



LAND USE AND BUILDING MANAGEMENT COMMITTEE

MEETING AGENDA

WEDNESDAY, OCTOBER 3, 2018

7:30 PM at NORWALK HIGH SCHOOL LIBRARY

23 Calvin Murphy Drive

Please note that a joint building tour of Norwalk High School with NFCC is scheduled for 7:00 pm starting from the Library

I. ROLL CALL at 7:30 pm

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).

III. PUBLIC PARTICIPATION

IV. MINUTES OF PREVIOUS MEETING(S)

September 5, 2018

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."

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 Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the PCB Abatement of the Wood Doors and Wood Paneling at Norwalk High School.

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.

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. #09185010 5777 C0608”**

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”

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 Integrated 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.”

VII. MISCELLANEOUS/DISCUSSION ITEMS

- A. Update on various school construction projects.

Prepared by Alan Lo
Dated: September 28, 2018

**CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT
SEPTEMBER 5, 2018**

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

STAFF: Alan Lo, Building & Facilities Manager; William Hodel, Director of Facilities & Maintenance

I. ROLL CALL

Mr. Livingston called the meeting to order at 7:30 p. m. He called the roll and a quorum was present.

II. PUBLIC PARTICIPATION

Ms. Diane Lauricella came forward. She stated that she would like to know if the appraisal of the Old Norwalk YMCA property is a fair price. She stated that her question of what happened to the cogeneration plant at Norwalk High School has still been left unanswered. She stated that an energy assessment should be done at the Norwalk Museum.

III. MINUTES OF THE PREVIOUS MEETING

August 1, 2018

**** MR. SACCHINELLI MOVED TO APPROVE THE MINUTES OF AUGUST 1, 2018 AS SUBMITTED.
** THE MOTION PASSED WITH FIVE VOTES IN FAVOR AND TWO ABSTENTIONS (MR. LIVINGSTON AND MR. YERINIDES).**

IV. OLD BUSINESS

No items were brought forward.

V. NEW BUSINESS

A. Old Norwalk YMCA property – portion of City owned parking lot

1. Presentation by the Norwalk Hospital on the proposed development of the old Norwalk YMCA property.

2. Schedule Public Hearing on the disposition of City property located on West Avenue which makes up portion of the old YMCA parking lot.

Attorney Albert Vasko came forward in support of the item. He stated that there will be two buildings on the property. He stated that one building will be an office building and the other will be residential.

He gave a review of the site plan and the appraisals that were done on the parcels. He stated that two portions are owned by the City and the rest of it is owned by the State.

**** MR. LIVINGSTON MOVED TO SCHEDULE PUBLIC HEARING ON THE DISPOSITION OF CITY PROPERTY LOCATED ON WEST AVENUE WHICH MAKES UP PORTION OF THE OLD YMCA PARKING LOT ON OCTOBER 3, 2018.**

**** THE MOTION PASSED UNANIMOUSLY.**

B. NORWALK PUBLIC SCHOOL

1. Review proposed biology and chemistry supplies at the high schools and refer the following to the Common Council for action:

a. Authorize the Purchasing Agent to issue a purchase order to Vernier Software and Technology for the purchase of biology and chemistry supplies for Norwalk High School in the amount of \$32,749.00 plus a contingency of \$3,200. Acct # 09195010 5777 C0609

b. Authorize the Purchasing Agent to issue a purchase order to Vernier Software and Technology for the purchase of biology and chemistry supplies for Brien McMahon High School in the amount of \$47,986.40 plus a contingency of \$4,700. Acct # 09195010 5777 C0609

**** MR. YERINIDES MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO VERNIER SOFTWARE AND TECHNOLOGY FOR THE PURCHASE OF BIOLOGY AND CHEMISTRY SUPPLIES FOR NORWALK HIGH SCHOOL IN THE AMOUNT OF \$32,749.00 PLUS A CONTINGENCY OF \$3,200, AND AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO VERNIER SOFTWARE AND TECHNOLOGY FOR THE PURCHASE OF BIOLOGY AND CHEMISTRY SUPPLIES FOR BRIEN MCMAHON HIGH SCHOOL IN THE AMOUNT OF \$47,986.40 PLUS A CONTINGENCY OF \$4,700.**

Ms. Brenda Myers came forward in support of the item. She stated that Norwalk Public Schools has started a three year process of closing the student achievement gap in the areas of reading, math and science as well as improve classroom instruction. In this current school year, science is a priority while closing the achievement gap is a necessity. In order to achieve these goals, core program resources must be aligned to the 21st century competencies and to the NGSS standards and philosophy.

Ms. Myers stated that the biology and chemistry equipment will allow for students to have the opportunity to design, collect data, understand, explore, experience, develop, model, and create in the areas of the biology curriculum.

**** THE MOTION PASSED UNANIMOUSLY.**

C. Norwalk High School

1. Review request for retro-commissioning services and refer the following to the Common Council for action:

a. Authorize the City's Purchasing Agent to issue a purchase order to Automated Building Systems, Inc. for the Norwalk High School Retro-commissioning Energy Conservation Project in the amount of \$21,478.00. Acct # 09195010 5777 C0621

b. Authorize the BOE Facilities Director to issue Change Orders on P. O. for a total not to exceed \$2,147.00.

**** MR. SACCHINELLI MOVED TO AUTHORIZE THE CITY'S PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO AUTMATED BUILDING SYSTEMS, INC. FOR THE NORWALK HIGH SCHOOL RETRO-COMMISSIONING ENERGY CONSERVATION PROJECT IN THE AMOUNT OF \$21,478.00, AND AUTHORIZE THE BOE FACILITIES DIRECTOR TO ISSUE CHANGE ORDERS ON P. O. FOR A TOTAL NOT TO EXCEED \$2,147.00.**

Mr. Hodel came forward in support of the item. He stated that on June 12, 2018, the Common Council authorized the City's Purchasing Agent to issue a purchase order to execute a contract with Automated Building Systems, Inc., for the Energy Conservation Project for a total not to exceed \$50,819. He stated that this cost was specifically for Brien McMahon High School and did not include Norwalk High School in the amount of \$21,478. He stated that a supplemental approval is required.

