



The Nathaniel Witherell
TOWN OF GREENWICH
CONNECTICUT

1/21/07

To: David O Ormsby – Chairman – TNW Board of Directors

From: Paul Toretta

**Subject: Nathaniel Witherell Capital Request
“Project Renew Witherell” - \$36,883,119**

In November of 2005, the Board of Directors of The Nathaniel Witherell approved a long range strategy and plan to renew the services, facilities and amenities of our skilled nursing facility.

The Board subsequently engaged Robert A M Stern Architects, LLP (RAMSA) to develop planning estimates for the renewal of our facilities, consistent with our long range strategies.

Attached is the RAMSA final report to the Nathaniel Witherell Board on a conceptual design for Project Renew. The design meets the goals established by the Board, namely, maintaining a 202 bed capacity, elimination of all quad rooms, improved circulation, updating of the mechanical, electrical and plumbing systems (MEP) and adding increased space for rehabilitation therapies. This conceptual design achieves another important goal, in that it provides a transition plan for maintaining the 202 bed census during the construction period.

The design results in the addition of approximately 37,440 feet in new space, some demolition and upgrading of the existing facilities at a cost of approximately \$37 million, escalated to the mid point of construction in 2009.

RAMSA engaged various experts in the preparation of this report. The result is a thorough review of skilled nursing facility design, MEP, structural, code and planning issues. It is therefore the recommendation of TNW Board's building committee that this report be accepted and the estimated capital cost used as a placeholder figure for the Town of Greenwich in its planning for capital improvements.

The committee reminds the Board that the RAMSA report is a planning report and that the Board of TNW will have to prepare functional specifications following meetings with various stakeholders, including BET, RTM, Selectmen, staff, administration, representatives of the residents, State, Town officials and others. These functional specifications will be presented to a Town building committee, which will retain the services of an architectural firm to design The Nathaniel Witherell Renewal within the budget parameters provided in this RAMSA report.

**Paul Toretta
Chairman – Building Sub-Committee
TNW Board of Directors**