X00.Y-001 and any other references in the drawings and specifications.

2. Item 982 ADD Alternate No. 2: ADD Connector between Hampstead Hospital and New YDC:

- a. **Base Bid Item:** Provide no labor and materials to build connector between Hampstead Hospital and the new YDC.
- b. **Alternate Bid Item:** Provide all labor and materials to build connector between Hampstead Hospital and new YDC, noted on Drawings as "Alternate 02."
 See Drawings X00.G-010; X00.G-020; XC-102; XCP-102; X00.S-001; X02.S-101; X02.S-102; X.A-001; X00.A-601; X00.A-603; X02.A-001; X00.FP-001; X02.FP-001; X00.P-001; X00.M-001; X02.M-001; X00.E-

001; X00.E-101; X00.E-201; X02.E.001; X02.E-101; X02.E-201; X01.E-202; X00.T-001; X00.Y-001 and any other references in the drawings and specifications.

3. Item 983 ADD Alternate No. 3: ADD Fully Enclosed Vehicular Sally Port:

- a. **Base Bid Item:** Provide fenced vehicular sallyport with controlled vehicular gate.
- b. **Alternate Bid Item:** Provide all labor and materials to build vehicular sallyport, noted on Drawings as "Alternate 03."
See Drawings X00.G-010; X00.G-020; XC-102; XCP-102; X00.S-001; X03.S-101; X03.S-102; X00.A-001; X00.A-601; X00.A-603; X03.A-001; X00.FP-001; X03.FP-001; X00.P-001; X00.M-001; X03.M-001; X00.E-001; X00.E-101; X00.E-201; X03.E.001; X03.E-101; X03.E-201; X00.T-001; X03.T-001; X00.Y-001; X03.Y-001 and any other references in the drawings and specifications.

4. Item 984 ADD Alternate No. 4: Fully BUILD OUT Orientation Unit:

- a. **Base Bid Item:** Provide all labor and materials for Orientation Unit Area SHELL ONLY defined as "Alternate 4" in the drawings.
- b. **Alternate Bid Item:** Provide all labor and materials to complete the BUILD OUT of the Orientation Unit, defined in the drawings as "Alternate 4".
See Drawings X00.G-010; X00.G-020; XC-102; XCP-102; X00.A-001; X00.A-601; X00.A-603; X04.A-001; X04.A-002; X00.FP-001; X04.FP-001; X00.P-001; X04.P-001; X00.M-001; X04.M-001; X00.E-001; X00.E-101; X00.E-201; X04.E.001; X04.E-101; X04.E-201; X00.T-001; X04.T-001; X00.Y-001; X04.Y-001 and any other references in the drawings and specifications.

5. Item 985 ADD Alternate No. 5: Fully BUILD OUT Crisis Stabilization Unit:

- a. **Base Bid Item:** Provide all labor and materials to build Crisis Stabilization Unit Area SHELL ONLY defined as "Alternate 5" in the drawings.
- b. **Alternate Bid Item:** Provide all labor and materials to complete the BUILD OUT of Crisis Stabilization Unit, defined in the drawings as "Alternate 5".
See Drawings X00.G-010; X00.G-020; XC-102; XCP-102; X00.A-001; X00.A-601; X00.A-603; X06.A-001; X06.A-002; X00.FP-001; X05.FP-001; X00.P-001; X05.P-001; X00.M-001; X05.M-001; X00.E-001; X00.E-101; X00.E-201; X05.E.001; X05.E-101; X05.E-201; X00.T-001; X05.T-001; X00.Y-001; X05.Y-001 and any other references.

6. Item 986 ADD Alternate No. 6: Add Gymnasium:

- a. **Base Bid Item:** Provide no labor and materials to build the gymnasium defined as "Alternate 6" in the drawings.
- b. **Alternate Bid Item:** Provide all labor and materials to construct the gymnasium, defined in the drawings as "Alternate 6".
See Drawings X00.G-010; X00.G-020; XC-102; XCP-102; X06.S-001; X06.S-002; X00.A-001; X00.A-601; X00.A-603; X06.A-001; X06.A-

002; X00.FP-001; X06.FP-001; X00.P-001; X00.M-001; X06.M-001; X00.E-001; X00.E-101; X00.E-201; X06.E.001; X06.E-101; X06.E-201; X00.T-001; X06.T-001; X00.Y-001; X06.Y-001 and any other references in the drawings and specifications.

