

Town of North Stonington  
SCHOOL MODERNIZATION BUILDING COMMITTEE (SMBC)  
North Stonington New Town Hall  
Monday, May 22, 2017

Attendance: Jay Peterson, Mike Urgo, Daniel Spring, David Sellins, Pam Potemri, Alice Zeeman, Bob Carlson, Mark Perkins, Mike Anderson came after call to order at 7:10  
Construction Manager (Downes) was represented by Paul Wojtowicz.  
Architect (Quisenberry) was represented by Rusty Malik

1. Call to Order: 7:08pm.
2. Public Comment: None

3. Correspondence.

a. Mike Urgo sent letter to Chris Calabrese/Diana Urban explaining the project funding and current situation estimates for the three projects and the need to make bid adjustments as necessary to make the overall School Modernization properly budget. Looking at cost savings in several areas but the need to add and deduct from different areas of each of the three projects.

b. Mike Urgo received email confirmation from Diamantis Konstantinos at the State of CT regarding minimum bid requirements from CMA to CMr and reimbursement stating there is nothing in the RFQ limiting the number of bidders. Only change was to CMr and there is no reference to a specific bidder and/or not precluding any bidders and will use the same process with CMA and had eight bidders. Mike Anderson also referenced statute in past and present committee meetings regarding not needing a minimum number of bidders.

c. RFQ CMr questions. No questions had come through the Selectman's office by the deadline posted – May 12, 2017 @ 3:00 pm. Mike Urgo did get a question past the deadline, which was not the process as stated. This was looked upon to be a "dead" question and not responded seeing it was past the deadline and not following process. Rusty also did state he got a few questions and requested bidders to address the owner.

4. Treasurer's update.

- a. Invoice approvals. Pam Potemri distributed to committee via E-mail prior to meeting for inspection.

The following two invoices were approved together. Motion to approve was made by Mark Perkins and seconded by Mike Anderson. Motion passed 9-0-0.

Invoice no. 14773 .....Eagle Environmental ..... \$6,000 (MHS)

Invoice no. 14774.....Eagle Environmental ..... \$6,000 (ELM)

The following four invoices were approved together. Motion to approve was made by Mark Perkins and seconded by Dan Spring. Motion passed 9-0-0.

Invoice no. 9840 .....Quisenberry Arcari Architects..... \$114.65

Invoice no. 9837.....Quisenberry Arcari Architects..... \$1351.64

Invoice no. 9838 .....Quisenberry Arcari Architects..... \$168,621.45

Invoice no. 9839 .....Quisenberry Arcari Architects..... \$97,443.25

The following two invoices were approved together. Motion to approve was made by Jay Peterson and seconded by Mike Anderson. Motion passed 9-0-0.

Invoice no. 1351E-20 .....Clarence Welti Associates..... \$8,500

Invoice no. 3237094.....Hartford Courant .....\$166.37

Hard copy Invoice presented for payment from Downes Construction (Paul) not in emails prior to committee. Motion to approve was made by Mark Perkins and seconded by Jay Peterson. Motion passed 9-0-0.

Invoice no. Job 25-01-0345 (application no. 3).....Downes Construction Company..... \$20,000

5. Updates on questions from CMr candidates - noted in correspondence item b and c. Committee talked about using same process as with CMa candidates and Pam has the original document for scoring potential through the CMr candidates.

6. USDA updates. New package will need to be presented to USDA. Package that was given to them prior was all directed towards CMa. Karen Joyal (secretary) will put together a new package for USDA as soon as bids close and start reviewing on May 30, 2017 to move forward. USDA also will require a contract in place.

7. Construction Design budget update/discussion and/or approval. Paul provided hard copies of project development school costs where Rusty and Paul worked together from last meeting to devise a cost savings plan. It will be the final decision of the committee to prioritize and make the decisions as the voice to the taxpayers of the town of North Stonington as well as the responsibility to provide the children and teachers with a safe and state of the art facility. Items need to be put in order of importance for USDA funding as well as for budget reimbursement cost. Will have items valued of importance at next meeting as second go around from Downes and Quisenberry team. Knowing they have done this multiple times before and we are seeking their professional expertise. Committee will also come with their own questions/ reasoning of importance of where and what can be made and Add/Alternative item of importance and dollar amount including reimbursement rate which could play an important factor in ranking.

8. Architect updates. Rusty commented needing Shawn Murphy's sign off on the Third-Party review contract. Mike Urgo will discuss with Shawn the need ASAP as we need the compliance review in accordance with DAS and OSSCG.

9. Public Comment. None

10. Mark Perkins moved to adjourn, Dan Spring seconded. Meeting adjourned at 8:55pm.

**\*\* Next meeting Tuesday, May 30, 6:00 pm, Start Bid Review\*\***