

JEFFRY A. PATTISON
Legislative Budget Assistant
(603) 271-3161

MICHAEL W. KANE, MPA
Deputy Legislative Budget Assistant
(603) 271-3161

State of New Hampshire
OFFICE OF LEGISLATIVE BUDGET ASSISTANT
State House, Room 102
Concord, New Hampshire 03301

RICHARD J. MAHONEY, CPA
Director, Audit Division
(603) 271-2785

October 15, 2013

To the Members of the Long Range Capital
Planning and Utilization Committee

The Long Range Capital Planning and Utilization Committee, as established by RSA 17-M, will hold a regular business meeting on Tuesday, October 22, 2013, at 11:00 a.m. in Room 201 of the Legislative Office Building.

Please find attached information to be discussed at this meeting.

Sincerely,

A handwritten signature in black ink that reads "Jeffry A. Pattison".

Jeffry A. Pattison
Legislative Budget Assistant

JAP/pe
Attachments

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
AGENDA

Tuesday, October 22, 2013 at 11:00 a.m. in Room 201 of the Legislative Office Building

- (1) **Acceptance of Minutes** of the September 24, 2013 meeting
- (2) **Old Business:**
- (3) **New Business:**

RSA 4:39-c Disposal of Highway or Turnpike Funded Real Estate:

LRCP 13-045 Department of Transportation – request authorization to sell a 2,814 square foot parcel of State owned land located on the easterly side of Allard Drive in the City of Manchester directly to Allard Family LC for \$8,100, which includes a \$1,100 Administrative Fee, subject to the conditions as specified in the request dated October 1, 2013

RSA 4:40 Disposal of Real Estate:

LRCP 13-044 New Hampshire Fish and Game Department – request approval to enter into two (2) short term leases to; 1) lease an approximately three (3) acre lot containing an existing privately owned camp on Greenough Pond in Wentworth's Location to the North Country Outing Club of Milan, NH at the annual cost of \$3,981.57, which includes a \$1,100 Administrative Fee, through June 30, 2014, and 2) lease an approximately one (1) acre lot containing an existing privately owned camp on Greenough Pond in Wentworth's Location to Donald Couture of Berlin, NH at the annual cost of \$3,981.57, which includes a \$1,100 Administrative Fee, through June 30, 2014, as specified in the request dated September 26, 2013

LRCP 13-047 Department of Administrative Services – request approval to grant a perpetual utility easement on State land to Northern New England Telephone Operations LLC (d/b/a FairPoint Communications – NNE) ("FairPoint") for the installation, operation, maintenance, and replacement of telecommunications lines and supporting facilities and apparatus as needed to provide telecommunications utility service to the Tobey Building located at 45 South Fruit Street in Concord within the Governor Hugh J. Gallen State Office Park campus, subject to the conditions as specified in the request dated October 7, 2013

Chapter 259, Laws of 2013, Department of Transportation; Rest Areas; Procedure for Soliciting Requests for Proposals:

LRCP 13-048 Department of Transportation – request approval of the procedure for soliciting request for proposals for Welcome Information Center Sponsorship, as specified in the request dated October 8, 2013

- (4) **Miscellaneous:**

(5) **Informational:**

LRCP 13-046 The Adjutant General's Department – informational letter, dated October 1, 2013, of intent to accept a three (3) acre parcel of land located in Boscawen, New Hampshire from the New Hampshire Veterans Cemetery Association, Inc. (NHVCA) at no cost to the State

(6) **Date of Next Meeting and Adjournment**

LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE
MINUTES

September 24, 2013

The Long Range Capital Planning and Utilization Committee met on Tuesday, September 24, 2013 at 11:15 a.m. in Room 201 of the Legislative Office Building.

Members in attendance were as follows:

Representative David Campbell, Chairman
Representative Gene Chandler
Representative John Cloutier, Clerk
Representative Alfred Lerandean
Representative John Graham (Alternate)
Representative Katherine Rogers (Alternate)
Senator David Boutin, Vice Chairman
Senator Sylvia Larsen
Senator Nancy Stiles
Gerard Murphy, Governor's Office

Michael Connor, Department of Administrative Services

Representative Campbell called the meeting to order at 11:42 a.m.

ACCEPTANCE OF MINUTES:

On a motion by Senator Stiles, seconded by Senator Boutin, that the minutes of the June 25, 2013 and August 6, 2013 meetings be accepted as written. MOTION ADOPTED.

NEW BUSINESS:

RSA 4:39-c DISPOSAL OF HIGHWAY OR TURNPIKE FUNDED REAL ESTATE:

LRCP 13-036 Department of Health and Human Services – Nicholas Toumpas, Commissioner, Department of Health and Human Services, presented the request and responded to questions of the Committee. Michael Connor, Deputy Commissioner, and David Clapp, Bureau Chief, Bureau of Facilities and Assets Management, Department of Administrative Services, were also present to respond to questions of the Committee.

On a motion by Representative Lerandean, seconded by Representative Cloutier, that the Committee approve the request of the Department of Health and Human Services, Office of Business Operations, Bureau of Facilities and Assets Management, for approval of a ten-year lease agreement, effective November 1, 2013, with Key Road Associates, 106 Washington Street, Keene, NH 03431, for approximately 15,871 square feet of office space located at 109 Key Road-Ground Floor, Keene, NH, with occupancy of the premises and commencement of rental payment to begin April 1, 2014, following completion of all construction as specified, with an end date of March 31, 2024, for a total lease cost of \$3,348,000, for the schedule of annual rent as specified in the request dated August 27, 2013. MOTION ADOPTED. (7-Yes, 1-No)

RSA 4:39-c DISPOSAL OF HIGHWAY OR TURNPIKE FUNDED REAL ESTATE:

LRCP 13-039 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator Boutin, seconded by Representative Lerandean, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement for a term of one (1) year with Prudential Verani Realty for the sale of a 0.22 +/- acre parcel of State owned land improved with a single family residence located at 4104 Brown Avenue, in the City of Manchester for \$130,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated September 5, 2013. MOTION ADOPTED.

LRCP 13-040 Department of Transportation – Charles Schmidt, PE, Administrator, and Phillip Miles, Chief of Property Management, Bureau of Right-of-Way, Department of Transportation presented the request and responded to questions of the Committee.

On a motion by Senator Boutin, seconded by Representative Lerandean, that the Committee approve the request of the Department of Transportation, Bureau of Right-of-Way, to enter into a listing agreement for a term of one (1) year with Shea Commercial Properties, Inc. for the sale of a 0.75 +/- acre parcel of State owned land located on the southwest corner of Lamson Road and Roulston Road in the Town of Windham for \$90,000, assess an Administrative Fee of \$1,100, and allow negotiations within the Committee's current policy guidelines, subject to the conditions as specified in the request dated September 13, 2013. MOTION ADOPTED.

RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 13-037 Department of Resources and Economic Development – William Carpenter, Administrator, Land Management Bureau, Division of Forests and Lands, Department of Resources and Economic Development presented the request and responded to questions of the Committee.

On a motion by Senator Boutin, seconded by Senator Larsen, that the Committee approve the request of the Department of Resources and Economic Development, Division of Forests and Lands, to convey a Conservation Easement protecting the state-owned 284-acre Big Island State Forest in Wentworth Location, NH to the United States Fish and Wildlife Service (USFWS) in exchange for a 233-acre portion of the Lake Umbagog National Wildlife Refuge, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated August 28, 2013. MOTION ADOPTED.

LRCP 13-041 New Hampshire Fish and Game Department – Elizabeth McNaughten, Land Agent, Division of Facilities and Land, N.H. Fish and Game Department, presented the request and responded to questions of the Committee. Patty Weathersby, President, Friends of Pulpit Rock Tower, was also present.

On a motion by Senator Stiles, seconded by Senator Boutin, that the Committee approve the request of the New Hampshire Fish and Game Department to enter into a Lease Agreement, at no cost, with the Friends of Pulpit Rock Tower, Inc., for 0.438 acres of property in the Town of Rye, which includes Pulpit Rock Tower, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the request dated September 13, 2013. MOTION ADOPTED.

LRCP 13-042 Department of Administrative Services – Michael Connor, Deputy Commissioner, Department of Administrative Services, presented the request and responded to questions of the Committee.

On a motion by Representative Lerandean, seconded by Senator Larsen, that the Committee approve the request of the Department of Administrative Services to reduce the previously approved sale price of the former Nashua District Court property located at 25 Walnut Street (including one building of approximately 19,459 square feet and approximately 1.11 acres of land) in the City of Nashua from \$1,153,778 to \$1,000,000, plus an Administrative Fee of \$1,100, allowing negotiations within the Committee's current policy guidelines, as specified in the request dated September 16, 2013. MOTION ADOPTED. This item (LRCP 13-005) was originally approved by the Long Range Capital Planning and Utilization Committee on May 14, 2013.

RSA 228:31-b DISPOSAL OF HIGHWAY OR TURNPIKE FUNDED REAL ESTATE AND
RSA 4:40 DISPOSAL OF REAL ESTATE:

LRCP 13-038 Department of Resources and Economic Development – Christopher Gamache, Chief, Trails Bureau, Department of Resources and Economic Development presented the request and responded to questions of the Committee.

On a motion by Representative Chandler, seconded by Senator Boutin, that the Committee approve the request of the Department of Resources and Economic Development authorizing the Department of Transportation to permanently transfer control and management responsibility of a 6 +/- acre parcel of State owned land and buildings located on the easterly side of Bear Notch Road in the Town of Bartlett, to the Department of Resources and Economic Development at no cost, and waive the \$1,100 Administrative Fee, subject to the conditions as specified in the Department's request dated September 13, 2013. MOTION ADOPTED. This item (LRCP 12-009) was originally approved as amended by the Long Range Capital Planning and Utilization Committee on June 26, 2012.

INFORMATIONAL:

The informational materials were accepted and placed on file.

DATE OF NEXT MEETING:

The next regular meeting of the Long Range Capital Planning and Utilization Committee was set for Tuesday, October 22, 2013 at 11:00 a.m.

MISCELLANEOUS:


Representative Chandler distributed to the Committee members a copy of the Welcome Information Center Sponsorship draft RFP provided by the Department of Transportation, with the request that any questions be directed to the Chair and then passed on to the Department.

ADJOURNMENT:

On a motion by Senator Boutin, seconded by Representative Cloutier, that the meeting adjourn. (Where upon the meeting adjourned at 11:40 a.m.)

Representative John R. Cloutier, Clerk

**STATE OF NEW HAMPSHIRE
INTER-DEPARTMENT COMMUNICATION**

FROM: Charles R. Schmidt, PE
Administrator 
DATE: October 1, 2013
AT: Dept. of Transportation
Bureau of Right-of-Way
SUBJECT: Sale of State Owned Land in Manchester
RSA 4:39-c
TO: Representative David Campbell, Chairman
Long Range Capital Planning and Utilization Committee

REQUESTED ACTION

The Department of Transportation, pursuant to RSA 4:39-c, requests authorization to sell a 2,814 square foot parcel of State owned land located on the easterly side of Allard Drive in the City of Manchester directly to Allard Family LC for \$8,100.00 which includes a \$1,100.00 Administrative Fee, subject to the conditions as specified in this request.

EXPLANATION

The Department of Transportation has received a request from an abutter, Allard Family LC, for the opportunity to acquire a parcel of State owned land located on the easterly side of Allard Drive in the City of Manchester.

This parcel, consisting of approximately 2,814 square feet, was acquired in 2003. The parcel is a remnant of a large parcel acquired for the relocation of Allard Drive in connection with the reconstruction of the F. E. Everett Turnpike and the Granite Street interchange. A portion of the requested area is currently incorporated into the parking area of the abutting property owned by Allard Family LC on which is a warehouse building for their moving business.

This request has been reviewed by this Department and it has been determined that this parcel is surplus to our operational needs and interest.

A staff appraiser from this Department completed an opinion of value for the subject property for the purpose of establishing a contributory market value for this 2,814 square foot parcel. The appraiser used seven (7) sales in the City of Manchester and surrounding towns as comparables. Based upon the analysis and adjustments of those sales, it was felt that a reasonable contributory value for the subject as of November 27, 2012, to be \$7,000.00.

The highest and best use of the subject is to the abutter. The Department proposes to offer the sale of this parcel to Allard Family LC for \$8,100.00, which includes an Administrative Fee of \$1,100.00.

Authorization is requested to sell the subject parcel as outlined above.

CRS/PJM/dd
Attachments



REFERENCE PLANS:

1. "LOT LINE ADJUSTMENT & CONSOLIDATION PLAN PREPARED FOR ALLARD FAMILY L.C. TPK. 4, LOTS 4A, 8 & 10 - MANCHESTER, NEW HAMPSHIRE." SCALE: 1"=40', DATED NOVEMBER 2004, LAST REVISED MARCH 21, 2005, PREPARED BY KRAECH-NORDSTROM ASSOCIATES, INC. IN CONJUNCTION WITH ERIC C. MITCHELL & ASSOCIATES, INC. H.C.A.D. PLAN NO. 33008.
2. "STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY PLANS, FEDERAL AID PROJECT, N.H. PROJECT NO. 10822-A, 3-283 AT EXIT 5 INTERCHANGE, (SHEETS 10-12).
3. "WILKINSON STREET 85 CONDOMINIUM, CONDOMINIUM SITE PLAN OF LAND IN MANCHESTER, NEW HAMPSHIRE," SCALE: 1"=30', DATED APRIL 14, 2004, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. H.C.A.D. PLAN NO. 34945, (3 SHEETS).
4. "SUBDIVISION PLAN OF LAND OF LOT 11, 10 TPK. 4, N/4 RAYMOND M. ALLARD FAMILY PARTNERSHIP, FOUNDRY STREET, MANCHESTER, N.H.," SCALE: 1"=30', DATED OCTOBER 1991, LAST REVISED DECEMBER 1991, PREPARED BY OLD CONSULTING ENGINEERS, INC. H.C.A.D. PLAN NO. 25919.

REFERENCE PLANS: (Cont.)

5. "PLAN OF LANDS OF CATHOLIC MEDICAL CENTER, CATHOLIC MEDICAL CENTER WEST & CATHOLIC MEDICAL CENTER NORTH, WILKINSON STREET, MANCHESTER, N.H.," SCALE: 1"=30', DATED APRIL 1991, LAST REVISED JUNE 19, 1991, PREPARED BY OLD CONSULTING ENGINEERS, INC. H.C.A.D. PLAN NO. 32148.
6. "SUBDIVISION PLAN OF LAND, ANDOVER INDUSTRIES, INC., MANCHESTER, N.H., PREPARED FOR CATHOLIC MEDICAL CENTER REHABILITATION CENTER," SCALE: 1"=40', DATED AUGUST 17, 1995, PREPARED BY THOMAS F. MORAN, INC. H.C.A.D. PLAN NO. 14375.
7. "BOUNDARY PLAN, CHADRON'S WRECKING AND SALVAGE, INC., BOSTON & MARIE CORPORATION AND ANDOVER INDUSTRIES, INC., MANCHESTER, N.H.," SCALE: 1"=40', DATED MARCH 7, 1998, PREPARED BY THOMAS F. MORAN, INC. H.C.A.D. PLAN NO. 23078.
8. "BOUNDARY & EXISTING CONDITIONS PLAN, NORTH TURNER STREET/LAMAR LANE, TAX MAP TPK. 4, LOTS 4, 8A, 4B, 4C, 8, 10 & 11, MANCHESTER, N.H.," SCALE: 1"=40', DATED DECEMBER 13, 2001, PREPARED BY ERIC C. MITCHELL & ASSOCIATES, INC. (UNRECORDED) (UNSTAMPED).

PARCEL 'A' DESCRIPTION

A CERTAIN PARCEL OF LAND IDENTIFIED AS PARCEL 'A' HEREON, SITUATED ON THE EASTERLY SIDE OF ALLARD DRIVE, CITY OF MANCHESTER, COUNTY OF HILLSBOROUGH, STATE OF NEW HAMPSHIRE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY SIDE OF ALLARD DRIVE AT THE DIVISION LINE BETWEEN LAND NOW OF FORMERLY OF ALLARD FAMILY L.C. (TAX MAP TPK. 4, LOT 4A) ON THE NORTH, AND LAND NOW OF FORMERLY OF LAL. SHERRY CO., INC. (TAX MAP TPK. 4, LOT 7) ON THE SOUTH, THENCE:

N 1° 40' 15" E A DISTANCE OF 201.28 FEET ALONG SAID SIDE LINE TO A POINT, THENCE

S 64° 20' 50" E A DISTANCE OF 27.85 FEET TO A POINT, THENCE

S 22° 02' 22" W A DISTANCE OF 95.00 FEET TO A POINT, THENCE

S 28° 22' 22" W A DISTANCE OF 52.67 FEET TO A POINT, THENCE

S 20° 05' 22" W A DISTANCE OF 49.40 FEET TO A POINT ON THE DIVISION LINE AT SAID LAND OF LAL. SHERRY CO., INC. ON THE SOUTH, THENCE

N 70° 01' 14" W A DISTANCE OF 5.63 FEET ALONG SAID DIVISION LINE TO THE POINT OF OR PLACE OF BEGINNING.

SAID PARCEL 'A' AREA CONTAINS 2.840 SQUARE FEET OR 0.065 ACRES, BEING THE SAME, MORE OR LESS.

PARCEL 'B' DESCRIPTION

A CERTAIN PARCEL OF LAND IDENTIFIED AS PARCEL 'B' HEREON, SITUATED ON THE WESTERLY SIDE OF THE F.E. EVERETT TURNPIKE (INTERSTATE 283) IN THE CITY OF MANCHESTER, COUNTY OF HILLSBOROUGH, STATE OF NEW HAMPSHIRE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF THE F.E. EVERETT TURNPIKE, SAID POINT BEING S 23°05'55" W A DISTANCE OF 2.10 FEET FROM A STAKE BOUND ON SAID TURNPIKE, THENCE:

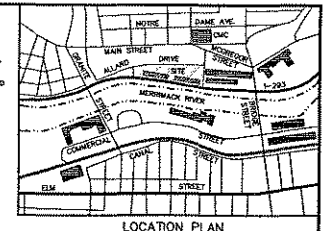
S 21° 30' 45" W A DISTANCE OF 53.80 FEET ALONG SAID SIDE LINE TO A STAKE BOUND, THENCE

S 32° 41' 04" W A DISTANCE OF 166.41 FEET ALONG SAID SIDE LINE TO A POINT, THENCE

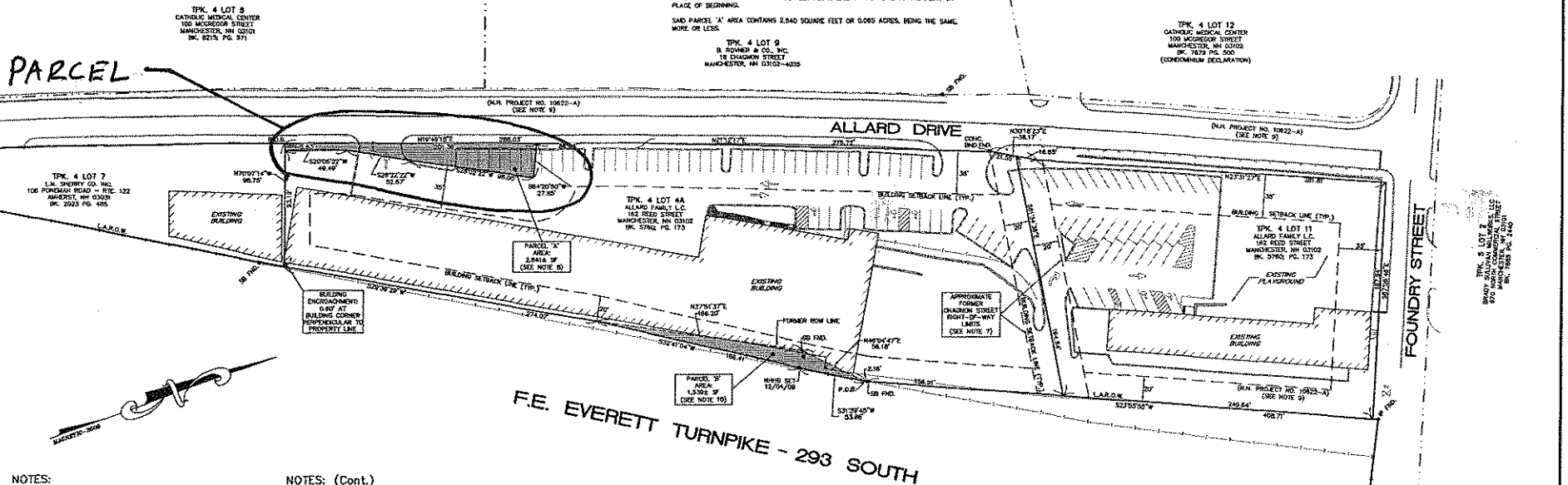
N 22° 31' 37" E A DISTANCE OF 156.20 FEET TO A POINT, THENCE

N 45° 04' 47" E A DISTANCE OF 58.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 'B' AREA CONTAINS 1.338 SQUARE FEET OR 0.030 ACRES, BEING THE SAME, MORE OR LESS.



LOCATION PLAN
K.T.S.



