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NORTH STONINGTON CENTER FOR EMERGENCY SERVICES PROJECT

Architect Request for Qualifications & Proposal

Addendum #1 - 18 November 2013

The original Request for Qualifications & Proposal for the North Stonington Center for Emergency Services, dated 30 September 2013, shall be revised and clarified as follows:

SCOPE OF SERVICES:

-Revise Item D to read:

“The Scope of Work shall include complete Schematic Design phase services and partial Bidding Phase Services.

-Schematic Design services shall include refinement of the Owner’s program of spaces (a basic program will be provided by the Owner’s Representative), three site and building design alternatives, and cost estimates for each design.

-The Schematic Design alternatives shall take into account the maximum hard cost Construction Budget of \$5,573,000, including Site Work and Contingency.

-Soft costs, including A&E fees, Owner’s Administrative & Legal expenses, Owner’s Clerk of the Works and third party inspection fees are covered in a separate budget of \$787,000.00. Financing, moving and building furniture & equipment costs are included in a separate budget.

-Bidding Phase Services shall include necessary written and drawing responses to Bidder RFI’s (Request for Information). The Owner’s Representative shall coordinate the Public Bidding process and distribution of Bidding materials and communications.

CLARIFICATIONS:

Based on questions posed by various interested parties the following clarifications are offered:

1. The USDA loan approval may be considered for long term financing. Short term financing will be utilized to cover the soft and hard costs listed above. In order to remain qualified for USDA financing, the project must conform to USDA requirements. The local USDA Rural Development office will remain involved in the project through design and construction. The Owner’s representative will coordinate the USDA paperwork. USDA requirements are more procedural than technical in nature, although, the final Construction Documents and Specifications will be reviewed by the USDA inspector for conformance with their requirements (Building Code and Construction Contract format). There are no LEED requirements.
2. The design offered in the RFQ/RFP, completed five years ago, is a fair representation of the program with some modifications. The design and program will need to be refined to match the budget.
3. A Town of North Stonington Site Plan Approval has not been obtained. This work will be the responsibility of the Architect/Engineer team.
4. Code Review is required by the Architect/Engineering Team.

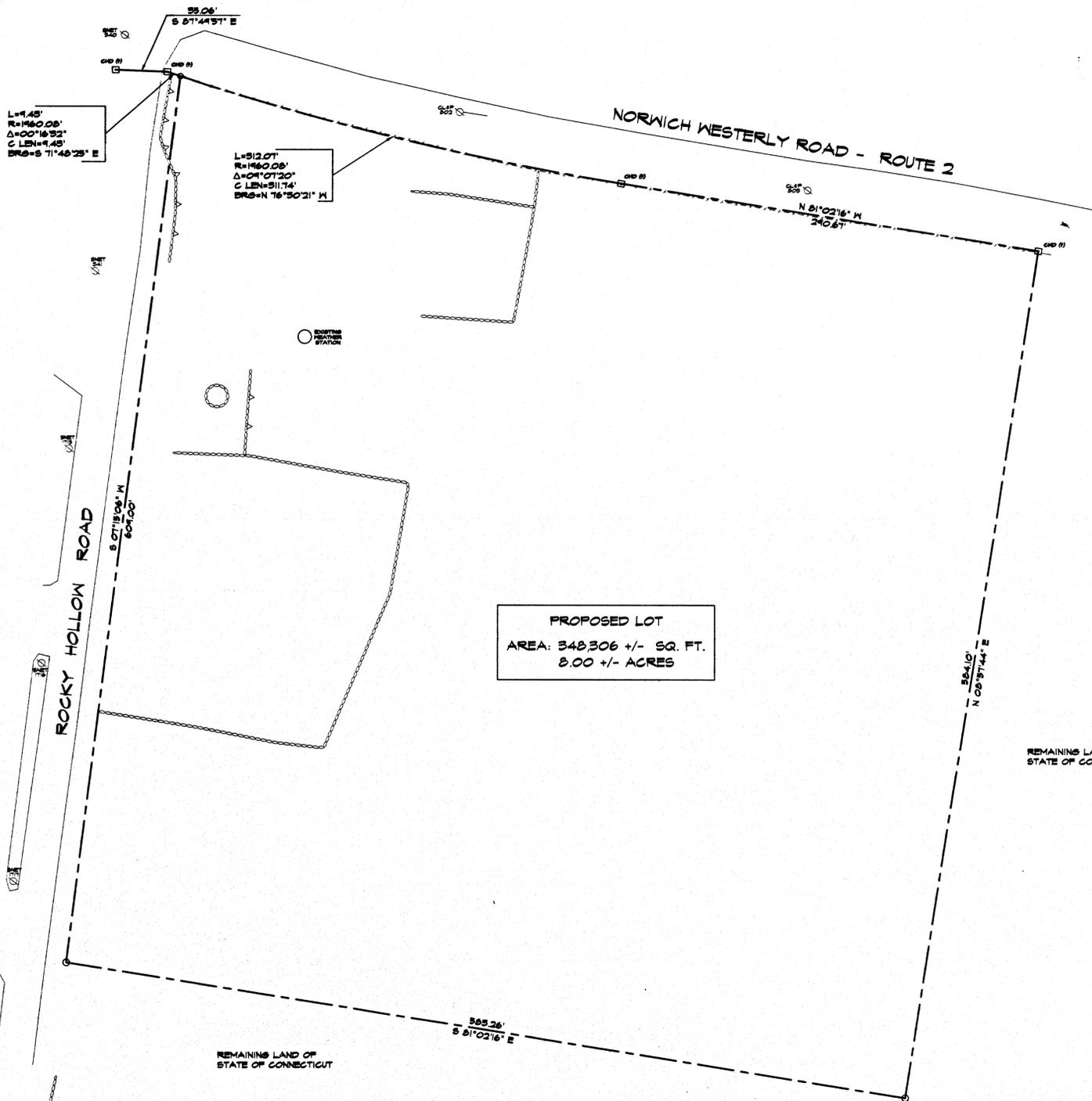
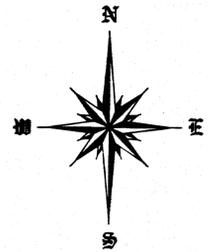
5. A boundary survey prepared by Archer Surveying LLC of Brooklyn, CT is available (attached). This survey will need to be updated to Class A2 standards for the Site Plan approval.
6. There are no obvious or known wetlands or hazardous materials on the site.
7. The use of a traffic engineer is not anticipated.
8. A backhoe was used to perform a preliminary sampling of soils on the site. The existing soils beneath the organic surface layer appear to be a well-graded gravel consistent across the site. The Architect/Engineer team will be responsible for soil borings and a soils report from a geotechnical engineer. The soils report must address the soil bearing capacity, suitability for design of an engineered septic system and confirmation of the excess material value for possible sale. Consideration of the final topographic design for the site is critical to the budget for this project.
9. All RFP/RFQ documents are available on the Town of North Stonington website under on the RFQ/RFP/Bids tab. Scroll down on the document to see all of the information.
10. Natural gas, city water and city sewer are not available at the site. A geothermal space heating/cooling system should be considered for the building. A fire protection sprinkler system shall be provided if required by the Building/Life Safety Code.
11. The Town of North Stonington owns the site, 25 Rocky Hollow Road.

