

# SMBC Minutes 02/13/2017

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Town of North Stonington  
SCHOOL MODERNIZATION BUILDING COMMITTEE (SMBC)  
North Stonington New Town Hall  
Monday February 13, 2017

Attendance: Pam Potemri, Jay Peterson, Mike Urgo, Dan Spring, Alice Zeeman, Mike Anderson, and Walt Mathwich. Bob Carlson came after the call to order.

Construction Manager (Downes) was represented by Paul Wojtowicz.

Current stage of the project: Design development.

1. Call To Order: 7:05 pm.
2. Public Comment: No public present initially. Shawn Murphy was present immediately thereafter.
3. Correspondence.
  - a. Mike Urgo received an E-mail from Eversource requesting discussion on fuel cells for energy savings. Mike will follow up.
  - b. Mike Urgo received a request for a cash flow statement from Shawn Murphy. We currently have one produced at the beginning of the project and will look to make updates if necessary in early March.
  - c. Mike Urgo had received an E-mail from architect (Rusty Malik) regarding the CLA proposal and civil engineering contract costs for septic design. He had forwarded it to the members of the SMBC.
  - d. North Stonington is receiving resumes for the secretarial position but the advertisement is not yet closed.
  - e. Mike Urgo has received E-mail from Eagle Environmental regarding the phase I site proposal.
  - f. The proposal to Planning and Zoning was finished and submitted on time.
4. Invoices. Mike Urgo has received one and Pam will distribute it to the members of the SMBC via E-mail for their inspection at the next meeting.
5. Meeting minutes.
  - a. Bob Carlson moved we approve the January 30, 2017 meeting minutes. Walt Mathwich seconded the motion. Motion passed 8-0-0.
  - b. Walt Mathwich moved the SMBC approve the February 6, 2017 meeting minutes. Dan Spring seconded the motion. Motion passed 8-0-0.
6. Input discussion with Construction Manager representative (Paul).
  - a. Paul inquired as to the status of the Eagle Environmental contract. Mike Urgo stated it is in the hands of the town attorney and is not finished.
  - b. Paul said the Downes attorney has finished their contract. Need to get the contract finalized for the USDA loan. Shawn Murphy said he expects to sign it soon.
  - c. Paul is working on the project plans, doing his cost estimates, and has meetings with Eagle and Quisenberry soon.
  - d. Paul discussed the process of moving the plans through the USDA and state of Connecticut. In particular, the plans have to be ADA (Americans with Disabilities Act) approved.
  - e. We remain in design development phase.
7. Proposals for civil engineering (septic), traffic, and geotechnical studies.
  - a. The SMBC and Shawn discussed the various approaches to the issue of the CLA (septic design) contract. The SMBC is in general agreement that it would be best to finish the septic design with CLA doing the work, and accept the CLA bid of \$87,700. The committee has the option of contracting with CLA directly but felt it is in our interests to have the architect (Quisenberry Arcari Architects LLC) proceed with the contracting. If the contracting is through the architect, the architect adds ten percent to the price. Mike Urgo felt that given the unique situation with us needing the DEEP septic and the good working relationship with Quisenberry, that fee could be reduced on a one time basis. Mike will reach out to Rusty from Quisenberry to discuss this further. Alice Zeeman moved to authorize Quisenberry Arcari Architects to contract with CLA for assessment design of the DEEP system as per the quote from CLA. Mike Anderson seconded the motion. Motion passed 8-0-0.
  - b. Jay Peterson moved the SMBC recommend to North Stonington Selectmen that we accept proposal of Benesch for traffic study services to cost \$7,600. Motion was seconded by Dan Spring and the SMBC approved the motion by a vote of 8-0-0.
  - c. Jay Peterson moved the SMBC recommend to North Stonington Selectmen that we accept proposal of Weltie Geotechnical PC for Geotechnical studies (borings to 25 feet and soil analyses) of the Middle/High School addition site to cost \$8,500. Motion was seconded by Pam Potmeri and the SMBC approved the motion by a vote of 8-0-0.
8. Communications to public. No new information.
9. Proposed executive session. Not needed.
10. Future strategies.
  - a. Discussed how to proceed with secretary hiring once applications are closed.
  - b. No SMBC meeting scheduled for Feb. 20. Expect next meeting to be Feb. 27.
11. Public comment. Shawn requested a monthly cash flow statement so we can take a closer look at how much we have budgeted specifically for finance and bonding costs. Paul explained several steps are needed before he can produce an accurate statement but he will work on it with Rusty once the DD budget documents are complete.
12. Dan Spring moved to adjourn, Bob Carlson seconded. Meeting adjourned at 8:35pm.

