

Community Development Block Implementation Grant Application
City of Newport, VT
North Country Hospital Construction and Renovation Project

PUBLIC HEARING

August 15, 2022
6:00 PM

City Council Chambers

222 Main Street, Newport VT 05055

PRESENTERS:

Brian Nall, President and CEO, North Country Hospital

Frank Knoll, Chair, Board of Trustees, North Country Hospital

Steve Horton, Owner's Representative for Construction

Karen Geraghty, Project Manager (Grants), Northern Community Investment Corporation

- I. **COMMUNITY DEVELOPMENT BLOCK GRANT OVERVIEW & REQUIREMENTS**
 - a. Purpose of Grant
 - b. Eligible Applicants
 - c. Eligible Projects
 - d. Amount of Funding
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- III. **PROJECT DESCRIPTION: OVERVIEW OF CONSTRUCTION AND RENOVATION PLANS**
- IV. **PROJECT DESCRIPTION: FINANCING**
- V. **PROJECT DESCRIPTION: TIMELINE**
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I. COMMUNITY DEVELOPMENT BLOCK GRANT OVERVIEW & REQUIREMENTS

a. Purpose of Grant

The Vermont Community Development Program (VCDP) assists communities on a competitive basis by providing financial and technical assistance to identify and address local needs in the areas of:

- housing
- economic development
- public facilities
- public services
- handicapped accessibility modifications

b. Eligible Applicants

Any Vermont town, city (except Burlington), incorporated village chartered to function as a general purpose unit of local government, or a consortium of such entities, is eligible for funding. However, the majority of projects are a coordinated effort between the municipalities, community groups and local or state non-profit organizations or small businesses.

c. Eligible Projects

VCDP funds must primarily benefit persons of low and moderate income. In addition, assistance is provided to communities for threats of health and safety issues such as urgent needs, slums and blight projects.

d. Types and Amount of Funding

Accessibility Modification Grants (AM) (Grant Range: \$5,000-\$100,000) - Example: Bring municipally-owned buildings and libraries into compliance with state and federal accessibility requirements.

Implementation Grants (IG) (Grant Range: \$50,000-\$1,000,000) - Examples: Assist businesses to create or retain jobs, create or rehabilitate housing units, build infrastructure, public facilities projects, etc.

Planning Grants (PG) (Grant Range: \$3,000-\$60,000) - Examples: Conduct feasibility studies and marketing plans, produce architectural and engineering plans, etc.

Scattered Site Grants (SS) (Grant Range: \$50,000-\$1,000,000) - Example: Rehabilitate scattered site housing projects.

SUMMARY

Purpose of Grant: Public Facilities

Eligible Applicant: City of Newport

Eligible Project: Renovation and Construction of North Country Hospital

Type of Funding: Implementation Grant in the amount of \$1,000,000.00

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II. **PROJECT DESCRIPTION: NEED FOR PROPOSED PROJECT**

North Country Hospital located at 189 Prouty Drive in Newport, Vermont is a critical care access hospital facility serving 27,000 residents of Orleans and northern Essex counties in Vermont.

- The proposed project is necessary to enhance the 50+ year old hospital's delivery of care environments through a combination of renovations to existing areas within the hospital and construction of a new two-story addition.
- The primary focus of the new addition and renovations is to consolidate and improve the present multi floor In-Patient Care Department, provide a larger Lab Department Area, and expand the Emergency Department due to their existing area constraints. Patient and visitor entry and access to the hospital will also be re-designed.
- The Board of Trustees of North Country Hospital has been proactive in their facility master planning and that this project has been identified as "highest need."

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III. **PROJECT DESCRIPTION: OVERVIEW OF CONSTRUCTION AND RENOVATION PLANS**

The primary focus of the new addition and renovations is to consolidate and improve the present multi floor In-Patient Care Department, provide a larger Lab Department Area, and expand the Emergency Department due to their existing area constraints

Planning Stage Sizes

- New Additions= 20,198 square feet
- Renovations = 21,994 square feet

- **In-Patient Department**

North Country Hospital's goal is to improve the current In-Patient staffing model, infection control, and patient experience by consolidating all in-patient beds to a single floor and put most of the patient beds into private rooms

- **Lab Department**

North Country Hospital would like to improve the present condition of the Lab Department by creating a Lab Department in the new addition that is 4,097 square feet thereby improving workflow efficiencies, functionality and patient and staff access to the lab.