2. Review bids for the freight elevator project and refer the following to the Common Council:

a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with J. A. Rosa Construction, LLC for the Norwalk High School Freight Elevator Modernization project for a total not to exceed \$248,182.00. Funds are available in Acct # 09185010 5777 C0610

b. Authorize the NFCC to issue Change Order on Contract for a total not to exceed \$25,000.00.

**** MR. HEMPSTEAD MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH J. A. ROSA CONSTRUCTION, LLC FOR THE NORWALK HIGH SCHOOL FREIGHT ELEVATOR MODERNIZATION PROJECT FOR A TOTAL NOT TO EXCEED \$248,182.00, AND AUTHORIZE THE NFCC TO ISSUE CHANGE ORDER ON CONTRACT FOR A TOTAL NOT TO EXCEED \$25,000.00.**

Mr. Hodel stated that the freight elevator is at the end of its useful life. Since the freight elevator also acts as the elevator to meet ADA requirements, it is critical to have it operating without failure. Mr. Hodel stated that we had released documents for bidding on April 16, 2018 with bids due May 8, 2018. Unfortunately we received one bid and we considered it to be too expensive. Our post-bid investigation discovered that the time frame for which we wanted to complete the project was too aggressive. We have extended the completion date to August 2019. He stated that as a result of the re-bidding, we received another bid and the costs of the project dropped from that of our first bid.

**** THE MOTION PASSED UNANIMOUSLY.**

D. Building Management

1. Review bids for chiller replacement at Norwalk Museum and refer the following to the Common Council for approval:

a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Sav-Mor Cooling & Heating, Inc. for the chiller replacement project at the Norwalk Museum for a total not to exceed \$47,489.00. Accts # 0916 7100 5777 C0325 and 0918 7100 5777 C0476.

b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$4,748.

**** MR. YERINIDES MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH SAV-MOR COOLING & HEATING, INC. FOR THE CHILLER REPLACEMENT PROJECT AT THE NORWALK MUSEUM FOR A TOTAL NOT TO EXCEED \$47,489.00, AND AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$4,748.**

Mr. Lo stated that the air conditioner in Norwalk Museum was replaced about 20 years ago and is approaching the end of its life cycle. He stated that the City received five bids for the work and Sav-Mor Cooling & Heating was the lowest bidder.

**** THE MOTION PASSED UNANIMOUSLY.**

E. New Columbus School

1. Review proposed lease terms to lease City property at 4 Tito Court and refer the following to the Common Council for action:

Authorize the Mayor, Harry W. Rilling, to execute a Lease Agreement with New Jerusalem Missionary Baptist Church for the use of 4 Tito Court from August 1, 2018 (retroactive) to July 31, 2019. Lease terms shall be as outlined in Alan Lo's memo dated August 30, 2018.

**** MS. SMYTH MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A LEASE AGREEMENT WITH NEW JERUSALEM MISSIONARY BAPTIST CHURCH FOR THE USE OF 4 TITO COURT FROM AUGUST 1, 2018 (RETROACTIVE) TO JULY 31, 2019. LEASE TERMS SHALL BE AS OUTLINED IN ALAN LO'S MEMO DATED AUGUST 30, 2018.**

Mr. Lo stated that the City recently acquired 4 Tito Court for future open space as part of the new Columbus School project. He stated that the church currently occupies the building without a lease. We have informed Reverend Floyd that the City acquired the property for open space and intends to demolish the building as the City proceeds with the implementation of the new Columbus School Project.

Mr. Lo recommended the approval of a lease with the Church. The lease would terminate on July 31, 2019 with a 30 days termination clause. He stated that this time frame will provide the Church time to seek a new home.

**** THE MOTION PASSED UNANIMOUSLY.**

**2. Review proposed resolution and refer action to Common Council for actions:
Approve following Resolution and refer action to Common Council for action:**

Approve following Resolution to confirm previous and current use of City property located at 194 Richards Avenue:

Whereas, the City of Norwalk owns approximately ten (10) acres of unimproved land bordering the site of the Norwalk Community College located on Richards Avenue and West Cedar Street (the Subject Property at 194 Richards Avenue, Block 68, Lot 220); and

Whereas, the Subject Property was formerly part of property comprising the site of the John D. McGrath Elementary School (the School Property), a public school operated by the Norwalk Board of Education; and

Whereas, in 1984 the Norwalk Board of Education voted to return the School Property, to the City of Norwalk for the express purpose "of housing the Norwalk Community College"; and

Whereas, in October 1985, the City of Norwalk transferred the School Property to the State of Connecticut while retaining ownership of the Subject Property; and

Whereas, the Subject Property remains unimproved land to date.

Therefore, the Common Council of the City of Norwalk hereby affirms that the Subject Property has at no time been developed, used or maintained as a public park and has never been dedicated by the City as such but, rather, is and remains simply unimproved property.

