

## ADVERTISEMENT FOR BIDS

The Town of North Stonington, Connecticut is seeking proposals for Architectural/Engineering Services related to the new North Stonington Emergency Services Center at Norwich-Westerly Rd. and Rocky Hollow Rd. Request for Proposal documents may be obtained by contacting the Owner's Representative, Peter J. Springsteel Architect LLC, 860-572-7306, [peter.springsteel@snet.net](mailto:peter.springsteel@snet.net) or [from the Town's website, www.northstoningtonct.gov](http://www.northstoningtonct.gov). Proposals shall be delivered to the Owner at 40 Main Street, North Stonington, CT 06359 including (7) seven hard copies of the proposal and (1) one in digital form by 3:00 PM prevailing time Tuesday November 26<sup>th</sup>, 2013, in the Selectmen's office. Minorities/Women's business enterprises are encouraged to apply.

**PETER J. SPRINGSTEEL ARCHITECT, LLC**

105 STARR STREET  
MYSTIC, CT 06355  
Phone 860-572-7306

**NORTH STONINGTON CENTER FOR EMERGENCY SERVICES PROJECT**

Architect Request for Qualifications & Proposal

30 September 2013

**INTRODUCTION:**

The Town of North Stonington in partnership with the North Stonington Volunteer Fire Company Inc. and the North Stonington Ambulance Association Inc. are seeking qualified firms to provide Architectural Services for a new Emergency Services building to be located on land at the corner of Norwich-Westerly Road and Rocky Hollow Road in the Town of North Stonington.

Currently, Emergency Services staff and volunteers work out of two separate facilities located in town. Both structures are aging, undersized and deficient in many ways. The new facility will bring the two services, in addition to Emergency Management, Homeland Security and Emergency Operations Center, together under one roof and create a modern, functionally efficient and energy efficient working environment. The new structure has been conceived to serve the community for the next 40 years.

In 2008, a design firm was hired to study the town owned parcel and create a schematic site plan and building design representative of the programmatic needs and vision of the two emergency services groups. This design, with some modification, will serve as the basis for the next phase of the project. A copy of these drawings is available electronically.

The Town residents have voted to approve funding for this project. Long term financing for this project will be through a USDA Rural Development loan or through traditional bonding sources. The Town is ready to proceed and looks forward to engaging an Architectural firm on or about January 1<sup>st</sup>, 2014. The schedule also calls for construction to begin in the late summer of 2014.

**SCOPE OF SERVICES:**

1. The Architect shall provide comprehensive Licensed Professional Design services for the project as defined in the Introduction, using the 2007 AIA B101 Standard Form of Agreement Between the Owner and the Architect with Exhibits A and B. This Contract will be subject to review by the USDA.
2. The Architect shall be hired by the 1<sup>st</sup> Selectman with a recommendation by the Building Committee and answer directly to the Owner's Representative and/or the Building Committee Chair.
3. The Architect shall be responsible for the following tasks:
  - A. Familiarize him/herself with the Schematic Design Drawings & Outline Specifications, provided by the Owner, thoroughly prior to commencement of the work, along with the legal, safety and health requirements surrounding the project.
  - B. Provide Architectural Services within the Scope of Work defined below, including Geotechnical, Civil, Structural, Mechanical, Plumbing and Electrical Engineering Consultant Services by licensed State of Connecticut Professional Engineers.
  - C. The Scope of Work shall include the following phases:
    1. Meetings with the Building Committee on a regular basis as necessary.
    2. Refinement of Building Program including the addition of a fifth apparatus bay.

3. Subsurface Exploration.
4. Design Development with Cost Estimate.
5. Site Planning & Town of North Stonington Site Plan Approval.
6. Construction Documents & Long Form Specifications with Cost Estimate. These documents will be subject to review by the USDA.
7. Construction Administration including Review of Shop Drawings and Attendance at Weekly Construction Meetings.

D. The Scope of Work shall not include Schematic Design or Bidding Services.

#### QUALIFICATIONS & REQUIREMENTS:

1. The Architectural firm shall possess the following qualifications:
  - A proven track record of successfully completed Fire and/or Emergency Services building projects.
  - A proven track record amongst Consultants of successfully completed Fire and/or Emergency Services building projects.
2. The Architectural firm shall provide the following materials:
  - References and photos for a minimum of 3 completed Fire and/or Emergency Services projects.
  - Insurance Certificate for \$1,000,000 Errors & Omissions insurance policy.
3. The Architectural firm shall provide Estimated Costs for Architectural & Engineering Services broken down into the seven phases listed under Item C above, estimated reimbursable costs and hourly rates for Additional Services.
4. The Architectural firm shall provide a Firm Profile with Resumes of key personnel.
5. The Architectural firm shall provide a list of Consultants and their areas of specialty.
6. The Architectural firm shall be prepared to interview with the Building Committee. At this interview, firms will be encouraged to describe alternative design solutions to use the site more efficiently and to decrease construction costs without sacrificing the integrity and program of the building.

