

**Executive Minutes from  
September 30, 2009**

*The Commissioners resumed meeting after lunch.*

Commissioner Solomon, Commissioner Sorensen, Commissioner Albee, Gerry Menke, Maria Gonzalez, Susan Palmer Terry.

1. Susan Palmer Terry: Explanation of where we are at this point with CON. Staff Analysis. Positive from board, few questions. Want discussion of what went on at public hearing that you held in communities. Need a paragraph from Commissioners by next week.
2. Numbers: cost of relocating residents and equipment. (will be done by volunteer and staff)
3. Condition on CON, prior to commencing project you will send letter explaining terms of debt. For record purposes in case of change of scope.
4. Letter from the Delegation that they have approved the project and financing prior to commencement. When the actual bond process is approved.
5. VA – 2011, still up in the air. (Explanation by Dorothy Solomon)
6. Changes in project costs due to drop in construction costs?  
That will address the issues
7. Sorensen: approved financial portion?
8. SPT: Approved format, fine w/ financials.  
Methods and cost of construction basically approved. Question on lower costs.
9. SPT: CON hearing will be more than these four questions. Bob Chase said this is the most forward thinking application they have seen in this state.

Pushback, why private homes do not want CC to build.

Medicaid has a pot of money from which all capital in state is paid. Will reduce number of Medicaid bed days to privates. Number of bed days annually is 36,843 days. 65% are Medicaid days.

Pushback – will see opposition from Scott W., Laurie Underwood. Can approve or disapprove at that meeting. You need to be prepared to give a good solid presentation.

10. Commissioner Albee: wants to know the % of \$ they will get. We only represent 1% of beds.

11. Commissioner Sorensen: Presentation?

12. SPT: Gerry walking board through neighborhood concept, Albee doing finance, Solomon doing “hearts and flowers.” Basically providing the information that has been presented to the communities/towns.

Discussion of board members, should go through without much fuss/light agenda

Focus on what is going to be – David remind board why nursing home needs to be replaced. How residents are going to live the rest of their lives in this home. Share members of building committee. How to do presentation and make the biggest impact. They have issue with single rooms, explain why they are needed. Economics and health issues. EGA will present PPP on boards. Start with introductions: Commissioners, EGA, Sandi, and anyone else who is there (reps, etc).

13. Once approved, approved on cost. 15% cost over-run and clearly attributed to inflation. Anything over that requires change of scope. Explain why it is going to go over. There is room.

14. Letter to board if you receive grants that cost has been offset.

15. Gerry – interested in neighborhood concepts, meets minimum VA guidelines.

16. Site is cost effective.

#### Next Topic

1. Albee: Have not talked to Jim Rines. Have 2 other contracts signed. No bottom line yet. Civil Engineering cost pending.

2. Gerry: Need to start somewhere. Allocated certain amount of money to get through December.

3. Sorensen: Do you have an IT person on your team?

4. Gerry: We have an electrical engineer that will be handling this.

5. Maria: Whether cable or go wireless – COW's w/less office hardwired. What are the options? Electronic Medical Records as well.

Start discussing with engineer.

Gerry: Jim's quote came in at \$35k (estimate), now up to \$83k. Reasons: Wetlands issue is a legitimate addition \$15k – payment in lieu will work. Construction administration \$13, 770 – never excluded or included in original proposal. Do not feel that this is legitimate. Alteration of terrain application – \$16,800. no one understood what this was – not fair/may split amount. Jim wanted to plead his case with you. He understands and will do whatever is right for all involved. Gerry is recommending that wetlands are legit and Alteration of Terrain permit you have the option to have him take care of it/split it.

Discussion of survey and wetlands application, costs. \$50k is enough. If he can't do it for this we will go elsewhere.

### **Jim Rines joined the meeting**

- Original Proposal: no site chosen, no building footprint
- Jan. 1 site specific legislation came out
- No one had applied the alteration of terrain in this new year. Did not understand magnitude of change.
- Assumption of wetlands – wetlands w/mitigation
- Access off County roads, now 171 – submittals
- Had not planned for contract administration.

Put everything together and submit to EGA which I now have done. Wanted you to understand the background of the current bid.

1. Commissioner Albee: Wetlands, \$18k is way out of line. Construction – should have been part of deal. Alteration of terrain – knew it was coming. \$83k is too much. What should it cost? \$50k should make this job happen. We have to do the best job for the County.
2. Jim: I have no signed agreement with EGA yet. If you feel you need to put it out to rebid I understand. Jim offered to re-bid job. His best guess estimate is \$3-4k permit fees.
3. Albee: \$12k apart – talk to Greg Howard, look at numbers a little closer. Not willing to shut door right now.

What is the roll of BPS in all this?

Tighten up what the scope of work is between EGA and Jim. Get as close to \$50k, as possible. Can we make scope of \$50k – misc fees kept out.

Any other issues with consultants we need to think of? Wetlands is only one Jim can think of that he did not plan on.

*Commissioner Solomon made motion to adjourn, seconded by Commissioner Albee. Commissioners Albee, Solomon, and Sorensen in favor.*

*Meeting adjourned at 3:12pm*

Minutes approved: \_\_\_\_\_

By Commissioners:

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David Sorensen

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William Albee

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Dorothy Solomon