

ENGINEERING AND MAINTENANCE SERVICES

Jude A. Gates, Director of Facilities, Planning, and IT

2004 was an exciting year for the Engineering and Maintenance Services team. We participated in many projects, large and small, and the results of our work touch on every resident, visitor, and employee at the County Complex. The quality of craftsmanship, sense of ownership, and insistence on excellence displayed by the members of our department are a continuing source of pride. Operations reviewed by outside regulatory agencies consistently report compliance and high compliments for work well done.

Larger projects undertaken and overseen by Engineering and Maintenance Services in 2004 include the following:

- Installation of electrical service in the steel storage building for the Rockingham County Nursing Home (RCNH).
- Completion of a new RCNH main reception area including relocation of all associate fire and security alarms.
- Installation of new cameras, alarms, and digital video management to enhance the safety and security of the nursing home occupants.
- A complete refurbishment of the RCNH Chapel.
- Installation of passage sets on all resident room doors in Blaisdell building and replacement of some exterior steel fire doors.
- Replacement flooring in the Driscoll and Mitchell buildings, jail, and office spaces in Engineering and Maintenance Services.
- Window awning installation on the Mitchell building for energy conservation.
- Replacement of the automatic doors at the Blaisdell main entrance to the nursing home.
- Installation of drainage measures and paving work at the Mitchell courtyard of the RCNH. The design corrected years of water infiltration into the Underhill building, updated the traffic and pedestrian patterns for enhanced safety, and provides the base for landscape work to be accomplished in 2005.
- Replacement of the fire suppression system in the RCNH generator room with an environmentally responsible product.
- In response to a Life Safety recommendation, fire sprinklers were installed at the doors to the walk in coolers in the RCNH Dietary area.
- Door hold open magnets, tied into the fire alarm system, were installed in the Assisted Living facility.
- Initiation of a fundamental upgrade to the RCNH fire alarm system.
- Repairs began on the RCNH Boiler Plant chimney stack.
- Commissioners, RCNH Administration, along with members of Engineering and Maintenance Services participated in a feasibility analysis of Fernald Building for Phase II development of the Assisted Living model. Assessment of space allocation for highest and best use is an ongoing process.

- Installation of backflow prevention and metering on the water services at the RCNH Boiler Plant and at the jail.
- Boilers at the RCNH Boiler Plant and at the jail were overhauled by in-house personnel.
- Replacement of the jail security infrastructure began after months of development.
- Replacement of steel shower stalls and an additional shower to accommodate the population at the jail.
- Indoor Air Quality measures included contracted services for cleaning and disinfection of the air handling equipment.
- Roof repairs involved replacement of some copper gutters on the Carlisle building and replacement of the grounds shed roof by departmental personnel.
- A small shed was constructed at the motor services garage, suitable for storage of oils, antifreeze, and other hazardous fluids.
- The historical #6 oil spill at the RCNH Boiler Plant continues to be monitored via our Groundwater Management Program and under the direction of New Hampshire Department of Environmental Services.
- The issuance of photo ID cards for employee identification and for the new time and attendance program began and will be expanded in 2005 to include card access to selected buildings.
- Frank Stoughton, IT/Telecommunications Manager, joined the Engineering and Maintenance Services team. Having collaborated on many projects in the past, the transition was very smooth and led quickly to production efficiencies. We welcome Frank and feel that the County has benefited greatly from the move.
- Execution and substantial completion of a vast energy management and conservation program. Highlights of the program include replacement of light fixtures, installation of water conserving equipment, replacement of many motors with energy efficient models, replacement of the jail chiller, development of a comprehensive network of energy management controls and programs, and installation of a turbine to generate some electricity from our existing steam. The project represents an enormous investment in the long term viability of the County's infrastructure and guaranteed savings. Bob Gilbert, Maintenance Foreman, exerted tremendous care and energy into this project.

It is only by the dedication and hard work of so many that we can boast of such accomplishments. The buildings and grounds are well maintained and impeccable with an eye to efficiency and safety. It is with pride that I count myself among the members of the Engineering and Maintenance team.

I am grateful for the support and comradeship of the Officials and Division Directors. I thank the County Commissioners for their support and direction.