The selection of the Architect will be based upon the Firm's qualifications, successful experience in providing services for Emergency Services buildings and the Cost of Services.

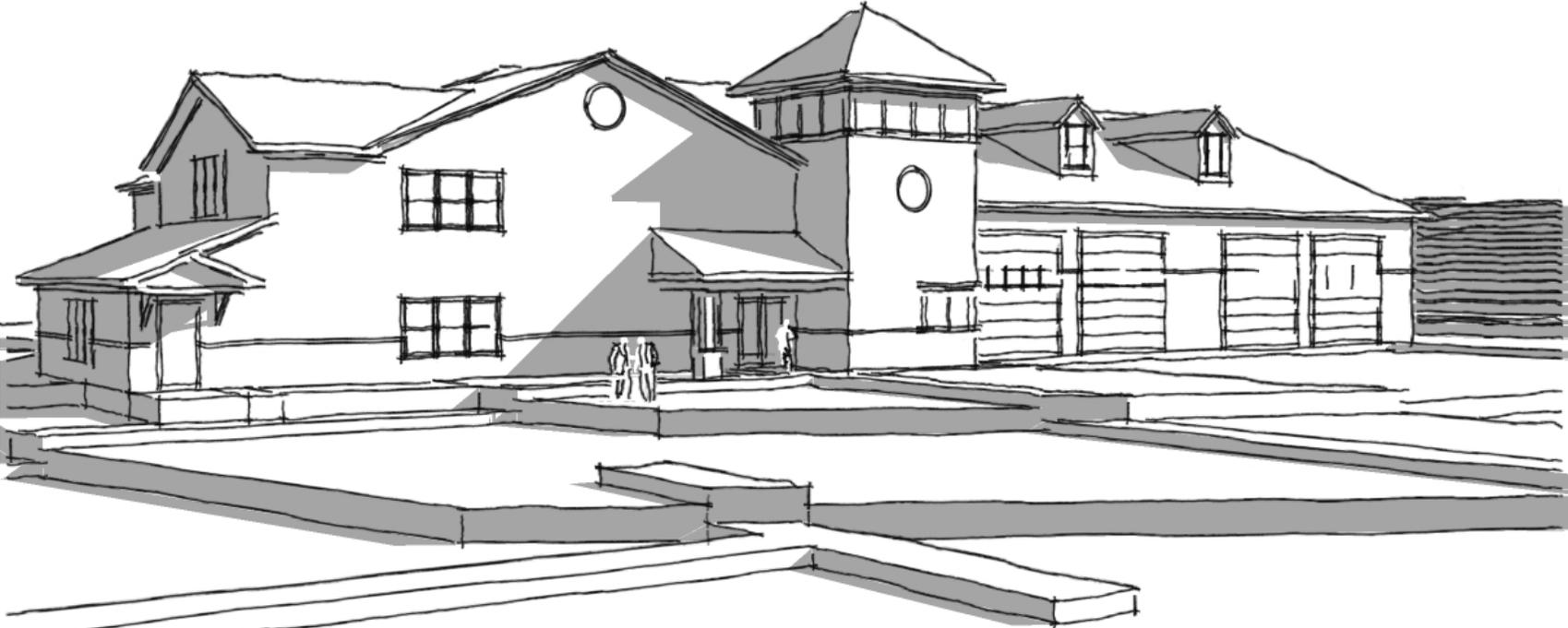
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**North Stonington Volunteer Fire Company Inc. and Ambulance Association**

