

Site Assessment Report

New Hampshire Department of Health and Human Services

New Youth Development Center Project

Submitted by:

SMRT Architects and Engineers

April 2023

Project#23024-00

smrtinc.com



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Executive Summary

SMRT was retained by the New Hampshire Department of Administrative Services, Division of Public Works Design and Construction on behalf of Department of Health and Human (DHHS) to evaluate three sites to locate a new Youth Development Center (YDC) as described in New Hampshire HB49 as amended by the House, adopted by the Senate, and signed by the Governor (hereafter referenced as HB49, See Appendix A). Sites were identified by DHHS, and SMRT performed on-site inspections along with compiling public data for each site for the purpose of evaluation. Sites were evaluated for a number of criteria that impact site developability to meet the overall project program.

In addition to the conventional site feasibility characteristics, critical success factors for this Youth Development Center included consideration of the style and feel of the surrounding environment as well as the facility's location relative to external support services, such as courthouses, emergency, and medical facilities. Proximity to skilled labor for the care and security staff of the facility, and proximity to families and support networks of the residents are important factors as well. The historical context of the proposed sites, their surrounding neighborhoods, and other abutting uses are also considered.

Based on SMRT's evaluation of the three identified sites, The Hampstead Hospital and Residential Treatment Facility (HHRTF) site in Hampstead, NH, was deemed the most advantageous for development to accommodate a new youth development center.

The following report describes each site and the evaluation criteria.

Project Description

The New Hampshire Department of Health and Human Services (DHHS) was authorized to construct a new youth development center to replace the Existing Youth Development Center (EYDC) per HB49. This site evaluation study is the initial step in the process of constructing a new facility.

The new facility is to include six to 12-bed or 12 to 18-bed, educational and administration spaces, indoor and outdoor recreation areas, and support services. The sites were evaluated on several development criteria to determine the best option for the new facility.

The new facility is projected to be up to 25,000 gross-square-feet. Final square footage will be determined based on final programming and may be impacted by final site selection because of topography/site constraints, final bed count, and the opportunity to share support facilities with other adjacent State facilities (if available).

Facility Capacity Considerations

Each of the sites was evaluated with the consideration of either a six to 12-bed or 12 to 18-bed facility in mind, however, this change in program has no effect on the viability of any of the three sites in consideration. Both the HHRTF and EYDC sites have ample space for either size facility, and the Londergan Hall building has more than enough available square footage as well. Of note here, the change in bed capacity for an institutional building of this size will have a minimal effect on the overall size of the facility as many of the support spaces will be at a minimum operational size with either capacity in mind (eg. kitchen, loading, laundry, administration space, etc.). Site access, utility availability, surrounding buildings, and location proximate to population centers and support services, similarly would not change based on the bed capacity.

Evaluation criteria

Site size

The proposed site must be able to accommodate the square footage of the proposed facility along with support services such as parking, site circulation, outdoor recreation, utilities, loading, and stormwater management. Overall site size along with site geometry was evaluated under this criteria.

Ability for shared services

Some sites allow for the new facility to utilize shared services with other on-site, established, State and DHHS facilities. Shared services could include clinical staff, food service facilities, laundry, loading/service areas, parking, and maintenance. It should be noted that all services, even if on-site, may not be appropriate to share due to security considerations which will be determined in a separate programming phase not related to this report effort. For this evaluation, if general services are available on-site, they were considered advantageous.

Access

Access to the new facility via vehicles (visitors, staff, maintenance) should be clear and direct and easily separated from other existing site facilities. Entrance drives from public roads should be safe and provide adequate sight lines for entering and exiting traffic.

Utilities

Adequate utilities infrastructure to support the operations of the new facility was evaluated. Utilities can be either public/municipal or private and the site must be able to be serviced by existing utilities or by newly constructed utilities. Sites with existing utilities were deemed more advantageous due to lower development costs.

Compatible adjacent uses

A secure facility as proposed is not necessarily appropriate to be located adjacent to or near other facilities. Sensitive or non-complementary siting locations were rated as less advantageous.

Style and feel of the surrounding environment

The proposed site should be within a surrounding environment supportive of the mission of the facility and conducive to a calm, private, and safe atmosphere. The site should be free of negative historical context as it relates to the operations of the facility.

Proximate to external support services

The proposed site should be within a relatively close distance to supporting programmatic services like courthouses and emergency services, first responders, and medical facilities. The ability for law enforcement's quick response to an issue can reduce the presence of on-site security functions to some extent. A location near medical, court, and other justice system services reduces transportation time, costs, and staffing requirements.

Proximate to population centers

The proposed site should be proximate to the more densely populated areas of the state. This will increase the likelihood of a local skilled labor pool to support the staffing requirements for the care, administration, and security of the facility, as well as the likelihood of being within reasonable travel distance for the majority of resident's families to visit – a critical component to the health and welfare of the residents and their families. Service by a public transportation network was considered as well.

Evaluation Rating

All sites were evaluated according to the previously listed criteria and were provided a rating based on the following scale. Overall rating totals can be seen on page 10. Descriptions of each evaluation criteria for each site are found later in this report.

Rating scale:

5 = Advantageous, 3 = Neutral, 1 = Not Advantageous, 0= Not Applicable

Site Development Areas

Evaluated Developable Areas were identified for the HHRTF and the Existing Youth Development Center sites. Developable Areas indicate potential areas for new facility construction. Developable Areas were identified based on limitations to development such as natural resources (wetlands, floodplains); manmade obstacles (historic fill areas, utility conflicts); topography; and availability of access and utilities.

Natural resources and their regulated protections impact the ability to construct within these areas. Construction within natural resources requires extensive permitting and can lead to significant project costs and duration (due to permitting process). Manmade obstacles can also impact construction costs, either for remediation or relocation requirements. Construction on historic fills may require significant soil remediation or specialized foundations depending on soil conditions. Conflicts with utilities such as leach fields and utilities generally require relocation of said improvements and increase project construction costs and impact existing facilities utilizing those improvements. Topography can be an opportunity, or a constraint depending on the severity of slopes and grade change, and may impact building form and function when addressing the grades of a site. A single-floor floor plate (most appropriate for the proposed facility) was used for the analysis of site topography.

