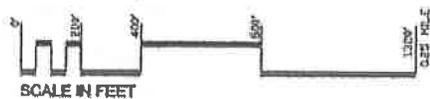


GENERAL LEGEND

BUILDING CONDITION KEY

JUNE 16, 2011
DRAFT FINDINGS

LAKES REGION FACILITY LACONIA, NEW HAMPSHIRE



PROPERTY BOUNDARY
PARCELS A, B, C



EXISTING BUILDING



ROADWAY



WATER



PARCELS



TOPOGRAPHIC
CONTOURS
20' INTERVALS

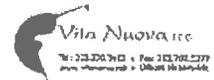


OCCUPIED - GOOD CONDITION

GOOD CONDITION - MINOR RESTORATION REQUIRED

DISREPAIR - SOME RESTORATION REQUIRED

MAJOR REPAIR - POSSIBLE DEMOLITION



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

Laconia State School Property Summary

8/1/2016

Background/History

- 1991 Former Laconia State School buildings and property converted for use as a medium security prison for men.
- 7/1/2009 General Courts transfers management responsibilities for the property from Corrections to DAS. DAS directed to mothball most buildings.
- 7/1/2011 Chapter 224:80, Laws of 2011 takes effect directing DAS to offer the property in a specific manner. (Attached)
- 9/26/2011 – DOT releases appraisal for Laconia Property consisting of 3 parcels: Parcel A, 202 Acres, Parcel B, 10.4 acres with pumping station and Parcel C, 7.4 acres vacant site.. Ignores 99 year leases with City on Parcels B &C. Total Market Value \$2,160,000.
- 3/27/2012 - DAS offers property to the City of Laconia for \$10,000,000. Offer expired on July 1, 2012.
- 4/24/2012 – City of Laconia counter offers \$2,160,000. Due to the restrictions in the legislation DAS cannot accept any counter offers or negotiate with the City.
- 7/1/2012 – DAS offers the property to Belknap County for market value of \$1,760,000. Offer set to expire on 8/15/2012.
- 8/8/2012 – Belknap County declines the States offer to purchase the property for \$1,760,000.
- 10/10/2012 – DAS issues an RFP to select a real estate firm to market property.
- 10/11/2012 – DAS receives a letter from the City of Laconia rescinding their counter offer of \$2,160,000.
- 2/20/2013 – G&C approves contract with Jones Lang Lasalle Americas to market the property until 5/1/2013.
- 3/26/2013-5/1/2013 Jones Lang Lasalle lists property. Two inquiries but not offers.
- 7/1/2015 Chapter 276:113, Laws of 2015 directs DAS to offer property for sale. DAS planning to initiate RFP to hire broker in summer of 2016. (Attached)

Operating and Capital Cost

- Annual Operating Budget Approximately \$386,000 per year to maintain property and buildings.
- In addition, \$260,000 from capital budget to repair roofs over last 6 years

Environmental Issues

- 9/26/2012 Phase II Assessment completed on Blood Building by Nobis Engineering on behalf of the City of Laconia. Mold, asbestos, PCB's and lead paint identified. Estimate to mitigate \$225,000 to \$365,000

Interested Parties

- City of Laconia and a few vendors inquiring to utilize the property for substance abuse rehabilitation services.

II. The department of health and human services is exempted from paying any entry fees and court costs.

III. When appointment of counsel is made by the court pursuant to RSA 170-C:10 for a parent determined to be financially unable to employ counsel, the court shall use a financial eligibility guideline established by the office of cost containment to determine if the party is indigent. Upon determination that the party is indigent, the court may appoint counsel, subject to an order of repayment through the office of cost containment. The judicial council shall bear no financial responsibility for the payment of appointed attorney costs in such cases where the state is not the moving party for the termination of parental rights. The court shall pay for the appointment of counsel for an indigent parent made in accordance with the financial eligibility guideline established by the office of cost containment.

224:79 Parental Rights and Responsibilities; Non-Certified Guardians Ad Litem. Amend the introductory paragraph of RSA 461-A:16, VI to read as follows:

VI. The supreme court shall provide the following relative to *non-certified* guardians ad litem appointed pursuant to this section:

224:80 Sale of Property. Notwithstanding RSA 10 and RSA 4:40, the commissioner of the department of administrative services shall offer for sale to the city of Laconia the former Laconia state school property and the former Laconia state school and training center property, except those portions of the properties required for state use, for not less than \$10,000,000. If the city does not accept the offer by July 1, 2012, such property shall be offered for sale to Belknap county at the fair market value. If the county does not accept the offer by August 15, 2012, the commissioner of the department of administrative services shall issue a request for proposals for the sale of the lakes region facility property in Laconia at no less than the fair market value, such sale to be completed no later than May 1, 2013. The commissioner of the department of administrative services shall submit quarterly reports on the progress of the sale to the fiscal committee of the general court. Any sale of such property shall be subject to the requirements of RSA 4:40, except that review and approval of the sale of the property by the council on resources and development and the long range capital planning and utilization committee shall not be required. All proceeds from the sale shall be deposited into the revenue stabilization reserve account established in RSA 9:13-e.