7. Item 987 ADD Alternate No. 7: Add Amphitheater, Basketball Court and perimeter fence:

- a. **Base Bid Item:** Provide no labor and materials to build exterior Amphitheater, Basketball Court and perimeter fencing for the large play yard – defined as “Alternate 7” in the drawings.
- b. **Alternate Bid Item:** Provide all labor and materials to build exterior Amphitheater, Basketball Court and Perimeter Fencing for the large play yard – defined as “Alternate 7” in the drawings.
See Drawings X00.G-010; X00.G-020; XC-102; XCP-102; X00.A-001; X00.A-601; X00.A-603; X07.A-001; X00.FP-001; X00.P-001; X00.M-001; X00.E-001; X00.E-101; X00.E-201; X07.E.001; X07.E-101; X07.E-201; X00.T-001; X00.Y-001 and any other references on drawings and specifications.

8. Item 988 ADD Alternate No. 8: Fully BUILD OUT Education Unit:

- a. **Base Bid Item:** Provide all labor and materials to build Education Area SHELL ONLY defined as “Alternate 8” on the drawings.
- b. **Alternate Item:** Provide all labor and materials to BUILD OUT the Education Area defined as “Alternate 8” on the drawings.
See Drawings X00.G-010; X00.G-020; XC-102; XCP-102; X00.A-001; X00.A-601; X00.A-603; X08.A-001; X00.FP-001; X08.FP-001; X00.P-001; X08.P-001; X00.M-001; X08.M-001; X00.E-001; X00.E-101; X00.E-201; X08.E.001; X08.E-101; X08.E-201; X00.T-001; X08.T-001; X00.Y-001; X08.Y-001 and any other references on drawings and specifications.

9. Item 989 ADD Alternate No. 9: Fully BUILD OUT Administrative Unit:

- a. **Base Bid Item:** Provide all labor and materials to build Administrative Office AREA SHELL ONLY defined as “Alternate 9” on the drawings.
- b. **Alternate Item:** Provide all labor and materials to BUILD OUT the Administrative Office area defined as “Alternate 9” on the drawings.
See Drawings X00.G-010; X00.G-020; XC-102; XCP-102; X00.A-001; X00.A-601; X00.A-603; X09.A-001; X00.FP-001; X09.FP-001; X00.P-001; X09.P-001; X00.M-001; X09.M-001; X00.E-001; X00.E-101; X00.E-201; X09.E.001; X09.E-101; X09.E-201; X00.T-001; X09.T-001; X00.Y-001; X09.Y-001 and any other references on drawings and specifications.

10. Item 990 ADD Alternate No. 10: Add Detention Furniture:

- a. **Base Bid Item:** Provide all labor and materials to prepare substrates (if any) to receive detention furniture. Do not provide or install OFOI, OFCI or CFCI Detention Furniture. Reference FF&E plan, Sheets IN-102A, IN-102B, IN103, IN-104

Alternate Item: Provide all labor and materials to prepare substrates (if any) to receive detention furniture. Provide and install detention furniture marked OFOI, OFCI and CFCI Detention Furniture. Reference FF&E plan, Sheets IN-102A, IN102-B and IN-103, IN-104

11. Item 991 ADD Alternate No. 11: Mechanical Room Lift:

- a. Base Bid Item: Do not Provide all labor and materials to install mechanical room lift, defined as "Alternate 11" on the drawings.
- b. Alternate Item: Provide all labor and materials to install mechanical room lift, defined as "Alternate 11" on the drawings and as specified.

12. Item 992 ADD Alternate No. 12: Pave Staff Parking Areas:

- a. Base Bid Item: Provide all labor and materials to construct staff parking with proper base gravels and finish gravels only - no paving. This alternate is defined as "Alternate 12" on the drawings and as specified.
- b. Alternate Item: Provide all labor and materials to pave and stripe staff parking areas defined as "Alternate 12" on the drawings and as specified.

13. Item 993 ADD Alternate No. 13: Upgrade Doors:

- a. Base Bid Item: Provide all labor and materials to install PAINTED hollow metal doors. Defined as "Alternate 13" on the drawings and as specified.
- b. Alternate Item: Provide all labor and materials to install Plastic Laminate clad hollow metal doors. Defined as "Alternate 13" on the drawings and as specified.

14. Item 994 ADD Alternate No. 14: Add mecho shades in commons area and classrooms:

- a. Base Bid Item: Do not provide or install manual and motorized shades in commons area or classrooms. Defined as "Alternate 14" on the drawings and as specified.
- b. Alternate Item: Provide all labor and materials to install manual and motorized shades in the commons area and classrooms. Defined as "Alternate 14" on the drawings and as specified.

15. Item 995 DEDUCT Alternate No. 15: Deduct personal duress system.

- a. Base Bid Item: Provide personal duress system as drawn and specified. Reference Security Electronics and Technology Drawings and Specifications.
- b. Alternate Item: Do not provide and install personal duress system as drawn and specified. Reference Security Electronics and Technology Drawings and Specifications.

1.6 SCHEDULE OF VALUES

- A. Submit printed schedule on AIA Form G703 - Continuation Sheet for G702. Contractor's standard form or electronic media printout will be considered.

