



COMMON COUNCIL

LAND USE AND BUILDING MANAGEMENT COMMITTEE

MEETING AGENDA

WEDNESDAY, OCTOBER 4, 2017

7:30 PM at NORWALK CITY HALL – ROOM #333

I. ROLL CALL

II. PUBLIC PARTICIPATION

III. MINUTES OF PREVIOUS MEETING(S)

September 6, 2017

IV. OLD BUSINESS

A. Ben Franklin Center

1. Review request from Kingdom Refuge Outreach Ministries to lease a room in Ben Franklin Center and refer the following to the Common Council for action:

“Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Kingdom Refuge Outreach Ministries to lease Room #204 in Ben Franklin Center for its youth programs. Lease terms shall be for one year with 1 one-year renewal option. Cost shall be at \$4 per square foot per year for a total of \$2,576 per year”

V. NEW BUSINESS

A. Maritime Aquarium

1. Review proposed Maritime Aquarium improvement plan and refer the following to the Common Council for action:

“a. Review and approve the proposed Norwalk Maritime Aquarium improvement plan as developed to address the State’s needs for the Walk Bridge replacement project and refer the plan to the Common

Council for approval. Subject to Common Council approval, City staff is authorized to signoff on construction plans and related permits/documents consistent with the approved plan. All new agreements or modifications to existing agreement(s) must be submitted separately to the Common Council for approval.

b. Refer proposed improvement plan to the Norwalk Planning Commission for review in accordance with Connecticut General Statutes – Section 8-24.”

B. Building Management

1. Review bid result for the City Hall Roof Replacement Project and refer the following to the Common Council for action.

“a. Authorize the Mayor, Harry W. Rilling, to execute a Contract with Young Developers, LLC for the City Hall Roof Replacement Project for a total not to exceed \$830,421.00. Acct. #09/15/16/17 7100 5777 C0439 and account subject to Special Capital Appropriation

b. Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed \$83,042.00.”

VI. MISCELLANEOUS/DISCUSSION ITEMS

- A. Discussion on the future use of City property located off Ridge Farms Road, Lot #20 D, House #10½
- B. Discussion on the status of City property located at 127 Fillow Street.

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
SEPTEMBER 6, 2017**

ATTENDANCE: Tom Livingston, Chair; Richard Bonenfant, Faye Bowman,
Michael DiPalma, Nick Sacchinelli, Bruce Kimmel

OTHERS: James Giuliano, Consultant; Michael Sgobbo

CALL TO ORDER.

Mr. Livingston called the meeting to order at 7:05 p.m.

I. ROLL CALL

Mr. Livingston called the roll. A quorum was present.

II. PUBLIC PARTICIPATION

There was no one present who wished to address the Committee at this time.

MINUTES OF PREVIOUS MEETINGS.

June 27, 2017 (Joint Public Hearing with Finance Committee)

**** MR. BONENFANT MOVED THE MINUTES OF THE JUNE 27, 2017 (JOINT PUBLIC HEARING WITH FINANCE COMMITTEE).**

**** THE MOTION TO APPROVE THE MINUTES OF THE JUNE 27, 2017 (JOINT PUBLIC HEARING WITH FINANCE COMMITTEE) AS SUBMITTED PASSED UNANIMOUSLY.**

July 5, 2017

**** MS. BOWMAN MOVED THE MINUTES OF THE JULY 5, 2017 MEETING.**

The following correction was noted:

Page 4, under South Norwalk School at Ely site, paragraph 1, line 2: please change the following from:

“between this location and Norwalk Community College appears to be”

to:

“between Springwood Avenue and Wilton Avenue appears to be”

**** THE MOTION TO APPROVE THE MINUTES OF THE JULY 5, 2017 MEETING AS CORRECTED PASSED UNANIMOUSLY.**

August 2, 2017

**** MS. BOWMAN MOVED THE MINUTES OF THE AUGUST 2, 2017 MEETING.**

**** THE MOTION TO APPROVE THE MINUTES OF THE AUGUST 2, 2017 AS SUBMITTED PASSED WITH THREE (3) IN FAVOR (BOWMAN, KIMMEL AND BONENFANT) AND THREE (3) ABSTENTIONS (LIVINGSTON, SACHINELLI AND DIPALMA).**

IV. OLD BUSINESS

A. Review request for assignment of agreement for the City Hall Coffee Shop Concession and refer the following to the Common Council for action:

“Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the License Agreement with Marinellos Pizzeria LLC for the City Hall Coffee Shop Concession in order to assign the Agreement to Rolling Dough Express, LLC.”

**** MR. KIMMEL MOVED THE ITEM.**

Mr. Sgobbo gave a brief overview of the updates in agreement, which involved a name change of the vendor, to the Committee.

**** THE MOTION PASSED UNANIMOUSLY.**

V. NEW BUSINESS

A. Building Management

1. “Authorize the Purchasing Agent to issue a Purchase Order to New England Energy Controls for the installation of controls for the new fan coil units at the Norwalk Museum for a total not to exceed \$52,690.00. Funds are available from account #'s 0914 7100 5777 C0325 and 0916 7100 5777 C0325.”

**** MR. BONENFANT MOVED THE ITEM.**

Mr. Sgobbo said that the unit needed to be replaced but price had come in significantly higher. The City engineers did a mock up, which lowered the price. He explained how the project was split up into three portions. It will be a wireless switch.

Mr. Bonenfant asked about the details of the control system. Mr. Sgobbo said that the fans were leaking. The City has purchased the necessary fan coils. The proposal will complete the job.

**** THE MOTION PASSED UNANIMOUSLY.**

B. Norwalk Public Schools

1. Review proposed land-lease terms for the school bus depot and refer the following recommendation to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute a 25 year Lease agreement with 332 Wilson Avenue, LLC, with the City acting as joint tenant with the Norwalk Board of Education, for property located at 332-334 Wilson Avenue to be used as the school bus depot for Norwalk Public Schools. Lease payments to be made from the Board of Education operating budget, Account #16127001-749-61.

b. Authorize the Mayor, Harry W. Rilling to execute a sublease agreement, with the Norwalk Board of Education as joint sublandlord , and First Student, Inc. as subtenant for the property located at 332-334 Wilson Avenue to be used in connection with its contract for student bus transportation services. Term of the sublease will be commensurate with the term of the services contract for student transportation services.”

Mr. Hamilton, the BOE Finance Director, explained that this project had started almost three years ago when the Board went out for bids. Currently the Board spends about \$9 million for transportation. One of the reasons that they were not able to attract bidders was because there was no site for a bus depot. This is an effort to have the City control the site. Currently there is a lease between First Student and the Wilson Avenue property owner.