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT AND DEFINE PARCELS 'A' AND 'B' TO BE CONVEYED FROM THE STATE OF NEW HAMPSHIRE TO THE ALLARD FAMILY L.C. AND CONSOLIDATED WITH TAX MAP TPK. 4, LOT 4A, AS SHOWN HEREON.
2. THE AREAS OF THE SUBJECT PARCELS (TPK 4, LOTS 4A) ARE AS FOLLOWS:
 - PARCEL 'A' 2,840 SF / 0.065 ACRES
 - PARCEL 'B' 1,338 SF / 0.030 ACRES
 - TOTAL AREA TPK. 4, LOT 4A 97,924 SF / 2.109 ACRES
3. THE CURRENT OWNERS OF RECORD ARE AS FOLLOWS:
 - TPK. MAP TPK. 4, LOTS 4A & 11
 - ALLARD FAMILY L.C.
 - 162 REED STREET
 - MANCHESTER, NH 03102
 - BK. 5762, PG. 173
4. THE SUBJECT PARCELS ARE LOCATED IN THE INDUSTRIAL ZONING DISTRICT. DIMENSIONAL BUILDING REQUIREMENTS ARE AS FOLLOWS:
 - LOT AREA: 25,000 SF
 - LOT FRONTAGE: 100 FEET
 - MAX. LOT COVERAGE: 75%
 - MAX. BUILDING HEIGHT: 50 FEET/4 STORIES
 - MAX. FLOOR AREA RATIO: 1.0
 - MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
 - FRONT SETBACK: 35 FEET
 - REAR SETBACK: 20 FEET
 - SIDE SETBACK: 20 FEET
5. A PORTION OF THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE 'X' AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 330102D70, EFFECTIVE DATED SEPTEMBER 25, 2004. PANEL 314 OF FIRM 330102D70 IS DEFINED AS (1) AREAS OF 1% CHANCE OF ANNUAL FLOODING, (2) AREAS OF 1% CHANCE OF ANNUAL FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH A DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, (3) AREAS PROTECTED BY LEVEES FROM A 1% ANNUAL CHANCE OF FLOODING.

NOTES: (Cont.)

6. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN ON EXISTING HEREON ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS WOULD DETERMINE.
7. THE BOARD OF WATER AND ALDERMAN OF THE CITY OF MANCHESTER VOTED TO DISCONTINUE ALLARD DRIVE (FORMERLY NORTH TURNER STREET), LAMAR LANE AND CHADRON STREET IN THEIR ENTIRETY ON APRIL 11, 2008 AS RECORDED IN VOLUME 1A, PAGE 340.
8. THE AREA SHOWN AS PARCEL 'A' HEREON IS A PORTION OF MAP TPK. 4, LOT 7A THAT WAS ACQUIRED BY THE STATE OF NEW HAMPSHIRE IN BOOK 2078, PAGE 1508 OF THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. NO CONFORMANCE FROM THE STATE OF NEW HAMPSHIRE TO THE ALLARD FAMILY L.C. OF THAT PORTION OF LOT 7A BETWEEN THE PROPOSED RIGHT-OF-WAY OF ALLARD DRIVE AND THE BOUNDARY OF TPK. 4, LOT 4A HAS BEEN FOUND.
9. NO RECORD OF ACCEPTANCE OF 'NEW' ALLARD DRIVE HAS BEEN FOUND. ALLARD DRIVE RIGHT-OF-WAY IS PER REFERENCE PLAN NO. 2. RIGHT-OF-WAY MOMENTS SHOWN ON REFERENCE PLAN 1 AND 2 NOT FOUND DURING FIELD SURVEY.
10. AREA SHOWN AS PARCEL 'B' WAS A PORTION INTERSTATE 283 LIMITED ACCESS RIGHT-OF-WAY, PER PLAN TITLED 'EXISTING CONDITIONS PLAN' ALLARD FAMILY L.C. DATED JULY 10, 2008 BY THIS OFFICE CONVEYED BY THE STATE OF NEW HAMPSHIRE TO ALLARD FAMILY L.C.
11. ALLARD DRIVE WAS DISCONTINUED FROM THE NORTHERLY SIDE OF GRANITE STREET TO THE SOUTHERLY LINE OF FOUNDRY STREET AS REFERENCED IN NOTE 7. NOTATIONS ON REFERENCE PLAN NO. 2 INDICATE THAT THE CITY OF MANCHESTER VOTED TO RETURN THE REMAINDERS OF LAMAR LANE AND OLD ALLARD DRIVE TO LAL. SHERRY CO. AND THE ALLARD FAMILY. NO RECORD OF SAID VOTE.
12. THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE 2009.

ZONING NOTE

THE ZONING/PLANNING SERVICES RENDERED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KRAECH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

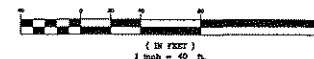
UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXTRACTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

LEGEND

- OFF
- ON
- STONE BOUND FOUND
- HANDICAP PARKING
- CHAIN LINK FENCE
- CAPE COD IRON CURBING
- BUILDING SETBACK
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD UTILITIES
- SEAL WHITE LINE
- DOUBLE YELLOW LINE
- VERTICAL GRANITE CURBING

GRAPHIC SCALE



CERTIFICATION:

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION IN JUNE 2009 IN ACCORDANCE WITH THE ISSUES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY OF MANCHESTER, NH WITH A TRANSPARENT ERROR OF CLOSURE. BETTER TEAM ONE PART 16.10.10000000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD SURVEY (CATEGORY 1, CONSTRUCTION 1) AS GOVERNED BY THE STATE OF NEW HAMPSHIRE CODE ADMINISTRATIVE RULES GOVERNING LAND SURVEYORS.

PARCEL CONSOLIDATION PLAN ALLARD FAMILY L.C. MAP TPK.4, LOT 4A & 11 ALLARD DRIVE MANCHESTER, NEW HAMPSHIRE HILLSBOROUGH COUNTY

OWNER OF RECORD:
ALLARD FAMILY L.C.
162 REED STREET
MANCHESTER, NH 03102
BK. 5762, PG. 173

APPLICANT:
ALLARD FAMILY L.C.
162 REED STREET
MANCHESTER, NH 03102

KM KRAECH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 20, Bedford, NH 03110 Phone (603) 887-0001

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: OCTOBER 16, 2012 SCALE: 1" = 40'
PROJECT NO: 03-0404-1A SHEET: 1 OF 1

SHAHEEN & GORDON, P.A.

ATTORNEYS AT LAW

DEPT. OF TRANSPORTATION
RIGHT-OF-WAY

SEP 23 2013

RECEIVED

Heidi J. Barrett-Kitchen
Attorney at Law

Tenacity. Creativity. Results.™

September 19, 2013

Phillip Miles
Chief of Property Management
New Hampshire Department of Transportation
John O. Morton Building, Room 100
7 Hazen Drive, PO Box 483
Concord, NH 03302-0483

Re: Surplus property Acquisition

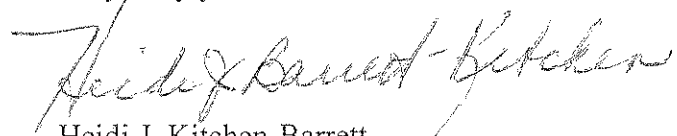
Dear Phil,

My client, Allard Family, LC would like to proceed with the purchase of the 2,814 square foot parcel located on the easterly side of Allard Drive pursuant to the terms of your letter dated September 4, 2013 for a purchase price of \$8,100.00 (which includes an administrative fee of \$1,100).

Please submit the request at the next meeting of the Long Range Capital Planning and Utilization Committee as we discussed.

Thank you for your assistance. Please contact me should you have any questions.

Very truly yours,



Heidi J. Kitchen-Barrett
hkitchen@shaheengordon.com

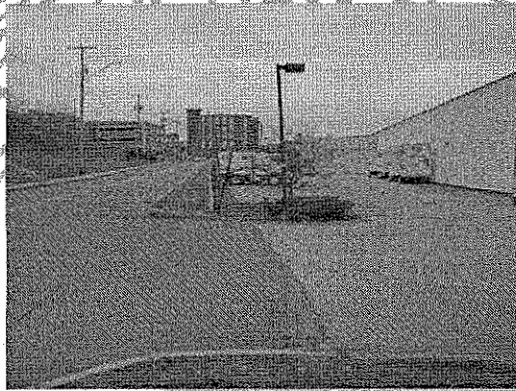
c: Allard Family, LC

Summary Appraisal Report

of Vacant Surplus Right of Way Land – East of Allard Drive

Abutting:

201 Allard Drive
Manchester, New Hampshire



Surplus Property

Parcel "A"

Property Owner:

State of New Hampshire
Department of Transportation

as of:

November 27, 2012

Mr. Phillip J. Miles

Bureau of Right of Way
State of New Hampshire
Department of Transportation
7 Hazen Drive, Concord, N.H. 03302-0483

Prepared by:
Stephen Bernard, Appraiser, NHCG #654
NH D.O.T.
P.O. Box 483
Hazen Drive, Concord, N.H. 03302-0483



STATE OF NEW HAMPSHIRE



Letter of Transmittal

Mr. Phillip J. Miles
Chief – Property Management
Bureau of Right of Way
NH Department of Transportation
7 Hazen Drive
Concord, NH, 03302-0483

December 27, 2012

RE: Contributory Value of the Fee Simple Interest in 2,814 square feet of surplus Right of Way land identified as “Parcel A” that abuts improved property at 201 Allard Drive, in Manchester, NH.

Dear Mr. Miles:

I have prepared an appraisal report on the surplus section of Right of Way (ROW) land on the east side of Allard Drive in Manchester, NH. This memo constitutes a Summary Appraisal Report on the above referenced subject property. The intended recipients and those requesting this report are officials, employees, and agents of the Department of Transportation, Bureau of Right of Way. The purpose of this appraisal is to estimate the contributory value of the fee simple interest of the vacant surplus ROW land on the east side of Allard Drive in Manchester. The vacant tract of land is identified as follows:

Parcel “A”

Approximately 2,814 square feet of vacant land east of Allard Drive; abutting 201 Allard Drive.

Two methods of appraising the contributory value of the fee simple market value of the ROW area will be considered for this appraisal assignment. These two methods will be discussed in detail in the following report. The estimated fee simple contributory value of the surplus ROW land was estimated by researching and applying sales information from lot line adjustment transactions in the subject market area and applying the unit value (price per square foot) to the surplus land area to arrive at a reasonable contributory value estimate. This appraisal assumes that the abutting parcel is a vacant commercial lot with legal access.

The contributory value estimate of the surplus ROW land, Parcel “A”, as of **November 27, 2012** is: **\$7,000.**

Respectfully submitted,

NHCG #654, Staff Appraiser

Owner(s) of Record

Surplus ROW Land: State of New Hampshire, Department of Transportation

Abutter: 201 Allard Drive, Manchester, NH*

Tax Map TPK 4, Lot 4A

Deed Reference: Book 5760 Page 173; Dated 12/29/1995 Hillsborough County Registry

Owner: Allard Family L.C.

162 Reed Street

Manchester, NH 03102

** The abutting parcel; Tax Map TPK 4, Lot 4A is under common ownership with the abutting parcel to the north identified as tax Map TPK 4, Lot 11. The two parcels do not share the same highest and best use and are not considered as a larger parcel.*

Delineation of Title

The section of Right of Way (ROW) that is the subject of this appraisal was acquired as part of the Route I-293 highway project number 10622A, circa 2003.

Intended Use/User

The intended use of this report is to assist the client, the New Hampshire Department of Transportation in providing a reasonable contributory value estimate reflecting the fee simple interest in the subject parcel as of the effective date of value, in the event an interested buyer may want to purchase the land. The intended recipients and those requesting this report are officials, employees and agents of the Department of Transportation, Bureau of Right of Way.

Appraisal Purpose

The purpose of this appraisal is to estimate the contributory value of the fee simple interest of the surplus section of ROW identified as "Parcel A" on the *Parcel Consolidation Plan, Allard Family L.C., Map TPK 4, Lot 4A & 11, Allard Drive, Manchester, NH*, dated 10-16-2012. The subject is a somewhat triangular piece of vacant land approximately 2,814 square feet in area. The subject, being within the ROW does not have legal access and is therefore not a legal lot of record. The owner's of the abutting parcel to the north and east, tax Map TPK 4, Lot 4A, have approached the Department of Transportation and expressed an interest in the potential purchase of the subject parcel.

Definition of Contributory Value

"The concept of contribution states that the value of a particular component is measured in terms of its contribution to the value of the whole property, or as the amount that its absence would detract from the value of the whole."¹

Inspection Date: November 27, 2012

Effective Date of the Appraisal: November 27, 2012

¹ Dictionary of Real Estate Appraisal, 4th ed. (Chicago: Appraisal Institute, 2003)

Scope of Work

The scope of work for this appraisal includes the process of collecting, verifying, and reporting data. The collection process includes researching information on the subject parcel and abutting properties, such as deeds, assessment records, and current zoning. This data is also collected and verified as it pertains to the comparable properties used in the analysis.

My research and investigations included an on-site inspection and photographs of the subject ROW surplus land that is the subject of this appraisal in addition to the abutting parcels. I have examined property records regarding assessment data and town zoning regulations. I have also reviewed the available plans detailing the subject area, a copy of which is included in this report.

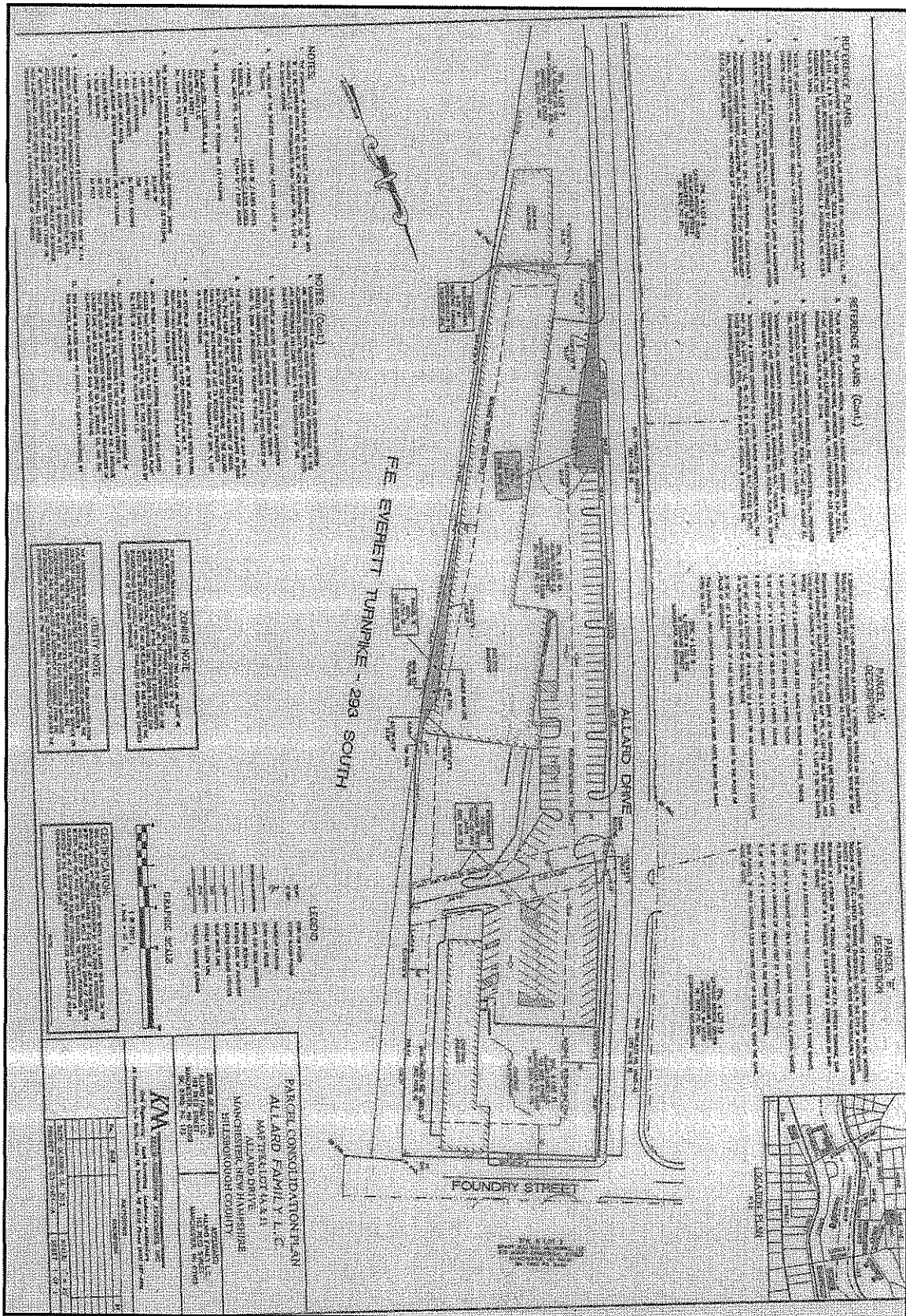
As part of the scope of work, a conclusion of the subject's highest and best use based on the legal, physical, and the most economically feasible use that would provide the maximum return of investment to an owner.

With regards to the *Highest and Best Use* for the subject area, I concluded that the surplus parcel is best marketed to an abutting property owner as supplemental land for increased utility to that parcel. This summary appraisal report is prepared based on the concluded highest and best use.

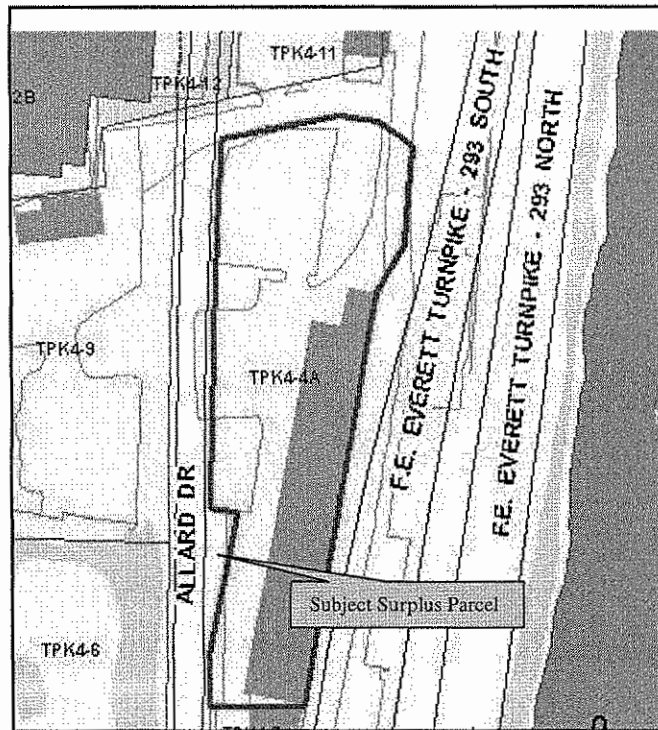
Property data was collected and compiled from several sources, including the City of Manchester, Hillsborough and Rockingham County Registry of Deeds, Multiple Listing Services, CIBOR, Real Data, and local real estate professionals.

The following summary report was prepared after inspection of the subject, the abutting parcels, after consideration of the various sources of market data and the valuation methods. The Sales Comparison Approach was determined to be the most applicable approach to estimate the contributory value of the subject areas. This Summary Report was prepared in compliance with USPAP #2-2(b) governing summary reports.

Parcel Consolidation Plan



Manchester Tax Map



Assessment Information

The surplus land that is the subject of this appraisal is a section of the existing ROW along the east side of Allard Drive. As such, the parcel is not identified in the City of Manchester with a map and lot number. As a result, there is no assessed value associated with the subject surplus parcel.

The subject surplus parcel is abutted by industrial zoned land with improvements identified as being lot 4A on tax map TPK4, 201 Allard Drive in Manchester. The abutting parcel is assessed as follows:

201 Allard Drive

Tax Map TPK4 Lot 4A

1.96 acres

Land: \$126,000

Building: \$462,200

Out Bldgs: \$71,200

Features: \$73,400

Total: \$732,800

Inspection Date of the Property

I inspected the subject area and exterior of the abutting property on November 27, 2012.

City of Manchester

The City of Manchester is located in the northeastern edge of Hillsborough County in southern New Hampshire. Manchester is bordered by the town of Londonderry to the south and the town of Auburn to the east. To the west Manchester is bordered by the towns of Goffstown and Bedford and to the north by the town of Hooksett. Manchester encompasses approximately 33.1 square miles of land area including approximately 1.9 square miles of inland water area. Manchester is located approximately 18 miles southwest of Concord. Boston, Massachusetts is approximately 53 miles south of Manchester.

There are several State routes that provide direct access to the City of Manchester. State Routes 3A, 28 and 28A provide access to and from Manchester in a north-south direction. Routes 101 and 114 provide access in an east-west direction towards Goffstown to the west and Auburn to the east. The nearest freeway is Interstate 93 at exits 6 through 8, and Interstate 293 at exits 1 through 7, which provide direct local access to the main business section of town. The nearest airport is the Manchester-Boston Regional Airport in Manchester.

