



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
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Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

LAND USE AND BUILDING MANAGEMENT COMMITTEE

MEETING AGENDA *(amended items in Italic)*

WEDNESDAY, NOVEMBER 7, 2018

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

I. ROLL CALL

II. PUBLIC PARTICIPATION

III. MINUTES OF PREVIOUS MEETING(S)

October 3, 2018

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)”**

2. Executive Session

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:
“Authorized 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 \$ 87,276

Fiscal Year 2019/2020 \$ 141,438

Reimbursable Expenses \$ 18,500

Funds are available in account # 09175010 5777 C0585”

VI. MISCELLANEOUS/DISCUSSION ITEMS

- A. *Board of Education – general discussion regarding student enrollment as relates to school facilities improvement plan*
- B. Update on various school construction projects.

Prepared by Alan Lo

Dated: November 2, 2018

Amended: November 2, 2018 at 2:30 pm

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
OCTOBER 3, 2018**

ATTENDANCE: Tom Livingston, Chair; Greg Burnett; Doug Hempstead; Beth Siegelbaum; Barbara Smyth; Chris Yerinides

STAFF: Alan Lo, Building & Facilities Manager

OTHERS: James Giuliano, Consultant

I. ROLL CALL

Mr. Livingston called the meeting to order at 7:36 p. m. A quorum was present.

II. PUBLIC HEARING ON THE PROPOSED DISPOSITION OF CITY OWNER PARKING LOT AT THE CORNER OF WEST AVENUE ACROSS FROM THE ENTRANCE OF MATHEWS PARK (AKA OLD YMCA PARKING LOT).

Mr. Morris Gross came forward in support of the item. He stated that the hospital acquired the YMCA property in 2013. The hospital has been out of space when it comes to ambulatory services. Outside of the hospital, we have very little presence in the Norwalk community. The current buildings that we use for ambulatory services are on Stevens Street. The buildings are old and in terrible condition and are not appropriate for having patients come there.

Mr. Gross stated that the YMCA allows for growth. We have been outgrowing the core site. This location is close to the hospital with easy access and good parking for our patients. We will be able to consolidate on a large scale and allows us the opportunity to provide contemporary services.

Mr. Gross stated that the property will generate \$1 million in taxes each year. It will provide 300 new jobs. The location will include assisted living, a retail component, and a fitness center. He requested that the item be approved because it will benefit the patients, the hospital, and the City.

Atty. Liz Suchy came forward in support of the item. She stated that this proposed project will be transformative for the hospital and the surrounding area. She stated that the hospital has requested the acquisition of two parcels – 340 and 350 West Avenue. The parcels are currently vacant. There are also two sites being sought from the State.

Atty. Suchy stated that one of the dwellings on the site dates to the late 1800s. We commissioned a study on the property and structure to guide us in dealing with the structure. She stated that the building has been used as a day care center and other business purposes. The stairway and fireplace and other interior areas bear no resemblance to how it was in the 1800s. She stated that substantial changes have been made to the exterior. Rehabilitation of the structure is not appropriate. She stated that moving the structure would not be possible.

Atty. Suchy stated that we would be willing to incorporate any aspect of the building that has historical value into our structures. We also feel it is valuable to memorialize the existence of the structure with photographs in the building that we are proposing.

Mr. Todd Bryant came forward. He stated that he is the president of the Norwalk Preservation Trust. He stated that the parking lots are used for overflow parking for events in the area. He asked that provisions be made to accommodate these parking needs. He stated that our objective is not to stop this project. Our objective is to find a way to have the hospital take into account the importance of these buildings and their importance to the community. The yellow house build in the 1800s has gone through many changes. Its real importance is to remind us of the time when West Avenue was lined with similar houses and elm trees.

Mr. Bryant stated that rehabilitation is different than restoration. Rehabilitation involves changes to the building to accommodate a new use. He stated that he hopes that rehabilitation is looked at. Moving the building forward and getting it out of the way of the parking area would be a useful thing especially if we are going to lose the YMCA building. There needs to be some kind of mitigation. The City needs to get something back for part of its loss of part of its memory and history.