Mr. Livingston asked about the length of the contract, which is 25 years. Mr. Hamilton said that they did not think they would be able to find another parcel. A staff member said that there was a direct impact on the land because the length of the contract enabled the BOE to have a lower rent. In exchange for the five year lease blocks, the overall increases were lowered. The staff added that they also looked at other properties and there was nothing really suitable. Mr. Hamilton said that it would save \$56,000 in the first year, and then the rent will escalate at a reasonable rate. There were also environmental concerns and the Legal Department has examined this. He reviewed the

reasons for moving forward with this. Both the main contract and the sublease have been approved by the BOE and needs to go to the full Council. The City is signing as a sub landlord, so it must be approved by the Council.

Mr. Kimmel asked if the BOE had compared the costs that other cities pay. Mr. Hamilton said that he believed the amount would be between 5% and 10% in savings. He added that in the past, there often was only one bid and at the most there were two bids.

Mr. Bonenfant said that they could outright purchase the land and pay it off in 10 years. Mr. Hamilton said that if the City bought the property, there could be liabilities.

Mr. Sacchinelli asked if there was an early termination clause. The staff member explained that she did not know but would get that information to Mr. Sacchinelli.

Ms. Bowman asked if the sublease was for 25 years. The staff member explained that the sublease was only for the current provider.

Ms. Bowman expressed strong concerns about the fact that the streets were very narrow in that area and that there could be a traffic nightmare since elementary schools have the highest volume of traffic.

Mr. Sacchinelli asked about potentially sharing the site with other towns. Mr. Hamilton replied that he did not foresee that happening.

Mr. Livingston asked about the Zoning Compliance. The staff member said that the sublease requires all the regulations and the site plan approval. EPA has been out to the site and the noise comes from two sources. The first issue is the back up signals on the buses, which are mandated by Federal Law. The second one is the warming up phase during the cold months. While First Student has refused to put up fencing, the field house is putting up bushes as a barrier.

Mr. Kimmel pointed out that the buses have been parking there for years and there have been no major changes. Zoning compliance has been in place and the buses will be there regardless of whether the Committee voted yes or no.

Ms. Bowman asked if there had been a traffic study because this was a State road and a major highway. Putting a school there will cause problems. Ms. Bowman said that she wished to be on the record as being against this. She had questions about the planning that was done and spoke about a small patch of land that had trees on it but will now be cut down for a ball field. The roads are narrow. Ms. Bowman indicated a number of streets on the map that were narrow in this area. She said she did not think this was a good idea. This is the time when the Committee should think about what they are about to do, since the lease would be for 25 years.

Ms. Bowman indicated where parents would be turning on the roads to get to the school on the map. She expressed strong concerns about the traffic congestion when the school day would be starting and ending.

Mr. DiPalma said that while those were fair points about the traffic, and Mr. Bonenfant's suggestion about purchasing the property was also valid, since they couldn't find a large parcel for a school, it was unlikely that they would be able to find a parcel for a bus depot. He said that he was trying to look at this realistically.

Mr. Sacchinelli said that he would be more comfortable for the record if they did 15 years with an option for 10 years. He asked what the cost savings would be.

Mr. Livingston asked about the early termination clause. Discussion followed about the details.

**** THE MOTION FAILED WITH THREE (3) IN FAVOR (LIVINGSTON, KIMMEL, AND DIPALMA) AND THREE (3) OPPOSED (BONENFANT, BOWMAN AND SACCHINELLI).**

C. NFCC

1. Review recommendation for architect for the proposed Ponus Ridge School Improvement Project and refer the following to the Common Council:

“a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Perkins Eastman Architects, DPC to provide architectural design services for the Ponus Ridge School Improvements Project for a total not to exceed of \$2,290,522.00. Acct. #09185010 5777 C0608

b. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$40,000.”

Mr. Giuliano reviewed the selection process and said there were 14 responses. 4 finalist had interviews. The Selection panel chose Perkins Eastman.

Mr. Kimmel said that he did not understand the Contingency and it seemed low. Mr. DiPalma pointed out that there was also a construction Contingency as well.

Mr. Bonenfant asked why Silver Petrucelli was the lowest bidder. Mr. Giuliano said that a great deal had to do with their presentation, and their concept for design. Mr. Kimmel said that it would be helpful to have copies of the score sheets for the full Council.

Ms. Bowman said that it was a large project and wanted to know if they would complete the job in the number of hours stated. Mr. Giuliano said that the number of hours was just for comparison. The cost they provided was for the completion of the project.

Ms. Bowman asked who would make the final decision on the design. She was told that there would be a Building Committee. Ms. Bowman said that there were no members of the Community on the selection committee. Mr. Livingston said that the two school principals were on the selection committee.

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (LIVINGSTON, BOWMAN, DIPALMA, KIMMEL AND SACCHINELLI) AND ONE (1) OPPOSED (MR. BONENFANT).**

Mr. Bonenfant said that he voted against the item because he did not see enough information. Mr. Livingston reminded everyone that the score sheets would be included in the Council packets

2. Review recommendation for architect for the proposed South Norwalk School at Ely site and refer the following to the Common Council:

“a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with JCJ Architecture, PC to provide architectural design services (Tasks A, B, F, G, H, & I) for the new South Norwalk School at Ely Site for a total not to exceed of \$850,000. Acct. #09185010 5777 C0607

b. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$40,000.”

**** MR. DIPALMA MOVED THE ITEM.**

Mr. Giuliano said that there had been interviews held for both schools.

Ms. Bowman asked about the items that were omitted. Mr. Giuliano said that the items that are up for approval are to bring the architect to design development only and the items that were removed involved would be presented after the land swap was finalized. Once the City has full control of the property, they will come back to the Council for additional approvals.

Ms. Bowman stated for the record that she was against this. She said that the information stated that the school would be K-8 and she believed that originally it was for K-5. Having K-8 on the property will have too many students at the school.

Mr. Bonenfant said that he understood the reduction of cost but had some detailed questions about the contract administration phase. Mr. Giuliano said that construction

administration would not be needed until the project was under construction. Mr. Livingston said that that amount was not included in the \$850,000.

Mr. Sacchinelli had some questions about the geothermal listing. He was told that this was to keep the options open.

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (LIVINGSTON, BONENFANT, DIPALMA, KIMMEL AND SACCHINELLI) AND ONE (1) OPPOSED (MS. BOWMAN).**

3. Executive Session: South Norwalk School at Ely Site – consider the proposed acquisition of properties and to determine property values for negotiation. (Staff representatives: Tom Hamilton and Jim Giuliano)

**** MR. DIPALMA MOVED TO ENTER EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING LEGAL ISSUES REGARDING THE ACQUISITION OF PROPERTY.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Committee members, Mr. Hamilton and Mr. Giuliano entered into Executive Session to discuss legal issues regarding property acquisition at 8:24 p.m. They returned to Public Session at 8:46 p.m. No actions were taken during the Executive Session.

