



LAND USE AND BUILDING MANAGEMENT COMMITTEE

MEETING AGENDA WEDNESDAY, SEPTEMBER 5, 2018 7:30 PM at NORWALK CITY HALL, ROOM #333

I. ROLL CALL

II. PUBLIC PARTICIPATION

III. MINUTES OF PREVIOUS MEETING(S)

August 1, 2018

IV. OLD BUSINESS (none)

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.”**

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 \$32,7497.00 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

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
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”

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.”

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.”

2. Review proposed 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.”

VI. MISCELLANEOUS/DISCUSSION ITEMS

- A. Update on various school construction projects.

**CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT COMMITTEE
AUGUST 1, 2018**

ATTENDANCE: Nicholas Sacchinelli, Acting Chair; Barbara Smyth; Greg Burnett; Beth Siegelbaum;
Douglas Hempstead (7:38 p. m.)

STAFF: Alan Lo, Building and Facilities Manager

I. ROLL CALL

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

II. PUBLIC PARTICIPATION

No member of the public came forward.

III. MINUTES OF PREVIOUS MEETING

June 6, 2018

**** MS. SMYTH MOVED TO APPROVE THE JUNE 6, 2018 MINUTES AS SUBMITTED.
** THE MOTION PASSED UNANIMOUSLY.**

IV. OLD BUSINESS

No items were brought forward.

V. NEW BUSINESS

**A. Review proposal to amend Guardian Service Industries, Inc.'s building management services contract and refer the following to the Common Council for approval:
Authorize the Mayor, Harry W. Rilling, to execute an Amendment to Guardian Service Industries, Inc.'s contract for building management services to provide additional staffing for a total not to exceed \$173,864.00 for 2018-2019. All remaining terms of the contract to remain unchanged.**

**** MS. SIEGELBAUM MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO GUARDIAN SERVICE INDUSTRIES, INC.'S CONTRACT FOR BUILDING MANAGEMENT SERVICES TO PROVIDE ADDITIONAL STAFFING FOR A TOTAL NOT TO EXCEED \$173,864.00 FOR 2018-2019. ALL REMAINING TERMS OF THE CONTRACT TO REMAIN UNCHANGED.**

Mr. Mike Sgobbo came forward in support of the item. He stated that the Guardian provides the city with services consisting of three components. He stated that Guardian provides building management services. Guardian provides building engineering and general maintenance services. Guardian provides janitorial services.

Mr. Hempstead arrived to the meeting at 7:398 p. m.

Mr. Lo stated that the objectives behind the privatization of building management services are to obtain high quality management services at a lowest affordable cost. Building Management's current staffing level is substantially below industry standards. He stated that the City approved funds in the 2018-2019 Operating Budget for additional staffing. He stated that we would like to amend the current contract to include 127 Fillow Street, 98 South Main Street, the Health Department and 350 Main Avenue.

Mr. Sgobbo stated that the proposed staffing increase will supplement existing staffing deficiency as well as taking on additional work load.

**** THE MOTION PASSED UNANIMOUSLY.**

B. Review request for technical correction and refer the following to the Council for action: Technical Correction of Common Council action of May 8, 2018, VII, D, 2a. by replacing "Colliers International" with "Strategic Building Solutions, LLC d/b/a Colliers International". New action to read as follows:

Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Strategic Building Solutions, LLC d/b/a/ Colliers International to provide commissioning services for the Ponus Ridge School additions and renovations project for a total not to exceed of \$80,350. Account # 09185010 5777 C0608

**** MR. HEMPSTEAD MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH STRATEGIC BUILDING SOLUTIONS, LLC D/B/A/ COLLIERS INTERNATIONAL TO PROVIDE COMMISSIONING SERVICES FOR THE PONUS RIDGE SCHOOL ADDITIONS AND RENOVATIONS PROJECT FOR A TOTAL NOT TO EXCEED OF \$80,350. ACCOUNT # 09185010 5777 C0608**

Mr. Lo stated that we learned that the contracting party is actually Strategic Building Solutions LLC d/b/a Colliers International. He stated that a technical amendment to the action is required.

**** THE MOTION PASSED UNANIMOUSLY.**

C. Review request to increase contingency allowance for Turco's Golf Inc.'s contract and refer the following to the Common Council:

Authorize to increase contingency allowance for Turco Golf Inc.'s contract for Oak Hill Park Improvement Project for an additional \$4,350.00 (total \$63,967.74) and authorize Office of Building Management to issue change orders on Contract. Funds are available from DEEP Grant. Account No: 09151340 5799 C0558

**** MR. BURNETT MOVED TO AUTHORIZE TO INCREASE CONTINGENCY ALLOWANCE FOR TURCO GOLF INC.'S CONTRACT FOR OAK HILL PARK IMPROVEMENT PROJECT FOR AN ADDITIONAL \$4,350.00 (TOTAL \$63,967.74) AND AUTHORIZE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT. FUNDS ARE AVAILABLE FROM DEEP GRANT. ACCOUNT NO: 09151340 5799 C0558**

Mr. Lo stated that a couple of years ago, the City received a \$1.5 million grant from State DEEP for improvements at Oak Hills Park. Working closely with the Oak Hills Park Authority, we completed various improvements.

Mr. Lo stated that that in regard to the golf course improvements project, Turco, has completed their work. Their original contract was \$980,413.75. He stated that he has worked with OHPA and Turco to refine the scope of the work to maximize the available State funds. He stated that the Common Council approved a contingency allowance of \$59,617.74 for Turco's contract. At this time, we are prepared to closeout Turco's contract. He stated that an additional allowance of \$4,350 is required to cover the costs for additional fill and sod along a portion of the new cart path.