Rocky Hollow Road  
North Stonington, CT 06359

November 18, 2008

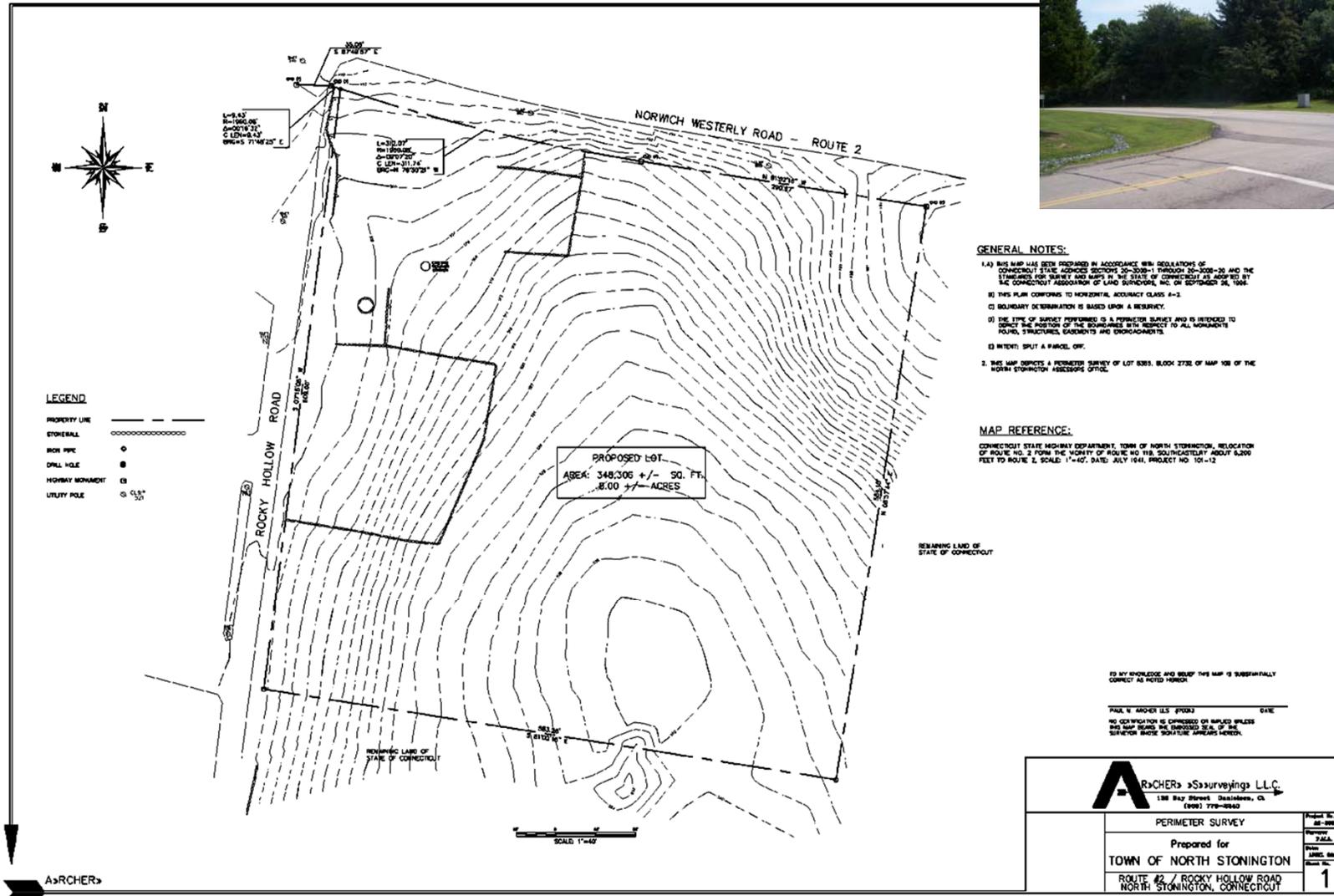


Prepared by

**AZZINARO · LARSON · ARCHITECTS**  
INCORPORATED

# Proposed Design Process of New Facility on New Site:

## Boundary Map of New Site:

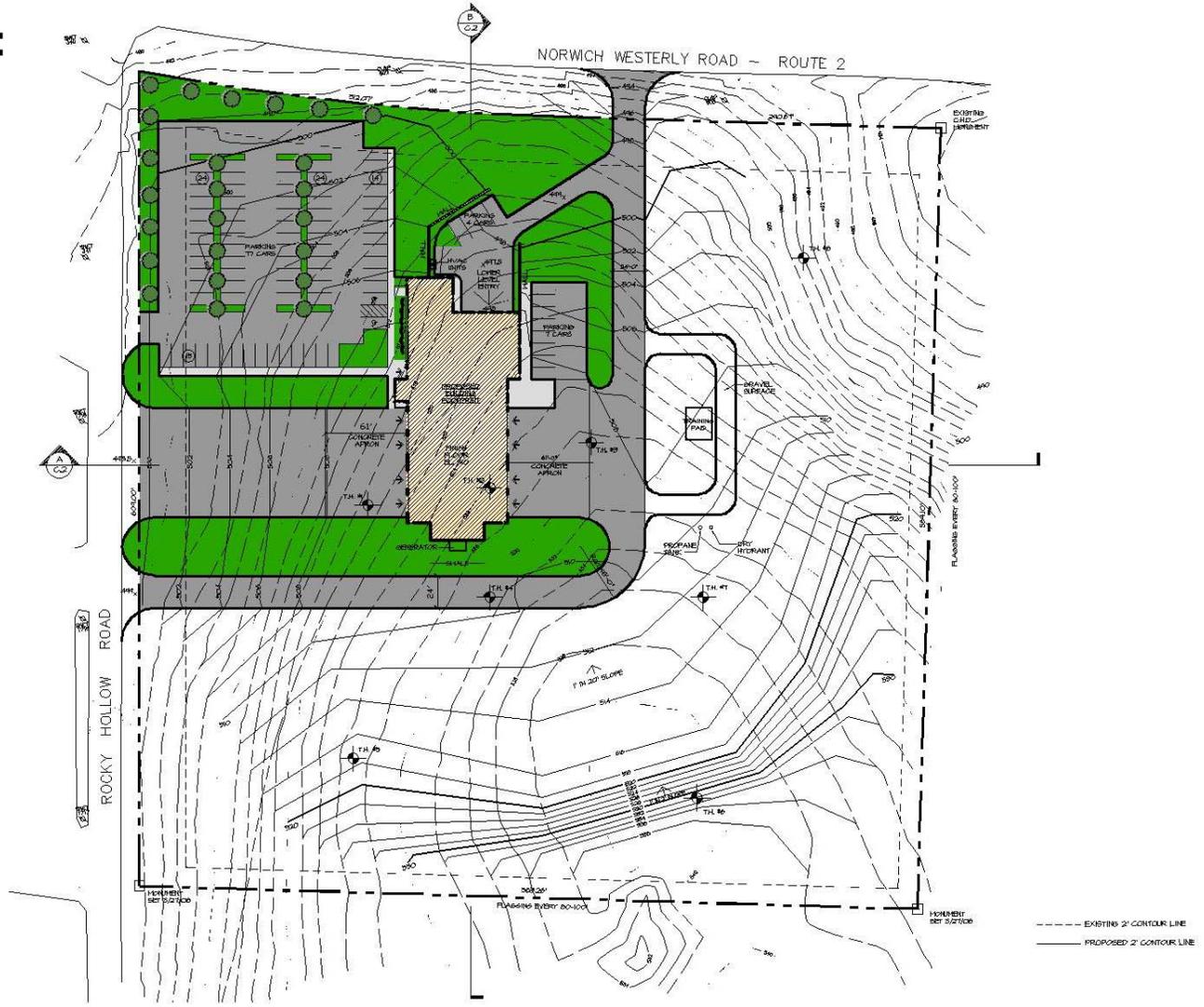


## **Design Concept:**

- Review all comments from previous designs and incorporate into final design.
- Remove existing grade contours to create a level surface, potential to sell off excess land material.
- Simplify floor plans, exterior building and roofing massing.
- Choose low maintenance and green building materials.
- Provide ease of pedestrian and vehicular circulation.
- Provide separate fire truck access to the site away from public access.
- Create walk out basement with limited retaining walls.
- Provide space for exterior training.

