



# Strafford County Delegation Meeting

August 24, 2022

## AGENDA

- Introductions
- Proposed County Master Plan
- Building for the Future
  - Population Needs
- 3-Legged Stool Proposal
- Concept Design
- Cost Projections & Funding Plan
- Construction Timeline
- Summary: Bond Request

## Board of Commissioners

- George Maglaras, Chairman
- Robert J Watson, Vice Chairman
- Deanna Rollo, Commissioner

## County Personnel/Resources

- Raymond F Bower, Administrator
- Tory Jennison, PhD, RN Population Health

## Design Team

### Warrenstreet Architects, Inc

- Jonathan Halle, AIA
- Jonathan Smith, AIA
- Ruth Hadnot, NCIDQ
- Sheldon Rogers

## Estimating

### Harvey Construction

- James Brennan
- Keith Kelley



# INTRODUCTIONS

## TriCity Mayors

- Robert Carrier, City of Dover
- Paul Callaghan, City of Rochester
- Dana Hilliard, City of Somersworth



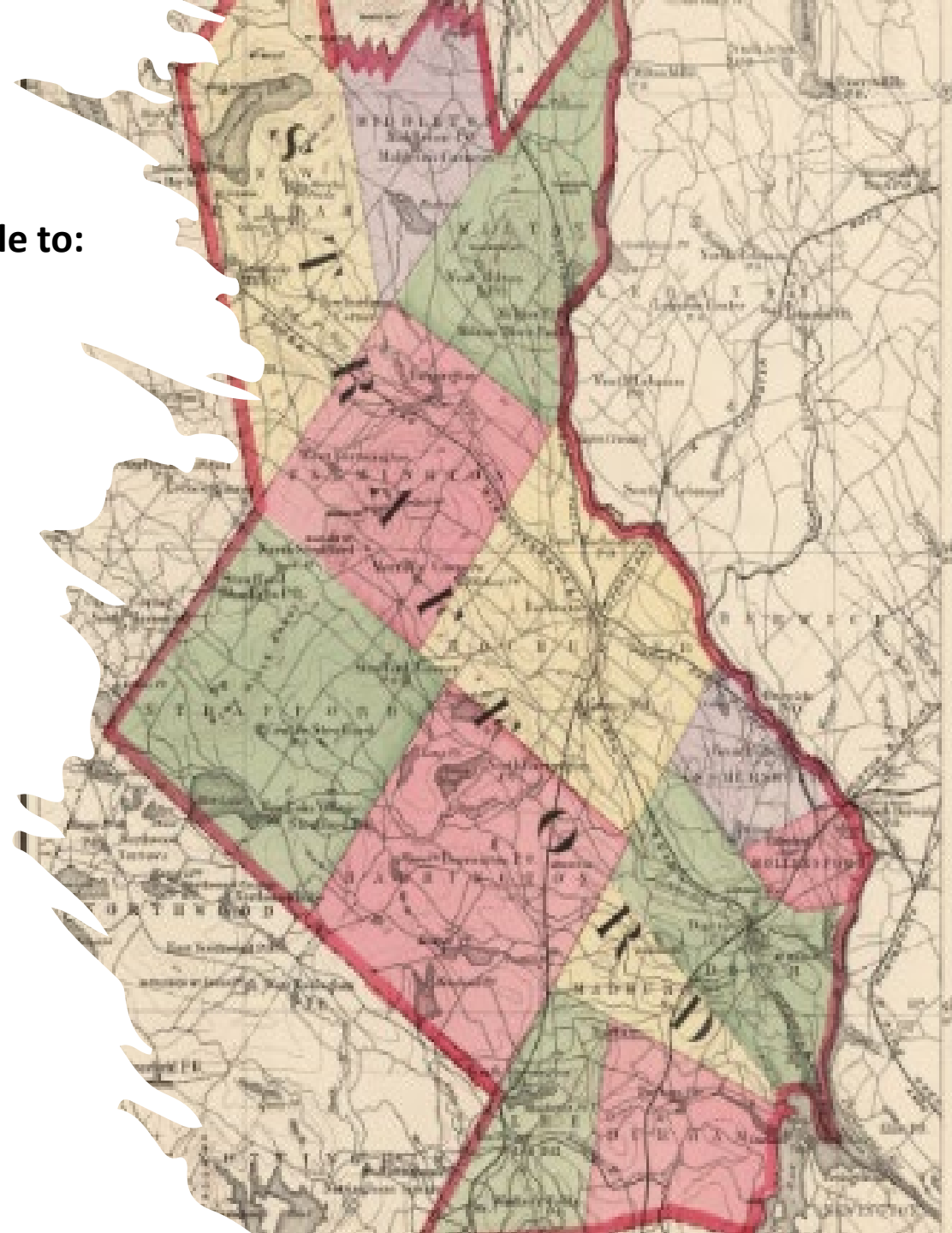
## INTRODUCTIONS

# Proposed Master Plan

As we plan for the future, we want Strafford County seniors to be able to:

- FIND safe, affordable places to live
- GET family supports and coordinated services for all their needs
- STAY at home as long as they choose to.

Building a new nursing home to serve as a **HUB** for more connection is the essential first step in this Plan.



# STRAFFORD COUNTY MASTER PLAN

1

Build a New  
215-bed  
Nursing  
Home

2

Repurpose  
the current  
Riverside  
Rest Home  
into 150 +/-  
transitional  
housing  
units

3

Support  
development  
of 750+  
regional  
units of new  
obtainable  
housing

## 3-LEG STOOL

Strafford County Resources  
Support Regional, Public/Private, Long-Term  
Service & Support (LTSS) Partnerships

AIR TRAFFIC CONTROL

BUILD 1

SUPPORT 3

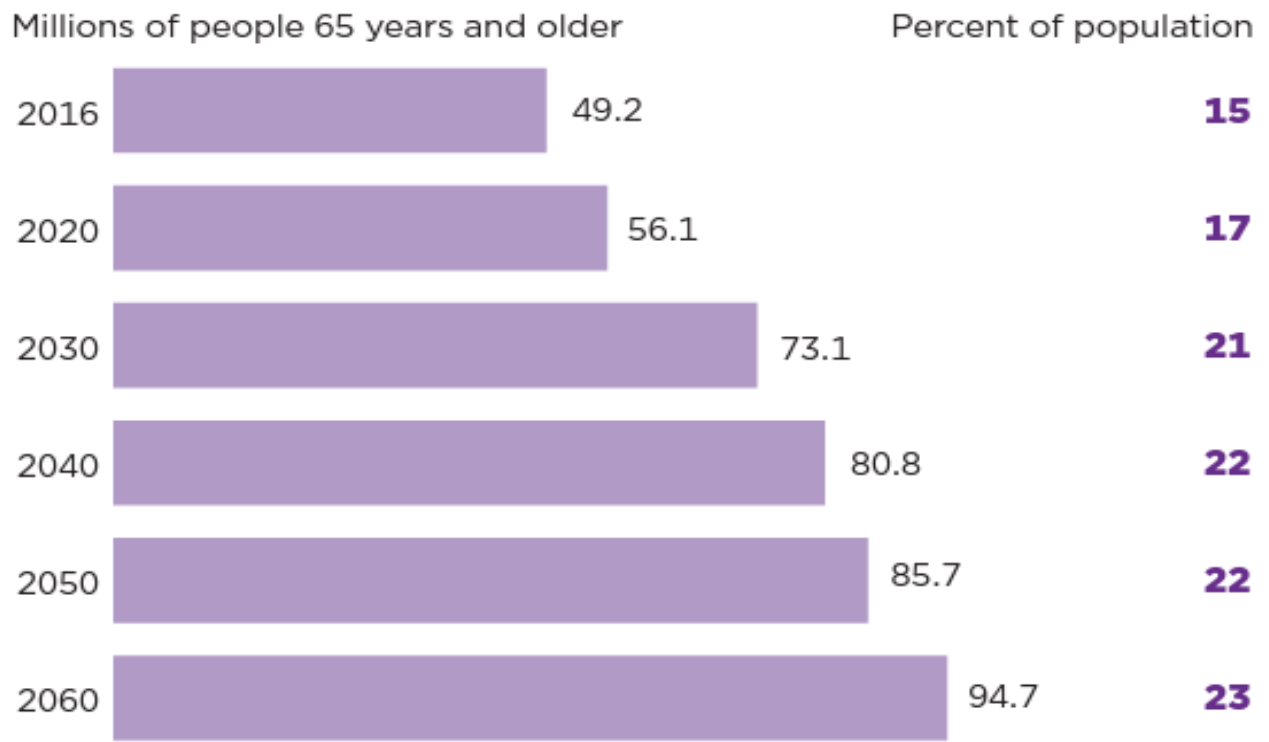
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REPURPOSE



# US Population Growth

Figure 1.  
**Projections of the Older Adult Population: 2020 to 2060**  
By 2060, nearly one in four Americans is projected to be an older adult.



