

FIRE / EMS BUILDING BUILDING COMMITTEE MEETING

DATE: MONDAY, 09/21/15

TIME: 7:00PM

LOCATION: NSVFC, 267 NORWICH WESTERLY RD, NORTH STONINGTON, CT

MEETING CALLED ORDER AT 7:11PM

ATTENDANCE: CHAIR MARK PERKINS, VICE CHAIR GIUSEPPE CASSATA, CHARLIE STEINHART V, JONATHON BOSMA, MARC TATE, PROJECT MANAGER PETER SPRINGSTEEL

PETER SPRINGSTEEL UPDATED THE COMMITTEE REGARDING THE CONSTRUCTION DOCUMENTS WILL BE HERE AT THE NEXT MEETING ON 09/28/15

PETER SPRINGSTEEL SUBMITTED THE PROPOSAL FROM S&P ASSOCIATES REGARDING THE ADDITIONAL DESIGN SERVICES AND RE-BIDDING/RE-PACKAGING. SEE ATTACHMENT. A MOTION WAS MADE BY MARK PERKINS AND SECONDED BY CHARLIE STEINHART V TO PAY THE \$19,500.00 PROPOSAL. A DISCUSSION WAS HELD. PASSED ALL IN FAVOR.

PETER SPRINGSTEEL SUBMITTED A PROPOSED PROJECT SCHEDULE. A MOTION WAS MADE BY CHARLIE STEINHART TO ACCEPT THE PROPOSED PROJECT SCHEDULE AND WAS SECONDED MADE BY JONATHON BOSMA. A DISCUSSION WAS HELD. PASSED ALL IN FAVOR. SEE ATTACHMENT.

A DISCUSSION WAS HELD ON THE OUTSIDE BUILDING VIEW SUBMITTED BY S&P ASSOCIATES.

A DISCUSSION WAS HELD ON THE GARAGE DOORS. REMOVING THE REAR SIDE WINDOWS AND MAKE THEM SMALLER. A DISCUSSION WAS HELD TO REMOVE THE ROOF VENTS LOOK AND INSTALL THE TOWN SEAL ON BOTH SIDES OF THE BUILDING.

MARK PERKINS SUBMITTED A BILL FROM STADIA ENGINEERING ASSOCIATES, INC. INV# - 15-044 FOR \$6064.00. A MOTION WAS MADE BY CHARLIE STEINHART V AND SECONDED BY JONATHON BOSMA. A DISCUSSION WAS HELD. PASSED ALL IN FAVOR TO PAY THE BILL. SEE ATTACHEMENT.

PETER SPRINGSTEEL SUBMITTED A PRELIMINARY POWER POINT PRESENTATION TO THE COMMITTEE. SEE ATTACHMENT. A DISCUSSION WAS HELD ON THE CONTENTS OF THE POWER POINT AND WHO WILL BE SPEAKING AT THE TOWN MEETING. WE WERE ALL IN AGREEMENT TO FOR BRIAN ELIAS TO PRESENT THE POWER POINT. PETER SPRINGSTEEL WILL ALSO BE IN ATTENDANCE FOR SUPPORT.

MEETING ADJOURNMENT AT 7:50PM

SILVER / PETRUCELLI + ASSOCIATES

Architects / Engineers / Interior Designers
3190 Whitney Avenue, Hamden, CT 06518-2340
Tel: 203 230 9007 Fax: 203 230 8247
silverpetrucelli.com



August 25, 2015 Revised

Mark Perkins
Chairman
Building Committee
Town of North Stonington
40 Main Street
North Stonington, Connecticut 06359

RE: Additional Design Services and Re-bidding/Re-Packaging

Dear Mark:

As requested and discussed last evening, we have prepared a *revised fee proposal* to provide design services to improve the aesthetics of the exterior façade of the new fire station. In October 2014, we prepared sketches that illustrated the following improvements; add a veneer masonry, up to the underside of the window sills and around all four sides of the building. We will also design fiber-cement clapboard siding/trim and a substrate system to be integrated into the pre-engineered super-structure. In addition to the change in exterior material, we will design a solution to extend the rakes to create a deep shadow-line and we will design small canopies over each of the unprotected exterior doors. We will provide illustrations depicting the character of the proposed façade and other recommendations for the committee's approval. Upon your approval, we will prepare new elevations, wall sections and applicable elements to be included as an add-alternate. We will leave all the deduct alternates and bid addenda intact, as they currently exist. Those changes will not be integrated into a finalized bid set, either during bidding or for construction.

Based on our understanding of the modified scope of work and the anticipated timeline to rebid the project we propose the following.

Façade Redesign Services:

1. We will prepare 3D colored elevations (all sides) depicting the changes provided by your committee and described above.
2. We will transmit the elevations via email for review by your committee.
3. We will prepare a design development elevations and associated wall sections and details for your review and approval.
4. Upon you formal approval to proceed, we will make the changes to the floor plan, roof plan, wall sections, door and window head/jamb details and the structural foundation plans and details.

