

Our Island Home- Building Committee

Minutes of the Meeting of 7 March 2017. The meeting took place in the PSF Training Room, 4 Fairgrounds Road, Nantucket, MA 02554.

Members of the Building Committee present: Libby Gibson- Town Manager, Rachel Day- Human Services Director, David Fredericks- Chairman, Jim Kelly- BOS, Dawn Hill Holdgate- BOS, Peter McEachern- FinCom, and Steve Maury- FinCom.

Consultants present: Richard Webb- SMRT and Toby Shea- SK Advisors

Members of the Community present: None.

Meeting called to order at 1:36 pm by Chairman, David Fredericks.

ACCEPTANCE OF AGENDA

The Building Committee unanimously accepted the agenda as presented.

ANNOUCEMENTS

1. Motion to accept minutes of 21 February, 2017, was approved by committee.
2. The next Building Committee meeting will be held on 21 March 2017 at 1:00pm, PSF Training Room, 4 Fairground Road.

AGENDA

1. Review of Financial Feasibility Analysis
 - a. Shea, SK Advisors reviewed the financial feasibility analysis of OIH, focusing on 30 skilled beds and ten level IV rest home beds, each with private baths, operation. Shea suggested that OIH will remain under town operation due to other options unfeasible.
 - b. Prospect occupancy and revenue were discussed, based on historical experience and current utilization, relating to skilled and level IV beds. Operation costs per patient day currently estimates around \$522 PPD. In a future small house model this is projected to average at \$394 PPD, due to a more efficient building and rest home being a less costly in operation.
2. Review of Draft Report Regarding Construction at Current Site & Timelines for Various Deliverables
 - a. Webb, SMRT stated that Don Bracken Engineering is currently looking into site topographic. Meeting with Army Corps Engineering has been schedule in hopes to have a review by 3/16 regarding evaluating of slosh modeling.
 - b. Archeological study is needed for the Miacomet site and may be required for existing site.
 - c. Webb provided the committee with an implementation timeline, reviewing the Landmark House, Phased Construction, and Miacomet Road options, along with a planning timeline of what will be completed in the upcoming months. The

Our Island Home- Building Committee

timeline will be adjusted to add employee impact for all options. This will aid in developing a better understanding of operational costs depending on each of the options.

COMMITTEE'S COMMENTS

1. Fredericks questioned the difference between rest home level IV beds and Sherburne Commons. Shea and Day explained level IV beds can accept Medicaid making affordability a key concept in this model.
2. Holdgate & Maury expressed the concern of giving up five beds when it is difficult to salvage. Fredericks mentioned research will be conducted regarding this concern.
3. Holdgate spoke about the option of bringing in a home health care agency to partner with OIH, due to government funding pushing towards HCBS.
4. Fredericks will look into lease negotiations with Landmark House Board of Directors.
5. Fredericks and Day will create a pros and cons list to grasp a greater understanding of the two level construction alternative on the current site.
6. Additional alternative will be added to the scope; completely vacant OIH, tear down, and rebuild, addressing the impact on current residents and labor.
7. The Our Island Home Building Committee summary narrative will be presented at BOS, 15 March 2017.
8. It is the committee's goal to present research and findings in a video/file format, available to the community.
9. The committee is committed to present their position at town meeting, 1 April 2017.

PUBLIC COMMENT

None.

ADJOURNMENT

The meeting was adjourned by Chairman, David Fredericks, at 3:49 PM.

Respectfully Submitted,

Erin Kopecki, Asst. Administrator- OIH

Cc Building Committee Members