Source: U.S. Census Bureau, 2017 National Population Projections.

# NH Population Growth

65+ age group will double by 2040

85+ age group will triple by 2050

Under 65 group will grow by 12%  
(this is caregiver workforce)

# Senior Population in Strafford County

Population

60,000.00  
50,000.00  
40,000.00  
30,000.00  
20,000.00  
10,000.00  
0.00

1970

2015

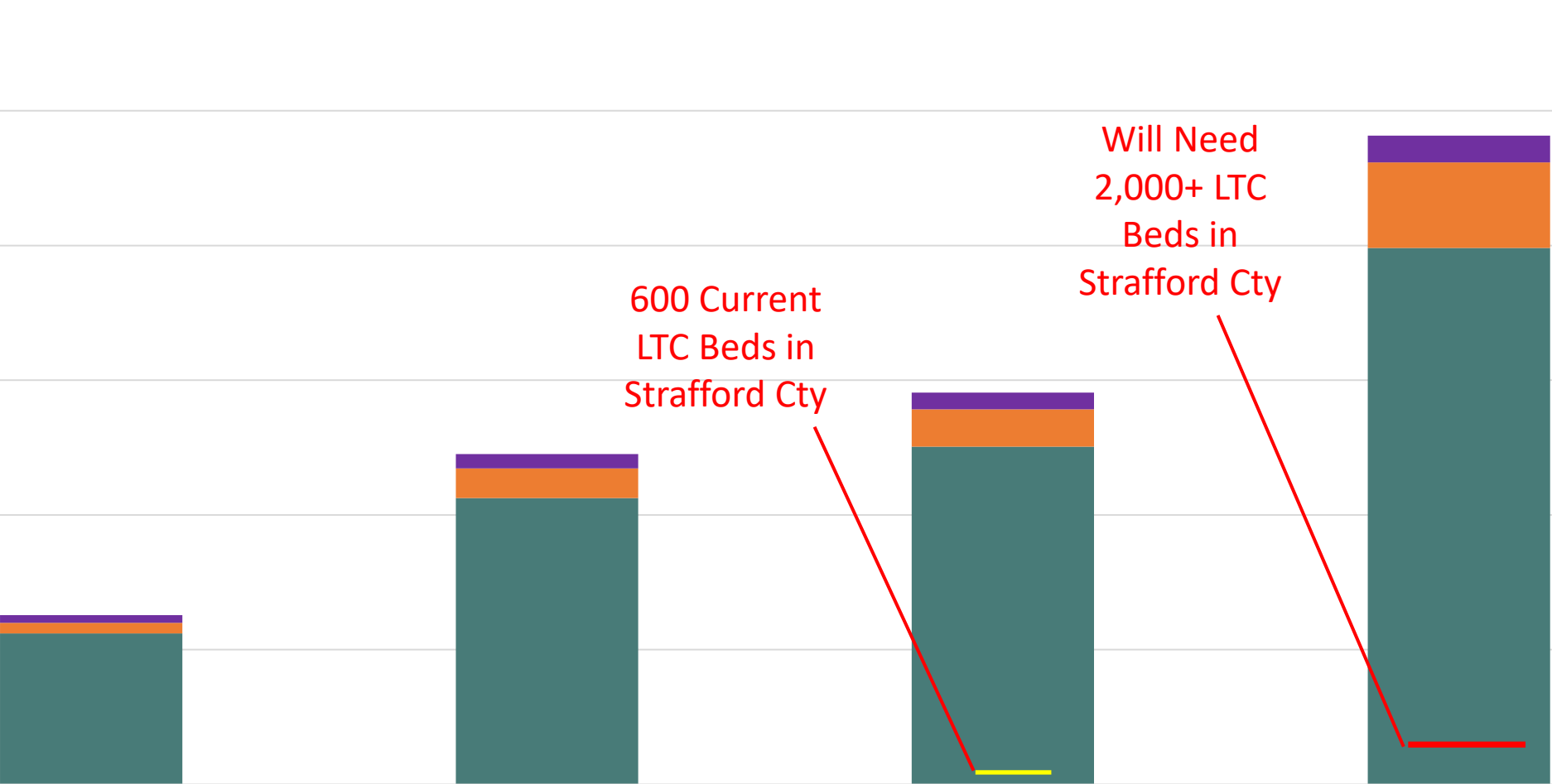
2020

2040

■ Over 65+ ■ Over 85+ ■ In Long Term Care Facility (LTC)