Developable Area plans also include a graphic of a 25,000 square foot footprint and a footprint for approximately 25 parking spaces (based on local ordinance) for scale comparison of development areas. The 25,000-square-foot footprint is for reference only. The final program size and configuration of the new facility and parking requirements are to be completed at a later date as part of the design of the final facility.

Sites (see plans at end of report)

Hampstead Hospital and Residential Treatment Facility (HHRTF) Parcel, Hampstead, NH

The HHRTF site consists of three parcels totaling approximately 94 acres. The three parcels house the existing HHRTF, which is owned by DHHS, as an inpatient and residential psychiatric facility focusing on children, adolescents, and young adults. There are approximately 84 acres of land that are undeveloped, though some are not contiguous. The parcels are accessed from Garland Drive and East Road, and connected with access drives and parking lots. The site topography is varying, and portions of the undeveloped site are relatively steep. Multiple wetland systems are apparent, though a formal wetland delineation was not performed. Improvements associated with HHRTF include access drives, parking, service yard, wells, fire suppression water tank, and leach fields.



Entrance to HHRTF

Site size **RATING: 5**

Even with the wetlands and varied topography on site, there is suitable undeveloped land available to accommodate the proposed facility improvements. Three development areas were identified on the southwest side of site highpoint, in proximity to existing hospital access and improvements. Other portions of the site (northeast area) could be developed but would require much higher site development expenditures. Therefore, this area was not considered viable for development as part of this study.



HHRTF Development Area A

Development Area A – An undeveloped portion of the southeast side of the site, with minimal to moderate slopes and a portion that is already cleared. The area allows for separation of the facility from other site improvements and dedicated access from the existing access drive. Slopes allow for separation of residential/treatment areas and utilities by utilizing a multi-story walk-out building.



HHRTF Development Area B

Development Area B – A portion of existing developed land. Minimal to moderate slopes, with a large portion of the area containing existing parking and drives. Existing electrical service and HHRTF are in close proximity. The impact to existing access to HHRTF and the need to reconstruct parking for hospital may be a detriment.



HHRTF wooded buffer

Development Area C – Located north of the existing parking areas. Moderate to steep slopes and fully wooded. Existing electrical service and other utilities in close proximity. Inability to provide dedicated access and would require sharing of hospital access drives. Slopes allow for separation of residential/treatment areas and utilities by utilizing a multi-story walk-out building.

Ability for shared services **RATING: 5**

The proximity to HHRTF and the similar age of residents served by both facilities creates the potential for various service sharing including but not limited to food services, laundry, and clinical staff.



HHRTF

Access **RATING: 5**

Vehicular access to the new facility can be segregated from the existing facility sufficiently. The existing access drive from East Road has good sightlines and alignment.

Utilities **RATING: 3**

Municipal services for water and sewer are not available on-site, though the existing wells and leach fields for the HHRTF indicate that the site can accommodate new wells and leach fields for a new facility. Electrical service exists on site.



HHRTF

Compatible adjacent uses **RATING: 5**

The identified development is isolated within the interior of the site

and has sufficient buffers from abutting properties and the HHRTF facility.

Style and feel of the surrounding environment

RATING: 5

The single existing facility on the site is complementary in aesthetics to a calm, healing environment. The proposed site is surrounded by a wooded buffer providing natural privacy for the facility, reducing the need for constructed elements that can feel overly secure.

Proximate to external support services

RATING: 3

Less than 10 minutes to local fire and police stations and collocated with the HHRTF. Within reasonable distance to major hospitals including Parkland Medical Center in Derry, 10 miles away; Exeter Hospital in Exeter, 17 miles away; Holy Family Hospital in Haverhill MA, 11 miles; Southern New Hampshire Medical Center in Nasua, 24 miles; and Portsmouth Regional Hospital in Portsmouth, 35 miles away. Located in the southern region of the state near major population centers and their respective court and justice system support facilities. Will likely require partnership with State Police/County Sheriff for additional law enforcement support.

Proximate to population centers

RATING: 3

While located in a quiet, lightly populated residential area, the HHRTF site is less than an hour from all four major population centers in NH: the Concord, Manchester, Nashua, and Portsmouth areas. However, there is no apparent access to public transportation for residents or staff.

Existing Youth Development Center Parcel, Manchester, NH

The Existing Youth Development Center Parcel consists of a single 150-acre parcel of land that contains the existing secure youth facility, which is operated by DHHS, along with other uses such as public athletic fields, buildings used for police training, stables used by local police, and a community garden. The site also includes two vacant buildings and multiple former building sites. The site is accessed from River Road by two driveways and a large portion of the site is undeveloped. The site topography is varying, and portions of the site are relatively steep, including land adjacent to the Merrimack River. Multiple wetland systems are apparent, though a formal wetland delineation was not performed. Improvements associated with the existing site uses include access drives, parking, service yard, storage sheds, softball field and backstop, and utilities.



Entrance to EYDC Campus



EYDC building



Existing vacant building on EYDC campus

Site Size

RATING: 5

Even with the wetlands and varied topography on site, there is significant undeveloped land available to accommodate the proposed facility improvements. Four potential development areas were evaluated, varying in size and shape. Site restrictions such as currently developed/utilized areas, wetlands, slopes, and access/utilities were used to define development areas.

Development Area A – Large portion in the northeast corner of the site near River Road. A large portion is already cleared, and there are minimal slopes. Proximity to abutters and prominent location on site may be a detriment.

Development Area B – Portion of property between existing entrance drives. Moderate to steep slopes. A large portion is already cleared and proximate to wetlands. Electrical service and other utilities in close proximity. Proximity to abutters, impact on public athletic fields and prominent location on site may be a detriment.



View of housing development beyond

Development Area C – Located at the southeast corner of the site. Moderate slopes and large portion of area is already cleared. Existing electrical service and other utilities in close proximity. Proximity to abutters, impact on community garden and prominent location on site may be a detriment.

Development Area D – located toward the north end of the site in an area where buildings once stood. Minimal and steep slopes with some areas cleared. Existing electrical service and other utilities in close proximity. Area is separated from abutters and area is not prominent on site.