# Final Proposed Design for New Facility on New Site:

## Site Plan:



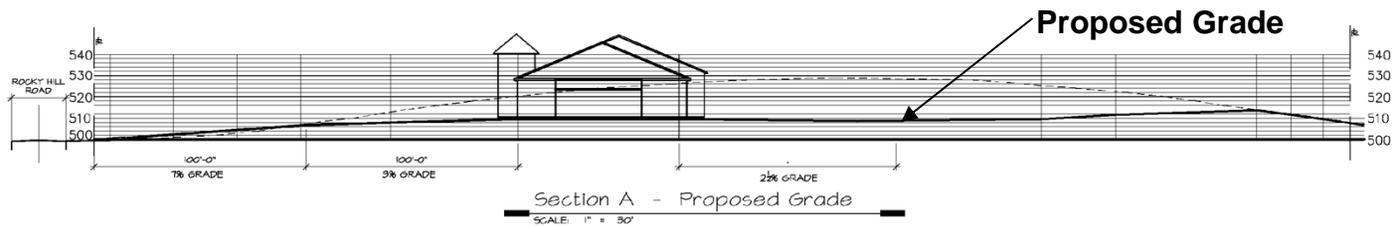
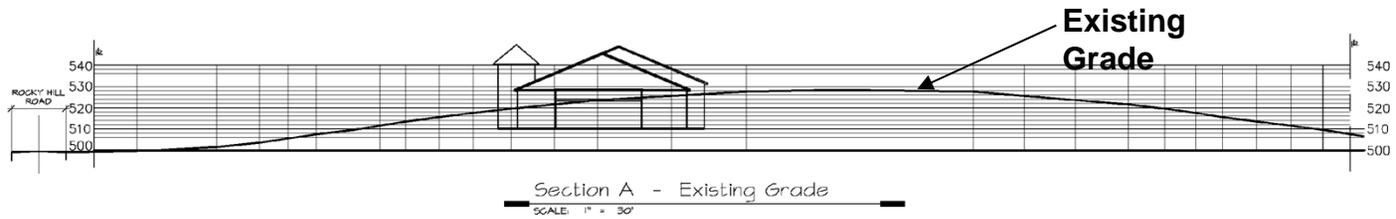
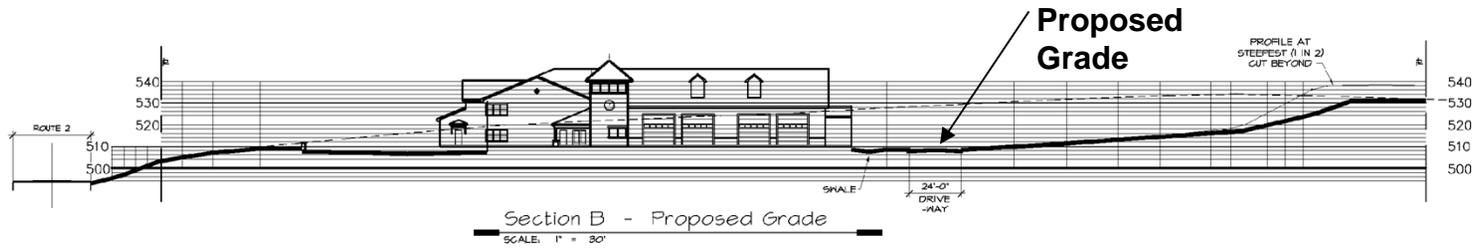
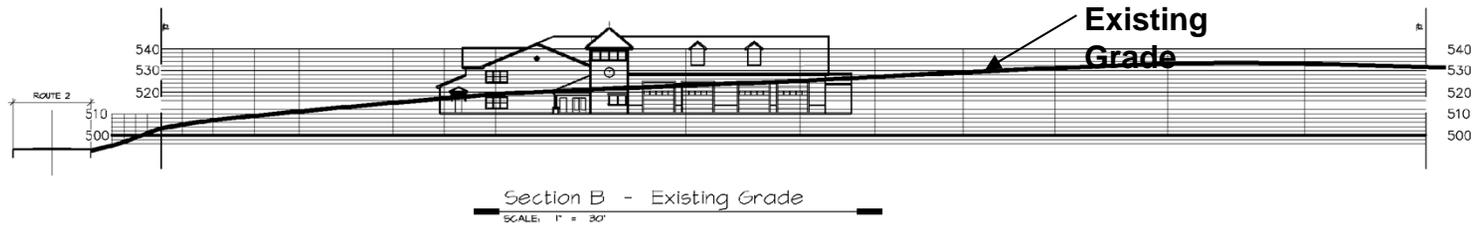
Proposed Site Plan  
SCALE: 1" = 40'

## Zoning and Land Use:

	Required	Provided
Zone	R-40, Aquifer Protection Overlay Area	
Setbacks	Front 35'-0" Left Side 35'-0" Right Side 15'-0" Rear 15'-0"	190'-0" 124'-0" 250'-0" 295'-0"
Maximum Height	40'-0" or 2-1/2 stories	44'-6"
Minimum Building Coverage (Density) impervious surface	15 % of total area	28 % of total area
Parking Per Square Footage	Business 1 per 300 sf Garage/Storage 1 per 500 sf Assembly 1 per 100	Business - $16268 / 300 = 55$ Garage - $7430 / 500 = 15$ Assembly Area - $1452 / 100 = 15$ <b>Total Parking = 85</b> <i>Actual = 89</i>