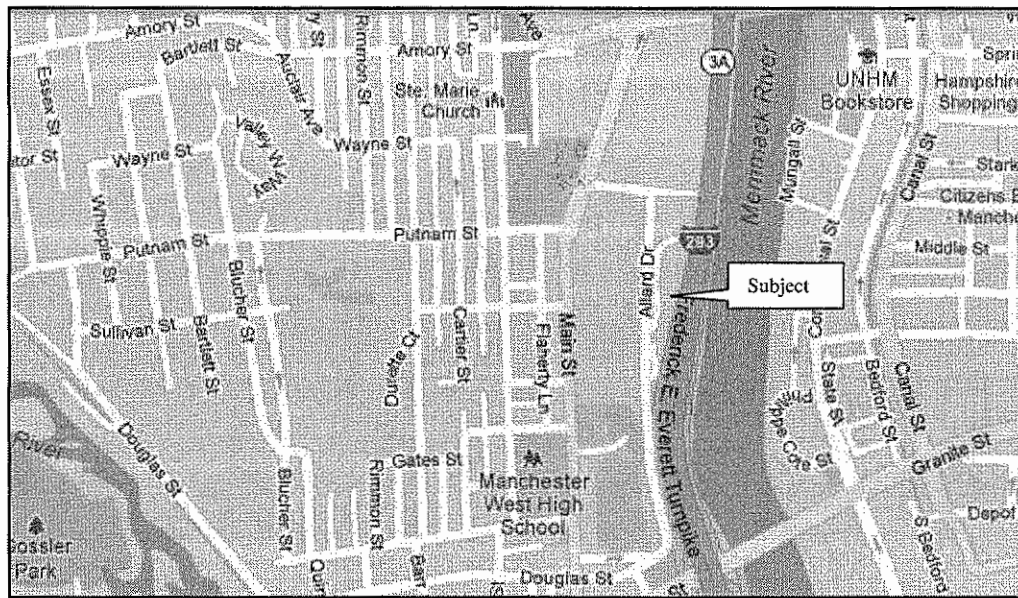
Manchester has a variety of land uses that include commercial, professional offices, industrial and residential. Most of the commercial and industrial land uses are located along the Route I-93 and Route I-293 corridors. This concentration of commercial uses in these locations takes advantage of Interstate 93. Approximately 62.7% of the land uses in Manchester are residential, while approximately 35.2% of the land is available for commercial or industrial uses. The final 2.1% of the land available in Manchester is allotted to public utilities and current use designated land.

Most residents travel out of town to neighboring towns and Massachusetts to their place of employment. Approximately 55% of Manchester residents travel out of town to their place of employment, while the remaining 45% work locally.

The local economy in Manchester is based mostly on retail, professional and service related opportunities. There are also growing manufacturing and technical based opportunities located in Manchester. The largest employers in the city include Elliott Hospital, Catholic Medical Center, Public Service Company of NH, Fairpoint Communications and TD Bank. Unemployment in Manchester in October of 2012 was reportedly 5.7% as compared to 5.7% for the State. In October of 2011 the city unemployment rate was reported to be 5.5%, while the State rate was reported to be 5.4%. The average weekly wages for residents of Manchester was reported to be \$983 in the 1st quarter of 2012, compared to \$951 for the 1st quarter of 2011.

Population trends for the city of Manchester support the stability of land and property values in the local market. Manchester has consistently experienced growth in population over the past 5 decades. In 1960 the city's population was 88,282 residents. In 1980 the population was 90,936 residents and in 1990 the population was 99,426 residents. The population continued to grow to 107,219 residents in 2000 and 109,565 residents as of 2010, making Manchester the largest municipality in New Hampshire.

Subject Neighborhood Map



Subject Neighborhood

The subject surplus parcel is located along the easterly side of Allard Drive. It is part of the Right of Way (ROW) associated with Allard Drive. The subject parcel abuts an industrial zoned property improved with a moving company and supporting warehouse buildings located at 201 Allard Drive.

The subject market is best described as being located on the west side of I-293 between the Granite Street Bridge to the south and the Amoskeage Bridge to the North, in the City of Manchester. Uses in the subject market include some residential mixed with a much more dense concentration of commercial and industrial. The predominant use in the immediate neighborhood is the ever-expanding Catholic Medical Center. The CMC has recently completed an expansion that included a multistory parking garage with interior medical offices. This new structure was connected to the main hospital building with a newly constructed overhead pedestrian bridge. Neighboring uses to the hospital include several mill buildings that have been converted to commercial, hi-tech and industrial uses, a trend that is expected to continue. Other large users that influence the immediate neighborhood would include the City of Manchester, in particular, the Manchester West High School. The high school is located in close proximity to the subject, having parking lots and athletic uses abutting the subject property. The Granite Street Bridge has recently been re-configured to permit improved traffic flow through the subject neighborhood and into the center of the City. This improved traffic flow will compliment the continued growth of the subject neighborhood.

According to the January 2012 Commercial Real Estate Market Survey published by CB Richard Ellis, and information obtained from the Manchester Economic Development Office, the Manchester commercial office and industrial market remains one of the strongest markets in the I-93/Route 3 corridor. At year-end 2011, the commercial office market in Manchester had a reported 18% vacancy rate in March, while at year-end in 2012 the reported vacancy rate for commercial

office space was 16.9%, with average asking rents in the area of \$11.60 per square foot. Key transactions in Manchester contributing to the decrease in the vacancy rate were the lease of 99,250 square feet of space at 250 Commercial Street by Riverstone Resources and the lease of approximately 17,250 square feet of space at 186 Granite Street by Cityside Management.

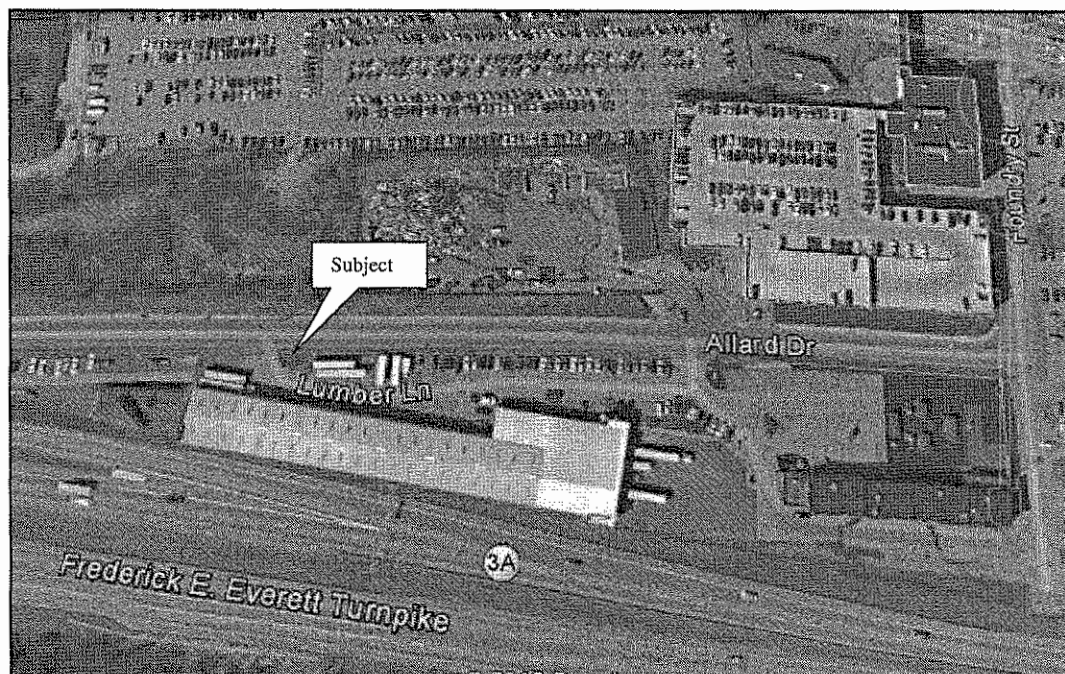
Meanwhile, the industrial vacancy rate was also reported to have decreased over the past year from 9.9% to 7.7%; due primarily to the removal of two large industrial facilities that are slated for redevelopment. These facilities were the 104,000 square foot Rockwell plant on Elm Street and the 270,000 square foot Associated Grocers facility on Gold Street.

Overall, the Manchester office and industrial markets continue to be one of the strongest markets along the I-93/Route 3 corridor, with present indicators remaining stable. The driving economic forces in the subject immediate market are directly related to the commercial influences associated with the Catholic Medical Center and the mill buildings known as Mill West.

This neighborhood is zoned General Industrial/Industrial Park. The subject neighborhood is predominantly improved with commercial and industrial uses. The neighborhood is almost totally built-out with some type of improvement, whether it be a multi-story building, or single story, one tenant use.

The abutting property is improved with a long established moving company known as *Ray the Mover*. This property is identified as being lot 4A on tax map TPK4 in the Manchester assessor's records. The address of the abutting property is 201 Allard Drive. Improvements on the abutting site include a large metal clad warehouse/storage facility and finished office space that supports the moving business. The site is approximately 1.96 acres in area and the building improvements area approximately 35,462 square feet in area. The present owners of this property also own the abutting property to the north, known as lot 11 on tax map TPK4. Although under common ownership, the uses are not similar and as a result, a larger parcel issue does not exist.

Aerial View of the Subject Property



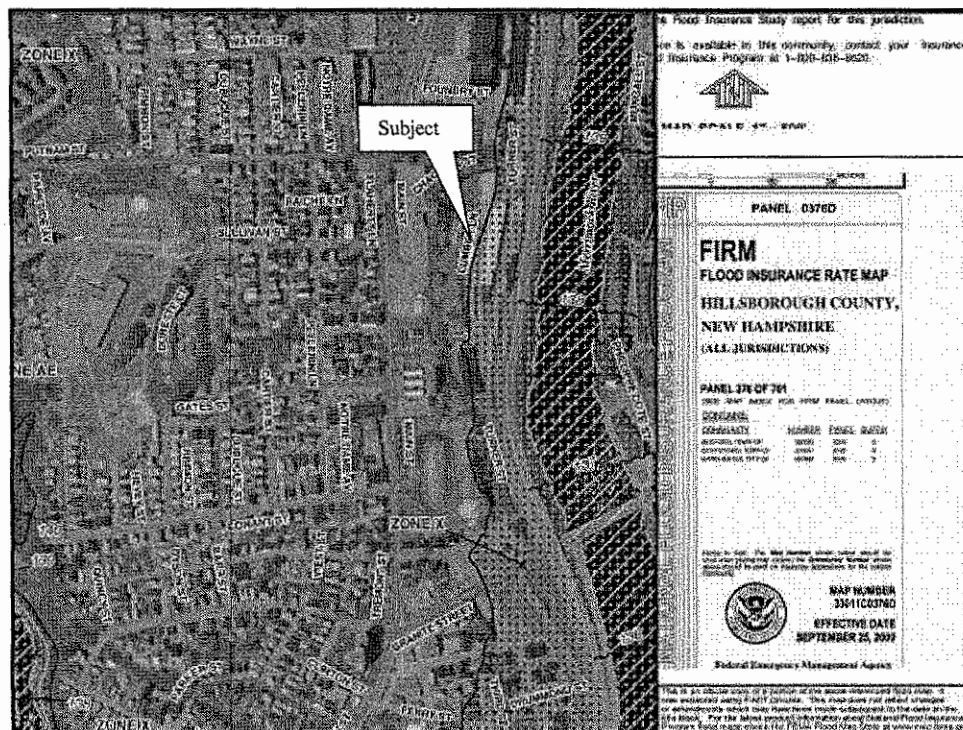
Property Identification

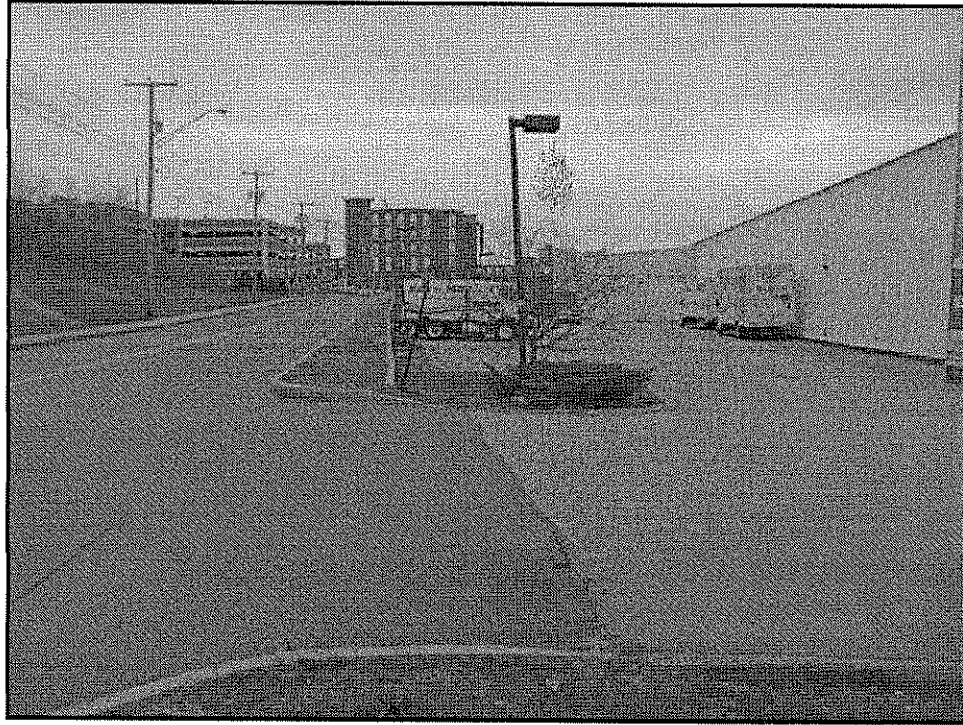
As previously mentioned, the subject is a vacant section of surplus land located on the east side of Allard Drive. It is a portion of land that is located within the ROW of Allard Drive, with potential assemblage to the abutting property to the east. The land that is the subject of this appraisal is a triangular shaped piece of land measuring approximately 2,814 square feet in area. This surplus parcel will potentially be assembled with the abutting parcel to the east, identified as Lot 4A on tax map TPK4 in Manchester.

The abutting property has an address of 201 Allard Drive in Manchester. It is a 1.96-acre site improved with a moving and storage business known as *Ray the Mover*. As previously mentioned, lot 11 which abuts this site is under the same ownership. However, due to a difference in highest and best use, this site is not considered as part of a larger parcel.

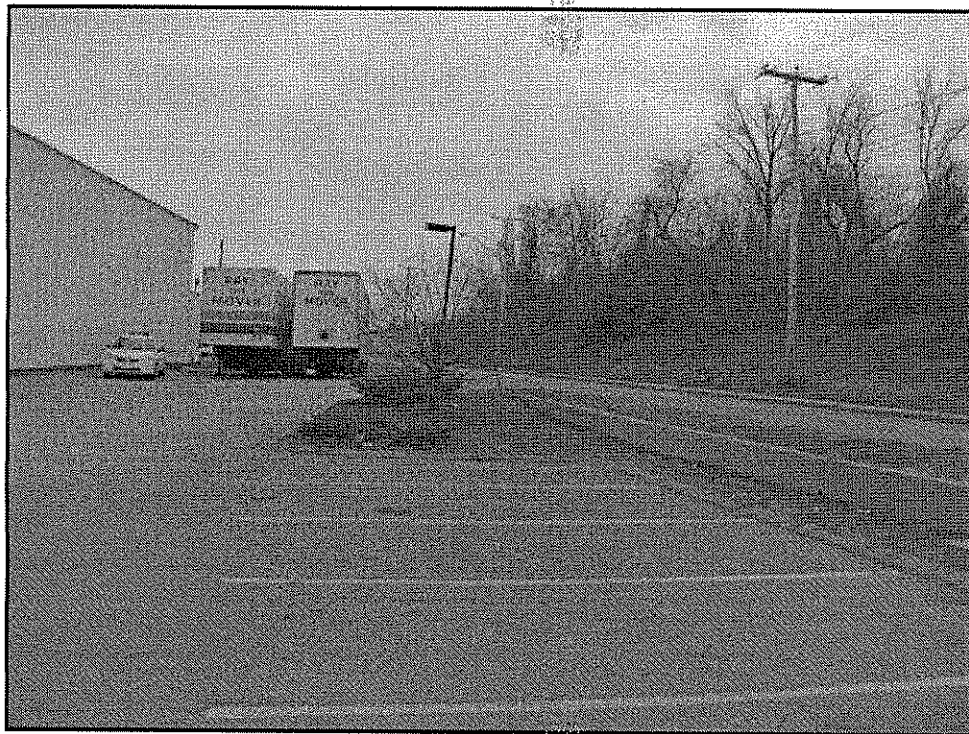
Improvements on the abutting parcel include a storage warehouse with finished office space, paved parking and smaller outbuildings. The main building is a steel framed pre-finished metal building reportedly built in 1966. It is approximately 35,462 square feet in size and is considered to be in good overall condition. A mezzanine in the front of the building offers approximately 2,576 square feet of finished office space. There are approximately 60 parking spaces available and a total of approximately 44,000 square feet of pavement. In addition, there are approximately 11 outdoor pole lights throughout the paved parking areas.

According to FEMA map number 33011C0376D dated September 25, 2009, the subject land is located within flood hazard zone "X" as depicted in the map below.





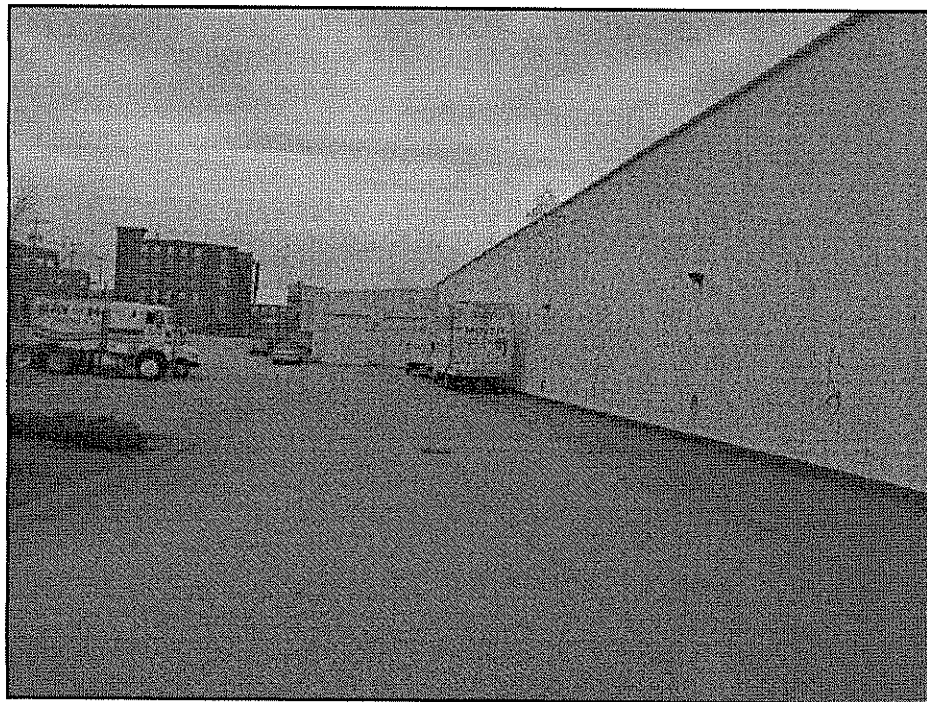
Surplus Area Looking North Along Abutting Building



Southerly View of Surplus Land and Abutting Building



North (Front) Side of Abutting Building



West Side of Abutting Building
Photographs Taken on 11/27/12 by Steve Bernard

Zoning

The City of Manchester presently is divided into 16 different base zoning districts and 10 overlay districts. The subject is located in the General Industrial/Industrial Park (IND) zoning district. This zone was created in order to provide a sound economic base for the community in appropriate areas of the City to promote the production of goods, materials, and knowledge. Manufacturing, warehousing, research and development, distribution and selected offices are encouraged in this district. Other uses permitted include, but are not limited to, printing and publishing, radio/TV stations, restaurants and establishments up to 5,000 sf, medical and dental labs, hotels and motels including extended stay facilities, conference centers, health and fitness centers, self storage facilities, industrial launderers, commercial parking lots/garages, and municipal facilities. The subject zoning district is a relatively liberal district with a very wide variety of uses permitted by accessory use, conditional use, and special exceptions.

