
REGISTRATION FORM

**STATE OF NEW HAMPSHIRE
LAKES REGION FACILITY**

**REQUEST FOR QUALIFICATIONS/PROPOSAL (RFQ/P) FOR
STRATEGIC PLANNING SERVICES**

DECEMBER 22, 2017

This page must be returned (emailed) to:

Lakeshore Redevelopment Planning Commission
c/o Chris Shumway
Rist-Frost-Shumway Engineering, P.C.
71 Water Street
Laconia, NH 03246
cshumway@rfsengineering.com

Statement of Qualifications/Proposal Due Date: January 18, 2017

Returning this form will confirm your receipt of the full text of the RFQ/P, indicate your intent to submit a Qualifications/Proposal package, and ensure we have correct information for future correspondence regarding this project.

Please Type/Print Legibly:

Firm: _____

Contact Person: _____

Email: _____

Business Address: _____

Phone: _____

CMS/pjm

**STATE OF NEW HAMPSHIRE
LAKES REGION FACILITY**

**REQUEST FOR QUALIFICATIONS/PROPOSAL (RFQ/P) FOR
STRATEGIC PLANNING SERVICES**

The Lakeshore Redevelopment Planning Commission, operating on behalf of the State of New Hampshire, is issuing this Request for Qualifications/Proposals for firms interested in providing Strategic Planning Services for the State of New Hampshire Lakes Region Facility (NHLRF, a.k.a. the former Laconia State School).

The Strategic Plan will be used to guide a future Redevelopment Master Plan for the NHLRF. Note that this RFQ/P is for Strategic Planning Services (only), and that a separate RFQ/P will be issued for Master Planning Services once the Strategic Plan is substantially progressed.

In its professional services, the Strategic Planner should consider the following:

- The existing approximate 200-acre site.
- Existing buildings throughout the site.
- Potential synergies with and/or impacts to the adjacent Ahern State Park, Opechee Bay (State of New Hampshire) Tract, and Robbie Mills (City of Laconia) Park.
- Potential synergies with the nearby Keewayden Industrial Park.
- Existing transportation infrastructure adjacent to the site and within the region.
- Existing primary utilities serving the site (including water, sanitary sewer, storm drain and storm water management, natural gas, electric power, and telecommunications).
- Local and regional demographics and market.
- Potential redevelopment funding streams (including State, public-private partnerships, full privatization, etc.).
- Potential required land use permitting for redevelopment, including Federal, State, and local approvals, permits, and filings.
- Environmental issues including potential hazardous materials throughout portions of the site and buildings (the intent is not for the Strategic Planner to perform a detailed environmental assessment, but to recognize the issue and to identify potential grant sources for remediation under different funding steam scenarios).
- Public input (the Strategic Planner will be expected to obtain and consider public input using industry-standard techniques which may include public charrettes and meetings, social media surveys, etc. – proposals should outline a clear approach recommended for public input, as well as numbers of charrettes and meetings included).

BACKGROUND:

The Laconia State School's beginning was in the early 1900s as the New Hampshire School for the Feeble-minded, and it operated essentially in this capacity until its closure in 1991. The campus-style development consists of 200+ acres, with several buildings of varying sizes, construction types, qualities, and conditions. Since 1991, the State has repurposed some buildings for other State uses; however, most buildings have been mothballed and are heavily deteriorated. There is concern for potential hazardous materials throughout portions of the site and within the buildings.

The State of New Hampshire has passed legislation, NH House Bill 340 (Chapter 240, Laws of 2017), to form a Redevelopment Planning Commission to study the NHLRF. The purpose of the Commission's work is to identify potential redevelopment alternatives for the NHLRF. Per HB 340, a primary goal of redevelopment will be to promote self-sustaining economic development and job creation for the benefit of the City of Laconia, Belknap County, and the State of New Hampshire.

The Commission consists of the following members:

- George Bald (Committee Chair), former chairman of the Pease Development Authority
- Gino Baroni, Managing Principal & Owner at Trident Project Advisors Group
- Robert Cheney, Attorney with Sheehan Phinney
- George Hurt, former Republican State House representative from Gilford
- Rusty McLearn, Owner, Mills Falls at the Lake
- Chris Shumway, President, Rist-Frost-Shumway Engineering
- Peter Spanos, current Republican State House representative from Laconia

It is expected that the Strategic Planner will work with the Commission to create an overall vision/strategic plan for redevelopment. Again, the Strategic Plan will be used to guide a future Redevelopment Master Plan for the NHLRF, and Master Planning Services will be procured separately.

SUPPORTING MATERIALS:

The following supporting materials are included to supplement this RFQ/P:

- Attachment 1** - HB 340 (which provides additional detail on the Commission's task and on the redevelopment goals)
- Attachment 2** – Lakes Region Facility, Planning Schematic by Parcel
- Attachment 3** – Lakes Region Facility, Building Description and Location
- Attachment 4** – Representative Photographs
- Attachment 5** – Title XIX Public Recreation, Chapter 216-H, Ahern State Park Information
- Attachment 6** – Letter from RPF Environmental Outlining Limited Environmental Observations

SCHEDULE:

The following outline an anticipated time line for the progression of the Strategic Plan:

- December 22, 2017 RFQ/P Issued
- January 4, 2018, 10 am Site Briefing at the Dube Building (Non-Mandatory)
- January 5, 2018..... RFQ/P Questions Due
- January 11, 2018..... Addendum to RFQ/P Issued (if required)
- January 18, 2018..... Responses to RFQ/P Due
- January 25, 2018..... Shortlist for Interviews Identified
- Week of January 29, 2018..... Interviews

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- February 5, 2018 Designated Firm Announced
 - February 7, 2018 Letter of Intent/Notice-to-Proceed Issued
 - February 12, 2018 Strategic Planning Commences
 - April 13, 2018, or sooner Draft Strategic Plan Report Submitted
 - April 27, 2018, or sooner Final Strategic Plan Report Submitted

Except where signage indicates otherwise, the NHLRF site is open to the public and may be accessed for reasonable observation, if desired. The buildings are not open to the public and may not be entered during the RFQ/P period.

SELECTION CRITERIA AND FEE BUDGET:

This will be a qualifications-based selection process, at the discretion of the Commission; the Commission reserves the right to select the proposal it deems in the best overall interest of the assignment. For proposal planning purposes, the Commission has allocated a budget of up to Fifty Thousand Dollars (\$50,000) for comprehensive Strategic Planning (this budget includes professional services and reimbursable expenses). The proposal scope of services should be prepared to fit within, or below, this budget. Proposers may opt to include a recommended base scope of services, along with discretionary scope alternates.

