



LAND USE AND BUILDING MANAGEMENT COMMITTEE

**WEDNESDAY, MAY 1, 2019 (*Amended in Italic*)
7:30 PM IN NORWALK CITY HALL, ROOM #333**

I. ROLL CALL

II. PUBLIC PARTICIPATION

III. MINUTES OF PREVIOUS MEETING(S)

March 20, 2019 - Special Meeting

IV. OLD BUSINESS (NONE)

V. NEW BUSINESS

A. Public Library

1. Review bids for security services at the libraries and refer the following to the Common Council for action:

“Authorize the Mayor, Harry W. Rilling, to execute a 5-year agreement with Andy Frain Services, Inc. to provide security services at the Norwalk Public Library (1 Belden Avenue and 10 Washington Street). Fees for each year shall not exceed the following:

FY 2019–20: \$ 98,000

FY 2020–21: \$129,948

FY 2021–22: \$132,547

FY 2022–23: \$135,208

FY 2023–24: \$135,208

Funds are available in Library operating budget account 016200-5296”

B. Fire Department

1. Review bids for the boiler replacement project at Broad River Fire Station and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Sav-Mor Cooling and Heating, Inc. for the replacement of the boiler at Broad River Fire Station for a total not to exceed \$70,900. Funds are available from account 0915 3110 5777 C0557.

b. Authorize the Fire Department to issue change orders on the contract for a total not to exceed \$7,090.00.”

2. Review bids for the boiler replacement project at Westport Avenue Fire Station and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Sav-Mor Cooling and Heating, Inc. for the replacement of the boiler at the Westport Ave Fire Station for a total not to exceed \$83,200. Funds are available from account 0915 3110 5777 C0557.

b. Authorize the Fire Department to issue change orders on the contract for a total not to exceed \$8,320.00.”

C. School Construction

1. Review request to submit a grant application to the State for the Rowayton Elementary School, Asbestos Abatement Project, and refer the following to the Common Council for approval:

“a. RESOLVED, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Rowayton Elementary School, Asbestos Abatement Project.

b. RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Rowayton Elementary School, Asbestos Abatement project.

- c. **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 Rowayton Elementary School, Asbestos Abatement project."**
2. Review bids for Kendall School dishwashing room improvement project and refer the following to the Common Council for action:
- "a. Authorize the Mayor, Harry W. Rilling, to execute a contract with Southport Contracting Inc. for the Kendall Elementary School Dishwashing Room & School Store Upgrades Project for a total not to exceed \$51,100.00. Account # 09195010 5777 C0610 - \$12,714.00 and balance from Account #09195010 5777 C0587 - \$38,386.00.**
- b. Authorize BOE Facilities Dept. to issue Change Orders on Contract for a total not to exceed \$5,110.00."**
3. Review request to submit a grant application to the State for the Norwalk Global Academy School as a New School Construction project and refer the following to the Common Council for approval:
- 1. RESOLVED, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Norwalk Global Academy School, New School Construction.**
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- 3. 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 Norwalk Global Academy School, New School Construction.**
4. Review request to submit a grant application to the State for the Jefferson Elementary School, Renovate as New project, and refer the following to the Common Council for approval:

- a. **RESOLVED**, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Jefferson Elementary School, Renovate as New project.
 - b. **RESOLVED**, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Jefferson Elementary School, Renovate as New project.
 - c. **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 Jefferson Elementary School, Renovate as New project.
5. Review request to submit a grant application to the State for the New Columbus Elementary School (at Ely site), New School Construction project and refer the following to the Common Council for approval:
- a. **RESOLVED**, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the New Columbus School, New School Construction.
 - b. **RESOLVED**, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the New Columbus School, New School Construction.
 - c. **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 New Columbus School, New School Construction.
6. Review request to submit a grant application to the State for the Miscellaneous renovations at Norwalk High School: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance projects and refer the following to the Common Council for approval:

- a. **RESOLVED**, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Miscellaneous renovations at Norwalk High School: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance projects.
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7. School construction project update (electronic copy on website, hard color copy will be available at meeting)
- D. Building Management
- 1. Review bids for the City Hall air handler refurbishment project and refer the following to the Common Council for action:
 - a. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Universal Business Services, LLC for City Hall Air Handler #4 refurbishment project for a total not to exceed \$84,249.39. Account 0914 4071 5777 C0439.**
 - b. **Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$8,424.00.**
 - c. **Authorize the Purchasing Agent to issue a Purchase Order to New England Energy Controls for the installation of controls for the refurbishment of AHU #4 at City Hall for a total not to exceed \$24,944. Account 0916 7100 5777 C0439**

2. Schedule a public hearing for the sale of two small city owned parcels on Bouton Street (District 5, Block 81, Lots 169 & 175)

VI. MISCELLANEOUS/DISCUSSION ITEMS

- A. *Discuss request for the sale of city property located at the southeast corner of Scribner Avenue and West Cedar Street intersection.*

Prepared by Alan Lo
Dated: April 25, 2019
Amended: April 29, 2019



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 : CITY PROPERTY - SCRIBNER AVE AND WEST CEDAR ST.

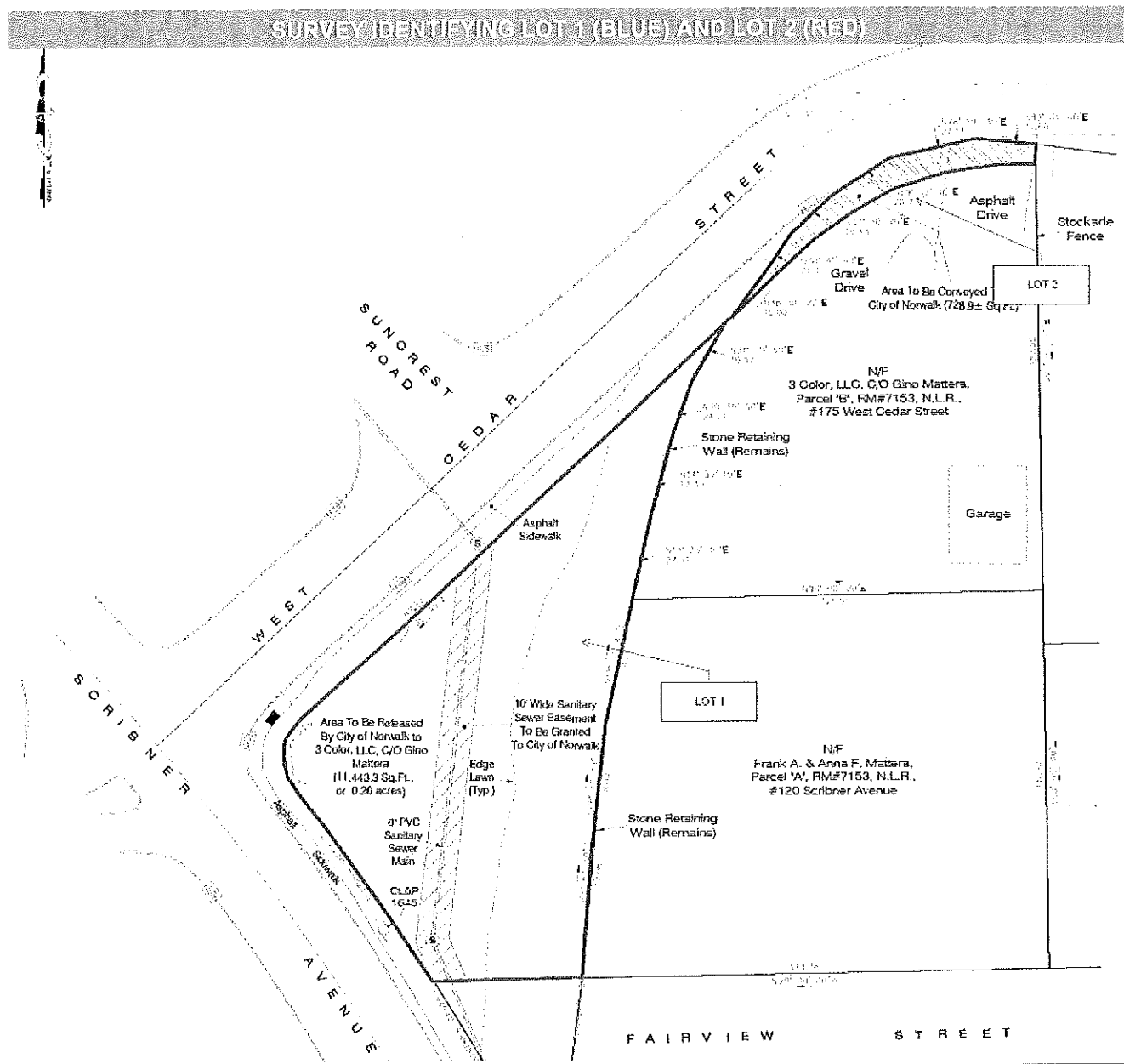
DATE: APRIL 29, 2019

The City owns a piece of property located at the southeast corner of the Scribner Avenue and West Cedar Street intersection. Based on available information, it appears that this is leftover land from an intersection improvement project some time ago.

Oly Mattera Construction Co., Inc. is an adjacent property owner (see attached site plan). They are evaluating property development options and would like to request the City's consideration on the disposition of the City property.

Their request is being placed on the May 1, 2019 Land Use and Building Management Committee for discussion. This request was submitted to the Land Use and Building Management Committee for discussion a few years ago. The property owner would like to request the Committee to re-evaluation potential sale once again. In the event that the Committee is receptive to the request, I will solicit input from city departments and the Committee would need to set up a public hearing on the sale of the property.

If you have any questions or need any additional information, please do not hesitate to contact me.