**** MR. KIMMEL MOVED TO AUTHORIZE CITY STAFF TO PROCEED WITH NEGOTIATION WITH PROPERTY OWNERS ADJACENT TO SPINGWOOD ELY PARK FOR THE CITY TO ACQUIRE SAID PROPERTIES FOR THE PROPOSED SOUTH NORWALK SCHOOL PROJECT.**

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (LIVINGSTON, BONENFANT, DIPALMA, KIMMEL AND SACCHINELLI) AND ONE (1) OPPOSED (MS. BOWMAN).**

VI. MISCELLANEOUS/DISCUSSION ITEMS

There were no additional items for discussion at this time.

ADJOURNMENT

**** MR. DIPALMA MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:47 p.m.

Respectfully submitted, S. L. Soltes, Telesco Secretarial Services

City of Norwalk
Land Use and Building Management Committee
Regular Meeting
September 6, 2017

DEPARTMENT OF PUBLIC WORKS

TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : BEN FRANKLIN CENTER – SAFE ‘N’ SOUND PROGRAM

DATE: APRIL 25, 2017

The Kingdom Refuge Outreach Ministries of Norwalk is requesting to lease one classroom (Room #204) on the second floor of Ben Franklin Center to operate youth programs, specifically, a program to motivate and empower young women through strategic program planning. See attached program information. Terms of the lease agreement shall be as follows:

- Lease Period shall be for one year with one year renewal option.
- Payment: As a religious institution, the rate would be at \$4/sf/yr which represents the break-even cost for the City. Room #207 is 644 square foot and the cost per year shall be \$2,576 per year which includes utilities. Payment shall be made quarterly at the beginning of each quarter.
- Subleasing subject to City approval
- Lessee will provide general liability insurance coverage
- Both parties have the rights to terminate within 30 days of written notice
- The Office of Building Management may incorporate other operating requirements necessary for the proper management and operation of the building.
- Lessee shall obtain prior approval from Office of Building Management for all tenant fit-up and improvements, including but not limited to, painting, replacement light fixtures, door hardware, etc.
- Lessee shall be responsible for all telecommunication/IT installation and services throughout the Leased Premises.
- Lessee will be responsible for janitorial services of the Leased Premises as well as the designated second floor bathrooms. The repair and replacement

of building systems/infrastructure (except repairs that are caused by misuse or vandalism by the Lessee) shall be the responsibility of the City

- It is the responsibility of the Lessee to secure and maintain all program required licenses for the operation of its programs.

As a general note, Ben Franklin Center is not funded and designed to support multiple tenants on each floor. Leasing individual rooms to outside groups creates operating concerns.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Kingdom Refuge Outreach Ministries to lease Room #204 in Ben Franklin Center for its youth programs. Lease terms shall be for one year with 1 one-year renewal option. Cost shall be at \$4 per square foot per year for a total of \$2,576 per year.



Community Youth Group
Founders Reverends Charles & Kim Fletcher

PRESENTATION OF

"A SAFE PLACE" *For Teen Girls*



Ages 12yrs - 18yrs old

WHEN:

10:00am - 12:00pm (Preferably)
Saturday (1st & 3rd of Every month)

WHERE:

Ben Franklin School
Flax Hill Road
Norwalk, CT 06850
(All entry is from the Hillside or Bayview Avenue)

"A SAFE PLACE" *For Teen Girls*



Ages 12yrs - 18yrs old

YOUTH PROGRAM AGENDA

➤ ON A MISSION, WITH A VISION

Our mission and vision is to positively influence and affect our local community, society and world at large. Through positive image building our girls can identify their unique individuality giving new hope, new vision and new life. We believe every human being has the potential to live a full and enriched life. With the proper knowledge and tools we believe we can foster social change.

➤ GOAL

Our goal is to motivate and empower young women through strategic program planning. Topics will include home economics, interview/job application training, banking and financial planning and community service. By collaborating with business professionals, like minded individuals, volunteers and financial supporters, we can build a brighter future for all women.

➤ STRATEGY

Establish educational programs, classes and workshops that teach the fundamentals of basis daily living, using education empowerment as a tool.

➤ PROGRAM ACTIVITIES INCLUDE

Heart to Heart(Open Discussions)
Mentorship/Leadership(Lead By Example)
Economics/Enrichment Living(Live Long, Live Strong)
Human Services (Giving Back - Serve Those In Need)
Community Services (Clean Up, Pick Up & Keep Up)
Family(We Are Family)
Talent Shows/Skit/Step Performances (It's Show Time)
Recreational Walks/Exercise(Feeling Healthy)
Brotherhood & Sisterhood Non Violence (Taking It To The Streets)

4 LIFE SKILLS WORKSHOP

The 4 Pillars of LIFE ... Body, Mind, Soul & Spirit

➤ TOPIC STRATEGY

BODY

- Self-Esteem
- Nutrition
- Exercise/Rest

MIND

- Self-Awareness (What)
- Self-Image (How)
- Self-Control (Who)

SOUL

- Family
- Friendships
- Dating

SPIRIT

- Faith
- Integrity
- Identity

If you have questions and want to learn more about "**SAFE 'N' SOUND**" Community Youth Group or "**A SAFE PLACE**" for Teen Girls or you want to become a professional volunteer, want to give financial support/donations, please contact us at (203) 434-1767.

We look forward to speaking with you.

Respectfully,
Reverends Charles & Kim Fletcher



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
P.O. BOX 9003
HOLTSVILLE NY 11742-9003

000386.318553.0003.001 1 MB 0.326 532

|||||

KINGDOM REFUGE OUTREACH MINISTRIES
% CHARLES J FLETCHER ET AL
47 BAXTER DR
NORWALK CT 06854

Date of this notice: 03-26-200

Employer Identification Number:
65-1298601

Form: SS-4

Number of this notice: CP 575

For assistance you may call us
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 65-1298601. This EIN will identify your business account, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, please use the label we provided. If this isn't possible, it is very important that you use your EIN and complete name and address exactly as shown above on all federal tax forms, payments and related correspondence. Any variation may cause a delay in processing, result in incorrect information in your account or even cause you to be assigned more than one EIN. If the information isn't correct as shown above, please correct it using tear off stub from this notice and return it to us so we can correct your account.

To receive a ruling or a determination letter recognizing your organization as tax exempt, you should complete Form 1023 or Form 1024, Application for Recognition of Exemption and send to:

Internal Revenue Service
PO Box 192
Covington, KY 41012-0192

Publication 557, Tax Exempt for Your Organization, is available at most IRS offices or you can download this Publication from our Web site at www.irs.gov. This Publication has details on how you can apply.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records.
- * Use this EIN and your name exactly as they appear above on all your federal tax forms.
- * Refer to this EIN on your tax related correspondence and documents.