**** THE MOTION PASSED UNANIMOUSLY.**

LOCKWOOD MATHEWS MANSION

**** MR. SACCHINELLI MOVED TO SUSPEND COMMITTEE RULES AND ADD THE LOCKWOOD MATHEWS MANSION ITEM TO THE AGENDA.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. HEMPSTEAD MOVED TO AUTHORIZE THE HISTORICAL COMMISSION TO EXECUTE CHANGE ORDERS ON THE CONTRACT WITH DOMUS CONSTRUCTORS LLC FOR ROOF REPAIRS ON LOCKWOOD MATHEWS MANSION FOR THE ADDITIONAL AMOUNT NOT TO EXCEED \$30,000.00 (TOTAL CONTINGENCY \$39,000). ACCOUNTS 09176310 5777 C0092.**

Mr. Lo stated that work has been done on a multi-phase project over the last five to replace all of the flashing and other techniques to stop all of the roof leaks at the Lockwood Mathews Mansion. The project has encountered two issues. The first is that the rotten wood sheathing. It has to be replaced. The second issue uncovered is that the old flashing went further up the roof than originally thought. This could not have been known until the project began and the slate was removed.

Mr. Lo stated that the contractor has recommended that we extend the flashing a further eight inches higher. This will ensure that there is no water infiltration. He stated that fortunately, the bid came in substantially lower than what had been approved in the capital budget so there is additional approved funding in the Historical Commission's capital budget to cover the additional costs.

**** THE MOTION PASSED UNANIMOUSLY.**

VI. MISCELLANEOUS/DISCUSSION ITEMS

A. Update on various school construction projects.

Norwalk High School

Rehab Freight Elevator - Mr. Lo stated that after re-bidding we received 2 prices that were lower than the one we received at our first attempt at bidding.

Sound System in Auditorium – Mr. Lo stated that we received the acoustics report. We will review the report and provide an update at our next meeting.

Stage Rigging System – Mr. Lo stated that the contract was signed. Shop drawings began the week of July 30th. The material availability is later than we expected therefore the stage rigging system will not be able to be used until November 15th.

Exterior of Building – Mr. Lo stated that the painting has begun and is scheduled to be completed by October 15th.

New Columbus School – Mr. Lo stated that we have closed on one eminent domain property. We are still in the process of closing on the second property.

Cranbury Boiler Replacement – Mr. Lo stated that the old boilers were removed. No additional hazardous materials were found. The new boiler sections were installed and assembled. They need to be hooked up to the piping and exhaust system.

West Rocks Window Replacement – Mr. Lo stated that the window project is moving along very well. The project is on schedule.

ADJOURNMENT

- ** MR. HEMPSTEAD MOVED TO ADJOURN.**
- ** THE MOTION PASSED UNANIMOUSLY.**

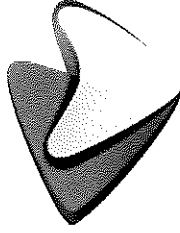
The meeting was adjourned at 8:30 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services

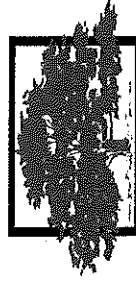
Norwalk Hospital Mixed- Use Development PROJECT PLAN

MAPLEWOOD
healthcare



Western Connecticut
Health Network

Danbury Hospital · New Milford Hospital · Norwalk Hospital



MAPLEWOOD
senior living

Norwalk Hospital Mixed-Use Development – Mission Statement

MAPLEWOOD
Healthcare

The mission for the Norwalk Hospital Mixed-Use Development Project is to create a center for healthy living to benefit the Greater Norwalk Community, while interacting and complementing the surrounding neighborhoods. The Project will provide high quality, accessible medical services and specialty practices to the surrounding communities. It will serve as an overall wellness hub that supports the ever-growing, aging-in place, population. It will also bring intergenerational people together in a sustainable environment that fosters community vitality through its wellness facility.

Norwalk Hospital Mixed-Use Development – MAPLEWOOD Summary *healthcare*

The intended mixed-use project consists primarily of the former Norwalk YMCA site, located at 370 West Avenue, currently owned by Norwalk Hospital. The site also includes two parcels of land owned by the City of Norwalk, located at 340 and 350 West Avenue, and two parcels of land owned by the State of Connecticut, which equal approximately .20 acres within the site. It is anticipated that Norwalk Hospital will acquire both parcels of land from the City of Norwalk, in a fully taxable transaction, as well as both of the State of Connecticut parcels of land no later than September 1, 2018. The former YMCA site, combined with these transactions, will result in a 2.92 acre site for the development of the project.

Once the underlying parcels are acquired from the State and City, Norwalk Hospital intends to enter into a long-term ground lease with Maplewood Healthcare, 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-changing landscape of healthcare climate changes.

The 254,000 rentable square foot project is a mixed use “Center for Healthy Living” development, structured with a condominium regime consisting of approximately 154,00 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.

Norwalk Hospital will be the sole tenant for the medical office component of the project, consisting of quality clinical space for multi-specialty practices and additional variety of medical services, including without limitation, radiology, pediatrics, pulmonary, obstetrics, cardiology and primary care.

Maplewood Senior Living will be the sole tenant for 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.

The development will be a community hub that not only generates jobs for the City of Norwalk but will also produce substantial real estate tax dollars through the fully taxable real property.