Bidding

5. We will prepare the invitation to bid and coordinate the distribution with your print service company and provide any record copies to your committee. All printing will remain a reimbursable expense.
6. We will answer any RFI's from bidders and issue formal addenda.
7. We will not attend the pre-bid meeting or the bid opening.
8. All efforts related to bidding will be compensated on an hourly with a do not exceed. Our hourly rates are attached for reference (NTE).

Based on the scope of work noted above we respectively propose the following:

FAÇADE RE-DESIGN:	\$7,500
FAÇADE CONSTRUCTION DOCUMENTS:	\$7,000
BIDDING (NTE):	\$5,000

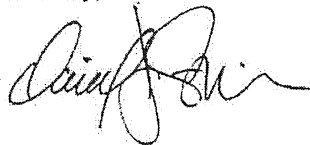
Total Fee proposal: \$ 19,500 (nte)

Services not included are as follows:

- Integration of previous bid addenda. Integration of post bid addenda into construction reference set.
- Printing of plans and documents. These will be reimbursable per our original agreement.
- Express Mailing
- Planning and Zoning resubmission or any other agency reviews. To be billed hourly per our current hourly rates.
- Itemized Cost Estimating
- Attendance at committee meetings, pre-bid and bid opening.
- Construction Administration Services.

We will proceed immediately upon your formal written approval. All terms and conditions are in accordance with the current agreement.

Sincerely,



David J. Stein, AIA
Principal

Cc: via email Peter Springsteel, Selectmen's Office

SILVER / PETRUCELLI + ASSOCIATES

Architects / Engineers / Interior Designers

3190 Whitney Avenue, Hamden, CT 06518-2340

Tel: 203 230 9007 Fax: 203 230 8247

silverpetrucelli.com



STANDARD HOURLY RATES

2015

<u>Personnel</u>	<u>Hourly Rate</u>
Principal/Project Manager	\$181
Principal/Project Architect	\$168
Principal Civil Engineer	\$185
Principal M/E Engineer	\$181
Principal Structural Engineer	\$155
Sr. Structural Project Engineer	\$129
Sr. Project Engineer/Manager	\$158
Civil Engineer	\$129
Interior Designer	\$104
Landscape Architect	\$169
Construction Administrator/Building Official/Fire Marshal	\$117
Architectural Designer/Job Captain /Specification Writer	\$113
Project Engineer	\$104
Civil CADD Operator	\$93
Engineering Designer	\$97
Architectural Draftsperson	\$91
Clerical/Word Processing	\$78

Proposed Project Schedule - 9-21-15

Completion of Documents:	9-28-15
USDA & Versteeg Review:	9-28-15 to 10-12-15
Bid Advertisement Date:	10-19-15
Pre-Bid Conference:	10-23-2015 @ the Firehouse 12:00 Noon
Bid Closing Date/Public Opening:	11-9-2015 @ Town Hall 12:00 Noon
Contract Award:	1-28-2016
Construction Commencement:	3-1-2016
Construction Substantial Completion:	3-1-2017

S TADIA
E NGINEERING
A SSOCIATES, INC

11 September 2015
Project No.: 15-102
Invoice No.: 15-044

Nicholas H. Mullane, II – First Selectman
Town of North Stonington
Old Town Hall - 40 Main Street
North Stonington, Connecticut 06359

RE: New Center For Emergency Services – North Stonington, Connecticut

Services Provided This Period – (1 June – 3 September 2015):

Task I – Owner Coordination & Project Meetings:

Review with Project Engineer payment requisitions, Attended the USDA Requisition Meetings, Building Committee Meetings, Phase Pre-Bid Meeting and miscellaneous site review meetings.

- June USDA Requisition Meeting date: 7 June 2015 (Clerk of the Works reviewing)
- Attend Building Committee meeting date: 29 June 2015
- July USDA Requisition Meeting date: 1 July 2015 (Clerk of the Works reviewing & attending)
- Attend Phase II Pre-Bid meeting / project site walk with potential bidders date: 7 July 2015
- Attend punch list site walk with members of the Building Committee date: 23 July 2015
- August USDA Requisition Meeting date: 6 Aug 2015 (Clerk of the Works reviewing & attending)
- September USDA Requisition Meeting date: 3 Sept 2015 (Clerk of the Works reviewing & attending)

Task II – Construction Inspections (Clerk of the Works):

Periodic site inspections to review construction progress and completion schedule. Completed material measurements requested by Contractor for boulder tallies and prepared volume computations for review with Project Engineer.