- **Emergency Department**

North Country Hospital would like to improve the Emergency Department by renovating the current ambulance garage into additional Emergency Department exam rooms which will add approximately 1500 square feet to the Emergency Department allowing for added capacity, improved workflow efficiency, improved patient safety and improved patient experience.

- **OT /PT/ST Department**

North Country Hospital presently has an PT/OT/ST Department in a separate "on campus" medical office building. Moving the PT/OT/ST Department to the Hospital will improve access of services to Hospital Departments such as inpatient PT /OT and provide for a consolidated and updated department area of 8,697 square feet.

- **Access, Canopies and Other**

A new front entry, lobby and reception area will improve patient and visitor arrival. The front entry, lobby and reception area will centralize check in and provide greater security and controls. New entry canopies for the front entrance and the Emergency Department entrance will enhance the arrival experience for patients and visitors. A new 656 square foot Emergency Department Corridor addition will be added to allow for direct access from the main lobby to the ED location. Plans also include a new air handling unit for Surgical Area and new roof replacement at the proposed renovated Lab Area.

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IV. PROJECT DESCRIPTION: Financing

The total project costs are projected to be **\$25,369,670**. This includes all hard and soft costs.

North Country Hospital is pursuing grant and alternative funding opportunities with a goal of receiving grant funds from various sources including:

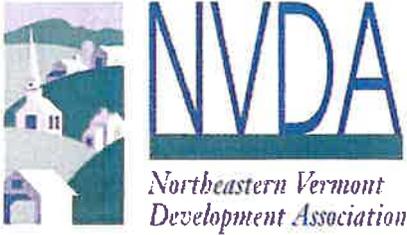
VCDP (CDBG Implementation Grant)	\$1,000,000
New Market Tax Credits	\$5,310,213
Northern Borders Regional Commission	\$350,000
EDA	\$2,500,000
Loan or Equity	\$16,209,457
TOTAL	\$25,369,670

The balance of the funding will either come from North Country Hospital equity or through low interest borrowing or a combination thereof.

V. PROJECT DESCRIPTION: Timeline

- Grant Application process begins September 13, 2022 and on-going
- Proposed Construction begins July 2023
- Proposed Construction completed September 2025

VI. QUESTIONS: Council and Public



August 12, 2022

Nathan Cleveland
Community Development Specialist
Vermont Community Development Program
1 National Life Drive, Davis Building, 6th floor
Montpelier, VT 05620-0501

Dear Mr. Cleveland:

The Northeastern Vermont Development Association (NVDA), the regional planning and development organization for the 55 towns and the three counties of northeastern Vermont, wishes to express our support for the City of Newport's application to the Vermont Community Development Program - Implementation Grant - for the North Country Hospital Construction and Renovation Project. The project is necessary to enhance the 50+ year old hospital's delivery of care environments (patient rooms, lab facilities, emergency department) through a combination of renovations to existing areas within the hospital and construction of a new two-story addition. With these changes, North Country Hospital's goal is to improve the current in-patient staffing model, infection control, and patient experience.

North Country Hospital is a critical public facility serving 27,000 residents of Orleans and northern Essex counties in Vermont. The construction and renovation project on the 50+ year old facility specifically supports the 2018 NVDA Regional Plan's goal and strategy:

- o *Local communities and state agencies must continue to upgrade public infrastructure in a coordinated manner, in order to protect the health, safety, and welfare of local residents (NVDA Regional Plan, Volume 1: Regional Goals and Strategies, Page 3.)*

As such, we find the City of Newport's proposed project to be consistent with our regional plan. This project is also considered a "priority project" for our region. We fully support the City of Newport's application for this project and hope that it receives favorable consideration.

Sincerely,

David Snedeker
Executive Director

Notice of Public Hearing

The City of Newport is/are considering making application to the State of Vermont for a VCDP Implementation Grant 2022 under the Vermont Community Development Program. A public hearing will be held at 06:00PM on 8/15/2022 at 222 Main St., Newport, Vt. 05855 to obtain the views of citizens on community development, to furnish information concerning the amount of funds available and the range of community development activities that may be undertaken under this program, the impact to any historic and archaeological resources that may be affected by the proposed project, and to give affected citizens the opportunity to examine the proposed statement of projected use of these funds.

The proposal is to apply for \$1,000,000 in VCDP funds which will be used to accomplish the following activities:

North Country Hospital Renovation and Remodeling

Copies of the proposed application are available at 222 Main St., Newport, Vt. 05855 and may be viewed during the hours of 8:00 a.m. until 4:30 p.m. . Should you require any special accommodations, please contact Laura Dolgin at 802-334-5136 to ensure appropriate accommodations are made. For the hearing impaired please call (TTY) #1-800-253-0191.