Ability for shared services **RATING: 1**

With the future closure of the EYDC facility, the potential for shared services on the site is not likely. The new facility would need to provide all services for desired operations/programs.

Access **RATING: 5**

Vehicular access to the new facility can be segregated from the existing facility sufficiently. The existing access drive from River Road has good sightlines and alignment.

Utilities **RATING: 5**

Municipal services for water and sewer are available on-site. Electrical service exists on site.

Compatible adjacent uses **RATING: 1**

Based on HB49, the State is planning on divesting the property. If this facility became a standalone facility on a small portion of this site, it is likely that the proposed facility would not be compatible with new development occurring on the remainder of the parcel.

Style and feel of the surrounding environment **RATING: 3**

The existing campus has a mix of stately brick buildings, deteriorating facilities, and the EYDC. The buildings are appropriately sited along the river leaving developable space on the rest of the site. The residential development uphill from the site, and River Road limit the ability for private exterior space for recreation without utilizing constructed elements for areas A, B, and C. The tumultuous history associated with the EYDC is also a consideration in evaluating this site.

Proximate to external support services **RATING: 5**

Located within the Manchester area, all pertinent services are available and accessible within a reasonable time frame to the site. The Police K9 training facility, currently located on the campus, could provide additional support.

Proximate to Population Centers **RATING: 5**

Located within Manchester, close to Concord, and within an hour's drive to the Nasua and Portsmouth areas.

Londergan Hall, Hugh Gallen State Office Park South, Concord, NH

Londergan Hall is an existing building on the Hugh Gallen State Office Park South in Concord, NH. The building is three-stories with approximately 11,980 square feet on each floor. The building was built in 1920 and is managed by the Department of Administrative Services (DAS). It is currently empty and undergoing asbestos abatement, as asbestos was visually evident on the underside of the decking in areas with removed ceilings. The building is one of many on the densely developed office park campus. Various state agencies and non-profits occupy the surrounding buildings on campus. The campus is accessed from Pleasant Street, S. Fruit Street, and Clinton Street. The campus is approximately 127 acres and abutted by residential and commercial uses. Londergan Hall is located within the campus and does not abut adjacent properties. The building is surrounded by driveways, parking, and limited landscape greenspace. The overall campus includes driveways, parking, wetlands, buildings, a stream, and landscape greenspace areas.

The interior square footage of Londergan Hall is oversized for the YDC program. The YDC program would likely utilize two stories of the existing building leaving one above-ground story for expansion space or tenant space for a separate government agency tenant. Co-locating another user group within the same building as a secure housing facility presents a multitude of challenges and would not be our recommendation. While the existing building structure appears to be able to accommodate a variety of open configurations—useful for planning a secure housing facility—the unique operational and regulatory requirements of a secure facility present a number of challenges. The overarching limitation is the fact that residents of this facility, and any hardware-secure (locks on the doors) facility, are not necessarily able to save themselves in an emergency. This operational limitation moves the occupancy type into the “Institutional” category which carries strict requirements on construction types, fire ratings, and smoke compartmentalization.

New secure housing facilities are designed from the inside out. These unique buildings require an operationally driven layout to succeed. This is often challenging, or even impossible when looking to renovate an existing building designed for a different purpose. Unique challenges, often conflicting, drive the layout of a successful secure facility. Clear sightlines in open spaces are imperative to reduce the ability for incidences to occur; while smaller more intimate spaces are also important to provide different individuals with the environments that they feel comfortable in. Not until there is safety, security, and trust can a YDC begin to perform successfully.

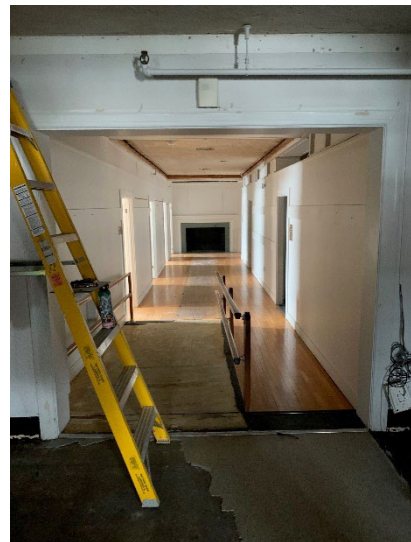
The exterior of Londergan Hall presents additional challenges for conversion to a YDC. The ample exterior windows surrounding the



Entrance to Londergan Hall



View of Londergan Hall



Main Hallway of Londergan Hall



Interior view of Londergan Hall

entire facility, while great for conventional office occupancy, present privacy, safety, and programmatic challenges for a YDC. Abutting users, inclusive of many different agencies and tenants, frequently walk and drive directly by these large historic windows. This presents privacy and security challenges for a secure housing facility which are not easily remedied without compromising the historical integrity of the building. Any alteration to the exterior of a building of this age would require approval by the State Historic Preservation Office.

The lack of any substantially available exterior space and overall site security present additional challenges to the renovation of Londergan Hall, or any renovation or new construction on this campus for a YDC. This is a high-profile location within a very busy office campus with cars parked all around and site circulation sometimes directly adjacent to the existing building walls. Any provision for exterior recreation space would be difficult and would likely require campus circulation reconfiguration.

Site size **RATING: 1**

The location of Londergan Hall within the developed campus limits the site availability for outdoor/site programs while still maintaining existing parking and campus circulation.

Ability for shared services **RATING: 5**

There are existing services on the campus (New Hampshire Hospital and others) that have the potential for shared services for the new facility, including but not limited to food services, laundry, and utilities.

Access **RATING: 3**

Vehicular access to Londergan Hall is via the existing infrastructure on campus, though access could not be separated due to the building's location.

Utilities **RATING: 5**

Municipal services for water and sewer are available on-site. Electrical service exists on-site. Steam is supplied by Thayer.

Compatible adjacent uses **RATING: 1**

The proposed use is not compatible with the adjacent state office and departmental uses around the building. Separation would be difficult.

Style and feel of the surrounding environment **RATING: 1**

The Londergan Hall site, within predominately office-use area of campus, is not a suitable location for a secure housing facility. This area of the campus is busy, hectic, and full of pedestrians and vehicles. Londergan Hall projects a feeling of authority with its traditional historic design. This building does not represent a vision focused on treatment, rehabilitation, and hope for the future.