If you have questions, you can call or write to us at the phone number or address at the top of the first page of this notice. If you write, please tear off the stub at the end of this notice and send it along with your letter. Thank you for your cooperation.



0386

Keep this part for your records.

CP 575 E (Rev. 1-200

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 E

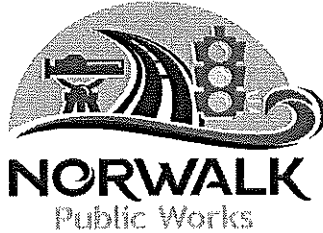
0133973249

Your Telephone Number Best Time to Call

DATE OF THIS NOTICE: 03-26-2007
EMPLOYER IDENTIFICATION NUMBER: 65-129860
FORM: SS-4
NOBOD

INTERNAL REVENUE SERVICE
P.O. BOX 9003
HOLTSVILLE NY 11742-9003

KINGDOM REFUGE OUTREACH MINISTRIE
% CHARLES J FLETCHER ET AL
47 BAXTER DR
NORWALK CT 06854



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

VA1.

TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*

RE : MARITIME AQUARIUM – APPROVAL OF BUILDING
DESIGN PLANS

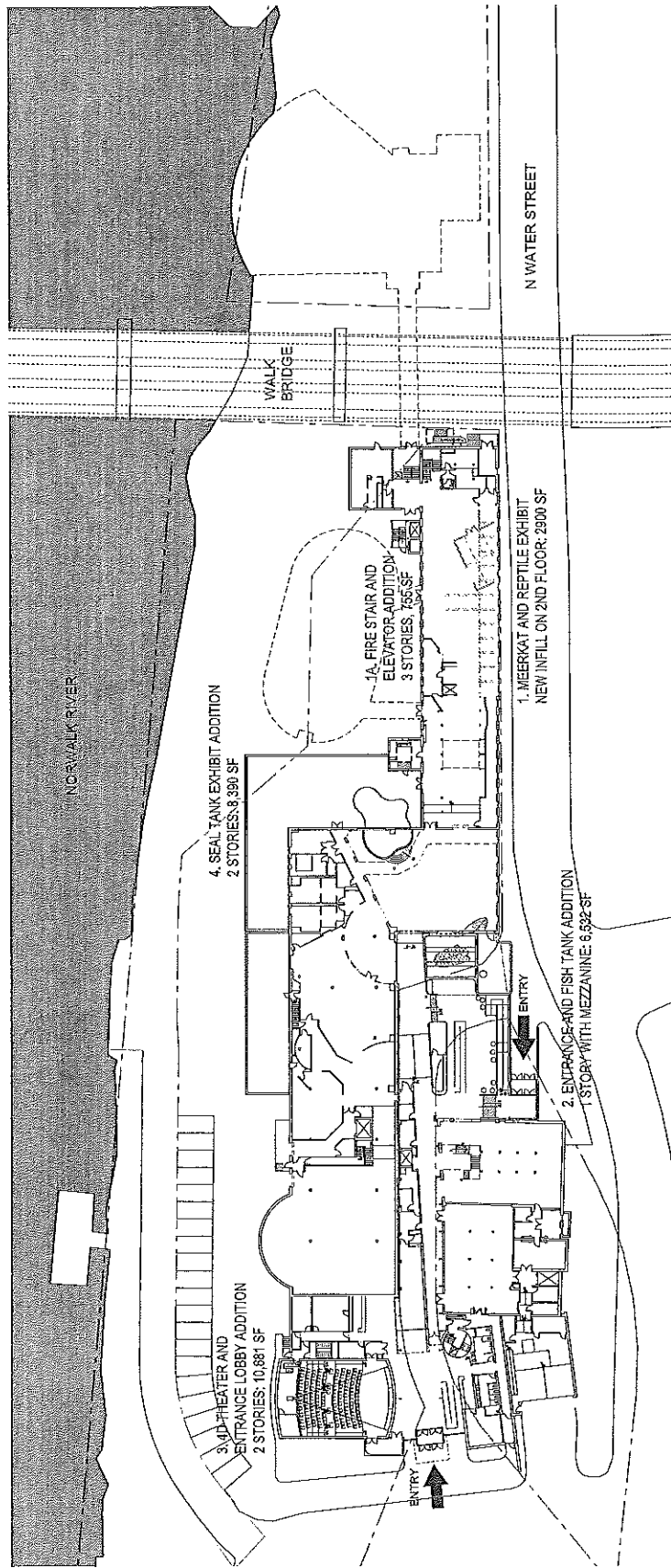
DATE: SEPTEMBER 28, 2017

As you may know, the State's Walk Bridge Improvement Project requires substantial changes to the Maritime Aquarium, including the removal of the existing IMAX Theatre and the relocation of various Aquarium's exhibits. In the past year, the Maritime Aquarium has worked closely with the State to identify the State's needs as well as the scope and funding for the redesign of the Aquarium. An architect and a construction management team have been retained to assist the Aquarium in the development of the project and its associated project "Phasing" requirements. Since the City is the property owner, approval of the plan and any potential changes to the terms of the agreement(s) between the Aquarium and the City would require Common Council approval.

At this time, the project design and the phasing plan have been developed with sufficient details for City review and approval. Representatives from the Aquarium will be available at the upcoming Land Use and Building Management Committee meeting to present the project. Below are the suggested actions for the Committee's consideration.

ACTION REQUESTED:

- a. Review and approve the proposed Norwalk Maritime Aquarium improvement plan as developed to address the State's needs for the Walk Bridge replacement project and refer the plan to the Common Council for approval. Subject to Common Council approval, City staff is authorized to signoff on construction plans and related permits/documents consistent with the approval plan. All new agreements or modifications to existing agreement(s) must be submitted separately to the Common Council for approval.**
- b. Refer proposed improvement plan to the Norwalk Planning Commission for review in accordance with Connecticut General Statutes – Section 8-24.**