II. PUBLIC PARTICIPATION

No member of the public came forward.

IV. MINUTES OF PREVIOUS MEETING

September 5, 2018

Page 6 Change "ahead of schedule." To "ahead of schedule at West Rocks Middle School."

In Miscellaneous/Discussion Items – add "Mr. Burnett stated that we did not receive the Board of Education population data which we have been requesting since May. We have construction projects going on based on student growth. We have not seen the numbers."

**** MR. YERINIDES MOVED TO APPROVE THE SEPTEMBER 5, 2018 MINUTES AS AMENDED.
** THE MOTION PASSED UNANIMOUSLY.**

V. OLD BUSINESS

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

1. Recommendation on the disposition of West Avenue parking lot (aka old YMCA parking lot) located across from Mathews Park main entrance and issue a Request for Proposals for the disposition of this property.

**** MR. LIVINGSTON MOVED TO APPROVE THE RECOMMENDATION ON THE DISPOSITION OF
WEST AVENUE PARKING LOT (AKA OLD YMCA PARKING LOT) LOCATED ACROSS FROM**

MATHEWS PARK MAIN ENTRANCE AND ISSUE A REQUEST FOR PROPOSALS FOR THE DISPOSITION OF THIS PROPERTY.

Mr. Lo stated that at the September 5, 2018 meeting of this committee, Norwalk Hospital presented their plan for the development of the old YMCA property. As part of their plan, the Hospital would like to acquire the West Avenue parking lot from the City. He stated that no formal proposal has been submitted.

Mr. Lo stated that in order to proceed with the possible disposition of this parking lot, the City is required to conduct a public hearing which is scheduled for October 3, 2018. After the public hearing, the City will issue a request for proposals on the sale of this property.

Mr. Lo stated that the property was acquired by the City from the State after Route 7 was completed. The State attached a deed restriction which limits the use of this property for public purposes only. The State will require a payment in order to release the deed restriction on the property. He stated that a portion of this property used to be a city street. The City will have to formally abandon the street.

Mr. Lo stated that in the RFP process, anyone would be able to submit a proposal for the property. It would not be limited to only the proposal from the hospital. Mr. Hempstead stated that the West Avenue entrance to the parking lot has a chain up. The chain should not be there because the City owns the lot.

Atty. Suchy stated that there have not been any formal meetings between the hospital and the historical commission regarding this plan. Mr. Hempstead asked that they meet with the historical commission.

Mr. Chris Smith stated that the use of the site only works if combined with the hospital. Another developer would not be able to get ingress and egress for the lot. He stated that the hospital seeks to create value for the patients and the City. He stated that we have talked about public parking and are willing to accommodate for what we are displacing. The design is not finalized.

Mr. Hempstead stated that the letter from the Historical Commission states that Norwalk Hospital is owned by a New York operator of hospitals and the City will not recognize the full potential of property tax revenue from this property.

Mr. Morris stated that it is not correct that a New York operator owns Norwalk Hospital. Norwalk Hospital pays \$55 million each year in State tax. The hospital is the highest and best use for the property. A different developer would not be able to put anything into the location. It is only of use to the hospital.

Mr. Morris stated that the old YMCA building is in terrible condition. It is filled with mold and has been broken into on multiple occasions.

**** THE MOTION PASSED UNANIMOUSLY.**

VI. NEW BUSINESS

A. School construction projects

1. Review request to submit a grant application to the State for Norwalk High School wood doors and panels remediation project and refer the following to the Common Council for approval:

Resolved, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the PCB Abatement of the Wood Doors and Wood Paneling at Norwalk High School.

Resolved, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the PCB Abatement of the Wood Doors and Wood Paneling at Norwalk High School.

