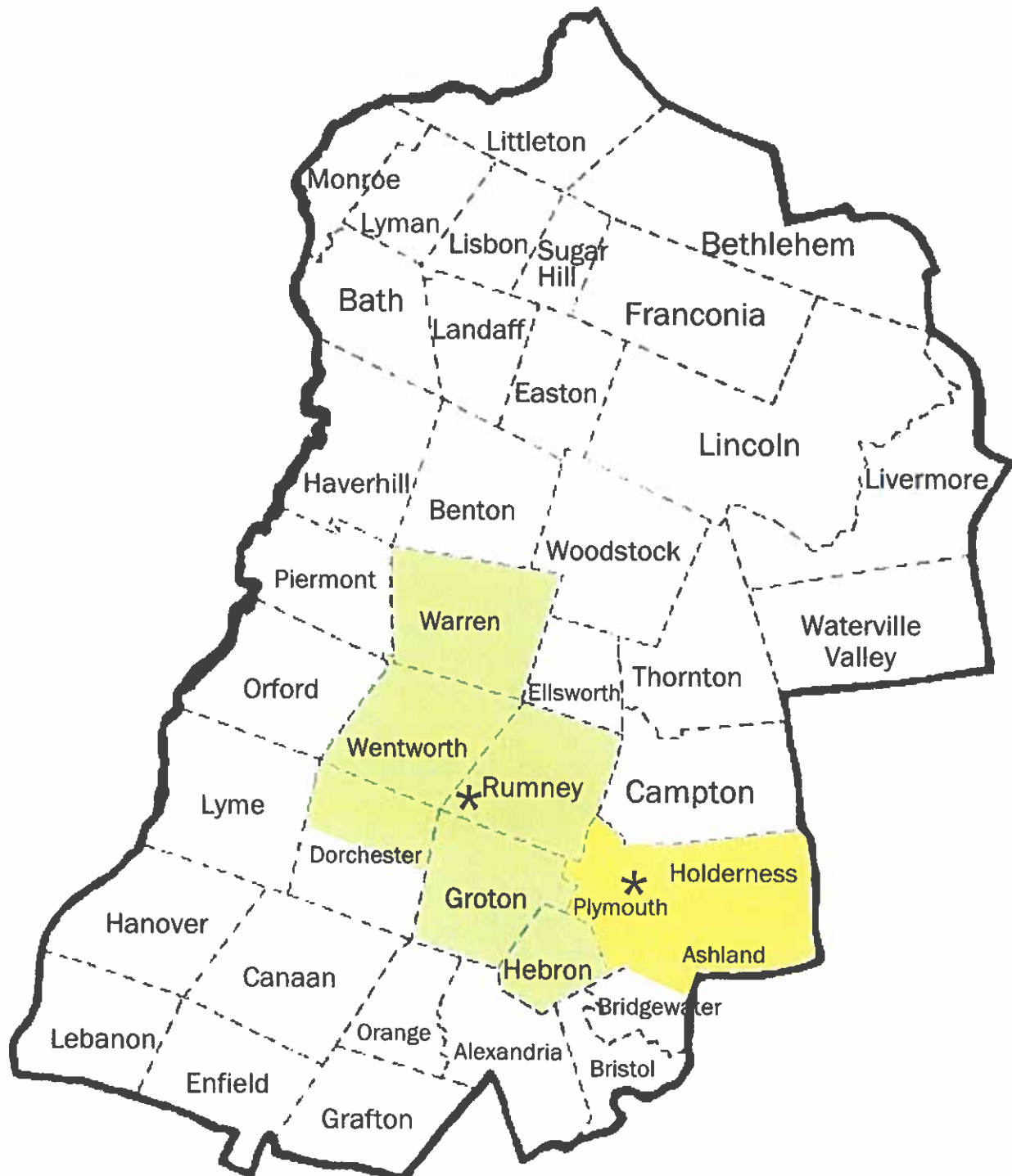


# Proposed EMS District

## Grafton County Locations



# PROPOSAL

August 29, 2025

Steve Welch Builders

355 Rowentown Rd.

Wentworth NH 03282

Submitted to:

Town Of Rumney

RE: 2926 NH Rt 25

Rumney NH 03266

With regards to the above listed property, we recommend the following scope of work and have provided an anticipated cost of the project based upon this scope.

