



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.org P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

LAND USE AND BUILDING MANAGEMENT COMMITTEE

MEETING AGENDA

WEDNESDAY, DECEMBER 5, 2018

7:30 PM at NORWALK CITY HALL, ROOM #A333

- I. ROLL CALL**
- II. PUBLIC PARTICIPATION**
- III. MINUTES OF PREVIOUS MEETING(S)**

November 7, 2018

IV. OLD BUSINESS

- A. City owned parking lot on West Avenue located adjacent to the old Norwalk YMCA
 - 1. **“a. Review and recommend approval of the proposed disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 - 340 and 350 West Avenue) to Norwalk Hospital Association;**
b. Refer recommendation to the Planning Commission for Section 8-24 Review;
c. Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 - 340 and 350 West Avenue) to Norwalk Hospital Association. Terms and conditions shall be as outlined in Alan Lo’s memo dated November 30, 2018.”

V. NEW BUSINESS

- A. 98 South Main Street

1. Establish a Committee to evaluate/negotiate with Riverbrook Regional YMCA on their proposal to lease 98 South Main Street.

B. Building Management

1. Review bid result for the Phase I Ben Franklin Center roof replacement project and refer the following to the Common Council for approval:
“a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with A-Preferred Construction, LLC for Phase I of the Ben Franklin Center Roof Replacement Project for a total not to exceed \$186,550.00. Funds are available from account #09197100 5777 C0295 and #09197100 5777 C0476
b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$18,655.00”

VI. MISCELLANEOUS/DISCUSSION ITEMS

1. Update on various school construction projects.

Prepared by Alan Lo
Dated: November 30, 2018

**CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT COMMITTEE
NOVEMBER 7, 2018**

ATTENDANCE: Tom Livingston, Chair; Greg Burnett; Doug Hempstead; Nick Sacchinelli; Beth Siegelbaum; Barbara Smyth

STAFF: Alan Lo, Building & Facilities Manager

OTHERS: Tom Hamilton, Chief Financial Officer NPS; Brenda Meyers, Chief Academic Officer, NPS; James Giuliano, Consultant

I. ROLL CALL

Mr. Livingston called the meeting to order at 7:30 p. m. A quorum was present.

II. PUBLIC PARTICIPATION

No member of the public came forward.

III. MINUTES OF PREVIOUS MEETING

October 3, 2018

Page 3 Change "a public hearing which is scheduled for October 3, 2018. After the public..." to "a public hearing. After the public..."

Change "Mr. Morris" to "Mr. Gross"

Page 4 Change "PBBs" to "PCBs"

Page 5 Change "is a serious" to "could be"

**** MS. SMYTH MOVED TO APPROVE THE OCTOBER 3, 2018 MINUTES AS AMENDED.**

**** THE MOTION PASSED WITH FIVE VOTES IN FAVOR AND ONE ABSTENTION (MR. SACCHINELLI).**

VI. MISCELLANEOUS/DISCUSSION ITEMS

A. Board of Education – general discussion regarding student enrollment as relates to school facilities improvement plan.

Mr. Tom Hamilton gave a capital projects update. He referred to the Board of Education Strategic Operating Plan Objectives. He stated that we seek to create educationally robust school and program choices for students and parents that meet diverse needs and interests. He stated that we are creating theme-based intra-district magnet schools. There will be K-8 schools of choice. We are developing the International Baccalaureate K-12 Pathway.

Mr. Hamilton stated that we plan on multiple high school pathways, related electives, and capstone requirements. He stated that plans for a year-round school are being discussed. He stated that there are

small learning communities like NECA, CGS, Digital & Media Pathway, and the Health Sciences Academy. He stated that we seek to expand music and art offerings and experiences.

Mr. Hamilton stated that districtwide capacity has been assessed in conjunction with Silver/Petrucelli. He stated that we are projected to need about 900 seats at the K-5 level than we currently have available. He stated that actual enrollment since 2015 is running ahead of Milone & MacBroom projections.

Mr. Hamilton provided a chart with enrollment history and projections from 2015-16 to 2015-26 for all schools in the districts. The chart showed % capacity at each school.

Mr. Hempstead stated that he would like to see the actual number of students enrolled at each school. He stated that you will be adding classrooms but in 2023-24 we are still behind 705 seats. He stated he would like to see a chart showing when we have a net gain in seats.

Mr. Hamilton stated that the 900 seat deficit, according to the projections, would go on for some time. This is the justification to say that we can't get by on having portables. We need to build additional capacity for the district. Mr. Lo stated that the projections assume no improvements to facilities.

Mr. Giuliano stated that added seats at Ponus are students that came from other schools. Jefferson and Columbus work is done first, and you will not see an immediate gain in seats. Mr. Hamilton stated that swing space is going to be used as each school is worked on. Net increases in seats depend on the timeline. He stated that some issues with facility work make it difficult to make projections on when seats are added. Mr. Hempstead stated that we could track the progress and see on the timeline when seats are being added.

Ms. Brenda Myers stated that we are monitoring school enrollments on a month to month basis. Right now, we are running ahead of pace by 100 students. By year end, we will be even farther ahead of projections. How many seats we have live analysis has not been completed. We have to put it against the construction schedule.

Mr. Burnett stated that projections show us at 900 seats short. He stated that he would like to see inflection points based on school construction and how the numbers will differ each year. He stated that we do not see the point at which the 900 seat deficit is expected to reach zero.

Mr. Burnett stated that we are getting requests to approve appropriations for various school projects, but no one is showing us how the projects are impacting the numbers.

Mr. Hamilton stated that we are executing the plan put in place by the City. We do not have it laid out in a graph or table because the time table on facility improvements can change. We are adding seats to address the deficit of 900 seats.

Mr. Burnett stated that we need to know the timeline with the number of students enrolled in each school. Mr. Hamilton stated that he is glad to share information and get feedback, but the responsibility for the school construction projects lies with the Board of Education.

Mr. Burnett stated that the lack of information given makes it difficult for us to approve appropriations in the millions of dollars. Mr. Hempstead stated that present enrollment with projections on the numbers of students enrolled. He stated that he understands there will be changes in the timeline, but we can see our progress. We can hold off on projects if the numbers unexpectedly start to go down.

Mr. Hamilton gave a review of the four major building projects. He stated that the Ponus Ridge Middle school becomes a K-8 STEM intra-District Magnet school with the addition of a lower school and renovation of the upper school.

Mr. Hamilton stated that the Columbus Elementary School moves to the Nathan Ely site and becomes a K-8 intra-district magnet school. Jefferson Elementary School Pre-K-5 will be remodeled as a new neighborhood school. The new Pre-K-5 Global IB Academy will be at the old Columbus site.

Mr., Hamilton stated that the Ponus Ridge lower school, first preference will be given to current Jefferson students. Second preference will be given to Kendall and Fox Run students. The remaining seats will be subject to a District-wide lottery.

Mr. Hamilton stated that at the upper school, first preference will be given to advancing lower school students. Second preference will be given to Kendall, Fox Run and Jefferson students. The remaining seats will be subject to a District-wide lottery.

Mr. Hamilton stated that at the New Columbus PK-8 at the Nathaniel Ely Site neighborhood preference will be given to student in the immediate neighborhood walk zone designed to accommodate up to 290 neighborhood students. The remaining 190 seats will be subject to a District-wide lottery.

Mr. Hamilton stated that Jefferson Elementary school will be renovated as new and reopened. It is intended to be operate purely as a neighborhood based school within slightly modified boundaries.

Mr. Hamilton stated that at the New Global Academy IB School, neighborhood preference will be given to students in the immediate neighborhood walk zone. The remaining students will be subject to a District-wide lottery.

IV. OLD BUSINESS

A. City owned parking lot on West Avenue located adjacent to the old Norwalk YMCA

1. "Review and consider the proposal from Norwalk Hospital Association for the disposition of City owned West Avenue parking lot located directly across the main entrance to Mathews Park (340 and 350 West Avenue)"

Attorney Liz Suchy stated that we met with the historic district yesterday evening, and discussed the yellow house. She stated that it is not feasible to leave the house where it is. It is not feasible to work it into our hospital plan. She stated that the historical commission wants the house to be memorialized. Her clients are willing to incorporate the history of the house into a display at the hospital.