**** MR. YERINIDES MOVED TO AUTHORIZE THE CITY OF NORWALK BOARD OF EDUCATION TO APPLY TO THE COMMISSIONER OF ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A GRANT FOR THE PCB ABATEMENT OF THE WOOD DOORS AND WOOD PANELING AT NORWALK HIGH SCHOOL.**

Mr. Giuliano stated that we would like to submit to the State Office of School Construction Grants and Review a grant application for the Wood Doors and Paneling PCB Abatement project. The estimated cost for this project is approximately \$600,000. He stated that we did testing and found PBBs. As a result we cannot refinish the doors.

Mr. Giuliano stated that the project will be reimbursed up to \$600 thousand. Spending above that amount will be reimbursed at a rate of 32%.

**** THE MOTION PASSED UNANIMOUSLY.**

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

Authorized the Mayor, Harry W. Rilling, to execute an Amendment to Construction Solutions Group, LLC's contract for Program Management Services for school construction projects to allocate portions of their fees as follows:

New Columbus School at Ely Site - \$338,640 – Acct. #09185010 5777 C0607

Ponus Ridge School renovation and addition project - \$338,640 – Acct. #091152010 5777 C0608

**** MR. YERINIDES MOVED TO AUTHORIZED THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO CONSTRUCTION SOLUTIONS GROUP, LLC'S CONTRACT FOR PROGRAM MANAGEMENT SERVICES FOR SCHOOL CONSTRUCTION PROJECTS TO ALLOCATE PORTIONS OF THEIR FEES AS FOLLOWS: NEW COLUMBUS SCHOOL AT ELY SITE - \$338,640 – ACCT. #09185010 5777 C0607 PONUS RIDGE SCHOOL RENOVATION AND ADDITION PROJECT - \$338,640.**

Mr. Lo stated that as we move forward with the development of the new Columbus School at Ely site and Ponus Ridge School renovation and addition project, we are able to assign specific CSG's services

and costs to each of these two projects. This assignment of costs to specific projects will allow the City to apply and receive State reimbursement for CSG's services.

**** THE MOTION PASSED UNANIMOUSLY.**

VII. MISCELLANEOUS/DISCUSSION ITEMS

A. Update on various school construction projects.

Mr. Giuliano stated that at Ponus Ridge, final documents have been issued and are in review with the Building Department and the Fire Department. We are scheduled to go to bid in November.

Mr. Giuliano stated that at the New Columbus School, final drawings are being prepared and are scheduled to be complete in December.

Mr. Lo stated that the City has all the documents except the survey of the property behind Norwalk Community College. He stated that we were unable to find the original survey map. We have to go for an new A-2 survey. It is possible that the survey will come out a 9.43 acres instead of 10.04 acres. A new survey with less than 10.04 is a serious problem. Mr. Lo indicates that he does not have a back-up plan at this time. He will determine the extent of the problem upon completion of the survey.

Mr. Giuliano stated that crews are working to finish the Cranbury School boiler replacement project and have heat available by October 15th.

Mr. Giuliano stated that the West Rocks Window Replacement project is completed. The City is moving forward with closing out the project with the State.

Mr. Giuliano stated that at Norwalk High School, the exterior painting is 99% complete. The SGC has requested that additional areas to be painted. The City is looking to stay within their contingency amount regarding the additional work requested. He stated that the high school has yet to establish a scope of work for the sound system in the auditorium. For the stage rigging system, the delivery of material is scheduled for October 15th. The contractor is scheduled to start approximately 1 week before to remove the old rigging system.

Mr. Giuliano stated that for the Columbus IB, Jefferson, and Cranbury cafeteria/AC project, RFPs for conceptual design and estimating services were issued on September 24th with submissions due on October 9th.

