

Bidder's Conference

June 1, 2016

Present Affordable Housing Committee (AHC) Members: Larry Schubert, Mike Colaneri, Glenn Hearn and Ted Jochsberger

Also Present: Dale Julier and Bea Phear (Community Preservation Committee members)

Bidders Present: Philippe Jordi and Derrell Bazzy (Island Housing Trust)

The Bidder's Conference was held on site at 565 Edgartown Rd. where the AHC members answered questions pertaining to the project.

Questions

1. **Town Funding:** Mike stated there are still some funds left in the Affordable Housing Trust (AHT) for predevelopment cost as well as undesignated funds that may be available. There is approximately \$30,000.00 in designated funds and \$150,000.00 in undesignated funds. All funds in the Trust will not be available as the funds are also for other ongoing expenses of the Trust.
Bea stated that the CPC considers this project a high priority and that the Bidders should complete an application for CPA funds and so should the AHT. She also said there will likely be a special town meeting in the fall.
2. **Short term developing cost:** Mike stated the predeveloping cost fund still holds approx. \$30,000.00. Some of the designated funds will likely be used for a larger water tank at the Fire Station to meet the fire hydrant needs for the project.
3. **Parking for Ballfield, Apron and Turn Circle:** There was a discussion of the parking needs and surface of the area for the ballfield. Larry stated they do not want it paved or specified lined parking spaces.
Other issue, the apron will need to be widened and possibly moved toward south west of the present apron. State road regulations for the apron allow for the 24' opening to the curb. This move will keep the project traffic out of the ballfield parking area.
Turn Circle must stay, as the Fire Chief has requested it stay. It may be moved to the west some feet but there is a no cut 50ft. line from the west property line for abutters' privacy. This leaves approx. 30 ft. movability for the circle.
4. **Septic:** Does it have to be a DE nitrogenized system? As AHC understands it does not as the property is large enough for 22 bedrooms. But this may change and if it is referred to the Martha's Vineyard Commission it may be required. Bidders may wish to submit a plan with both design options (Title 5 and the DE nitrogenized system).
5. **Storage:** This is not specified as to how to be handled in the RFP but that there should be some form of storage for each apartment as well as the management of the rentals. This may be one building or another design.
6. **Concept Design:** The AHC and CPC like the concept design as it fits into the neighborhood and is esthetically pleasing but is a concept not a requirement.
7. **Solar:** This is a large expense stated the bidder present. It is not a requirement but would be a bonus to the project several people believe. It may be a cost that could be included in the response separately.
8. **Specs included in RFP:** One of the issues that was brought up when discussing specs was the use of dryers and the expense of the combo washer dryer. At that AHC meeting member Vickie

Thurber made a point that within the specs it state there will be outside vents for regular household dryers and that this requirement be followed. Rhonda reminded everyone the specs are not an example as other attachments in the RFP package are but what the AHC specifically voted they wanted carried out.

Conference ended at 10:45 AM

Respectfully submitted by Rhonda Conley