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For the record, my name is Karen Rantamaki and I am the Director of the Division of Plant and Property within the Department of Administrative Services.

The Division of Plant & Property is responsible for the operation and maintenance of three groups of buildings within three bureaus – Court Facilities, Facilities & Asset Management - which covers a subset of buildings on the Hugh Gallen Office Park as well as two Health and Human Services facilities in Laconia - and General Services - which is responsible for other buildings in Concord as well as Claremont and Laconia. In total, the agency is responsible for the care and upkeep of 90 facilities totaling well over 3 million square feet.

In addition to the property bureaus, the division is also responsible for Planning & Management, which is a bureau responsible for state leases and space allocation; and State Energy Management, which has saved the state tens of millions of dollars over the past decade through energy saving changes and fuel switching projects.

The capital projects are categorized into five groups – one for each property management bureau, one for energy management, and one request for emergency capital funds, which are used to pay for emergency repairs for any state agency that needs them for a state-owned property.

Every two years, our division prioritizes its needs for the upcoming capital budget. After careful consideration of the most urgent projects and what could be completed with current staffing resources, Plant & Property has put forth requests for 48 projects totaling over \$76 million. The projects requested for fiscal years 2022 and 2023 are largely items that cannot wait. You will see similar themes - roofs that are leaking beyond what can be managed with buckets, heating and cooling systems in danger of failure (or that have already failed), and safety and reliability issues that must be fixed.

With limited time here today, I am going to highlight some of the projects, and the full list can be found with our official submittal.

First, the division is requesting \$1.5 million in emergency capital funds. With numerous emergencies happening every year and a \$1 million deductible on the state's property insurance policy, it is important for us to keep a minimum balance available in case a catastrophic event should occur. In the past, these funds have been used for sewer repairs on a line that broke underground within a state building, bird infestation at the state prison, and fire alarm components that were damaged due to a lightning strike at a state rest area.

Next, I would like to talk a little bit about the division's request for capital funds to support state energy management projects. Previously, I spent nine years serving as the state energy manager. Each biennium we would use energy capital funds (between \$500,000 and \$3 million appropriated each time) to complete energy saving projects across many state agencies. We have completed projects with each state agency that has property. This disbursement of the funds accomplished several things. First, we were able to complete projects that both improved our buildings and saved energy. The average payback on these projects was less than seven years. Additionally, by engaging numerous agencies with

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these projects, we built relationships and were able to educate a broad audience on how they can have an impact on the state's energy use. Through the action of the state's energy manager (both past and present), we have reduced the state's energy use by roughly 20% annually. And through fuel switching projects, we have avoided additional costs over the years and this impact will continue into the future. This year, we are requesting \$2.9 million to complete energy saving projects across state agencies and an additional \$3.2 million to focus solely on converting the state's remaining fluorescent, incandescent, and other outdated lighting to LED. Lighting projects can be completed quickly and the paybacks are typically short. In the current biennium, this program received no capital funding and has struggled to keep momentum without the ability to engage agencies in energy saving projects.

The Bureau of Court Facilities submitted requests for 15 projects. Many of these projects are urgent. For example, the top priority is for additional funding to complete a project that was started during the current year. The cooling system at the Hillsborough County South Courthouse in Nashua has been rapidly degrading over the past two years. We are currently in need of temporary cooling which we can rent in order to keep the lower level, including the cellblock, cool. The system is old and outdated, needs upgraded controls, and many of the components are failing or are near failing.

The next project would replace the roofs on six courthouses. Two of the six have severe leaks. All of the roofs date back 20 or more years with some older than 25 years. The roofs are all original to the buildings and have never been replaced. Additional high priority projects include failing boilers in Dover and Portsmouth and the removal and replacement of a failed and decommissioned underground oil tank in Jaffrey.

The judicial branch is prioritizing the construction of a new courthouse in Rochester. Earlier this year, they were approached by the City of Rochester with interest in buying the current courthouse. After conducting our own research, it was determined that this could be good for the Rochester community as well as the state. The state currently leases space for the family division and this could be consolidated into a new courthouse if approved. Constructing this new courthouse could save the state \$262,000 annually in lease costs. The new building would also be compliant with the current courthouse standard in terms of ADA access, security, and layout.

Further projects to note: the installation of emergency generators at the remaining facilities that don't currently have them or aren't slated to get them - Franklin, Derry, Dover, Laconia, and Portsmouth. These generators are intended to keep buildings warm enough in the event of a power failure so that we do not have freeze ups. They are not intended to keep buildings operational.

The Coos county parking lot and concrete plaza is a project that on the surface may not seem urgent, but the lot is in such disrepair with heaved areas and cracking that it could be a potential safety hazard for anyone visiting the courthouse.

Moving on to The Bureau of Facilities and Asset Management, which submitted requests for 14 projects. Like many of our other facilities, the Brown Building on the Hugh Gallen campus has a failing HVAC system and boilers that are at the end of their useful life. Both heating and cooling equipment have required more frequent and costly repairs in recent years and it has become challenging to maintain tenant comfort at times in the building.

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The Hugh Gallen campus has a series of underground tunnels that are still used today for utility infrastructure as well as a way for staff and contractors to travel the campus and move items from one building to another. Several areas of this tunnel system have been compromised over the years. Some areas have been filled in and are no longer used, but the areas that are currently in use need to be repaired and kept intact. Priority #3 for the bureau is to complete a permanent repair on the tunnel where a temporary fix was put in place last summer. Priority #5 for the bureau is to complete a study of the remaining tunnel system in its entirety to identify other areas in need of repair. The results of the study may lead the state to fill in areas of the tunnel system that are no longer needed but required to be stable because of roadways or other infrastructure that may exist above ground.

Priority four for the bureau involves beginning the process of rewiring the Main building. Recent inspection has shown that many areas of the Main building are still operating with old outdated wiring systems. While it is not realistic to replace all of the wiring, it should be reviewed and the most critical and potentially dangerous pieces should be addressed. Some items that will be looked at include knob and tube wiring, areas without ground, and old screw in fuses.

Additional projects to note include a roof replacement for Thayer building and the replacement and repair of life-safety systems at various buildings including fire alarms, fire pumps, and sprinklers.

The Bureau of General Services submitted requests for 16 projects. The top priority for the bureau is to replace the roof at 29 Hazen Drive, which currently has 10 leaks. The leaks are being managed with tarps and buckets. The next two projects would replace mechanical equipment including air conditioning units, air handlers, and other components of HVAC systems at several buildings. The systems in need of replacement are all more than thirty years old and have been limping along for some time.

Three General Services' locations have underground oil tanks that need to be removed. The reality of delaying this project is that it could end up costing the state more if leaks occur and environmental cleanup needs to be completed.

The next two projects involve more aging HVAC equipment at Spaulding Hall and the Supreme Court, both in need of replacement.

Finally, the exterior repairs at the Department of Justice, which is listed due to the potential safety, hazard of stone material falling from the exterior walls. And repairs at the Legislative Office Building garage. Repairing the concrete now will prevent more costly repairs later. Additionally, there are safety elements including railings, curbing and cracks in the decking that need repair.

While I have only highlighted a portion of the projects that we have submitted in our complete proposal, the department of Administrative Services has many needs when it comes to facilities. I would be happy to answer any questions related to the projects I have mentioned or the others detailed in our submittal.

Thank you.