Atty. Suchy stated that the hospital is willing to continue the use of their parking for event overflow parking. We have made parking available on nights, weekends, and on holidays. Mr. Gross stated that we get parking requests for overflow parking and we do our best to accommodate the event organizers. Mr. Livingston stated that he would like an official agreement in place so that the City knows that overflow parking will continue to be available.

Mr. Hempstead stated that he would like assurances that the "Center for Healthy Living" goes forward and the spot does not sit idle. A reverter clause would help. Atty. Suchy stated that it went out to bid and the property was assessed. The appraisal would have to be redone if a reverter clause was included. Mr. Livingston stated that he is against a reverter clause, but a right of first refusal does not seem unreasonable. Mr. Sacchinelli stated that we should protect the City's interest in the property.

2. Executive Session

**** MR. HEMPSTEAD MOVED TO ENTER EXECUTIVE SESSION.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting entered executive session at 8:55 and returned at 9:13 p. m.

Mr. Livingston stated that we have concerns about the proposal. He stated that we would like to see the parking arrangement memorialized. He stated that we would like assurances that we don't end up with the hospital sitting on the property without anything being done.

V. NEW BUSINESS

A. School construction projects

1. Review proposed amendment to Construction Solutions Group's contract and refer recommendation to the Common Council for action:

"Authorize the Mayor, Harry W. Rilling, to execute an Amendment to Construction Solutions Group, LLC's contract to provide additional staffing for Program Management Services for school construction projects:

Fiscal Year 2018/2019	\$	8,276
Fiscal Year 2019/2020	\$	141,438
Reimbursable Expenses	\$	18,500

Funds are available in account #09175010 5777 C0585

Mr. Giuliano stated that due to the excessive amount of work and attendance required at meetings, additional manpower will be required to manage the school construction projects currently under way. He stated that an assistant project manager will work three days per week to assist in the management and construction process as well as perform miscellaneous administrative duties.

**** MR. HEMPSTEAD MOVED TO AMEND THE AUTHORIZATION TO READ AS "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO CONSTRUCTION SOLUTIONS GROUP, LLC'S CONTRACT TO PROVIDE ADDITIONAL STAFFING FOR PROGRAM MANAGEMENT SERVICES FOR SCHOOL CONSTRUCTION PROJECTS FOR A SUM NOT TO EXCEED FOR SERVICES AS NEEDED:**

FISCAL YEAR 2018/2019	\$	8,276
FISCAL YEAR 2019/2020	\$	141,438
REIMBURSABLE EXPENSES	\$	18,500

FUNDS ARE AVAILABLE IN ACCOUNT #09175010 5777 C0585

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. HEMPSTEAD AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO CONSTRUCTION SOLUTIONS GROUP, LLC'S CONTRACT TO PROVIDE ADDITIONAL STAFFING FOR PROGRAM MANAGEMENT SERVICES FOR SCHOOL CONSTRUCTION PROJECTS FOR A SUM NOT TO EXCEED FOR SERVICES AS NEEDED:**

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FUNDS ARE AVAILABLE IN ACCOUNT #09175010 5777 C0585

**** THE MOTION PASSED UNANIMOUSLY.**

VI. MISCELLANEOUS/DISCUSSION ITEMS

B. Update on various school construction projects.

Mr. Lo stated that we are experiencing delays with the Cranbury Boiler replacement. Mr. Giuliano stated that the installer has been troublesome. He does not have a sense of urgency with the project. He stated that he has been put on notice. We reached out to another company to help the installer with the project.

Mr. Burnett stated that he would like the school project update list to include completing date including Month and Year and actual costs.

ADJOURNMENT

**** MR. SACCHINELLI MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:47 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services

City of Norwalk
Land Use & Building Management Committee
November 7, 2018
Page 5 of 5



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Alan Lo, Buildings and Facilities Manager
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Norwalk City Hall
125 East Avenue, PO Box 5125
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TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : **DISPOSITION OF WEST AVENUE PARKING LOT
(#340 & #350 WEST AVENUE)**

DATE: NOVEMBER 30, 2018

In response to the City's Request for Proposals, the City's Purchasing Department received one proposal on October 29, 2018 for the disposition of city owned West Avenue parking lot located directly across from the main entrance to Mathews Park. This parking lot consists of two parcels identified on Norwalk Tax Assessor's map as District 1, Block 8, Lot 15 & 39. The addresses of the properties are 340 and 350 West Avenue. Currently, this parking lot has approximately 50 parking spaces.

The proposal was submitted by Norwalk Hospital Association who is the current property owner of the old YMCA property. With the acquisition of the parking lot, Norwalk Hospital proposes to develop a mixed-use "Center for Healthy Living". This development will include medical offices, assisted living and memory care senior living facilities, and a center for wellness promoting healthy living. Attached are excerpts from the proposal. Norwalk Hospital is offering appraised value for the parking lot. It is important to note that the properties were surplus properties from the construction of Route 7 and abandoned Stevens Street. The State placed a public use restriction on the properties when the City acquired the properties. Therefore, as part of the disposition, the City will coordinate with the State to remove the deed restriction, to complete the roadway abandonment process and to modify the property lines necessary to establish a consistent right-of-way width for the existing bike trail.

The proposed disposition had been a topic of discussion at recent Land Use and Building Management Committee meetings. Subsequent to Committee discussions and responses from the Hospital, the following are the latest terms and conditions:

- Purchase price will be at the appraised value of \$950,000 with the City providing a payment to the State for the release of the Deed Restriction in the amount of \$176,000;
- The City will waive its Rights of First Refusal for the purchase of the two small State owned areas along the bike trail;
- The State and/or the Hospital will provide the City with various easements necessary to maintain the width of the bike trail;
- The Hospital shall obtain a U.S. Department of Interior, Level III historical report. Additionally, within the interior of the new development, the Hospital shall incorporate a photo gallery to document some of the historical significant structures on West Avenues as well as the overall historical character of street;
- The Hospital shall execute an agreement or establish a procedure acceptable to the City for the continued use of the parking lot for Mathews Park special event overflow parking prior to the start of construction. Additionally, upon completion of the new development, the Hospital shall coordinate with the City (Department of Recreation and Parks) to provide minimum of 30 to a maximum of 50 parking spaces within its parking structure for Mathews Park special event overflow parking; and
- Complete roadway abandonment process of Stevens Street in order to provide clear title for the parking lot;

ACTION REQUESTED:

- a. **Review and recommend approval of the proposed disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 - 340 and 350 West Avenue) to Norwalk Hospital Association;**
- b. **Refer recommendation to the Planning Commission for Section 8-24 Review;**
- c. **Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 - 340 and 350 West Avenue) to Norwalk Hospital Association. Terms and conditions shall be as outlined in Alan Lo's memo dated November 30, 2018.**

Experience: Purchaser has extensive experience in development and construction of medical facilities on its hospital and network campuses in Norwalk and throughout western Connecticut. Examples of such projects as set forth on Exhibit B attached.

Use: The Property is adjacent to the YMCA parcel (370 West Avenue) currently owned by Purchaser. The purpose of the acquisition of the Property that is the subject of this RFP, (District 1, Block 8, Lots 15 and 39) is to aggregate the 0.48 +/- acre Property with the YMCA parcel and develop the combined site into a mixed-use "Center for Healthy Living" project (the "Project"). The Project will also include two parcels of land owned by the State of Connecticut, which equal approximately .20 acres within the site. The aggregation of the various parcels will result in a 2.92 acre site for the development of the Project. Once the underlying parcels are acquired from the State and the City, Purchaser intends to enter into a long-term ground lease with Maplewood Norwalk Development, LLC (an affiliate of Maplewood Healthcare, LLC) the master developer of the Project. Maplewood Healthcare is an integrated medical office and healthcare developer and real estate partner for health systems, hospitals, medical groups and academic medical facilities providing long term solutions to the ever-challenging landscape of healthcare climate changes. It has developed and managed parcels in Darien, Danbury and in other Connecticut and national communities

The 254,000 rentable square foot Project is intended as a mixed-use "Center for Healthy Living" development, structured with a condominium regime consisting of approximately 154,000+/- rentable square feet of medical office, 72,600+/- rentable square feet of senior living, including assisted living and memory care and 17,000+/- rentable square feet of a center for wellness promoting healthy living, along with a shared parking structure and lobby. Purchaser will be the sole tenant for the medical office component of the Project, consisting of quality clinical space for multi-specialty practices and an additional variety of medical services, including without limitation, radiology, pediatrics, pulmonary, obstetrics, cardiology and primary care. Maplewood Senior Living will be the sole tenant in the senior living component of the Project, consisting of approximately 72 resident rooms and other complimentary senior living uses. The tenancy for the retail component is to be determined but will be a wellness center with a mix of services to foster interpersonal connections and intergenerational interaction to intermingle with, and complement, the surrounding neighborhoods.