The dimensional requirements for conforming lots in the IND zoning district are as follows:

Lot Area: Lot area required is 25,000 square feet

Road Frontage: The minimum required frontage is 100 feet

Set-backs: Front – 35 feet

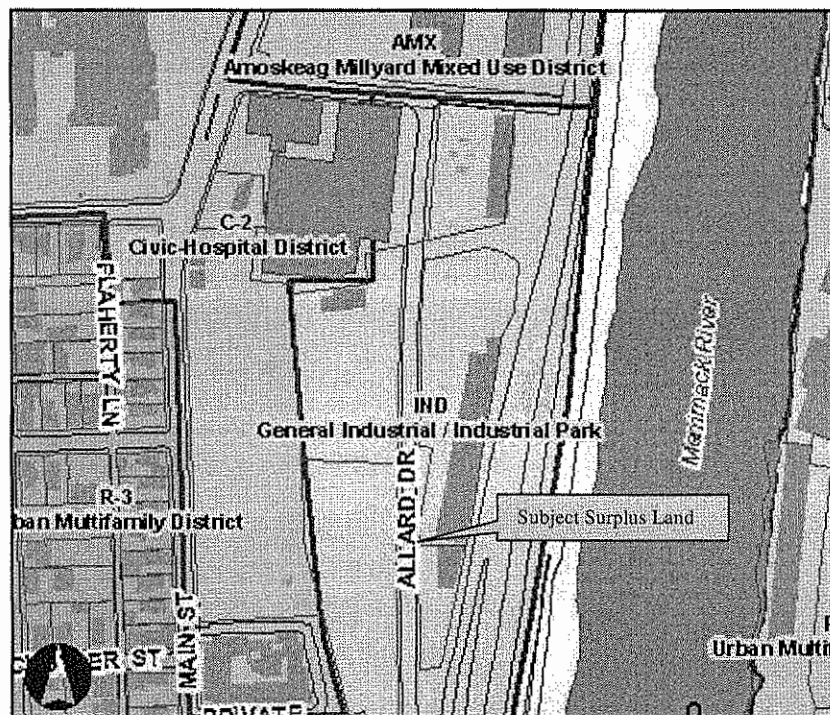
Rear - 20 feet

Sides - 20 feet

Maximum Lot Coverage: 75%

Maximum Height: 50 feet or 4 stories

Zoning Map Location



Highest and Best Use

Market and contributory values of real estate are determined by the principle of "highest and best use." This valuation foundation is defined as "that reasonable and probable use which will support the highest present value, as defined as of the effective date of the appraisal. " For a use to be considered the highest and best use, it must be legally permissible, physically possible, economically feasible, and maximally productive. These criteria will be part of the highest and best use analysis as outlined below:

Land as Though Vacant

- 1) *Legally Permissible*: What uses are permitted by zoning and deed restrictions on the subject site in question? The subject surplus land is a portion of the existing Right of Way abutting Allard Drive and 201 Allard Drive in Manchester and is not a legal lot of record. The city does not have any legal restrictions that would prohibit transfer of this property, although a transfer of this type of property is not typical in any market.
- 2) *Physically Possible*: To what use is the site able to be physically used? As previously described, the subject area is a section of ROW being 2,814 square feet in size sandwiched between the abutting industrial zoned property to the east and Allard Drive to the west. As such, this surplus area does not have the potential for independent development due primarily to the lack of legal access and site size.
- 3) *Economically Feasible*: Which possible and permitted uses would be most financially worthwhile to pursue? Based on the limitations previously described, the most economically feasible use for the subject area would be as supplemental land to an abutter. As supplemental land to an abutter, the assembled land would potentially offer some additional land area to meet future design plans or possibly increase the utility of the site. The abutting property currently has what would be considered reasonable amount of available parking spaces, so any additional parking would not be considered a measurable benefit.
- 4) *Maximally Productive*: Among the permitted uses, which will produce the highest net return and higher present value? Considering the application of the previous qualifying factors for the subject highest and best use, it would be reasonable to conclude that the highest and best use of the subject area would be as supplemental land to an abutter.

Appraisal Procedures Used

The three traditional approaches to value are the Income Approach, Sales Comparison Approach, and Cost Approach. Typically, vacant land that is to be assembled to an abutting property is appraised using the sales comparison approach. The contributory value would be estimated by first appraising the surplus property with the abutting land, as assembled. The appraisal would then estimate the market value of the abutting parcel without the assembled surplus parcel. The difference between the two indicated site values would result in the estimated contributory value of the surplus parcel. *This method is appropriate in cases where the contributory value can be measured in the subject market.* In other words, there would be a measurable difference with the surplus parcel assembled to the abutter.

Since this assignment involves the potential assemblage of existing ROW to a single abutter, the typical approach discussed above would not be an appropriate method of valuation. One reason would be due to the fact that the *market* for the surplus land would indicate that there were at least two potential buyers, which there isn't.

Lastly, after reviewing the subject market data regarding vacant commercial land sales, there is no market support that indicates there is a measurable difference in lot sizes considering the assemblage of the subject 2,814 square feet of land to the one abutting parcel consisting of 1.96 acres. In other words, the subject area, assembled with the abutting parcel does not have a measurable impact on the assembled site value. Other factors in the market tend to have a greater influence on commercial/industrial land in the subject market than a variance of slightly more than 3% of land area between "as-is" parcels and as assembled.

As a result, the subject 2,814 square feet of ROW that is the subject of this report will be valued using recorded sales of industrial and commercial lot line adjustment sales. Lot and boundary line adjustment transactions are reliable contributory value indicators for this appraisal problem since the potential sale of the subject area is similar to a lot line adjustment. Lot line adjustment sales are typically negotiated between the two parties and tend to reflect the intended use, or need for the additional land.

The following lot line adjustment sales in the subject market have been selected as the most representative sales available for this assignment:

Comparable Lot Line Adjustment Transactions

	Location	Land Area (SF)	Sale Date	Book/Page	Sale Price	Price/SF	Comments
1	325 Lafayette Rd., Hampton	7,237	12/20/2010	5181/1112	\$25,000	\$3.45	dis. highway merged w/abutter
2	47 Winnacunnet Rd, Hampton	4,437	12/20/2010	5181/1115	\$25,000	\$5.63	dis. highway merged w/abutter
3	Commercial St., Manchester	1,326	1/28/2010	8174/2164	\$3,300	\$2.49	Ind. land for parking
4	Valley St., Manchester	4,004	9/9/2011	8348/961	\$20,020	\$5.00	mixed use redevelopment dist.
5	80 Commercial St., Manchester	5,840	9/30/2009	8174/2162	\$21,000	\$3.60	Ind. land for private parking lot
6	Doiron Rd. Windham	2,000	8/28/2008	4945/2941	\$7,200	\$3.60	support new septic
7	Route 3, Merrimack	4,116	2/25/2011	8299/858	\$5,000	\$1.21	Ind. backland, wet, power lines

Low: \$1.21

Mean: \$3.57

High: \$5.00

Sales 1 and 2 in Hampton were sold by the town after obtaining a town vote for approval. The parcels are a part of a discontinued section of right-of-way that was sold to an abutter that owned property along Route 1 and along Winnacunnet Road.

Sales 3 and 5 were in Manchester and were part of a series of sales between the city and abutting property owners. This sale was completed by the grantee, which desired to have the adjoining land for use as a private parking area. The area had already been paved, so the indicated price per acre should be considered with pavement in place for the parking area. A reasonable allowance for the paving at the time of the sale would be around \$1.00 per square foot, which would reduce the indicated sale price per square foot to \$2.60.

The 4th sale was mixed use industrial land purchased by the abutter from the Boston & Maine Railroad. The sale was of 4,004 square feet of land at the corner of Valley and Wilson Streets. The purpose of the acquisition was to provide additional frontage to Wilson Street.

Sale 6 is located in Windham and is located in a rural zoning district. It was owned by the State and negotiated a final sales price based on surrounding land values. The abutter wanted the additional land area to relocate a new septic system and provide additional utility to the entire parcel.

Sale 7 was located on Route 3 in Merrimack. It is Industrial zoned land that is considered backland. In addition, the site is in an area with noted wetlands and utility easements for existing power lines. The land was of little value to the grantor and had more value to the grantee, the power company that owns the easement and the power lines in that location.

The preceding sales information indicates a wide range of unit prices based on a price per square foot of land area conveyed. The intended use, or need for the acquired lot line adjustments seems to some influence on the final price paid. The lot line adjustments that offered limited utility appear to be in the lower range of the indicated pricing. Additionally, the transactions involving larger land parcels for the most part indicated lower unit prices. This would be expected considering that economies of scale would have some impact on the negotiated prices between abutters. Based on this data and considering the size of the subject area, and the potential added utility the subject could provide, it would be reasonable to conclude a unit value for the subject parcel of \$2.50/square foot. Sales 1 and 3, in particular, were of land that is very similar to the subject, being discontinued roadways that were purchased for additional frontage and parking.

Subject Surplus Area "B"

The Subject is approximately 2,814 square feet in size. Considering the comparable sales presented above, the estimated contributory value estimate is summarized as follows:

$$2,814 \text{ square feet} \times \$2.50/\text{sf} = \$7,035$$

Conclusion

Based on the preceding analysis of the best available comparable lot line transactions and other sales indicators of supplemental land value of the described area of the subject ROW, the estimated contributory land value in fee simple interest as of November 27, 2012, for Parcel "A" is:

Contributory Value \$7,000

Appraiser Qualifications

Relevant Experience

Nov. 2011 - Present : Appraiser Supervisor, NHDOT Bureau of Right of Way
April 2008 – Nov. 2011: Appraiser IV, NHDOT Bureau of Right of Way
May 2005 – April 2008: Appraiser III, NH DOT Bureau of Right of Way
Oct. 2002 – May 2005: Appraiser II, NH DOT Bureau of Right of Way
May 2002 – Oct. 2002: Appraiser I, NH DOT Bureau of Right of Way
Former Licensed Real Estate Agent: State of NH

Relevant Education

AS: Paralegal Studies	Penn Foster College
International Right of Way Association	Course 401, The Appraisal of Partial Acquisitions Easement Valuation - 40 hrs
The Appraisal Institute:	Partial Interest Valuation – 7 hrs Subdivision Analysis – 8 hrs Course 710, Condemnation Appraising, Basic Principles and Applications – 15 hrs Uniform Appraisal Standards for Federal Land Acquisitions – 16 hrs
The Beckman Company	The Technical Inspection of Real Estate – 24 hrs
JMB Real Estate Academy	Basics of Real Estate Appraisal – 24 hrs Appraising 1-4 Family Properties – 24 hrs Appraising Income Properties – 32 hrs Advanced Income Property Appraising – 40 hrs Uniform Standards of Prof. Appraisal Practice - 16 hrs Residential Analysis and Highest and Best Use – 16 hrs Residential Site Valuation and Cost Approach – 16 hrs Advanced Residential Applications & Case Studies- 15 hrs Investment Analysis for Real Estate Appraisers-7.5 hrs Techniques of the Income Approach-7.5 hrs
National Highway Institute	Appraisal for Federal Highway Programs – 12 hrs Appraisal Review for Federal Highway Programs – 6 hrs
LeMay School of Real Estate	National USPAP Update – 2008 Beyond Paired Sales – 7 hrs National USPAP Update - 2010

Certifications/Designations

NH Real Estate Appraiser Board	Certified General Appraiser #654
Expert Witness	NH Board of Tax and Land Appeals

General Assumptions And Limiting Conditions:

General Assumptions

- ♦ all maps, plans, and photographs used are reliable and correct.
- ♦ the Parcel area given to me has been properly calculated;
- ♦ broker and assessor information is reliable and correct;
- ♦ there are no encumbrances or mortgages other than those reported in the abstracts;
- ♦ information from all sources is reliable and correct unless otherwise stated;

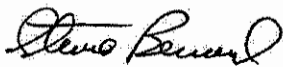
Limiting Conditions

- ♦ I have relied upon the legal interpretations of others and have assumed their decisions are correct and valid. I have also relied upon the abstracts of title and other legal information available and take no responsibility for their correctness.
- ♦ Sketches in this report are included to assist the reader in visualizing the property. I have not performed a survey of the property or any of the sales, and do not assume responsibility in these matters.
- ♦ There are no hidden or unapparent conditions on the property, in the subsoil (including hazardous waste or ground water contamination), or within any of the structures that would render the property more or less valuable. I assume no responsibility for any of these conditions or the engineering that may be required to discover or correct them. If any contamination is found on the subject, this report becomes null and void.
- ♦ Possession of this report (or a copy) does not carry with it the right of publication. It may not be used for any purpose other than by the party to whom it is addressed without the written consent of the State of New Hampshire and/or Department of Transportation and in any event only with the proper, written qualification and only in its entirety. Neither all nor any part of the contents (or copy) shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the State of New Hampshire.
- ♦ Acceptance and / or use of this report constitutes acceptance of the foregoing underlying limiting conditions and underlying assumptions.

Certification

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to me.
- I have not performed any valuation services for the subject property in the past three years.



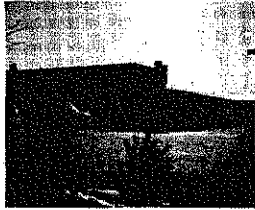
NHCG #654

November 29, 2012

Date

Abutter Tax Cards

Powered by Vision Government



MBLU: TPK4/10004/A/
Location: 201 ALLARD DR
Owner Name: ALLARD FAMILY L.C.
Account Number:

Parcel Value

Assessed Value
732,800

Owner of Record

ALLARD FAMILY L.C.
% CONSTANCE ELLIOTT

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
ALLARD FAMILY L.C.	5760/173	12/29/1995	4,000
RAYMOND M ALLARD FAMILY PARTNE		8/8/1983	0
RAYMOND M ALLARD FAMILY PARTNE			0

Land Use

Land Use Code	Land Use Description
3160	COMM WHSE

Land Information

Size
1.96 AC

Construction Detail

Building # 1	Stories: 1	Occupancy 1
STYLE Warehouse	Roof Structure Steel Frm/Trus	Roof Cover Metal/Tin
Exterior Wall 1 Pre-finish Metl	Interior Floor 1 Concr-Finished	Heating Fuel None/Ci/Wd
Interior Wall 1 Minim/Masonry	AC Type None	Total Bedrms 00
Heating Type None	1st Floor Use: 3160	Heat/AC NONE
Total Baths 0	Baths/Plumbing AVERAGE	Ceiling/Wall NONE
Frame Type STEEL	Wall Height 24	
Rooms/Prtns AVERAGE		

Building Information

Living Area: 35,462 square feet	Year Built: 1966	Building Value: 462,200
---------------------------------	------------------	-------------------------

Print Summary

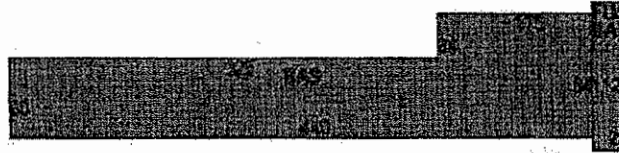
Extra Features

Code	Description	Units
SPR1	SPRINKLERS-WET	35462 S.F.
A/C	AIR CONDITION	2576 S.F.
MEZ1	MEZZANINE-UNF	2090 S.F.
MEZ2	FINISHED	192 S.F.

Outbuildings

Code	Description	Units
PAV1	PAVING-ASPHALT	44000 S.F.
PK1	PARKING SPACE	60 UNITS
LT9	HGH PRE-SOD PL	8 UNITS
LT10	W/DOUBLE LIGHT	3 UNITS

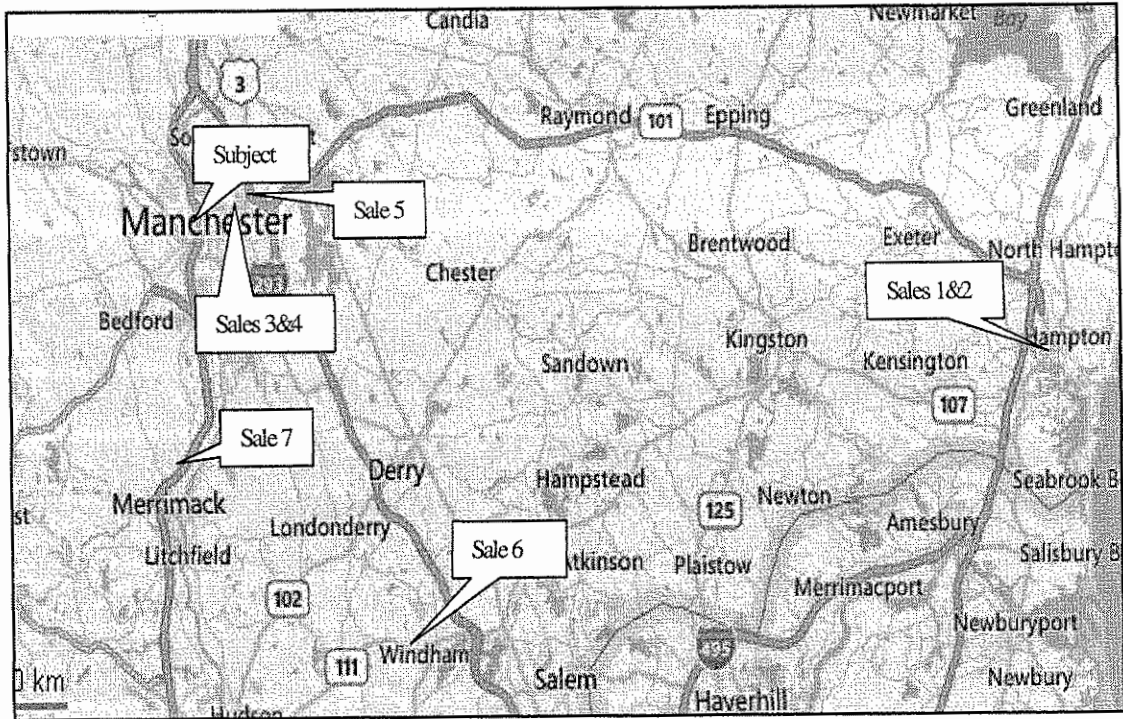
Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	32886	32886
FUS	Upper Story, Finished	2576	2576

Comparable Sales Locations





Glenn Normandeau
Executive Director

New Hampshire Fish and Game Department

11 Hazen Drive, Concord, NH 03301-6500
Headquarters: (603) 271-3421
Web site: www.WildNH.com

LRCP 13-044
TDD Access: Relay NH 1-800-735-2964
FAX (603) 271-1438
E-mail: info@wildlife.nh.gov

September 26, 2013

David Campbell, Chair
Long Range Capital Planning and Utilization Committee
State House
Concord, NH 03301

Re: Greenough Ponds WMA – Camp leases

REQUESTED ACTION

1. The New Hampshire Fish and Game Department (NHFG), pursuant to RSA 4:40, respectfully requests review and approval to lease an approximately three (3) acre lot containing an existing privately owned camp on Greenough Pond in Wentworth's Location to the North Country Outing Club of Milan, NH at the annual cost of \$3,981.57. This amount includes an \$1,100 Administrative Fee.
2. The New Hampshire Fish and Game Department (NHFG), pursuant to RSA 4:40, respectfully requests review and approval to lease an approximately one (1) acre lot containing an existing privately owned camp on Greenough Pond in Wentworth's Location to Donald Couture of Berlin, NH at the annual cost of \$3,981.57. This amount includes an \$1,100 Administrative Fee.

EXPLANATION

On May 27, 2013 the Fish and Game Department acquired 934 acres surrounding the Greenough Ponds in Wentworth's Location and Errol creating the Greenough Ponds Wildlife Management Area. Located on the property are two existing camps on leased lots. The lease held by the North Country Outing Club has been in place since the 1970s. Mr. Couture's camp has been in existence since the late 1800s. If approved we would enter into a short term lease until June 30, 2014 with the camp-owners. Beginning July 1, 2014 we would enter into four (4) year leases to coincide with the other camp leases on Fish and Game property.

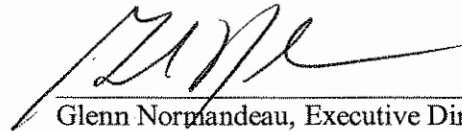
On November 1, 2012 the Council on Resources and Development (CORD) reviewed these lease proposals and recommended their approval.

Included in the packet to help with your consideration of this request are:

- A copy of the CORD memorandum;
- A location map;
- A tax map showing the existing camp lots;
- A survey of the Greenough Ponds WMA;
- Photographs of the camps and leased areas.

If you have any questions or require additional information, please contact Richard Cook, Land Agent at 271-1133

Sincerely,

A handwritten signature in black ink, appearing to read 'Glenn Normandeau', written over a horizontal line.

Glenn Normandeau, Executive Director

New Hampshire Council on Resources and Development

NH Office of Energy and Planning
107 Pleasant Street, Johnson Hall
Concord, NH 03301
Phone: 603-271-2155
Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

MEMORANDUM

TO: Glenn Normandeau, Executive Director
Department of Fish and Game

FROM: Susan Slack, Assistant Planner
Office of Energy and Planning

DATE: May 7, 2013

SUBJECT: Surplus Land Review, SLR 13-006-WENTWORTH'S LOCATION

Effective April 29, 2013, the Council on Resources and Development (CORD) took action on the following issue brought by the Department of Fish and Game:

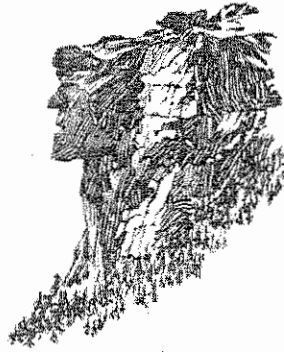
Request to ease a three-acre lot with several camp buildings on the eastern shore of Greenough Pond in Wentworth's Location to the North Country Outing Club.

