



**Nathaniel Witherell**  
**Building Committee Minutes**  
**Monday July 24, 2017**

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**Present:**

Larry Simon-Board Chairman

Allen Brown-Exec. Director

Louise Puschel- Building Committee Chair

Jack Hornak-Dir. Operations

Lloyd Bankson-Board Member

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

**Minutes** – June 26, 2017 – Change for the Greenhouse discussion “project may be eliminated” to “requires further refinement”. Louise Puschel 1<sup>st</sup>, Lloyd Bankson 2<sup>nd</sup> - 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. Pustola and Associates to review and re-submit to the State. Allen and Jack to call the architects and State to discuss.
    - \$377K has been requested to complete the entire project: 200K from the Friends of Nathaniel Witherell and 177K for the Town of Greenwich. BET approved on July 13, 2017. On RTM Call for approval for September 18, 2017 meeting.
    - Estimated start date – October 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. Pustola and Associates to review and re-submit to the State. Allen and Jack to call the architects and State to discuss.
    - Estimated start date – October 2017.
    - Solarium windows to be replaced week of August 7<sup>th</sup>, 2017.

**Nathaniel Witherell – Pavilion Building**

- Hallway patching and touch-up repainting is complete.
- The quote from Wernert to replace 15 exterior windows is \$12,263.00. A second quote will be obtained.
- Carpeting has been chosen, replacement costs to be discussed.
- Four tenant stoves have been ordered.
- An over-all capital plan will be developed.
- A rent increase of 3% per year has been discussed.
- A new driveway to the Pavilion will be included in the 15-year capital plan.



*The Nathaniel Witherell*  
TOWN OF GREENWICH  
CONNECTICUT

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**NEW BUSINESS**

- Capital projects for FY 2018
  - ✓ Water Line Replacement – \$180,000 (Project Code 18211)
  - ✓ Kitchen Equipment – \$70,000 (Project Code 18207)
  - ✓ Tower Air Conditioner Replacement Units – \$33,000 (Project Code 18209)
  - ✓ General Capital – \$80,000 (Project Code 18210)
  - ✓ Nursing Equipment – \$50,000 (Project Code 18208)
  - ✓ Resident Bed Replacement Program – \$45,000 (Project Code 18206)
    - Discussion concerning replacement criteria, life expectancy, purchase date and cost. The FY18 capital plan reflects the replacement of 16 beds.

**Next Meeting is scheduled for Monday September 25, 2017 at 3:30 PM in the Board Room.**

Respectfully Submitted  
Jack Hornak  
Director of Facility Operations  
Nathaniel Witherell SNF