600 Current  
LTC Beds in  
Strafford Cty

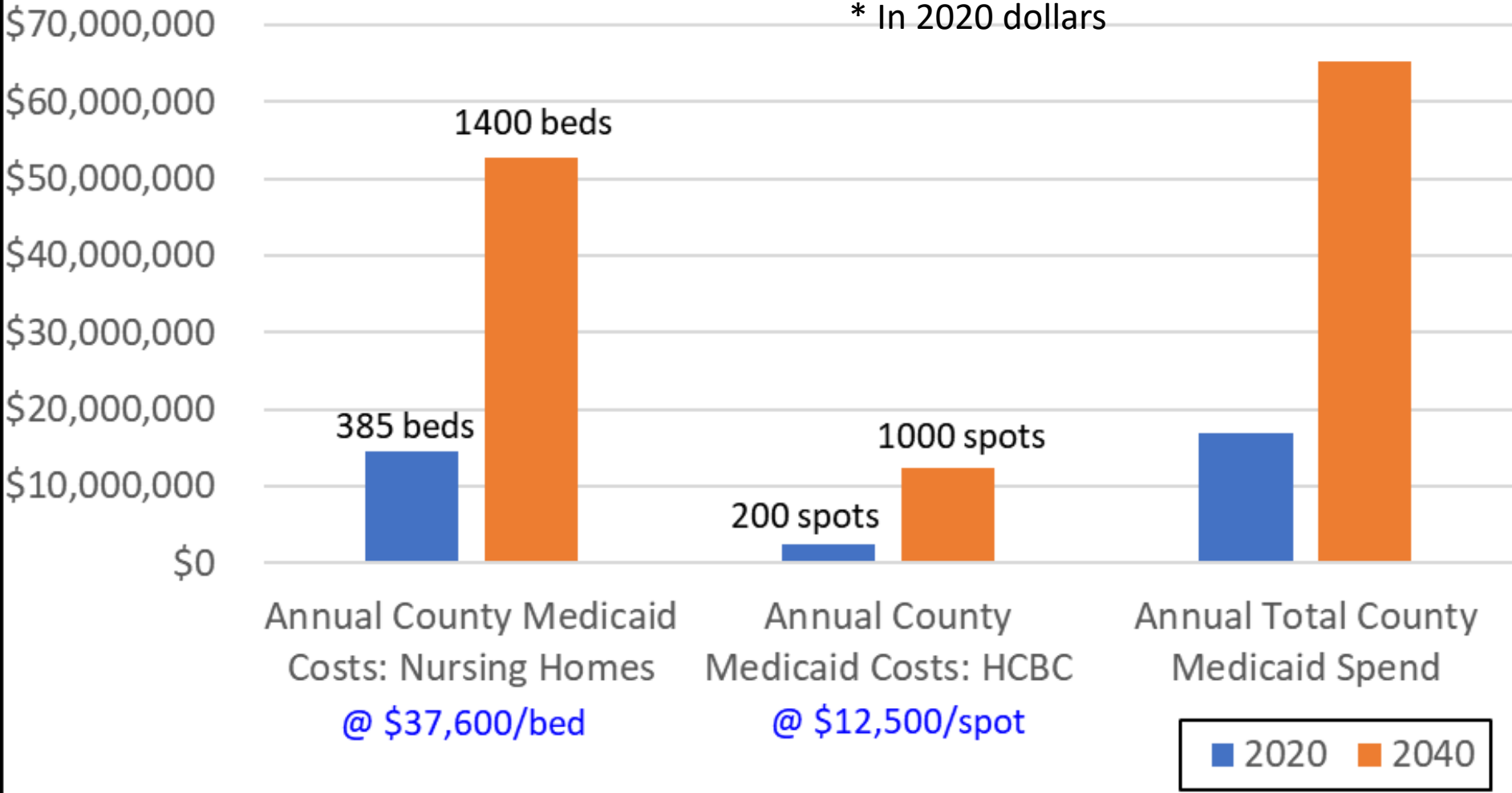
Will Need  
2,000+ LTC  
Beds in  
Strafford Cty