3. Review request to increase construction contingency for the Roosevelt Center paving project and refer the following to the Common Council:

Authorize the Office of Building Management to issue change orders on Deering Construction Inc.'s contract for the Roosevelt Center parking lot improvement project for an additional amount not to exceed \$41,203.00 (revised total contingency amount of \$70,000). Acct. # 09165010 5777 C0555

**** MR. YERINIDES MOVED TO AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON DEERING CONSTRUCTION INC.'S CONTRACT FOR THE ROOSEVELT CENTER PARKING LOT IMPROVEMENT PROJECT FOR AN ADDITIONAL AMOUNT NOT TO EXCEED \$41,203.00 (REVISED TOTAL CONTINGENCY AMOUNT OF \$70,000).**

Mr. Lo stated that as we processed the contractor's payment requisition, we confirmed that there was an error made in the original quantity takeoffs for this project. The original estimated quantity of 400 tons for Superpave 0.375 Level 2 was inadvertently underestimated with the actual truck tickets totaling 1,158 tons. Mr. Lo stated that on June 26, 2018, the Common Council approved a change order contingency in the amount of \$28,797. As a result of the mathematical error, an additional contingency in the amount of \$41,203 is necessary for a revised total contingency of \$70,000.

**** THE MOTION PASSED UNANIMOUSLY.**

B. Building Management

1. Review bid results for windows repair work at the Main Library and refer the following to the Common Council for action:

a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Intergrated Building Services for the Norwalk Main Library Window Leak Remediation Project for a total not to exceed \$45,000.00. Funds are available from account #0914 6210 5777 C0531

b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$4,500.00

**** MR. HEMPSTEAD MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH INTERGRATED BUILDING SERVICES FOR THE NORWALK MAIN LIBRARY WINDOW LEAK REMEDIATION PROJECT FOR A TOTAL NOT TO EXCEED \$45,000.00. FUNDS ARE AVAILABLE FROM ACCOUNT #0914 6210 5777 C0531 AND AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$4,500.00.**

Mr. Lo stated that a major renovation of the library was completed in 1981. Over the years, areas around the original windows have begun to leak. We have received two bids for window leak remediation.

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

The meeting was adjourned at 9:00 p. m.

Respectfully submitted,
Tom Blaney
Telesco Secretarial Services

City of Norwalk
Land Use & Building Management Committee
October 3, 2018
Page 6 of 6



Mid-Fairfield County's Business Organization

BRIAN GRIFFIN
PRESIDENT & CEO

October 1, 2018

Land Use & Building Management Committee

City of Norwalk

125 East Avenue

Norwalk, CT 06851

RE: Committee Meeting of Wednesday, October 3, 2018

Members of the Land Use & Building Management Committee:

On behalf of the Board of Directors of the Greater Norwalk Chamber of Commerce, I am writing this letter of strong support in regards to Norwalk Hospital/Western Connecticut Health Network seeking approval of plans for a new "Center for Healthy Living" on the former site of the Norwalk YMCA.

As we all know, the Norwalk Hospital is a very key institution in this community, not only as the largest employer, but also as one of the significant supporters of our community in a number of ways. And surely this project not only furthers the good work of Norwalk Hospital, but also enhances our community by offering needed medical space. It is also worth noting that this meaningful development will bring about 300 new jobs, as well as about \$1M in property tax revenue for the City of Norwalk.

Moreover, Norwalk Hospital is partnering with another organization of high esteem and success in this endeavor, Maplewood Living/Healthcare—a firm that has a very strong track record and solid reputation in the arena of senior living and senior healthcare. And from the renderings I have seen, this project will further enhance and beautify the area, and this high-visibility parcel within the city.

We hope you will support and approve this valuable and desirable project for a true pillar organization of Norwalk, and for the community at large—and we thank you in advance.