END OF ADDENDUM #1

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NSVFC Architect RFP Add. 1

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 2004 OCT 30 A 9 56
 TOWN CLERK'S OFFICE
 # 2395



GENERAL NOTES:

- 1.A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-500B-1 THROUGH 20-500B-20 AND THE STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 - C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
 - D) THE TYPE OF SURVEY PERFORMED IS A PERIMETER SURVEY AND IS INTENDED TO DEPICT THE POSITION OF THE BOUNDARIES WITH RESPECT TO ALL MONUMENTS FOUND, STRUCTURES, EASEMENTS AND ENCROACHMENTS.
 - E) INTENT: SPLIT A PARCEL OFF.
2. THIS MAP DEPICTS A PERIMETER SURVEY OF LOT 6565, BLOCK 2752 OF MAP 104 OF THE NORTH STONINGTON ASSESSORS OFFICE.

MAP REFERENCE:

CONNECTICUT STATE HIGHWAY DEPARTMENT, TOWN OF NORTH STONINGTON, RELOCATION OF ROUTE NO. 2 FROM THE VICINITY OF ROUTE NO. 114, SOUTHEASTERLY ABOUT 6,200 FEET TO ROUTE 2, SCALE: 1"=40', DATE: JULY 1941, PROJECT NO: 101-12

TO THE BEST OF MY BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN HEREON.
Paul M. Archer
 PAUL M. ARCHER, L.L.S. #70015 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

ARCHER Surveying LLC
 138 Day Street Danielson, Ct
 (860) 779-2240

PERIMETER SURVEY	Project No. AS-800
Prepared for TOWN OF NORTH STONINGTON	Surveyor P.M.A.
ROUTE #2 / ROCKY HOLLOW ROAD NORTH STONINGTON, CONNECTICUT	Date APRIL 2004
	Sheet No. 1

This is An Original Ink Drawing From Archer Surveying.

SCALE: 1"=40'

LEGEND

- PROPERTY LINE ————
- STONEWALL ————
- IRON PIPE ○
- DRILL HOLE ⊙
- HIGHWAY MONUMENT □
- UTILITY POLE ⊗

ARCHER

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