Proximate to external support services **RATING: 5**

Located within the Concord area, all pertinent services are available within a reasonable time frame to the site.

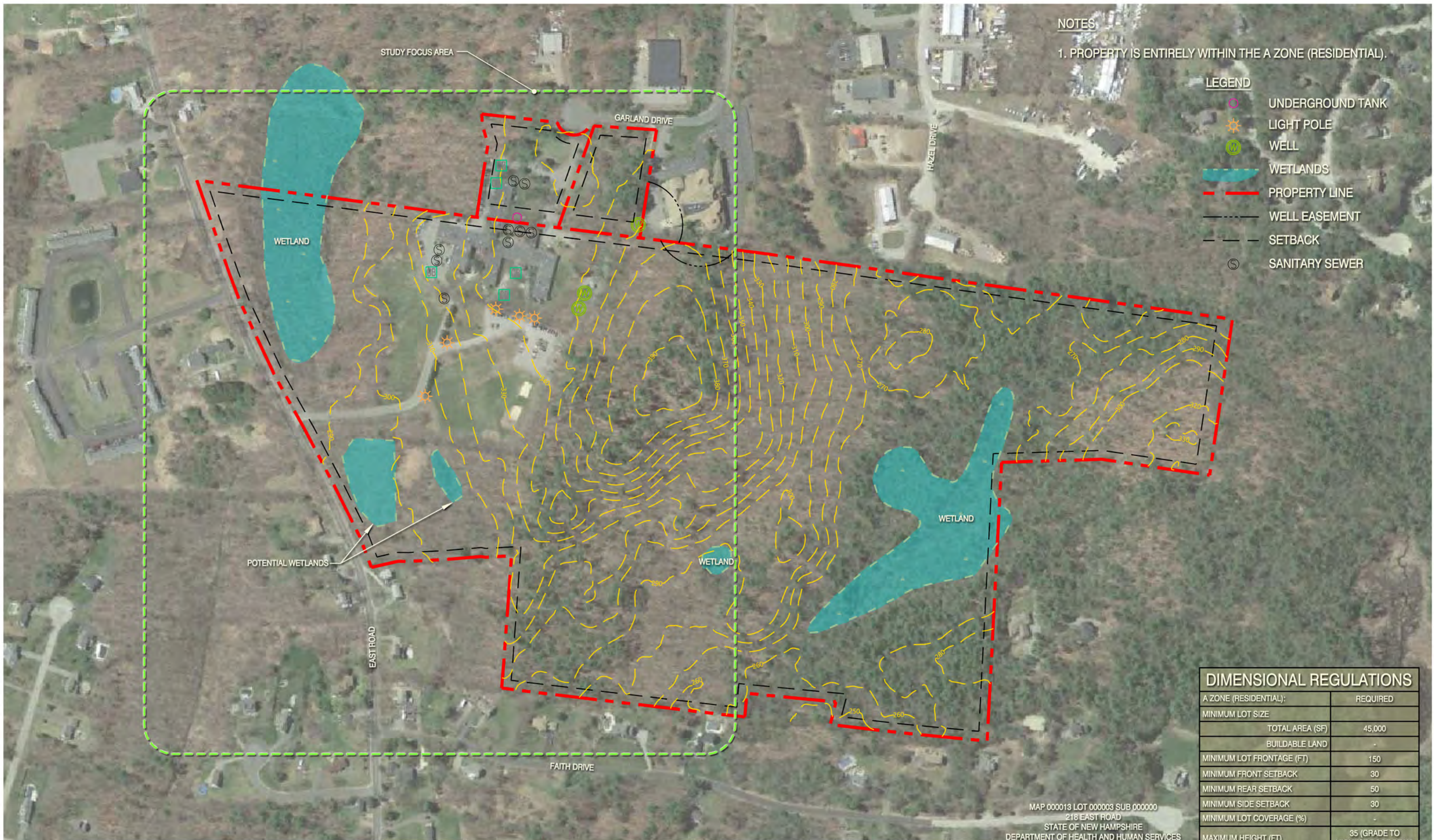
Proximate to population centers **RATING: 5**

Located within Concord, close to Manchester, and within reasonable distance to the Nasua and Portsmouth areas. Slightly closer to the northern regions of the state. Public transportation is available.

Recommendation

Based on SMRT’s evaluation of the three identified sites, The HHRTF site in Hampstead, NH, was deemed the most advantageous for development to accommodate a new youth development center.

Evaluation Criteria	Sites		
	HHRTF Parcel	Existing Youth Development Center Parcel	Londergan Hall, Hugh Gallen State Office Park South
Site size	5	5	1
Ability for shared services	5	1	5
Access	5	5	3
Utilities	3	5	5
Compatible adjacent uses	5	1	1
Style and feel of the surrounding environment	5	3	1
Proximate to external support services	3	5	5
Proximate to population centers	3	5	5
Total:	34	30	26