Norwalk Hospital Mixed-Use Development - A Center for Healthy Living

MAPLEWOOD
healthcare

The development will support places for social interaction, preventative healthcare and medical treatments, wellness education and counseling, continuing education fitness to 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.^[1]

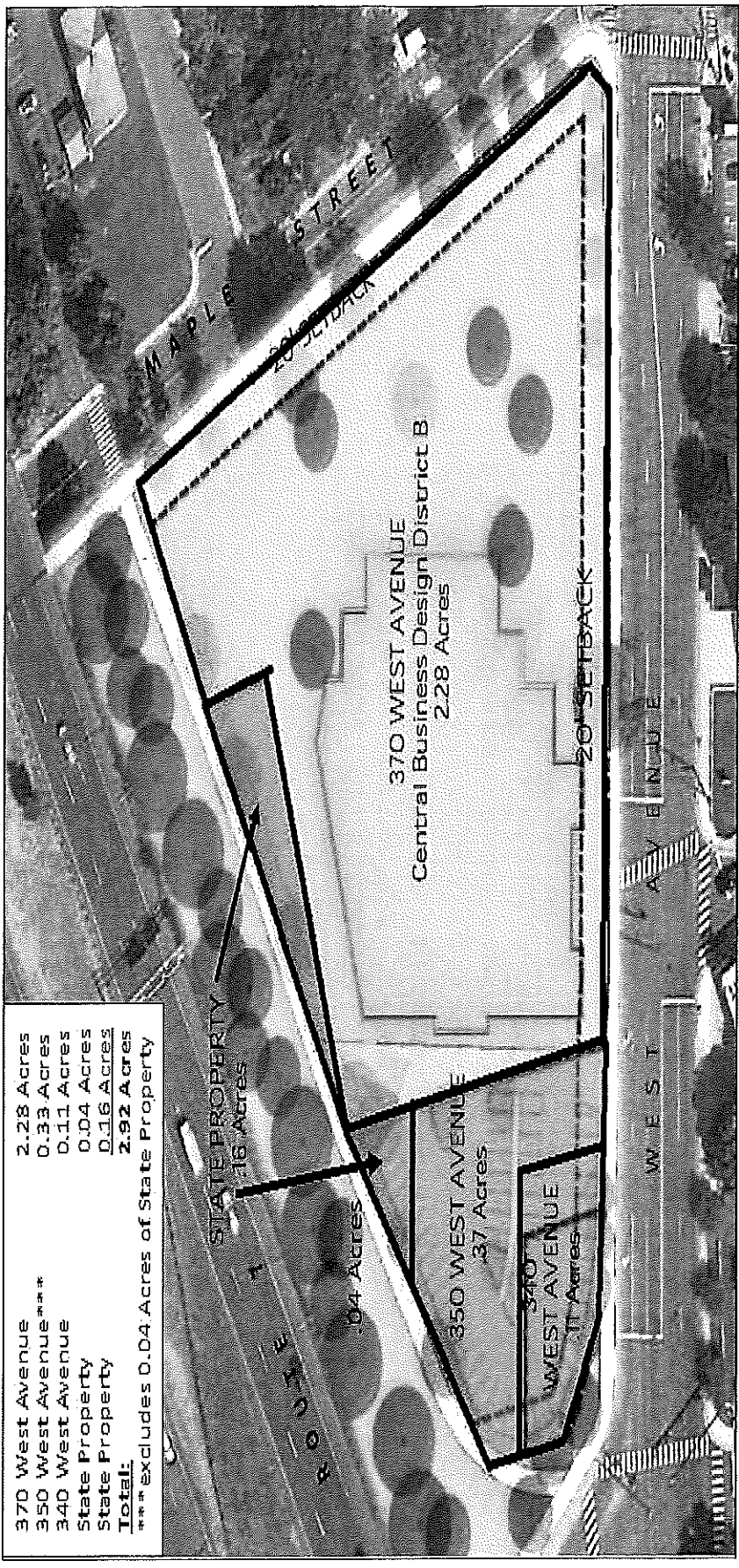
The development is being designed to address changing consumer demands, leverage partnerships, reach a greater cross section of the community, offer greater choice, and to create a differentiator from the competition. By combining various programs and services and spaces that support the whole person 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. ^[1]

The development will be a community hub that 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. ^[1]

[1] Emily Chmielewski Edac and Claire Dickey AIA, Perkins Eastman, Centers for Healthy Living, Providing Whole-Person Wellness to Seniors, October 2016

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

MAPLEWOOD
healthcare



WCHN Acquisition Plan of West Avenue City and State Sites

STEP 1: Written notice to Connecticut State DOT to proceed with Norwalk Hospital's acquisition of the two (2) State of Connecticut sites for the total purchase price of \$170,000