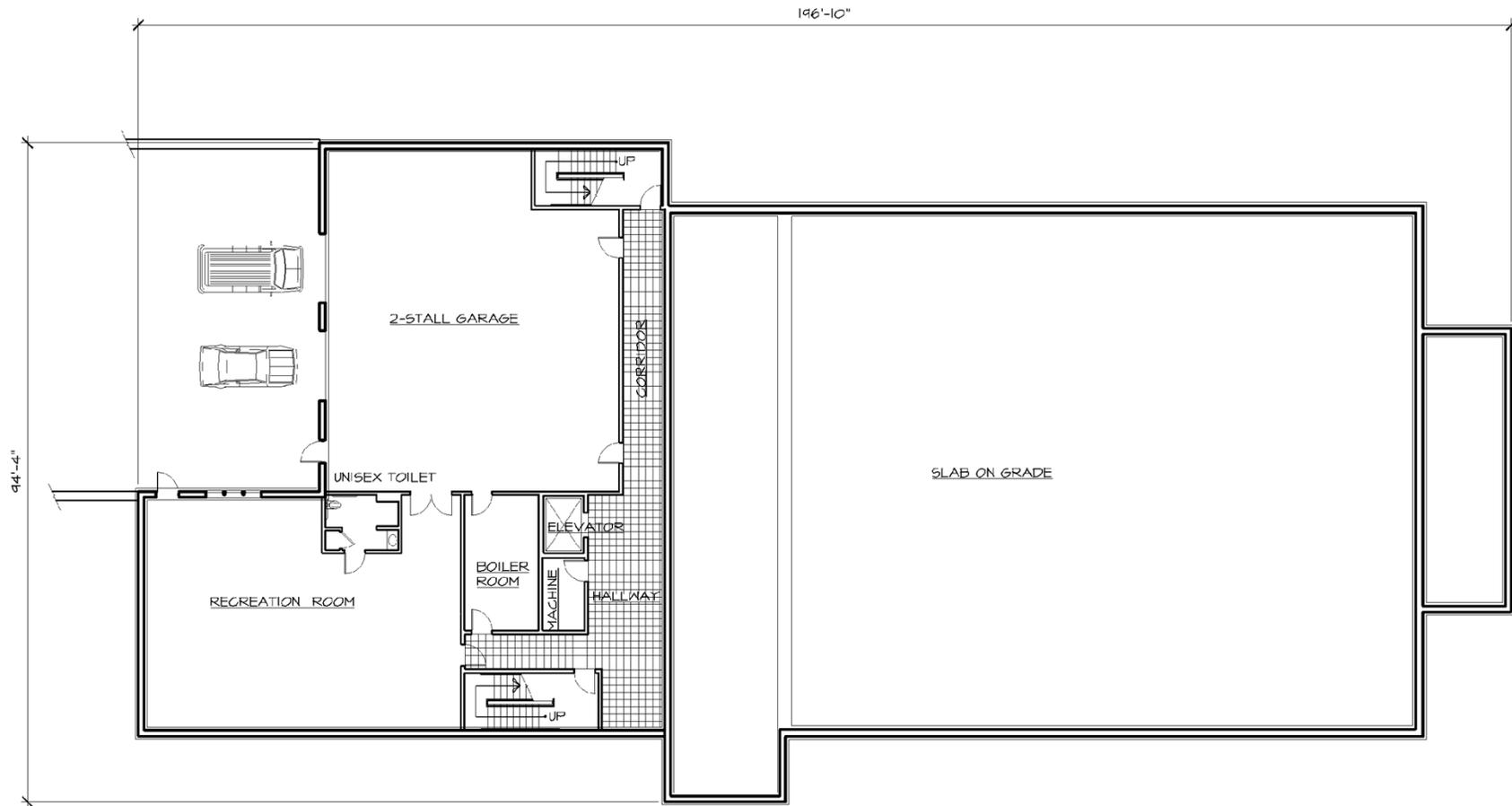
**Final Proposed Design for New Facility on New Site:**