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VI. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo
Dated: April 25, 2019

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
SPECIAL MEETING
MARCH 20, 2019**

ATTENDANCE: Thomas Livingston, Chairman; Greg Burnett, Douglas Hempstead
Beth Siegelbaum, Barbara Smyth, Chris Yerinides

STAFF: Alan Lo, Building and Facilities Manager

OTHERS: Darlene Young, Human Relations; James Giuliano, Construction
Solutions Group Consultant; Michael Barbis, BOE Chair

CALL TO ORDER

Mr. Livingston called the joint meeting to order at 7:36 p.m.

ROLL CALL

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

PUBLIC PARTICIPATION.

There was no one from the public present.

APPROVAL OF THE PREVIOUS MINUTES.

January 14, 2019

**** MS. SMYTH MOVED THE MINUTES OF JANUARY 14, 2019.
** THE MOTION TO APPROVE THE MINUTES OF JANUARY 14, 2019 AS
SUBMITTED PASSED UNANIMOUSLY.**

February 6, 2019

**** MS. SIEGELBAUM MOVED THE MINUTES OF FEBRUARY 6, 2019.
** THE MOTION TO APPROVE THE MINUTES OF FEBRUARY 6, 2019 AS
SUBMITTED PASSED WITH FOUR (4) IN FAVOR (BURNETT, HEMPSTEAD,
SIEGELBAUM AND YERINIDES) AND ONE (1) ABSTENTION (SMYTH).**

OLD BUSINESS

There was no old business to consider at this time.

NEW BUSINESS

A. HUMAN RELATIONS.

1. Review proposal for ADA compliance evaluation services and refer the following to the Common Council for action.

“Authorize the Mayor, Harry W. Rilling, to enter into an agreement with Melissa Marshall Disability Policy Consulting (MMDPC) LLC for Americans with Disabilities Act compliance evaluation of ten schools for and amount not to exceed \$40,000.00. Acct. #0918-1000-5777-C0536.”

**** MR. YERINIDES MOVED THE ITEM.**

Ms. Young said that a study had been done many years ago. She explained that the former Director of Human Services, Adam Bovilsky, had discussed this issue with Bill Hodel. They agreed that the BOE would be responsible for all the ADA upgrades as the school buildings are renovated. MMDPC will do a study and identify what the barriers are and what the remedy should be for each barrier. Mr. Lo pointed out that ADA compliance changes over time and that a building may be in compliance 10 years ago, additional ADA work may be required to meet present standards.

Mr. Livingston asked if there would be a list of deficiency. Ms. Young said that it appears that the key issue is that the City is working on bringing the various areas into compliance. Mr. Lo said that there were some issues, like an ADA toilet seat being 1/4" too high or a door swing being 11 1/2" wide when the requirement is 12".

Mr. Burnett asked why some schools were not included in the initial study. Ms. Young explained that the criteria was for City programs. Mr. Lo said that the Roosevelt Center also fell into this category. Ms. Young said that the City was working with the BOE to bring the schools into compliance as the renovations are done.

**** THE MOTION PASSED UNANIMOUSLY.**

B. BUILDING MANAGEMENT.

1. Review bids for furniture moving related to carpet replacement at City Hall and refer the following to the Common Council for action:

“a. Authorize the Purchasing Agent to issue a Purchase Order to Red Thread Spaces, LCC. for the moving of furniture and equipment in City Hall as part of a warranty carpet replacement project, for a total not to exceed \$42,924.00. Account #09197100 5777 C0439.

b. Authorize the Office of Building Management to issue change orders on Purchase Order for a total not to exceed \$4,292.00."

**** MS. SMYTH MOVED THE ITEM.**

Mr. Lo explained that the City installed carpet that is a new generation of ecologically greener and because the technology was not fully tested, the carpet squares have shrunk. The carpet is currently under warranty.

Mr. Burnett asked if the carpet squares could be recycled. Mr. Lo said that he would look into it.

**** THE MOTION PASSED UNANIMOUSLY.**

C. SCHOOL CONSTRUCTION

1. Review recommendation for Construction Manager for Norwalk High School Improvement Project and refer the following to the Common Council for action:

"Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction, Inc. as the Construction Manager (CM) for the Norwalk High School Toilet Room ADA Upgrade, Culinary Arts Expansion project and Wood Doors & Paneling Replacement. Terms of the agreement shall include the following:

Preconstruction phase services	
(including reimbursable allowance	\$35,000
CM fees (% of total trade bids)	2.50%
CM contingency (% of the total trade bits)	3.00%

Following bidding process, final contract price (GMP) will be submitted to the Common Council for approval. Account # 0918/195010 5777 C0610 & Account # 09195010 5777 C0619"

**** MS. SIEGELBAUM MOVED THE ITEM.**

Mr. Giuliano said that this summer there would be some construction at NHS involving the bathroom ADA improvements, and the culinary arts upgrades along with the wooden door and paneling at NHS. He said that they knew they would not be able to do all the wooden doors and paneling this year.

This approval is for the construction manager that will be overseeing the project.

Mr. Hempstead asked if there had been any problems with Newfield in the past. Mr. Lo said that there were no problems.

**** THE MOTION PASSED UNANIMOUSLY.**

2. Review recommendation for material testing services for Ponus School and refer the following to the Common Council for action:

"Authorize the Purchasing Agent to issue a Purchase Order to Connecticut Material Testing Lab, Inc. for material testing services for the Ponus Ridge School Addition and Alteration Project for a total not to exceed \$77,000. Funds are available in account #09185010 5777 C0608"

**** MR. YERINIDES MOVED THE ITEM.**

Mr. Giuliano explained that the State of Connecticut requires a Statement of Special Inspections that is completed by the structural engineering firm of record for the project. The Special Inspection Statement identifies the various inspections that were done and sent to an independent materials testing lab along with the test results being reviewed by a licensed professional engineer.

The Department went out to bid and had four responses. Because it is not possible to know how many tests will be required, the bid asked for unit pricing for the testing. Mr. Giuliano informed the Commission that the company that was selected was located Norwalk.

Ms. Smyth asked about the asbestos . Mr. Lo said that it was in the hallways. He said that the usual procedures would be followed.

**** THE MOTION PASSED UNANIMOUSLY.**

3. Review recommendation for moving services for Ponus School and refer the following to the Common Council for action:

"Authorize the Purchasing Agent to issue a Purchase Order to William B. Meyer, Inc. for moving services for the Ponus Ridge School Addition and Alteration Project for a total not to exceed \$125,000.00. Funds are available in account #09185010 5777 C0608"

**** MS. SMYTH MOVED THE ITEM.**

Mr. Burnett asked why the teachers were not moving the items. Mr. Lo said that it would be better to do it this way. Ms. Smyth said that she was a teacher and agreed. The teachers will be packing up their classrooms into bins and boxes provided by the moving

company. These will be stored in the gymnasium. At the end of the summer, the teachers will have to come back and unpack. The same routine will be used when the addition is constructed. If there is not enough room in the gym, they will store the boxes and bins in a trailer on site.

**** THE MOTION PASSED UNANIMOUSLY.**

4. School Construction Project.

Mr. Giuliano distributed copies of a monthly Norwalk School Construction Program update to those present.

Ponus Ridge School – Mr. Giuliano informed the Committee members that the concrete has been poured for the buildings footings. He added that the testing on the heating pipe deterioration has been completed, but the results just arrived and the staff has not had time to review them.

He then reiterated the change orders that were submitted earlier in the meeting and explained that the request was for an additional \$198,541.34.

Regarding P.C.O. #5, Mr. Giuliano said that any new construction is required to have adequate rain water retention. Mr. Lo explained the ground is rock ledge and clay. Since neither of those are permeable, the water must be slowly released into the storm drainage system and retained on the property.

Mr. Lo said that the controlled blasting had been completed and there had been no complaints or problems.

Columbus New School – Mr. Giuliano said that the DEEP wanted an archeological survey done during the coming week-end. All the documents that have to be re-submitted for the grant application have been reviewed. Construction is anticipated to start in March of 2020 if the State gives the City approvals, Columbus should be finished in August of 2021.

Mr. Burnett asked what DEEP was looking for. Mr. Giuliano said that they were looking for artifacts. Mr. Burnett pointed out that there were large areas being excavated for the tennis courts were is right near the school. Mr. Livingston noted that this was a new requirement.

Mr. Barbis said the educational specifications for the Columbus and the asbestos grant application had been approved the previous night at the Board of Education meeting. Mr. Giuliano said that they want to re-submit the grant applications so that everything will be current.

Norwalk High School – With the new Construction Manager, the work will start at NHS during the summer. There will be work on the freight elevator that will start shortly after the end of school. Drawings for the bathroom and culinary arts projects are being reviewed. Otis Elevator has stated that the parts for the project will be on site by the end of May.

Columbus IB – Mr. Giuliano said that a conceptual design and estimate had been done in the late fall, early winter. The architect also analyzed the costs for a new building. He explained that if the cafeteria and gym were separated and no longer shared as they are now, the renovate as new will exceed the space requirements. This will reduce the reimbursements. It is important to “right size” the school. The gross cost differential between the renovated as new building and a completely new build is about \$2 million dollars. The net reimbursement to the City would be about a \$1.6 million dollar difference. He said that the City might want to consider doing a new build due to the similarity in costs and the ability to have a right sized building. This is being discussed with the Board of Education.

Mr. Burnett asked for clarification on the cost differential between the renovate as new and a new build. Mr. Giuliano said that it was estimated at \$34,000,000 for the renovation and \$36,000,000 for the new construction. Mr. Burnett pointed out that the City would still be over budget by \$14 to \$16 million dollars.

Mr. Barbis said that he had reviewed the numbers with Mr. Hamilton and Mr. Hamilton said that he felt the shortfall would be about \$14.5 million. Discussion followed about the details.

Mr. Barbis reminded everyone that they had to have everything filed with the State before June 30th and must also have the local financing in place. Mr. Barbis said that part of the challenges in working on reducing the shortfall is deciding which project won't be funded. He said that both Jefferson and Cranbury have been waiting for years for repairs and upgrades.