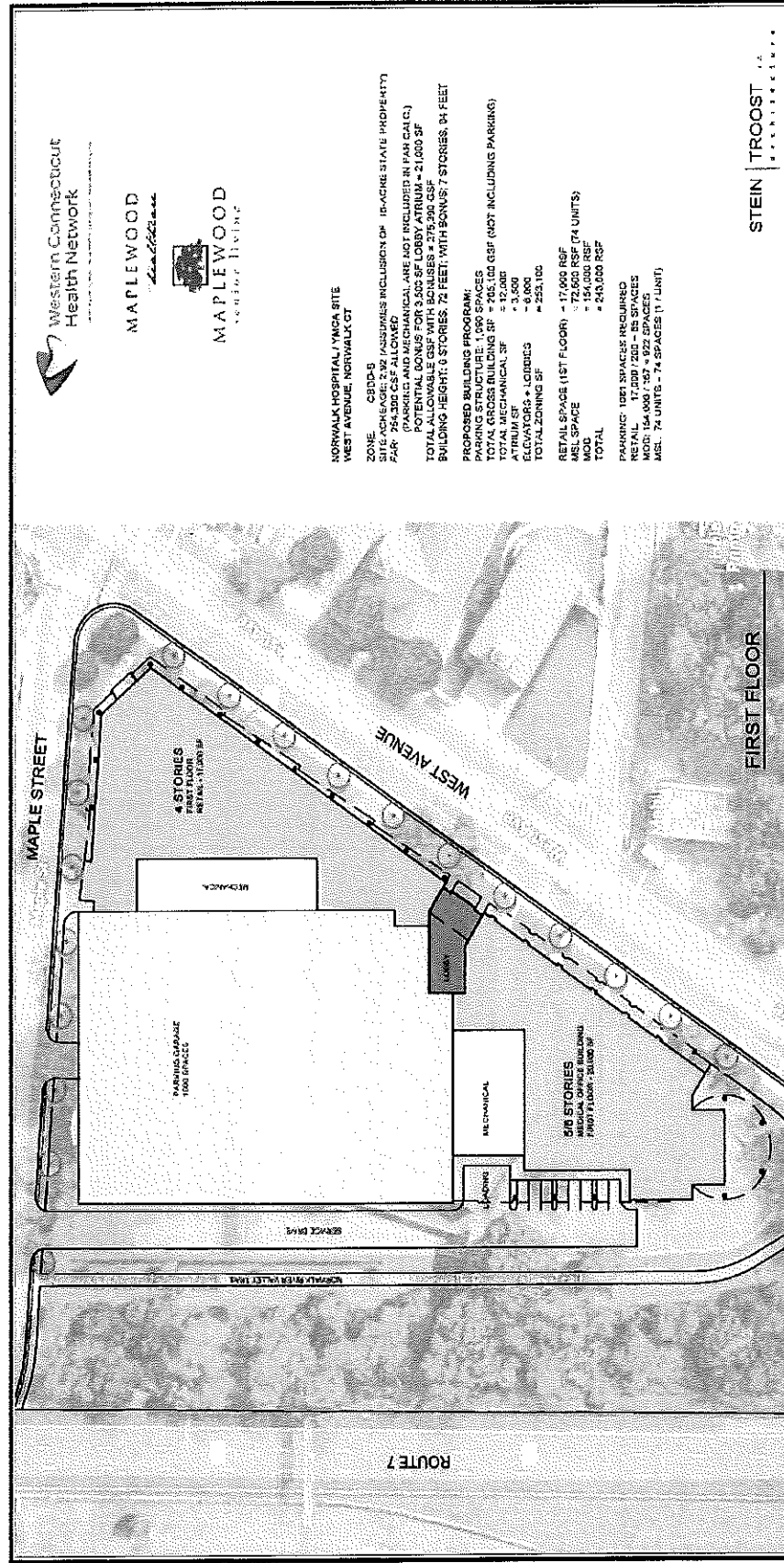
STEP 2: The City of Norwalk to waive its right of first refusal on the two (2) State of Connecticut sites for Norwalk Hospital to purchase the State sites directly from the State of Connecticut

STEP 3: The City of Norwalk to pay State of Connecticut DOT \$176,000 for removal of deed restriction on one (1) of the two (2) City sites, 350 West Avenue, prior to Connecticut State DOT sale to WCHN/Norwalk Hospital

STEP 4: WCHN/Hospital to complete acquisition of (i) The City of Norwalk sites for \$950,000 fee simple absolute with no restrictions of 340 West Avenue and 350 West Avenue, and (ii) the two (2) State of Connecticut sites for \$170,000.