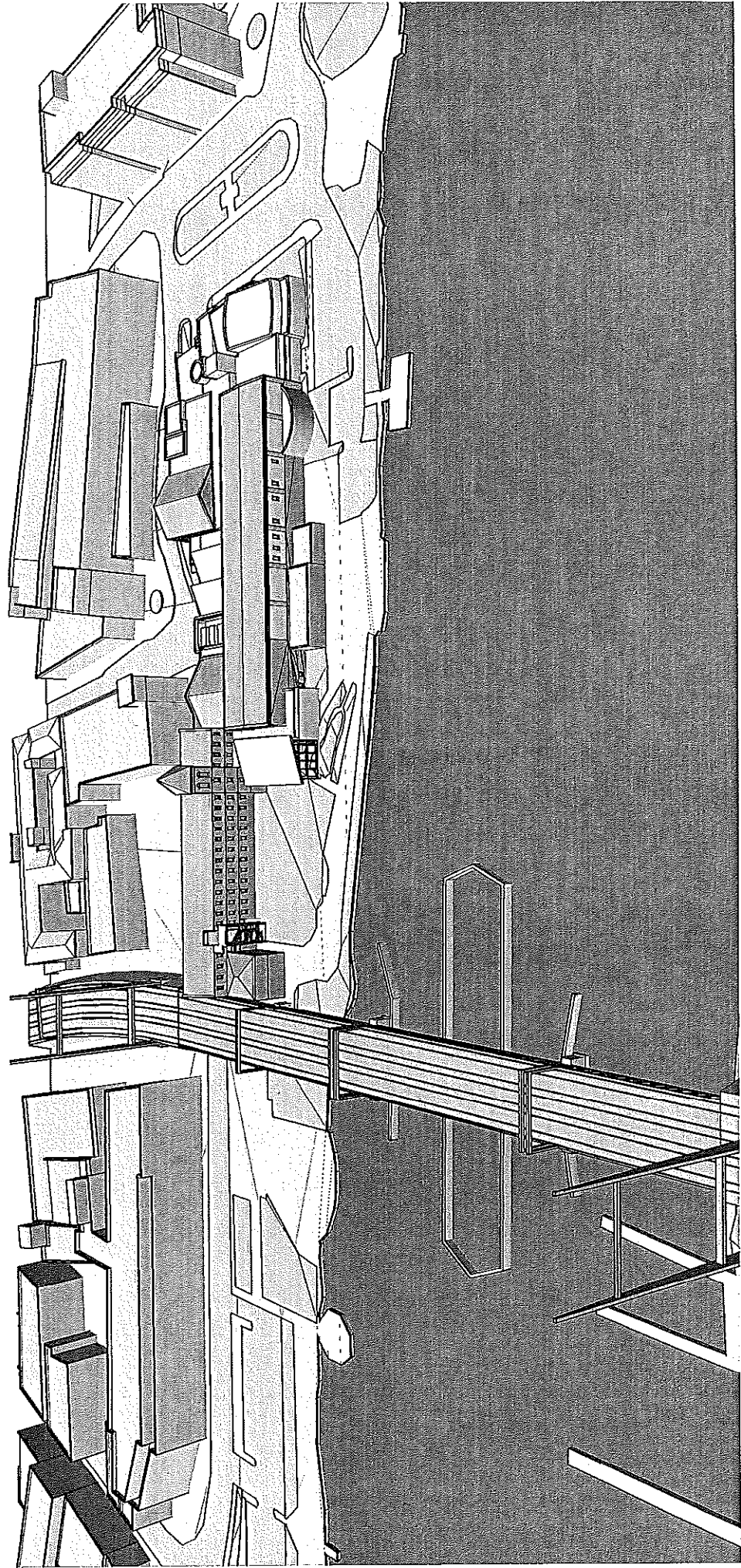
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MARITIME AQUARIUM AT NORWALK
PROPOSED SITE PLAN SHOWING NEW ADDITIONS

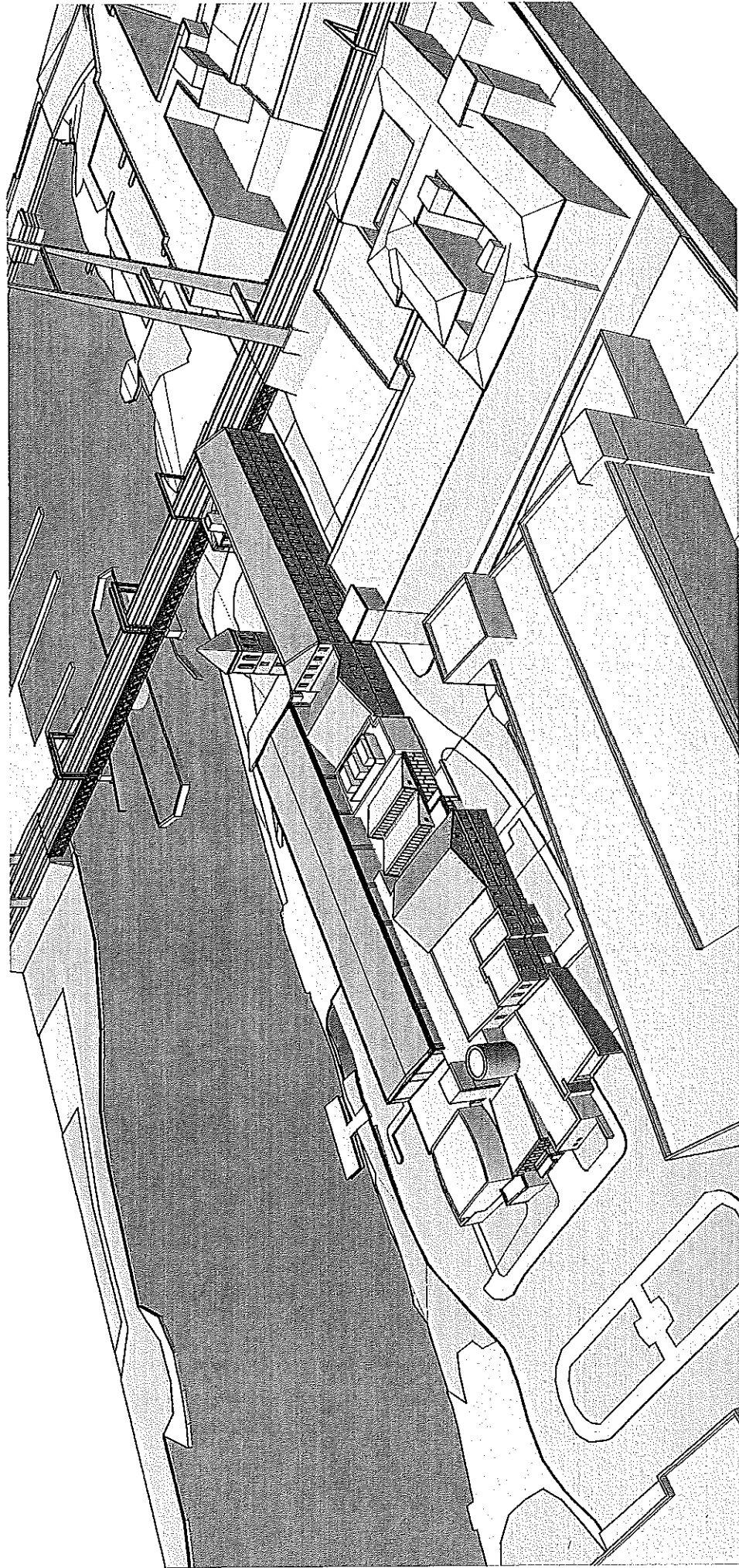
- EXISTING BUILDING
- PROPOSED ADDITIONS: 26,868 SF (3,196 SF NET GAIN)
- PROPERTY LINE
- CONDOT CONSTRUCTION EASEMENT

