

SMBC Minutes 04/24/2017

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Town of North Stonington
SCHOOL MODERNIZATION BUILDING COMMITTEE (SMBC)
North Stonington New Town Hall
Monday, April 24, 2017

Attendance: Jay Peterson, Mike Urgo, Daniel Spring, David Sellins, Salvatore Cherenzia, Mike Anderson came after call to order at 7:40, along with Bob Carlson at 8:00 pm. Pam Potemri joined via conference call.

Construction Manager (Downes) was represented by Paul Wojtowicz.

Architect (Quisenberry) was not present, joined via conference call 8:15 pm

Current stage of the project: Design development.

1. Call to Order: 7:35pm.

2. Public Comment: Anthony Palazzolo, Jr, Esq, Resident of Pendleton Hill Road. Referenced April 6, 2017 meeting minutes regarding budget and YTD actual expenditures of 1.59M. Requested a copy of financial spreadsheet, committee nor Downes did not have a current paper copy on hand. Mike Urgo explained regarding forecasted amounts and we can send as PDF to email address he provided.

(7:40 pm – Mike Anderson arrival during public comment)

3. Correspondence. Will work on CMr RFP tonight as committee (agenda items 9). Selectman meeting tomorrow night 4/25 and will need to approve RFP to make timelines of advertisements Thursday 4/27, and Bids the following week of 5/1 onward. Paul confirmed his approval of CMr, along with Rusty who will conference call in later in meeting due to his conflict with overlapping scheduled meetings tonight.

4. Approval of Meeting minutes. April 17, 2017 meeting minutes were overlooked being approved and will be approved next meeting May 1, 2017.

5. Treasury Team Report.

a. Invoice approvals. Pam distributed to Mike Urgo via E-mail prior to meeting for inspection.

The following two invoices were approved together. Motion to approve was made by Sal Cherenzia and seconded by Bob Carlson. Motion passed 8-0-0.

Invoice no. D64404The Day (Advertisement)..... \$695.00

Invoice no. 186349.....Suisman Sharpiro Legal Services..... \$150.00

The following three invoices were approved together. Motion to approve was made by Sal Cherenzia and seconded by Bob Carlson. Motion passed 8-0-0.

Invoice no. 9694Quisenberry Arcari Architects..... \$1,397.67

Invoice no. 9695.....Quisenberry Arcari Architects..... \$200,837.11

Invoice no. 9696Quisenberry Arcari Architects..... \$87,278.85

The following three invoices were approved together. Motion to approve was made by Sal Cherenzia and seconded by Jay Peterson. Motion passed 7-0-0.

Invoice no. 14605Eagle Environmental..... \$7,385.00

Invoice no. 14606.....Eagle Environmental\$20,620.00

Invoice no. 14555 Eagle Environmental\$500.00

Invoices 14466 and 14551 cannot be approved per Paul (Downes). must amend A1A15 contract before approval.

(8:00 pm - Bob Carlson arrival during invoice approvals)

b. Paul re-aligned soft costs on spreadsheet and feels enough monies are allocated and well within budget to move forward in his expertise. Pam and Paul worked together regarding allocations, planned and actual budget for project. Review will continue with Treasury Team to work together.

6. Updates from Architect - noted in section 8 environmental. No other updates, did comment on RFP as we made updates via conference call while dialed in.

7. Updates from CM.

a. Paul provided hard copies of memo he sent out to Mike Urgo dated today 4/24. Overview of memo provides statement regarding project on schedule and within budget. Design Development stages of preconstruction are complete. Downes received construction documents 4/18 and is proceeding to complete and present to the committee on 5/8 budgets. Friar Associates was awarded 3rd party review and is underway and scheduled to be completed by 5/12. This review expedites the building permit required for the State's final review process. The summer of 2017 all activities essential to start school year 2017/2018 will be completed. Also, additions to the Middle/High School and Elementary will begin.

b. Changes to a CMr with State and USDA have redundant review structures.

8. Updates on Environmental.

a. Rusty stated Eagle has not received January payment. Pam will check on Eagle invoices and provide and update to committee, Mike, bookkeeper Susan at town hall. Mike Urgo explained how payments are made on approved invoices - Town cuts check on a Tuesday, Shawn will sign off Tuesday night, mailed out following day.

b. Rusty did make a few comments about scope reviews and there could be 20 to 27 possible.

9. Discussion/Approval RFP CMr. Mike Urgo provided an email to the committee 4/23 explaining there were no written statements from USDA or The State regarding changing the CMA to a CMr is acceptable so the process is to proceed as discussed. New advertisement and RFP changes were discussed and changes made to the four page RFP and one page advertisement. Paul made suggestions along with committee for submittal to Shawn for approval. Emailed to Shawn at end of meeting after edits were made. Selectman has final say in documents, he may add insurance requirements or anything else he feels necessary for the town of NS. Shawn feels it is best to re-advertise and award as a CMr and not a CMA even with the previous discussions of just changing the current award as other towns have done this. NS with go with using the matrix strategy again when awarding the CMA being fair and equitable to all bidders. No changes just CMr to CMA bid requirements. Committee was all in agreement.

10. Future Strategies. Mike Urgo will attend Selectman meeting tomorrow night 4/25. Next meeting 5/1/17 will not be held at town hall the meeting room is being used by the tax collector all week. Mike will find another space and update committee.

11. Public Comment. None

12. Sal Cherenzia moved to adjourn, Dan Spring seconded. Meeting adjourned at 8:43pm.