Jefferson School – Mr. Giuliano then reviewed the details for the renovate as new project for Jefferson, which are currently slated to begin in 2021. The conceptual design and cost have been completed.

Mr. Burnett asked what the projected budget shortfall would be for the project. He was told that it currently was \$4.7 million. Mr. Barbis explained that Silver Petricelli had given them original estimates, which the former Finance Director, Bob Barron, had stated were too high. Mr. Barron then reduced the estimated figures to what he believed would be the actual costs. However, the original estimates from Silver Petricelli have proven to be accurate according to professional cost estimators.

Mr. Burnett asked if the Board of Education had a figure on how many students were currently enrolled in the schools and a projection for the next five years regarding the enrollment. Mr. Barbis said that they did have projections and these are currently undergoing revisions. Mr. Barbis added he expected to have some of information in the next few days. The current enrollment has the District at 115% capacity and the overflow students are situated in trailers. The renovations were not for future students but for currently enrolled students.

The discussion then moved to the current districting policies because two of the schools will be magnet schools and there were schools that would be schools of choice. Because of this, there is a hybrid system being used.

Mr. Hempstead asked when the District would reach the point where all the currently enrolled students were in regular classrooms rather than portables. Mr. Barbis said that there were 12 portable classrooms at Jefferson alone.

Mr. Hempstead said that his question was simply when the construction would provide the required number of seats for the students. Mr. Giuliano explained that while they would reach capacity for the overflow students when the Ponus addition and the new Columbus school are completed, the 900 seat deficit would be covered. However, he explained that because Jefferson and the renovate as new Columbus project start up, those students will need to be relocated to other schools. It will take approximately two years to do the old Columbus project. Mr. Barbis said that with the current schedule, the overcrowding should dissipate by 2024. Discussion followed.

The discussion then moved to changing Ponus to a STEAM school. Mr. Barbis then gave a brief overview of the history and explained that Dr. Brenda Myers had experience in working with STEAM schools. Therefore, the original STEM school was changed to STEAM school. The additional "A" represents the Arts.

Mr. Barbis said that the one thing that people must realized is that if a student does not attend his neighborhood school, the District does not provide transportation to the new venue. He went on to list the various types of instruction program that will be available, such as Mano y Mano, Bank Street, IB and the Magnet schools programs to parents.

Mr. Burnett said that the new Columbus School was a year behind the original schedule. Mr. Lo said that this was so.

Mr. Hempstead said that the big lesson in this situation was that the City should not sell off their school buildings. He pointed out that the City had sold off the Fitch School, the old Marvin, McGrath, and Broad River.

Mr. Barbis said that in reviewing the previous projections from the last few years, the District student enrollment had not broken 12,000 and seemed to be stable at 11,600

students. Mr. Barbis reminded everyone that 10 years ago, the District had 10,000 students.

Cranbury Elementary – Mr. Giuliano said that the estimated costs for the project was \$2 million over budget. He said that there was a shopping list of items such as the separation of the cafeteria from the gym, new windows, improvements to the media center and some serious electrical upgrades along with air conditioning.

Mr. Burnett asked who submitted the additional items. Mr. Giuliano said that he was not sure, but some of the requests from Facilities. Knowing that the estimated cost of \$17 million was over budget, Mr. Giuliano asked the estimator to break the upgrades out by project.

Mr. Burnett asked who creates the project priority list. Mr. Barbis said that everyone should go through the building. He said that when the new boiler was installed, he went there and saw how outdated the building was. It was constructed in 1952 and was a twin to Fox Run. There are single pane windows. The electrical system is so old that it constantly shuts down. CL&P will have to bring in a totally new distribution line to support the upgrades. There is also a need for window air conditioning units. Discussion followed about how these school projects are often broken up into more manageable pieces.

Mr. Barbis said that if the cafeteria upgrades are done, CL&P will have to bring in the new distribution line.

Mr. Hempstead then spoke about the reasons why the Norwalk Facility Construction Commission (NFCC) was formed. This was done to give some local residents who would have expertise in construction input into the project. However, he said that it seems that the NFCC was functioning more as a rubber stamp rather than a review committee. Mr. Lo pointed out that originally once the money is allocated, most of the project is code compliance. However, now the construction is much more program based and the BOE is more involved.

Mr. Barbis said that the Superintendent has made it very clear that having a combination cafeteria/gym does not work. Some of the schools have separate cafeterias and others don't, so it's time to make things equitable. From a programming perspective, it is important to have those two items separate.

Mr. Lo added that back in 2000, the two high schools and the three elementary schools were air conditioned. So all the summer programs were held at those five locations. Now things have changed and all the schools are used for summer school. This had made air conditioning critical. Mr. Barbis said that the school buildings were used year round. Discussion followed.

Cranbury Elementary Boiler Replacement – Mr. Giuliano briefly updated everyone on the boiler replacement.

Mr. Barbis said that there was a period of 20 years when there were no school projects done. The life of a school building is about 20 years, so once McMahon was finished, things stopped. There are 19 schools plus the Early Childhood Center, so every year, one school should be under renovation. He said that they were going to try to come up with a solution for this, but it will take time.

Mr. Barbis left the meeting at 8:55 p.m.

1. Review proposal for architectural redesign services and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Beyer Blinder Belle Architects and Planners LLP for the Maritime Aquarium at Norwalk Functional Replacement Project to provide architectural design services for a total not to exceed \$1,514,033.16. Funds available from the State’s Maritime Aquarium Functional Replacement Grant.”

b. Authorize to establish an allowance for project related reimbursable expenses and additional services in the amount of \$150,000.

**** MR. YERINIDES MOVED THE ITEM.**

Mr. Lo said that they had re-established a relationship between the Aquarium, the State and the City. Originally, the State provided the funds directly to the Aquarium, unfortunately, the project bids were substantially higher than the project budget. At the request of the State, the City is going to act as the fiduciary for the project. This contract is for the Architect. They are committed to completing the design phase in five months. This is a New York City firm that will be doing the work.

Mr. Burnett asked where the money was coming from. Mr. Lo said that there was a State grant and that City funds were not involved. The primary goal now is to replace the IMAX theater with a 4D theater and move the seal tank. The most recent estimate for hard construction costs is for \$28 million dollars. Whatever funding is left after the two principle projects are completed, the Aquarium hopes to use the remaining funds for other projects like the mermaids or a go fish tank exhibits. The Aquarium had agreed to the reduction in the scope of the project with the primary goal to replace the new theater and seal tank.

The City and the Aquarium are working together as a team. The 4D theater has to be completed by December 31 of 2020. The building phase should be about 14 months. Originally, it was supposed to be completed by December 2019.

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** MS. SMYTH MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services



NORWALK PUBLIC LIBRARY



VA 1

TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE
FROM: SHERELLE HARRIS, ASSISTANT DIRECTOR
DATE: APRIL 24, 2019
RE: SECURITY GUARD SERVICES AT NORWALK PUBLIC LIBRARY

On January 17, 2019 the City's Purchasing Department solicited proposals for security guard services at both of the Norwalk Public Library locations. The City received proposals from three (3) firms interested in providing security guard services.

They were:

PROSPECTIVE FIRMS	
FIRM	HEADQUARTERS
Aron Security, Inc. (DBA Arrow Security)	North Haven, CT
Andy Frain Services, Inc.	Aurora, IL
Orion Protective Services, Inc	Bridgeport, CT

A Review Committee was established and consisted of Sharon Conners, Purchasing Agent, Sherelle Harris, Assistant Library Director; and Joe Baker, Library Staff member to review the proposals submitted.

Each member of the Review Committee was to review and rate each proposal based on the criteria that was outlined in the City's RFP. The objective of the rating was to evaluate and examine each submission more fully. The Review Committee determined it was in the best interest of the City to interview all three (3) firms. Based on the information provided in the proposals and the interviews, the Review Committee rated each three (3) firms and recommends Andy Fran Services, Inc. as the most qualified firm to provide security services at the Library locations.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute an agreement with Andy Frain Services, Inc. to provide security services at the Norwalk Public Library (1 Belden Avenue and 10 Washington Street).

The fee for the Libraries base contract for FY 2019-20 shall not exceed \$98,000; FY 2020-21 \$129,948; F Y 2021-22 - \$132,547; FY 2022-23 \$135,208, FY 2023-24 \$135,208

Funds for this service are available in the operating budget account 016200-5296 for the Norwalk Public Library.