CORD members voted to **RECOMMEND APPROVAL OF SLR 13-006** as submitted, noting comments from the NH Division of Historical Resources that lease language include consultation with DHR if changes are proposed to the land or buildings.

cc: Richard Cook, Department of Fish and Game
Meredith A. Hatfield, Director, NH Office of Energy and Planning
Representative David Campbell, Chair, Long Range Capital Planning and Utilization Committee

New Hampshire Council on Resources and Development

NH Office of Energy and Planning
107 Pleasant Street, Johnson Hall
Concord, NH 03301
Phone: 603-271-2155
Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

MEMORANDUM

TO: Glenn Normandeau, Executive Director
Department of Fish and Game

FROM: Susan Slack, Assistant Planner
Office of Energy and Planning

DATE: May 7, 2013

SUBJECT: Surplus Land Review, SLR 13-005-WENTWORTH'S LOCATION

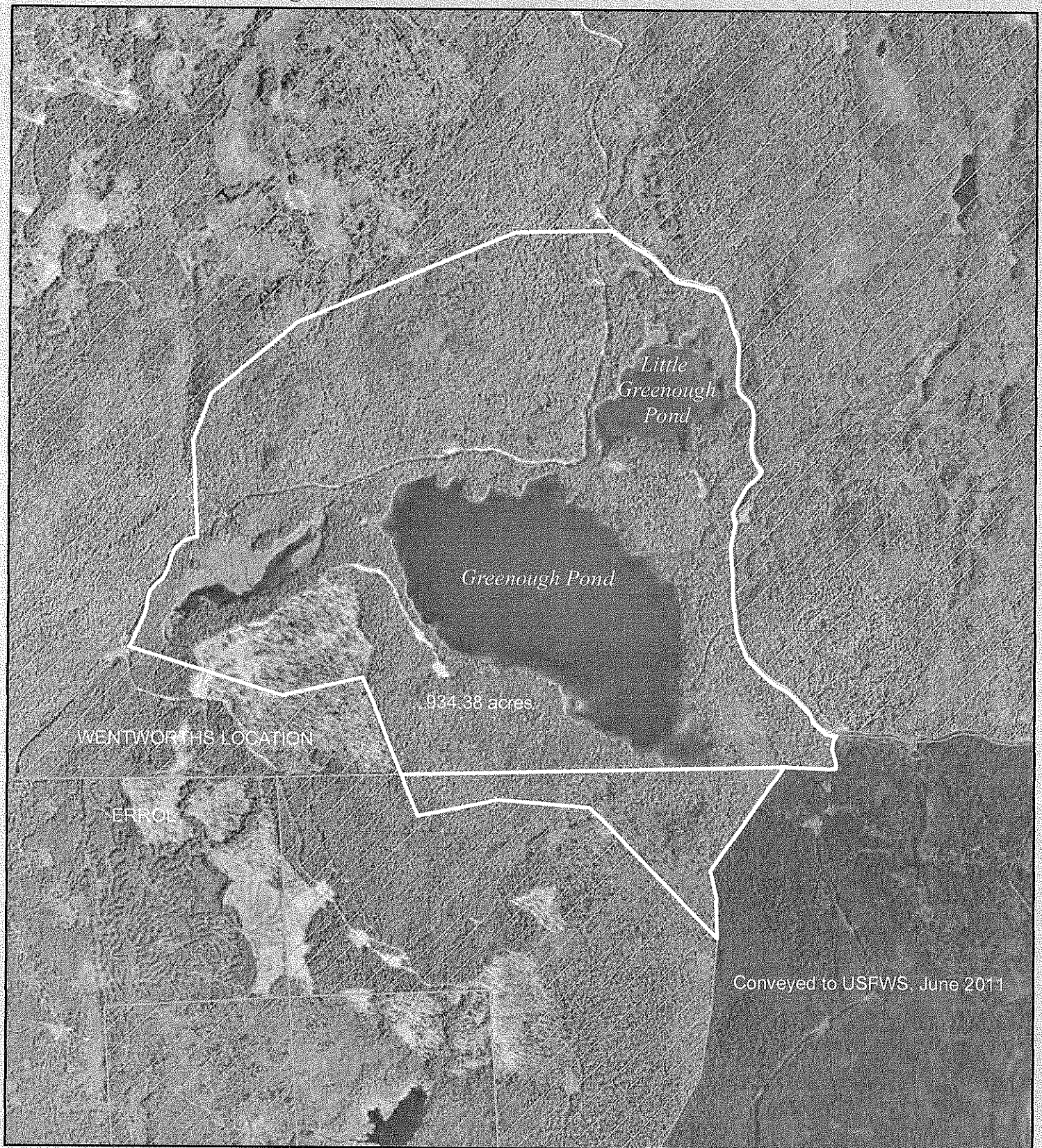
Effective April 29, 2013, the Council on Resources and Development (CORD) took action on the following issue brought by the Department of Fish and Game:



Request to ease a one-acre lot with several camp buildings on the northern shore of Greenough Pond in Wentworth Location to Donald Couture of Berlin.

CORD members voted to **RECOMMEND APPROVAL** OF SLR 13-005 as submitted, noting comments from the NH Division of Historical Resources that lease language include consultation with DHR if changes are proposed to the land or buildings.

cc: Richard Cook, Department of Fish and Game
Meredith A. Hatfield, Director, NH Office of Energy and Planning
Representative David Campbell, Chair, Long Range Capital Planning and Utilization Committee

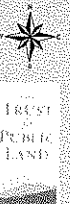
Greenough Ponds ~ Wentworth Location & Errol, NH

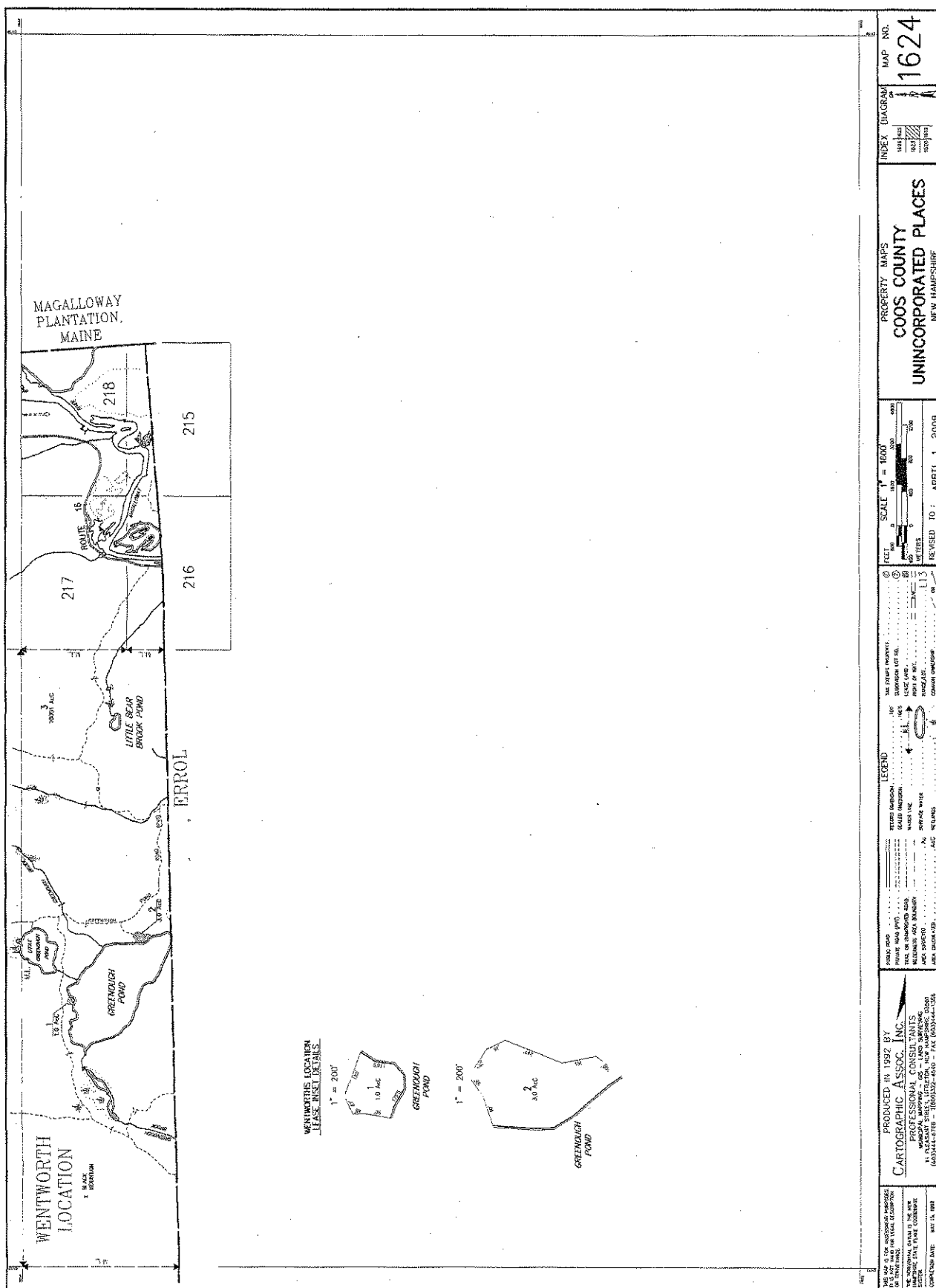


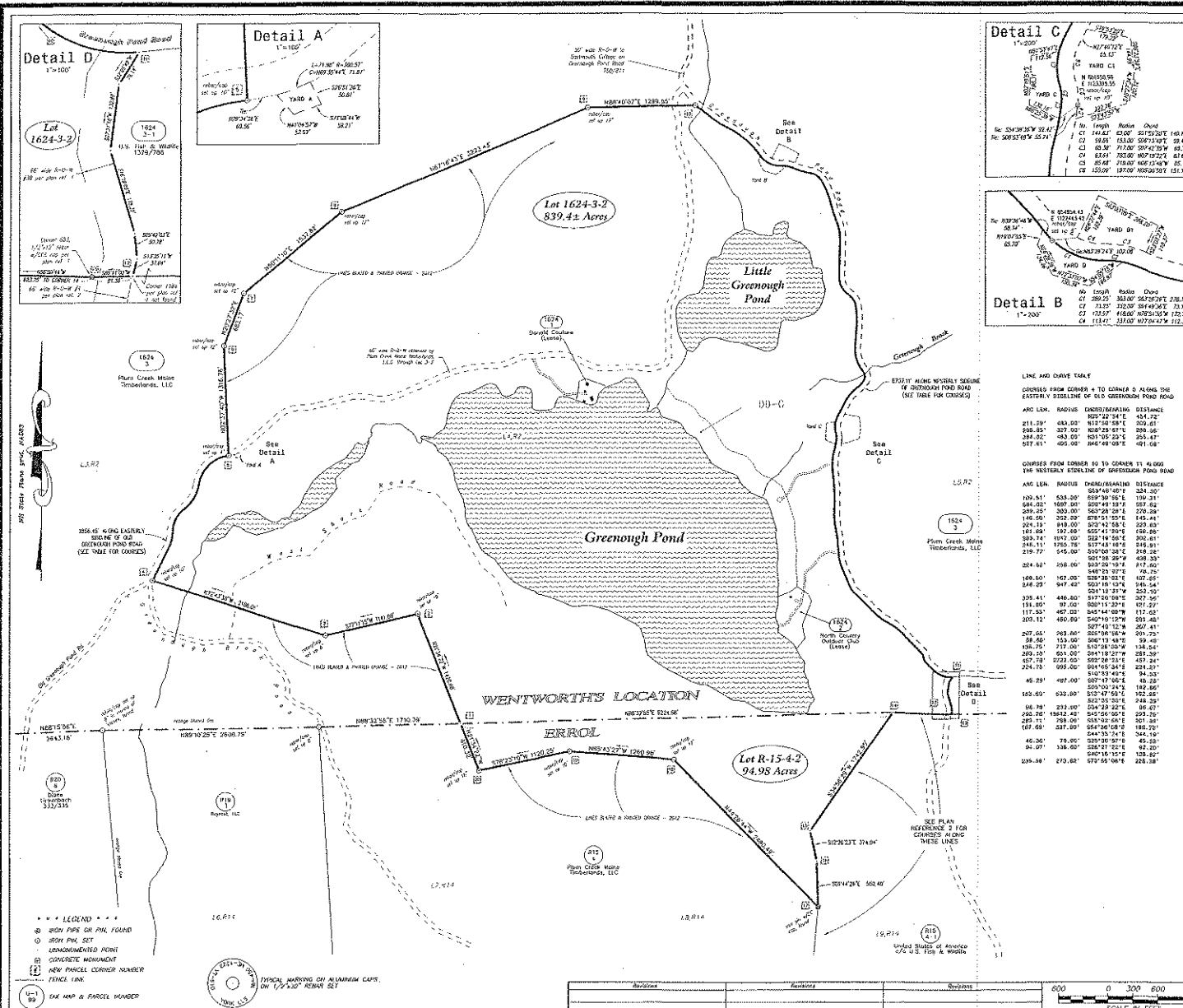
- Greenough Ponds- Pending Acquisition by NH Fish & Game
-  Pending Forest Legacy Easement
 -  Umbagog National Wildlife Refuge

Map created by the Trust for Public Land on May 1, 2012.
Boundaries from 2011 survey by York Land Services.
Imagery from NASA, updated April 2012.
Information on this map is provided for
purposes of discussion and visualization only.

0 0.125 0.25 0.5 Miles







- PLAN REFERENCES:**
1. TOWN PLAN - MAJOR SUBDIVISION - LAND OF PLUM CREEK WARE TIMBERLANDS, L.L.C., TAX MAP 1624, LOT 3 - ROUTE 16, WENTWORTH LOCATION, COOS COUNTY, NEW HAMPSHIRE, PREPARED FOR THE TRUST FOR PUBLIC LAND, DATED SEPTEMBER 29, 2010, BY CIVIL ENGINEER, SHEET 1 OF 3 RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN 3454, SHEET 2 NO. 3454, SHEET 3 NO. 3457.
 2. TOWN PLAN - MAJOR SUBDIVISION - LAND OF PLUM CREEK WARE TIMBERLANDS, L.L.C., TAX MAP 1615, LOT 4 - ROUTE 16, LAND, COOS COUNTY, NEW HAMPSHIRE, PREPARED FOR THE TRUST FOR PUBLIC LAND, DATED SEPTEMBER 29, 2010, BY CIVIL ENGINEER, SHEET 1 OF 3 RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN 3454, SHEET 2 NO. 3454, SHEET 3 NO. 3457.
 3. MAJOR SUBDIVISION LAND OF PLUM CREEK WARE TIMBERLANDS, L.L.C., TAX MAP 1615, LOT 4 - ROUTE 16, WENTWORTH LOCATION, TAX MAP 1624, LOT 3, ROUTE 16, COOS COUNTY, NEW HAMPSHIRE, PREPARED FOR THE TRUST FOR PUBLIC LAND, DATED OCTOBER 10, 2011, BY CIVIL ENGINEER, SHEET 1 OF 3 RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN 3454, SHEET 2 NO. 3454, SHEET 3 NO. 3457.

- NOTES:**
1. ZONING DISTRICT: NO - MAJOR SUBDIVISION DISTRICT
15A - ZONING MAPS & NEW SUBDIVISIONS
POT - POTENTIAL
15B-C - EXISTING DISTRICT - GENERAL
 2. THIS TRACT WAS PREPARED BY WENTWORTH CHART & SURVEY, INC. AND ALL DIMENSIONS, BEARS, AND DISTANCES, INCLUDING MEASUREMENTS, WERE OBTAINED AND CALCULATED USING A LEAST SQUARES ADJUSTMENT. THE MEASUREMENTS WERE OBTAINED FROM A SURVEY OF THE TRACT FOR PUBLIC LAND, DATED SEPTEMBER 29, 2010, BY CIVIL ENGINEER, SHEET 1 OF 3 RECORDED AT COOS COUNTY REGISTRY OF DEEDS AS PLAN 3454, SHEET 2 NO. 3454, SHEET 3 NO. 3457.
 3. THERE ARE MANY SHOWN ON THIS MAP THAT ARE NOT SHOWN ON THE MAPS IN LOCATIONS WHERE SHOWN.
 4. THERE IS A DE WIRE RIGHT-OF-WAY ON GREENOUGH POND ROAD INTERSECTING PLUM CREEK WARE, WILL ALSO BE SHOWN ON THE MAP, 1624-3-2, PARCEL 1624-3-2 AND PARCEL 1624-3-2 WILL BE SHOWN AND MARKED AS THE ONE.
 5. THE AREA OF WENTWORTH LOCATION PARCEL 1624-3-2 DOES NOT INCLUDE GREENOUGH POND.

RECORD OWNER: Plum Creek Ware Timberlands, L.L.C.
P.O. Box 400
Fairfax, VT 05453
10/10/2011

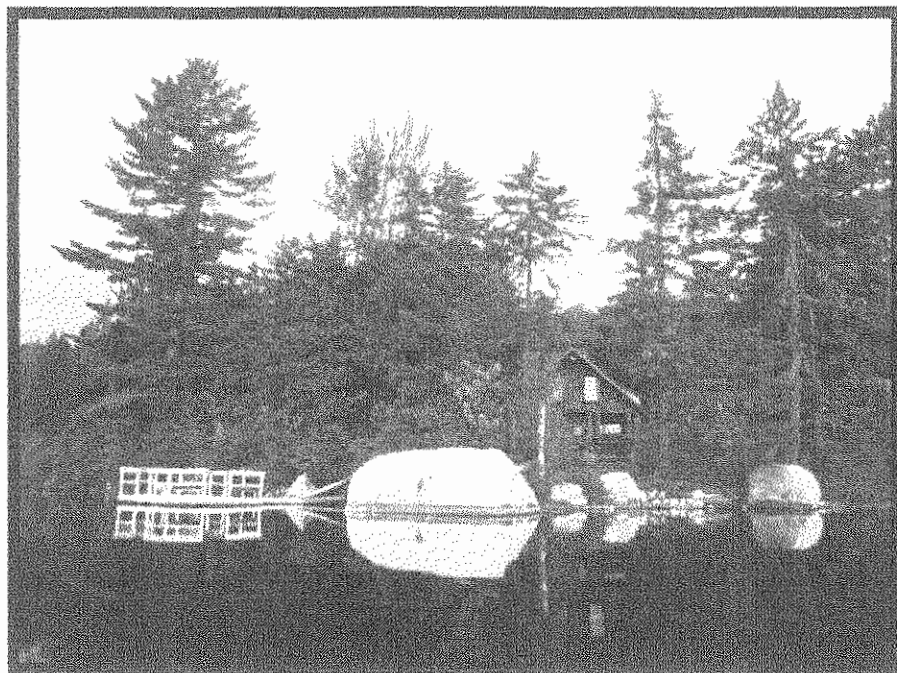


LOCATION MAP
1" = 10 miles

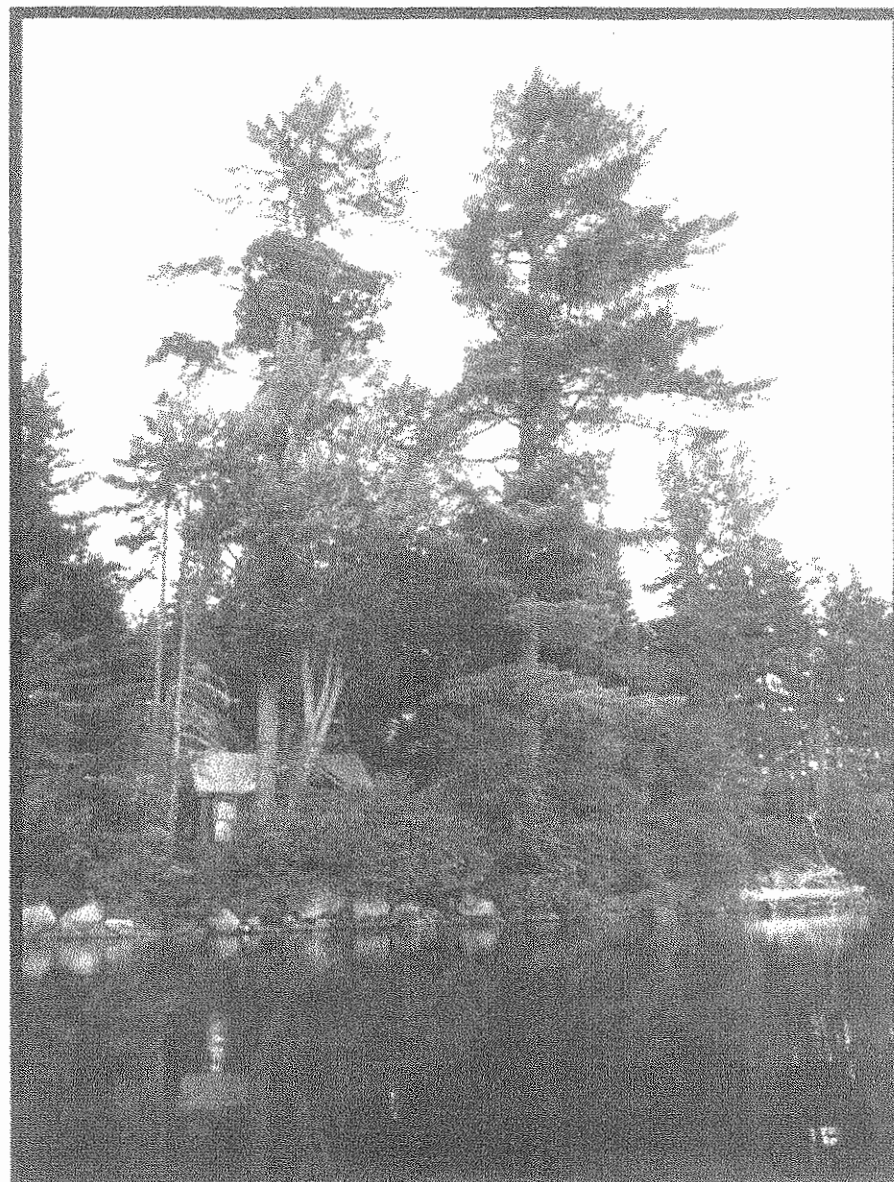
YORK LAND SERVICES, LLC
Riverside Courtyards, 3 Twelfth Street
Berlin, New Hampshire 03570 - (603)752-7282

Land of
PLUM CREEK MAINE TIMBERLANDS, L.L.C.
Erol Tax Map R15, Lot 4.2
Wentworth Location Tax Map 1624, Lot 3.2
Route 16, Coos County, New Hampshire
prepared for
NEW HAMPSHIRE FISH & GAME