SUBMISSION REQUIREMENTS:

In order to respond to this RFQ/P, please submit 10 bound hardcopies and one USB flash drive of the following information, organized in tabular format, which will be used to evaluate all submissions:

- Tab 1** Description of the firm (location, longevity, staff size, overall portfolio, etc.).
- Tab 2** Proposed approach and scope of services, including base scope, along with any discretionary scope alternates. Also include list of assumptions, limitations, and exclusions. Do not include fee proposal in Tab 2; include fee proposal in Appendix as indicated below.
- Tab 3** Resumes, including principal-in-charge, project manager, and other key personnel, who would be dedicated to this project.
- Tab 4** Representative experience for similar projects completed within the last ten-year period. For projects where Strategic Plan has been fully or partially implemented, include information on implementation successes and challenges.
- Tab 5** References for the representative projects and key personnel identified in Tab 2 and 3 above.
- Tab 6** Description of the firm's and key personnel current workload commitments, and their capacities to participate in this project.
- Tab 7** Subconsultant information (if any), including resumes of key personnel and description of the firm's and key personnel current workload commitments, and their capacities to participate in this project.
- Tab 8** Other information you consider pertinent to your firm's consideration.
- Appendix** In separate sealed envelope, provide fee proposal including fees for professional services and reimbursable expenses.

QUESTIONS:

Except as noted herein, do not contact members of the Commission regarding this RFQ/P. Questions regarding this RFQ/P should be submitted by email (only) to Chris Shumway, cshumway@rfsengineering.com, with copy to George Bald, gbald99@gmail.com and Gino Baroni, gbaroni@tridentgrp.com.

MISCELLANEOUS:

- Neither the Commission nor the Commissioners are responsible for any costs incurred by respondents regarding the preparation of submissions in response to this RFQ/P. All costs shall be borne by the respondents.
- This RFQ/P is not to be construed as creating any contractual relationship between the respondents and the Commission, the State of New Hampshire, and/or any other party.
- The Commission reserves the right to (i) accept or reject any and/or all submissions or (ii) delay consideration of submissions or (iii) to select the firm whose submission is deemed in the best interest of the State of New Hampshire or (iv) not to make any award.
- By submitting a proposal and/or response, the respondent affirmatively waives any claim against the Commission or the State of New Hampshire.

SUBMISSION DELIVERY:

Submissions to this RFQ/P are to be delivered by 2:00 pm on January 18, 2018, to:

Chris Shumway
Rist-Frost-Shumway Engineering, P.C.
71 Water Street
Laconia, NH 03246

CHAPTER 240
HB 340 - FINAL VERSION

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05/04

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Seventeen

AN ACT establishing the lakeshore redevelopment planning commission.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 240:1 New Subdivision; Lakeshore Redevelopment Planning Commission. Amend RSA 10 by
2 inserting after section 4 the following new subdivision:

3 Lakeshore Redevelopment Planning Commission

4 10:5 Lakeshore Redevelopment Planning Commission.

5 I. There is hereby established the lakeshore redevelopment planning commission to study
6 the former Laconia state school land and buildings and training center property to identify potential
7 development alternatives, including but not limited to potential public private partnerships, for the
8 purpose of developing the state-owned property for self-sustaining economic development and job
9 creation for the benefit of the city of Laconia, Belknap county, and the state of New Hampshire.

10 II. In this subdivision, "commission" means the lakeshore redevelopment planning
11 commission, and "lakes region facility" means the former Laconia state school land and buildings
12 and training center property.

13 III. The provisions of this subdivision shall be liberally construed in order to effect its
14 purpose. Nothing in this subdivision shall be construed to waive the state's sovereign immunity.

15 10:6 Membership; Meetings; Compensation.

16 I. The commission shall be comprised of the following members:

17 (a) Three members who shall have experience as real estate developers or have business
18 experience, appointed by the governor and council.

19 (b) One member with business experience who is a resident of Belknap county,
20 appointed by the governor and council.

21 (c) One member appointed by the mayor and city council of the city of Laconia.

22 (d) One member with business experience, appointed by the speaker of the house of
23 representatives.

24 (e) One member with business experience, appointed by the senate president.

25 II. The governor shall appoint a member of the commission to be the chairperson.

26 III. Appointments to the commission shall be made within 20 days of the effective date of
27 this section. The first meeting shall be not later than 30 days after the effective date of this section.
28 The commission shall hold meetings at the call of the chairperson. Meetings shall be held at least
29 quarterly. Four members of the commission shall constitute a quorum. An affirmative vote by 4

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1 members is necessary for any action by the commission.

2 IV. Members shall serve without compensation from the commission, except for
3 reimbursement of such incidental expenses determined by the commission to be necessary which
4 are incurred while performing commission business.

5 10:7 Duties of the Commission. The commission shall:

6 I. Conduct a comprehensive evaluation and study of the physical and environmental
7 condition of the lakes region facility, including the land and buildings. This study shall have as a
8 primary concern collecting information to assess the potential of the lakes region facility for
9 economic development benefitting the city of Laconia, Belknap county, and the state. This study
10 may include undertaking environmental reviews and assessments necessary to evaluate
11 opportunities and alternatives for future site reuse and development.

12 II. Formulate a comprehensive plan, including potential alternative uses which may also
13 include change of ownership, for the reuse and redevelopment of the lakes region facility. This plan
14 shall include an evaluation and recommendation regarding each existing building at the lakes
15 region facility, assessing its potential for short-term and long-term reuse and redevelopment. Such
16 recommendations shall be consistent with the purposes of this subdivision. This plan shall also
17 include an evaluation of proposed financing mechanisms for implementing any recommended action
18 proposed by the commission.

19 III. Solicit input from relevant parties to identify potential reuse and redevelopment
20 opportunities from a broad range of public and private sources, not limited to, developers, planners,
21 and state, county, and municipal officials.

22 IV. Identify potential opportunities for integrating future reuse and redevelopment of the
23 lakes region facility with Ahern state park that will mutually benefit both locations, and make
24 recommendations based upon the findings.

25 V. Explore different partnership models and agency structures, including a state authority
26 similar to the Pease development authority, and recommend a governing structure to implement
27 the comprehensive plan for reuse and redevelopment prepared by the commission.

28 VI. Identify opportunities to fund the elimination of barriers to reuse and redevelopment,
29 including, but not limited to, the receipt of grants, awards, tax credits, and other similar public or
30 private funds.

31 VII. Develop recommendations for infrastructure needs related to the lakes region facility
32 for consideration in the state capital budget for fiscal years 2020 and 2021. Recommendations may
33 include but not be limited to any transportation, water, or redevelopment needs based on the
34 comprehensive evaluation of the lakes region facility prepared by the commission.

35 VIII. Make recommendations, in consultation with the planning board and the city council
36 in the city of Laconia, for any local planning or zoning changes needed to further reuse and
37 redevelopment of the lakes region facility, including, without limitation, integrating such reuse and

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1 redevelopment with Ahern state park.

2 IX. Make recommendations for any legislative changes necessary to implement the
3 recommendations by the commission.

4 X. Make recommendations for administrative rule changes necessary to implement the
5 recommendations of the commission.

6 10:8 Powers of the Commission.

7 I. The commission may appoint a coordinator and establish committees and subcommittees
8 of the commission. The commission, or the coordinator subject to the direction of the commission,
9 may hire agents and employees, without regard to any personnel or civil service law or rule of the
10 state, prescribe their duties and qualifications, and fix and pay their compensation and expenses.
11 Any person hired by the commission as an employee shall be a nonclassified employee of the state,
12 an employee at will, and serve at the pleasure of the commission.