MAIN LIBRARY

1 Belden Ave. • Norwalk, CT 06850 • 203.899.2780
www.norwalkpl.org



SONO BRANCH

10 Washington St. • Norwalk, CT 06854 • 203.899.2790
www.norwalkpl.org/sono

		Vendors		
		Andy Frain Services, Inc	Orion Protective Services, Inc.**	Aron Security, Inc. DBA Arrow Security**
A	PROPOSED FEE: 07/01/2019-06/30/2020	\$ 129,948.00	\$ 126,356.24	\$ 159,959.86
B	PROPOSED FEE: 07/01/2020-06/30/2021	\$ 129,948.00	\$ 129,205.44	\$ 162,930.04
C	PROPOSED FEE: 07/01/2021-06/30/2022	\$ 132,547.00	\$ 132,299.44	\$ 165,900.28
D	PROPOSED FEE: 07/01/2022-06/30/2023	\$ 135,208.00	\$ 135,393.44	\$ 168,870.52
E	PROPOSED FEE: 07/01/2023-06/30/2024	\$ 135,208.00	\$ 138,734.96	\$ 171,840.76
	TOTAL	\$ 662,859.00	\$ 661,989.52	\$ 829,501.46
02/01/2019-06/30/2019	Time	Library Billing Rate		
	Week Days	\$ 21.00	\$ 19.98	\$ 25.85
	Saturday/Sunday	\$ 21.00	\$ 19.98	\$ 25.85
	Company Holidays	\$ 31.50	\$ 19.98	\$ 38.78
07/01/2019-06/30/2020	Time	Library Billing Rate		
	Week Days	\$ 21.00	\$ 20.42	\$ 25.85
	Saturday/Sunday	\$ 21.00	\$ 20.42	\$ 25.85
	Company Holidays	\$ 31.50	\$ 20.42	\$ 38.78
07/01/2020-06/30/2021	Time	Library Billing Rate		
	Week Days	\$ 21.00	\$ 20.88	\$ 26.33
	Saturday/Sunday	\$ 21.00	\$ 20.88	\$ 26.33
	Company Holidays	\$ 31.50	\$ 20.88	\$ 39.50
07/01/2021-06/30/2022	Time	Library Billing Rate		
	Week Days	\$ 21.42	\$ 21.38	\$ 26.81
	Saturday/Sunday	\$ 21.42	\$ 21.38	\$ 26.81
	Company Holidays	\$ 32.13	\$ 21.38	\$ 40.22
07/01/2022-06/30/2023	Time	Library Billing Rate		
	Week Days	\$ 21.85	\$ 21.88	\$ 27.29
	Saturday/Sunday	\$ 21.85	\$ 21.88	\$ 27.29
	Company Holidays	\$ 32.78	\$ 21.88	\$ 40.94
07/01/2023-06/30/2024	Time	Library Billing Rate		
	Week Days	\$ 21.85	\$ 22.42	\$ 27.77
	Saturday/Sunday	\$ 21.85	\$ 22.42	\$ 27.77
	Company Holidays	\$ 32.78	\$ 22.42	\$ 41.66

** Review RFP submission for notes on the billing rates per the stated times



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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
 NORWALK FACILITIES CONSTRUCTION COMMISSION

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

RE: GRANT APPLICATION RESOLUTION – ROWAYTON ELEMENTARY
 SCHOOL

DATE: APRIL 24, 2019

Rowayton Elementary School is currently outfitted with vinyl asbestos floor tile (VAT) in select classrooms, storage rooms, main corridor and the kitchen. The district's asbestos management plan has confirmed that this material tested positive for asbestos containing material (ACM) and highly recommends a removal and replacement due to increased health concerns. Our plan is to conduct an abatement in the above noted locations during the summer of 2019, while school is not in session.

ACTION REQUESTED:

Review request to submit a grant application to the State for the Rowayton Elementary School, Asbestos Abatement Project, and refer the following to the Common Council for approval:

- a. **RESOLVED**, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Rowayton Elementary School, Asbestos Abatement Project.
- b. **RESOLVED**, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Rowayton Elementary School, Asbestos Abatement project.
- c. **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 Rowayton Elementary School, Asbestos Abatement project.

cc: Thomas Hamilton
 Frank Costanzo Ed.D
 George Sevc
 Michael Faenza



William Hodel
Director of Facilities & Maintenance
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125 East Avenue, PO BOX 6001
Norwalk, CT 06852-6001

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

RE: **NORWALK PUBLIC SCHOOLS – KENDALL ELEMENTARY SCHOOL
DISHWASNIG ROOM & SCHOOL STORE UPGRADES**

DATE: APRIL 24, 2019

Kendall Elementary School recently received a Cafeteria & Kitchen Upgrade which this committee has already approved and has been completed. At this time the Norwalk Public Schools is seeking approval to construct the Dishwashing Room, to support the new kitchen and provide aesthetic upgrades to the school store.

The City's Purchasing Department solicited sealed bid pricing under project #3909.

Upon review of the low bid, the BOE Facilities Dept. respectively recommend the award to Southport Contracting, Inc.

ACTION REQUESTED:

- **Authorize the Mayor, Harry W. Rilling to execute a contract with Southport Contracting Inc., for the Kendall Elementary School Dishwashing Room & School Store Upgrades Project for a total not to exceed \$51,100.00.**
 - \$12,714.00, of Funding for this project is available from Account # 09195010 5777 C0610
 - The balance in the amount of \$38,386.00, shall be taken from Account #09195010 5777 C0587.
- **Authorize BOE Facilities Dept. to issue Change Orders for a total not to exceed \$5,110.00.**

cc: Thomas Hamilton
Frank Costanzo Ed.D
George Sevc
Michael Faenza



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, BUILDING & FACILITIES MANAGER *AL*

RE: GRANT APPLICATION RESOLUTIONS

DATE: APRIL 25, 2019

The Board of Education at their April 23, 2019 regular meeting voted to re-allocate previously approved funding (through Special Appropriation process) to supplement the budget shortfall for three school construction projects: New Columbus at Ely, Jefferson Renovate as New, and Norwalk Global Academy. Additionally, the BOE will be requesting of the Common Council an additional \$1.5 million in order to construct the Norwalk Global Academy as new in lieu of the previously approved Renovate as New.

The **Norwalk Global Academy** project, part of the BOE's plan to overcome the 900 elementary seat shortage, originally scheduled to be a renovate as new project upon the completion of the New Columbus School. However, after review of updated project cost estimates, the BOE is making a request of an additional \$1.5 million to support the construction of a new school and demolition of the existing. The Board of Education intends to seek International Baccalaureate (IB) program certification to provide early years IB which will funnel into the middle years program and High School program currently at Brien McMahon High School.

The **Jefferson Elementary School** Renovate-as-New project, part of the BOE's plan to overcome the 900 elementary seat shortage, will include the infill of the lower area (now the driveway) to accommodate the Pre-K program, relocation of the administration suite to the lower level, the addition of a gymnasium to separate the cafeteria from the gym, mechanical upgrades for energy efficiency, bus and vehicle circulation improvements, the removal of the portables and an overall renovation to the building to bring it to a 20 year standard as required of a renovate-as-new grant application.

The **New Columbus School** at Ely Site is a re-submission of the grant application that was submitted in June 2017. Due to special legislation by the State the project expired December 1, 2018, therefore, we must re-approve all previous resolutions and educational specifications.

Additionally, **Norwalk High School** will be seeking State approval via a SCG-049 Grant Application for the following projects in conjunction with their \$11.5 million

appropriation: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance.

ACTION REQUESTED:

Review request to submit a grant application to the State for the Norwalk Global Academy School as a New School Construction project and refer the following to the Common Council for approval:

- a. **RESOLVED**, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Norwalk Global Academy School, New School Construction.
- b. **RESOLVED**, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Norwalk Global Academy School, New School Construction.
- c. **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 Norwalk Global Academy School, New School Construction.

Review request to submit a grant application to the State for the Jefferson Elementary School, Renovate as New project, and refer the following to the Common Council for approval:

- a. **RESOLVED**, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Jefferson Elementary School, Renovate as New project.
- b. **RESOLVED**, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Jefferson Elementary School, Renovate as New project.
- c. **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 Jefferson Elementary School, Renovate as New project.

Review request to submit a grant application to the State for the New Columbus Elementary School (at Ely site), New School Construction project and refer the following to the Common Council for approval:

- a. **RESOLVED**, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the New Columbus School, New School Construction.

- b. **RESOLVED**, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the New Columbus School, New School Construction.
- c. **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 New Columbus School, New School Construction.

Review request to submit a grant application to the State for the Miscellaneous renovations at Norwalk High School: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance projects and refer the following to the Common Council for approval:

- a. **RESOLVED**, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Miscellaneous renovations at Norwalk High School: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance projects.
- b. **RESOLVED**, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Miscellaneous renovations at Norwalk High School: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance projects.
- c. **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 Miscellaneous renovations at Norwalk High School: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance projects.



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 

RE: CITY HALL AIR HANDLER REFURBISHMENT

DATE: APRIL 24, 2019

Norwalk City Hall was renovated in 1987. The air handler units providing heating and air conditioning is now 32 years old. The Office of Building Management has initiated a multi-years replacement project of the 5 main air handler units and 4 smaller air handler units. We replaced Unit #5 about 2 years ago. At this time, we would like to proceed with the refurbishment the unit which serves the Concert Hall.

On February 20, 2019 the City's Purchasing Department solicited bids for the refurbishment of Concert Hall air handler which includes valve replacement. The City received one (1) bid as follows:

FIRM	Lump Sum Proposal Price
Universal Business Services, LLC	\$84,249.39

After completion of a scope review session with the apparent low bidder, the Purchasing Department and the Office of Building Management are recommending the award of this project to Universal Business Services, LLC.

Additionally, as part of this project, we will be removing all of the existing pneumatic control equipment and will be replacing with electronic control equipment. The new equipment will be connected to the existing Building Management System (BMS) which is manufactured by KMC. New England Energy Controls is the installation/product representative and they are currently under contract with the City for system repair and improvement work. Attached is a proposal in the amount of \$24,944. This work is an integral part of the overall air handler replacement project.

ACTION REQUESTED:

- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Universal Business Services, LLC for the refurbishment of air handler #4 at City Hall for a total not to exceed \$84,249.39. Funds are available from account 0914 4071 5777 C0439.**
- b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$8,424.00.**
- c. Authorize the Purchasing Agent to issue a Purchase Order to New England Energy Controls for the installation of controls for the refurbishment of AHU #4 at Norwalk City Hall for a total not to exceed \$24,944. Funds are available from account 0916 7100 5777 C0439**



PROPOSAL

Project: Norwalk City Hall AHU4

Date: 3/25/2019

To: Dan Miller
City of Norwalk

Valid Until: 4/25/2019

New England Energy Controls is pleased to provide a quote to remove the pneumatic controls and reinstall KMC BACnet controls to AHU4 serving the concert hall. This includes new duct and space sensors, damper actuators, valve actuators, controllers and wiring. Demo of the pneumatics included as well as all low voltage control wiring. This also includes new communication wiring from the boiler room to AHU4 to utilize the BACnet controls. For the Base quoted price of **\$21,817.00**.