July 28 & 29 9am-5pm
Route 5A West Burke Village
West Burke, VT
 Sporting goods (Fishing/hunting/
 golf/camping), knives, new army
 cot, camouflage items & clothing,
 sports cards; starting lineups @
 \$2.00, toys & child pools, toddler
 clothing, dishes, large trunk,
 basketball hoop & much more!

8AM to 1PM (some later)
Rain or Shine
WATCH FOR SIGNS
 (Various homes in the Village)
 Route 5 - 5 min. south of St. J
 Sponsored by: *Passumpsic Community*
Baptist Church
YARD & BAKE SALE
 Pies, Breads, Donuts, Cookies & Food,
 Furniture, Odds & Ends, Small
 Appliances, Dishes, Flatware, White
 Elephant Items, Clothing

Pope Francis' Humble Apology of his Canadian tour

IQUALUIT, Nunavut (AP) — Pope Francis traveled to the edge of the Arctic on Friday to deliver an apology to the Inuit people for the "evil" of Canada's residential schools, wrapping up his week-long "penitential pilgrimage" to Canada with a dramatic visit to the remote territory of Nunavut to meet with school survivors.

Francis landed in Iqaluit, population 7,500, and was meeting with former school students at a primary school before delivering remarks to Inuit youth and elders.

Organizers readied scores of anti-mosquito mask hats that have net mesh face protection to guard against the mosquitoes that abound this time of year in the mild temperatures of Nunavut. Most of the territory is part of the Canadian Arctic Archipelago, including its largest island, Baffin Island.

The visit capped an unusual papal tour designed specifically to apologize to generations of First Nations, Metis and Inuit for the abuses and injustices they suffered, and to assure them that he was committed to helping them reconcile their relationship with the Catholic Church.

Before leaving Quebec City on Friday morning, Francis renewed his apology to survivors from eastern Canada for the Catholic missionaries who "supported oppressive and unjust policies" against them and vowed

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MAKE MORE MONEY!
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ADVERTISE YOUR YARD SALE
ON OUR YARD SALE PAGE!
 Column Inch Rates:
 One Day: \$10
 Two Days: \$18
 Third Day: FREE!
THIS SIZE
 Is one column inch.
 Bargain hunters use our Yard Sale Page like a road map to the deals!
DEADLINE IS TWO DAYS PRIOR
 Three Day ads need to be in by Tuesday. Call: 802-748-8121 • 800-523-6397



45th Annual Orford New H
FLEA MARKET
 Saturday, August 6 • 9a
 Sunday, August 7 • 9a
 On the Common, Rte. 10, Orford, N

RAIN OR SHINE!
 Any Questions, email: ovfdinc@gmail.com or
Our Flea Market Is Set on the Lovely O
 • Up to 190 Vendors • Delightful Mix of
 • Antiques, Handcrafted Items, The Usual
 • The OVFD Inc., a non-profit organization, will be sellin
 • The Orford Congregation will be selling Breakfast Fo
 Sponsored by the Orford Volunteer Fire De

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BIG INSIDE SALE
 Sat.-Sun., July 30 & 31
 154 Breezy Hill Rd., St. J
 Jewelry, baseball cards, collectibles etc.
 Cash only • Not a yard sale

YARD SALE
 Saturday, July 30 • 8am-2pm
 1039 Burke Green Rd.
 East Burke, VT
 Home items, old wicker, rototiller, guitar, lots of stuff!

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 3278 Red V
 Flower Pots
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YARD SALE
 Saturday, July 30 • 9am-2pm
 709 Hill Street, Lyndonville, VT
 Clothing, toys, dishes, lots of odds & ends!

MULTI-FAMILY YARD SALE
 Fri./Sat., July 29 & 30 • 8-2
 3924 Old County Rd., Waterford
 Kids clothes & toys, household goods, tools, antiques, furniture, cold lemonade

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MULTI-FAMILY YARD SALE
 Saturday July 30 • 9am-2pm
 115 Adams Dr. St. Johnsbury
 Burley bike trailer, front door, pool ladder, garden trailer, king mattress, kid's clothes, toys, dishes, clothing

MULTI-FAMILY YARD SALE
SATURDAY ONLY!
 July 30 • 8am-3pm
 1419 Route 2B, St. Johnsbury, VT

YARD
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2171 N
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