Projected Costs: The anticipated development cost of the Project is as follows:

Hard Costs:	\$93,500,000.00
Soft Costs:	\$7,500,000.00
Entitlement/Acquisition and other costs	\$3,000,000.00
Total Costs	\$104,000,000.00

Schedule: The anticipated development schedule of the Project is as follows:

Closing Date:	January 2019
Entitlements:	June 2019 - September 2019
Building Design:	November 2018 – December 2019
Pre-construction:	November 2018 - December 2019
Demolition:	June 2019 - September 2019
Construction:	September 2019 – Third Quarter, 2021
Project Completion:	Third Quarter, 2021

Approvals/Permits: Purchaser acknowledges that the Property is located in the Central Business Design District Subarea B Zone ("CBDB") and that further approvals and permits will be required to complete the Project. The contemplated components of the project are uses permitted by special permit in the CBDB zone. Since a portion of one of the parcels to be acquired from the State of Connecticut is currently zoned AAA Residence, an application for zone change from AAA Residence to CBDB must be submitted and approved. The application for zone change must be reviewed and acted upon by the Planning Commission and then reviewed and acted upon by the Zoning Commission. Both the zone change and special permit applications have mandatory public hearings. It is anticipated that the process to secure approvals from the Zoning Commission for the zone change and special permit, which will be reviewed simultaneously, will take 3-4 months after the filing of a complete application accompanied by survey, site plan, civil engineering plans, architectural floor plans, elevations and sections, landscape/lighting/signage plans, traffic and drainage reports, among other documents. At the same time, the Project will undergo review (with plan revisions) by various municipal departments including, but not limited to, fire, public works, health, redevelopment, First Taxing District water department and Water Pollution Control Authority. It is likely that the chief building official of the City of Norwalk will also conduct a Code Enforcement Administration Committee ("CEAC") meeting, and peer review on architecture and traffic will likely be imposed by the Zoning Commission. Moreover, the State of Connecticut, Department of Transportation Office of State Traffic Administration ("OSTA") will also review the project for the purposes of issuing an OSTA approval. That process will commence prior to or at the time of filing of the zone change and special permit applications and will conclude after an approval is granted by the Zoning Commission.

Architect: Gensler Architecture, Design and Planning, P.C. has been selected to provide design services for the Project. Gensler is a global architecture, design, and planning firm and is widely recognized as the world's leading collaborative design firm with extensive experience in the design of innovative health care and senior living facilities.

Construction: The proposed construction methodology for this property will involve a single builder/general contractor that will engage subcontractors as necessary.

Value to City: Purchaser recognizes and appreciates the obligation of the City to evaluate Purchaser's proposal based on the best interest of the City. As the City evaluates Purchaser's proposal in light of criteria such as (i) overall urban development/improvement goals; (ii) secondary benefits relating to potential positive impact on nearby developments and financial benefits to the City; and (iii) social and community benefits from the development of these parcels, Purchaser requests that the City consider the following:

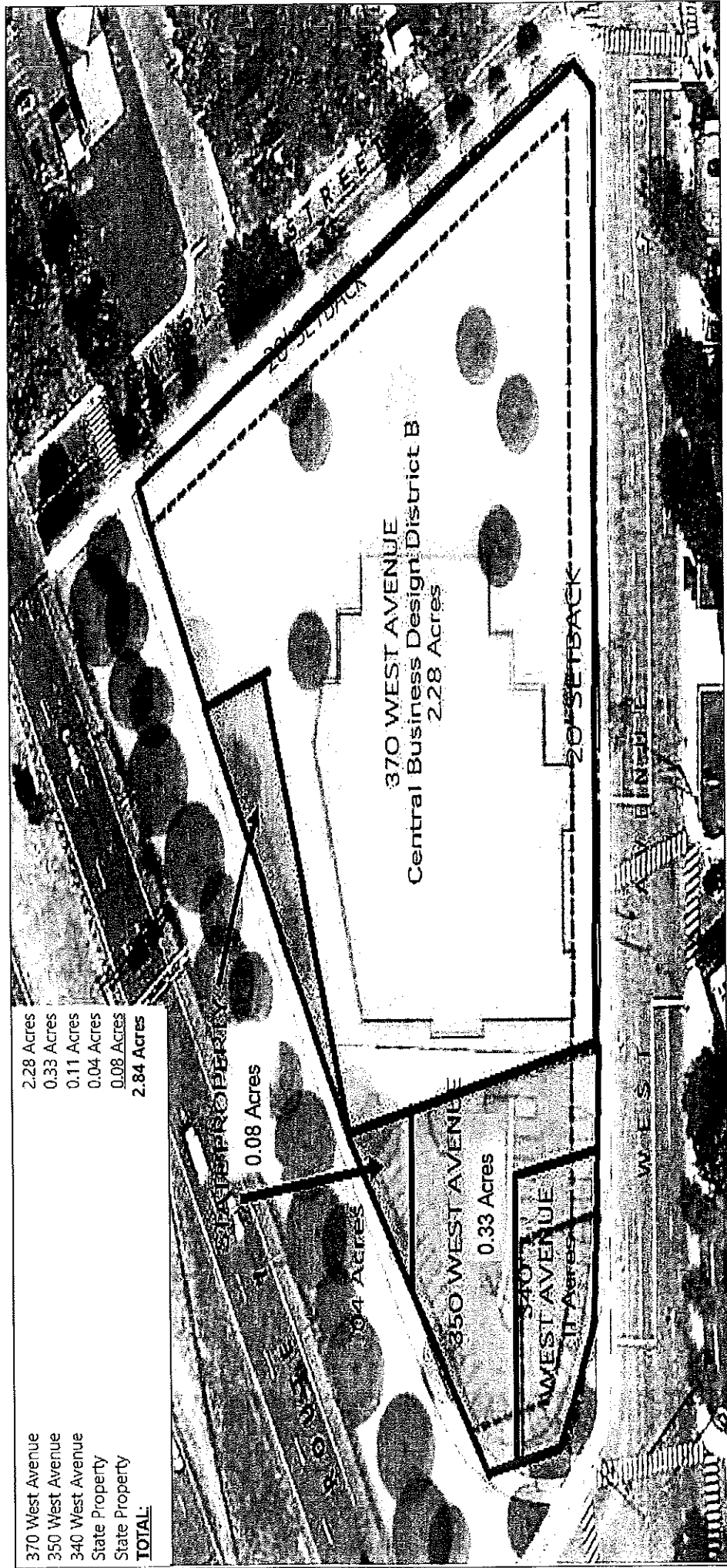
- The Project will enhance and become an integral aspect of the new and anticipated development and improvements along the West Avenue development corridor in Norwalk by virtue of the services provided through the medical and retail aspects of the Project. Further, the connectivity with the surrounding community that is being consciously designed into the Project exemplifies modern urban development standards and goals.
- Purchaser anticipates that in addition to construction and other jobs typically generated by the construction of a \$100,000,000+ project, the completed Project will generate approximately 300-350 new permanent jobs in Norwalk between the medical, senior living and retail components of the Project.
- Purchaser anticipates that in addition to the tax revenue generated by the purchase of goods and services required for the construction of a \$100,000,000+ project, upon completion, the Project will also produce approximately \$1,000,000 in new annual tax revenue for the City.
- The Project will support places for social interaction, preventative healthcare and medical treatments, wellness education and counseling, continuing education and general fitness.
- The Project will help bridge the gap between senior living and healthcare sectors, and go beyond the typical provision of clinic and exercise spaces to address dimensions of the whole person - wellness, emotional, environmental, intellectual, physical, occupational, spiritual, social and financial.
- The Project is being designed to address changing consumer demands, leverage partnerships, reach a greater cross section of the community, offer greater choice, and to create a differentiator from the competition. By combining various programs, services and spaces that support the whole person wellness, this new building typology has evolved to address many issues facing the industry today including longer life expectancies and the rapid aging of America; a new definition