**** MR. LIVINGSTON MOVED TO APPROVE FOLLOWING RESOLUTION TO CONFIRM PREVIOUS AND CURRENT USE OF CITY PROPERTY LOCATED AT 194 RICHARDS AVENUE:**

WHEREAS, THE CITY OF NORWALK OWNS APPROXIMATELY TEN (10) ACRES OF UNIMPROVED LAND BORDERING THE SITE OF THE NORWALK COMMUNITY COLLEGE LOCATED ON RICHARDS AVENUE AND WEST CEDAR STREET (THE SUBJECT PROPERTY AT 194 RICHARDS AVENUE, BLOCK 68, LOT 220); AND

WHEREAS, THE SUBJECT PROPERTY WAS FORMERLY PART OF PROPERTY COMPRISING THE SITE OF THE JOHN D. MCGRATH ELEMENTARY SCHOOL (THE SCHOOL PROPERTY), A PUBLIC SCHOOL OPERATED BY THE NORWALK BOARD OF EDUCATION; AND

WHEREAS, IN 1984 THE NORWALK BOARD OF EDUCATION VOTED TO RETURN THE SCHOOL PROPERTY, TO THE CITY OF NORWALK FOR THE EXPRESS PURPOSE "OF HOUSING THE NORWALK COMMUNITY COLLEGE"; AND

WHEREAS, IN OCTOBER 1985, THE CITY OF NORWALK TRANSFERRED THE SCHOOL PROPERTY TO THE STATE OF CONNECTICUT WHILE RETAINING OWNERSHIP OF THE SUBJECT PROPERTY; AND

WHEREAS, THE SUBJECT PROPERTY REMAINS UNIMPROVED LAND TO DATE.

THEREFORE, THE COMMON COUNCIL OF THE CITY OF NORWALK HEREBY AFFIRMS THAT THE SUBJECT PROPERTY HAS AT NO TIME BEEN DEVELOPED, USED OR MAINTAINED AS A PUBLIC PARK AND HAS NEVER BEEN DEDICATED BY THE CITY AS SUCH BUT, RATHER, IS AND REMAINS SIMPLY UNIMPROVED PROPERTY.

Mr. Lo stated that as part of the proposed New Columbus School at Springwood Ely site, the City will be submitting a request to the State DEEP and the DEEP will refer the request to the National Park Services for approval of the proposed open space land swap.

Mr. Lo stated that the City has completed the purchase of 4 Tito Court and has filed for Eminent Domain to acquire 10 Tito Court as part of our efforts to secure additional open space. He stated that the property is erroneously identified on internet mapping as a park. This resolution is required in order to clarify previous and current use of this property.

**** THE MOTION PASSED UNANIMOUSLY.**

VI. MISCELLANEOUS/DISCUSSION ITEMS

A. Update on various school construction projects.

Mr. Lo stated that the painting of exterior of Norwalk High School is near completion. We are considering adding the painting of the planters into the project. He stated that the water cooling system has been replaced. He stated that we are looking to complete the work on the rigging system in November.

Mr. Lo stated that the second phase of the window replacement project was completed ahead of schedule.

Mr. Lo stated that the boiler at Cranberry school is in and will be connected to the piping before the winter season.

ADJOURNMENT

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

**** THE MOTION PASSED UNANIMOUSLY.**

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

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services



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

TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
 COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : **DISPOSITION OF WEST AVENUE PARKING LOT**
(aka OLD YMCA PARKING LOT)

DATE: SEPTEMBER 25, 2018

At the September 5, 2018 Land Use and Building Management Committee meeting, 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. No formal proposal has been submitted.

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 Wednesday, October 3, 2018 at 7:30 pm in Norwalk High School Library. Thereafter, the City will issue a Request for Proposals on the sale of this property. Attached is a site plan showing the approximate boundaries of the parking lot which includes 340 and 350 West Avenue.

The property was acquired by the City from the State subsequent to the completion of Route 7. The State attached a deed restriction which limits the use of this property for public purposes only. Additionally, portion of this property used to be a city street, therefore, the City will also need to formally abandon the street. The City has completed a property appraisal. The City/Land Use and Building Management Committee is considering market value for the property with the understanding that the State will require a payment in order to release the deed restriction on the property.

Upon receipt of the proposals, the Land Use and Building Management Committee will make recommendation to the Planning Commission for review in accordance with State Statutes Section 8-24 and thereafter to the Common Council for final approval.

Action Requested:

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.



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

TO : BILL IRELAND, CODE ENFORCEMENT
ALEXIS CHERICHETTI, CONSERVATION
MARIO COPPOLA, CORPORATION COUNSEL
ROBERT BARRON, FINANCE DIRECTOR
GINO GATTO, FIRE CHIEF
DEANNA D'AMORE, HEALTH DIRECTOR
LAOISE KING, CHIEF OF STAFF
STEVE KLEPPIN, PLANNING & ZONING
THOMAS KULHAWIK, POLICE CHIEF
BRUCE CHIMENTO, PUBLIC WORKS DIRECTOR
KEN HUGHES, INTERIM PARKS DIRECTOR
TIM SHEEHAN, REDEVELOPMENT AGENCY
MICHAEL STEWART, ASSESSOR
RICK McQUAID, TOWN CLERK

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : **DISPOSITION OF WEST AVENUE PARKING LOT**
(aka OLD YMCA PARKING LOT)

DATE: SEPTEMBER 25, 2018

At the September 5, 2018 Land Use and Building Management Committee meeting, Norwalk Hospital presented their plan for the development of the old YMCA property on West Avenue. As part of their plan, the Hospital would like to acquire the West Avenue parking lot from the City.

As part of the disposition process, I am hereby requesting your comments on the disposition of this property. Attached is a site plan showing the approximate boundaries of the parking lot which includes 340 and 350 West Avenue.

This property was acquired by the City from the State subsequent to the completion of Route 7. The State attached a deed restriction which limits the use of this property for public purposes only. Additionally, portion of this property used to be a city street, therefore, the City will also need to formally abandon the street. The City has completed a property appraisal. The City/Land Use and Building Management Committee is considering market value for the property with the understanding that the State will require a payment in order to release the deed restriction on the property.