13 II. Notwithstanding any other provision of law, the commission may:

14 (a) Request, accept, and expend any federal funds available to the commission to carry
15 out the purposes of this subdivision or the duties of the commission, provided that state funds
16 available to be expended by the commission shall not exceed \$365,000 in capital and general fund
17 appropriations.

18 (b) Make purchases and enter into contracts on behalf of the commission without regard
19 to any provision of law relating to public purchases or contracts.

20 (c) Enter into leases or rental agreements with terms not to exceed 3 years for office
21 space or equipment deemed necessary by the commission to carry out its duties under this
22 subdivision.

23 III. Notwithstanding any other provision of law, public employees and officials, both elected
24 or appointed, of the state and any of its political subdivisions may serve, if appointed in accordance
25 with the provisions of this subdivision, as commission members or members of any committee or
26 subcommittee of the commission. Any such public employee or official shall serve without
27 compensation, except that such officials and employees may be reimbursed by the commission for
28 such incidental expenses determined by the commission to be necessary and incurred while
29 performing commission business.

30 10:9 Coordinator Authorized.

31 I. The coordinator, if one is appointed by the commission, shall be the chief executive and
32 administrative officer of the commission and shall have general and active supervision and direction
33 over the day-to-day business and affairs of the commission and its committees, subcommittees,
34 employees, and consultants, subject, however, to the direction and control of the commission.

35 II. The coordinator shall perform all such other duties as from time to time may be assigned
36 to him or her by the commission.

37 III. The coordinator shall be entitled to:

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1 (a) Such compensation as established by the commission subject to approval by the
2 fiscal committee of the general court; and

3 (b) Payment for such other necessary expenses incurred while actually engaged in the
4 performance of her or his duties under this subdivision.

5 IV. Once appointed, the coordinator shall serve in such capacity until he or she resigns or is
6 removed by vote of the commission. The commission may remove the coordinator without cause and
7 for any reason.

8 10:10 Reports. The commission shall make its first report no later than September 1, 2018, and
9 every 6 months thereafter or more frequently as deemed necessary by the commission, to each of
10 the appointing authorities under RSA 10:5 and to the capital budget overview committee under RSA
11 17-J. The initial report shall include a progress report of the commission's work and any proposals
12 for legislation deemed necessary by the commission.

13 240:2 State Employees; Defense and Indemnification. Amend RSA 99-D:2 to read as follows:

14 99-D:2 Defense and Indemnification. If any claim is made or any civil action is commenced
15 against a present or former officer, trustee, official, or employee of the state or any agency thereof,
16 including members of the New Hampshire national guard and any justice of the district, municipal,
17 probate, superior, or supreme court, or the clerks or bail commissioners thereof, or any harbor
18 master appointed by the Pease development authority, division of ports and harbors, or officials and
19 employees of the New Hampshire housing finance authority, or directors, officers, and employees of
20 the Pease development authority, ***members and employees of the lakeshore redevelopment***
21 ***planning commission***, or directors, officers, and employees of the land and community heritage
22 investment authority seeking equitable relief or claiming damages for the negligent or wrongful
23 acts and the officer, trustee, official, or employee requests the state to provide representation for
24 him or her, and the attorney general, or, in the case of a claim or civil action commenced against the
25 attorney general, the governor and council, determines that the acts complained of were committed
26 by the officer, trustee, official, or employee while acting within the scope of official duty for the state
27 and that such acts were not wanton or reckless, the attorney general shall represent and defend
28 such person with respect to such claim or throughout such action, or shall retain outside counsel to
29 represent or defend such person, and the state shall defray all costs of such representation or
30 defense, to be paid from funds not otherwise appropriated. In such case the state shall also protect,
31 indemnify, and hold harmless such person from any costs, damages, awards, judgments, or
32 settlements arising from the claim or suit. The attorney general or governor and council shall not
33 be required to consider the request of such person that representation be provided for him or her
34 unless within 7 days of the time such person is served with any summons, complaint, process,
35 notice, demand, or pleading the person shall deliver the original or a copy thereof to the attorney
36 general or, in the case of an action against the attorney general, to the governor and council. As a
37 condition to the continued representation by the attorney general and to the obligation of the state

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1 to indemnify and hold harmless, such officer, trustee, official, or employee shall cooperate with the
2 attorney general in the defense of such claim or civil action. No property either real or personal of
3 the state of New Hampshire shall be subject to attachment or execution to secure payment of or to
4 satisfy any obligations of the state created under this chapter. Upon the entry of final judgment in
5 any action brought under this chapter, the governor shall draw a warrant for said payment out of
6 any money in the treasury not otherwise appropriated, and said sums are hereby appropriated. The
7 attorney general shall have the authority to settle any claim brought under this chapter by
8 compromise and the amount of any such settlement shall be paid as if the amount were awarded as
9 a judgment under this chapter. Indemnification by the state under this section shall be for the
10 actual amount of costs, damages, awards, judgments, or settlements personally incurred by any
11 such officer, trustee, official, or employee, and the state shall not pay any amounts for which
12 payment is the obligation of any insurance carrier or company under a policy or policies of
13 insurance or any other third party under a similar obligation.

14 240:3 Capital Appropriation for Lakeshore Redevelopment Planning Commission; Lapse of 2013
15 Appropriation.

16 I. The sum of \$115,000 from the unencumbered balance of the capital appropriation made
17 to the department of administrative services in 2013, 195:1, II, A, 1, as extended by 2015, 220:23, 8,
18 for emergency repairs of all state-owned facilities shall lapse on the effective date of this act.

19 II. The sum of \$115,000 is hereby appropriated to the lakeshore redevelopment planning
20 commission established under RSA 10:5 for the purpose of undertaking any required title,
21 subdivision, and other land preparation needed for the sale of the former Laconia state school
22 property and training center property, and for the purpose of employing a consultant with real
23 estate or financial expertise in preparation of the request for proposals for the sale of said property.
24 Said funds shall not lapse until June 30, 2021.

25 III. To provide funds for the appropriation made in paragraph II, the state treasurer is
26 hereby authorized to borrow upon the credit of the state not exceeding the sum of \$115,000 and for
27 said purpose may issue bonds and notes in the name of and on behalf of the state of New Hampshire
28 in accordance with RSA 6-A. Payments of principal and interest on the bonds and notes shall be
29 made from the general fund of the state.

30 IV. All contracts and projects and plans and specifications therefor for the projects
31 authorized in this section shall be awarded in accordance with the provisions of RSA 21-I.

32 240:4 Appropriation. The sum of \$250,000 for the fiscal year ending June 30, 2017 is hereby
33 appropriated to the lakeshore redevelopment planning commission for the purposes of its duties
34 under RSA 10:5 through RSA 10:10. The appropriation in this section shall not lapse until June 30,
35 2021. The governor is authorized to draw a warrant for said sum out of any money in the treasury
36 not otherwise appropriated.

