

Town of North Stonington
SCHOOL MODERNIZATION BUILDING COMMITTEE MINUTES
North Stonington Senior Center
Wednesday, July 13, 2016
7:30

- 1. Call to Order- 7:40 (Present: Mike Anderson, Jay Peterson, Sam Cherenzia, Mike Urgo, Pamela Potemri, Mark Perkins)**
- 2. Public Comment- none**
- 3. Correspondence- Mike Urgo shared an email from Mr. Murphy about the need for an environmental report for submission to the EPA. Sam will follow up with the town to find out what is needed and will assist with this request. Another email was sent to an individual who left a postcard regarding being an owner's rep. There will not be an owner's rep on this project, so the individual was notified.**
- 4. Approval of Minutes- none for approval**
- 5. Review and/or action on any questions from Architect RFP/RFQ advertisement- FAQs will be sent to individuals who submitted questions. (See FAQs below)**
- 6. Future strategies- tabled until after Architect selection**
- 7. Public Comment-**

What are the next significant dates? Architect bids are due July 20th. Bids will be discussed the following Monday. Walk-throughs for Construction Managers is planned for August 1st with bids due on August 8th. These dates are subject to completion of legal review.

Would the committee consider a Clerk of the Works? This has not been discussed at this point in the project, but information can be sent to nsschoolmodernization@gmail.com.
- 8. Adjournment- 8:15 pm**

Q: What is the proposed building cost?

A: The town approved a referendum for \$38.55M with costs not to exceed this amount.

Q: Is the RFP available online?

A: The RFP is available at

Q: When are questions due?

A: Questions were due 7/13/16 by 3pm.

Q: Can you give us a budget breakdown by project with building construction, site costs and soft costs broken apart?

A: A budget should be provided by the chosen firm.

Q: Can we get a copy of the three ED049s that have been submitted to the State?

A: Copies of these forms are available at the Superintendent's office. A processing fee may apply.

Q: The Facilities Studies posted on the town website are not complete - Tabs 5 & 6 for both facilities are missing. Is it possible to get a copy of these sections?

A: The only section of the Ed Specs pertinent to the RFP is located under Tab 4.

Q: Under ES (5) various site improvements; there is an item "physical education"- Can you explain what this is?

A: This refers to the renovation of the elementary school gymnasium.

Q: Are the State forms available?

A: All forms that have been submitted to the State are available at the Town Hall. If copies are requested, a processing fee may apply.

Q: Is Tab 1 missing in the educational specifications?

A: Yes, Tab 1 is in process. However, Tab 4 will give you the necessary information.

Q: Do we have an anticipated schedule for the project?

A: The committee has an anticipated start date of July 2017 and will work with the hired vendors to create the most expeditious plan.

Q: What are the septic requirements for the new building?

A: No town sewer service is available. Existing system will need to be assessed and expanded as necessary.

Q: Is city water available for the new building?

A: City water is available for the new building.

Q: Is there a water storage tank for the gymnasium? If so, where is it located?

A: Yes, the face of the tank is in the building available for service with a pressurized holding tank is located in the ground.

Q: Where would permanent modular be used?

A: The committee would like to see options regarding the use of permanent modular. The committee's objective is to build/renovate the most sound, cost efficient buildings in the most expeditious time frame for our school community. Permanent modular is one of the option among many that we are interested in exploring. We look forward to hearing any creative idea to help us meet this goal and minimize disruption to the learning environment.

Q: How is the elementary school gym currently heated?

A: There is an air handler fed by forced hot water.

Q: Is this to be one bid project or multiple projects (the way it appears now).

A: For State submission three projects were submitted but it is intended to be one project.

Q: Will the Town be contracting HAZMAT separately?

A: Yes, however, this has not been contracted yet.

Q: Will the Town be contracting for Survey, Geotechnical and Traffic consultant services?

A: As stated in Section III of the RFP, the Town will contract directly for the HAZMAT, Survey, Geotechnical and Traffic consultant services.

Q: Do we have drawings (schematics) of the buildings?

A: Please contact the Town Hall for availability. Please note these are not "as built". Subsequent changes may not be reflected on original plans.

Q: Will a construction manager be on board soon?

A: Yes, the Committee is currently in the process of identifying that individual. Selection is anticipated by the end of August.

Q: Will there be an owner's project manager?

A: The Committee is not opting to fill that position.

Q: Is there money allocated for Furniture, Fixtures, Equipment and technology?

A: Yes, a line item has been allocated for this purpose.