BBB 2017-07-19

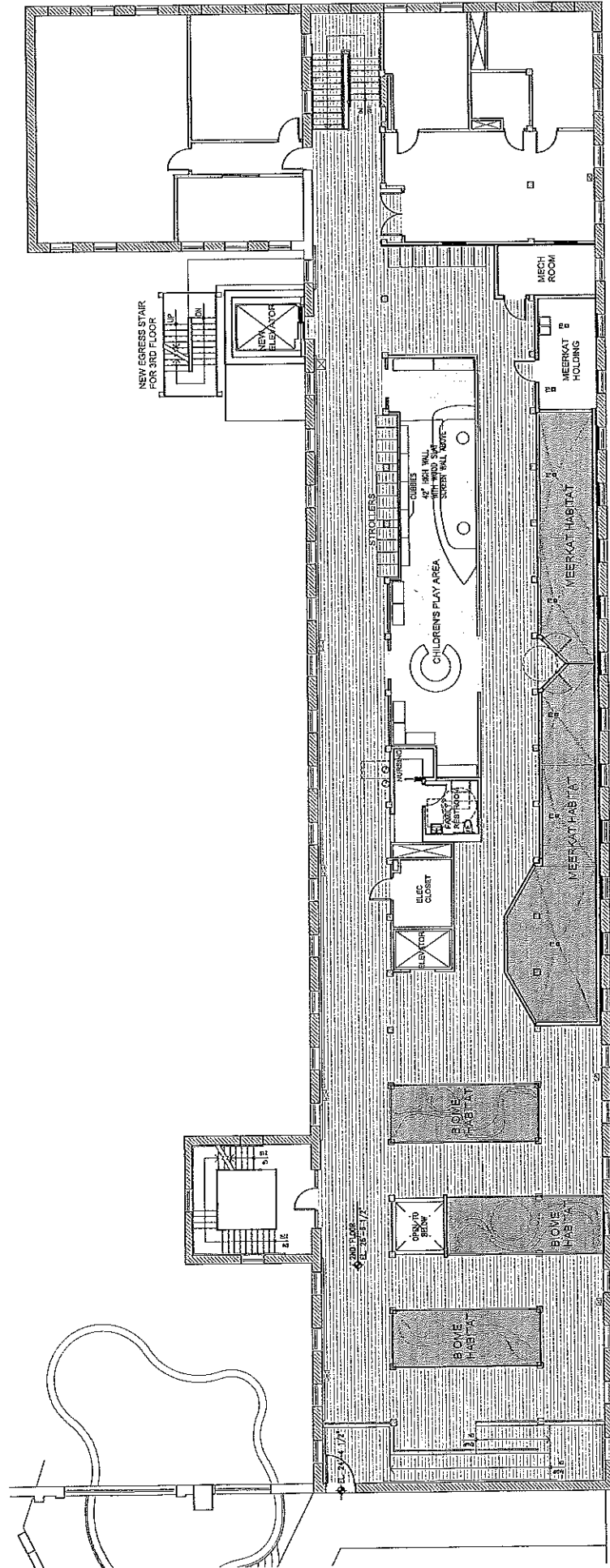
PROPOSED SITE PLAN WITH ADDITIONS	
DATE	17 JUL 2017
PROJECT NO.	2017-07
DRAWING NO.	2017-07



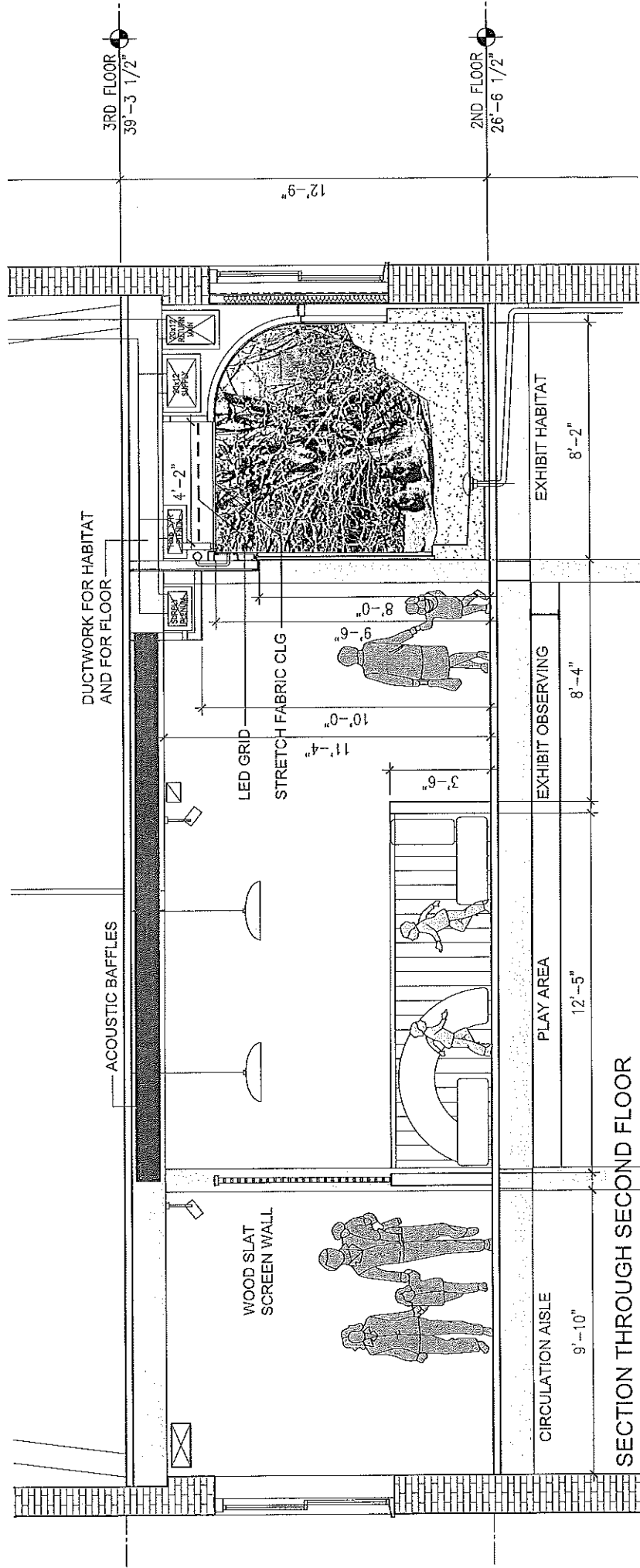
THE MARITIME AQUARIUM OF NORWALK
VIEW FROM EAST
PROPOSED WITH NEW ADDITIONS
BBB 2017-07-12