Norwalk Hospital Mixed-Use Development- Design and Programming Concept

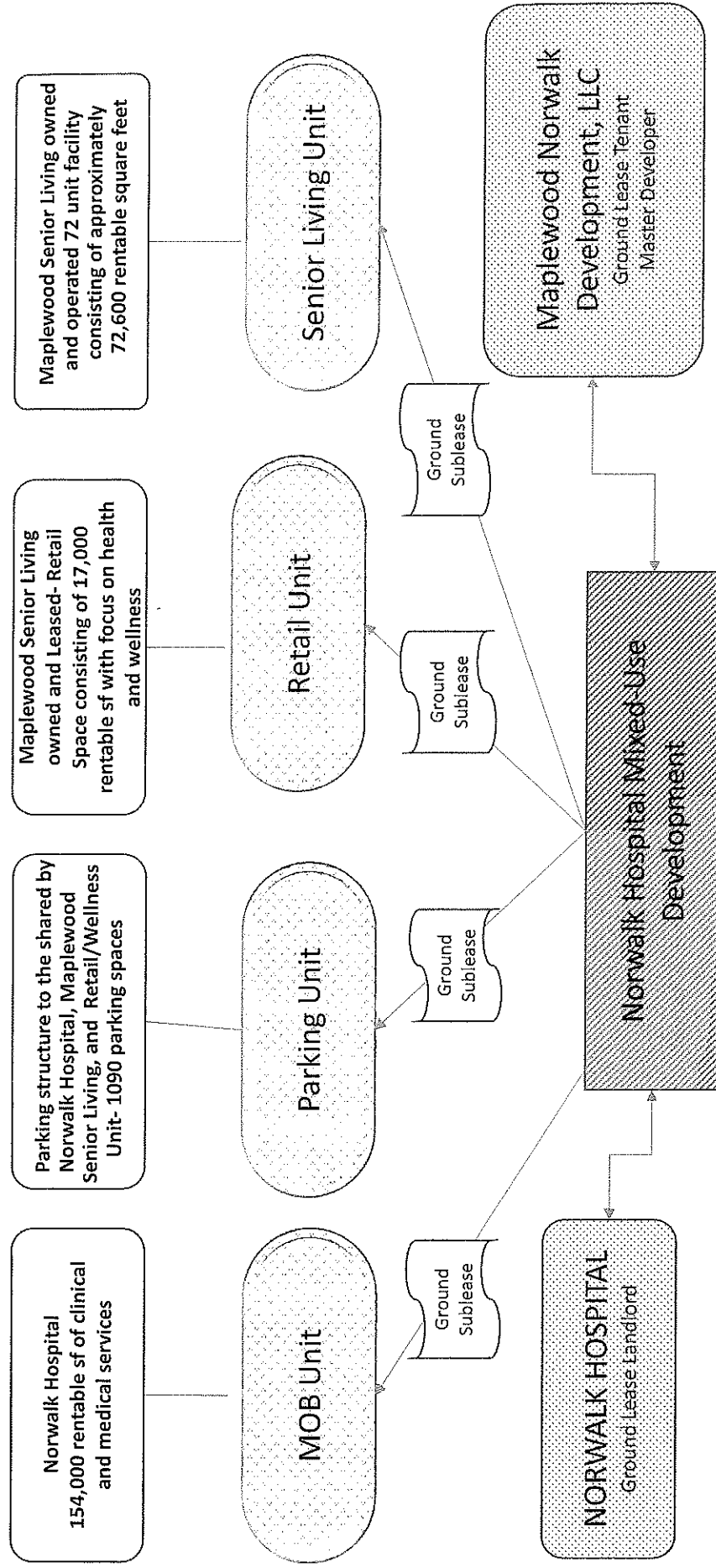
MAPLEWOOD
healthcare

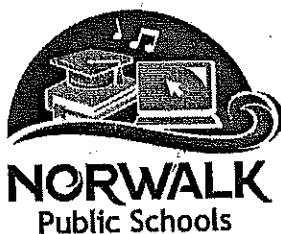


Condominium Regime Structure

MAPLEWOOD

healthcare





Brenda Myers, Ed. D

P: 203-854-4000

125 East Avenue, PO BOX 6001
Norwalk, CT 06852-6001

To: City of Norwalk, Members of the Land use and Building Management Committee
CC: Alan Lo
From: Brenda Myers, Ed. D
Date: August 30, 2018
Re: Capital Purchase of Biology and Chemistry Supplies

The Norwalk Public Schools has embarked on a three-year process of closing the student achievement gap in the areas of reading, math and science as well as improve classroom instruction comprehensively. This current school year, 2018-2019, science is priority and an area where closing the achievement gap is necessity. In order to adequately achieve this vision, core program resources must be aligned to the 21st century competencies and to the NGSS standards and philosophy. Based on the research and curriculum developed from CREC Resource Group with Norwalk Public Schools below are resource recommendations for district wide adoption.

1. **NGSS Chemistry Consumables:** During the spring and summer of 2018, Norwalk Public Schools participated in comprehensive NGSS standards and curriculum training with CREC Resource Group support. During this time, teachers developed a rigorous curriculum following the NGSS standards and philosophy. In order to fully implement and increase the rigor of the robust, rigorous, college and career ready curriculum, the resources are needed to change our approach and implement instruction with fidelity. The resources will allow for all students to have the opportunity to design, collect data, understand, explore, experience, develop, model, and create in the areas of the biology curriculum.
2. **NGSS Biology Consumables:** During the spring and summer of 2018, Norwalk Public Schools participated in comprehensive NGSS standards and curriculum training with CREC Resource Group support. During this time, teachers developed a rigorous curriculum following the NGSS standards and philosophy. In order to fully implement and increase the rigor of the robust, rigorous, college and career ready curriculum, the resources are needed to change our approach and implement instruction with fidelity. The resources will allow for all students to have the opportunity to design, collect data, understand, explore, experience, develop, model, and create in the areas of the biology curriculum.

Request the purchasing agent to issue a purchase order to:

Vernier (Ship to NHS) in the amount of \$32,749.00. Account #09195010-5777-C0609
Vernier (Ship to BMHS) in the amount of \$47,986.40. Account #09195010-5777-C0609.

Regards,

Brenda Myers, Ed. D
Chief Academic Office
Norwalk Public Schools

Norwalk Public Schools

PURCHASE ORDER Request 2018-2019

SCHOOL: NHS

OBJECT #:

DESCRIPTION:
(supplies, etc.)

Date: 8/28/18

Requested by: T. Seuch

Vendor Name: Vernier

Address:

C7 State Contract
63563902

Grade/Course

13979 S.W. Millikan Way

Beaverton, OR 97005

QUANTITY	UNIT SIZE	CATALOG NUMBER	ITEM DESCRIPTION	UNIT PRICE	AMOUNT
2		Vernier SPR- MP100	Vernier Disposable Mouth Piece	\$12.00	\$24.00
42		Vernier BC-250	Vernier Bio Chamber 250	\$6.00	\$252.00
42		Vernier CO2-BTA	Vernier CO2 Probes	\$259.00	\$10,878.00
42		Vernier GPS-BTA	Vernier Gas Pressure Probes	\$83.00	\$3,486.00
42		Vernier LQ-Stream	Vernier Interfaces- Lab Quest Stream	\$199.00	\$8,358.00
42		Vernier SPR-BTA	Spirometer	\$199.00	\$8,358.00
7		Vernier SPR- NOSE30	Vernier Nose Clips	\$25.00	\$175.00
42		Vernier TMP-BTA	Vernier Temperature Probes	\$29.00	\$1,218.00
					\$0.00
Total					\$32,749.00

Norwalk Public Schools

PURCHASE ORDER Request 2017-2018

SCHOOL: BMHS

OBJECT #:

DESCRIPTION:
(supplies, etc.)