Land Use and Building Management Committee has scheduled a public hearing on Wednesday, October 3, 2018 at 7:30 pm in Norwalk High School Library. Thereafter, the Purchasing Department will issue a RFP for the disposition of the property. Upon receipt of the proposals, the Land Use and Building Management Committee will make recommendation to the Planning Commission for review in accordance with State Statutes Section 8-24 and thereafter to the Common Council for final approval. To the extent possible, please provide me with your comments before our **October 3 Public Hearing**.

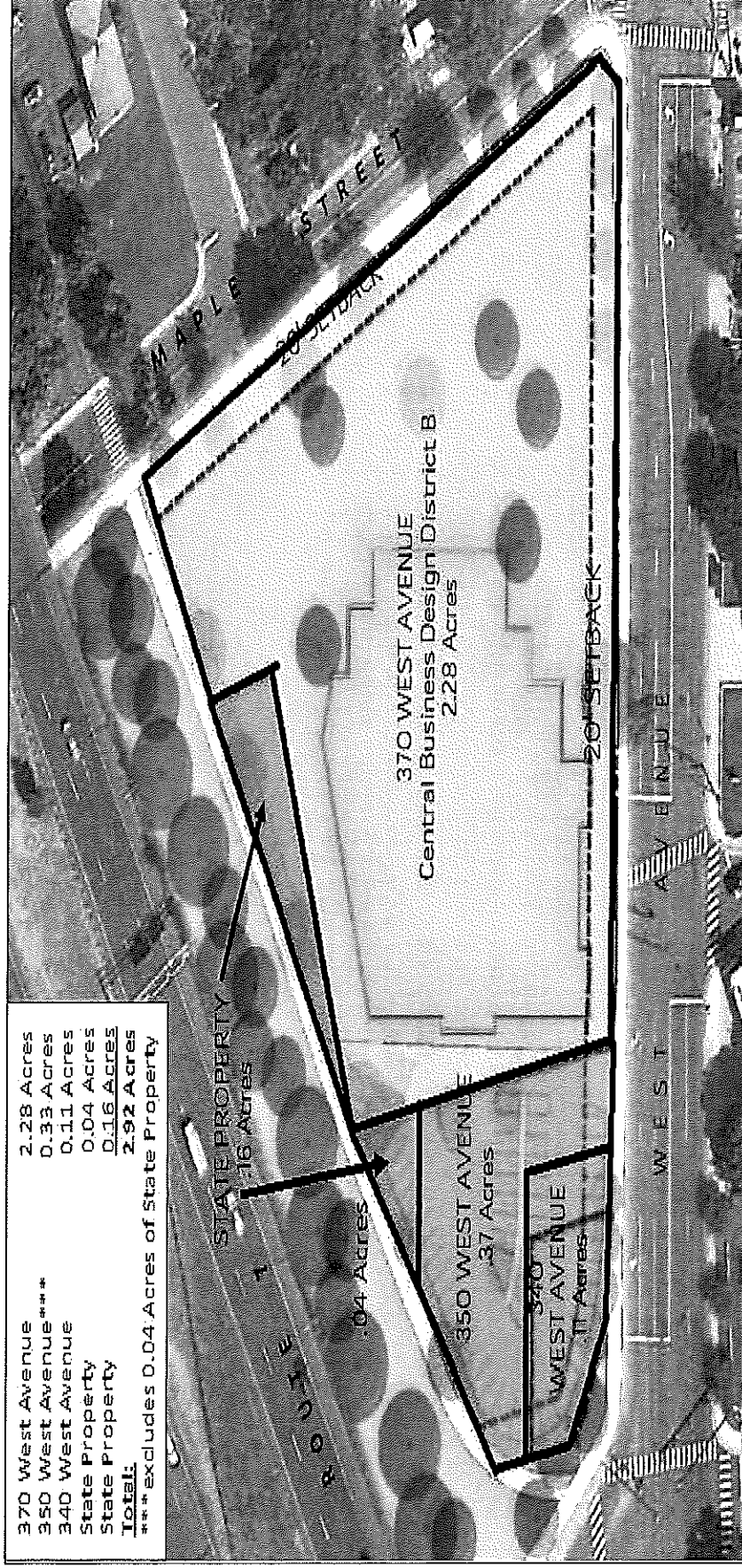
Thank you in advance for your input on this matter.

Cc: Mayor Rilling
Councilman Livingston

Norwalk Hospital - West Avenue Site Assemblage with City of Norwalk and State of Connecticut

MAPLEWOOD
healthcare

370 West Avenue	2.28 Acres
350 West Avenue****	0.33 Acres
340 West Avenue	0.11 Acres
State Property	0.04 Acres
State Property	0.16 Acres
Total:	2.92 Acres
*** excludes 0.04 Acres of State Property	



340 & 350 are City Properties



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TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
 NFCC

FROM: ALAN LO, BUILDING & FACILITIES MANAGER *AL*

RE: NORWALK HIGH SCHOOL PCB ABATEMENT OF WOOD
 DOORS AND PANELING

DATE: SEPTEMBER 28, 2018

Subsequent to the adoption of the School Facilities Improvement Plan by the Board of Education, Norwalk High School's School Governance Council began a process to further identify facility, programmatic and aesthetic improvements specific to Norwalk High School. A school facilities improvement team (the Team) was formed consisting of City staff, Norwalk Public Schools staff and members of the Norwalk High School, School Governance Council to review both the Board of Education's Facilities plan and the Norwalk High School's Governance Council's report. The Team identified and collated projects into specific categories; reimbursed projects and non-reimbursed projects. A total of \$11.5 million has been allocated to Norwalk High School.