# Annual Strafford County Medicaid Spend

current (2020) & projected (2040)

\* In 2020 dollars





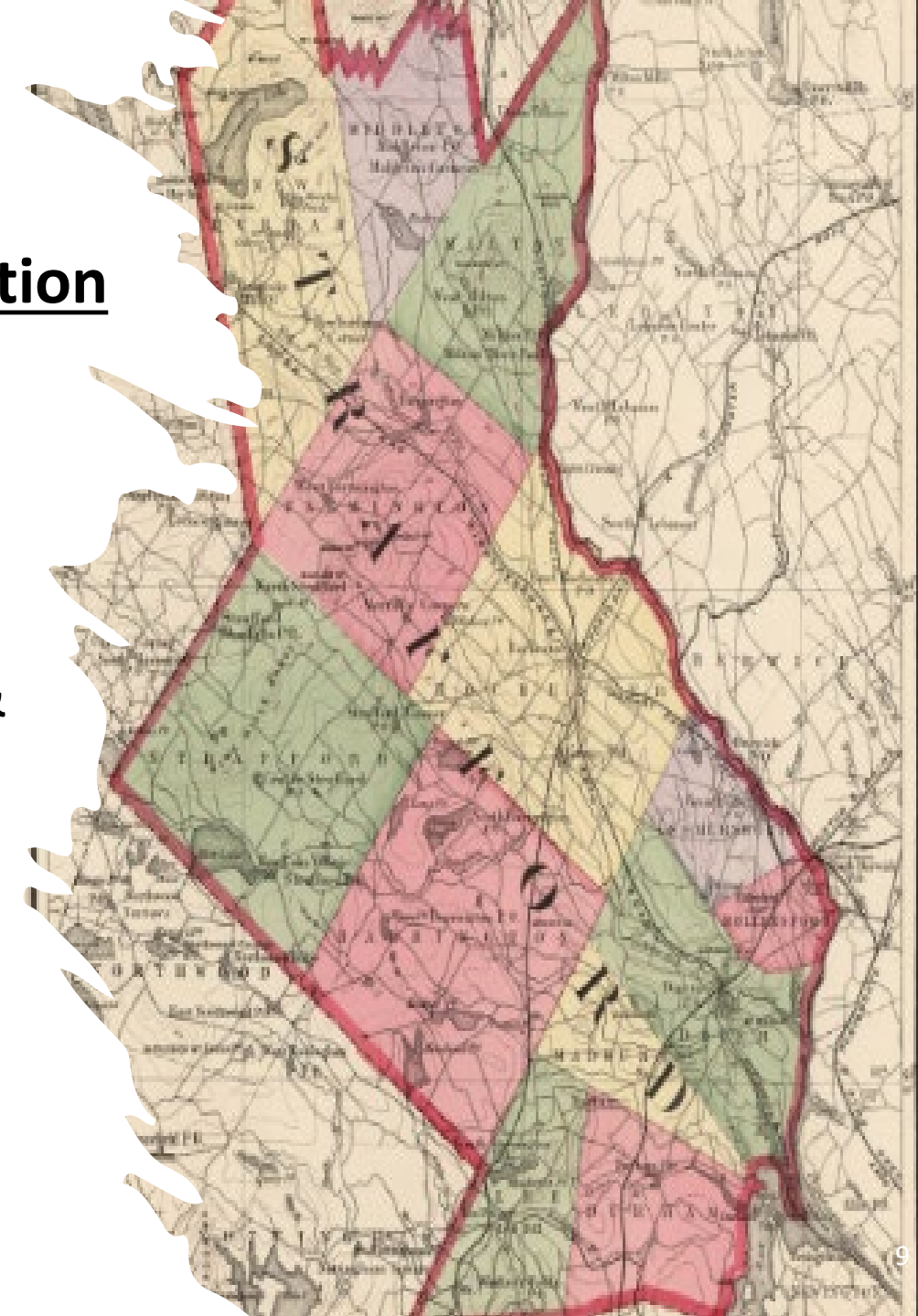
# LEG 1: BUILD a New Nursing Home

## Changes in Services

- Earlier Connections
- More Connections to Primary Care
- Better Coordination of Services & Payments
- More Family Supports