37 240:5 Repeal. 2015, 276:113 relative to the sale of the former Laconia state school land and

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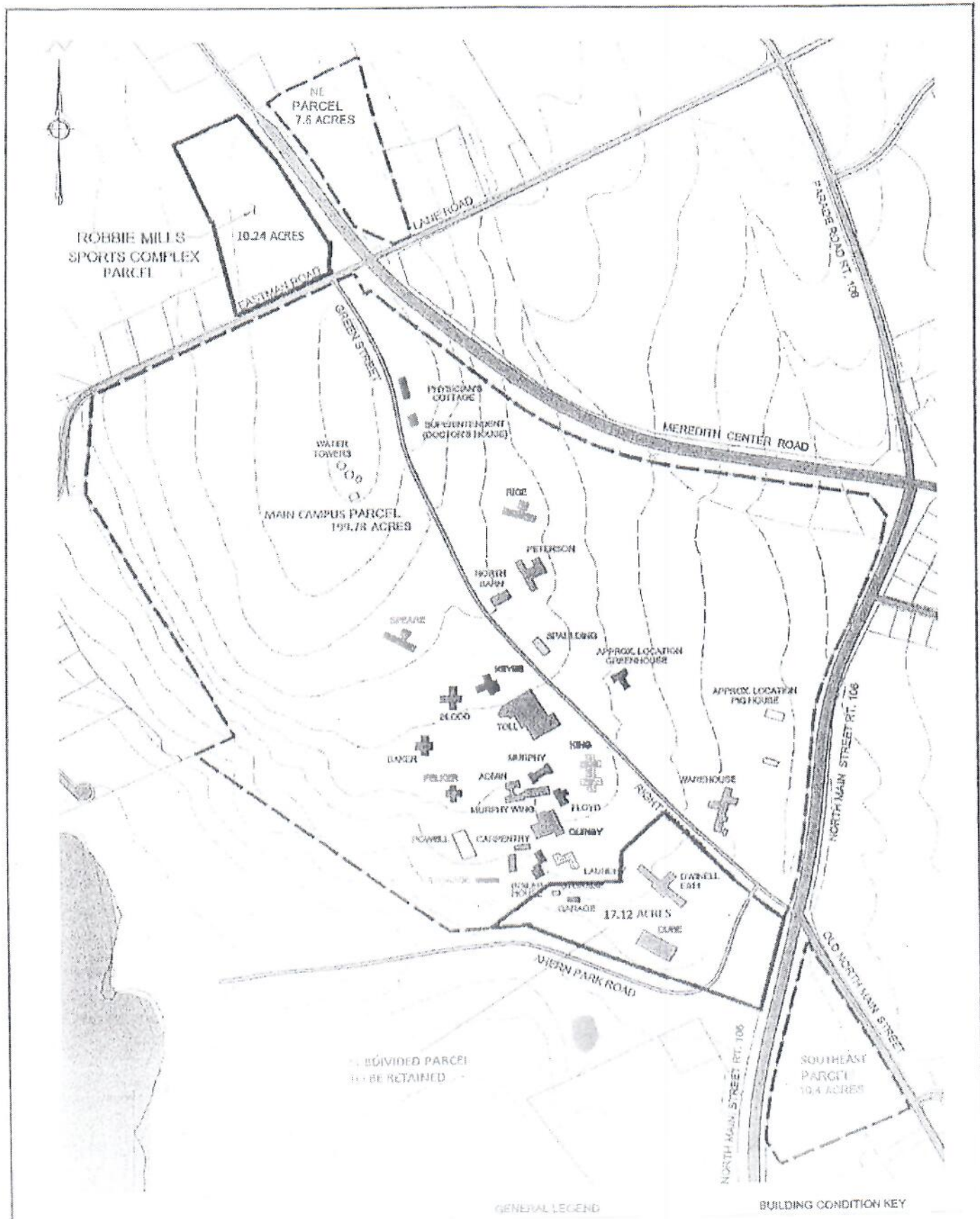
1 buildings, is repealed.

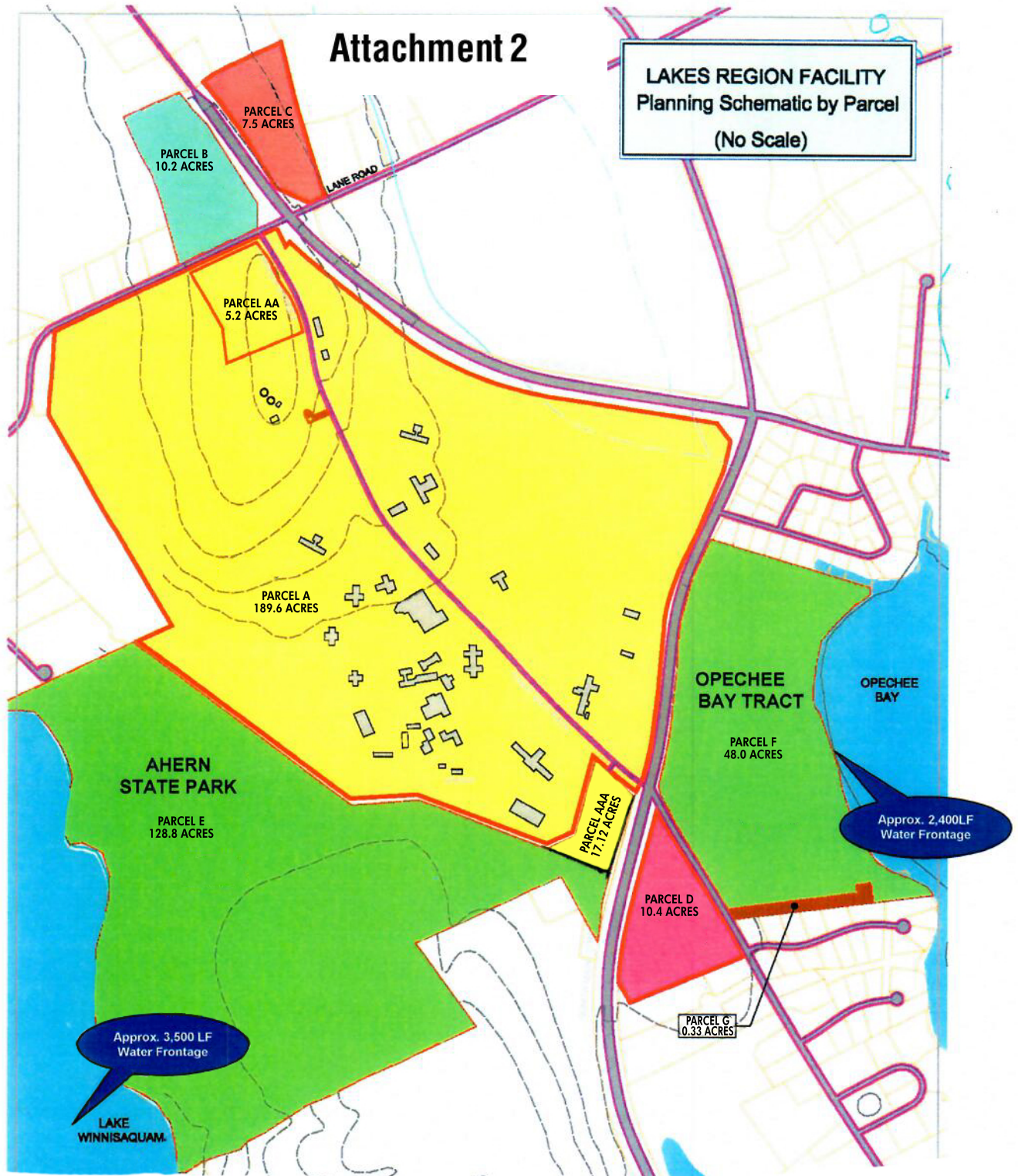
2 240:6 Severability. If any provision of this act or the application thereof to any person or
3 circumstance is held invalid, the invalidity does not affect other provisions or applications of the act
4 which can be given effect without the invalid provisions or applications, and to this end the
5 provisions of this act are severable.

