



Nathaniel Witherell
Building Committee Minutes
Monday June 26, 2017

Present:

Larry Simon-Board Chairman

Lynn Bausch-Dir. Nursing

Louise Puschel- Building Committee Chair

Chris Alexander-Dir. Finance

Allen Brown-Exec. Director

Jack Hornak-Dir. Operations

Lloyd Bankson-Board Member

Barbara Shea – Guest and Pavilion Resident

The Nathaniel Witherell Building Committee Meeting came to order at 3:30 PM.

Minutes – May 22, 2017 – Larry Simon 1st, Louise Puschel 2nd - all approved.

FY2015-17 Capital Budget

- **(16213) Renovate 4 Tower Floors**– The award has been issued to Wernert Construction, LLC.
 - ✓ The CT-DPH has not approved the submitted drawings. They feel the drawings are too preliminary and do not ensure compliance with NFPA 101 Life Safety Code 2012 edition and NFPA 70, 2011 edition. Pustola and Associates to review and re-submit to the state.
 - ✓ Estimated start date – September 2017.
 - ✓ Estimated construction time frame of 4-8 months.
- **(16205) Auditorium Renovation** – Award has been issued to WBCT.
 - ✓ The CT-DPH has not approved the submitted drawings. They feel the drawings are too preliminary and do not ensure compliance with NFPA 101 Life Safety Code 2012 edition and NFPA 70, 2011 edition. Pustola and Associates to review and re-submit to the state.
 - Estimated start date – September 2017.
 - Solarium windows to be replaced mid - June 2017.

STEAP (Small Town Economic Assistance Program) Grant:

- **(16216) Greenhouse Replacement (\$119,800)**
 - ✓ Two companies have provided estimates:
 - Solar Innovations – 266,756.00 +
 - Parish Conservatories – 285,327.00 + and 322,453.00 +.
 - ✓ The costs estimates are over our allotted budget. This project may be eliminated.
 - ✓ The CT State Contracts and Grant Management Section will be contacted to discuss repurposing any unallocated STEAP funds to this Greenhouse Replacement project.

Nathaniel Witherell – Pavilion Building

- The basement storage space lines and apartment numbers have been painted on the floor.
- Hallway patching and touch-up repainting will be done this week.
- The quote from Wernert to replace 15 exterior windows is \$12,263.00. A second quote will be obtained.
- Carpeting and samples are being reviewed.
- Four tenant stoves will be replaced after July 1, 2017.
- An over-all capital plan will be developed.

NEW BUSINESS

- Capital projects for FY 2018
 - ✓ Water line replacement – Mr. Simon will discuss with TOG to reallocate the cost of 180,000.00 to the Tower renovation capital project (16213) for the add alternate – bathing area.
 - ✓ Mr. Simon will discuss with the Friends to provide the remaining amount required for the Tower bathing area – add alternate of 197,000.00, from the 251,000.00 raised for Project Renew.

Next Meeting is scheduled for Monday July 24 at 3:30 PM in the Board Room.

Respectfully Submitted
Jack Hornak
Director of Facility Operations
Nathaniel Witherell SNF