## Changes in Population

- Age
- Illness Types
- Mental Health & Dementia
- Living Situations



# Current Challenges with Existing Facility

No Air Conditioning or Fresh Air

Window Replacement Planning Revealed Environmental Abatement Issues

Infrastructure Constraints Cause Inefficient Staff Work-Arounds

Space Prevents Giving Desired Level of Privacy and Dignity to Residents & Families

Aging Infrastructure Can't Meet Projected Resident Needs

## LEG 2: REPURPOSE Riverside Rest Home

Working closely with neighboring Communities, we will explore the best future role for the current Nursing Home as a resource for

### **Transitional / Short-Term Supportive Housing**

for vulnerable Strafford County workers & seniors



## LEG 3: SUPPORT County-Wide Access to Obtainable Housing

Support cities & towns in their efforts to make housing more affordable for everyone including:

- Building 750+ new housing options in Strafford County
- Identifying and removing barriers to access to obtainable housing
- Leveraging private investments through incentives to meet housing needs
- Incenting regional expansion of the property tax base (upwards of \$500 million)
- Building awareness and knowledge about the impact of smart (and coordinated) regional housing planning on cost reductions in healthcare, education, and municipal services, and economic benefits for commerce and employers.

# Add County Map

# Design Concepts

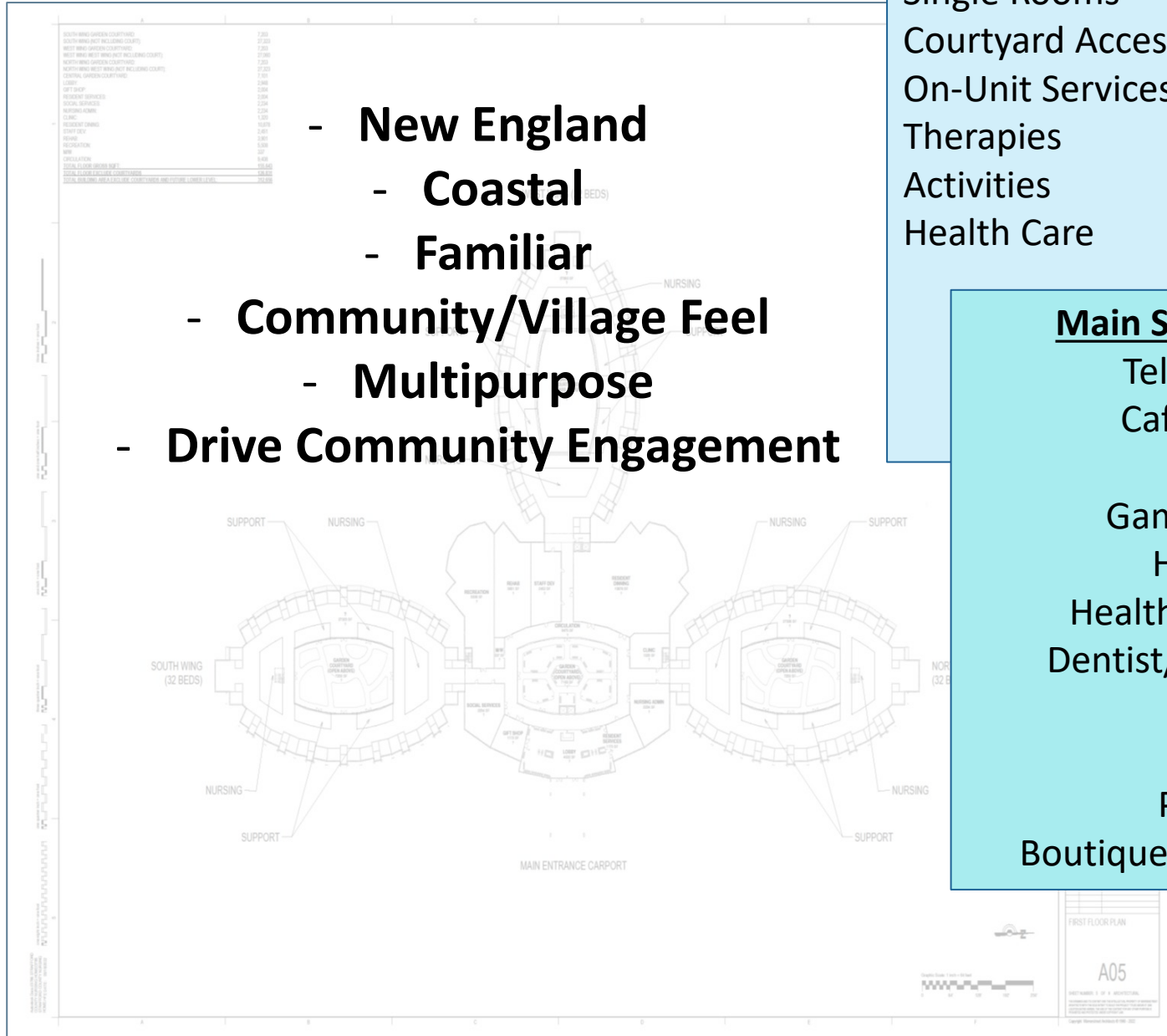
- New England
- Coastal
- Familiar
- Community/Village Feel
- Multipurpose
- Drive Community Engagement