6 240:7 Effective Date. This act shall take effect upon its passage.

Approved: July 18, 2017

Effective Date: July 18, 2017





Parcel A - Primary Parcel for Strategic Planning.

Parcel AA - Contiguous to and Part of Parcel A, but of interest to City of Laconia to support use of Parcel B.

Parcel AAA - Site (and two buildings) removed from Parcel A, for continued use by State of New Hampshire.

Parcel B - Under 99-year lease to City of Laconia; developed as Robbie Mills Park (baseball, soccer, field hockey).

Parcel C - Under 99-year lease to City of Laconia.

Parcel D - Under 99-year lease to City of Laconia.

Parcel E - Ahern State Park.

Parcel F - Opechee Bay Tract.

Attachment 3

Lakes Region Facility Laconia, New Hampshire



Building Description and Location

Lakes Region Facility Evaluation

Occupied

Carpentry Shop – Built 1963, 2,808 square feet (sqft)

Building in very good structural shape; own heating system. Used by maintenance staff.

Dwinell – Built 1958, 17,615 square feet sqft

Occupied by Dept. of Safety - -911 and Lakes Region Mutual Aid. 15 Year leases. Dept. of Safety underwent a major overhaul of the building when before they occupied the building.

Physician's Cottage – Built 1952, 2,438 sqft

Residential facility for the Designated Receiving Facility (DRF); general condition is good. Water being provided by new well. Fire protection pump being installed for fire suppression. Windows have been replaced.

Superintendents/Doctors Cottage – Built 1948, 2,488 sqft

Training and office space for the Designated Receiving Facility; general condition is good. Water being provided by new well. Fire protection pump being installed for fire suppression. Windows have been replaced.

Warehouse – Built 1950, 11,440 sqft

Building structurally sound; being used for general storage and by NH Fish and Game for game storage. South side of roof has been replaced. The north side of the roof needs to be replaced.

Good Condition

Administration – Built 1967, 11,654 sqft

Used by Corrections for administrative staff; some roof leaks, generally good condition.

Dube – Built 1969, 22,685 sqft

Building in general good condition, boiler system has been installed. Roof is in fair condition; not handicapped accessible from the first floor to lower level; needs electrical and mechanical upgrades. Was utilized by Marine Patrol in 2016 as temporary headquarters while Marine Patrol building in Gilford was constructed.

Murphy Wing – Built 1963, 6,869 sqft

Used for inmate care; general in good shape with some roof leaks.

Peterson – Built 1971, 10,891 sqft

Occupied by Corrections until closure; had a major upgrade in 2006. Some of the piping in the building has been vandalized.

Quinby – Built 1905, 32,965 sqft

Used by Corrections as dining facility for Corrections inmates, generally in good condition.

Rice – Built 1954, 7,797 sqft

Used by Corrections as inmate housing; structurally sound with some roof leaks; has ground water infiltration in utility areas

Speare – Built 1954, 7,797 sqft

Used by Corrections as inmate housing; structurally sound with some roof leaks; has ground water infiltration in boiler area.

Toll – Built 1975, 51,468 sqft

Has updated infrastructure. Has pool and gym. Used for classrooms. Minor roof leaks and rotted fascia boards.

Disrepair

King – Built 1964, 11,124 sqft

Used as inmate housing; structurally sound with some roof leaks, some mold and water damage (bathrooms).

Maintenance Laundry – Built 1909, 6,516 sqft

Has roof leaks and flashing damage.

Powell – Built 1962, 15,590 sqft

Updated electrical. Roof replaced. Heavy mold presence.

Spaulding – Built 1915, 12,146 sqft

Occupied by the multiple Offender Program; has had heating system leaks in the past that caused degradation of some structural members making some rooms unsafe, insufficient electrical, overloaded circuits, bathrooms in need of major repair.

Major Disrepair

Baker – Built 1927, 15,000 sqft

Never occupied by Corrections, roof has failed and major structural damage caused by water infiltration – basement floor heaved up to 6” and heavy mold infestation.

Blood – Built 1942, 18,970 sqft

Vacated by Corrections in 2003, roof leaks, water damage and mold infestation.

Boiler House/Pipe Shop – Built 1905, 3,374 sqft

Roof leaks, ground water seepage; no other possible reuse without considerable amount of work.

Felker – Built 1913, 14,185 sqft

Never occupied by Corrections; roof failed with water infiltration and heavy mold infestation.

Floyd – Built 1907, 12,907 sqft

Never occupied by Corrections; roof damage, water leaks, structural damage and mold infestation.

Greenhouse – Built 1941

Overall condition is poor, greenhouse glass mostly gone, basement of workhouse floods and may have environmental hazards