At this time, we would like to submit to the State Office of School Construction Grants and Review (OSCG&R) a grant application for the Wood Doors and Paneling PCB Abatement project. The estimated cost for this project is approximately \$600,000. The following action is required as part of the grant application process.

ACTION REQUESTED:

RESOLVED, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the PCB Abatement of the Wood Doors and Wood Paneling at Norwalk High School.

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.



Norwalk High School

Project list - \$6.5 Million Appropriation

Project	Reason	Reimbursable	State Grant	Budget	Est. Time Frame	Funding Source	Comments
1 Rehab Freight Elevator	Old/worn	No	No	\$225,000	2018	6.5	
2 Investigate Roof Leak/Spalled Concrete	Structural integrity	No	No	\$21,475	2018	6.5	
3 Water Cooled Refrig./Freezer	Energy efficiency	No	No	\$61,275	2018	6.5	Potential energy incentive
4 Panelling - Paint	Update	Yes	Yes	\$300,000	2019	6.5	100% state reimbursable up to \$600,000
5 Appearance of Exterior of Bldg.	Aesthetics	No	No	\$258,450	2018	6.5	Estimate based on painting bids
6 Sound System in Auditorium	Program	No	Program	\$200,000	2018	6.5	Estimate based on bids
7 Stage Rigging System	Program	No	Program	\$254,395	2018	6.5	Estimate based on bids
8 Interior Doors - Re-finish	Update	Yes	Yes	\$300,000	2019	6.5	100% state reimbursable up to \$500,000
9 Electrical Evaluation - Increase amount of outlets	Update/Program	No	Program	\$50,000	2019	6.5	Estimate based on budget for Cran. & Fox Run x2
11 Renovate all Toilet Rooms	Update/ADA	Yes	ADA	\$2,291,224	2019	6.5	Estimate from construction manager & State project filing
12 Sound System - PA does not work in Audit./Gym	Correct	Possibly	Program	\$100,000	2019	6.5	Scope to be determined
15 Expand Culinary Program	Popular program	Probably	Program	\$1,859,644	2019	6.5	Estimate from construction manager & State project filing
16 Media Pathway - Construction build out to support program	Program	Possibly	Program	\$518,537	2019	6.5	Preliminary estimate
28 Construct Black Box Theater Space	Program	Possibly	Program	\$60,000	2019	6.5	Total project cost of \$100,000 (two funding sources)
Total				\$6,500,000			



7/31/2018

Norwalk High School

Project list - \$5.0 Million Appropriation

Project	Reason	Reimbursable	State Grant	Budget	Est. Time Frame	Funding Source	Comments
10 Cafeteria Redesign based on "College Experience"	Program	No	No	\$1,000,000	2019	5.0	Scope to be determined - Less institutional dining environment
13 Courtyards- Not useable at this time	Student use/Program	No	No	\$1,300,000	2019	5.0	Courtyards need to be made ADA accessible & upgraded
14 Learning Commons, including Library "Maker Space"	Program	Possibly	Program	\$500,000	2019	5.0	Redesign Library into Library Maker Space
16 Auditorium Upgrade	Update/Program	Possibly	Program	\$1,000,000	2019	5.0	Replace carpet; improve acoustics, lighting, sound systems
18 Safety Lighting - Stairwells & Hallways	Update/Safety	No	No	\$100,000	2019	5.0	Preliminary estimate
19 Entranceway Renovation/Safety Improvements	Update/Safety	No	No	\$500,000	2019	5.0	Preliminary estimate
20 Athletic Sound System	Update	No	No	\$20,000	2019	5.0	
21 Scoreboard	Update	No	No	\$90,000	2019	5.0	
22 Small Gymnasium Floor Refinishing	Update	No	No	\$10,000	2019	5.0	
23 Upgrade PAW Print Lab	Program	Possibly	Program	\$150,000	2019	5.0	
24 Upgrade ROTC Program Space	Program	Possibly	Program	\$60,000	2019	5.0	
25 Upgrade Community Forum Room	Update	No	No	\$75,000	2019	5.0	
26 Improve Blended Learning Lab	Program	Possibly	Program	\$75,000	2019	5.0	
27 Construct two new Art Computer Labs	Program	Possibly	Program	\$80,000	2019	5.0	
28 Construct Black Box Theater Space	Program	Possibly	Program	\$40,000	2019	5.0	Total project cost of \$100,000 (two funding sources)
TOTAL				\$ 5,000,000			



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TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT COMMITTEE
 MEMBERS OF NFCC

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

RE : PROGRAM MANAGEMENT SERVICES FOR SCHOOL
 CONSTRUCTION PROJECTS

DATE : SEPTEMBER 27, 2018

Subsequent to the Norwalk Board of Education adoption of the School Facilities Improvement Plan in early 2017 and the City's allocation of capital budget funds for various improvement projects within the Plan, the City issued a RFP for Program Management Services in April 2017 and selected Construction Solutions Group, LLC (CSG) as the Program Manager (Jim Giuliano) to assist the City with the implementation of the Plan.

On April 11, 2017, the Common Council authorized the execution of a contract with CSG. At the time, the scope and schedule for each project were not fully defined and the breakdown of CSG's costs for each project was not available. As part of the action, I identified acct. #09175010 5777 C0585 which was available to cover project start-up costs for various school improvement projects.

As we move forward with the development of new Columbus School project at Ely site and Ponus Ridge School renovation and addition project, we are now 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.

ACTION REQUESTED:

Authorized the Mayor, Harry W. Rilling, to execute an Amendment to Construction Solutions Group, LLC's contract for Program Management Services to distribute 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. #09185010 5777 C0608

Cc: Tom Hamilton, CFO, NPS

2. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Connecticut Yankee Council for the use of 3 classrooms on the second floor of Ben Franklin Center from June 25, 2017 to August 4, 2017 for its children STEM summer program. Total cost for utility expenditures shall be \$562. **AUTHORIZED**

3. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Omni Data, West Haven, CT for video installation at 19 schools for a total not to exceed \$900,000 plus a contingency not to exceed \$100,000.