Sincerely,

Brian Griffin

101 East Avenue • Norwalk, Connecticut 06851
203.866.2521 • bgriffin@norwalkchamberofcommerce.com
www.norwalkchamberofcommerce.com



October 3, 2018

Land Use & Building Management Committee
Common Council
City of Norwalk
125 East Ave
Norwalk, CT 06851

Reference: Public Hearing on YMCA parking lot disposition

Dear Members of the Land Use Committee of the Common Council,

We briefly discussed this project at the August Historical Commission meeting. A number of concerns were brought forward that should be addressed prior to any action on this property:

- 1) Both 370 and 394 West Avenue retain significant historic character and are eligible for listing on the State of Connecticut and National Register of Historic Places. Of particular concern is 394 West Avenue, the yellow Victorian house, which is the last surviving example of the grand Victorian period houses that lined West Avenue in the late 19th century and first half of the 20th century. In the past, the Norwalk Redevelopment Agency has invested significant taxpayer funds in the stabilization and improvement of this structure. The proposed plan should be modified to restore and adapt for reuse this building in its existing location. No plan should be considered at all that calls for the demolition of this building.
- 2) There is limited parking in Mathews Park and this parking lot is currently used as overflow parking for the increasing number of large events that Common Council has been approving to be held in Mathews Park, such as *Pride in the Park* and the *Art in the Park* events. Any disposition of this parking lot should include a permanent deed restriction providing for the use of at least the same number of parking spaces for events held in the park.
- 3) The sale of this property to the nominally "not for profit" Norwalk Hospital, which is now owned by a New York operator of hospitals, will not result in the City recognizing the full potential of property tax revenue from this property. Property that is sold by the City should only be used for developments that are the "highest and best use" and will result in the highest increase in property tax revenue for the citizens of Norwalk.
- 4) While very nice and well maintained, the other Maplewood properties in the area are fortresses unto themselves that add little to no value to the street life and activity for the struggling retail and other businesses along the West Avenue and Wall Street corridors.

125 East Avenue, Norwalk, Connecticut 06851

These are important issues for both the Historical Commission and the citizens of Norwalk. Until these issues are fully vetted in a transparent manner to the citizens of Norwalk, I urge you not to advance this plan.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Suzanne Betts", with a long horizontal flourish extending to the right.

Suzanne Betts
Chairman

cc: Hon. H. W. Rilling, Steve Kleppin



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

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 1, 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.

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.

As part of the proposal evaluation process, the proposal is hereby forwarded to the November 7, 2018 Land Use and Building Management Committee meeting. The following action will be placed on the agenda:

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

An Executive Session for this item will be included on the agenda for the Committee to consider the proposal. Subsequent to the Executive Session, the Committee may choose to amend the above action to stipulate further actions and/or direction.

If there are any questions, please do not hesitate to contact me.

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:

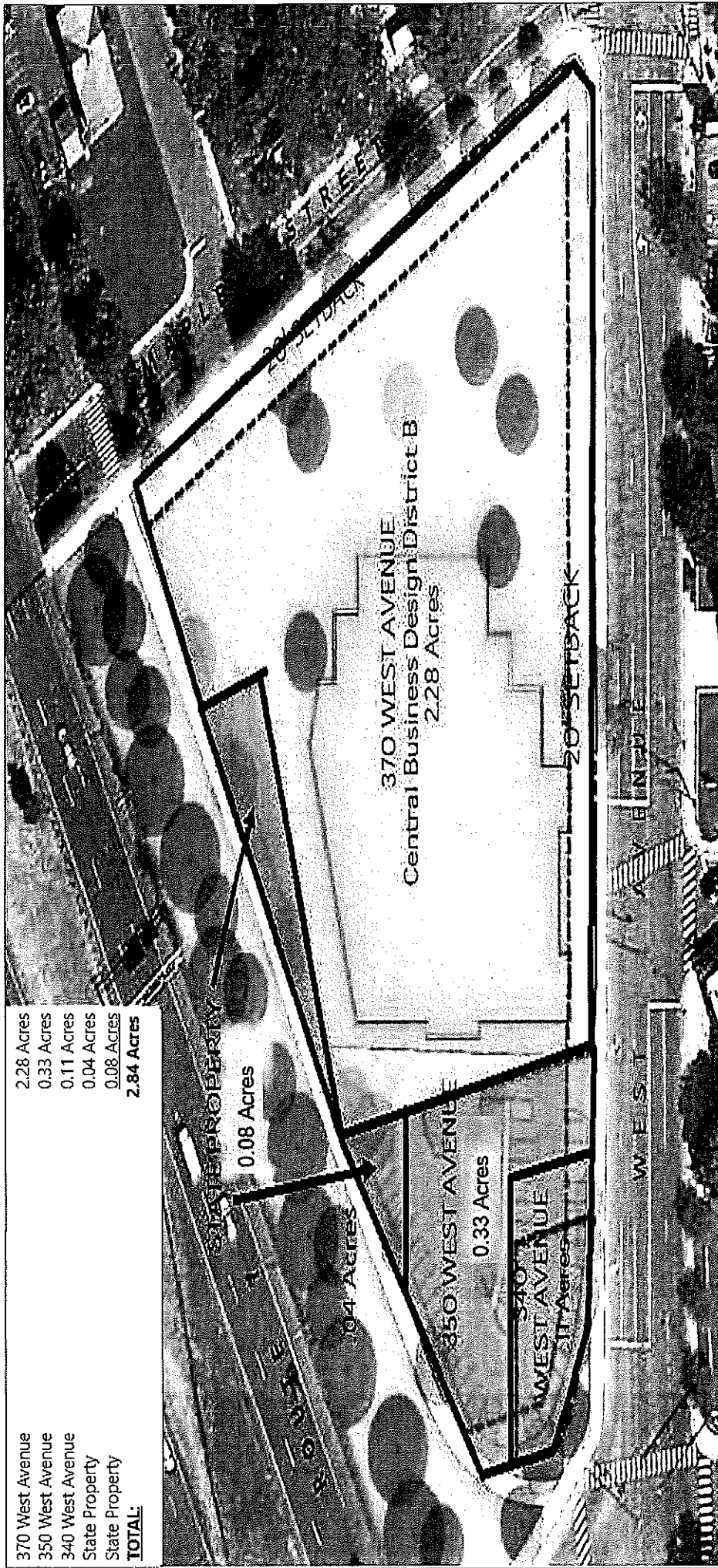
- The Project will enhance and become an integral aspect of the new and anticipated development and improvements along the West Avenue development corridor in Norwalk by virtue of the services provided through the medical and retail aspects of the Project. Further, the connectivity with the surrounding 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.



2.28 Acres
0.33 Acres
0.11 Acres
0.04 Acres
0.08 Acres
TOTAL: 2.84 Acres

370 West Avenue
350 West Avenue
340 West Avenue
State Property
State Property
TOTAL:



City of Norwalk, School and Municipal Building Construction
125 East Avenue, P.O. Box 5125
Norwalk, CT 06856-5125
C: 860-306-7134 O: 203-854-7284
email:jgiuliano@norwalkct.org



November 1, 2018

Norwalk Land Use and Building Management Committee
Norwalk City Hall
125 East Avenue
Norwalk, CT 06851

Re: Additional Staff-Capital Projects

Dear Committee Members,

After much review and discussion with Alan Lo, Building and Facilities Manager, it was determined, due to the excessive amount of work and attendance required at meetings, that additional manpower would be required to manage the school construction projects currently under way and those about to bid.

With the recent approval from the State of Connecticut to bid the Ponus Ridge project and our current projects under construction as well as recently beginning the grant application process for (3) other school projects our workload to manage the planning and design as well as oversight of the construction is more than two individuals have time for.

As a result it was requested by the City to provide a proposal for an assistant project manager for 3 work days per week to assist in the management of the construction process as well as miscellaneous administrative duties. The cost of these services are as follows:

Fiscal Year 2018/2019	\$87,276
Fiscal Year 2019/2020	\$141,438
Reimbursable Expenses	<u>\$18,500</u>
Total	\$247,214

The account to be charged will be **#09175010-5777-C0585**

Should you have any questions please do not hesitate to contact me.