NOTES

1. PROPERTY IS ENTIRELY WITHIN THE A ZONE (RESIDENTIAL).

LEGEND

- UNDERGROUND TANK
- LIGHT POLE
- WELL
- WETLANDS
- PROPERTY LINE
- WELL EASEMENT
- SETBACK
- SANITARY SEWER

DIMENSIONAL REGULATIONS

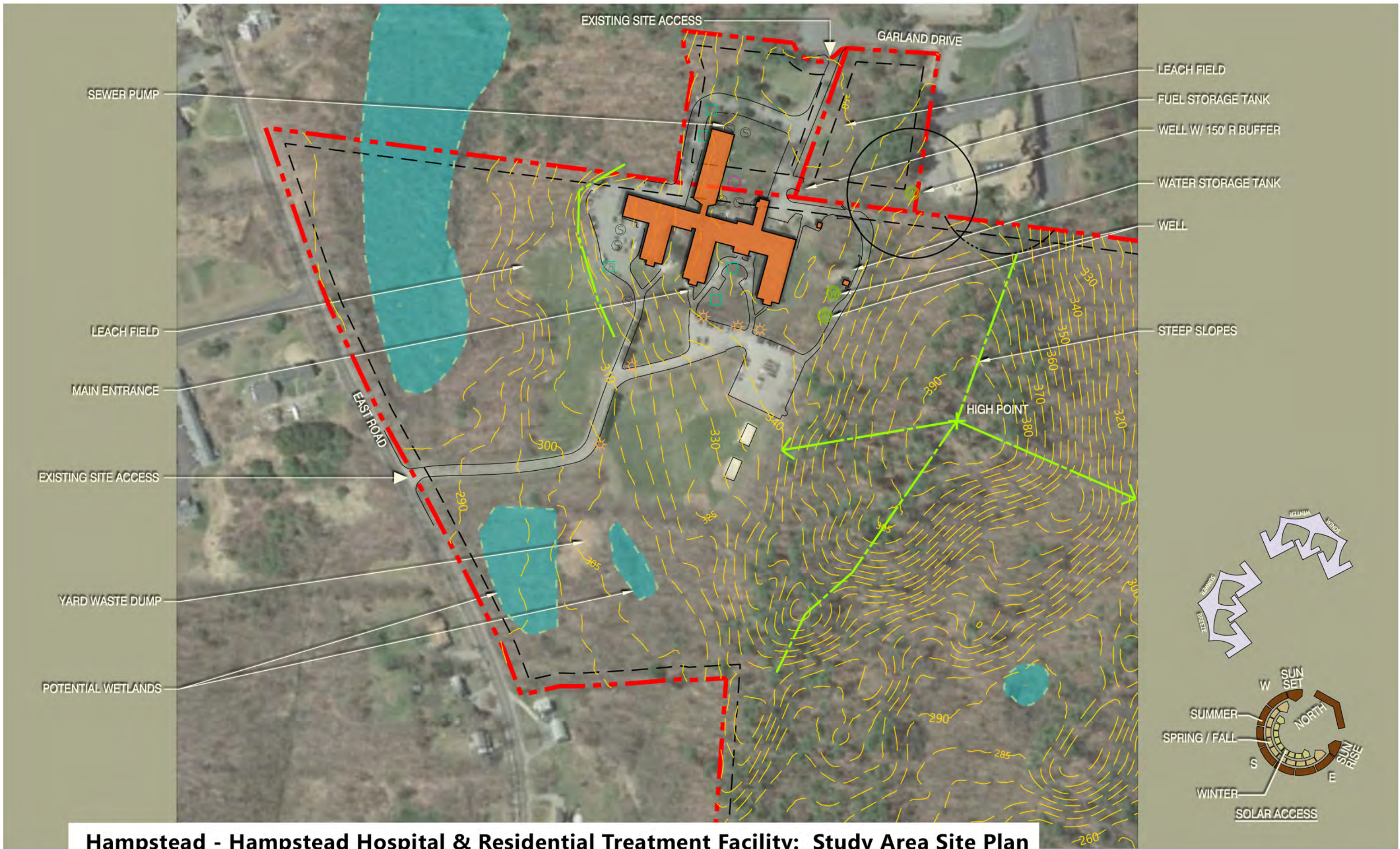
A ZONE (RESIDENTIAL):	REQUIRED
MINIMUM LOT SIZE	
TOTAL AREA (SF)	45,000
BUILDABLE LAND	-
MINIMUM LOT FRONTAGE (FT)	150
MINIMUM FRONT SETBACK	30
MINIMUM REAR SETBACK	50
MINIMUM SIDE SETBACK	30
MINIMUM LOT COVERAGE (%)	-
MAXIMUM HEIGHT (FT)	35 (GRADE TO HIGHEST ROOF PEAK)

MAP 000013 LOT 000003 SUB 000000
 218 EAST ROAD
 STATE OF NEW HAMPSHIRE
 DEPARTMENT OF HEALTH AND HUMAN SERVICES
 89.88 Acres

Hampstead - Hampstead Hospital & Residential Treatment Facility: Context Site Plan

New Hampshire Youth Development Center
 April 2023

SMRT PROJECT NO. 23024

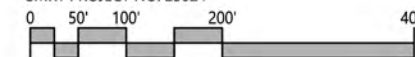


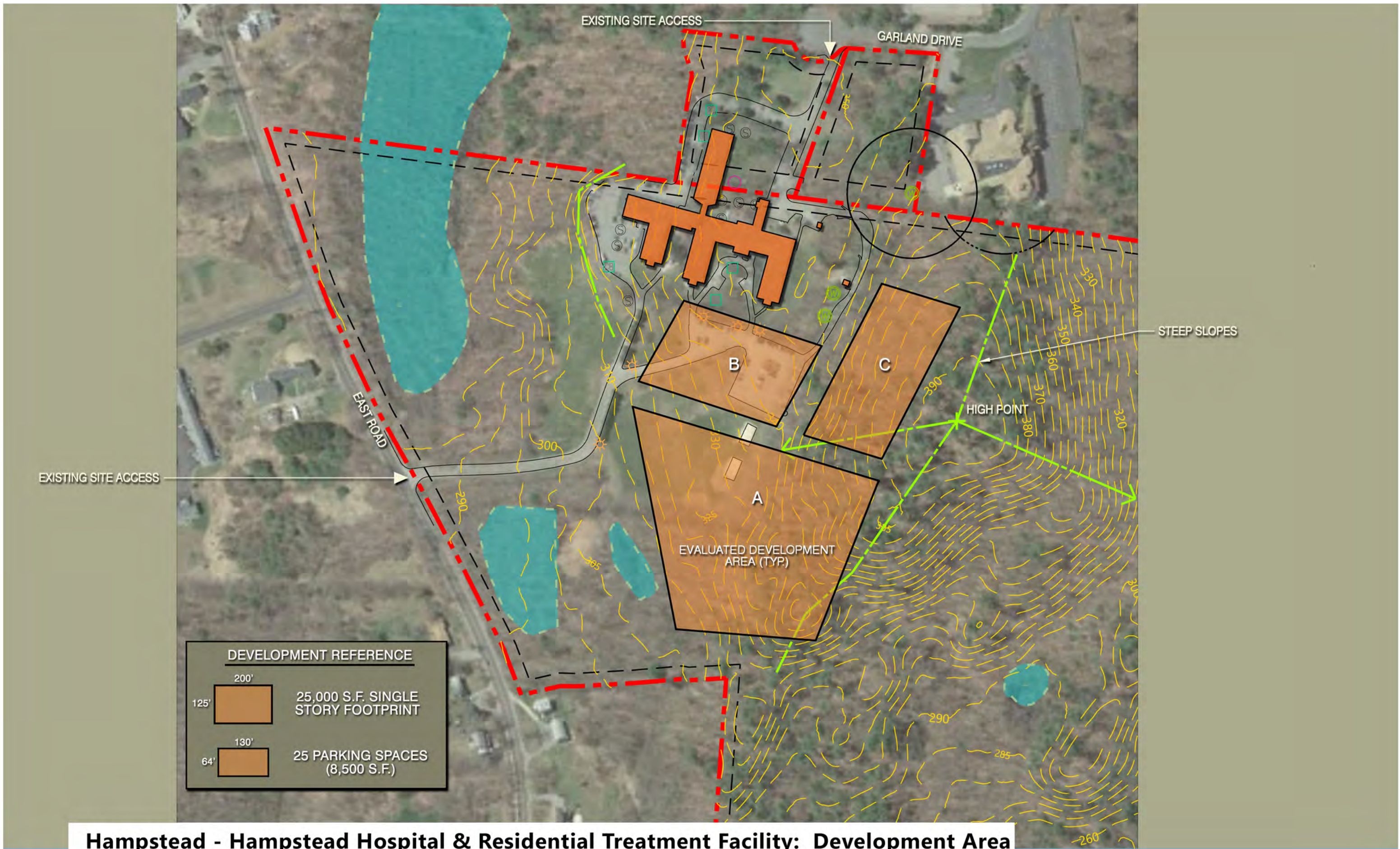
Hampstead - Hampstead Hospital & Residential Treatment Facility: Study Area Site Plan