- | | |
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| <input type="checkbox"/> Inspection date: 1 June 2015 | <input type="checkbox"/> Inspection date: 26 June 2015 |
| <input type="checkbox"/> Inspection date: 2 June 2015 | <input type="checkbox"/> Inspection date: 29 June 2015 |
| <input type="checkbox"/> Inspection date: 3 June 2015 | <input type="checkbox"/> Inspection date: 30 June 2015 |
| <input type="checkbox"/> Inspection date: 5 June 2015 | <input type="checkbox"/> Inspection date: 1 July 2015 |
| <input type="checkbox"/> Inspection date: 8 June 2015 | <input type="checkbox"/> Inspection date: 2 July 2015 |
| <input type="checkbox"/> Inspection date: 9 June 2015 | <input type="checkbox"/> Inspection date: 3 July 2015 |
| <input type="checkbox"/> Inspection date: 10 June 2015 | <input type="checkbox"/> Inspection date: 6 July 2015 |
| <input type="checkbox"/> Inspection date: 11 June 2015 | <input type="checkbox"/> Inspection date: 7 July 2015 |
| <input type="checkbox"/> Inspection date: 12 June 2015 | <input type="checkbox"/> Inspection date: 8 July 2015 |
| <input type="checkbox"/> Inspection date: 15 June 2015 | <input type="checkbox"/> Inspection date: 9 July 2015 |
| <input type="checkbox"/> Inspection date: 16 June 2015 | <input type="checkbox"/> Inspection date: 10 July 2015 |
| <input type="checkbox"/> Inspection date: 17 June 2015 | <input type="checkbox"/> Inspection date: 28 July 2015 |
| <input type="checkbox"/> | <input type="checkbox"/> |

- Inspection date: 19 June 2015
 Inspection date: 22 June 2015
 Inspection date: 23 June 2015
 Inspection date: 24 June 2015
 Inspection date: 25 June 2015

- Inspection date: 3 August 2015
 Inspection date: 4 August 2015
 Inspection date: 5 August 2015
 Inspection date: 6 August 2015
 Inspection date: 7 August 2015

ENGINEERS

Western Connecticut Office
 860 Bulter Hill Road • Southbury, Connecticut 06488
 (203) 687-4271

ENVIRONMENTAL PLANNERS

www.stadiaeng.com

SURVEYORS

Eastern Connecticut Office
 516 Vauxhall Street - Suite 103 • New London, Connecticut 06320
 (860) 237-4773

Construction Services – EMS Facility – North Stonington, Connecticut

- Inspection date: 8 August 2015
 Inspection date: 10 August 2015
 Inspection date: 11 August 2015
 Inspection date: 12 August 2015
 Inspection date: 14 August 2015
 Inspection date: 17 August 2015
 Inspection date: 18 August 2015
 Inspection date: 19 August 2015

Task	Fee Type	Units	Task Subtotals
I – Payment Requisition & Project Meetings	Time & Materials	10.5 man hrs	\$ 714.00
II – Construction Inspections	Time & Materials	66.5 man hrs	\$ 4,522.00
Total Base Invoice :			\$ 5,236.00
Additional Expenses:			
Reprographics			\$ 0.00
Mileage – 36 mile round trip			
Forty-Six Inspection Trips: (1,658 miles @ \$ 0.50/mile)			\$ 828.00
Total Expenses this Invoice:			\$ 828.00
Total Invoice This Period:			\$ 6,064.00

Thank you for choosing Stadia Engineering Associates, Inc. for your professional engineering needs.

Respectfully Submitted,
Stadia Engineering Associates, Inc.

James V. Rossman, P.L.S.
 Vice President / Principle Land Surveyor

PETER J. SPRINGSTEEL ARCHITECT, LLC

105 STARR STREET
MYSTIC, CT 06355
Phone 860-572-7306
Fax 860-536-5325
peter.springsteel@snetnet

**Re: North Stonington Center for Emergency Services Building
Powerpoint Presentation Outline**

INTRODUCTION:

- Slide 1: 3D Image of Proposed Phase 2
- Slide 2: Statement of Project Status
- Slide 2-4: Brief History from Project Inception Date to 1st Town Meeting Approval.
- Slide 5: Approved Budget & Date

PROGRESS THRU CURRENT BID:

- Slide 6-7: Explanation of Schematic Design Phase, Cost Estimate & Dates
- Slide 8: Decision to reduce Building Size to meet budget.
- Slide 9: Decision to go to Pre-Engineered Building to meet budget.
- Slide 10-11: Explanation of Design Development Phase, Cost Estimate & Dates.
- Slide 12: Decision to Break-Out Phase 1 Excavation to Identify Unknown Costs.
- Slide 13: Decision to go to simplified exterior.
- Slide 14-15: Explanation of Construction Documents Phase w/
- Slide 16: Decision to provide deduct alternates to meet budget.
- Slide 17: Phase 2 Bid Results and explanation of Deduct Alts.
- Slide 18: Project Budget
- Slide 18: Escalation Discussion & Graphic.

PROPOSAL/CONCLUSION:

- Slide 19: Phase 2 Graphics
- Slide 20: Discussion of Improved Appearance, Life Cycle for Town of existing building vs new & Escalation Costs/Dates.
- Slide 21: Proposed Budget, Schedule and Request for Support