THE MARITIME AQUARIUM OF NORWALK
VIEW FROM NORTHWEST
PROPOSED WITH NEW ADDITIONS
BBB 2017-07-12



PROPOSED SECOND FLOOR PLAN

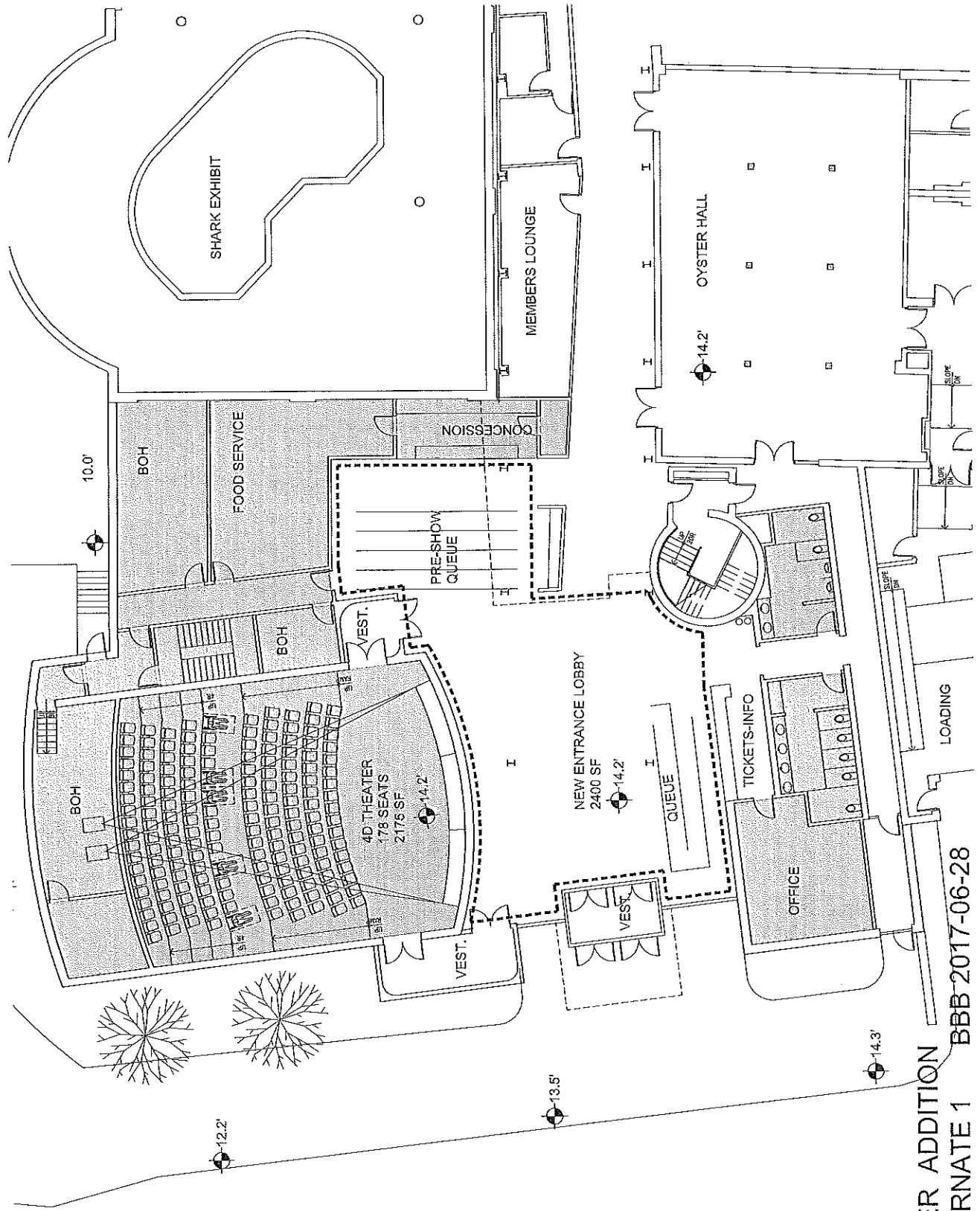


SECTION THROUGH SECOND FLOOR

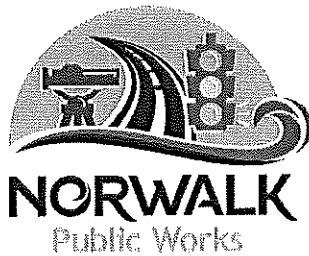


A-110.00

XIX



4D THEATER ADDITION
PLAN ALTERNATE 1 BBB 2017-06-28



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 : LAND USE AND BUILDING MANAGEMENT COMMITTEE
 FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*
 RE : CITY HALL ROOF REPLACEMENT PROJECT – PHASE II
 DATE: SEPTEMBER 28, 2017

In recent years, the City allocated approximately \$1,500,000 capital budget funds for the Norwalk City Hall roof replacement project. The existing roof was installed as part of the 1986 adaptive reuse of the old Norwalk High School for the current City Hall.

With the available funds, Building Management completed Phase I of the roofing project in the spring of 2017. This project included the replacement of about half of the roofing areas and the replacement of the copper dome over the atrium. At the present time, there is a free balance of \$285,943.15 in the following City Hall roofing accounts:

0915 7100 5777 C0439 -	\$ 9,948.29
0916 7100 5777 C0439 -	\$ 6,050.00
0917 7100 5777 C0439 -	<u>\$269,944.86</u>
Total	\$285,943.15 or \$286,000

As part of the 2017-2018 Capital Budget requests, Building Management requested an additional \$700,000 for Phase II roofing replacement project. During the budget process, Building Management, in cooperation with Finance Department and Planning & Zoning Department, developed an alternate funding strategy by recapturing old capital project funds (approximately \$580,000), resulting in a net

requirement of \$120,000. At the present time, \$406,000 (\$286,000 + \$120,000) is available for Phase II.

On September 7, 2017, the Purchasing Department received 9 bids for Phase II of the City Hall roof replacement project. Young Developers, LLC is the apparent low bidder in the amount of \$830,421.00. They had successfully completed the City Hall dome replacement project a couple of years ago.

At this time, I would like to request Land Use and Building Management Committee recommendation to accept Young Developers, LLC's bid. Concurrently, I initiated a Special Capital Appropriation request in the amount of \$509,000 for this project. Subject to the special appropriation, the revised budget will be \$915,000.

Please also note that the only remaining roof component that is currently under assessment and not included in Phase II is the original 1930's copula over the Concert Hall.

ACTION REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute a Contract with Young Developers, LLC for the City Hall Roof Replacement Project for a total not to exceed \$830,421.00. Acct. #0915/16/17 7100 5777 C0439 and account subject to Special Capital Appropriation**
- b. **Authorize the Office of Building Management to issue Change Order on Contract for a total not to exceed \$83,042.00.**

On Apr 18, 2017, at 10:33, Cherichetti, Alexis <ACHerichetti@norwalkct.org> wrote:

Mr. Bigger,

You had inquired about ways to ensure the permanent preservation of the parcel known as 10 ½ Ridge Farms Road. This parcel is currently owned by the City. It was recently acquired (again) by the City by the City's Tax Sale.