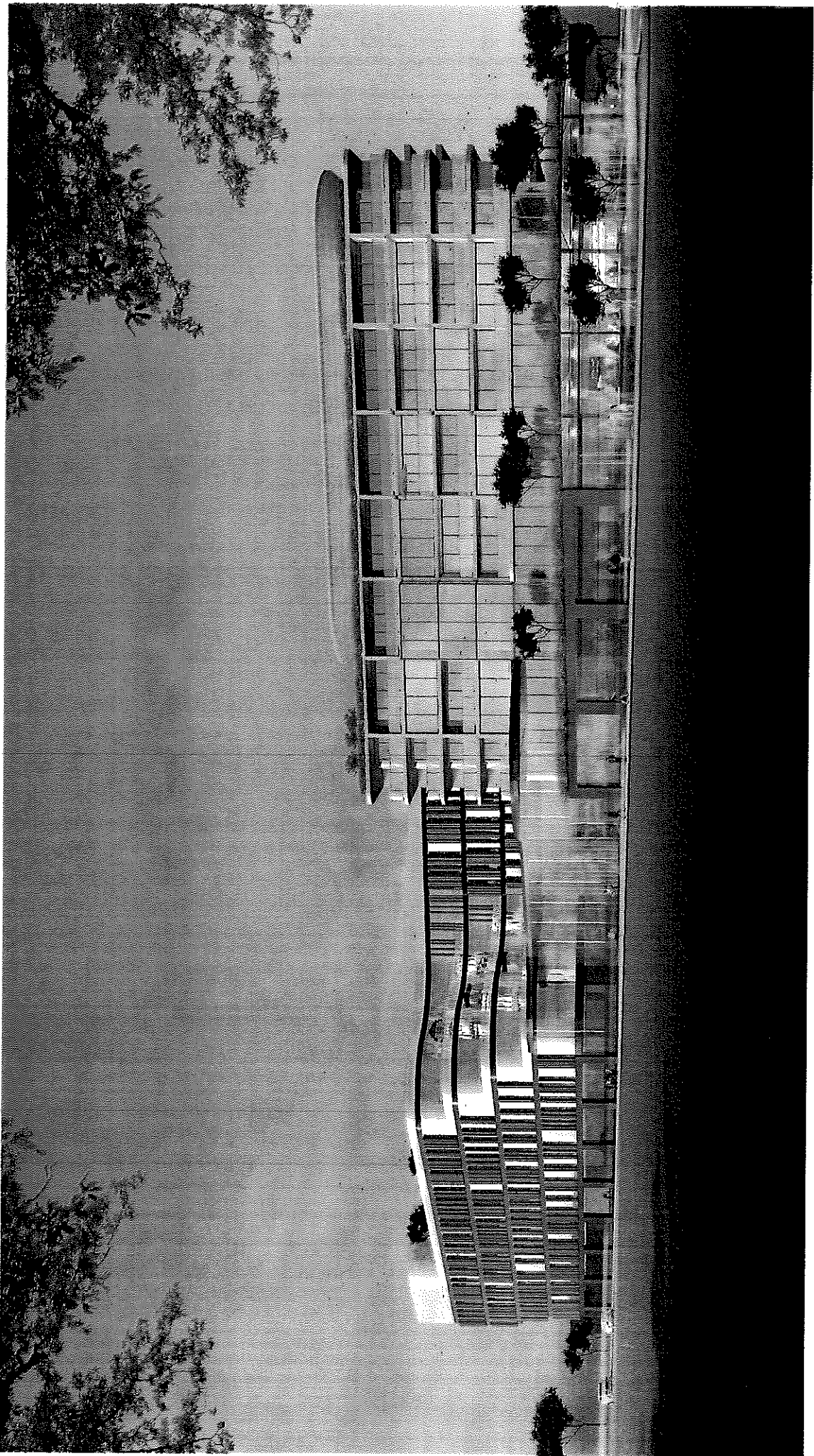
of health that consider not just living longer but living long and well; a changing market that is interested in greater choice, opportunities for engagement, and alternatives to traditional healthcare models; the growing costs for care and changes in reimbursement; seniors aging in community; and the need for care/service providers to offer products that are economically, socially and environmentally sustainable.

- The development will be a community hub that connects and brings people together in a sustainable environment that fosters interpersonal connections and community vitality creating a seamless transition from illness to wellness leveraging partnerships and engaging the surrounding neighborhoods to expand service delivery, support aging in community, and promote naturally occurring intergenerational interactions.

Next Steps:

Purchaser looks forward to the City's review process and hopes to have the opportunity to assist with the City's review by way of providing additional information as requested and/or in-person interviews. Ultimately, Purchaser is committed to working with the City to complete the contracting process in a professional and reasonable manner and to promptly and efficiently close on the Property.





STATE OF CONNECTICUT
FORMERLY
ANNA GUTHMAN
CERTIFICATE OF CONDEMNATION
VOL. 646, PG. 536
102-115-112

N/F
A HAYS KELLY

N/F
THE NORWALK HOSPITAL
ASSOCIATION

STATE OF CONNECTICUT
FORMERLY
CHARLOTTE MAY NOTCHKISS PALMER
CERTIFICATE OF CONDEMNATION
VOL 650, PG. 99

STATE OF CONNECTICUT
FORMERLY
SAMUEL GREENBLATT ET AL
CERTIFICATE OF CONDEMNATION
VOL. 647, PG. 199
102-115-111

PARCEL NO. 1
RELEASE AREA = 1,685±SQ. FT.

PARCEL 1 & 2 ARE STATE
PROPERTIES TO BE SOLD
TO HOSPITAL.

PARCEL NO. 2
RELEASE AREA = 3,497±SQ. FT.

THE CITY WILL RECEIVE AN
EASEMENT NECESSARY TO
MAINTAIN R-O-W WIDTH
FOR BIKE TRAIL

NOTES:

- THIS COMPARISONAL PLAY HAS BEEN PROVIDED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 30-30B-1, 30-30B-2, 30-30B-3, AND THE STANDARDS FOR SURVEY AND ASSOCIATION OF THE STATE OF CONNECTICUT, EFFECTIVE SEPTEMBER 1, 1996. IT COMPARES TO CLASS D ACCURACY AND IS INTENDED TO REFLECT THE LIMITS OF PROPERTY TRANSFER AS NOTED HEREON. THIS PLAY WAS COMPILED FROM OTHER MAPS, RECORD SURVEY, AND/OR OTHER SOURCES OF INFORMATION AS NOTED TO BE CITED FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- THE TOPOGRAPHY AND PROPERTY LINE SURVEY DERIVED ARE BASED UPON THESE DATA AND ARE NOT TO BE CONSIDERED AS SURVEYED, UNLESS OTHERWISE NOTED. THESE PROPERTY/PROPERTY LINE DO NOT REPRESENT THE PROFESSIONAL

