

DRAFT

MINUTES OF THE SEPTEMBER 11, 2009 MEETING OF  
THE NATHANIEL WITHERELL TOWN BUILDING COMMITTEE

The fortieth 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 September 11, 2009.

Present were:

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

Non-voting Members: Frederic Brooks, Jonathan Shankman and Thomas Saccardi.

Guests: Allen Brown, Lisa Bienstock, Ken Henderson, Jack Hornak, Lynn Bausch, Susan Welsh, Peter Mynarski, David Ormsby, Scott Neff, Lynn Temple, Joe Rossetti and Anne Calipa.

Mr. Fox called the meeting to order. Mr. Fox called for a moment of silence in memory of the victims of 9-11.

Mr. Kaye asked whether the minutes of the August 5, 2009 meeting were reviewed by all and were approved. Upon a motion duly made and seconded the minutes were approved.

Mr. Ormsby introduced Allen Brown, the new Executive Director of The Nathaniel Witherell. Mr. Brown was most recently the Executive Director of Smith House in Stamford. He began work at The Nathaniel Witherell on August 31, 2009.

Mr. Fox introduced Lisa Bienstock who is going through the approval process to become a voting member of the Committee to replace Christopher Lacey.

Mr. Toretta reported that the Architects have had test pit holes dug, but that there have not been any meetings with the Architects since the last Committee meeting. The next meeting with the Architects is Tuesday, September 15, 2009. Mr. Toretta reported that the initial cost estimates from the estimator and Turner are now in the hands of the Architects for their review.

Inquiry was made as to whether the Architects had provided an estimate for using BIM on the project. Mr. Fox reported that they have estimated \$150,000. Mr. Fox reported that he has asked Turner to put together a matrix for presentation to the Committee as to the costs and benefits of using BIM (Building Information Modeling).

Mr. Ormsby advised that the BET's consultant is very interested in receiving Turner's evaluation of the proposed construction costs. It is likely that the consultant's report will be completed in November.

Turner's preliminary cost estimate has been prepared. Mr. Fox's goal is to have this available in draft form for The Nathaniel Witherell's Board to have for review for the end of September and for the Committee to review and approve of at its next meeting on October 7, 2009.

Mr. Fox reported that the Town issued an award letter to Turner on August 20, 2009. He indicated that there is to be a conference call to try to conclude the missing items in the contract today.

There is a meeting scheduled for next week with Jack Hornak, Turner and the mechanical engineer.

Mr. Hughes reported that he has had preliminary conversations with the Connecticut Post and Stamford Advocate to advise that he is the person that they can contact and work through for information about the project. He is continuing to seek contact with the local papers.

Mr. Ormsby raised a question about the type of restrictions which might be placed upon the property of The Nathaniel Witherell if Federal tax credits are obtained. He requested Mr. Soler to address this issue. Mr. Soler advised that typically, an historic consultant is hired to advise whether historical designation can be obtained. The consultant would indicate to the State what they believe makes the area or the building historic and commence a dialogue as to what needs to be maintained in order to have the appropriate designation. Once the consultant agrees with the State, the information is forwarded to the National Park Service for review.

Mr. Fox indicated that there is a 5 year payback for tax credits and that once the 5 years expires, the protection given expires.

Mr. Fox then introduced Joe Rossetti and Lynn Temple from Turner. They gave a brief presentation on their view of the initial time line for various aspects of the project. They also answered questions, including whether they believed that BIM was appropriate for use on this project. Mr. Temple indicated that he did not believe that a complete project use of BIM would be appropriate for this project and that it's use in that regard is better suited for new construction.

Mr. Fox advised that the October 7, 2009 meeting is critical for decision making if the project is to be considered by the RTM at its June, 2010 meeting.

Upon motion made, seconded and unanimously passed, the meeting was adjourned at 8:55 a.m.

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

Respectfully Submitted,

Jeremy Kaye, Committee Clerk