I believe the City considers this parcel to be surplus property. Options for keeping the property from being sold again might include donation to the Norwalk Land Trust or acquisition of portions of the property by the abutting property owners.

Alan Lo, the City's Building & Facilities Manager, would be the best person to sort through the best attainable process. He is copied on this email.

Alexis

Alexis Cherichetti | Senior Environmental Officer | City of Norwalk

125 East Avenue, PO Box 5125, Norwalk, CT 06856-5125 | phone: 203 854 7744 | fax: 203 854 7962
<image002.png>

Lo, Alan

From: Cherichetti, Alexis
Sent: Tuesday, April 18, 2017 3:46 PM
To: Kleppin, Steven; Lo, Alan
Cc: Wrinn, Michael
Subject: RE: Ridge Farms Road - Surplus Property

Steve – That's the correct parcel...its acquisition by the City was just finalized in January 2017.

Alan – As I mentioned when we spoke, Michael Wrinn likely remembers this property (it got a lot of attention when it was on the 2006 tax sale) and he may have more information about the 'buildable-ness' of the property. The issue comes down to the map pasted below and how the parcel was created. The parcel is "20 D" on this 1985 map and it comes with the note, "this parcel is not a building lot".

I can meet on Thursday AM if warranted.

Alexis

From Steve
To: Lo, Alan; Cherichetti, Alexis
Subject: RE: Ridge Farms Road - Surplus Property

When I look that property up I get 5/64/411, owned by Hasim Avdiu, 2.2 acres in the AAA zone, which requires 1 acre of land. I think they would need to have wetlands checked & then see if they could get a septic system on the property to see if it's a buildable lot.

Steve

From: Lo, Alan
Sent: Tuesday, April 18, 2017 2:47 PM
To: Kleppin, Steven; Cherichetti, Alexis
Subject: FW: Ridge Farms Road - Surplus Property

Hi Alexis and Steve: Before I move forward with whatever we do on the City side, I would like to meet and determine if the property is "technical buildable", "realistically buildable" and "financially buildable"

Please suggest a date and time. Thanks Alan

From: Lo, Alan
Sent: Tuesday, April 18, 2017 2:44 PM
To: 'Roger Bigger'
Cc: Cherichetti, Alexis
Subject: RE: Ridge Farms Road - Surplus Property

Hi Roger: since I am not familiar with this property, I would like to get some background info. before I get back to you. If you don't hear from by the end of the month, please feel free to email me again. Thanks Alan

From: Roger Bigger [<mailto:roger.bigger@gmail.com>]
Sent: Tuesday, April 18, 2017 2:27 PM
To: Lo, Alan; Lo, Alan
Cc: Cherichetti, Alexis
Subject: Re: Ridge Farms Road - Surplus Property

Hi Alan,

The the property at 10 1/2 Ridge Farms Rd has been of concern to our neighborhood for a number of years. If the property is now held by Norwalk as surplus land, hopefully we can resolve its status. The property is largely wetlands so it would be great if it could be preserved as habitat.

Is there a time we could discuss how this can be addressed?

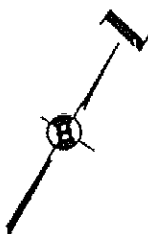
Thank you,
Roger Bigger
President, Ridge Farms Rd Home Owners Association
8 Ridge Farms Rd
Norwalk, CT
(203) 810-4620

9682

RIDGE ROAD

N/F
EMA & HARRIET
UDO-EMA

N/F
DAVID & LYNN
FELDSTEIN



326754
min
Land Area N/F
REQ

CONN. TREND LEASING CORP.

25' RIGHT OF WAY
CONN. LIGHT & POWER CO. ROW

20D

AREA - 1.00 AC ±

20C

AREA - 2.21 AC ±

PAPER STREET
STREET FRONT OF MAP PROPERTY

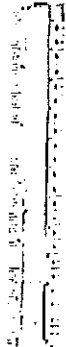
MAP OF PROPERTY

PREPARED FOR

HANSEL TOOKES

NORWALK - CONNECTICUT

SCALE 1" = 30' FEBRUARY 10, 1985



CONN. LIGHT & POWER COMPANY ROW

N/F
ST MATTHEWS
R.C. CHURCH CORP.

NOTES

THIS IS A SURVEY OF A SUBDIVISION OF LAND WITH A RECORDATION OF A
AS PER C.E.S. SECTION 3-11

MEETINGS ON FILE IN THE RECORDS FROM ALL PAST OFFICERS

AT 2:00 P.M. ON FEB. 21, 1985

in Presence of Shirley and Tom Clerk

9682

CERTIFIED SUBSTANTIALLY CORRECT AS TO THE PRESENTATION OF A CLASS A & B MAP



- Wetland



VI B.

DEPARTMENT OF PUBLIC WORKS

TO : BILL IRELAND, CODE ENFORCEMENT
ALEXIS CHERICHETTI, CONSERVATION
MARIO COPPOLA, CORPORATION COUNSEL
ADAM BOVISKY, HUMAN RELATIONS
ROBERT BARRON, FINANCE
LARRY REILLY, FIRE CHIEF
TIM CALLAHAN, HEALTH DEPT
DONNA KING, CITY CLERK
MIKE WRINN, PLANNING & ZONING
TOM KULHAWIK, POLICE CHIEF
BRUCE CHIMENTO, DPW
MIKE MOCCIAE, RECREATION & PARKS
TIM SHEEHAN, REDEVELOPMENT
MIKE STEWART, TAX ASSESSOR
LISA BIAGIARELLI, TAX COLLECTOR

FROM : ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : 127 FILLow STREET – PROPOSED DISPOSITION

DATE : MAY 18, 2016

At the May 4, 2016 Land Use and Building Management Committee meeting, Council Members discussed the possible sale of 127 Fillow Street property through a bidding process, with the potential buyer securing a zone change from AAA Residential Zone to AA Residential Zone. The property is 1.56 acres. Subject to the approval of a zone change, the property owner will have the ability to obtain a “free cut” necessary to create two building lots. As part of the disposition transfer of the property, the City will include a residential deed restriction on the property. Attached is a plot plan of the property.

Additionally, the Committee also requested your input on other potential uses for the property that may be of benefit to the residents of the City of Norwalk.

Please provide me with your thoughts on this matter no later than May 25, 2016.

Thank you very much for your support on this matter.

Cc; Mayor Rilling
Councilman Tom Livingston, Chairman LU&BM Committee
Brian McCann, Assistant Corp. Counsel