**Site Sections**



# Basement Plan

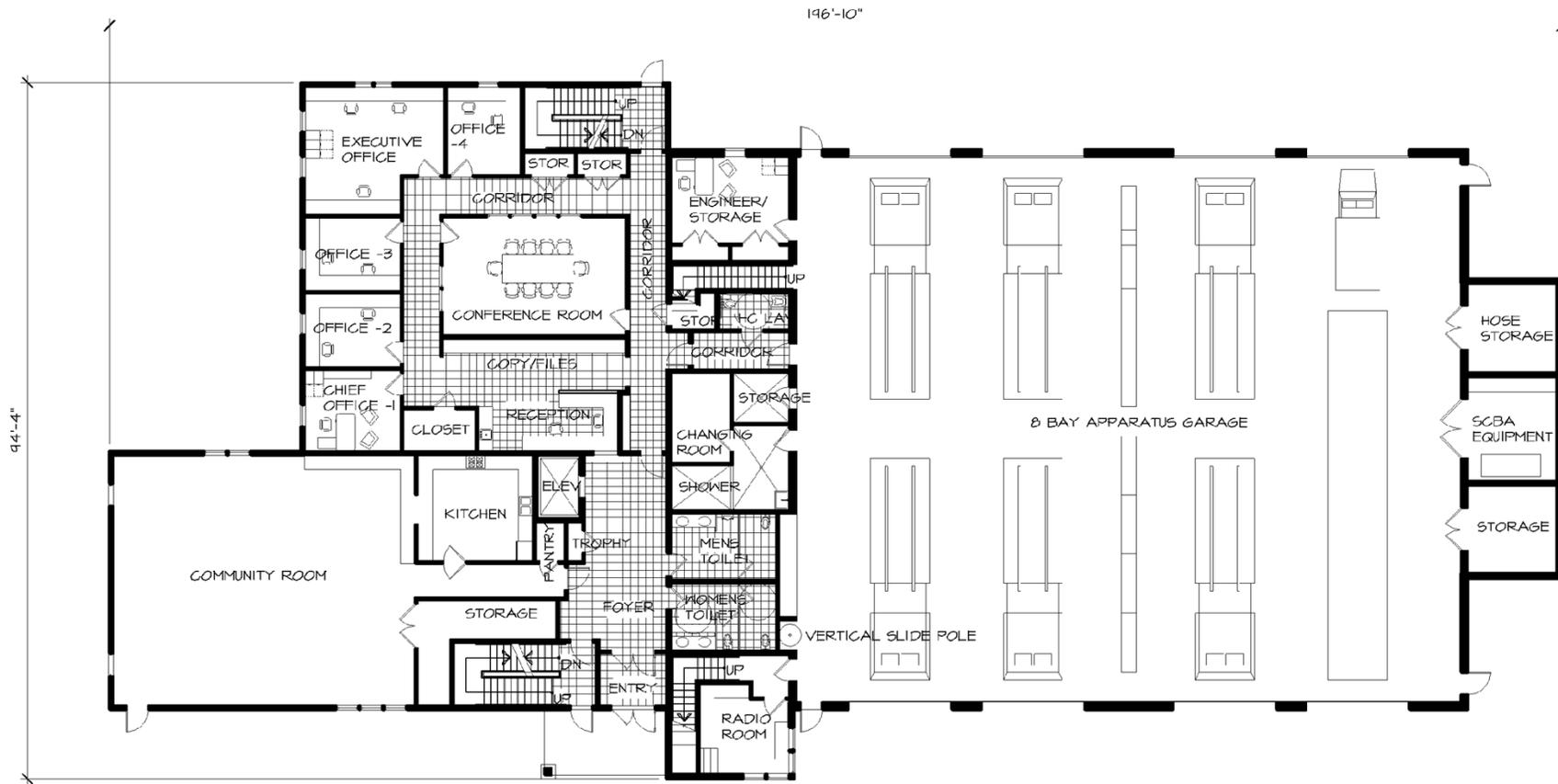
5,122 square feet



**Final Proposed Design for New Facility on New Site:**

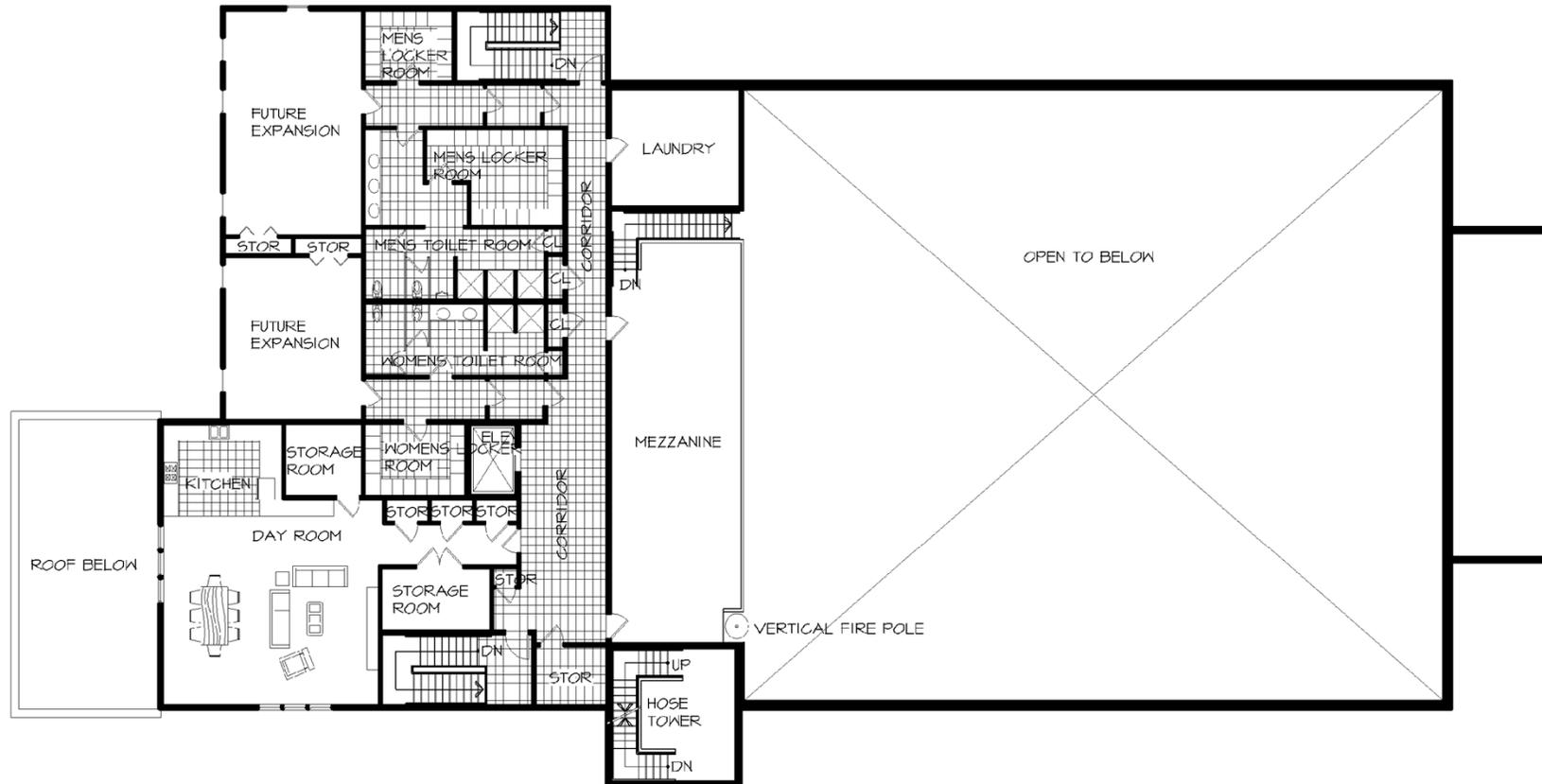
# First Floor Plan

14,058 square Feet



## Second Floor Plan

5,971 square feet



# Exterior Elevations

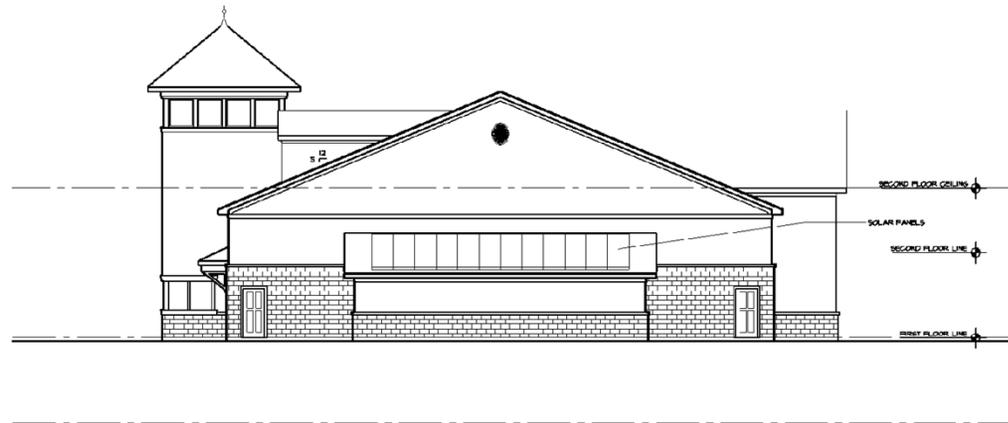


North Elevation  
SCALE: 1/8"=1'-0"



West Elevation  
SCALE: 1/8"=1'-0"

# Exterior Elevations



South Elevation  
SCALE: 1/8"=1'-0"



East Elevation  
SCALE: 1/8"=1'-0"

## Three Dimension Views



**Final Proposed Design for New Facility on New Site:**

**Three Dimension Views**



**Final Proposed Design for New Facility on New Site:**

**Three Dimension Views**



**Final Proposed Design for New Facility on New Site:**

**Three Dimension Views**



**Final Proposed Design for New Facility on New Site:**

**Three Dimension Views**