Add Alternate for addition for control of radiation valves and two additional space sensors on either side of the concert hall. **\$3,127.00**

This proposal does not include any mechanical installation of any valves or dampers.

Thank you,

Please feel free to call me if you should have any question or would like to discuss this in further detail.

Greg Morris

Director of BAS Technical Services
New England Energy Controls Inc.
(860)-873-9999

CITY OF NORWALK
FIRE DEPARTMENT

121 CONNECTICUT AVENUE
NORWALK, CONNECTICUT 06854



Tel: (203) 854-0200

TO: ALAN LO, BUILDING & FACILITIES MANAGER
FROM: GINO GATTO, CHIEF *JE for Chief*
DATE: APRIL 24, 2019
RE: BROAD RIVER AND WESTPORT AVENUE FIREHOUSE BOILER REPLACEMENT

Recently the Norwalk Fire Department completed the design for the replacement of heating boilers at various locations. The projects were advertised for bids and the Purchasing Department received bids for the Broad River Fire House and the Westport Avenue Fire House. Attached is a summary of the bids. Sav-Mor Cooling & Heating, Inc was the apparent low bidder for both projects. They have successfully completed a number of projects for the City in recent years.

At this time, the Fire Department would like to request Land Use and Building Management Committee and Common Council approval with the anticipation that these projects will be implemented this summer prior to the arrival of the heating season.

ACTION REQUESTED:

- 1a. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Sav-Mor Cooling and Heating, Inc. for the replacement of the boiler at Broad River Fire House for a total not to exceed \$70,900. Funds are available from account 0915 3110 5777 C0557.**
- 1b. **Authorize the Fire Department to issue change orders on the contract for a total not to exceed \$7,090.00.**
- 2a. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Sav-Mor Cooling and Heating, Inc. for the replacement of the boiler at the Westport Ave Fire House for a total not to exceed \$83,200. Funds are available from account 0915 3110 5777 C0557.**
- 2b. **Authorize the Fire Department to issue change orders on the contract for a total not to exceed \$8,320.00.**

April 24, 2019

NORWALK PURCHASING DEPARTMENT

RESPONSE SUMMARY - PROJECT #3912

Norwalk Fire Department Station 4-Westport Avenue Boiler Replacement

Thank you for your response to our bid. The following pages are a summary of the responses received.

VENDOR	TOTAL LUM SUM PRICE	ADD ALTERNATE NO.1: Boiler Room Enclosure
Edgerton, Inc.*	\$86,484.00	\$4,500.00
Southport Contracting Inc.	\$94,000.00	\$5,500.00
Sav-Mor Cooling & Heating Inc.	\$83,200.00	\$10,7000.00
All State Construction Inc.	\$99,206.00	\$5,272.00

*Non-Conforming Bid: Did not submit a Bid Security and/or did not submit the other required forms

April 24, 2019

NORWALK PURCHASING DEPARTMENT

RESPONSE SUMMARY - PROJECT #3911

Norwalk Fire Department Station 1 – Broad River Boiler Replacement

Thank you for your response to our bid. The following pages are a summary of the responses received.

VENDOR	TOTAL LUM SUM PRICE
Eagerton Inc.*	\$74,000.00
Southport Contracting Inc.	\$104,000.00
Sav-Mor Cooling & Heating, Inc.	\$70,900.00
All State Construction, Inc.	\$86,681.00

*Non-Conforming Bid: Did not submit a Bid Security and/or did not submit the other required forms



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TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
 COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : SURPLUS PROPERTIES ON BOUTON STREET

DATE: JANUARY 8, 2019

The City of Norwalk is the owner of two small vacant properties located on Bouton Street (District 5, Block 81, Lots 169 & 175). Lot 169 is approximately 0.32 acre and Lot 175 is approximately .19 acre. They are located in "B" Residential Zone. These properties abut the back of the Brien McMahon High School football field. The properties slope up substantially from Bouton Street toward the football field. There are rock outcroppings with difficult topography.

In the 1990's, the Land Use and Building Management Committee held a public hearing on the disposition of these two lots and also advertised these properties for sale. The City did not received any proposals due the size, topography, possible ledge and the lack of city sewer.

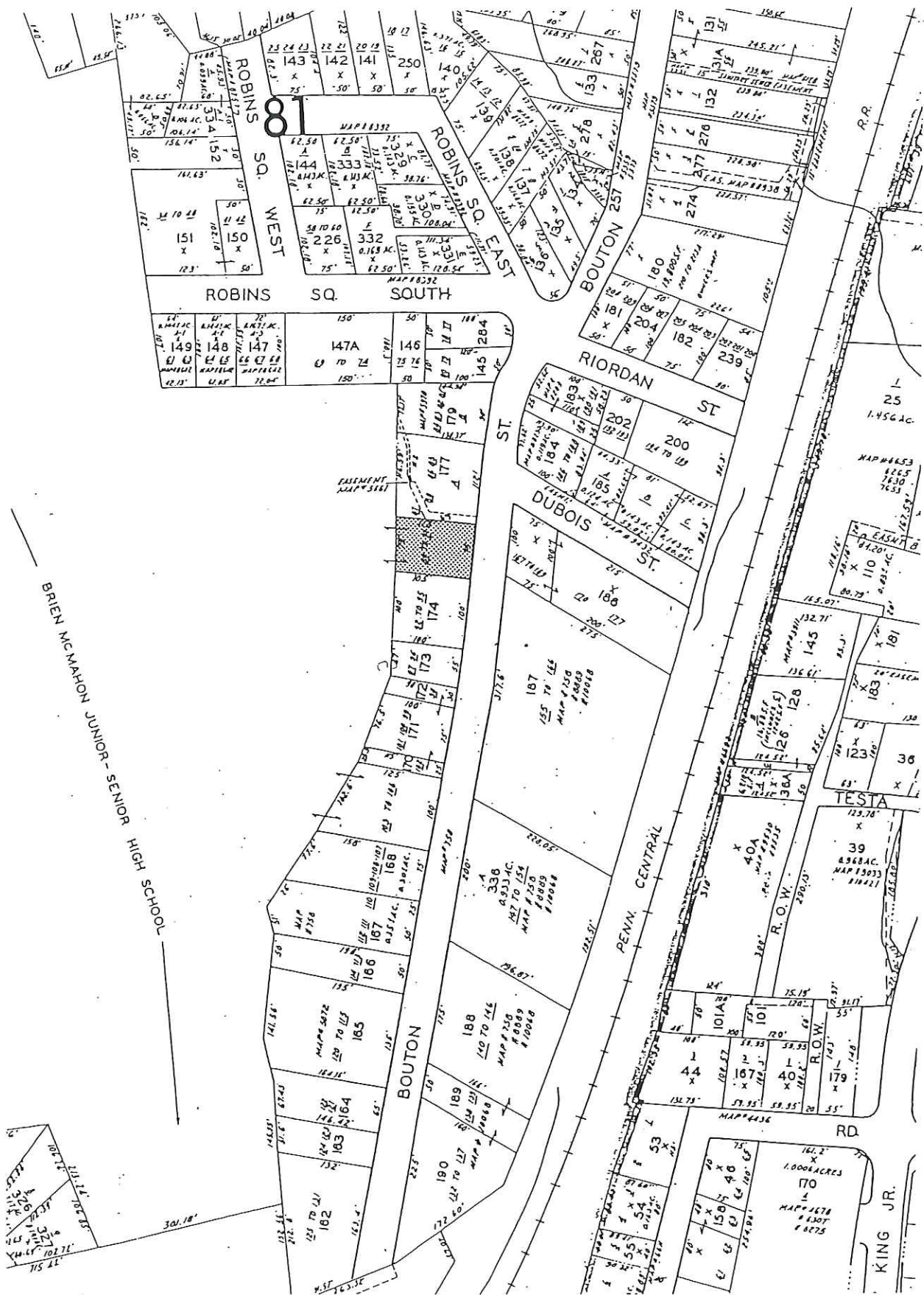
About two years ago, the property(ies) located between the two City surplus properties were purchased through foreclosure sale. Recently, the property owner inquired about the possible sale of the City properties.

In the event the Land Use and Building Management Committee is interesting in the sale of these properties, the City would issue a RFP, hold a Public Hearing and refer the sale to Planning Commission for Section 8-24 approval. Thereafter, the Common Council will make final approval.