Keyes – Built 1917, 16,153 sqft

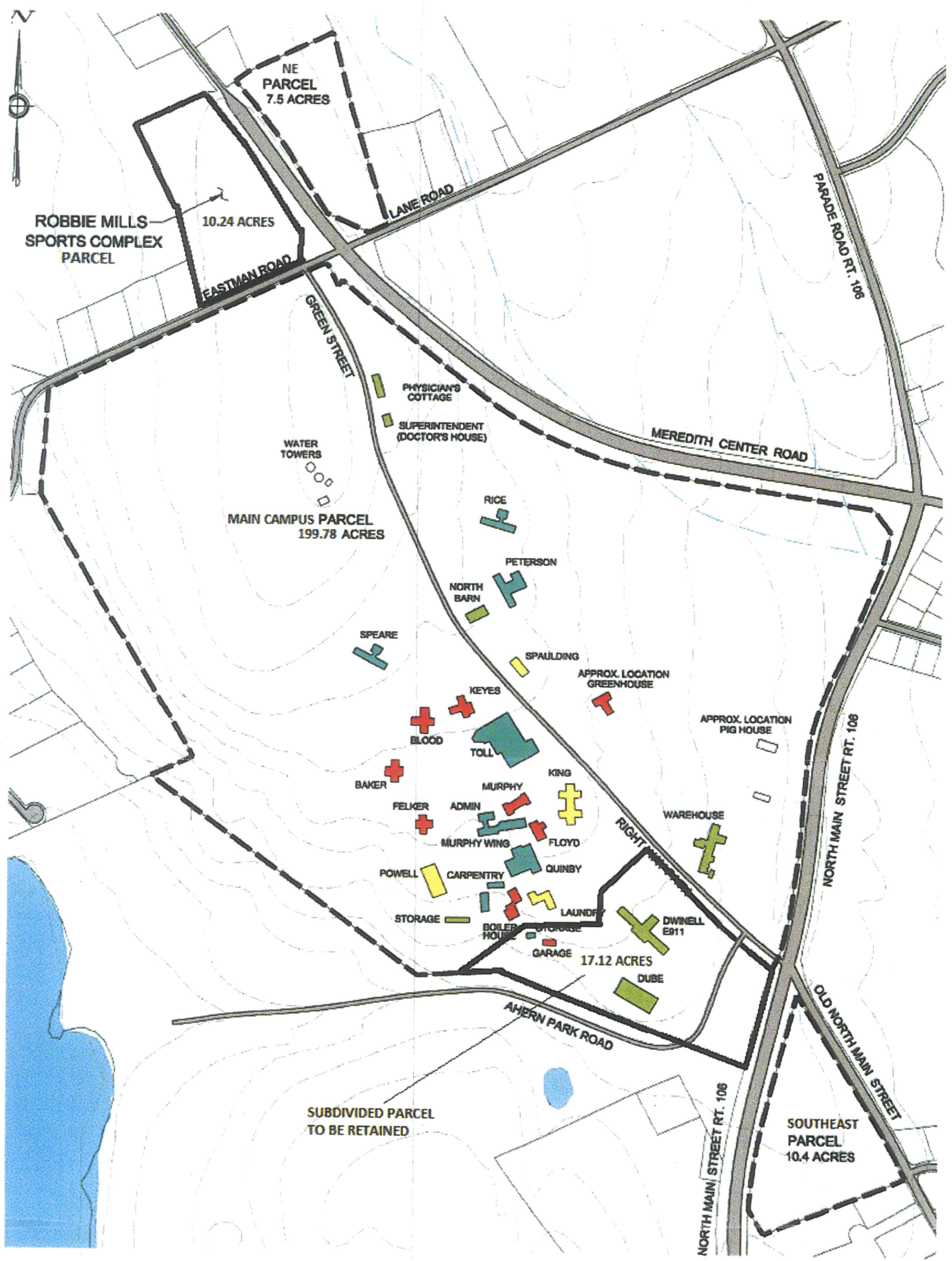
Vacated by Corrections around 2004; roof leaks, water damage and mold infestation.

Maintenance Garage – Built 1952, 5,600 sqft

Severe concrete deck degradation and the floor may fail; upper floor not to be used for housing vehicles or heavy loads; underground gas storage tank had failed and ground water being monitored.

Murphy – Built 1935, 17,327 sqft

Use as inmate space, roof leaks, floors damaged by inmates, holes in the floor and weakened throughout, roof in poor condition.



JUNE 16, 2011
DRAFT FINDINGS

**LAKES REGION FACILITY
 LACONIA, NEW HAMPSHIRE**



GENERAL LEGEND

- PROPERTY BOUNDARY PARCELS A, B, C
- EXISTING BUILDING
- ROADWAY
- WATER
- PARCELS
- TOPOGRAPHIC CONTOURS 20' INTERVALS

BUILDING CONDITION KEY

- OCCUPIED - GOOD CONDITION
- GOOD CONDITION - MINOR RESTORATION REQD
- DISREPAIR - SOME RESTORATION REQUIRED
- MAJOR REPAIR - POSSIBLE DEMOLITION



Parcel info and boundaries added 5-25-16 by Dept. of Admi

STATE OF
NEW HAMPSHIRE
LAKES REGION FACILITY















OVERFILL ALARM

NO. 6
ONLY

1993





09/26/2011







09/26/2011



TITLE XIX

PUBLIC RECREATION

CHAPTER 216-H

AHERN STATE PARK

Section 216-H:1

216-H:1 Declaration of Policy. – Under the impact of a steadily increasing population and the effects of the continuing development of land for residential and other purposes, few large tracts of forest land, particularly with a lake frontage, remain available in New Hampshire. Laconia developmental services, located in the city of Laconia, with a shoreline of approximately 3,500 feet on Lake Winnisquam, is one such tract which is owned by the state and is deemed to be a natural resource that should be preserved for the enjoyment and benefit of the citizens of this state and the many tourists from other states and countries who visit here. The general court therefore deems it to be a major asset and a significant benefit to the general public to retain this wonderful shoreline on the lake and approximately 200 acres, more or less, of the contiguous property immediately back from the shoreline of the lake, to be perpetually preserved as a state park for the generations to come.

Source. 1983, 299:1. 1988, 107:5, eff. June 17, 1988.

Section 216-H:2

216-H:2 Authority. – The commissioner of the department of resources and economic development, with the consent of the governor and council, is hereby authorized, if and when Laconia developmental services is relocated or this overall property becomes available for disposal, to delineate and develop the 200 acres, more or less, located nearest to and including the approximately 3,500 foot shoreline on Lake Winnisquam, as a state park.

Source. 1983, 299:1. 1988, 107:5, eff. June 17, 1988.

Section 216-H:3

216-H:3 Ahern State Park. – Pursuant to RSA 4:43, the general court hereby designates and names this tract of land, upon its availability and development as a park under RSA 216-H:2, Ahern state park.

Source. 1983, 299:1. 1998, 76:2, eff. July 1, 1998.

Section 216-H:4

216-H:4 State Ownership; Permanent Retention. –

I. Notwithstanding the provisions of RSA 4:29 or any other law to the contrary, if Laconia developmental services is relocated, or this overall property becomes available for disposal and a state park is not developed pursuant to RSA 216-H:2, the 200 acres more or less and the approximately 3,500 feet of shoreline on Lake Winnisquam shall be retained and preserved on a permanent basis by the state in its natural botanical and geological state.

II. Nothing in this chapter shall prohibit Laconia developmental services from utilizing the 200 acres and the approximately 3,500 feet of shoreline for purposes of the school's rehabilitation program; provided, however, the 200 acres and shoreline shall not be developed or used by any other agency of the state or commercial interest for any other purpose.

Source. 1987, 102:1. 1988, 107:5, eff. June 17, 1988.

Section 216-H:5

216-H:5 Ahern State Park Advisory Committee. – [Repealed 2010, 368:1(24), eff. Dec. 31, 2010.]

Attachment 6



Hazardous Materials Inspection & Assessment
Asbestos, Mold, Lead Paint, Radon, PCBs
Air Quality Testing and Investigations
Industrial Hygiene, Safety & Training

February 15, 2017

Mr. Stephen R. Lorentzen
State of NH; Dept. of Admin. Services
Bureau of Facilities
State House Annex, Room 420
25 Capital Street
Concord, NH 03302-0483

Re: Former Laconia State Prison/School Campus
Limited Observations
RPF Project No. 177796

Dear Mr. Lorentzen:

On January 26, 2017, RPF Environmental, Inc. (RPF) Dennis N. Francoeur Jr., CIH CSP CMI accompanied you and staff members on a brief site visit at the Laconia campus. Emphasis was placed on the Dube, Toll, Spaulding, and Peterson buildings (with a few others quickly looked at). No sampling or measurements were made. RPF understands that the buildings have been mothballed to some extent, for approximately 19 years. As discussed, on-site life safety codes, access, fire protection, and electrical safety would need to be evaluated and upgraded before re-occupancy could occur. Full NESHAP asbestos surveys, PCBs, mercury, and lead-based paint testing would be required prior to any renovations. During this visit, RPF concentrated primarily on asbestos and mold-related issues, and in some cases, basic safety. Many of the buildings were not accessible due to known or visible structural damage that would put workers at risk during entry into the buildings that would require full or partial demolition. This would require discussions with the NH Department of Environmental Resources (NH DES), as it relates to NESHAP issues regarding asbestos within the buildings and on the roofs and windows.