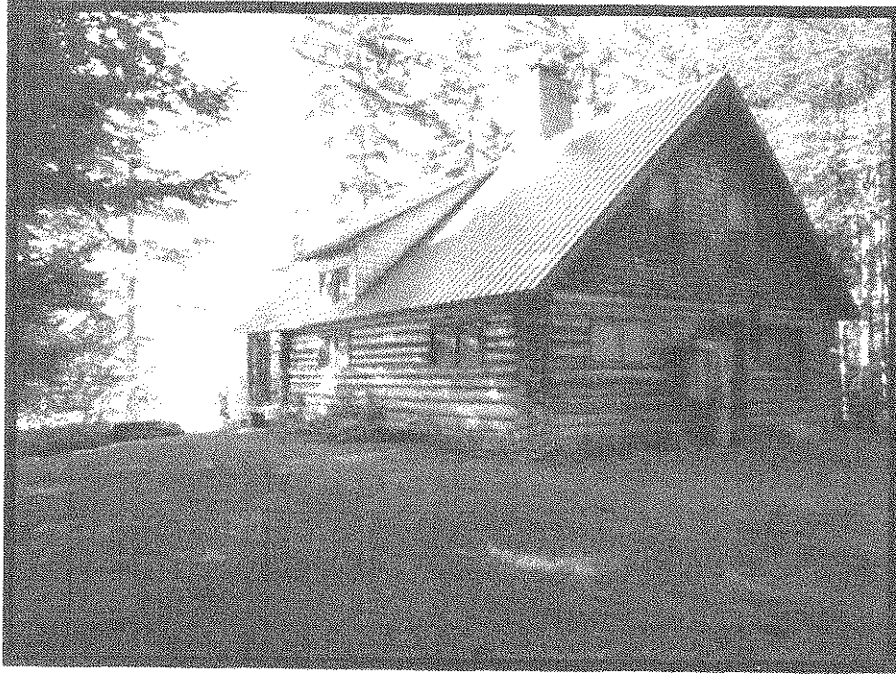
Drawn by: ANY, DLY, DWP, ED
Checked by: ANY
Scale: 1 inch = 600 feet
Date: January 28, 2013
Sheet: 12-111



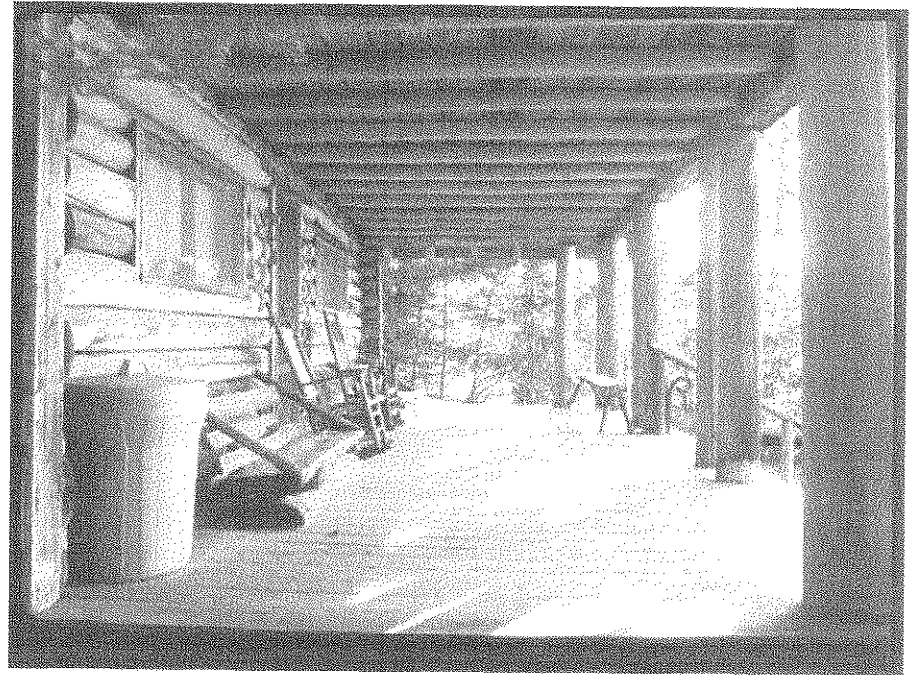
36. Donald Couture camp lease lot frontage on Greenough Pond, facing N



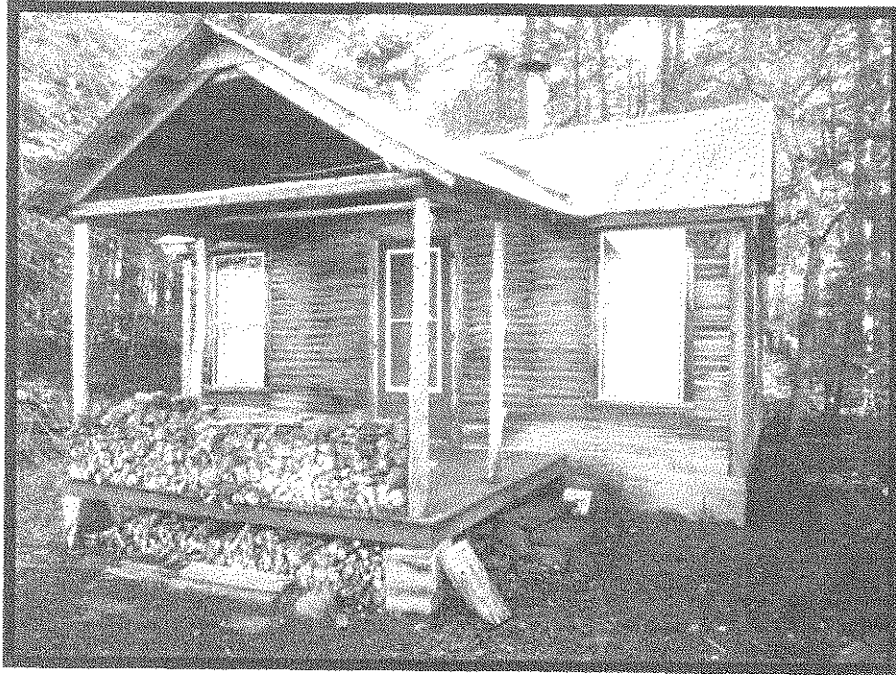
37. Small cabin on Couture camp lease lot, facing N



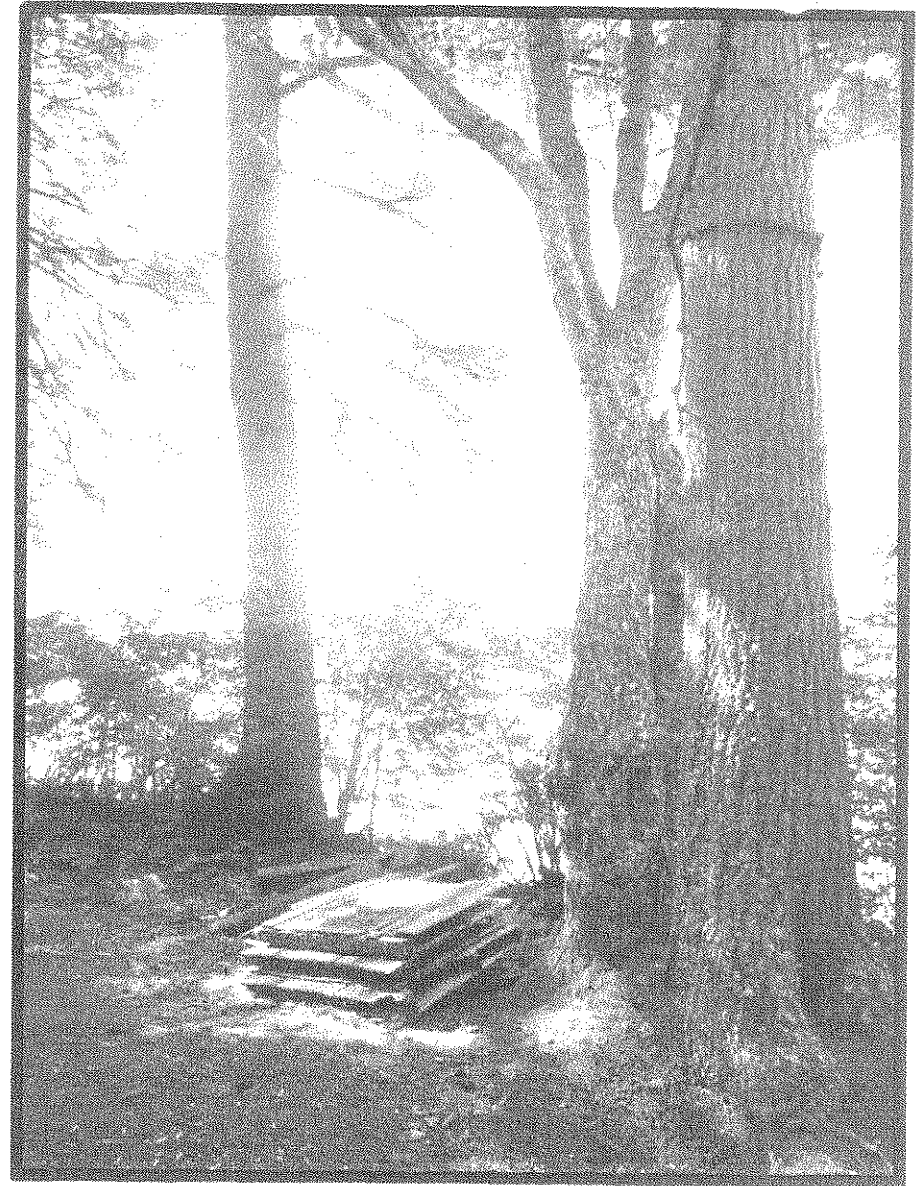
46. Main camp structure on Couture lease lot, facing S



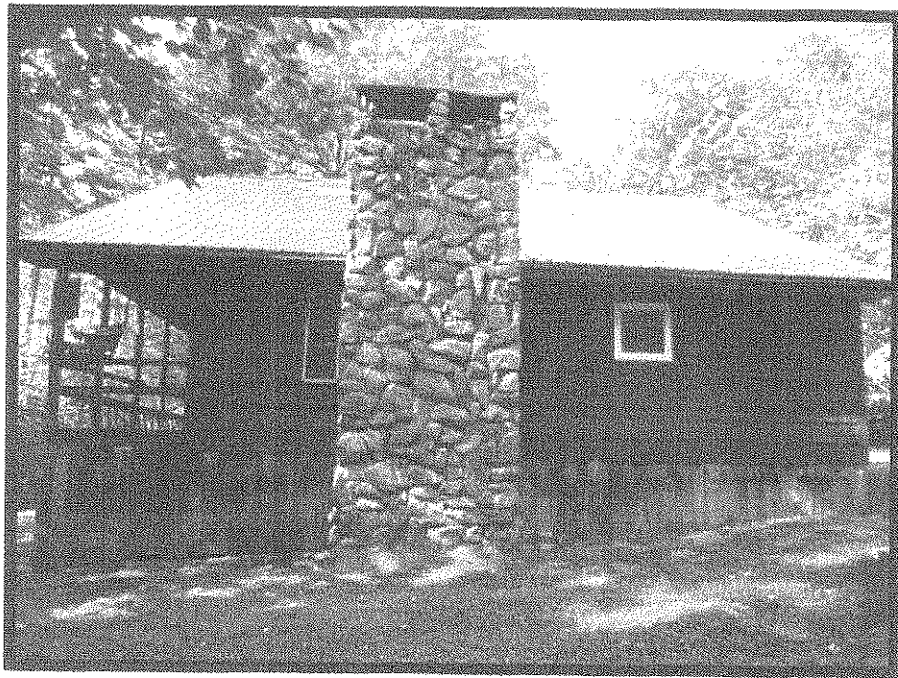
47. Front porch of main camp structure on Couture lease lot, facing E.



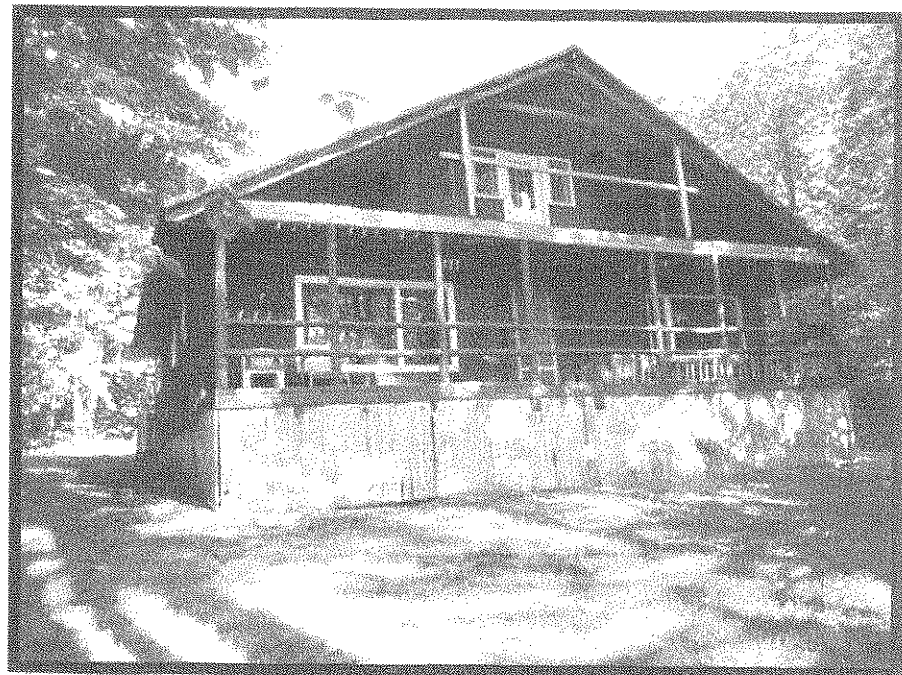
48. Small cabin on Couture lease lot, facing N



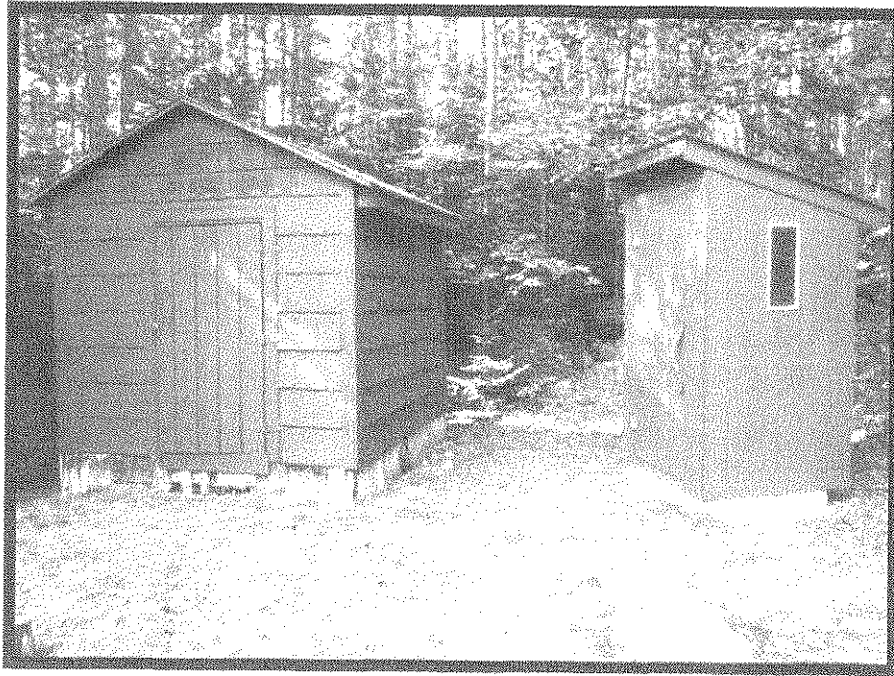
49. Massive pines in front of small cabin on Couture lease lot, facing SE



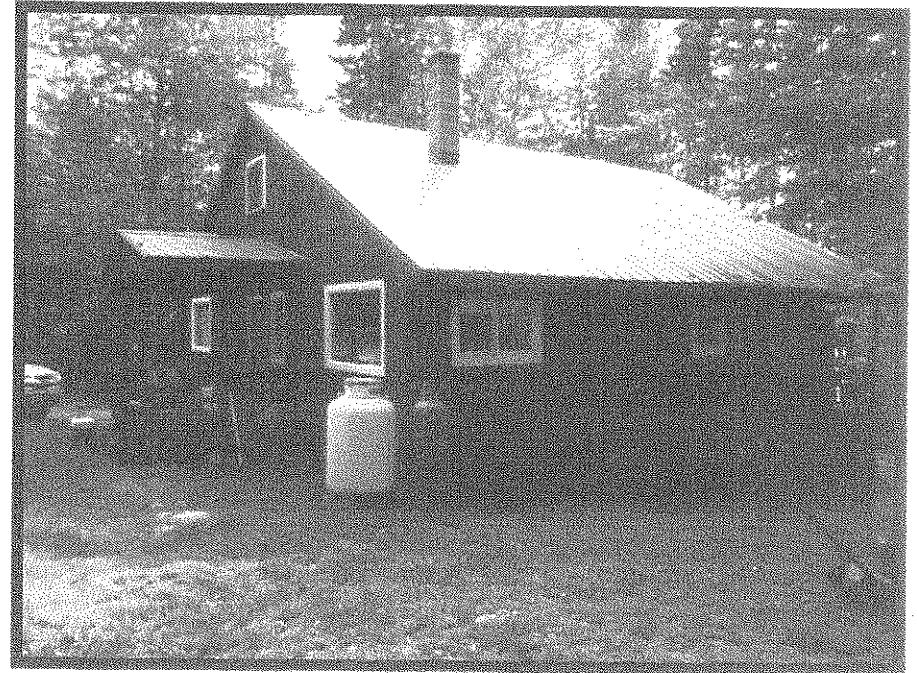
66. Main camp structure at North Country Outdoor Club camp lease lot, facing N



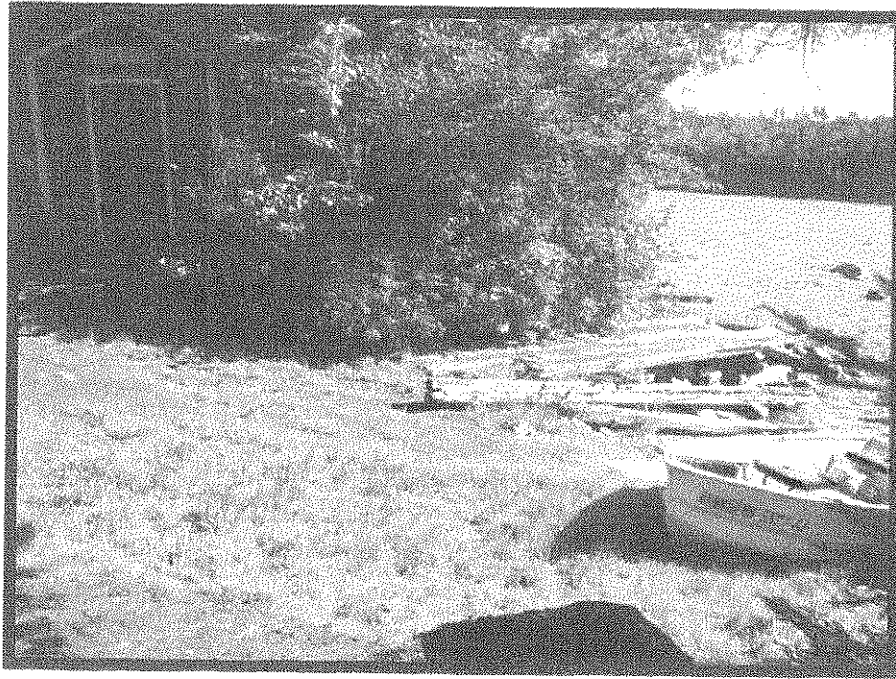
67. Main camp structure at North Country Outdoor Club camp lease lot, facing E



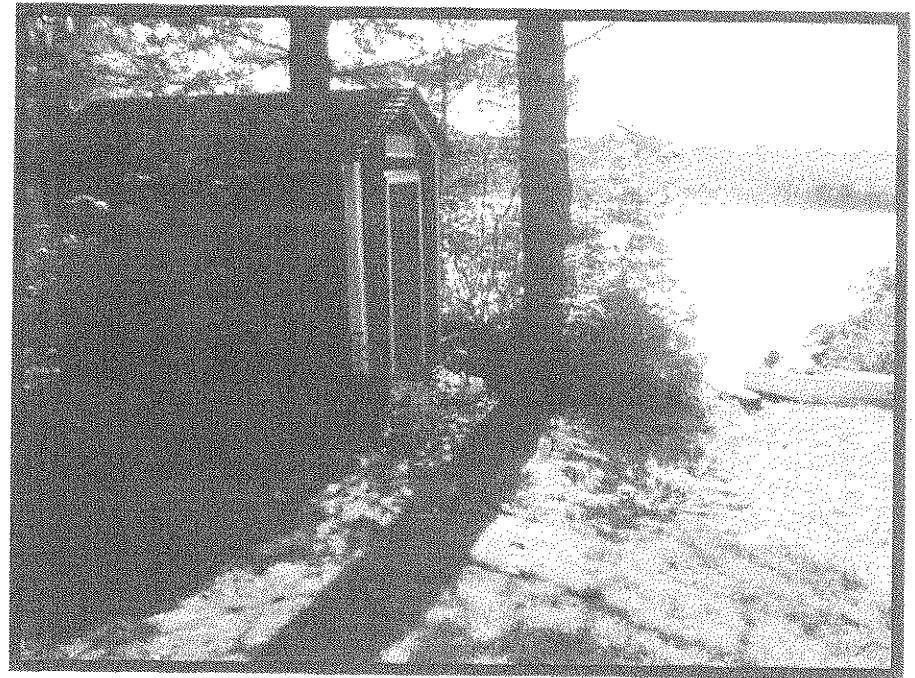
64. Generator shed and outhouse at North Country Outdoor Club camp lease lot, facing N



65. Main camp structure at North Country Outdoor Club camp lease lot, facing SW



72. Remains of old dock near Greenough Pond boat launch area at North Country Outdoor Club camp lease lot, facing S



73. Boat house and Greenough Pond boat launch area at North Country Outdoor Club camp lease lot, facing SW



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF THE COMMISSIONER
25 Capitol Street – Room 120
Concord, New Hampshire 03301

LRCP 13-047

LINDA M. HODGDON
Commissioner
(603) 271-3201

JOSEPH B. BOUCHARD
Assistant Commissioner
(603) 271-3204

October 7, 2013

The Honorable David Campbell, Chairman
Long Range Capital Planning and Utilization Committee
L.O.B. – Room 201
Concord, New Hampshire 03301

REQUESTED ACTION

Pursuant to RSA 4:40, the Department of Administrative Services (the "Department") requests approval to grant a perpetual utility easement on State land to Northern New England Telephone Operations LLC (d/b/a Fairpoint Communications – NNE) ("FairPoint") for the installation, operation, maintenance, and replacement of telecommunications lines and supporting facilities and apparatus as needed to provide telecommunications utility service to the Tobey Building located at 45 South Fruit Street in Concord within the Governor Hugh J. Gallen State Office Park campus.