Existing Building: The existing building presents no structural concerns at this time, however will require an extensive remodel to include (but not limited to): demolition of all existing interior partitions and framing of new to create (1) Americans with Disabilities Act (ADA) compliant washroom, (1) kitchen for crew use, (2) crew use bedroom areas, (1) crew living/working area. It should be noted that this remodel will also require the demolition and removal of the existing chimney as well as the relocation of the staircase to access the basement. With the change in use, the electrical system will need to be altered to meet the new needs. The change in purpose will also require the complete removal of the existing plumbing system and the installation of new (to include a new on demand style water heater). Also included in this proposal is the replacement of the decking on the existing deck and the addition of code compliant railings. Windows will need to be added to the crew bedroom areas to meet egress code. The two existing patio doors onto the deck will be removed and, in their place, will be one sliding glass door. The entire building is in need of residing as the existing shows signs of neglect. It is our recommendation that the cedar siding be removed and replaced with vinyl siding for both cost and maintenance. There is currently no climate control in the building, it is our recommendation based upon past experience with similar builds that mini-split style systems be employed. Due to the level of remodel required, new drywall and flooring will be required throughout.

# PROPOSAL

Anticipated cost of the above scope: \$200,000.00

New Addition: The new addition is proposed to be 32' x 40'. It would be oriented in the same direction as the existing structure and attached on the west side of the existing structure. We propose a 32' x 40' x 6" frost protected slab to be installed, tying to the existing foundation where applicable. The new structure would feature 3 overhead doors, (2) 12' x 11' doors facing south (NH Rt 25 side) and (1) 10' x 10' located on the west side of the new building. This allows space for 2 pieces of apparatus as well as an access point to the rear of the building which could house additional equipment (trailers, boats, all terrain vehicles etc.). Interior finishes would be 4' of fiberglass reinforced paneling throughout with standard drywall above and on the ceiling. Lighting to be LED wherever possible for longevity and operational cost. Standard clothes washer and dryer connections will be located in this area as well. Exterior finish would be vinyl siding and roof shingles to match existing building. A proposed 3' roof overhang on the south side of the building would be recommended for ease of snow removal and improved drainage off roof runoff. Climate control for the new building would be handled with a propane fueled unit style heater (commonly known as a Modine style) for quick recovery and efficient operation. It should be noted that this project will require shoreline protection surveying and permitting.

Anticipated cost of the above scope: \$250,000.00

With a project of this size and complexity, it is highly recommended that a general contractor/project manager be used to ensure quality standards are met and that the project is completed in a timely manner. Typical rates for these services on a project of this size and scope are 12-15%

Anticipated cost of Project Management: \$50,000.00

Note: This proposal should be considered budgetary as of the date listed, due to unknown factors and market volatility, pricing will likely change by time of construction. Historically new construction prices rise 8-11% annually. Additionally, this proposal should not be considered a bid specification but rather a guideline that will require further refinement before a bid process can be started.

## Directions



A Hebron Village Store

B 2962 Rumney Route 25, I

+ Add stop    ⚙️ Route settings    Leave now ▾

Route #1

Route #2

via N Groton Rd and Halls Brook Rd

22 min 12mi 🚗

Light traffic

### Directions from Hebron Village Store to 2962 Rumney Route 25

Get step-by-step walking or driving directions from Hebron Village Store, 7 N Shore Rd, Hebron, NH to 2962 Rumney Route 25, Rumney, New Hampshire. Avoid traffic with optimized routes.



20 min

M2

## Directions


 Print  Share


**Hebron Village Store**  
to **2962 Rumney Route 25**


 **19 min** (14.29 miles)


via RT-25 and RT-3A


 **Start**  
**Hebron Village Store**

 Head south.  
Go for 82 ft.