A summary of our observations and opinions are presented below.

Dube Building

Of the four buildings of initial concern, Dube appears the most likely to rehabilitate for reuse. It is a single-story structure with a finished basement. Flooring consists of carpeting and sheet flooring in fair condition. Wall board systems and ceilings are in fair to good shape. Visible mold was very limited and mold odors were minimal to not present. Minor roof leak evidence was observed. The building has a sprinkler system and baseboard heat, and is maintained at approximately 50 degrees Fahrenheit. Suspect asbestos containing building materials (ACBM) include, but are not limited to flooring, wall board and ceiling systems, roofing, and a limited number of mudded thermal system insulation (TSI) pipe fittings. Installation of water leak sensors in various spots would assist in controlling water intrusion and future mold growth.

Toll Building

Toll Building is primarily a two-story recreation facility with a gym with a hard wood floor, a large pool, locker rooms, classrooms, and meeting rooms. Various roof leaks have resulted in water damaged ceiling tiles and fungal growth. The lack of conditioned air, heat in the winter, and ventilation in the spring through fall is slowly leading to fungal/microbial growth on many painted walls, such as in the gym, pool area, and ceiling tiles on the upper floor. This condition will become worse without maintaining heating and cooling in the building to control moisture. On many walls, the fungal growth was observed two to six feet high, and this fungal growth will progress until humidity is controlled and the existing fungal growth is removed. Heating, ventilation, and air conditioning (HVAC) systems are present but not operational. The building has no sprinkler systems and is not heated at this time. Mold and musty odors are present in certain parts of the facility, which will most likely increase if the mold is not remediated and moisture controlled. One other area with visible mold issues is the mechanical room.

Various suspect ACM was observed, including various floor tiles, ceiling tiles, and wallboard systems. Floor tiles are starting to peel and come loose from the moisture issues, and will become more damaged without moisture control.

Spaulding Building

Spaulding building is a three-story wooden structure with plaster walls and ceilings, and in most locations, it has wooden floors. In many locations, the wall and ceiling paint is cracked and peeling with much of the paint in the basement level on the floor. Based on the age of the building, it is likely that lead is present in the paint. Visible mold is present on surfaces on the third floor of the facility.

Peterson Building

Peterson building is a single-story building with 9" tile floors, gypsum walls, and ceiling tiles. Much damage is present with wet floors. The sprinkler room is in a basement room with water present on the floor. Mold is starting to progress on various walls and materials.

Other Buildings

RPF attempted to access Floyd and Murphy buildings, but did not enter due to partially collapsed ceilings.

Baker, Felker and Blood buildings were not entered.

Rice was in similar shape as the buildings above, with water on the floor of the electrical room and sprinkler control area. It is recommended that employees not enter this room due to electrical hazards.

Speare was also significantly damaged with significant mold growth visible.

King was entered quickly. Ceiling tiles, floor tiles, and ceramic tiles were observed with significant roof leaks, and this building will most likely qualify for full gut or demolition.

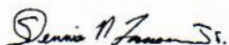
The Administration Building entryway and lobby were entered only. As it was last occupied in 1999, mold and musty odors were strong, and numerous water leaks from the roof were present. 9" floor tiles, various ceiling tiles, and wall board systems were observed.

Conclusion

Based on condition of the buildings and the presence of suspect ACBM, mold, possible lead paint in damaged condition, and dead rodents and birds, employees who must enter the buildings should be trained and required to wear a minimum of NIOSH N95 filtering dusk masks. Although mold is not regulated, continued exposure to elevated mold spores and metabolites can lead to cases of significant allergies, toxic reactions, and/or infections in employees. Mold will continue to spread without controlling the moisture in the air and from water leaks.

Prior to renovation activity, additional pre-construction surveys will be required to comply with current State of NH, EPA and OSHA requirements throughout affected areas. Engineering studies may also be needed prior to inspections due to structural issues. If you would like further assistance or have questions, please call our office.

Sincerely,
RPF ENVIRONMENTAL, INC.



Dennis N. Francoeur Jr., CIH CSP CMI
EH&S Consultant
Licensed NH Asbestos Inspector NH AI 000301

Enclosures : Limitations

LIMITATIONS

1. The observations and conclusions presented in the Report were based solely upon the services described herein, and not on scientific tasks or procedures beyond the RPF Environmental, Inc. Scope of Work (SOW) as discussed in the proposal and/or agreement. The conclusions and recommendations are based on visual observations and testing, limited as indicated in the Report, and were arrived at in accordance with generally accepted standards of industrial hygiene practice and asbestos professionals. The nature of this survey or monitoring service was limited as indicated herein and in the report or letter of findings. Further testing, survey, and analysis is required to provide more definitive results and findings.
2. For site survey work, observations were made of the designated accessible areas of the site as indicated in the Report. While it was the intent of RPF to conduct a survey to the degree indicated, it is important to note that not all suspect ACBM material in the designated areas were specifically assessed and visibility was limited, as indicated, due to the presence of furnishings, equipment, solid walls and solid or suspended ceilings throughout the facility and/or other site conditions. Asbestos or hazardous material may have been used and may be present in areas where detection and assessment is difficult until renovation and/or demolition proceeds. Access and observations relating to electrical and mechanical systems within the building were restricted or not feasible to prevent damage to the systems and minimize safety hazards to the survey team.
3. Although assumptions may have been stated regarding the potential presence of inaccessible or concealed asbestos and other hazardous material, full inspection findings for all asbestos and other hazardous material requires the use of full destructive survey methods to identify possible inaccessible suspect material and this level of survey was not included in the SOW for this project. For preliminary survey work, sampling and analysis as applicable was limited and a full survey throughout the site was not performed. Only the specific areas and /or materials indicated in the report were included in the SOW. This inspection did not include a full hazard assessment survey, full testing or bulk material, or testing to determine current dust concentrations of asbestos in and around the building. Inspection results should not be used for compliance with current EPA and State asbestos in renovation/demolition requirements unless specifically stated as intended for this use in the RPF report and considering the limitations as stated therein and within this limitations document.
4. Where access to portions of the surveyed area was unavailable or limited, RPF renders no opinion of the condition and assessment of these areas. The survey results only apply to areas specifically accessed by RPF during the survey. Interiors of mechanical equipment and other building or process equipment may also have asbestos and other hazardous material present and were not included in this inspection. For renovation and demolition work, further inspection by qualified personnel will be required during the course of construction activity to identify suspect material not previously documented at the site or in this survey report. Bordering properties were not investigated and comprehensive file review and research was not performed.
5. For lead in paint, observations were made of the designated accessible areas of the site as indicated in the Report. Limited testing may have been performed to the extent indicated in the text of the report. In order to conduct thorough hazard assessments for lead exposures, representative surface dust testing, air monitoring and other related testing throughout the building, should be completed. This type of in depth testing and analysis was beyond the scope of services for the initial inspection. For lead surveys with XRF readings, it is recommended that surfaces found to have LBP or trace amount of lead detected with readings of less than 4 mg/cm² be confirmed using laboratory analysis if more definitive results are required. Substrate corrections involving destructive sampling or damage to existing surfaces (to minimize XRF read-through) were not completed. In some instances, destructive testing may be required for more accurate results. In addition, depending on the specific thickness of the paint films on different areas of a building component, differing amounts of wear, and other factors, XRF readings can vary slightly, even on the same building component. Unless otherwise specifically stated in the scope of services and final report, lead testing performed is not intended to comply with other state and federal regulations pertaining to childhood lead poisoning regulations.