EXPLANATION

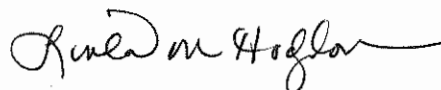
The ongoing Tobey Building Renovation Project requires new telecommunications utility lines and supporting infrastructure. The proposed utility easement would affect an existing State-owned underground conduit extending from existing utility "pole #12" (also apparently known as "FairPoint Communications pole number 213/13"), located along South Fruit Street in Concord near the Archives and Records Management Building, to the Tobey Building. The proposed easement grants FairPoint the perpetual right and easement to install, replace, maintain, and operate telecommunications lines within the State-owned conduit and to install, replace, maintain, and operate any supporting facilities and apparatus as may be needed within the Tobey Building.

The proposed utility easement shall be granted to FairPoint free of charge in exchange for making available to the State telecommunications utility service to the renovated Tobey Building. The effectiveness of the proposed easement shall commence upon its execution by the Commissioner of the Department of Administrative Services, following approval by the Governor and Executive Council, and shall continue in perpetuity. In order to keep the Renovation Project more or less on schedule, it will be necessary to convey the easement as soon as possible. Therefore, the proposed easement will be submitted to the Council on Resources and Development (CORD) for review concurrently herewith.

The Honorable David Campbell, Chairman
Long Range Capital Planning and Utilization Committee
October 7, 2013
Page 2 of 2

Authorization is hereby requested: to grant the proposed utility easement to Northern New England Telephone Operations LLC (d/b/a FairPoint Communications – NNE) on the affected State land as outlined above.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Linda M. Hodgdon", with a long horizontal flourish extending to the right.

Linda M. Hodgdon
Commissioner

Attachments

LIST OF EXHIBITS

1. Proposed Easement Deed
2. Location Map
3. Electrical Site Plan – Tobey Building Renovations (showing location of underground conduit to be subject to proposed easement)

**NORTHERN NEW ENGLAND TELEPHONE OPERATIONS
-EASEMENT-**

13-160 FP Job# 270047

Know All Men By These Presents that **THE STATE OF NEW HAMPSHIRE**, by and through its Department of Administrative Services pursuant to RSA 4:40, as authorized by the Governor and Executive Council on _____, 2013 (Meeting Agenda Item # _____), with a mailing address of Office of the Commissioner, 25 Capitol Street, Concord, New Hampshire 03301 (hereinafter "Grantor"), for good and valuable consideration paid, grants to **NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC** (d/b/a **FairPoint Communications-NNE**), a limited liability company organized under the laws of Delaware having a place of business at 100 Gay Street, Manchester, New Hampshire 03103 (hereinafter "Grantee"), and its successors and assigns forever, with quitclaim covenants, the right to lay, construct, reconstruct, operate, maintain, replace and remove lines for the transmission of intelligence, communications, and information services, including the necessary fiber, cable, terminals, conduits, electronics, interfaces, equipment, marker, fixtures, and appurtenances, with the wires and cables therein, upon and under certain land of the Grantor located along South Fruit Street, in the City of Concord, County of Merrimack, and State of New Hampshire.

Said rights may be exercised within an area located within the following described limits (the "Easement Area"):

Beginning along the easterly line of the public way known as South Fruit Street at FairPoint Communications pole number 213/13 (also known as main line power utility pole #12); thence continuing underground within existing conduit owned by the Grantor to a handhole adjacent to the easterly line of a private way known as Tobey Road; thence continuing underground within existing conduit owned by the Grantor and entering a certain building of the Grantor located at 45 South Fruit Street known as the Tobey Building; thence continuing within existing conduit owned by the Grantor to and including a terminal to be installed by Grantee within the Tobey Building.

Meaning and intending to describe and convey a nonexclusive easement upon, across, over, and/or under (as the case may be) that portion of those premises known as the

Governor Hugh J. Gallen State Office Park (formerly known as the New Hampshire Hospital Campus) as was conveyed to the Grantor by Deed of Elisha Morrill dated January 22, 1841, recorded in the Merrimack County Registry of Deeds at Book 64, Page 374.

All equipment installed by Grantee within the Easement Area shall remain the property of the Grantee, its successors and assigns.

There is also hereby conveyed to the Grantee the right to enter abutting lands of the Grantor and said Tobey Building in the exercise of the rights herein granted and to gain access to the Easement Area; and the right to cut and/or trim any trees, bushes, underbrush, and/or growth as may be located within the Easement Area, including foliage thereon, as the Grantee may from time to time deem necessary for the safety of its personnel and contractors in exercising the rights granted herein. Any such entry and any such cutting or trimming shall occur only on such dates and at such times as have been approved in advance by the Grantor.

Grantor shall refrain from, and shall take reasonable steps to prevent others from, damaging or interfering with the operation and maintenance of Grantee's facilities without the prior written consent of Grantee.

Upon the request of the Grantor, Grantee agrees to relocate the Easement Area and all facilities therein to another portion of Grantor's land, provided that (i) the proposed new easement area is reasonably adequate for the Grantee's purposes and is mutually satisfactory to both parties; and (ii) Grantor shall pay all reasonable costs of such relocation and the cost to obtain all necessary permits and approvals therefore.

If at any time Grantee shall do or cause to be done any damage to property of the Grantor or otherwise as the result of Grantee's exercise of its rights as granted herein, then Grantee, at its sole cost and expense, shall restore said damaged property or area to the same condition that existed just prior to such damage. Grantee shall indemnify the Grantor and hold it harmless from any injury to persons or property which may at any time occur through any act, omission, or negligence of Grantee or its representatives, employees, agents, or contractors within the foregoing premises of the Grantor; provided, however, that the foregoing indemnity does not apply to damage or expense arising from the loss of telecommunications service, which liability is governed by tariff.

The Grantor, for itself, its successors and assigns, hereby covenants that it will not erect or permit to be erected any structure upon the foregoing premises which, in the judgment of the Grantee, its successors and assigns, might interfere with the proper maintenance of said facilities or the services to be provided by Grantee in connection therewith.

Executed this _____ day of _____ 2013.

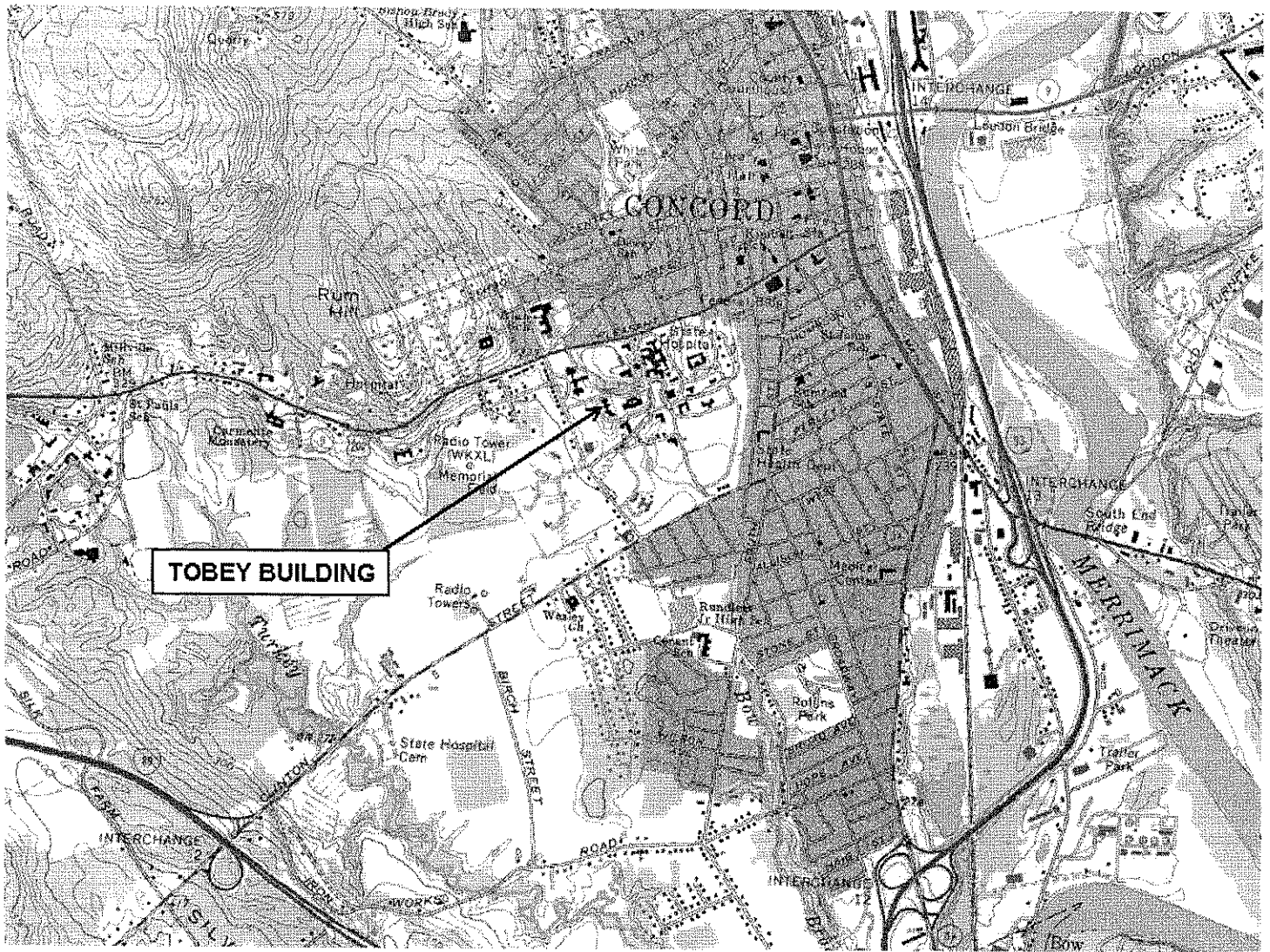
GRANTOR:
STATE OF NEW HAMPSHIRE
By and through its
DEPARTMENT OF ADMINISTRATIVE
SERVICES

By: _____
Linda M. Hodgdon, Commissioner
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On this _____ day of _____ 2013, personally appeared the above-named Linda M. Hodgdon, known to me (satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she is the duly authorized Commissioner of the New Hampshire Department of Administrative Services and that she executed the foregoing instrument for the purposes therein contained.

Notary Public / Justice of the Peace
My Commission Expires: _____
(SEAL)

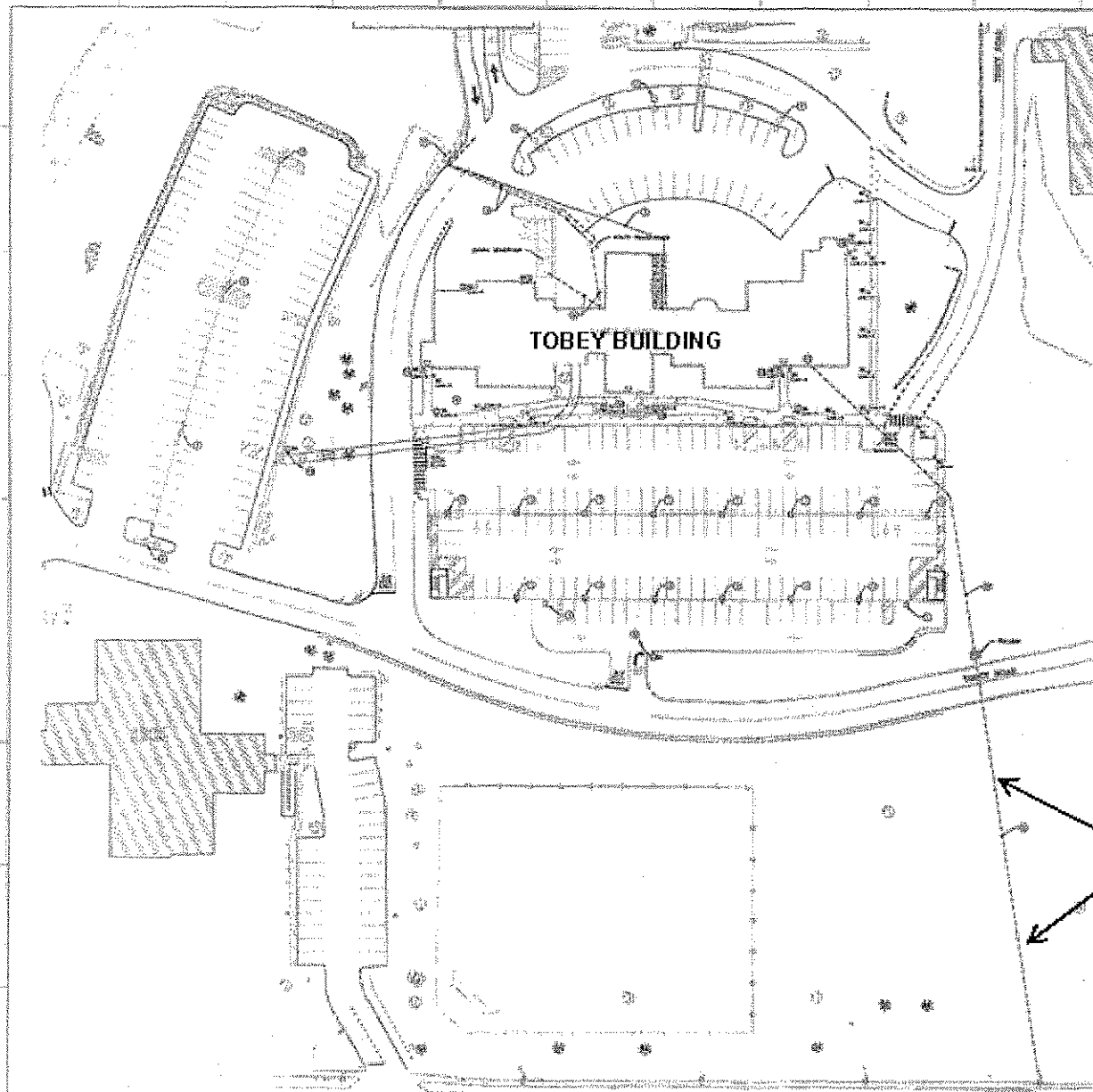


45 South Fruit Street, Concord, NH
(Tobey Building, Governor Hugh J. Gallen State Office Park)

Concord USGS Quad

LUMINAIRE SCHEDULE				
NO.	DESCRIPTION	AMOUNT	TYPE	NOTES
1	EXISTING STREET LIGHTS (10' TALL) - 10' TALL	10	LED	REPLACE WITH 10' TALL LED LIGHTS
2	NEW STREET LIGHTS (10' TALL) - 10' TALL	10	LED	REPLACE WITH 10' TALL LED LIGHTS
3	NEW STREET LIGHTS (10' TALL) - 10' TALL	10	LED	REPLACE WITH 10' TALL LED LIGHTS
4	NEW STREET LIGHTS (10' TALL) - 10' TALL	10	LED	REPLACE WITH 10' TALL LED LIGHTS
5	NEW STREET LIGHTS (10' TALL) - 10' TALL	10	LED	REPLACE WITH 10' TALL LED LIGHTS
6	NEW STREET LIGHTS (10' TALL) - 10' TALL	10	LED	REPLACE WITH 10' TALL LED LIGHTS
7	NEW STREET LIGHTS (10' TALL) - 10' TALL	10	LED	REPLACE WITH 10' TALL LED LIGHTS
8	NEW STREET LIGHTS (10' TALL) - 10' TALL	10	LED	REPLACE WITH 10' TALL LED LIGHTS
9	NEW STREET LIGHTS (10' TALL) - 10' TALL	10	LED	REPLACE WITH 10' TALL LED LIGHTS
10	NEW STREET LIGHTS (10' TALL) - 10' TALL	10	LED	REPLACE WITH 10' TALL LED LIGHTS

- ELECTRICAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.



APPROXIMATE LOCATION OF
UNDERGROUND CONDUIT
SUBJECT TO PROPOSED
FAIRPOINT EASEMENT
(SHOWN AS DOTTED LINE)

CONSTRUCTION DOCUMENTS
100 New Street, Suite 400, Providence, RI 02903
401-863-1111 Fax: 401-863-1112
WWW.BURNSMCDERMOTT.COM



TOBEY BUILDING
RENOVATIONS

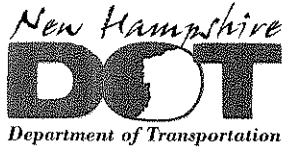
100 New Street
Providence, RI 02903

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/2011
2	ISSUED FOR CONSTRUCTION	10/1/2011
3	ISSUED FOR AS-BUILT	10/1/2011

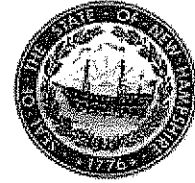


ES-1.1

CONSTRUCTION DOCUMENTS



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



CHRISTOPHER D. CLEMENT, SR.
COMMISSIONER

JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

From: William P. Janelle
Director of Operations

Date: October 8, 2013

At: Department of Transportation

Subject: Welcome & Information Center Sponsorship RFP
HB 635

To: Representative David Campbell, Chairman
Long Range Capital Planning and Utilization Committee

Requested Action

The Department of Transportation, pursuant to Chapter 259, Laws of 2013, requests approval of the procedure for soliciting requests for proposals for Welcome Information Center Sponsorship as specified in this request.

Explanation

HB 635 directed the Department of Transportation in consultation with the Department of Resources and Economic Development to develop a procedure for soliciting requests for proposals for the sponsorship or naming rights for New Hampshire Welcome & Information Centers (WICS).

Many states are pursuing similar sponsorship programs across the country, it's our understanding that 14 other state's either have put in place similar programs or will advertise RFP's by the end of 2013 for WIC sponsorship. The Department contacted the current Contractor for the sponsorship program in Virginia to gauge interest in a similar program in NH. The Contractor expressed interest in a NH WIC sponsorship program and felt revenue generation from a similar program is viable.

The purpose of the WIC RFP is to solicit competitive proposals from Contractors to develop and administer a sponsorship program that generates revenue for the DOT while complying with all requirements within the RFP. Contractors will be responsible for securing sponsor(s) for the WICS and also planning, implementing and delivering a high quality sponsorship program.

All NH WICS with the exception of the Hooksett north and south bound centers will be part of this RFP. The reason for the exclusion of the Hooksett centers is due to current lease and redevelopment of these WICS by the NH Turnpike.

A selection committee will evaluate proposals based on specific criteria contained in the RFP. The selection process is scheduled to begin this winter with the goal of a contract being in place on July 1st of 2014. The proposed contract has a term of 3 years with one two year option to renew.

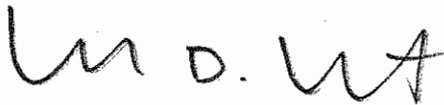
Authorization is requested from the Committee to solicit proposals for Welcome & Information Center Sponsorship as described in the attached RFP and enter into a contract with the successful Contractor subject to Governor and Executive Council approval.

Respectfully submitted,



William P. Janelle
Director, Operations

Approved by:



Christopher D. Clement, Sr.
Commissioner

**NEW HAMPSHIRE WELCOME AND INFORMATION CENTER SPONSORSHIP
REQUEST FOR PROPOSALS**

Issue Date: January 20, 2014

Title: WELCOME AND INFORMATION CENTER SPONSORSHIP

Issuing Agency: State of New Hampshire

Department of Transportation 7 Hazen Drive
PO Box 483
Concord, NH 03302

Period of Contract: July 1, 2014 through June 30, 2017

Proposal Deadline: Monday, February 24, 2014 at 2 PM
**Proposals will not be accepted at DOT after 2 PM.*

**ALL PROPOSALS MUST BE LABELED: "PROPOSAL – WELCOME AND INFORMATION
CENTER SPONSORSHIP"**

Any questions or clarification on the RFP should be directed to Jennifer Codispoti via email by 3pm on January 27, 2014. Responses will be shared with bidders and also posted on www.visitnh.gov/rfp on February 3, 2014.