224:81 State Institutions; Governor and Council. Amend RSA 10:1 to read as follows:

10:1 Governor and Council. The ultimate executive authority over the New Hampshire hospital, formerly the state hospital; [~~Laconia developmental services, formerly the Laconia state school and the Laconia state school and training center;~~] the New Hampshire youth development center, formerly the industrial school; and the Glencliff home, formerly the state sanatorium, including all real and personal estate used in connection therewith, the purchase of materials and supplies for said institutions and the departments of state, as hereinafter provided, is vested in the governor and council.

224:82 Department of Administrative Services; Appropriation. Amend 2010S, 1:96 to read as follows:

1:96 Appropriation; Department of Administrative Services. The sum of \$250,000 is hereby appropriated to the department of administrative services for the biennium ending June 30, 2011[;]. *Said funds shall be used to undertake any required title, subdivision, and other land preparation needed for the sale of the former Laconia state school property and the former*

Laconia state school and training center property, and for the purpose of employing a consultant with real estate or financial expertise in preparation of the request for proposals for the sale of said property. Any remaining balance may be used by the commissioner of the department for the purpose of retaining independent real estate and financial expertise [for the commission's work under RSA 21-I:87 RSA 21-I:91] for the sale of other state properties and assets. The governor is authorized to draw a warrant for said sum out of any money in the treasury not otherwise appropriated. Such funds shall not lapse until June 30, 2013.

224:83 Department of Administrative Services; Suspension of Bumping Rights. The displacement of classified state employees by more senior classified state employees, or so-called bumping, pursuant to administrative rule Per 1101.02(i) through (l) under the authority of RSA 21-I:43 by the director of the division of personnel is hereby suspended from the effective date of this section to June 30, 2013.

224:84 Department of Administrative Services; Consolidation of Human Resources.

I. Notwithstanding any law or administrative rule to the contrary, the commissioner of administrative services, with the prior approval of the fiscal committee of the general court and the governor and council, is authorized to make such transfers of appropriation items and changes in allocations of funds available for operational purposes to the department of administrative services, from any other agency, as may be necessary or desirable to effectuate the efficient consolidation of human resource and payroll functions within state government.

II. The commissioner of administrative services is authorized to establish the number and classification of personnel required for human resource and payroll management in state government and, with the prior approval of the governor and council, is authorized to eliminate unnecessary positions and to transfer to the department of administrative services any position in another agency identified by the commissioner of administrative services as necessary to effectuate the efficient consolidation of human resource and payroll functions within state government. Such transfers shall include the transfer of all associated books, papers, records, personnel files, and equipment, including but not limited to work station and information technology equipment, and shall include the transfer of any unexpended appropriations for any of the foregoing, as well as any unexpended appropriations for salary/payroll, benefits, support costs, or any other costs associated with the transferred personnel. All commissioners and department heads shall cooperate with the commissioner of administrative services to accomplish the intent of this section.

III. The commissioner of administrative services may locate personnel whose positions have been transferred in such work spaces as the commissioner determines will efficiently effectuate the consolidation of human resource and payroll functions. Such work spaces may include either space currently owned or rented by the state, or space which may be rented by the commissioner utilizing amounts which may be saved by the state as the result of the consolidation of human resources and payroll functions.

IV. The consolidation of human resource and payroll functions shall achieve a savings in the fiscal year ending on June 30, 2013 of no less than \$1,428,000 in total funds and \$571,200 in general funds.

224:85 Department of Administrative Services; Consolidation of Certain Business Processing Functions.

I. The commissioner of administrative services, with the prior approval of the fiscal committee of the general court and the governor and council, is authorized to make such transfers of appropriation items and changes in allocations of funds available for operational purposes to the department of

TITLE I

THE STATE AND ITS GOVERNMENT

CHAPTER 4

POWERS OF THE GOVERNOR AND COUNCIL IN CERTAIN CASES

Acquisition and Disposal of Real Estate

Section 4:40

4:40 Disposal of Real Estate. – Disposal of state owned real estate shall occur as follows:

I. Except as provided in RSA 4:39-c, RSA 228:31-b, and RSA 204-D, upon recommendation of the head of any state department having jurisdiction over the same, all requests for the disposal or leasing of state-owned properties shall be reviewed and approved by the long range capital planning and utilization committee, with advice from the council on resources and development, prior to submission to the governor and council for approval. Upon determination that the property is no longer needed by the state, the governor and council shall first offer it to the town, city, or county in which the property is located. If the town, city, or county refuses the offer, the governor and council may sell, convey, transfer, or lease the real property.

II. [Repealed.]

III. Sales of real property under this section shall be at not less than a current market value of the subject property as may be determined by the governor and council. If the town, city, or county decides to resell the property, it shall first offer the property to the state at the market value at the time of sale.

III-a. All state agencies shall charge an administrative fee for the disposal of real property under this section. The administrative fee shall be at least \$1,100 and shall be subject to the approval of the long range capital planning and utilization committee, except that the committee may waive or approve a fee less than \$1,100 in appropriate circumstances, provided the authority of the committee to waive or lower the fee shall be applied in a fair and consistent manner. The revenue from the administrative fees shall be deposited into the general, highway, turnpike, or fish and game fund, depending on which fund initially purchased the property, except that for disposals of real property by the department of resources and economic development the administrative fee shall be deposited into the separate account within the forest improvement fund, as provided in RSA 227-G:5, II(b), for the purchase and improvement of areas suitable for state reservations.