New Hampshire Youth Development Center

April 2023

SMRT PROJECT NO. 23024



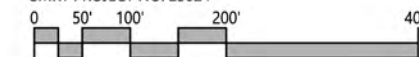


Hampstead - Hampstead Hospital & Residential Treatment Facility: Development Area

New Hampshire Youth Development Center

April 2023

SMRT PROJECT NO. 23024

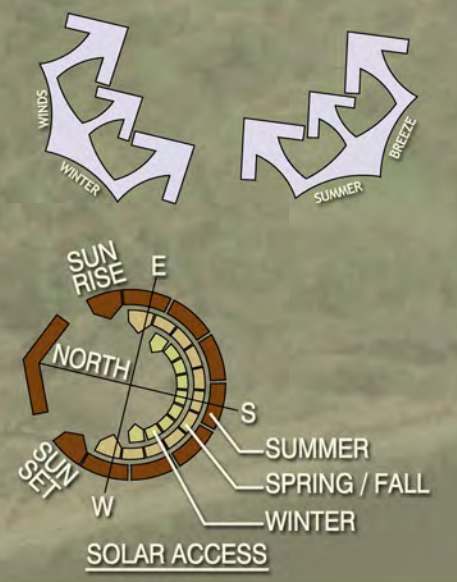




NOTES

1. PROPERTY IS ENTIRELY WITHIN GA2 GROUNDWATER CLASSIFICATION.
2. PROPERTY IS WITHIN THE R-1A ZONE (RESIDENTIAL ONE FAMILY - LOW DENSITY).

- LEGEND**
- ABOVE GROUND TANK
 - UNDERGROUND TANK
 - REMEDIATION SITE
 - SANITARY SEWER MANHOLE
 - CATCH BASIN
 - STORM MANHOLE
 - STREAM / POND
 - WETLANDS
 - HYDRANT
 - PROPERTY LINE
 - 3-PHASE ELECTRICAL SERVICE
 - DITCH



DIMENSIONAL REGULATIONS

CBP ZONE:	REQUIRED
MINIMUM LOT SIZE	
TOTAL AREA (SF)	-
BUILDABLE LAND	-
MINIMUM LOT FRONTAGE (FT)	22
MINIMUM FRONT SETBACK	-
MINIMUM REAR SETBACK	-
MINIMUM SIDE SETBACK	-
MINIMUM LOT COVERAGE (%)	-
MAXIMUM HEIGHT (FT)	80

MAP-LOT 420-1
 1056 RIVER ROAD
 STATE OF NEW HAMPSHIRE
 STATE INDUSTRIAL SCHOOL
 150.66 Acres

Manchester - Existing Youth Development Center: Site Plan

New Hampshire Youth Development Center
 April 2023



DEVELOPMENT REFERENCE	
200'	25,000 S.F. SINGLE STORY FOOTPRINT
125'	
112'	25 PARKING SPACES (6,700 SF)
60'	











Manchester - Existing Youth Development Center: Developable Area

New Hampshire Youth Development Center
 April 2023

NOTES

1. PROPERTY IS ENTIRELY WITHIN THE CBP ZONE (CENTRAL BUSINESS PERFORMANCE DISTRICT).

LEGEND

-  ABOVE GROUND TANK
-  REMEDIATION SITE
-  UNDERGROUND TANK
-  LIGHT POLE
-  ENVIRONMENTAL MONITORING SITE
-  AIR FACILITY SYSTEM
-  STREAM / POND
-  WETLANDS
-  STORM MANHOLE
-  PROPERTY LINE



MAP - BLOCK 7323z
 LOT - UNIT 7-11
 101 PLEASANT STREET
 STATE OF NEW HAMPSHIRE
 NEW HAMPSHIRE STATE HOSPITAL
 127 Acres

Concord - Hugh Gallen State Office Park: Site Plan
 New Hampshire Youth Development Center
 April 2023

HB 49-FN-A - AS AMENDED BY THE HOUSE

23Mar2023... 0892h
23Mar2023... 1104h

2023 SESSION

23-0065
07/10

HOUSE BILL ***49-FN-A***

AN ACT relative to postponing the closure of the Sununu Youth Services Center.