Jennifer Codispoti, Bureau Chief
Email: Jennifer.Codispoti@dred.state.nh.us

If proposals are mailed, send directly to issuing agency shown above. If proposals are hand-delivered, deliver to receptionist at NHDOT office, 7 Hazen Drive, Concord.

1. PURPOSE

Pursuant to New Hampshire state law, the New Hampshire Department of Transportation is soliciting competitive proposals for an agency to develop and administer a sponsorship program and solicit a sponsor at the welcome and information centers identified in Exhibit A for a contract period of July 1, 2014 through June 30, 2017 with one, two year option to renew (through June 30, 2019) upon written consent of both parties, and approval by the Governor and Executive Council.

The Contractor shall be responsible for obtaining a sponsor, creating and implementing a statewide sponsorship program for thirteen state owned and managed Welcome and Information Centers. This program will create new revenue streams for DOT by enhancing opportunities in sponsorship at welcome and information centers throughout New Hampshire.

The New Hampshire Department of Resources and Economic Development (DRED), Division of Travel and Tourism Development (DTTD) is responsible for overseeing the management and daily operations of thirteen state owned welcome and information centers. These centers provide a safety rest area and tourism information to the traveling public.

The purpose and intent of this Request for Proposal is to establish a contract through competitive negotiation.

The Contractor will come under the direction of DTTD's Bureau of Visitor Services, who is responsible for day to day operations of the Welcome and Information Centers.

2. GENERAL TERMS AND DEFINITIONS

2.1 Terms

a. The State of New Hampshire (State), Department of Transportation, has issued and is responsible for this RFP. DOT will enter into the resulting contract on behalf of the State, upon approval by the Governor and Executive Council ("G&C").

b. The Contractor may "subcontract" services. Proposals that include subcontracting services must include information identifying the subcontractor(s) and demonstrate the subcontractor(s)' qualifications to perform the services, and a letter from the proposed subcontractor(s) stating their intent to subcontract on this project. The prime contractor will be responsible for all services provided by, and obligations of its subcontractor(s). All communications, departmental direction, invoices and payments will be processed through the prime contractor. All data generated as a result of this contract is the exclusive property of the DOT. Contractor is to provide DOT with 90 days written notice of any proposed changes to sub-contractor(s).

2.2 Definitions

- a. "Offeror" refers to any individual, corporation, partnership, or agency that responds in writing, to the Request For Proposal (RFP).
- b. "Contractor" refers to the Offeror under this RFP with which the DOT negotiates a contract. The terms of this RFP referring to "Contractor" represent contract terms that will be a part of the final contract.
- c. The "Contract" is the resulting contract entered into between DOT and the successful Offeror.
- d. A "subcontractor" refers to a person who is awarded a portion of an existing contract by the Contractor.
- e. "Advertisement" means any writing, printing, picture, painting, display, emblem, drawing, sign, or similar device which is posted or displayed in or on real or personal property and is intended to invite or to draw the attention or to solicit the patronage or support of the public to any goods, merchandise, real or personal property, business, services, entertainment, or amusement manufactured, produced, bought, sold, conducted, furnished, or dealt in by any person; the term shall also include any part of an advertisement recognizable as such. Advertisement shall not include any medium or initiative prohibited by this RFP.
- f. "Visible from the main traveled way" means capable of being seen and comprehended without visual aid by a person traveling the posted speed limit on the main traveled way of the highway.
- g. "Premises" refers to the buildings, grounds and complete area in which the rest area is contained.
- h. "Sponsorship" means the use of sponsorship or acknowledgement signage or displays to recognize a company or business, individual, or a volunteer group that finances the cost of or portion thereof a Welcome and Information Center related service.

3. SCOPE OF SERVICES

3.1 Sponsorship of Welcome and Information Centers

- a. The Contractor shall be responsible for securing a sponsor for the Welcome and Information Centers. Contractor will be required to plan, implement, and deliver a comprehensive, high quality sponsorship program with a significant marketing presence that complies with the requirements of this RFP including

but limited to marketing, sales, development of fee schedules, and collection of revenue.

- b. Contractor must, at all times, represent the best interest of and provide the most competitive compensation to DOT for the sponsorship rights licensed pursuant to any contract resulting from this RFP.
- c. Unless specifically provided otherwise in writing by DTTD, Contractor shall obtain approval of the designated DTTD official for all promotional content, announcements, advertisements, signage, display infrastructure and related marketing materials prior to use.
- d. The primary goal of the program is to generate the highest level of annual, recurring revenue. Preference will be given to promotions based on the best interest of the state. Those that are safety related will be given preference.
- e. Contractor will be compensated for its services in developing and managing the program based on a revenue sharing arrangement to be proposed by Contractor. DOT's share of gross advertising revenue shall be remitted to DOT twice a year on June 15 and December 15.
- f. The program shall not be administered in any way that imposes a fee upon visitors of the rest area to utilize any feature of the program.
- g. All program advertising must be approved by DTTD prior to installation to ensure materials are in compliance with state marketing programs.
- h. DTTD reserves the right to implement its statewide marketing initiatives in the interior and exterior of the Premises.

3.2 Staffing

- a. The Contractor's account supervisors/managers must be available to attend semi-annual meetings with DTTD's other agencies to create additional synergies between all partners involved with DTTD's marketing programs

3.3 Standards

- a. The State of New Hampshire is committed to monitoring and maintaining goodwill with the traveling public. All use of the licensed rights will be in the best interest of the State of New Hampshire as solely determined by DTTD. The Contractor shall not allow any advertisements that would in any way have a negative impact to the state. To the extent physically and technically practical, advertisements shall state that it is a paid commercial advertisement and that the state does not endorse the product or service promoted by the advertisement or

make any representation about the accuracy of the advertisement or the quality or performance of the product or service promoted by the advertisement.

- b. Federal and State laws and rules regulate the use of rest area advertising. Contractor shall ensure that all signage is installed in accordance with state and federal regulations including but not limited to 23 U.S.C. 131(i), 23 C.F.R. 752.7 (c) and (d), 23 C.F.R. 752.8 (b), (2),(3),(4), and (5).
- c. The Contractor shall place sponsorship signs in accordance with Section 2H.08 of the Federal Manual of Uniform Traffic Control Devices and all other state and federal regulations. Contractor shall obtain a permit before placing any signage on Premises approach ramps, state or local highway or on the main line highway. The design of sponsorship signs must be approved by DOT and must be consistent across all rest areas.
- d. The Contractor must screen potential sponsors for compliance with federal and state nondiscrimination laws regulations and policies. Advertising shall not denigrate groups based on gender, religion, race, ethnic or political affiliations or include the name of any group that has historically advocated for the denigration of groups based on gender, religion, race, ethnic or political affiliations.
- e. Advertising shall not contain obscene, pornographic, indecent, or explicit messages or contain an offensive level of sexual overtone.
- f. The Contractor shall not advertise products or services with sexual overtones such as massage parlors, escort services, or establishments for show or sale of X-rated, adult-only or pornographic movies or products or services for establishments primarily featuring nude or semi-nude materials. The Contractor shall not advertise contraceptive products or services, or services related to abortion, euthanasia or counseling with regard to those issues or contain expressions of opinion for or against any of the aforementioned materials.
- g. No advertising shall promote the use of alcohol, tobacco or firearms.
- h. No advertising shall promote a political candidate or ballot measure scheduled for consideration by the electorate of any state.

3.4 Program Development

- a. The Contractor agrees to provide recommendations when requested by DTTD for improving productivity, process, or efficiencies of sponsorship program.

3.5 Transition

- a. The contractor shall agree to continue providing any part or all services in accordance with the terms and conditions, requirements and specifications of the contract for a period not to exceed sixty (60) calendar days after

expiration, termination or cancellation date of the contract for a price not to exceed those prices set forth in the contract.

4. GENERAL REQUIREMENTS

4.1 Copies and Distribution of Proposal

In order to be considered for selection, Offerors must submit a complete written response to this RFP by the deadline of 2:00 pm, on Monday, January 13, 2014. One (1) original and five (5) copies of each written proposal, as well as an electronic copy on CD, must be submitted to DOT. No other distribution of the written proposal shall be made by the Offeror.

4.2 Organization and Experience

a. Organizational structure, staff size by department, current client list, and names and resumes of principles and proposed account team;

4.3 Oral Presentation: Offerors may be required to make oral presentations, if requested.

4.4 Financial Standing: An Offeror, if requested, must be prepared to present evidence of financial standing necessary to satisfactorily meet the requirements set forth in the proposal.

5. SPECIFIC REQUIREMENTS

5.1 Proposal Submissions

a. Any content received in a proposal may, at the discretion of DOT, be included in the contract with the selected Contractor. Proposals may include information in addition to the following content requirements. The proposal shall include as a minimum:

- i. Description of Program. Offeror shall provide a detailed description of the proposed program. This description should include the following information:
 1. A narrative describing how the offeror will solicit sponsor(s), develop and implement creative revenue generating opportunities for DOT via sponsorship that meet DOT's needs identified above.
 2. A timeline for implementation of the program.
 3. A basic description of the technology used.
 4. Location of sponsorship signs.
- ii. Revenue Sharing Proposal / Minimum Annual Compensation

1. Contractor will be compensated for its services in developing and managing the program based on a percentage share of gross revenue generated by the program.
 2. Offeror shall provide a detailed description of the proposed share of advertising revenue it desires to retain as compensation for its services. Offeror shall also provide a projection of the estimated revenue for the entire term of the contract (including optional renewal periods) and a proposal for guaranteed minimum annual revenue that shall be remitted to DOT.
 3. Description of offerors process for collecting revenues and detailing its internal controls, policies, and procedures that address revenue reporting and cash handling
- iii. Program Administration and Marketing
1. Offeror shall provide a detailed plan demonstrating how it will administer the program. This detailed plan shall include a marketing strategy to maximize annual recurring revenue.
 2. Description of Offerors Organization
 3. Identification of Key Employees and Qualifications. Offeror shall provide a list of employees who will be involved with critical aspects of the program including development, marketing and operation. Offeror shall demonstrate that those employees have the necessary technical expertise to effectively and efficiently develop and manage the program.
 4. Previous Experience. Offeror shall identify previous experience which would qualify the offeror to successfully administer the program. The Offeror shall include specific details of related experience, such as dates of work or assignment, name and address of client organization, project scope, etc. References shall be included.
 5. Income Statements. Offeror shall provide audited annual financial statements including the balance sheet, income statement, statement of cash flows, and statement of shareholders' equity for the last three fiscal years. The financial statements must include three full years of Offerors's operations and agree to Offeror's fiscal year.
 6. Bank Reference. The Offeror will provide a list of all financial institutions used by the Offeror and provide a contact name, address and the types of accounts

served by the bank. This information shall not be considered as part of the 30 pages of the proposal.

7. Prior Litigation. Offeror shall provide information pertaining to all past (within last 5 years), present, or anticipated lawsuits or litigation that have been brought by or against the Offerors company, subsidiary company, or parent company. The Offeror shall include all legal actions that were settled before trial and that are not deemed confidential. Lawsuit/Litigation information shall not be considered as part of the 30 pages of the proposal.

- b. All information requested must be submitted. Failure to submit this information at time of bid will render your proposal non-compliant and will result in a disqualification.

- c. Proposals should be as thorough and detailed as possible so that the DOT may properly evaluate Offeror capabilities to provide the required services.

- d. Each copy of the proposal must be in a single volume and an electronic copy. Proposals must be prepared simply and economically, providing straightforward, concise description of capabilities to satisfy the requirements of the RFP. Emphasis should be on completeness and clarity of content.

- e. The original copy must remain at DOT, available for public inspection and disclosure, subsequent to awarding of the contract. Information considered confidential or proprietary may be marked as such by the submitting party. However, such determinations are not conclusive on DOT and DOT shall be subject to the provisions and requirements of RSA chapter 91-A (the New Hampshire right-to-know law) when determining what documents are subject to public inspection/disclosure pursuant to a right-to-know request.

- f. Proposals shall be signed by an authorized representative of the Offeror.

6. EVALUATION AND AWARD CRITERIA

- 6.1 General Information: All proposals will be evaluated for responsiveness to the RFP by a Selection Committee made up of representatives of and the New Hampshire Department of Transportation and DRED.

- 6.2 Criteria: Proposals shall be evaluated using the following criteria:
 - a. Potential annual revenue remitted to DOT (25%)
 - b. Products, features, and functionality of proposed program (20%)
 - c. Subject of Promotion (5%)
 - d. Experience of the Offeror in administering similar programs (15%)

- e. Quality of Offeror's marketing plan (15%)
- f. Amount of time required to implement the program (5%)
- g. Location of Offeror's staff (5%)
- h. Financial stability of Offeror (10%)
- Grand Total (100%)**

- 6.3 Award of Contracts: Offeror(s) deemed to be best suited among those submitting written proposals will be identified on the basis of evaluation factors stated in the Request For Proposal. Offeror(s) may be asked to make oral presentations.

The Selection Committee will make a recommendation for selection of a Contractor to the Commissioner of DOT. The selected Contractor will be notified in writing. DOT and the selected Contractor shall negotiate a contract containing the terms in the RFP. If DOT is unable to negotiate a satisfactory contract with the first selected Contractor, DOT may undertake negotiations with the next recommended Offeror.

The proposed Contract must be approved by the Governor and Executive Council. This process takes approximately four to six weeks after the execution of Contract. The contract approved by the Governor and Executive Council will be effective July 1, 2014.

- 6.4 Proposed Timetable:

Issue legal notice/RFP distribution	Monday, January 20, 2014
Clarifying questions time deadline	Monday, January 27, 2014, 3:00 PM
Answers emailed/posted to website	Monday, February 3, 2014
Written Proposals Deadline	Monday, February 24, 2014, 2:00 PM
Screening Committee Review	Tuesday, March 4, 2014
Oral Presentations (if necessary)	Monday, March 10, 2014
Commissioner's approval	Monday, March 17, 2014
Companies notified	Monday, March 17, 2014
Contract Negotiations	April, 2014
Contract to Governor and Council	May, 2014
Contract start date	July 1, 2014

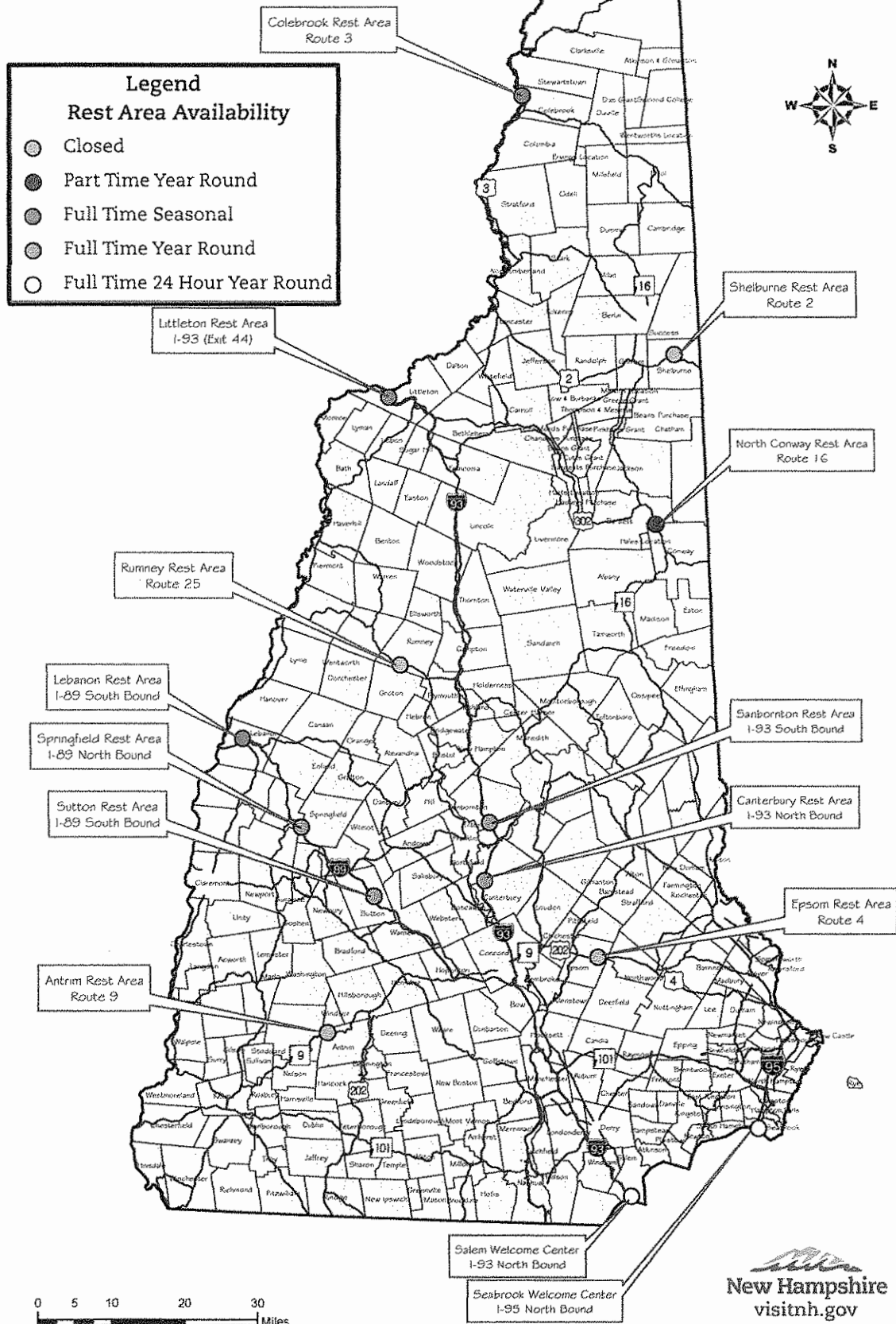
Note: DOT reserves the right to adjust this schedule as it deems necessary, at its sole discretion.

7. CONDITIONS

- 7.1 Ownership of Subsequent Products: Any product, whether acceptable or unacceptable, developed under a contract awarded as a result of this RFP is to be the sole property of the State of New Hampshire unless stated otherwise in the contract.

- 7.2 Conformance With Statutes: Any contract awarded as a result of this RFP must be in full conformance with statutory requirements of the State of New Hampshire.
- 7.3 Amending or Canceling: The State reserves the right to amend or cancel this RFP, prior to the due date if it is in the best interest of the State, or to correct inaccuracies resulting from clerical errors.
- 7.4 Rejection for Misrepresentation: The State reserves the right to reject the proposal of any vendor for misrepresentation.
- 7.5 Conflict of Interest: DOT reserves the right to request additional information from any Offeror on potential conflicts of interest and to limit or prohibit the participation of any Offeror due to conflict of interest as may be determined by the sole discretion of DOT.
- 7.6 Contract Format: The successful Contractor will be required to become an approved vendor through the online application (<https://admin.state.nh.us/purchasing/vendorregistration>) and sign or provide the following documentation:
- a. Service Contract Form – Form P-37 (Exhibit B).
 - b. Certificate of Authority/Vote. This document is only required if the Contractor is a corporation as it certifies by vote of the corporation's board that the person who signs the contract has been authorized to do so. The Contractor is required to provide this document on corporate letterhead, signed by the Chairman of the Board or similarly authorized person.
 - c. Certificate of Good Standing. This document is required for all contracts exceeding thirty (30) days. They are issued by the New Hampshire Secretary of State's office certifying that the corporation, partnership, or trade name has been registered to do business in New Hampshire. Certificates of Good Standing shall be current and are renewable annually by April 1st.
 - d. General liability insurance against all claims of bodily injury, death, or property damage in amounts not less than US \$250,000 per claim and US \$2,000,000 per incident, and fire and extended coverage insurance covering all DOT property in amounts of not less than 80% of the whole replacement value of the property.

Exhibit A
State of New Hampshire
Department of Resources and Economic Development
Travel and Tourism Development
State Welcome Centers and Rest Areas





STATE OF NEW HAMPSHIRE
THE ADJUTANT GENERAL'S DEPARTMENT

BUSINESS ADMINISTRATION
STATE MILITARY RESERVATION
4 PEMBROKE ROAD
CONCORD, NEW HAMPSHIRE 03301-5652

LRCP 13-046

William N. Reddel, III, Major General
The Adjutant General

Carolyn J. Protzmann, Brigadier General
Deputy Adjutant General

Stephanie L. Milender
Administrator

Phone: 603-225-1360
Fax: 603-225-1341
TDD Access: 1-800-735-2964

October 1, 2013

Representative David Campbell, Chairman
Long Range Capital Planning and Utilization Committee
Room 102, State House
Concord, NH 03301

Informational Item

Pursuant to RSA 110-B:28,V; and in accordance with RSA 4:29, The Adjutant General's Department intends to accept a three (3) acre parcel of land located in Boscawen, New Hampshire from the New Hampshire Veterans Cemetery Association, Inc. (NHVCA) at no cost to the State of New Hampshire.

The NHVCA owns this parcel of land which is adjacent to the New Hampshire State Veterans Cemetery on Route 3 in Boscawen, New Hampshire. The NHVCA is donating this land to the State of New Hampshire for the purpose of potential future expansion of the Cemetery operations, with the possibility of future overflow parking or an additional outbuilding site. The Adjutant General's Department is grateful for this donation to the State of New Hampshire.

RSA 110-B:28,V; states that any military facilities which are the responsibility of the State shall be accepted by the Adjutant General, after the approval of the Governor and Council in accordance with the provisions of RSA 4:29 (Acquisition and Disposal of Real Estate).

Respectfully Submitted,

William N. Reddel, III
Major General, NH Army National Guard
The Adjutant General