Date: 8/28/18

Requested by: T. Seuch

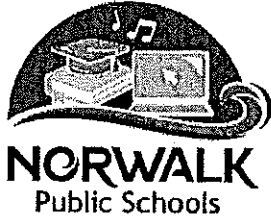
Vendor Name:

Address:

Vernier
13979 S.W. Millikan Way
Beaverton, OR 97005
DT State Contract
63563902

Grade/Course

QUANTITY	UNIT SIZE	CATALOG NUMBER	ITEM DESCRIPTION	UNIT PRICE	AMOUNT
2		Vernier SPR- MP100	Vernier Disposable Mouth Piece	\$12.00	\$24.00
56		Vernier BC-250	Vernier Bio Chamber 250	\$6.00	\$336.00
56		Vernier CO2-BTA	Vernier CO2 Probes	\$259.00	\$14,504.00
56		Vernier GPS-BTA	Vernier Gas Pressure Probes	\$83.00	\$4,648.00
56		Vernier LQ-Stream	Vernier Interfaces- Lab Quest Stream	\$199.00	\$11,144.00
56		Vernier SPR-BTA	Spirometer	\$199.00	\$11,144.00
8		Vernier SPR- NOSE30	Vernier Nose Clips	\$25.00	\$200.00
56		Vernier TMP-BTA	Vernier Temperature Probes	\$29.00	\$1,624.00
					\$0.00
Total					\$4,362.40
					\$47,986.40



William Hodel

Director of Facilities & Maintenance

hodelw@norwalkps.org

P: 203-854-4053/ F: 203-854-4005

125 East Avenue, PO BOX 6001
Norwalk, CT 06852-6001

MEMORANDUM

Date: August 29, 2018

To: Members of Land Use & Building Management Committee

From: William Hodel, Director of Facilities & Maintenance

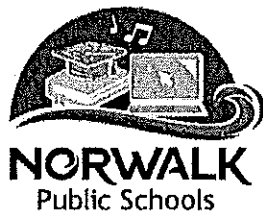
Re: Norwalk Public Schools – Energy Conservation Project, Norwalk HS & Brien McMahon HS

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 \$50,819.00, from account # 09195010 5777 C0621. This cost was specifically for Brien McMahon High School and did not include Norwalk High School in the amount of \$21,478.00 therefore, the following supplemental approval is required. The proposed improvements has an average payback period of 2.25 years.

ACTION REQUESTED:

- 1a. **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.**
- 1b. **Authorize BOE Facilities Dept. to issue Change Orders for a total not to exceed \$2,147.00.**

cc: Thomas Hamilton
Frank Costanzo Ed.D
George Sevc
Alan Lo
Sharon Connors



William Hodel
Director of Facilities & Maintenance
hodelw@norwalkps.org
P: 203-854-4053 / F: 203-854-4005
125 East Avenue, PO BOX 6001
Norwalk, CT 06852-6001

MEMORANDUM

Date: May 29, 2018

To: Members of Land Use & Building Management Committee

From: William Hodel, Director of Facilities & Maintenance

Re: Norwalk Public Schools – Energy Conservation Project, Norwalk HS & Brien McMahon HS

The NPS partnered with Eversource to conduct a utility cost savings retrocommissioning service of all mechanical equipment located at Norwalk HS & Brien McMahon HS under project #CT 16-946041 and project #CT 17-1059466. Eversource engaged Colliers International to perform a study of all mechanical equipment and develop ways to maximum efficiency. They identified (12) systems between both high schools that can provide cost savings with short term paybacks if optimized more efficiently. As part of the 2018-19, City Capital Budget in the amount of \$110,000.00, we would like to optimize the efficiency of (5) systems between both high schools. Eversource estimates up to a 40% savings in energy costs once all twelve systems are fully optimized over a 3 year period.

Since this is a specialized area with proprietary systems in place, our current building management system (BMS) service provider, Automated Building Systems, Inc. and Connecticut Custom Aquatics, LLC, has been engaged to perform this work.

Below is a summary of the quotes received for the ENERGY CONSERVATION:

FIRM	LUMP SUM AMOUNT
Automated Building Systems, Inc.	\$50,819.00
Colliers International	\$35,420.00
Connecticut Custom Aquatics, LLC	\$1,200.00

ACTION REQUESTED:

- 1a. Authorize 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 \$50,819.00. Funding for this project is available from account # 09195010 5777 C0621.
- 1b. Authorize BOE Facilities Dept. to issue Change Orders for a total not to exceed \$5,081.00.
2. Authorize the City's Purchasing Agent to issue a purchase order to execute a contract with Colliers International for the Energy Conservation Project for a total not to exceed \$35,420.00. Funding for this project is available from account # 09195010 5777 C0621.

cc: Thomas Hamilton
Frank Costanzo Ed.D
George Sevc
Alan Lo
Ben Luce

Retro-Commissioning Program

Norwalk Public Schools

Brien McMahon and Norwalk High Schools

The information provided below is ABS property and consider confidential information. It is ABS intention that this pricing information not be shared, copied or transmitted without our approval.

NORWALK HIGH SCHOOL

2. DT-1: Optimize Dual Temperature Pumping System **\$9,119**

7. HV-1 Optimize AHU Systems **\$12,359**

Unit Pricing - Includes furnish and installation	
Humidity Sensor	\$534 each x 3 = \$1,602
CO2 Sensor	\$550 each x 3 = \$1,650
Pressure Sensor	\$460 each x 3 = \$1,380
Temp Sensor	\$368 each x 3 = \$1,104

NORWALK HIGH SCHOOL TOTAL **\$21,478**

BRIEN McMAHON HIGH SCHOOL

4. HV-1 Optimize AHU Systems **\$47,321**

Unit Pricing - Includes furnish and installation	
Humidity Sensor	\$534 each x 3 = \$1,602
CO2 Sensor	\$550 each x 3 = \$1,650
Pressure Sensor	\$460 each x 3 = \$1,380
Temp Sensor	\$368 each x 3 = \$1,104

6. CW-1 Optimize Condenser Water System **\$3,497**

BRIEN McMAHON HIGH SCHOOL TOTAL **\$50,819**



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 & BUILDING MANAGEMENT COMMITTEE
 NFCC

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

RE: NORWALK HIGH SCHOOL IMPROVEMENT PROJECT

DATE: SEPTEMBER 5, 2018

Norwalk High School has an enrollment of 1,616 students. The building was constructed in 1971 and has approximately 310,000 square feet. In 2005, the City implemented a major improvement project which included the construction of a new science wing, a new music wing, and replacement of the HVAC system, various infrastructure improvements and code updates. Most of the work was reimbursable by the State leaving substantial needed, but non-reimbursable, improvements untouched.