DRAWN BY LAL
 DATE 12/01/17
 CHECKED BY 728
 DATE 12/01/17

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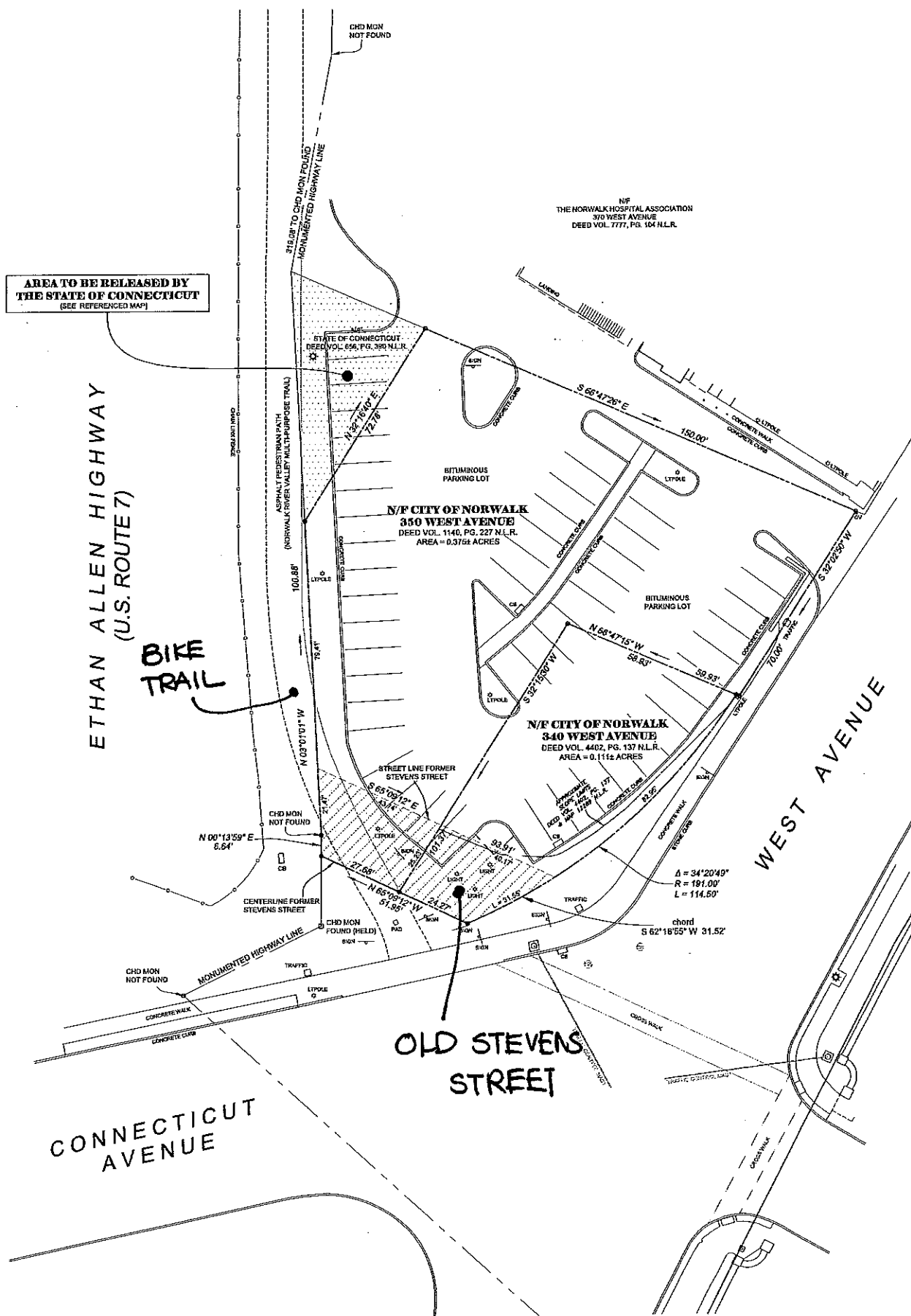
COMPILATION PLAN

TOWN OF NORWALK
MAP SHOWING LAND RELEASED TO

BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
ETHAN ALLEN HIGHWAY (U.S. ROUTE 2)

SCALE 1"=20'

MARK D. ROLFE, P.E.



TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER 

DATE: NOVEMBER 30, 2018

RE: BEN FRANKLIN COMMUNITY CENTER – PHASE 1 – PARTIAL ROOFING REPLACEMENT PROJECT

On October 29, 2018 the City's Purchasing Department solicited bids for the Roof Replacement project (Phase One) for the Ben Franklin Center. The building was constructed in 1930 with 2 later additions, renovated extensively 1988. The roofs have reached their life expectancy. There are five roof sections and four of them need to be replaced, the main building's roof, lower gym roof (phase 1), gym roof, addition roof (phase 2), and the Crystal Theater's roof which is in satisfactory condition not necessary at this time (8 years out). Please see attached building plan.

The City received eleven (11) bids. The results are as follows:

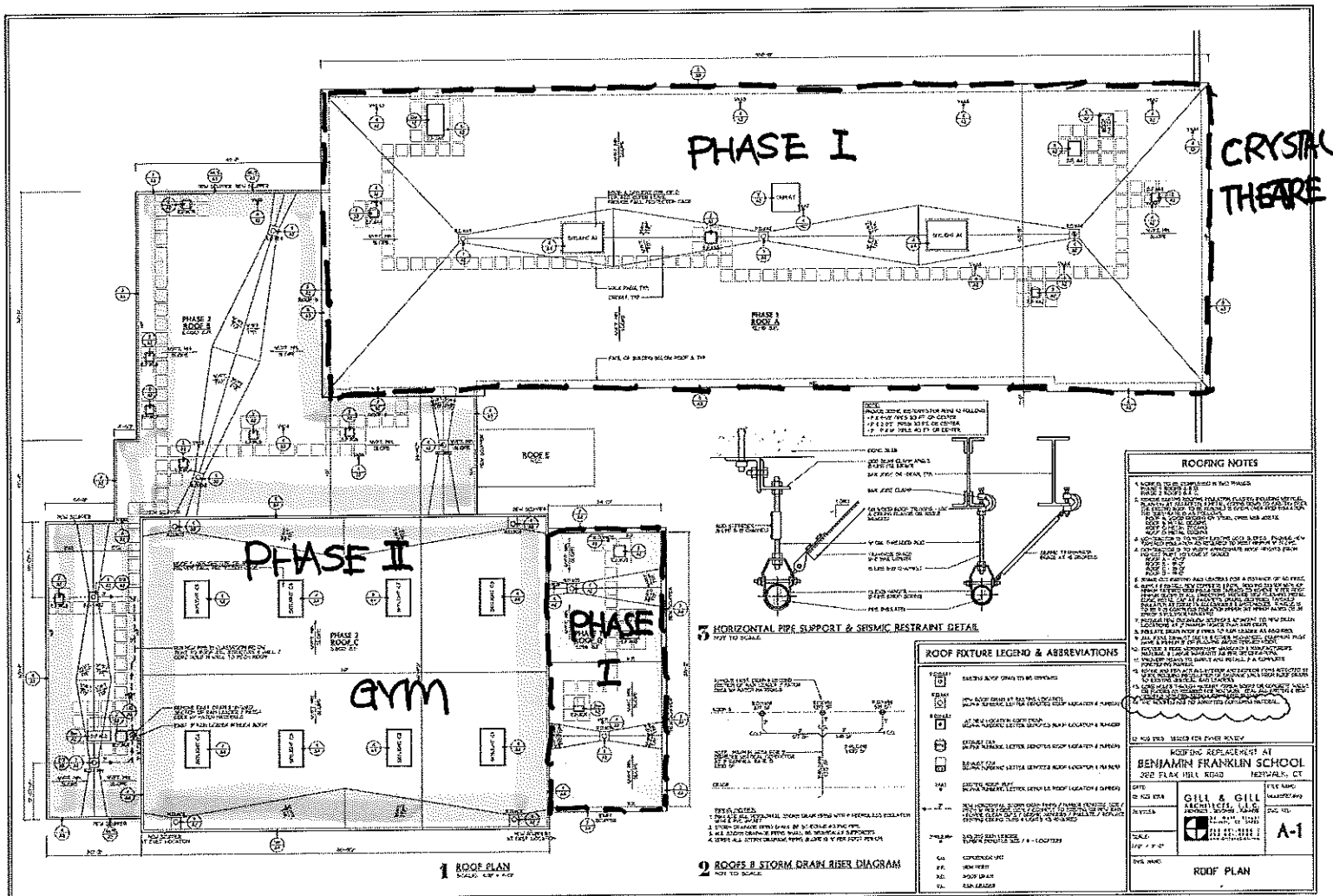
FIRM	Phase One Bid
A-Preferred Construction, LLC	\$186,550.00
Young Developers, LLC	\$208,000.00
Quality Roofing Services, Inc	\$258,250.00
Shoreline Restoration LLC	\$234,800.00
Domack Restoration, LLC	\$295,000.00
Gold Seal Roofing & Sheetmetal, Inc	\$273,000.00
Barrett Inc.	\$247,800.00
Greenwood Industries, Inc	\$278,000.00
Bay Restoration, LLC	\$297,000.00
Aarmor-Tite Const. Corp.	\$414,700.00
United Roofing & Sheet Metal	\$418,300.00

Subsequent to bid opening, the Purchasing Department and the Office of Building Management conducted a project scope review meeting with the lowest responsible bidder, A-Preferred Construction and is hereby recommending the award.