Account No: 09145010 5799 C0576 \$10,604.29

Account No: 09155010 5799 C0576 \$293,280.50

Account No: 09155010 5777 C0537 \$696,115.30

AUTHORIZED

- 4a. Approve Norwalk Facilities Construction Commission (NFCC), acting in accordance with Norwalk Ordinances, as the Norwalk School Building Committee for the Cranbury Elementary School Asbestos Abatement Project.

APPROVE

- 4b. Authorize the preparation of schematic drawings and outline specifications for the Cranbury Elementary School Asbestos Abatement Project. **AUTHORIZED**

- 4c. Authorize the filing of a school grant application to the State Department of Administrative Services for the Cranbury Elementary School Asbestos Abatement Project. **AUTHORIZED**

- 5a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with A.V. Tuchy, Inc. for the West Rocks Middle School Windows and Doors Replacement Project (Phase 1- Summer 2017) for a total not to exceed \$1,470,253. Funds are available in Acct. #09175010 5777 C0566, Special Appropriation for State Reimbursement share (acct #TBD) and Acct. #09175010 5777 C0585 **AUTHORIZED**

- 5b. Authorize the NFCC to issue Change Orders on Contract for a total not to exceed \$73,513. **AUTHORIZED**

6. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Construction Solutions Group, LLC (CSG) to provide Program Management Services necessary for the implementation of the proposed School Facilities Improvement Plan. Annual costs shall be as follows with additional annual allowance of \$20,000 for reimbursable expenses:

1st year - \$ 240,000

2nd year - \$ 252,000

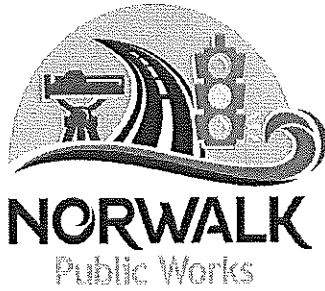
3rd year - \$ 264,600

4th year - \$ 278,951

5th year - \$ 291,720

Funds are available in the Capital Budget Account No: 09175010 5777 C0585

AUTHORIZED



CITY OF NORWALK
Norwalk City Hall
125 East Avenue, PO Box 5125
Room 225
Norwalk, CT 06856-5125
P: 203-854-7791 / F: 203-857-0143

VI A3

MEMORANDUM

TO: ALAN LO
FROM: MICHAEL YEOSOCK
RE: RD 2018-3 ROOSEVELT CENTER – ALLEN ROAD
DATE: SEPTEMBER 25, 2018

At the request of the Office of Building Management, DPW provided technical support on the engineering design and construction administration for the Roosevelt Center parking lot repaving and sanitary sewer hook-up to City sewer improvement project. With cooperation from Norwalk Early Childhood Center and Norwalk Senior Center, the project was successfully completed in time for the opening of school. The project provided 13 additional much needed parking spaces as well as provided a new two way entrance and exit allowing vehicles to by-pass the pick-up and drop-off lane while occupied.

As we process the Contractor's payment requisition, we confirmed that there was an error made in 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 1,158.88 tons. On June 26, 2018, the Common Council approved a change order contingency in the amount of \$28,797.00. As a result of this mathematical error, an additional contingency in the amount of \$41,203.00 is necessary for a revised total contingency of \$70,000.00.

ACTION REQUESTED:

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: City of Norwalk	PROJECT: RD 2018-3 Roosevelt Center Parking Lot Improvements	Application No. <u>1</u>
		Period To: <u>09/24/18</u>
FROM: (Contractor): Deering Construction Inc 20 Sheehan Avenue Norwalk CT 06854	VIA: (Engineer): City of Norwalk Department of Public Works City Hall	Owner's Proj.No.: <u>RD2018-3</u>
		Engineer's Proj.No.: _____
		Contract Date: _____

CHANGE ORDER SUMMARY

Total changes approved in previous months by owner		Additions	Deductions
Approved this Month		\$ -	\$ -
Number	Date Approved		
1	09/24/18	\$ 70,000.00	
Totals		\$ 70,000.00	\$ -
Net Change by Change Orders		\$	70,000.00

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising within this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information, and belief the work has progressed as indicated, the quality of the work is in general accordance with the Contract Documents, and the Contractor is entitled to payment of the amount certified.

Amount Certified \$314,625.76
(Attach explanation if amount certified differs from the amount applied for.)

By: [Signature] Date: 9/24/18
Engineer: Michael Yeasock, P.E.

By: Alanlo Date: 9/24/18
Bruce-Gilmer, P.E. Director of Public Works

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in conjunction with the Contract. Detailed continuation sheet(s) with line items, quantities and costs are attached.