SPONSORS: Rep. Edwards, Rock. 31; Rep. Lynn, Rock. 17; Rep. Leishman, Hills. 33

COMMITTEE: Finance

AMENDED ANALYSIS

This bill sets out parameters for the contract, funding, and deadlines for a replacement youth development center facility.

Explanation: Matter added to current law appears in ***bold italics***.
 Matter removed from current law appears ~~[in brackets and struckthrough.]~~
 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

HB 49-FN-A - AS AMENDED BY THE HOUSE

23Mar2023... 0892h
23Mar2023... 1104h

23-0065
07/10

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty Three

AN ACT relative to postponing the closure of the Sununu Youth Services Center.

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

1 1 Statement of Findings. The general court finds that:

2 I. Placement in corrections settings can be harmful to children and lead to increased
3 delinquency and adult criminal behavior. It should therefore be reserved for those circumstances in
4 which the safety of a child or of the community requires such confinement.

5 II. Placement of children who are not serious violent offenders in settings other than the
6 Sununu youth services center (SYSC) complies with the Families First Act, Public Law 115-123, and
7 the New Hampshire system of care established pursuant to chapter 44 of the laws of 2019, which
8 prioritize community-based treatment of children.

9 III. Placement of children in corrections settings outside the state of New Hampshire
10 undermines the stabilization and return to productive members to the communities. This act is in
11 furtherance of these goals.

12 2 Department of Health and Human Services; Sununu Youth Services Center; Construction and
13 Operation of a Replacement Secure Facility.

14 I. The department of health and human services shall be responsible to construct a secured
15 treatment facility to replace the current Sununu youth services center (SYSC). The capacity of the
16 facility shall be determined using data-driven analysis of SYSC residential trends, state
17 demographics trends and regional trends in juvenile involvement in violent crime and organized
18 crime. In no case shall the facility exceed a physical capacity of 18 beds with an operational plan to
19 support 12 beds. The department shall consult with the community selected for the location and
20 operation of any new facility, as well as any municipality bordering the selected community. The
21 department shall, to the extent practicable, implement any reasonable requests by the communities
22 to ensure the safe operation of the facility, implement a payment in lieu of taxes arrangement to
23 prevent the shifting of costs to local taxpayers, and ensure co-operation with the prospective
24 community. The department may use the final report of the commission established in RSA 169-
25 B:48 in order to finalize the capacity and site selection of the replacement center.

26 II. The facility shall not be administered by any non-governmental entity. The facility shall
27 be owned, administered and operated by the department of health and human services with support
28 and shared services contracts as appropriate. The facility shall be designed to meet the unique
29 needs of youth who are at the facility pursuant to RSA 169-B:14, detention; RSA 169-B:19,
30 commitment; RSA 169-B:24, transfer to superior court; RSA 169-B:32 or RSA 651:17-a, service of

1 adult sentence of incarceration at the youth development center; and RSA 169-A, the interstate
2 compact on juveniles. Upon opening, the facility shall be referred to as the youth development
3 center (YDC) as identified in RSA 169-B and RSA 621. The facility shall have the capability for
4 alternative flexible use when the census so permits.

5 III. The facility and any available co-located services shall be designed to include:

6 (a) A physical design that complements therapeutic and trauma-informed care of
7 children, including a home-like interior and exterior to the maximum extent practicable.

8 (b) Staff visibility and proximity to children, including administrative offices built within
9 the secured facility in proximity to children and staff, to the maximum extent practicable.

10 (c) Capacity to provide services to meet the medical, physical, and behavioral health
11 needs of all potentially eligible residents if appropriate for the child.

12 (d) Space for no more than 18 beds, including space with flexibility to meet the need for
13 safety and security, crisis stabilization, admissions, and discharges for all children. The operational
14 support plan shall anticipate 12 residents.

15 (e) Adequate space to meet the educational needs of all children including children with
16 special education needs, while using virtual educational support services if appropriate for the child.

17 (f) Adequate space for indoor and outdoor recreation.

18 (g) Capacity to meet the nutritional needs of all children.

19 (h) Necessary elements to be architecturally secure and equipped with video surveillance
20 in compliance with RSA 169-B:15-c.

21 (i) Operations may utilize virtual and shared services when consistent with the child's
22 education or treatment plan and appropriate to effectively meet the needs of a particular child or
23 children.

24 IV. The facility programming and operations shall include:

25 (a) The development of staff qualifications and standard job descriptions comprising
26 required licensing or skill attainment. Staff qualifications shall be designed to ensure the provision
27 of treatment to children with behavioral health challenges exacerbated by considerable trauma
28 histories. Job description requirements, where appropriate shall include self and group protection,
29 training in therapeutic approaches to address challenging behaviors, including the use of de-
30 escalation techniques.

31 (b) Use of evidence-based practices, as defined in RSA 170-G:1, V-a, selected to match
32 the needs of the population served at the facility.

33 (c) Utilization of the uniform assessment, as specified in RSA 170-G:4-e, for all detained
34 and committed youth to understand treatment needs and determine if a different level of care is
35 indicated to meet the youth's needs, and where problem behavior appears patterned, a functional
36 behavior analysis to inform effective behavioral interventions.

1 (d) Provision of care management services by a care management entity, as established
2 in RSA 135-F:4, to begin immediate wraparound support upon admission to plan for discharge.

3 (e) Provision of frequent visitation opportunities with family, opportunities to include
4 family in appropriate activities and daily access to family through telephonic or video conferencing.

5 (f) Provision of educational programing and staffing that meets the individualized
6 educational needs of each child, including children with special education needs, creates meaningful
7 educator-child pairings, maintains connections with sending school districts, and which includes
8 availability of Hi-SET preparation and testing as appropriate. Virtual educational opportunities
9 shall be leveraged appropriately to help meet the residents' needs.

10 (g) Integration of clinical sessions and recreational large muscle movement activities
11 throughout the day.

12 (h) Access by the office of the child advocate, in real-time, as established in RSA 21-V:4,
13 II, to the electronic case management system used by the facility, regular access to youth placed in
14 the facility under RSA 21-V:4, III, and video surveillance and general access to the facility pursuant
15 to RSA 21-V:2, VII.