ACTION REQUESTED:

- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with A-Preferred Construction, LLC for Phase I of the Ben Franklin Center Roof Replacement Project for a total not to exceed \$186,550.00. Funds are available from account #09197100 5777 C0295 and #09197100 5777 C0476
- b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$18,655.00

Phase II





CITY OF NORWALK
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Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : 98 SOUTH MAIN STREET

DATE; NOVEMBER 30, 2018

As you may know, the City recently closed on the acquisition of the remaining shares of 98 South Main Street from South Norwalk Community Center.

Working with the Law Department and the Mayor's Office, the Purchasing Department issued a Request for Proposals and the City received a proposal from the Riverbrook Regional YMCA. Attached are excerpts from the proposal.

At this time, I would like to request the Land Use and Building Management Committee to establish a review committee tasked to review and conduct necessary negotiation with YMCA in order to develop terms for City approval.

Cover Transmittal Letter

Mayor Harry Rilling
City of Norwalk
125 East Avenue
Norwalk, CT 06851

Dear Mayor Rilling,

The Riverbrook Regional YMCA enthusiastically submits its proposal response for the City's consideration. We believe our experience, together with our mission and purpose, uniquely positions us to continue serving the City of Norwalk, its citizens and specifically, the South Norwalk community.

Our understanding of facility operations is not limited to the Wilton Family YMCA or our Gymnastics Center. It also includes the shared knowledge available to us through the YMCA of the USA (YUSA) national headquarters and our association with YMCAs across the nation.

YMCAs, as one of the nation's leading non-profits, are uniquely positioned to impact lives. YMCAs are a voice for the welfare of the community, and we use our programs to help satisfy its recreation and social needs. While doing so, we uniquely address the whole person, "Spirit, Mind and Body." Based upon our Riverbrook Regional YMCA's mission of putting the Christian principles of Love, Respect, Honesty, Responsibility and Service into programs for all, we take the entire community into account and include a multitude of offerings that cannot be found in our competitors.

At the Riverbrook Regional YMCA, our 125 distinct program offerings are a testament to the breadth of the services we provide. Accomplishments include, but are not limited to:

- The Wilton Family YMCA branch was named a HEPA Champion by YMCA of the USA and is Wilton's healthiest childcare provider and putting an end to the childhood obesity epidemic.
- Since 2014, over 2400 children ages 5-13 years from Norwalk have been introduced to free swim lessons at the Wilton Family YMCA reducing childhood drowning.
- Through the Y's grant from the Robert Wood Johnson Center to Prevent Childhood Obesity, \$5,000 was donated to the Norwalk River Valley Trail's project of constructing a Wilton loop that encourages increased physical activity through hiking, walking, running and biking.
- Over 200 youth were employed at our summer camps making the Riverbrook Regional YMCA the largest employer of youth in lower Fairfield County.
- Served over 200 children with camperships - a program providing underserved youth with access to summer camp to narrow the achievement gap.
- 420 individuals participate in six chronic disease management programs offered: Diabetes Prevention, Delay the Disease (Parkinson's), LiveStrong, Enhance Fitness, Blood Pressure Management, and Cardiac Care.

- Added a Bocce team to our suite of CT Special Olympic sports bringing the total to four teams also including Swimming, Gymnastics and Track and Field.
- In response to changing health care trends, the Riverbrook Regional YMCA and Western CT Health Network has partnered to deliver community-based health and wellness services in a common commitment to prevention and combating chronic disease with the addition of a Registered Nurse Health Coach from Norwalk Hospital working in the Wilton Family YMCA facility.

The Riverbrook Regional YMCA's commitment to serving communities in the Norwalk area is exemplified by our 46 years of continuously doing so. As evidenced by our Association's overall financial strength and ongoing passion, we are well-positioned and committed to serving for many more years.

As required, our experience includes operating, managing and owning a multipurpose facility in Wilton, CT which offers: Before and After School, Teacher Workdays, Preschool and Nursery, and summer camp. Fitness and wellness are a huge part of our Y. We offer group fitness classes for all levels, chronic disease management, weight management opportunities, personal trainers, and free orientations to help members get started. Our pools are home to swim lessons, swim teams, lap swim and family swim. Our sports programs keep kids and adults in the game. The Y offers several programs with supportive environments for children with special needs. Facility rentals and special events are open and welcomed to all community members. In addition, our strengths and successes in serving the community will be highlighted in the body of this proposal.

The bottom line: in contrast to for-profit companies whose first responsibility is typically satisfying shareholder expectations, our priority in providing the required services is focused on positively impacting people's lives and serving the community, our stakeholders.

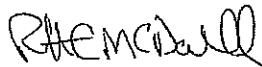
In addition to our position as a trusted community partner committed to Youth Development, Healthy Living and Social Responsibility, we are a careful steward of our resources. We budget responsibly to support our mission, and to have financial stability. We advance the Y's cause by strengthening communities, doing so even when we do not receive a financial benefit.

There are 2,700 YMCAs serving 22 million people in 10,000 communities spread across all 50 states with additional YMCAs in 119 countries. See EXHIBIT 1 for an overview of the Y in the United States. The Y movement has implemented a nation-wide membership reciprocity agreement, which will allow Riverbrook Regional YMCA members access, at no additional cost, to all other YMCAs in the nation.

As one of the nation's largest charities, the YMCA is often a logical choice for public-private partnerships. In 2010, First Lady, Michelle Obama chose the Y as the place to launch her "Let's Move" campaign against childhood obesity, a confirmation of the regard in which the Y is held in the highest tiers of government.

Finally, even considering the previous accomplishments, it is the transformation of individual lives and the fostering of personal relationships of which we are most proud. Our staff and volunteers truly care about the people they serve, and that's driven by the values which they and so many of our members live by. Witnessing the warm, daily interaction and friendships between members and staff, it is easy to see why so many residents feel their Riverbrook Regional YMCA is a hub of their community. It has been our honor and privilege to serve Norwalk, Redding and Wilton with passion and distinction for over 46 years. We are excited for the opportunity to strengthen our partnership with the City and serve together for many years to come. Please reach out to us with any questions or requests for additional information. We look forward to assisting you.

Sincerely,



Robert C. McDowell
CEO

Proposer's Certifications and Acknowledgements

Proposer

Riverbrook Regional YMCA

Robert C. McDowell

Chief Executive Officer + RFP Project Manager

404 Danbury Road

Wilton, CT 06897

bmcdowell@riverbrookymca.org

203.762.8384 x280

Riverbrook Regional YMCA Tax ID 06-0853258

Proposer found two Addenda posted at <http://www.norwalkct.org/Bids.aspx?bidID=668> under supporting documentation: Addendum 1-3873 issued on 11/01/2018 and Addendum 2-3873 issued on 11/07/2018. Proposer reviewed "Responses to Questions" dated November 7, 2018.

The Riverbrook Regional YMCA acknowledges that, if selected as the successful proposer, the operation of the facility per the requirements of this RFP is contingent upon successful negotiation of a limited-duration operating lease agreement with the City of Norwalk.

References

Please see EXHIBIT 2 for list of References.

All materials and documents acquired or produced by Proposer in conjunction with the resulting lease agreement shall be delivered to and become property of the City of Norwalk,

without restriction or limitation of future use. Riverbrook Regional YMCA has determined that portions of this Proposal contain information that is proprietary and confidential, and, therefore requests the following pages be exempt from public disclosure pursuant to the Connecticut Public Records Law.

Page 18-19 of the main body of the Proposal (budget proforma)

EXHIBIT 15

EXHIBIT 16

EXHIBIT 17

Organization Experience and Qualifications

- The Riverbrook Regional YMCA is incorporated under the laws of the State of Connecticut, as a nonprofit Corporation. The Board of Directors, on behalf of the Riverbrook Regional YMCA, pursuant to the bylaws, has the authority to establish policy, direct the organization to hold title to property, and conduct the business of the Association.
- The Riverbrook Regional YMCA has a twenty-eight-member Board of Directors who establishes strategic direction, secure resources and provides oversight and accountability in compliance with the law. Day to day operations of the Riverbrook Regional YMCA are led by its Chief Executive Officer.
- The Riverbrook Regional YMCA employs an average of over 250 staff with a seasonal adjustment increasing to over 450 staff members.
- The Riverbrook Regional YMCA is a member in good standing of the YMCA of the USA.