**Resident Units**  
 Single Rooms  
 Courtyard Access/Views  
 On-Unit Services & Supports  
 Therapies  
 Activities  
 Health Care

**Facilities**  
 Laundry  
 Maintenance  
 Receiving  
 Storage

**Common Areas**  
 Dining Rooms  
 Conference/Meeting Space  
 Activities Spaces

**Main Street/Commons**  
 Telehealth Hub  
 Café/Ice Cream  
 Library  
 Game Room/Pub  
 Hairdresser  
 Health Care Providers  
 Dentist/Eye/Foot Doctor  
 Bank  
 Theatre  
 Post Office  
 Boutique/Gifts/Retail Space







1  
5

# Virtual Tour











# ESTIMATED PROJECT COSTS

<b>Site Preparation Costs</b>	<b>\$3,600,000</b>
<b>Building Construction &amp; Design</b>	<b>\$156,900,000</b>
<b>Equipment/Facilities</b>	<b>\$9,500,000</b>
<b>TOTAL Estimated Costs</b>	<b>\$170,000,000</b>

WARRENSTREET  
PROGRESS NOT FOR CONSTRUCTION

Warrenstreet  
PROGRESS NOT FOR CONSTRUCTION

PROPOSED STRATFORD COUNTY NURSING HOME AND MASTER PLAN  
COUNTY FARM CROSS RD  
DEVER, MA 01828

PROJECT NO. 2022-001  
ISSUE DATE: 8/18/2022  
ISSUE: CONCEPT

SITE PLAN

# Current Cost Comparisons

2023  
ROCKINGHAM COUNTY

**\$65M**

**\$685/ft<sup>2</sup>**

Proposed 110k ft<sup>2</sup>- New Municipal Complex to house Deeds, Attorneys, Sheriff, and Community Corrections

2023  
STRAFFORD COUNTY

**\$170M**

**\$513/ft<sup>2</sup>**

Proposed 215 bed, 331,600 ft<sup>2</sup> nursing home and long term care coordination HUB

2022  
GREATER BOSTON/New England

**Hospital Avg**

**\$550-\$700/ft<sup>2</sup>**

# Funding Sources


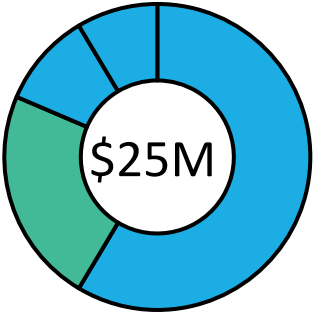

## Additional Revenue Offsets

- Lease Agreements
- Joint Regional Partnership Solar Farm Revenue
- Increased Medicaid Reimbursements (DHHS)
- Medicare Reimbursements/Telehealth
- Staffing Efficiencies
- LTSS Grants
- Healthcare Partnerships
- HMO/MCO Agreements
- Increased Municipal Tax Base