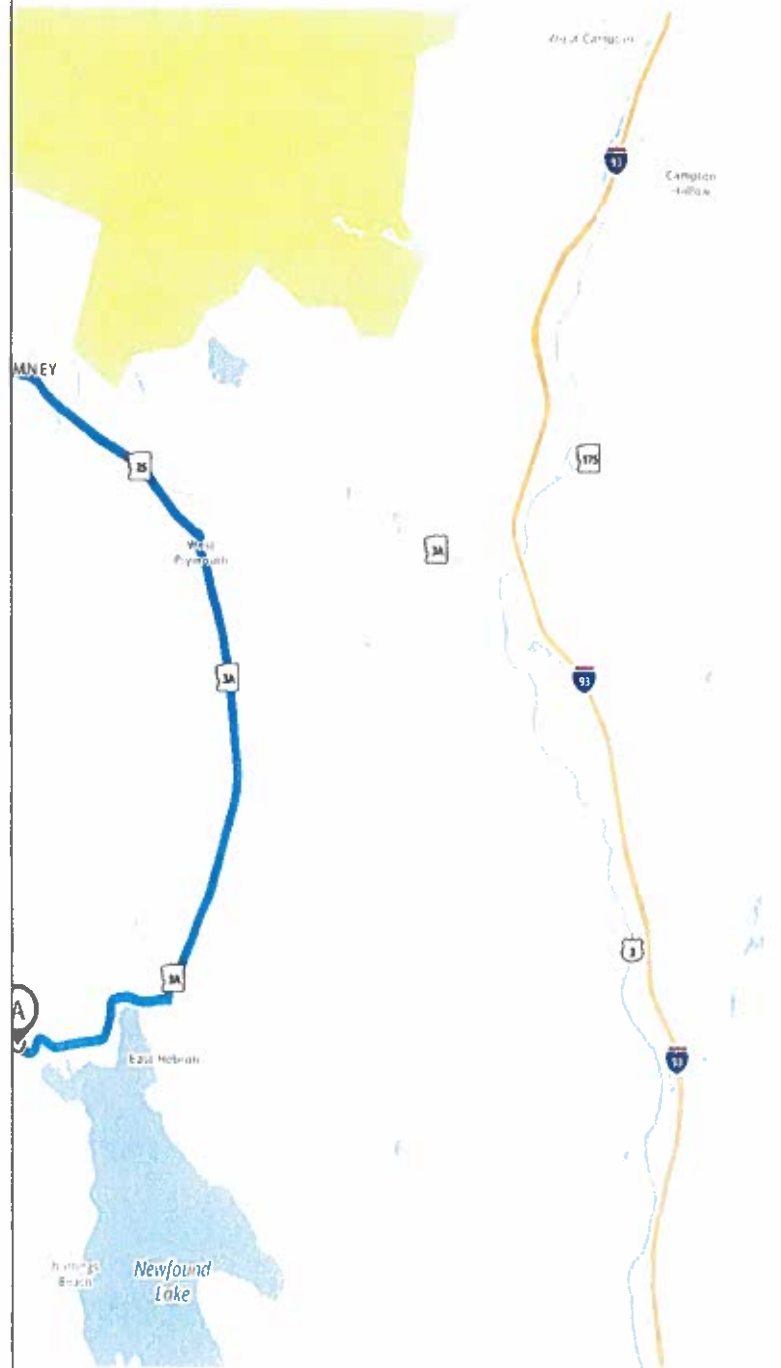
 Turn left onto N Shore Rd.  
Go for 2.3 mi.

 Turn left onto Mayhew Tpke (RT-3A).  
Go for 4.8 mi.

 Continue on RT-3A N.  
Go for 522 ft.

 Take the 2nd exit from roundabout onto  
Tenney Mountain Hwy (RT-25 W).  
Go for 7.0 mi.

 **End at**






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- A** 2926 Moosilauke Rd, Rumney, NH 03266
- B** 7 Atwell Hill Rd, Wentworth, NH 03282

8 min , 6.2 miles  
Light traffic  
Via NH-25, NH-118

- A** 2926 Moosilauke Rd, Rumney, NH 03266

-  1. Leave from **Rumney Route 25/NH-25** 0.3 mi
-  2. Follow **Rumney Route 25/NH-25** 5.9 mi
-  3. Turn left onto **Atwell Hill Rd** 272 ft
- 4. You have arrived at **Atwell Hill Rd**

- B** 7 Atwell Hill Rd, Wentworth, NH 03282

MH

**A** 2926 Moosilauke Rd, Rumney, NH 03266  
**B** 19 Water St, Warren, NH 03279

13 min , 10.2 miles  
Light traffic  
Via NH-25, NH-118

**A** 2926 Moosilauke Rd, Rumney, NH 03266

- ↑ 1. Leave from **Rumney Route 25/NH-25** 0.3 mi
- ↑ 2. Follow **Rumney Route 25/NH-25** 9.6 mi
- ⤵ 3. Bear left at **Lake Tarleton Rd/NH-25C** 0.2 mi
- ⤴ 4. Turn right onto **Water St** 312 ft
5. You have arrived at **Water St**

**B** 19 Water St, Warren, NH 03279

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## **PART 2**

# **PROPOSED EMS DISTRICT OPERATING BUDGET**



## EMS division governing options

### Option 1- contractual

The towns of Rumney, Hebron, Dorchester, Warren & Wentworth agree to pay their required operational commitments under a contracted agreement with the Town of Plymouth to the Town of Plymouth. The contract covers operational costs for hiring and maintaining operational staffing and resources in West Rumney. 5-year commitment.