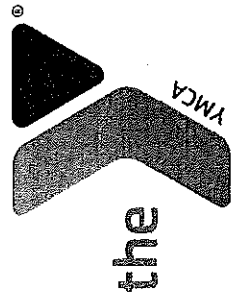
The Riverbrook Regional YMCA manages a 75,000 square foot facility in Wilton, CT on 404 Danbury Road. This is known as the Wilton Family YMCA branch. It has a 25-yard pool, 50 meter pool, splash pool, pond with beach area, gymnasium, fitness center, two fitness studios, five paddle courts, miniature golf course, low/high ropes course, two sets of locker rooms for men and women, three multi-purpose classrooms, and 22 acres.

The Riverbrook Regional YMCA's Gymnastics Center is located on 644 Danbury Road. It is a fully equipped 5,000 square foot training facility for gymnastics.

The Riverbrook Regional YMCA operates in partnership with Norwalk Public Schools two after school child care programs at Columbus Magnet Elementary School and Fox Run Elementary School and two summer camps at Brien McMahon High School and Silvermine Elementary School.

Organization, Personnel and Staffing

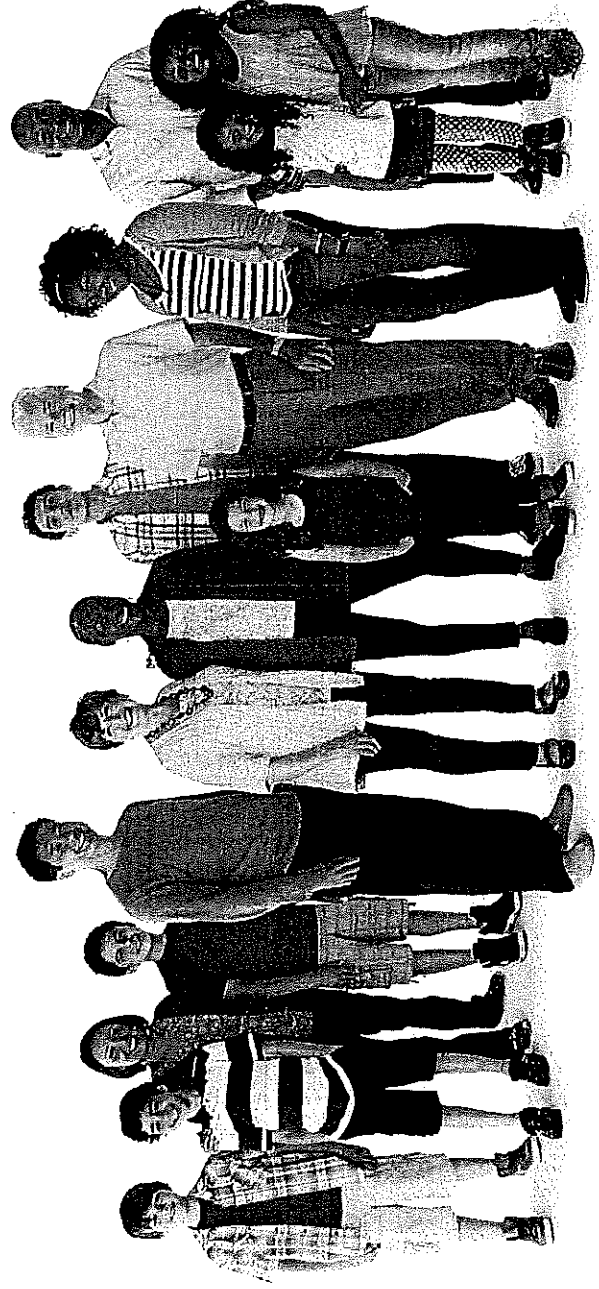
The YMCA believes that in a diverse world we are stronger when we are inclusive, when our doors are open to all, and when everyone has the opportunity to be part of the mission and cause. Our staff and volunteers are members of the communities we serve and are integral to ensuring the Riverbrook Regional YMCA remains a uniquely vital resource to our members.



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

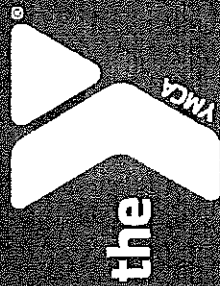
NORWALK YMCA

RFP
98 S Main Street

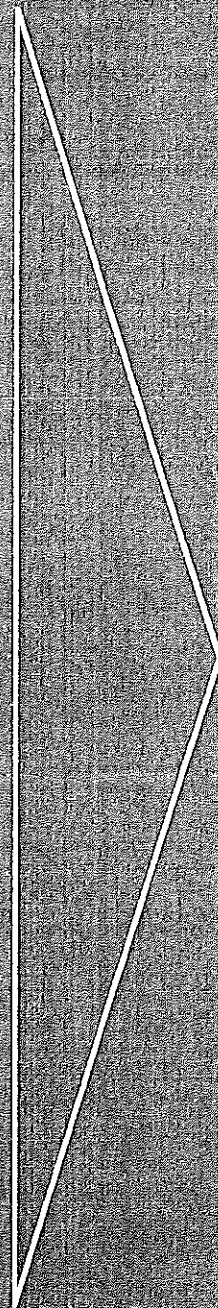
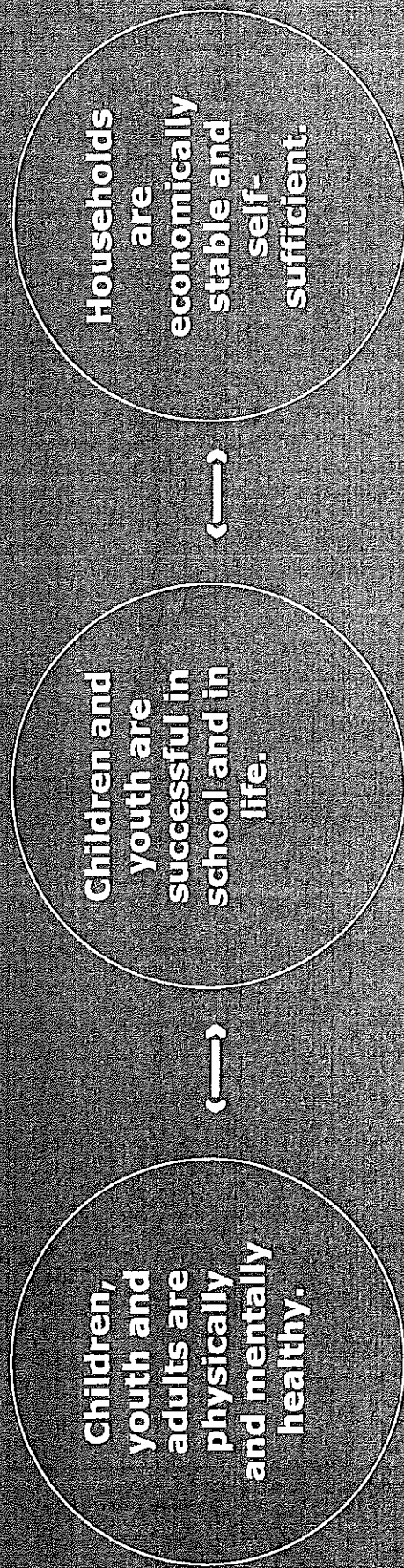


RESIDENT NEEDS

- Employment and Work
- Health and Wellness
 - Good access to Medical Services
 - Increasing Need for Mental Health and Substance Abuse Services
 - High Rates of Obesity and Chronic Disease
 - High Rates of Teen Pregnancy
- Children, Youth and Families
 - Parenting Skills
 - Programs for youth
 - A Better Place to raise children
- Seniors and Persons with Disabilities
 - Dealing with increasing isolation
 - Access to affordable home care services
 - Navigating changes in health care services
- Service Utilization
 - Engage, inform, and connect residents to partners and services