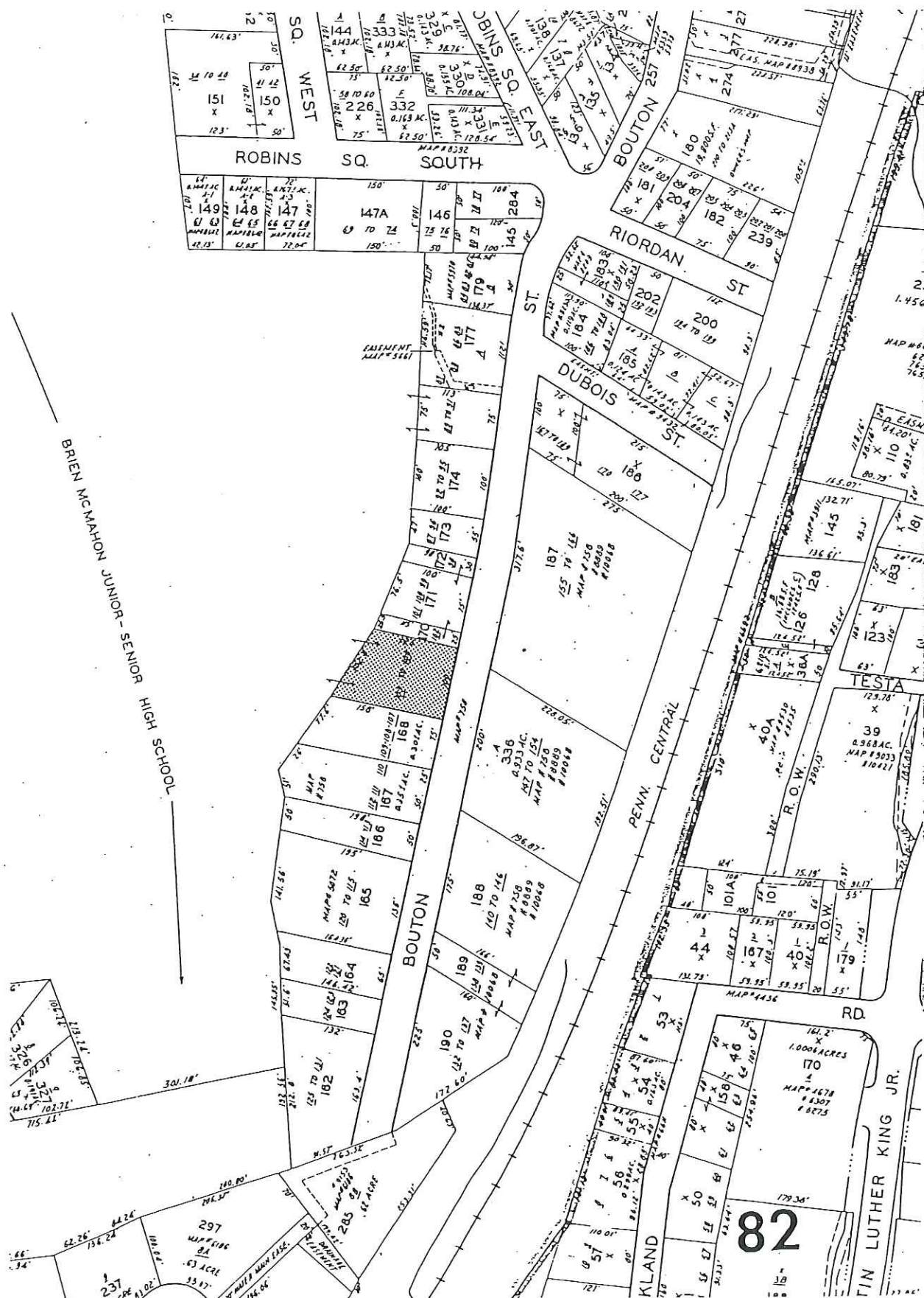
ACTION REQUESTED:

Consider the possible sale of two surplus properties located on Bouton Street and authorize to proceed with advertisement the properties for sale.

LOCATION MAP



LOCATION MAP





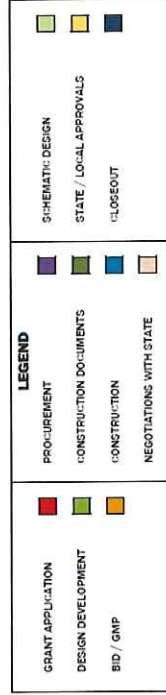
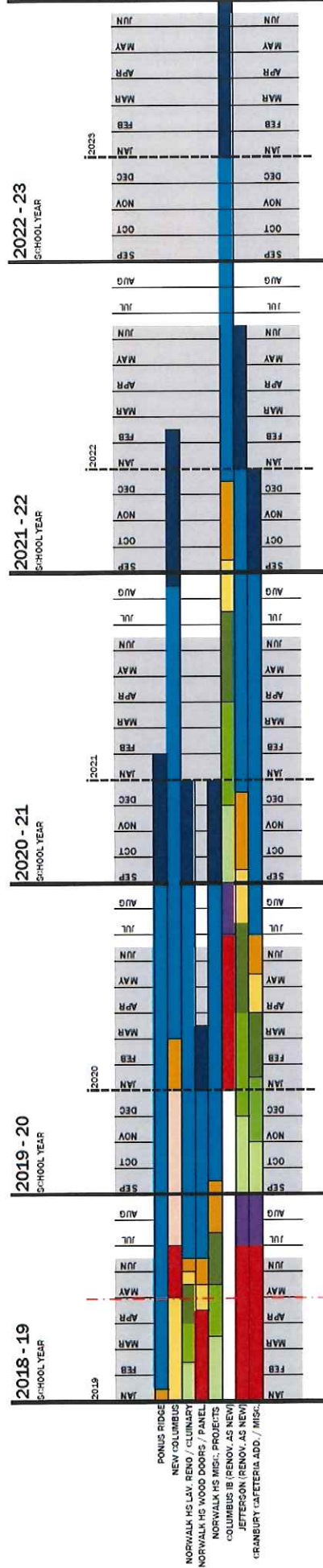
CONSTRUCTION SOLUTIONS GROUP

NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – MAY 2019



NORWALK SCHOOL CONSTRUCTION PROGRAM - SCHEDULE



PONUS RIDGE SCHOOL - ALTERATIONS & ADDITION



UPDATE: Sitework continues, the concrete foundations are completed and steel erection will begin on May 6th. Underground utilities are being installed, the work on the detention system has commenced and the site contractor took advantage of the April vacation to install utilities that required excavation in the existing parking lots and driveways. The new gas service will commence shortly as well as the new electrical and data feeds from Hunters Lane.

We have investigated the heating loop in the tunnel and have found deficient areas, however not to the extent we anticipated. Further review will be required in early summer before we can determine the exact amount of replacement necessary.

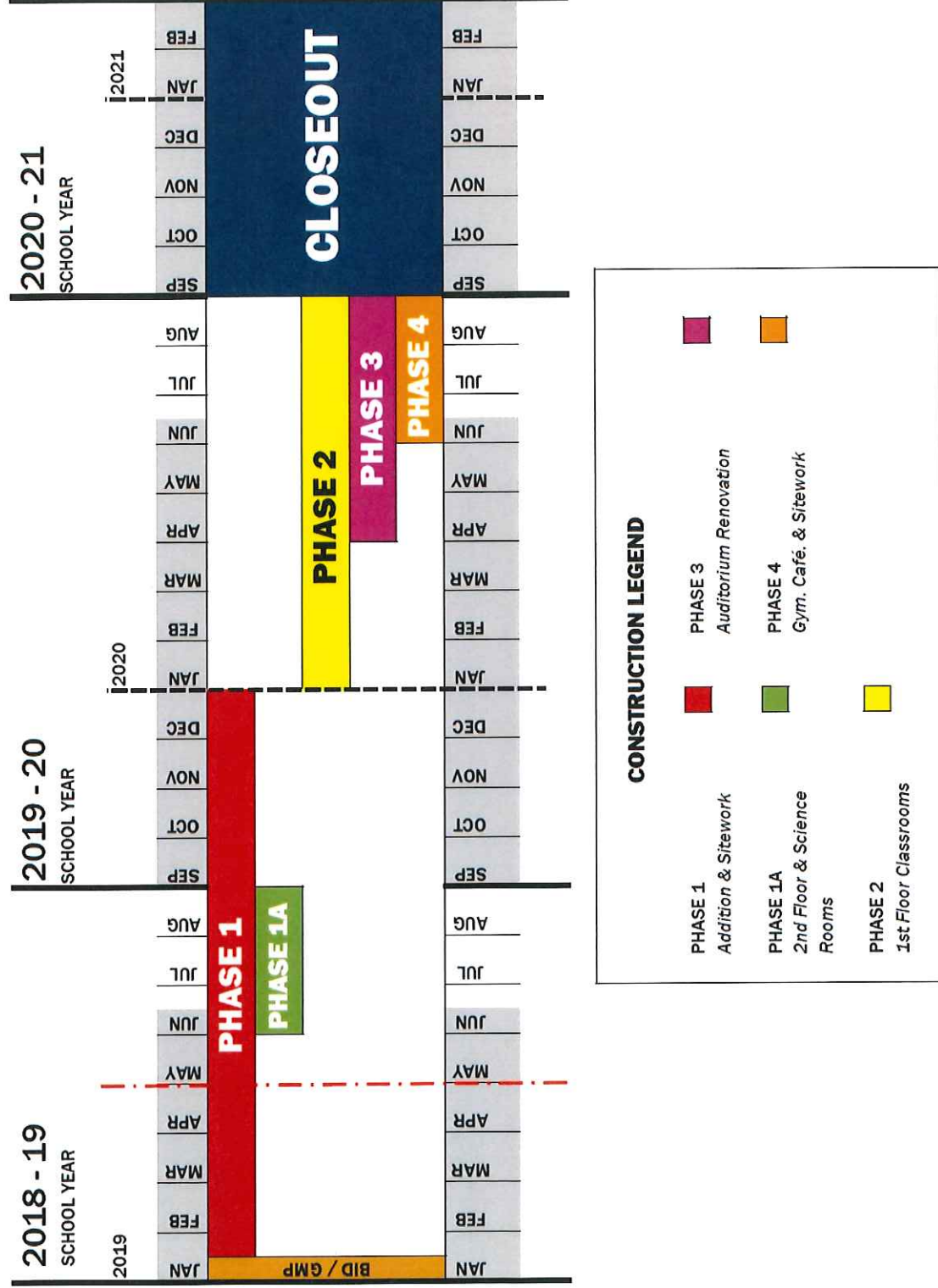
We have 7 Potential Change Orders (PCO's) that we are requesting approval for; totaling an additional \$71,854.64. The PCO's consist of field conflicts, updated routing of utilities resulting in cost savings, one design change and expedited material.

A schedule of the project has been provided below for your review.