IV. This section shall not apply to sale of institutional lands as provided by RSA 10:4, to real estate given or bequeathed to the state under provisions of trust or in settlement of public assistance claims or liens, or to state lands or their products required to be held to procure a continuance of federal conservation work; provided, however, that the state-capitol-region planning commission shall be provided written notice 60 days before any sale in the city of Concord or Concord area. This section shall also not apply to the exchange of state-owned lands for other lands of equal or greater value, which are under the jurisdiction of a department and used by such department during right-of-way negotiations or to the sale of buildings that need to be moved to clear such right-of-way for public projects found necessary under other state laws.

V. No state-owned property adjacent to or providing access to a river or river segment shall be recommended for disposal by the council on resources and development except upon the review and recommendation of the advisory committee established in RSA 483:8.

Source. 1931, 105:1. 1935, 140:3. RL 27:34. RSA 4:40. 1982, 42:222. 1983, 428:5. 1986, 224:1. 1987, 381:2. 1988, 250:3, 8. 1990, 233:9. 1991, 116:3; 302:1. 1993, 25:1. 2005, 12:2; 212:4; 291:23, 26. 2006, 98:1; 307:1. 2008, 351:1, eff. Sept. 5, 2008.

CHAPTER 276
HB 2-FN-A-LOCAL -- FINAL VERSION
- Page 34 -

1 Veterinarian; Powers; Salary and Expenses. Amend RSA 436 by inserting after section 9 the
2 following new sections:

3 436:9-a Appointment. The commissioner of agriculture, markets, and food shall appoint a
4 graduate of a veterinary college of recognized standing, who shall have had at least 5 years'
5 experience in the practice of veterinary medicine, including large animal practice, and who shall be
6 known as the assistant state veterinarian.

7 436:9-b Powers. The assistant state veterinarian, under the direction of the commissioner and
8 state veterinarian, shall assist the state veterinarian with the enforcement of this chapter and any
9 other law over which the division has regulatory authority. The state veterinarian may direct the
10 assistant state veterinarian to act for him or her in an official capacity whenever he or she may be
11 absent from his or her duties.

12 436:9-c Salary and Expenses. The assistant state veterinarian shall receive the annual salary
13 prescribed by RSA 94:1 through RSA 94:4, and shall be allowed his or her expenses when away from
14 the office of the department on official business.

15 276:111 All Agencies; Administrative Services. Unless restricted by law or administrative rule,
16 upon request of an intended recipient, an agency may provide documents by electronic mailing in
17 lieu of mail.

18 276:112 Administrative Services; Health Coverage Shared Responsibility. Agencies may use
19 funds in existing class 60 budgets to pay any penalties imposed under the employer shared
20 responsibility for health coverage under section 4980H of the Internal Revenue Code.

21 276:113 Sale of Property; Laconia State School. Notwithstanding RSA 10 and RSA 227-C:9, the
22 commissioner of the department of administrative services shall offer for sale the former Laconia
23 state school land and buildings and the former Laconia state school and training center land and
24 buildings, except those portions of the land and buildings required for state use. The commissioner
25 of the department of administrative services shall submit quarterly reports on the progress of the
26 sale to the fiscal committee of the general court. Any sale of such land and buildings shall be subject
27 to the requirements of RSA 4:40, except that review and approval of the sale of the land and
28 buildings by the council on resources and development and the long range capital planning and
29 utilization committee shall not be required. All proceeds from the sale shall be deposited into the
30 general fund.

31 276:114 Governor's Commission on Disability; Client Assistance Program; Contingent Transfer
32 of Appropriation. The appropriation for the administration of the client assistance program that is
33 received by the governor's commission on disability pursuant to 29 U.S.C. section 732 for fiscal years
34 2016 and 2017 may be transferred to another qualified agency or agencies upon certification by the
35 governor to the commissioner of administrative services that the program has been redesignated. If
36 the redesignation occurs and the governor's certification is made after July 1, 2015, the unexpended

Laconia State School Property
8/22/2016

Challenges

- **Designated Receiving Facility** – Relocate Facility? Staffing issues? Capital and Operating Budget Issues. Timing?
- **Three parcels encumbered with 99 year leases.** List Property with Leases? Only value to City of Laconia. Other potential options?
- **Water, Sewer and Electrical Distribution Systems.** Water and sewer going to all buildings. Electricity distributed to all buildings except Dwinell. Continue distribution system with several easements? Eliminate water tower and provide water and sewer to remaining state buildings. Capital Budget Implications. Water and Sewer for Robbie Mills Park?
- **Snowmobile or other Trails or Agreements on the Property.** Identify any trails and or other land use agreements. Create easements or reroute trails?
- **Potential hazardous materials in state facilities** – Mold, asbestos, pcbs, lead paint. Recommended next steps? Sell as is? Conduct environmental assessment?