OVERALL VISION FOR COMMUNITY



FAMILIES ARE THRIVING

GOAL #1

HEALTH & WELLNESS: Children, youth, adults are physically and mentally healthy

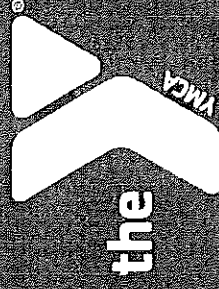
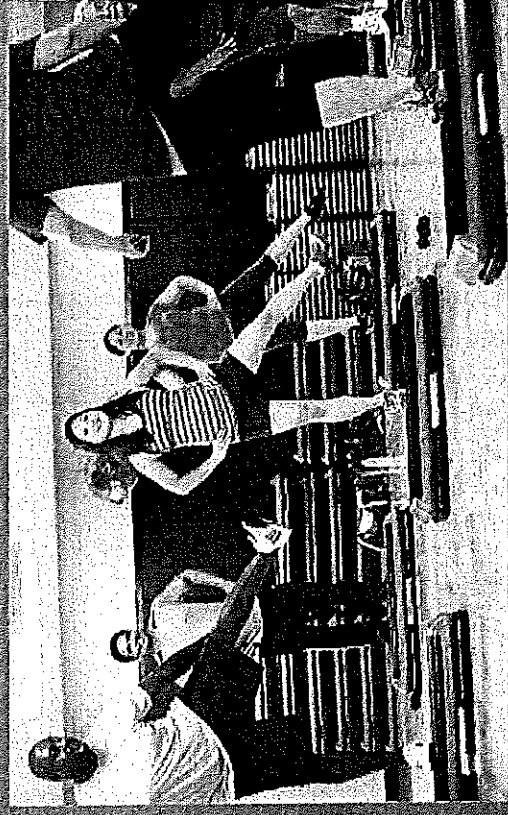
Chronic Disease Programs:

Diabetes Prevention
Childhood Obesity
Smoking Cessation
Blood Pressure Management
Livestrong
Enhance Fitness
Cardiac Programs

Asthma

Fitness Center
Walking Clubs
Exercise Classes
Recreation Center

Parenting Skill Workshops
Healthy Cooking
Gardening
Race4Chase
Swim Access
Dance

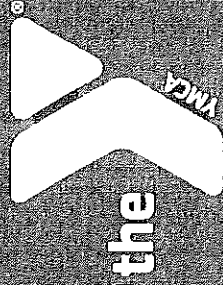


GOAL #2

EDUCATION & YOUTH: Children and youth are successful in school and life

Youth & Government
STEM/STEAM

Summer Learning Loss Prevention Program
Camp (Summer and School Vacations)
Youth Safety and Violence Prevention Mentoring
After School Tutoring



* contemplating the application process through HUD.

GOAL #3

EMPLOYMENT AND WORK: Households are economically stable and self-sufficient

ESL/Path to Fluency

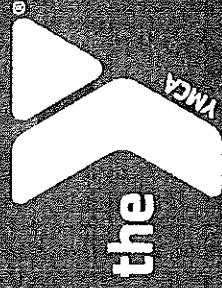
Childcare

Employment Training

College Readiness

Computer Training

Togetherhood





Project Updates as of November 28, 2018

Project No.	Project	Budget	Bid	Cost to Date	Estimated Completion	Comments
1	Ponus Ridge School	\$47,367,252		\$1,046,085	2020	The State has approved the project for bidding and the bidding period began Nov. 16th. The CM has conducted a pre-bid walkthrough which was heavily attended by interested trade contractors. GMP approval is scheduled for early/mid January with construction starting late January/early February.
2	New Columbus School	\$45,510,669		\$2,101,477	2020	We are scheduled to receive drawings on December 14th for local review. We have also scheduled the BOE's Facilities Committee to review the final drawings/specifications and cost estimate for January 7th with full BOE approval on January 15th. The land conversion documentation has been forwarded to DEEP and a letter forwarded to the Office of School Construction Grants & Review (OSCG&R) stating the land conversion is in process.
3	Cranbury Boiler Replacement		\$240,000	\$88,533	2018	Boilers are installed and operational. However, the automated operation of the boilers is being finalized and anticipated to be completed by Mid-December.
4	West Rocks Window Replacement		\$2,146,088	\$2,104,487	2018	Completed.
5	NHS - Rehab Freight Elevator	\$225,000	\$248,182	\$15,585	2019	Contractor visited project and performed a "shaft survey".
6	NHS - Investigate Roof Leak/Spalled Concrete	\$21,475	\$21,475	\$21,475	2018	Completed
7	NHS - Water Cooled Refrig./Freezer	\$61,275	\$61,274	\$61,274	2018	Completed
8	NHS - Appearance of Exterior of Bldg. (Painting)	\$258,450	\$270,450	\$198,635	2018	Completed
9	NHS - Sound System in Auditorium	\$200,000		\$9,500	2018	The High School group has yet to establish a scope of work.
10	NHS - Interior Doors - Re-finish/Panelling - Paint	\$600,000		\$46,640	2018/2019	All City approvals have been obtained, a professional cost estimate is in progress once completed the grant application will be submitted.
11	NHS - Stage Rigging System	\$254,395	\$173,000	\$9,068	2018	Completed - Punch-list items being addressed
12	NHS - Electrical Evaluation - Increase Number of Outlets	\$50,000			2019	Architect proposals due Dec. 11th
13	NHS - Cafeteria Re-Design Based on "College Experience"	\$1,000,000			2019	Architect proposals due Dec. 11th
14	NHS - Renovate All Toilet Rooms	\$2,291,224			2019	Architect proposals due Dec. 11th
15	NHS - Sound System - PA does not work in Audit. / Gym	\$100,000			2019	Architect proposals due Dec. 11th
16	NHS - Courtyards - Not Usable at this Time	\$1,300,000			2019	Architect proposals due Dec. 11th
17	NHS - Learning Commons, including Library "Maker Space"	\$500,000			2019	Architect proposals due Dec. 11th
18	NHS - Expand Culinary Program	\$1,859,644			2019	Architect proposals due Dec. 11th
19	NHS - Media Pathway - Construction build out to	\$518,537			2019	Architect proposals due Dec. 11th
20	NHS - Auditorium Upgrade	\$1,000,000			2019	Architect proposals due Dec. 11th
21	NHS - Safety Lighting - Stairwells & Hallways	\$100,000			2019	Architect proposals due Dec. 11th

NHS - Entranceway Renovation / Safety 22 Improvements	\$500,000			2019	Architect proposals due Dec. 11th
23 NHS - Athletic Sound System	\$20,000			2019	Architect proposals due Dec. 11th
24 NHS - Construct Blackbox Theatre	\$100,000			2019	Architect proposals due Dec. 11th
25 NHS - Construct (2) new Art Computer Labs	\$80,000			2019	Architect proposals due Dec. 11th
26 NHS - Improve Blended Learning Lab	\$75,000			2019	Architect proposals due Dec. 11th
27 NHS - Upgrade Community Forum Room	\$75,000			2019	Architect proposals due Dec. 11th
28 NHS - Upgrade ROTC Program Space	\$60,000			2019	Architect proposals due Dec. 11th
29 NHS - Upgrade Paw Print Lab	\$150,000			2019	Architect proposals due Dec. 11th
30 NHS - Small Gymnasium Floor Refinishing	\$10,000			2019	Work Scheduled for X-Mas Break 2019.
21 NHS - Upgrade Scoreboard	\$90,000			2019	Reviewing proposals previously obtained by the athletic director, will evaluate and propose option for moving forward.
32 Columbus IB School	\$20,952,000				Friar Associates of Farmington, CT was selected to provide conceptual design and cost estimating. We have met with the firm and have provided them with drawings of the original building and discussed the program.
33 Jefferson	\$24,112,000				Artinozzi Associates of Bridgeport/Norwalk, CT was selected to provide conceptual design and cost estimating. We have met with the firm and have provided them with drawings of the original building and discussed the program.
34 Cranbury cafeteria/AC	\$8,918,000				Artinozzi Associates of Bridgeport/Norwalk, CT was selected to provide conceptual design and cost estimating. We have met with the firm and have provided them with drawings of the original building and discussed the program.