An advisory committee would be established for oversight, comprising the towns above.

#### Pros:

- Plymouth has established administrative services

- Admin fees reduced to a minimum

- Billing practices and policies are in place

- Financial safeguards preexisting

- Works as a division under the Plymouth Fire-Rescue umbrella

- Employee benefits and insurance rates are lower due to the longevity and size of the Plymouth employees' pool.

#### Cons:

- Less independent input

- Would require good faith practices of all communities

- Less ownership of communities

EMS system/district operates under the umbrella of Plymouth Fire-Rescue, saving many costs in the area of \$213,000 in contractual and administrative salaries and benefits.

Plymouth Fire-Rescue would collect EMS fees for services provided to the patients under our contracted billing agency. The money would be collected and dispersed to the appropriate communities where service was provided.

It would be my recommendation that the EMS district allow for a 50% reserve and return.

Allocate 50% of the income collected through patient billing to a revolving fund to offset equipment replacement needs; the remaining 50% will be returned to the respective community.

## **Option 2. – Independent EMS division**

An Intergovernmental EMS agency, owned and operated by its own governing agency. A board of councilors/directors oversees the agency, consisting of one member from each municipality that pays into the agency.

### **Pros-**

- Independent Agency

- Self-governing

- Self-financed

### **Cons-**

- It would require an immense amount of work to build

- Require asset allocations and insurance from its own entity.

- Administrative costs are heavy

- Benefit rates are higher

- It would require its own financial practices to be established

# 6 FT Personnel MODEL

## PROPOSED EMS DISTRICT OPERATING BUDGET

### Personnel

Salary: \$24 - 48 hours	370,000
Admin Salary/ 10%	\$50,000
PT WAGES	60,000
Holiday Pay	12,672
NHRS-1	45,000
FICA/MEDI	36,000
Health - 2 Person	180,000
Dental- Family	9,000
Life & Disability	3,000
<b>Total Personnel Costs</b>	<b>765,672</b>

### Operating Costs

Overtime -V/S/T wages coverage	50,544
Uniforms	10,400
PPE	5,000
Training - AEMT Tuition	3,200
AEMT Coverage	11,232
Pager - 1	750
Potable Radio	4,000
Heat/propane	2,500
Electricity	5,000
Internet	1,320
Phone Line	1,500
Medical Billing - MBS	3,000
IT - Suzor	2,000
First Due - Reporting	3,000
Fuel	4,320
Tires	3,000
Office Supplies	1,000
Computer - Printer	2,000
Medical Replacment Supplies	7,000
Linen	1,200
Ambulance Repairs	5,000
Equipment Maintenance -Contract	5,000
Building Maintenance	6,000
<b>Total Operating Costs</b>	<b>137,966</b>

**TOTAL ANNUAL OPERATING 903,638**

# COST SHARING MATRIX

Operating Budget

\$903,638

TOWNS

Town Contribution

HEBRON

180,750

GROTON

180,750

RUMNEY

180,750

WARREN

180,750

WENTWORTH

180,750

GLENCLIFF HOME

903,750

## **Evaluation of EMS Regional System**

### **Five-Year Evaluation**

#### **Year 1**

0-6 months:

Expect building challenges

Expect Personnel Challenges as the newly established system

Operational Challenges

6-12 Months

Adapt to building challenges, correct if possible

Modify personnel needs if possible

Adjust operations as needed.

What significant challenges were presented?

What personnel/equipment needs were found?

Financially, is the budget sustainable enough to meet the identified needs?

Required changes for year two?

#### **Year 2**

Is the budget sustainable

Is the operational platform working?

Is it sustainable for the next few years?

Employee retention?

Interviews with Employees about their observations and needs?

#### **Year 3**

Are there any insufficiencies identified in personnel or operational needs?

Is the System sufficient with the personnel and equipment that we operate?

Are communities' response times acceptable?

Are the community's expectations met?

Is the funding appropriate for each community?

#### **Year 4**

Sustain, Adjust if necessary.

#### **Year 5**

Does the System work?

Is the Administrative side of the system sufficient for the needs of the agency?

Is the administrative model picked for the system sufficient?

Is the system cost-effective?

Are there adjustments needed?

How can we make the system better?

Should we continue to operate the EMS system this way?

Are all town satisfied to move forward?