About two years ago, Norwalk Board of Education adopted a School Facilities Improvement Plan which identified improvements at Norwalk High School. Parallel to this effort, in March of 2017, the Norwalk High School's School Governance Council, prepared a study of their own, identifying programmatic and aesthetic improvements for Norwalk High School. In support of the Plan, the City allocated \$1,500,000 in the City's 2017-2018 Capital Budget and \$5,000,000 in the City's 2018-2019 Capital budget for improvements at Norwalk High School.

With the approval of the budget in April of 2017, the school facilities improvement team (the Team), consisting of City staff, Norwalk Public Schools staff and members of the Norwalk High School, School Governance Council met to review both the Board of Education's Facilities plan and the Norwalk High School's Governance Council's report to identify and collate projects into specific categories: reimbursable projects and non-reimbursable projects. In order to expedite the improvements at the High School, the Project Team identified a number of projects that were non-reimbursable one of which is to modernize the existing freight elevator. This was requested of the Board of Education's Facilities Department in accordance with the Strategic Operating Plan.

Currently 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.

We had released the documents for bidding on April 16, 2018 with bids due May 8, 2018. Unfortunately we received one bid for which 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. With Purchasing Department assistance, the City advertised for bids again with the completion date extended to August 2019. This allows elevator manufacturers more time to field measure and fabricate the parts needed. As a result of re-bidding we received another bid and the costs of the project dropped from that of our first bid.

ACTION REQUESTED:

- 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**

Norwalk Purchasing Department
Response Summary Project # 3852
Norwalk High School, Elevator Modernization

[illegible]



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 

DATE: AUGUST 28, 2018

RE: NORWALK MUSEUM – CHILLER REPLACEMENT

The Norwalk Museum was built in 1973. The chiller providing air conditioning throughout the building was replaced about 20 years ago and is approaching the end of its life cycle. On July 27, 2018 the City's Purchasing Department solicited bids for the removal and replacement of the chiller serving the Norwalk Museum. The City received five (5) bids and they are as follows:

FIRM	Lump Sum Proposal Price
Sav-Mor Cooling & Heating, Inc.	\$47,489.00
The George Ellis Co., Inc.	\$55,360.00
Tucker Mechanical	\$60,296.00
F+F Mechanical	\$75,200.00
Stewart Mechanical Services, Inc.	\$79,900.00

After reviewing the submissions, the Purchasing Department and the Office of Building Management would like to recommend the award to the lowest responsible bidder, Sav-Mor Cooling & Heating, Inc. Sav-Mor has successfully completed various mechanical improvement projects with the City through the years.

ACTION REQUESTED:

- 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.



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 Alan Lo, Buildings and Facilities Manager
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 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 : 4 TITO COURT- LEASE WITH NEW JERUSALEM
 MISSIONARY BAPTIST CHURCH

DATE: AUGUST 30, 2018

The City recently acquired 4 Tito Court for future open space as part of the new Columbus School project. New Jerusalem Missionary Baptist Church (hereinafter 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.

At this time, I would like to request Common Council to approve a lease with the Church. Said lease will terminate July 31, 2019 with a 30 days termination clause. This time frame will provide the Church time to seek a new home. Terms of the Lease are as follows:

Lease period : retroactive to August 1, 2018 to July 31, 2019

Rental payment : \$750/month which will cover City's expenses for the property, hence the City will not be subsidizing a religious institution

Termination clause: both parties have the rights to terminate with 30 days written notice

Lessee's responsibilities: heating oil, boiler services, electricity, snow removal, ground maintenance, janitorial, trash removal services, general liability insurance coverage, tenant property damage coverage

City's responsibilities: water, building maintenance and repair with the City reserving the rights to terminate the lease agreement in the

event that total repair/replacement costs exceeds \$7,500 any time prior to July 31, 2019

ACTION REQUESTED:

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



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 Alan Lo, Buildings and Facilities Manager
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 Norwalk City Hall
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TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
 FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*
 RE : NEW COLUMBUS SCHOOL - OPEN SPACE LAND SWAP
 DATE: AUGUST 30, 2018

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, thereafter, refer the request to the National Park Services for approval of the proposed open space land swap.

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. The proposal is to replace 3.28 acres (net) of open space at Springwood Ely with 10.2 acres of City owned property located behind Norwalk Community College at Richards Avenue (194 Richards Avenue, Block 68, Lot 220). As this City property is erroneously identified on internet mapping as a "Park", therefore, the following resolution is required in order to confirm/clarify previous and current use of this property.

ACTION REQUESTED:

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

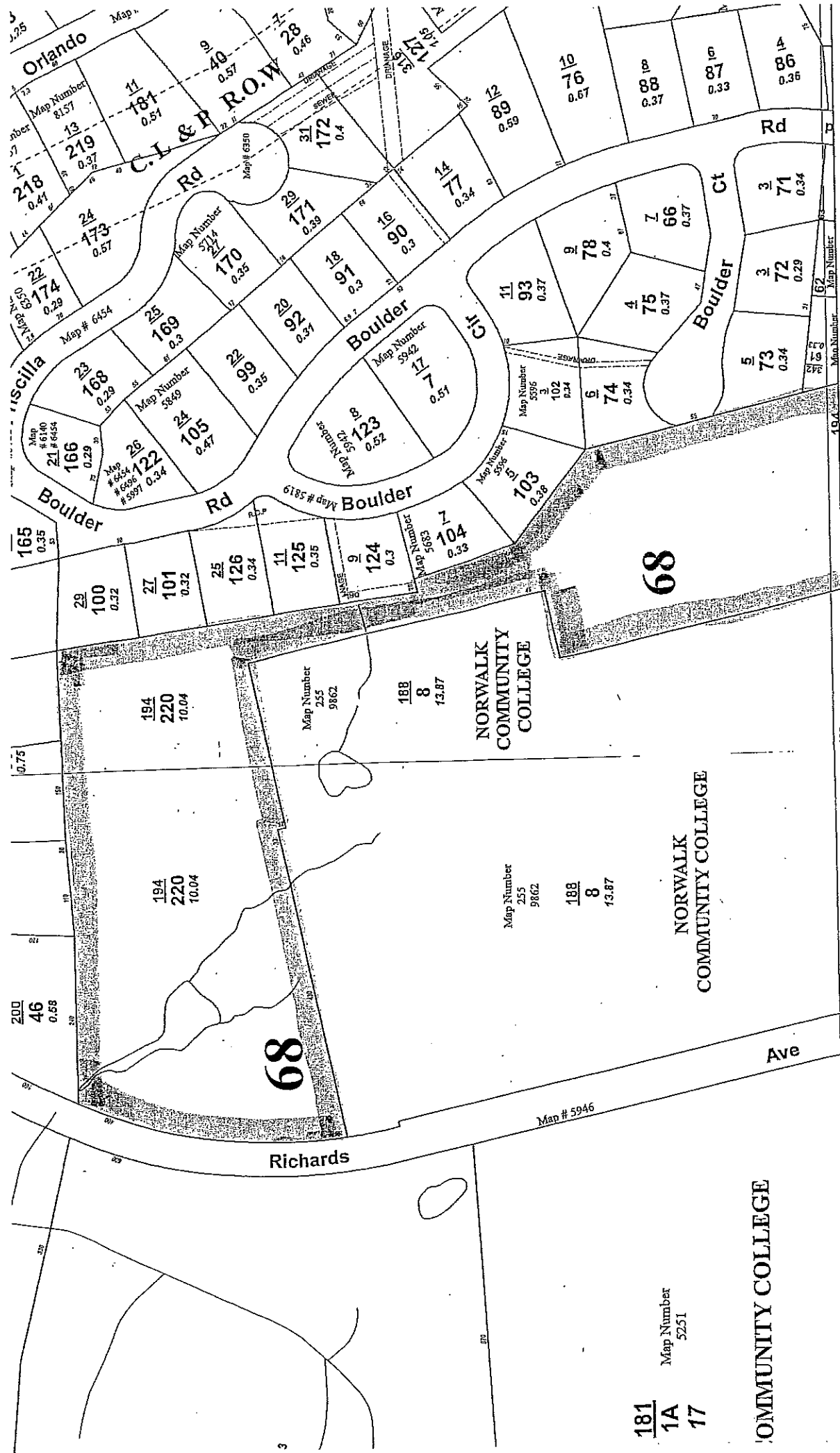
Whereas, the Subject Property was formerly part of property comprising the site of the John D. McGrath Elementary School (the School Property), a public school operated by the Norwalk Board of Education; and

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

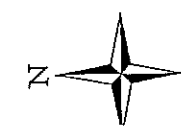
Whereas, in October 1985, the City of Norwalk transferred the School Property to the State of Connecticut while retaining ownership of the Subject Property; and

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.



2NE	6SW	6SE
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CITY

DPWGS

Project Updates

Project	Budget	Bid	Estimated Completion	Comments
Ponus Ridge School	\$47,367,252		2020	Held mtg. with the State in July for the Design Development phase. Construction Documents scheduled to be complete in mid-September, for "local review" and then State review. Bidding scheduled for November with construction starting in January. Currently we are over budget \$3.5 million down from \$4.0 million at the end of Schematic Design.
New Columbus School	\$45,510,669		2020	Held mtg. with the State in August for the Design Development phase. Construction Documents scheduled to be complete in December, for "local review" and then State review. Bidding scheduled for February with construction starting in late March or early April. 4 Tito Court has been purchased and 10 Tito Court has been acquired. Documents for the State in support of the land swap are being compiled and scheduled to be submitted to the State by late September. Currently we are over budget \$3.0 million down from \$3.5 million at the end of Schematic Design.
Cranbury Boiler Replacement		\$240,000	2018	The old boilers were removed, no additional hazardous materials were found, the new boiler sections were installed and assembled. The burners are ordered and expected to be delivered shortly.
West Rocks Window Replacement		\$2,146,088	2018	Completed. As a reminder the City received special legislation which increased our eligible project costs on the 2017 window project an additional \$350,000 and for the current project in the amount of \$395,905
Rehab Freight Elevator		\$248,182	2019	Pursuant to the previous update we are requesting approval for J.A. Rosa Construction so we may enter into a contract with them.
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 expected to be complete in the next two weeks.
Sound System in Auditorium	\$100,000		2018	The High School group has yet to establish a scope of work.
Interior Doors - Re-finish/Paneling - Paint	\$600,000		2018/2019	Grant application proceeding. The City received special legislation regarding this particular project in that we will receive 100% reimbursement for the first \$600,000 then our normal reimbursement rate (32.17%) for any amount over \$600,000
Stage Rigging System		\$173,000	2018	Shop drawings submitted and being reviewed. Fire curtain removed successfully. Once shop drawings are reviewed it will be approximately 8 weeks for fabrication and 4 weeks for installation.
Columbus IB School	\$20,952,000			Procuring architect services for conceptual design and estimating services in support of submitting a grant application for June of 2019
Jefferson	\$24,112,000			Procuring architect services for conceptual design and estimating services in support of submitting a grant application for June of 2019
Cranbury cafeteria/JAC	\$8,918,000			Procuring architect services for conceptual design and estimating services in support of submitting a grant application for June of 2019
Norwalk High School	\$5,000,000			Procuring architect services for design and estimating