BUDGET:

Soft Costs	\$ 3,805,002
Construction Cost	\$ 36,473,862
Furniture, Fixtures, & Equipment	\$ 1,665,000
Contingency (5% of total Budget)	\$ 2,167,417
Total	\$ 44,111,281
Heating Piping Replacement (Under Evaluation)	\$ 1,375,221
Grand Total	\$ 45,486,502
Original Budget	\$ 43,348,333
Net Difference	\$ (2,138,169)

PONUS RIDGE SCHEDULE:



NEW COLUMBUS SCHOOL – NEW CONSTRUCTION



UPDATE: The archaeologist has completed their field work and we are awaiting the end-of-field report as well as the complete final report. Once we are in receipt of the end-of-field report we will forward it to DEEP for their review. We are submitting the required State resolutions for approval by Land Use and Common Council for the May meetings. The Board of Education has approved appropriations to cover the shortfall in the budget due to the delay in the State approval process.

BUDGET:

Soft Costs	\$ 3,466,586
Construction Cost	\$ 35,140,975
Land Acquisition / Off-Site Improvements	\$ 3,400,984
FF & E	\$ 1,709,400
Contingency	\$ 2,185,897
Grand Total	\$ 45,903,842
Original Budget	\$ 41,912,270
Net Difference	\$ (3,991,572)

2018 - 19		2019 - 20		2020 - 21		2021 - 22			
SCHOOL YEAR		SCHOOL YEAR		SCHOOL YEAR		SCHOOL YEAR			
JAN	FEB	JAN	FEB	JAN	FEB	JAN	FEB		
MAR	APR	MAR	APR	MAR	APR	MAR	APR		
MAY	JUN	MAY	JUN	MAY	JUN	MAY	JUN		
STATE / LOCAL APPROVAL		GRANT RESUB.		NEGOTIATIONS W/ STATE		BID / GMP		CONSTRUCTION	
JUL	AUG	JUL	AUG	JUL	AUG	JUL	AUG		
SEP	OCT	SEP	OCT	SEP	OCT	SEP	OCT		
NOV	DEC	NOV	DEC	NOV	DEC	NOV	DEC		
JAN	FEB	JAN	FEB	JAN	FEB	JAN	FEB		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
JUN	JUL	JUN	JUL	JUN	JUL	JUN	JUL		
MAY	APR	MAY	APR	MAY	APR	MAY	APR		
APR	MAR	APR	MAR	APR	MAR	APR	MAR		
MAR	FEB	MAR	FEB	MAR	FEB	MAR	FEB		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
NOV	DEC	NOV	DEC	NOV	DEC	NOV	DEC		
OCT	SEP	OCT	SEP	OCT	SEP	OCT	SEP		
SEP	AUG	SEP	AUG	SEP	AUG	SEP	AUG		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
JUN	JUL	JUN	JUL	JUN	JUL	JUN	JUL		
MAY	APR	MAY	APR	MAY	APR	MAY	APR		
APR	MAR	APR	MAR	APR	MAR	APR	MAR		
MAR	FEB	MAR	FEB	MAR	FEB	MAR	FEB		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
NOV	DEC	NOV	DEC	NOV	DEC	NOV	DEC		
OCT	SEP	OCT	SEP	OCT	SEP	OCT	SEP		
SEP	AUG	SEP	AUG	SEP	AUG	SEP	AUG		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
JUN	JUL	JUN	JUL	JUN	JUL	JUN	JUL		
MAY	APR	MAY	APR	MAY	APR	MAY	APR		
APR	MAR	APR	MAR	APR	MAR	APR	MAR		
MAR	FEB	MAR	FEB	MAR	FEB	MAR	FEB		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
NOV	DEC	NOV	DEC	NOV	DEC	NOV	DEC		
OCT	SEP	OCT	SEP	OCT	SEP	OCT	SEP		
SEP	AUG	SEP	AUG	SEP	AUG	SEP	AUG		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
JUN	JUL	JUN	JUL	JUN	JUL	JUN	JUL		
MAY	APR	MAY	APR	MAY	APR	MAY	APR		
APR	MAR	APR	MAR	APR	MAR	APR	MAR		
MAR	FEB	MAR	FEB	MAR	FEB	MAR	FEB		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
NOV	DEC	NOV	DEC	NOV	DEC	NOV	DEC		
OCT	SEP	OCT	SEP	OCT	SEP	OCT	SEP		
SEP	AUG	SEP	AUG	SEP	AUG	SEP	AUG		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
JUN	JUL	JUN	JUL	JUN	JUL	JUN	JUL		
MAY	APR	MAY	APR	MAY	APR	MAY	APR		
APR	MAR	APR	MAR	APR	MAR	APR	MAR		
MAR	FEB	MAR	FEB	MAR	FEB	MAR	FEB		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
NOV	DEC	NOV	DEC	NOV	DEC	NOV	DEC		
OCT	SEP	OCT	SEP	OCT	SEP	OCT	SEP		
SEP	AUG	SEP	AUG	SEP	AUG	SEP	AUG		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION			
JUN	JUL	JUN	JUL	JUN	JUL	JUN	JUL		
MAY	APR	MAY	APR	MAY	APR	MAY	APR		
APR	MAR	APR	MAR	APR	MAR	APR	MAR		
MAR	FEB	MAR	FEB	MAR	FEB	MAR	FEB		
CONSTRUCTION		CONSTRUCTION		CONSTRUCTION		CONSTRUCTION</			

NORWALK HIGH SCHOOL – MISCELLANEOUS PROJECTS



UPDATE: We were able to overcome the States concern regarding accessibility and are moving forward with approvals for bidding in mid-May. We are requesting the NFCC, at their May 1st meeting, to approve the drawings, specifications and cost estimate for the Toilet Renovations/Culinary Arts Expansion and Wood Door/Paneling projects so we may continue on to the State for their review and approval to go to bid. Culinary Arts project is scheduled for completion prior to the 2019 fall semester. Toilet renovations and wood doors/paneling project is expected to take two summers.

We issued a RFP for the new scoreboard project in anticipation of completing the project by mid-September.

A meeting was conducted with representatives of the high school to determine the next round of projects that we will be seeking State assistance on. Those projects will be the Media Pathway/Blackbox Theater, Learning Commons (Library) and upgrades/improvements to the main entrance of the High School. Educational specifications have been completed for the Media Pathway/Blackbox Theater and educational specifications for the main entrance will be completed by Antinozzi/CSG.

The elevator project is still on schedule for this summer.

BUDGET :

Total Project Cost	\$ 11,500,000
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PROJECT LIST & UPDATES

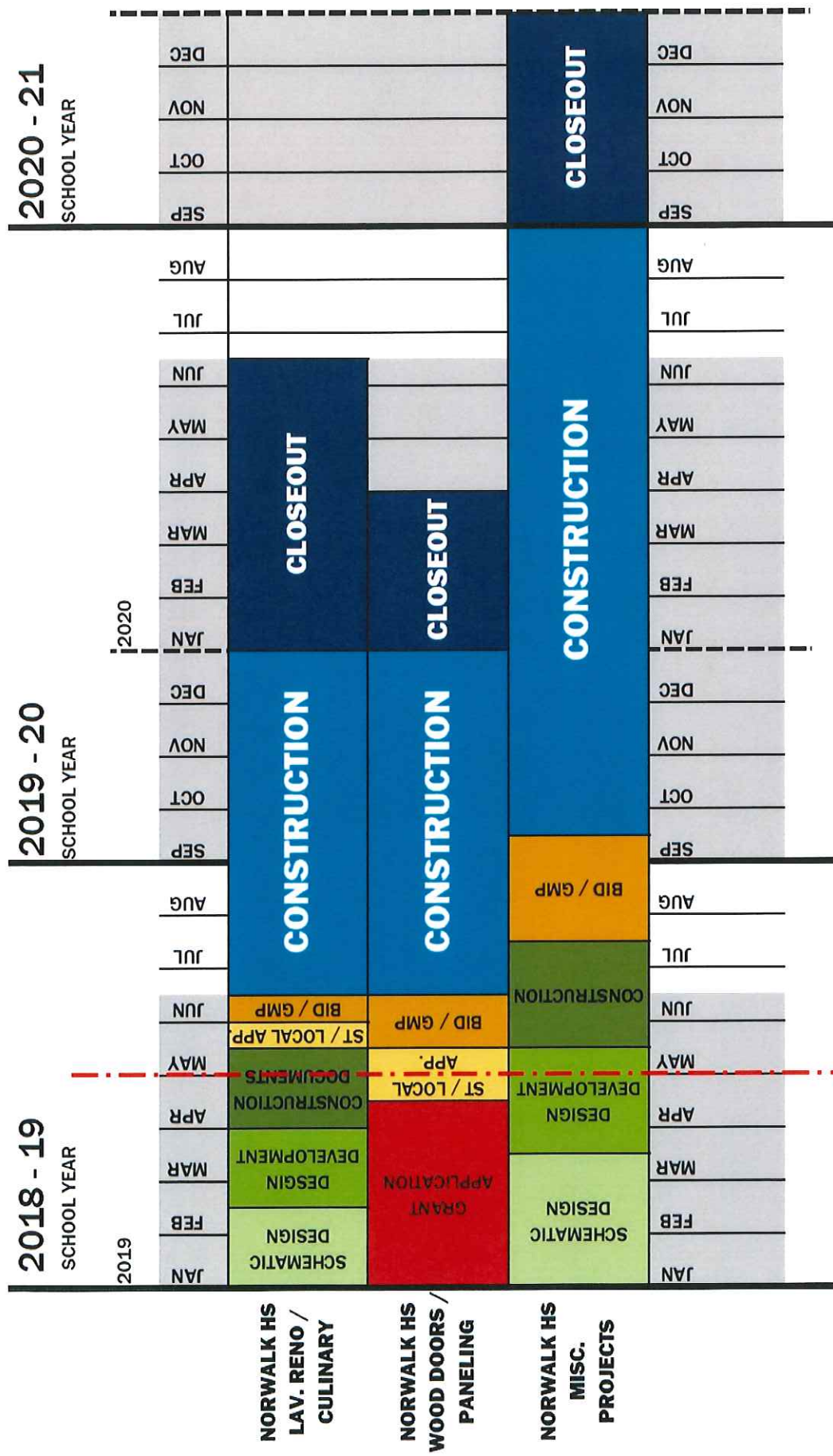
Project Description	Budget	Bid	Cost to Date	Project Status
NHS - Rehab Freight Elevator	\$225,000	\$248,182		Delivery of elevator scheduled for late May, demo of existing to occur after last day of school
NHS - Investigate Roof Leak/Spalled Concrete	\$21,475	\$21,475	\$21,475	Completed
NHS - Water Cooled Refrig./Freezer	\$61,275	\$61,274	\$61,274	Completed
NHS - Appearance of Exterior of Bldg. (Painting)	\$258,450	\$270,450	\$267,950	Completed
NHS - Sound System in Auditorium	\$200,000			The High School group has yet to establish a scope of work.
NHS - Interior Doors - Re-finish/Panelling - Paint	\$1,983,535			SCG-042 proceeding/anticipated State review May 3rd
NHS - Stage Rigging System	\$254,395	\$173,000	\$173,000	Completed - Punch-list
NHS - Electrical Evaluation - Increase Number of Outlets	\$50,000			Antinozzi Associates has reviewed the conditions and is proceeding with design
NHS - Cafeteria Re-Design Based on "College Experience"	\$1,000,000			Antinozzi Associates has provided conceptual plans and is editing per SGC comments
NHS - Renovate All Toilet Rooms	\$2,291,224			SCG-042 proceeding/anticipated State review May 3rd
NHS - Sound System - PA does not work in Audit. / Gym	\$100,000			To be reviewed
NHS - Courtyards - Not Usable at this Time	\$1,300,000			No design meetings held at this time
NHS - Learning Commons, including Library "Maker Space"	\$500,000			Ed-Spec's written, GA scheduled for June 28th 2019
NHS - Expand Culinary Program	\$1,859,644			SCG-042 proceeding/anticipated State review May 3rd
NHS - Media Pathway - Construction build out to support program	\$518,537			Ed-Spec's written, GA scheduled for June 28th 2019
NHS - Auditorium Upgrade	\$1,000,000			Antinozzi Associates has provided conceptual plans and is editing per SGC comments
NHS - Safety Lighting - Stairwells & Hallways	\$100,000			Antinozzi Associates has reviewed the conditions and is proceeding with design
NHS - Entranceway Renovation / Safety Improvements	\$500,000			Antinozzi is writing ed-spec's in anticipation of a June 28th 2019 GA submission
NHS - Athletic Sound System	\$20,000			No action on this item
NHS - Construct Blackbox Theatre	\$100,000			Ed-Spec's written, GA scheduled for June 28th 2019
NHS - Construct (2) new Art Computer Labs	\$80,000			Reviewed program with Ralph V. Additional meetings req.
NHS - Improve Blended Learning Lab	\$75,000			Reviewed program with Ralph V. Additional meetings req.
NHS - Upgrade Community Forum Room	\$75,000			Reviewed program with Ralph V. Additional meetings req.
NHS - Upgrade ROTC Program Space	\$60,000			Mtg. with user group to be scheduled
NHS - Upgrade Paw Print Lab	\$150,000			Reviewed program with Ralph V. Additional meetings req.
NHS - Small Gymnasium Floor Refinishing	\$10,000	\$980	\$980	Completed
NHS - Upgrade Scoreboard	\$90,000			RFP issued