Marie Marston

From: Jess Edwards
Sent: Monday, October 21, 2024 4:58 AM
To: Regina Birdsell; Marie Marston; morissa.s.henn@dhhs.nh.gov; Cassandra.L.Sanchez@ChildAdvocate.nh.gov; jsimonds@sullivancountynh.gov; Eddie.Edwards@dos.nh.gov; Daryl Abbas; William Gannon; lwarnock@hampsteadnh.us; TCrowley@Atkinson-nh.gov; Debra DeSimone; Patrick Long; RKelley@HampsteadPolice.com; mcaron@windhamnh.gov; Tricia Melillo; Ryan Meleedy; Jess Edwards
Subject: Re: REMINDER RE: COMMISSION TO STUDY COMMUNITY IMPACTS OF THE SECURED YOUTH DEVELOPMENT CENTER Notice - 10-21-2024
Importance: High

An aspect that I hope we can add to this is the stated concerns about the failure to include a covered corridor to support the logistics and clinical integration of Hamstead and the YDC.

The current plans rely on an open-air sidewalk between the two youth mental health facilities. HB49's intent was to deliver a replacement YDC that leveraged shared services and virtualization. This was important because of House Finance concerns about the unsustainable cost of operating the Sununu Center and because of the shifting clinical focus away from incarceration to trauma informed, therapeutic care that links residents to the System of Care as a critical part of providing ongoing mental health services upon release.

The "Culture Corridor" between the two facilities is essential as an artery that will let the campus heartbeat be driven by an integrated vision of therapeutic care. This common vision of Culture will drive team excellence and efficiency.

Obviously, the efficiency comes from ease of movement of logistics (pharmacy, housekeeping, dietary, etc) and clinicians. Expecting people and materiel to be moved 100-120 feet exposed to the full range of weather elements of New Hampshire is a plan for failure.

The Culture Corridor (formerly known as "the covered walkway") is both literal and symbolic infrastructure. The final report is incomplete without driving this point home. Currently there is not an actionable plan to make it happen. Instead, other alternatives such as using vans to drive the materials between facilities are being considered. This is absolutely and unequivocally contrary to creating a Center of Excellence leveraging the strengths of Hampstead and the YDC while mitigating the weaknesses of each.

I strongly recommend the addition of this topic to the Final Report.

Best Regards,

Jess Edwards

NH State Representative (Auburn, Candia, Chester, Deerfield)
Chairman, Division III DHHS/Veterans Home, Finance Committee (2020-present)

(603) 370-7885

Jess.Edwards@leg.state.nh.us

www.linkedin.com/in/jessecedwardsjr/

From: Regina Birdsell <Regina.Birdsell@leg.state.nh.us>

Sent: Thursday, October 17, 2024 3:04 PM

To: Marie Marston <Marie.Marston@leg.state.nh.us>; morissa.s.henn@dhhs.nh.gov <morissa.s.henn@dhhs.nh.gov>; Cassandra.L.Sanchez@ChildAdvocate.nh.gov <Cassandra.L.Sanchez@ChildAdvocate.nh.gov>; jsimonds@sullivancountynh.gov <jsimonds@sullivancountynh.gov>; Eddie.Edwards@dos.nh.gov <Eddie.Edwards@dos.nh.gov>; Regina Birdsell <Regina.Birdsell@leg.state.nh.us>; Daryl Abbas <Daryl.Abbas@leg.state.nh.us>; William Gannon <William.Gannon@leg.state.nh.us>; lwarnock@hampsteadnh.us <lwarnock@hampsteadnh.us>; TCrowley@Atkinson-nh.gov <TCrowley@Atkinson-nh.gov>; Debra DeSimone <Debra.DeSimone@leg.state.nh.us>; Jess Edwards <Jess.Edwards@leg.state.nh.us>; Patrick Long <long55@comcast.net>; RKelley@HampsteadPolice.com <RKelley@HampsteadPolice.com>; mcaron@windhamnh.gov <mcaron@windhamnh.gov>; Tricia Melillo <Tricia.Melillo@leg.state.nh.us>; Ryan Meleedy <ryan.meleedy@leg.state.nh.us>

Subject: REMINDER RE: COMMISSION TO STUDY COMMUNITY IMPACTS OF THE SECURED YOUTH DEVELOPMENT CENTER Notice - 10-21-2024

Good Afternoon Commission Members: This is just a reminder of your next meeting of the Commission on Monday, October 21, 2024 @ 10:00am in State House 100.

Please find attached the Notice, Agenda and a draft copy of the Final Report for your review and corrections.

Thank you and have a good day!

Marie

Marie Marston, Executive Assistant
Executive Assistant to Senate President Jeb Bradley
Executive Assistant to the Senate Majority Whip Regina Birdsell
107 North Main Street
State House Room 302
Concord, NH 03301
(603) 271-3479