1. ORIGINAL CONTRACT SUM	\$ 287,977.00
2. Net Change by Change Orders	\$ 70,000.00
3. Contract Sum to Date (Line 1 + 2)	\$ 357,977.00
4. Total Completed & Stored to Date	\$331,186.01
5. Retainage this period:	
a. 5% of Completed Work	\$ 16,559.25
b. 5% of Stored Material	
c. Total Retainage (Line 5a plus 5b)	\$ 16,559.25
6. Total Earned Less Retainage (Line 4 less 5c.)	\$314,625.76
7. Less Previous Certificates for Payment	\$ -
8. Current Payment Due (Line 6 less Line 7)	\$314,625.76
9. Balance To Finish, Excluding Retainage (Line 3 less 4)	\$ 26,791.99

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief that the Work covered by this application for payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

By: [Signature] Date: 9/24/18
Contractor:

State of: CONN County of: Fairfield
Subscribed and sworn to before me this 24 day of SEP 2018

Notary Public: [Signature]
My Commission expires: 3/31/19

RD2018-3 Estimate #1

ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE	CURRENT ESTIMATED QUANTITY	CURRENT ESTIMATED VALUE	PREVIOUS WORK DONE		WORK DONE THIS PERIOD		TOTAL WORK DONE TO DATE	
						QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
0201001	Clearing and Grubbing	LS	\$20,000.00	1.00	\$20,000.00			1.00	\$20,000.00	1.00	\$20,000.00
0202010	Earth Excavation	CY	\$25.00	700.00	\$17,500.00			307.10	\$7,677.50	307.10	\$7,677.50
0202452	Test Pits	EA	\$500.00	2.00	\$1,000.00			2.00	\$1,000.00	2.00	\$1,000.00
0202529	Cut Bituminous Concrete Pavement	LF	\$1.50	100.00	\$150.00			160.00	\$240.00	160.00	\$240.00
2050100	Trench Excavation - Earth	CY	\$5.00	130.00	\$650.00			174.90	\$874.50	174.90	\$874.50
2050200	Trench Excavation - Rock	CY	\$1.00	80.00	\$80.00			3.00	\$3.00	3.00	\$3.00
3050000	Bedding Material	CY	\$35.00	90.00	\$3,150.00			47.40	\$1,659.00	47.40	\$1,659.00
0304002	Processed Aggregate Base	CY	\$42.00	650.00	\$27,300.00			313.75	\$13,177.50	313.75	\$13,177.50
4038773	Full-Depth Reclamation	SY	\$4.80	6,225.00	\$29,880.00			658.00	\$31,478.40	6,583.00	\$31,478.40
4060212	Superpave 0.375 (9.5) Level 2	TON	\$114.00	400.00	\$45,600.00			1158.88	\$132,112.32	1,158.88	\$132,112.32
5120101	Sanitary Sewer 8" PVC	LF	\$52.00	130.00	\$6,760.00			128.00	\$6,656.00	128.00	\$6,656.00
5120300	Sanitary Sewer 6" PVC	LF	\$50.00	103.00	\$5,250.00			114.70	\$5,735.00	114.70	\$5,735.00
5230120	Sanitary Manhole	VF	\$800.00	16.00	\$9,600.00			16.05	\$9,630.00	16.05	\$9,630.00
6016510	Modular Concrete Block Retaining Wall	LF	\$150.00	130.00	\$19,500.00			146.00	\$21,900.00	146.00	\$21,900.00
8120000	Extruded Concrete Curb	LF	\$12.00	300.00	\$3,600.00			592.20	\$7,106.40	592.20	\$7,106.40
815000	Bituminous Concrete Lip Curbing	LF	\$4.50	500.00	\$2,250.00			436.00	\$1,962.00	436.00	\$1,962.00
9010060	Flexible Bolard	EA	\$700.00	7.00	\$4,900.00			7.00	\$4,900.00	7.00	\$4,900.00
9010070	Flexible Bollard with 6" sign Post	EA	\$725.00	2.00	\$1,450.00			2.00	\$1,450.00	2.00	\$1,450.00
9130200	6" Chain Link Fence	LF	\$42.00	130.00	\$5,460.00			969.70	\$7,757.60	969.70	\$7,757.60
9210100	Concrete Sidewalk	SF	\$8.00	1,000.00	\$8,000.00			9.00	\$1,575.00	9.00	\$1,575.00
9210390	Detachable Warning Strip	EA	\$175.00	5.00	\$875.00			265.60	\$12,217.60	265.60	\$12,217.60
9220190	Bituminous Concrete Sidewalk	SY	\$46.00	200.00	\$9,200.00			64.20	\$770.40	64.20	\$770.40
9440100	Furnish & Placing Topsoil, 4" Thick	CY	\$12.00	20.00	\$240.00				\$-		\$-
9490315	60MM Cherry Plum	EA	\$850.00	1.00	\$850.00				\$-		\$-
9490320	80MM Honey Locust	EA	\$1,000.00	1.00	\$1,000.00				\$-		\$-
9500010	Turf Establishment	SY	\$1.00	20.00	\$20.00			578.00	\$578.00	578.00	\$578.00
9700030	Traffic Person (Municipal Police Officer)	ALLOW	\$1.00	7,500.00	\$7,500.00				\$-		\$-
9710000	MP&T	LS	\$5,000.00	1.00	\$5,000.00			1.00	\$5,000.00	1.00	\$5,000.00
9750000	Mobilization and Project Closeout	LS	\$2,000.00	1.00	\$2,000.00			1.00	\$2,000.00	1.00	\$2,000.00
9850000	Project Survey and Stakeout	LS	\$5,000.00	1.00	\$5,000.00			1.00	\$5,000.00	1.00	\$5,000.00
11171110	Rectangular Rapid Flashing Beacon	EA	\$8,250.00	2.00	\$16,500.00			2.00	\$16,500.00	2.00	\$16,500.00
12080101	Sign Face - Sheet Aluminum	SF	\$50.00	500.00	\$25,000.00				\$-		\$-
12090929	Epoxy Paint - 4" White	LF	\$1.28	1,200.00	\$1,512.00				\$-		\$-
12090940	Epoxy Paint - Symbols and Legends	SF	\$4.00	300.00	\$1,200.00			2.00	\$1,000.00	2.00	\$1,000.

