

DRAFT

MINUTES OF THE OCTOBER 7, 2009 MEETING OF
THE NATHANIEL WITHERELL TOWN BUILDING COMMITTEE

The forty-first meeting of the members of The Nathaniel Witherell Town Building Committee was held in the conference room at Nathaniel Witherell at 8:30 a.m. on October 7, 2009.

Present were:

Voting Members: Andy Fox, Jeremy Kaye, Peter Arturi, Leslie Tarkington, Al DiSapio, Lloyd Bankson, Stephen Soler and Lisa Bienstock.

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

Guests: Allen Brown, Ken Henderson, Jack Hornak, Lynn Bausch, Susan Welsh, David Ormsby, Chris Thurlow, Scott Neff, Lynn Temple, Valerie Donahue, Bob Petry, Douglas Mayne and Anne Calipa.

Mr. Fox called the meeting to order at 9:15 a.m. Immediately prior to the start of the meeting, there was an informal presentation by SLAM and Turner with regard to the potential design elements of the project.

Mr. Kaye asked whether the minutes of the September 11, 2009 meeting were reviewed by all and were approved. Upon a motion duly made and seconded the minutes were approved.

Mr. Fox noted that all voting members had received a copy of the proposed construction contract with the Construction Manager. Mr. Soler moved to have the contract with Turner as the Construction manager executed and Mr. Bankson seconded the motion. This is for the preconstruction services. The motion was unanimously approved.

Mr. Fox noted that the proposed schedule to proceed from this point forward was forwarded to Committee members last week. There is little float room in the proposed schedule, if the objectives set forth therein are to be met. Since it is a "living" document, it will change as the project continues..

Mr. Fox suggested that the Committee authorize the Architect to continue with design development drawings. Ms. Tarkington suggested that the Board of Estimate and Taxation (BET) get feedback from its consultant prior to voting and therefore put off the discussion for one month. Mr. Soler noted that this would throw the schedule off. Ms. Tarkington noted that the staffing issues may change since the number of nursing units would increase.

Mr. Saccardi said that the thought in order to avoid delays in the project, that the Committee needs to proceed forward concurrently as other issues are addressed, such as the review by the BET consultant of the materials they are charged with reviewing.

Mr. Kaye moved that the Committee authorize the Architects to move forward with design drawings and Mr. Bankson seconded the motion. The vote was 7 in favor with Ms. Tarkington abstaining.

Mr. Fox recommended that the Committee authorize Turner to put together an RFP for commissioning. He has received an estimate of approximately \$100,000 from Stone House Group which would include \$10,000 for the design phase, \$30,000 for the construction phase, \$50,000 for testing and \$20,000 for energy modeling.

Mr. Soler made a motion, which Mr. Kaye seconded, to approve of engaging Stone House Group for energy modeling at a cost of \$20,000 and to authorize Turner to write an RFP for commissioning services. The motion was unanimously approved.

Mr. Fox noted that Stone House Group will only invoice for grant funding if grant funding it obtained. The Committee will work with the Board of The Nathaniel Witherell to try to obtain energy grants.

Mr. Fox reported that a full presentation will be made by the Architects to the Board of The Nathaniel Witherell at their meeting on October 22, 2009 at 9:00 a.m.

Ms. Tarkington requested that all Committee members receive 11" x 17" copies of the drawings which were previously E-Mailed to the members. Mr. Fox indicated that this would be done.

Mr. Fox reported that the Construction Manager's contract is to be signed at 2:00 p.m. on October 8, 2009 and that a press release announcing the hiring would be forthcoming after that.

Mr. Fox is going to work with Mr. Hughes to make the website for Project Renew more user friendly.

Mr. Bankson noted that there was one invoice for consideration. That is an invoice from Pepe & Hazard in the amount of \$3,465. Mr. Soler moved that the bill be paid. The motion was duly seconded and unanimously approved.

Mr. Brown gave a short report on the procedure to be followed in order to obtain a Certificate of Need.

Mr. Bankson noted that the first meeting of the Committee was on June 18, 2007 and that he did not feel that the Committee was moving too quickly on its charge.

Upon motion duly made and seconded, the meeting was adjourned at 10:00 a.m.

The next meeting of the Committee will be on November 4, 2009 at 7:30 a.m.

Respectfully Submitted,

Jeremy Kaye, Committee Clerk