6. Air testing is to be considered a “snap shot” of conditions present on the day of the survey with the understanding that conditions may differ at other times or dates or operational conditions for the facility. Results are also limited based on the specific analytical methods utilized. For phase contrast microscopy (PCM) total airborne fiber testing, more sensitive asbestos-specific analysis using transmission electron microscopy (TEM) can be performed upon request.
7. For asbestos bulk and dust testing, although polarize light microscopy (PLM) is the method currently recognized in State and federal regulations for asbestos identification in bulk samples, some industry studies have found that PLM may not be sensitive enough to detect all of the asbestos fibers in certain nonfriable material, vermiculate type insulation, soils, surface dust, and other materials requiring more sensitive analysis to identify possible asbestos fibers. In the event that more definitive results are requested, RPF recommends that confirmation testing be completed using TEM methods or other analytical methods as may be applicable to the material. Detection of possible asbestos fibers may be made more difficult by the presence of other non-asbestos fibrous components such as cellulose, fiber glass, etc., by binder/matrix materials which may mask or obscure fibrous components, and/or by exposure to conditions capable of altering or transforming asbestos. PLM can show significant bias leading to false negatives and false positives for certain types of materials. PLM is limited by the visibility of the asbestos fibers. In some samples the fibers may be reduced to a diameter so small or masked by coatings to such an extent that they cannot be reliably observed or identified using PLM.
8. For hazardous building material inspection or survey work, RPF followed applicable industry standards; however, RPF does not warrant or certify that all asbestos or other hazardous materials in or on the building has been identified and included in this report. Various assumptions and limitations of the methods can result in missed materials or misidentification of materials due to several factors including but not limited to: inaccessible space due to physical or safety constraints, space that is difficult to reach to fully inspect, assumptions regarding the determination of homogenous groups of suspect material, assumptions regarding attempts to conduct representative sampling, and potential for varying mixtures and layers of material sampled not being representative of all areas of similar material.
9. Full assessments often requires multiple rounds of sampling over a period of time for air, bulk material, surface dust and water. Such comprehensive testing was beyond the scope of RPF services. In addition clearance testing for abatement, as applicable, was based on the visual observations and limited ambient area air testing as indicated in the report and in accordance with applicable state and federal regulations. The potential exists that microscopic surface dust remains with contaminant present even in the event that the clearance testing meets the state and federal requirements. Likewise for building surveys, visual observations are not sufficient alone to detect possible contaminant in settled dust. Unless otherwise specifically indicated in the report, surface dust testing was not included in the scope of the RPF services.
10. For abatement or remediation monitoring services: RPF is not responsible for observations and test for specific periods of work that RPF did not perform full shift monitoring of construction, abatement or remediation activity. In the event that problems occurred or concerns arouse regarding contamination, safety or health hazards during periods RPF was not onsite, RPF is not responsible to provide documentation or assurances regarding conditions, safety, air testing results and other compliance issues. RPF may have provided recommendations to the Client, as needed, pertaining to the Client’s Contractor compliance with the technical specifications, schedules, and other project related issues as agreed and based on results of RPF monitoring work. However, actual enforcement, or waiving of, contract provisions and requirements as well as regulatory liabilities shall be the responsibility of Client and Client’s Contractor(s). Off-site abatement activities, such as waste transportation and disposal, were not monitored or inspected by RPF.
11. For services limited to clearance testing following abatement or remediation work by other parties: The testing was limited to clearance testing only and as indicated in the report and a site assessment for possible environmental health and safety hazards was not performed as part of the scope of this testing. Client, or Client’s abatement contractor as applicable, was responsible for performing visual inspections

- of the work area to determine completeness of work prior to air clearance testing by RPF.
12. For site work, including but not limited to air clearance testing services, in which RPF did not provide full site safety and health oversight, abatement design, full shift monitoring of all site activity, RPF expresses no warranties, guarantees or certifications of the abatement work conducted by the Client or other employers at the job site(s), conditions during the work, or regulatory compliance, with the exception of the specific airborne concentrations as indicated by the air clearance test performed by RPF during the conditions present for the clearance testing. Unless otherwise specifically noted in the RPF Report, visual inspections and air clearance testing results apply only to the specific work area and conditions present during the testing. RPF did not perform visual inspections of surfaces not accessible in the work area due to the presence of containment barriers or other obstructions. In these instances, some contamination may be present following RPF clearance testing and such contamination may be exposed during and after removal of the containment barriers or other obstructions following RPF testing services. Client or Client's Contractor is responsible for using appropriate care and inspection to identify potential hazards and to remediate such hazards as necessary to ensure compliance and a safe environment.
 13. The survey was limited to the material and/or areas as specifically designated in the report and a site assessment for other possible environmental health and safety hazards or subsurface pollution was not performed as part of the scope of this site inspection. Typically, hazardous building materials such as asbestos, lead paint, PCBs, mercury, refrigerants, hydraulic fluids and other hazardous product and materials may be present in buildings. The survey performed by RPF only addresses the specific items as indicated in the Report.
 14. For mold and moisture survey services, RPF services did not include design or remediation of moisture intrusion. Some level of mold will remain at the site regardless of RPF testing and Contractor or Client cleaning efforts. RPF testing associated with mold remediation and assessments is limited and may or may not be representative of other surfaces and locations at the site. Mold growth will occur if moisture intrusion deficiencies have not been fully remedied and if the site or work areas are not maintained in a sufficiently dry state. Porous surfaces in mold contaminated areas which are not removed and disposed of will likely result in future spore release, allergen sources, or mold contamination.
 15. Existing reports, drawings, and analytical results provided by the Client to RPF, as applicable, were not verified and, as such, RPF has relied upon the data provided as indicated, and has not conducted an independent evaluation of the reliability of these data.
 16. Where sample analyses were conducted by an outside laboratory, RPF has relied upon the data provided, and has not conducted an independent evaluation of the reliability of this data.
 17. All hazard communication and notification requirements, as required by U.S. OSHA regulation 29 CFR Part 1926, 29 CFR Part 1910, and other applicable rules and regulations, by and between the Client, general contractors, subcontractors, building occupants, employees and other affected persons were the responsibility of the Client and are not part of the RPF SOW.
 18. The applicability of the observations and recommendations presented in this report to other portions of the site was not determined. Many accidents, injuries and exposures and environmental conditions are a result of individual employee/employer actions and behaviors, which will vary from day to day, and with operations being conducted. Changes to the site and work conditions that occur subsequent to the RPF inspection may result in conditions which differ from those present during the survey and presented in the findings of the report.