Sincerely,

James P. Giuliano
President

CONSTRUCTION SOLUTIONS GROUP, LLC
Norwalk Program Management

FISCAL YEAR 2018/2019													
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Principal													\$0
Project Manager													\$0
Grant Specialist													\$0
Assistant PM					72	104	120	96	96	104	112	96	87,276
Estimator													\$0
Financial Specialist													\$0
Procurement specialist													\$0
Administrative support													\$0
													\$87,276

FISCAL YEAR 2019/2020													
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Principal													\$0
Project Manager													\$0
Grant Specialist													\$0
Assistant PM	112	104	96	120	96	104	120	96	96	104	112	96	\$141,438
Estimator													\$0
Financial Specialist													\$0
Procurement specialist													\$0
Administrative support													\$0
													\$141,438

	2017	2018	2019	2020	2021
Principal	\$150.00	157.50	\$165.38	\$173.64	\$182.33
Project Manager	\$120.00	\$126.00	\$132.30	\$138.92	\$145.86
Grant Specialist	\$115.00	\$120.75	\$126.79	\$133.13	\$139.78
Assistant PM	\$100.00	\$106.00	\$110.25	\$115.76	\$121.55
Estimator	\$125.00	\$131.25	\$137.81	\$144.70	\$151.94
Financial Specialist	\$115.00	\$120.75	\$126.79	\$133.13	\$139.78
Procurement specialist	\$110.00	\$115.50	\$121.28	\$127.34	\$133.71
Administrative support	\$60.00	\$63.00	\$66.15	\$69.46	\$72.93

Exclusions:

Legal Fees
Specialty financial consultants
Postage/overnight delivery services
Drawing reproductions
Travel
Copies
On-site office w/ power heat, telephone & data, furniture
Office Supplies

Reimbursables

Mileage
Postage/overnight services
Drawing reproductions
Parking
Travel
Copies
Legal Fees



11/01/18

Project Updates

Project	Budget	Bid	Estimated Completion	Comments
Ponus Ridge School	\$47,367,252		2020	The City of Norwalk reviewed and commented on the final plans in preparation for the City presenting the bid documents to the State for review. The City and design professionals presented the bid documents to the State on Oct. 30th with a return trip scheduled for Nov. 7th due to the State not being able to review the drawings. We are still on schedule to go out to bid mid Nov. The construction manager (CM) has held Set-Aside bid package meetings for MWBE contractors and another one is scheduled for late Nov.
New Columbus School	\$45,510,669		2020	We are still on schedule for final drawings in early December. The land swap documentation has run into an issue that has delayed our originally scheduled submission to the State, however the issue is being managed and we anticipate submitting to the State in late Nov. early Dec. With the drawings being ready in early Dec. we will be coming before NFCC and the BOE for document approvals as we did for the Ponus Ridge project in January.
Cranbury Boiler Replacement		\$240,000	2018	Crews are working to finish the project and have heat available as required by October 15th.
West Rocks Window Replacement		\$2,146,088	2018	Completed. The Board of Education has approved the project as complete and the City is moving forward with closing out the project with the State.
Rehab Freight Elevator		\$248,182	2019	Contractor has begun requesting site visits and a kick-off meeting will be scheduled shortly.
Investigate Roof Leak/Spalled Concrete		\$21,475	2018	Completed
Water Cooled Refrig./Freezer		\$61,274	2018	Completed
Appearance of Exterior of Bldg. (Painting)		\$258,450	2018	The additional areas of painting requested by the SGC has been completed and the painting contractor has completed all of his work.
Sound System in Auditorium	\$100,000		2018	The High School group has yet to establish a scope of work.
Interior Doors - Re-finish/Panelling - Paint	\$600,000		2018/2019	All City approvals have been obtained, a professional cost estimate is in progress once completed the grant application will be submitted.
Stage Rigging System		\$173,000	2018	Rigging contractor started on schedule and material has been delivered and is on stored on the stage. At this time demolition of the old system is complete and the installation of the new system is underway.
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.
Jefferson	\$24,112,000			Antinozzi 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.
Cranbury cafeteria/AC	\$8,918,000			Antinozzi 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.
Norwalk High School	\$5,000,000			Procuring architect services for design and estimating