## Annual Offsets

@ ~ \$4M

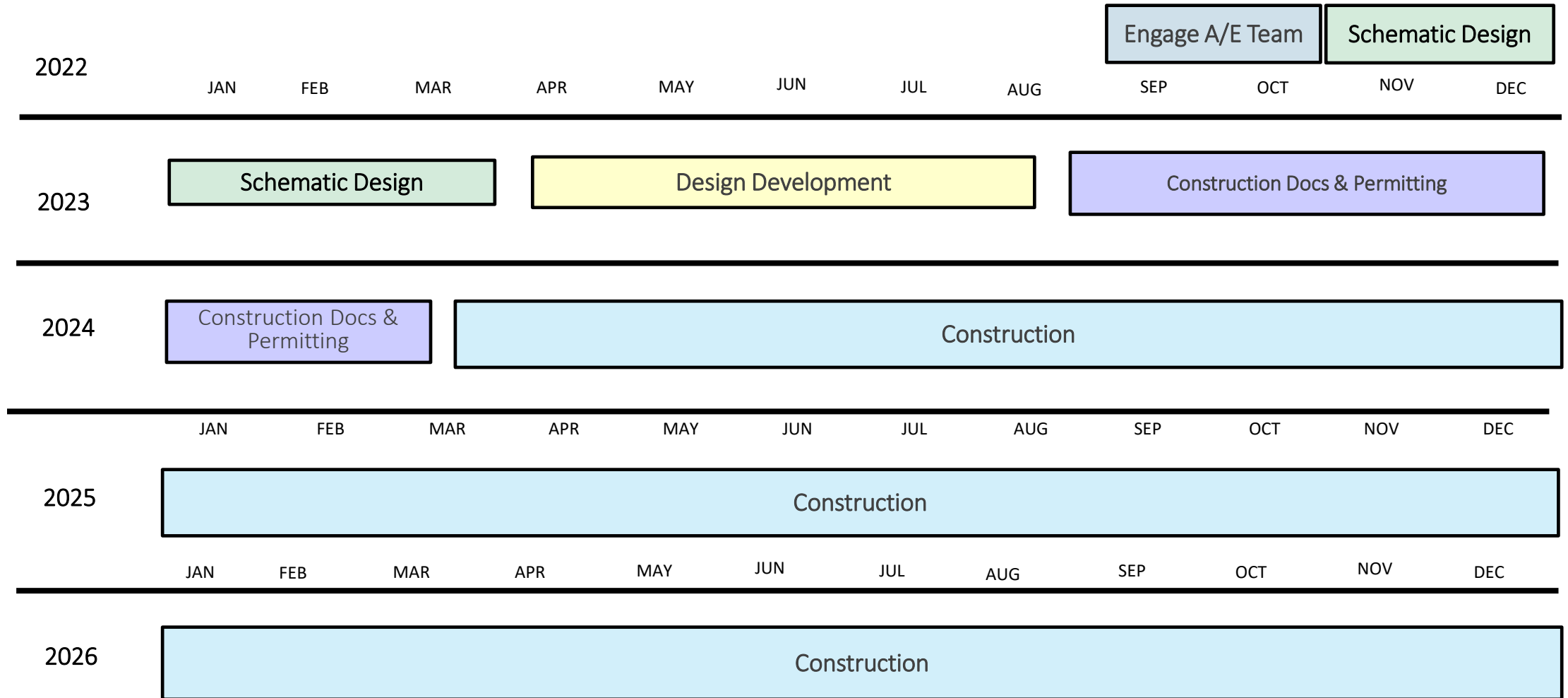
- \$1.3M : Additional Medicaid Reimbursements
- \$1.2M Jail Bond Retirement
- \$1.7KM: Cty Complex Solar Farm Savings
- \$200K : Additional Bond Retirement
- \$600k MAT Reimbursements

\$170M    = \$145M

## Pending Initial Investments

- \$20M : Gov. Sununu Cty LTC Funds
- \$5M : ARPA Funds

# NEW NURSING HOME CONSTRUCTION PLAN



## Commitment

Barring adverse action by the legislature or Congress, it is our intention to deliver and operate this project within the property tax cap, as we have with all County operations for the last 13 years.

The Commissioners request the Strafford County Legislative Delegation approve construction, supplemental appropriations, and bonds to fund a new nursing home with a cost estimate of \$170 million and allow the County Administration to seek additional funding to support the proposed new nursing home construction.

THANK YOU

**Questions regarding the Proposal:**

- **Ray Bower, County Administrator**
  - [rbower@co.strafford.nh.us](mailto:rbower@co.strafford.nh.us)
- **George Maglaras, Chair, County Commissioners**
  - [georgesmarina@comcast.net](mailto:georgesmarina@comcast.net)
- **Tory Jennison, Population Health Systems**
  - [tjennison@co.strafford.nh.us](mailto:tjennison@co.strafford.nh.us)