16 (i) Provision of adequate security to maintain the safety of staff and residents as well as
17 the safety of the surrounding community and the general public.

18 (j) Training that emphasizes the treatment of youth with behavioral health challenges
19 using approaches that include the employment of de-escalation techniques and that recognizes the
20 risk that children may have considerable trauma histories, and that is otherwise applicable to the
21 facility.

22 (k) Procedures for supporting children in the community with flexible assignments
23 based upon census changes.

24 V. The department of health and human services shall begin to implement the programming
25 changes in subparagraphs IV(a) through (k) without regard to whether children are at the SYSC or
26 the new facility as soon as reasonably practicable.

27 VI. The department of health and human services shall submit quarterly progress reports to
28 the joint legislative oversight committee on health and human services, established by RSA 126-
29 A:13, and to the office of the child advocate established under RSA 21-V beginning no later than 60
30 days after the passage of this act, until such time as the facility is operational. Each quarterly
31 report shall include a statement indicating whether the reported progress is sufficient to meet the
32 accepted completion deadline for the opening of the facility. In the event that sufficient progress to
33 meet this deadline has not been made, the progress report shall include the reasons for any projected
34 delay in meeting the deadline, a description of the efforts being undertaken to minimize any delay in
35 the development and opening of the facility and projected completion date. In addition, the quarterly
36 progress reports shall include the following information:

- 1 (a) Progress towards retaining an architectural consultant to design the plan for the
2 facility;
- 3 (b) Progress towards completion of the design for the facility;
- 4 (c) Progress towards contracting with the company that will construct the replacement
5 facility;
- 6 (d) The anticipated date construction of the replacement facility will be completed; and
7 (e) The anticipated date by which the replacement facility will be operational.

8 VII. The department of health and human services may use the final report of the
9 commission established in RSA 169-B:48 in order to finalize the site selection of the replacement
10 center.

11 VIII. The governor, with the approval of the fiscal committee of the general court, may delay
12 the project completion date for construction delays or other unforeseen circumstances provided any
13 such delay be no more than one year.

14 3 Sununu Youth Services Center; Architect Procurement. Amend 2023, 1:4 to read as follows:

15 1:4 Department of Health and Human Services; Sununu Youth Services Center; Construction
16 and Operation of a Replacement Secure Facility. The department of health and human services, in
17 collaboration with the department of administrative services, shall issue a request to procure a
18 qualified architect on or before ~~March 1, 2023~~ **within 60 days of the effective date of this act**,
19 and shall collaborate to issue a request for proposals for a contractor to build the resulting
20 construction project **on a time line supporting the use of American Rescue Plan Act of 2021,**
21 **Public Law 117-2 funds or any other federal funds.** The SYSC shall immediately be closed for
22 detention or admission of any child when a replacement facility is sufficiently completed that
23 children can be legally and safely housed there.

24 4 Possession and Relinquishment of the Sununu Youth Services Center (SYSC). As of the date
25 of the opening of the youth development center set forth in section 2 of this act, and notwithstanding
26 RSA 4:40, the department of administrative services shall take possession of the entire property
27 currently housing the SYSC on South River Road in Manchester, New Hampshire. The department
28 shall relinquish the property and any revenues received shall be deposited in the general fund. The
29 department shall consult with the city of Manchester, the New Hampshire department of business
30 and economic affairs, and other organizations, as appropriate, prior to any sale of the property. In
31 relinquishing the property, the return of the property to an entity that will enhance the tax and
32 business tax rolls of the city of Manchester and the state of New Hampshire shall be a high priority.
33 Any relinquishment of the SYSC shall be approved by the governor and council.

34 5 Appropriation; Construction and Operation of a Replacement Secure Facility. The sum of
35 \$21,600,000 for the fiscal year ending June 30, 2023 is hereby appropriated to the department of
36 health and human services for the design and construction of the new secured youth development
37 facility, as described in section 2 of this act. Such funds shall prioritize use of federal funds, be

HB 49-FN-A - AS AMENDED BY THE HOUSE

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1 nonlapsing and continually appropriated to the department for the purposes of this act. Of this
2 amount, the governor shall determine if any remaining discretionary funds appropriated in the
3 American Rescue Plan Act of 2021, Public Law 117-2 (ARPA) or any other federal funds can be used
4 for this purpose and any remainder shall be general funds. Should any amount of New Hampshire's
5 ARPA State Fiscal Recovery Fund (SFRF) allocation, from the American Rescue Plan Act of 2021,
6 Public Law 117-2, be identified and authorized for use on this project as outlined above, all such
7 funds must be fully obligated for the project by September 30, 2024, and be fully expended no later
8 than the ARPA SFRF deadline of December 31, 2026. Moreover, all required ARPA SFRF
9 compliance and guidance must be followed, and the department of health and human services must
10 coordinate with the governor's office for emergency relief & recovery (GOFERR) to fulfill those
11 requirements and ensure proper accounting of and reporting on the use of ARPA SFRF on this
12 project. The governor is authorized to draw a warrant for the general fund share of said sum out of
13 any money in the treasury not otherwise appropriated.

14 6 Effective Date. This act shall take effect upon its passage.

**HB 49-FN-A- FISCAL NOTE
AS INTRODUCED**

AN ACT relative to postponing the closure of the Sununu Youth Services Center.

FISCAL IMPACT: State County Local None

STATE:	Estimated Increase / (Decrease)			
	FY 2023	FY 2024	FY 2025	FY 2026
Appropriation	\$1.5 million	\$0	\$0	\$0
Revenue	\$0	\$0	\$0	\$0
Expenditures	Indeterminable Increase	\$0	\$0	\$0
Funding Source:	<input checked="" type="checkbox"/> General	<input type="checkbox"/> Education	<input type="checkbox"/> Highway	<input type="checkbox"/> Other

METHODOLOGY:

This bill extends the closure date of the Sununu Youth Services Center (SYSC) from March 1, 2023 to June 30, 2023, and likewise postpones the deadline for a replacement facility to June 30, 2023. The bill provides a \$1.5 million general fund appropriation for the purpose of funding the SYSC's operations for another four months.

AGENCIES CONTACTED:

Department of Health and Human Services