

DRAFT

MINUTES OF THE JUNE 3, 2009 MEETING OF  
THE NATHANIEL WITHERELL TOWN BUILDING COMMITTEE

The thirty-seventh meeting of the members of The Nathaniel Witherell Town Building Committee was held in the conference room at Nathaniel Witherell at 7:30 a.m. on June 3, 2009.

Present were:

Voting Members: Andy Fox, Paul Toretta, Jeremy Kaye, Dr. Peter Arturi, Leslie Tarkington, Bill Hughes, Christopher Lacey, Stephen Soler, Alfred DiSapio and Lloyd Bankson.

Non-voting Members: Thomas Saccardi, Lin Lavery and Frederic Brooks.

Guests: Jack Hornak, Ken Henderson, Lynn Bausch, Bruce Dixon, Scott Neff, Susan Welsh and Ashley DeMain.

Mr. Fox called the meeting to order. He asked whether the minutes of the May 6, 2009 meeting were reviewed by all and were approved. Two modifications were recommended to the minutes. At the end of the minutes, the date for today's meeting was incorrectly stated. On the first page, in the third full paragraph, Mr. Brooks indicated that the wording should be revised to say that he advised that the draft Plan of Conservation Development would consider requiring new Town construction projects to comply with LEED requirements and to obtain LEED certification, rather than requiring the same. Upon a motion duly made and seconded the minutes, as revised, were approved.

Mr. Fox advised that as of June 2, 2009, five Committee Members had submitted their revised scoring for the CM RFP and five had not. He requested that those who had not submitted do so that day.

Mr. Fox said that once the high scorer for the CM RFP has been determined, the attorney who prepared the CM contract will negotiate any necessary contract modification requests with the candidate chosen. Following that, there will be a request for that candidate's best and final offer.

Mr. Toretta reported that the Architects have given a schedule of documents and a proposed site plan. They are scheduling meetings with staff in small groups for their input. They are evaluating utilizing the Pavilion to place the mechanical systems.

Mr. Fox said that the Architects will provide the Committee with their estimate of what it would cost to do Building Information Modeling (BIM) for the project. BIM is federally mandated for all new federal buildings. It may help to sort out any issues with the placement of mechanical systems early in the process and may, as a result, save on

both construction time and bidding. Mr. Fox will forward the estimate to the Committee Members upon receipt and would like the Committee to vote on whether to utilize BIM at the July 1, 2009 meeting.

Mr. Hughes indicated that the proposed communication plan has been completed and will be forwarded to Committee members for consideration. At this time, he is putting together a list of influential people.

Mr. Bankson advised that he has approved of the latest statement from the project Architects, SLAM in the amount of \$20,498.18. SLAM has stated that preliminary design drawings are 100% complete and schematic design documents are 80% complete. Mr. Toretta moved that payment of the latest SLAM invoice be approved and Mr. Lacey seconded the motion. The motion was unanimously approved.

Mr. Fox asked Mr. Dixon to report on progress regarding potential tax credits for historical preservation. Mr. Dixon reported that in order to apply for such credits, there must be detailed building information available. He will be meeting with an historical consultant on June 16, 2009 to obtain a clear picture of what needs to be done in order to apply for the credits. Mr. Soler advised that under certain circumstances, if the exterior of a building can be preserved, which has historical value, there may be a 10% credit (10% of the cost of the building of the project) and if certain parts of the interior can be preserved as well, there could be as much as a 20% credit available. The tower would not be eligible to be included in any tax credits since it does not have any historical value.

Mr. Fox then said that the Architects have indicated that they will not need to do phasing for beds until the end of the project. Toward the end of the project, there will be a need to create temporary space for 13 beds. It is possible that it would be less costly to not build out the temporary space, but to reallocate funds in order to reimburse The Nathaniel Witherell for the loss of income for those beds for the limited period of time that they would be unavailable. An analysis of that issue will need to be completed at the appropriate time.

Mr. Fox will request the Architects to present their floor plan ideas to the Committee at the July 1, 2009 meeting.

Mr. Bankson and Mr. Soler will discuss with the consultant for the Certificate of Need (CON) as to when the most logical time to submit the CON application to the State of Connecticut would be.

Mr. Bankson reported that the State is considering freezing reimbursement rates for a two year period.

Mr. Fox indicated that the Architects are reviewing the possible use of cogeneration for hot water use at the facility.

Mr. DiSsapio advised that the Architects made a presentation to the Family Council two weeks ago. Questions raised included mobility, the tower, access throughout the building and to the outdoors. The presentation was well received.

Mr. Bankson noted that the golf tournament for The Nathaniel Witherell is scheduled for September 21, 2009.

The next meeting of the Committee will be on July 1, 2009 at 7:30 a.m.

The meeting was adjourned at 8:30 a.m.

Respectfully Submitted,

Jeremy Kaye, Committee Clerk