**COMMON COUNCIL
NORWALK, CONNECTICUT**

**ACTION
7:30 PM EST**

**JUNE 26, 2018
COUNCIL CHAMBERS**

16. Authorize Mayor, Harry W. Rilling, to execute TULIP insurance placements for the FY 2018-19 with Shoff Darby or a total amount not to exceed \$9,000. Account #161343-541N, 165053-541N **AUTHORIZED**

C. ORDINANCE COMMITTEE

1. Approve proposed revisions to the Fire Prevention ordinance (Liquor License Permits) § 42A-5 **APPROVED**
2. Approve new section of the Fire Prevention ordinance (Liquor License Permits) § 42A-6 **APPROVED**
3. Approve proposed revisions to the Fire Marshal Fees form/application **APPROVED**

D. LAND USE AND BUILDING MANAGEMENT COMMITTEE

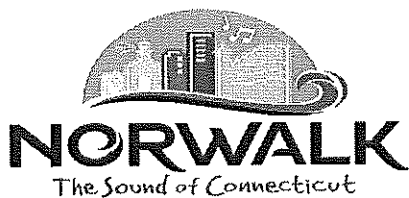
- 1a. Authorize the Mayor, Harry W. Rilling, to execute a Contract with Deering Construction, Inc. for the Roosevelt Center Parking Lot Improvement Project for a total not to exceed \$287,977.00 Acct. #09165010 5777 C0555 **AUTHORIZED**
- 1b. Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed \$28,797.00. **AUTHORIZED**
- 2a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Janson Industries for the Norwalk High School Theater Rigging Replacement project for a total not to exceed \$254,395.00. Funds are available in Acct. #09185010 5777 C0610 **AUTHORIZED**
- 2b. Authorize the NFCC to issue Change Order on Contract for a total not to exceed \$25,439.00 **AUTHORIZED**

VIII. RESOLUTIONS FROM COMMON COUNCIL

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

X. SUSPENSION OF RULES

XI. ADJOURNMENT 8:03 PM



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 & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER *AL*

RE: NORWALK LIBRARY – WINDOW LEAK REMEDIATION

DATE: SEPTEMBER 28, 2018

The Norwalk Public Library was constructed in 1902. A major renovation was completed in 1981 to include an expansion and renovation. Over the years the areas around the original windows have begun to leak.

On August 22, 2018 the City's Purchasing Department received bids for Window Leak Remediation for the Norwalk Main Library. The City received two (2) bids. The results are as follows:

Contractors	Lump Sum Total
Integrated Building Services	\$45,000.00
Scholar Painting LLC	\$48,320.00

After reviewing the response submissions for the above mentioned project, the Purchasing Department and the Office of Building Management recommend the award to the apparent lowest bidder, Integrated Building Services.

ACTION REQUESTED:

a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Integrated 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.



09/27/18

Project Updates

Project	Budget	Bid	Estimated Completion	Comments
Ponus Ridge School	\$47,367,252		2020	Final documents have been issued and are in review with the City of Norwalk Building Dept. and Fire Marshall. The City presented the final documents to the Board of Education, as required by State regulations and received their approval. We are scheduled to go to bid, assuming all approvals are received, in mid November.
New Columbus School	\$45,510,669		2020	Final drawings are being prepared and are scheduled to be complete early December. The land swap documentation is being compiled. The City has all the documents except the survey of the property behind Norwalk Community College. We anticipate receiving finalization of the package the week of October 1st.
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		\$7,146,088	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	Received approvals from City entities. Contract has been compiled and forwarded to the contractor.
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	Painting is 99% complete. The SGC has requested additional areas to be painted. The City is looking to stay within their contingency amount regarding the additional work requested.
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	Grant Application is proceeding, ed-spec's, were forwarded to the Board of Education for review and approval. State required resolutions are being included in Land Use agenda.
Stage Rigging System		\$173,000	2018	Delivery of material is scheduled for October 15th, the contractor is scheduled to start approximately 1 week before to remove old rigging system.
Columbus IB School	\$20,952,000			RFP for conceptual design and estimating services was issued on 9/24/18 with submissions due 10/9/18.
Jefferson	\$24,112,000			RFP for conceptual design and estimating services was issued on 9/24/18 with submissions due 10/9/18.
Cranbury cafeteria/AC	\$8,918,000			RFP for conceptual design and estimating services was issued on 9/24/18 with submissions due 10/9/18.
Norwalk High School	\$5,000,000			Procuring architect services for design and estimating

VII A



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 NFCC
FROM: ALAN LO, BUILDING & FACILITIES MANAGER *AL*
RE: PONUS RIDGE SCHOOL ADDITION AND RENOVATIONS PROJECT
DATE: SEPTEMBER 28, 2018

The Norwalk School Facilities Improvement Plan identified a deficiency of 900 elementary seats in the District. The plan proposed the construction of a new elementary school in South Norwalk and the renovation of the existing Ponus Ridge School with the construction of an elementary addition to become a new Pre-K- 8 School. The new Ponus Ridge School will have an enrollment of 600 middle school students and 450 elementary school students.

For the past year and a half, the City, in close coordination with Board of Education, has been in planning and designing of the new Ponus Ridge School. A State School Grant Application was submitted in June of 2017, soon after an architectural firm was hired (Perkins Eastman) and design began. At this time, we have completed the Construction Documents, updated the cost estimates and are scheduled to submit the completed documents to the State for approval. Subject to their approval, the State will issue an authorization for the City to go out for bids.

As part of the State's review process, the follow action by NFCC, acting as Norwalk's School Building Committee per City Ordinance, is required:

ACTION REQUESTED:

Authorize the Chairman of Norwalk Facilities Construction Commission (NFCC), acting in their capacity as the City of Norwalk's designated School Building Committee, to certify NFCC's approval of the final plans, project manual and cost estimate for the Ponus Ridge Addition and Renovations Project 103-0246 EA/EC/CV

Cc: Land Use and Building Management Committee