Total \$12,883,535
Budget \$11,500,000
Variance (\$1,383,535)

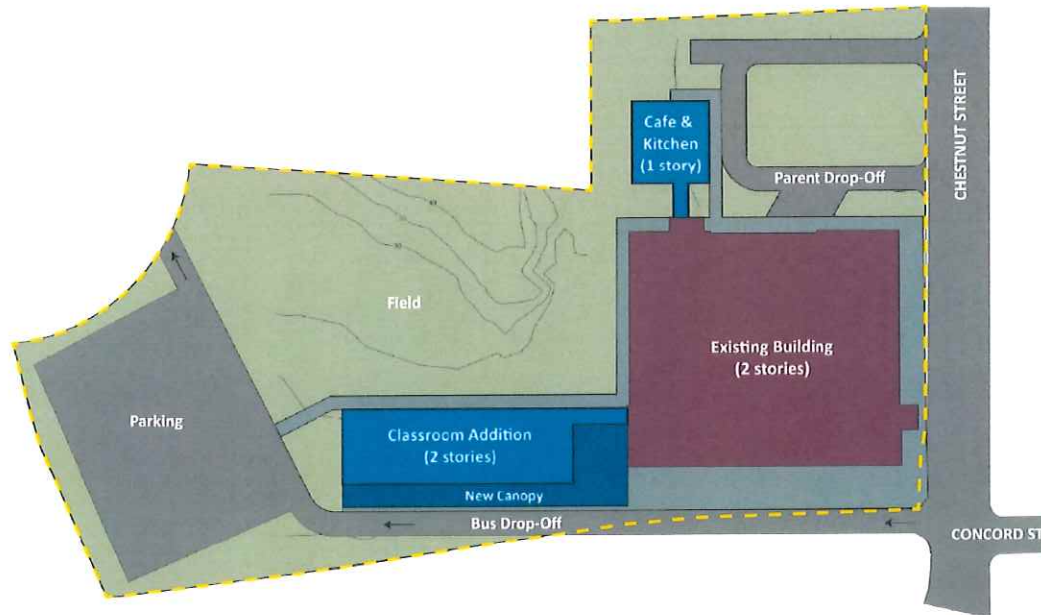
\$775,361
 \$11,500,000
 \$10,724,639

\$524,679
 \$11,500,000
 \$10,975,321

NORWALK HIGH SCHOOL SCHEDULE:



GLOBAL ACADEMY– RENOVATE AS NEW/NEW CONSTRUCTION



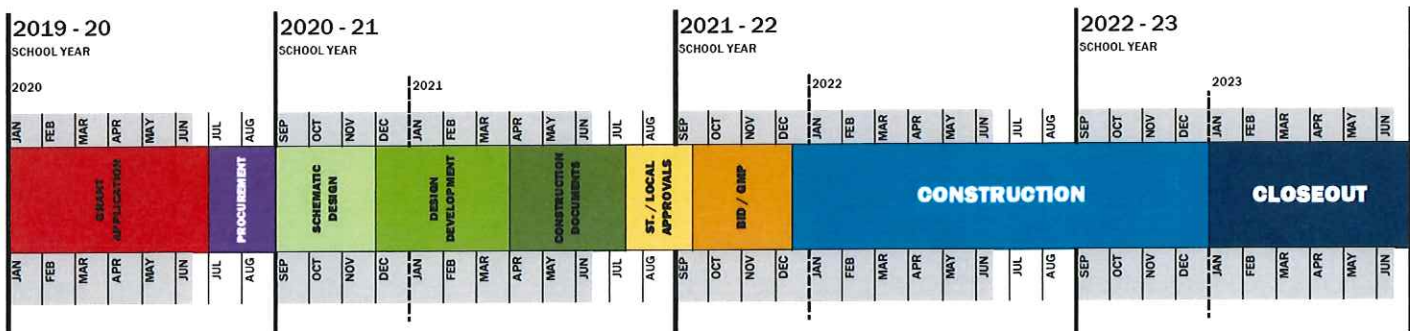
UPDATE: As stated in last month's Global Academy project update, the architect hired for the study and professional cost estimate, provided two scenarios for this project, one renovate as new project and the construction of one New School.

The Board of Education has evaluated the pro's and con's of both options as well as the costs to the City. It was decided by the BOE at their April 23rd meeting to move forward with the new construction option as it's pro's outweigh its con's. The BOE is aware that it will be required to request additional funding from the City for the new construction option and is preparing to do so. The Grant Application (SCG-042) for this project is scheduled to be submitted this June 28th or sooner.

BUDGET (for new school building):

Current Budget	\$ 20,951,971
Projected Cost	\$ 35,932,404

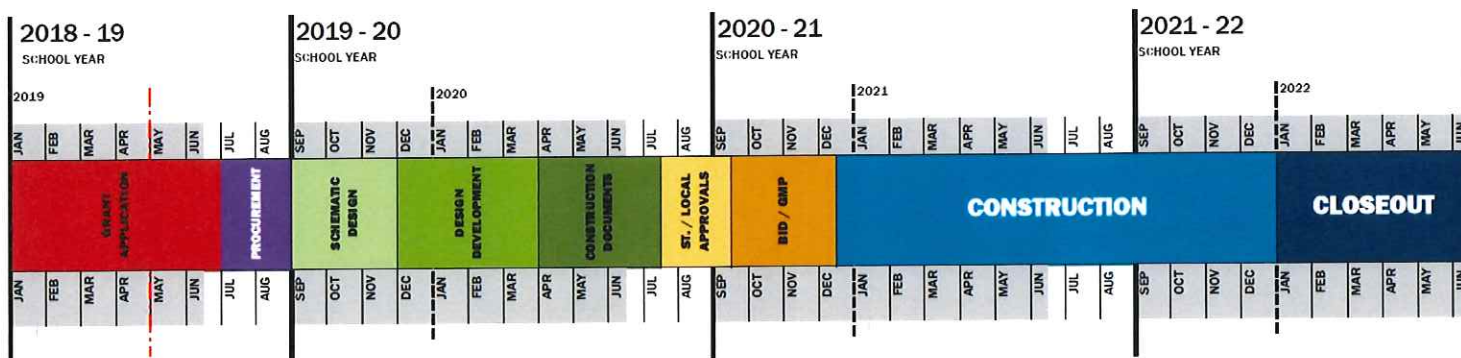
SCHEDULE:



BUDGET:

Current Budget	\$ 24,111,960
Projected Cost	\$ 33,604,688

SCHEDULE:



CRANBURY ELEMENTARY SCHOOL – ALTERATIONS & ADDITION

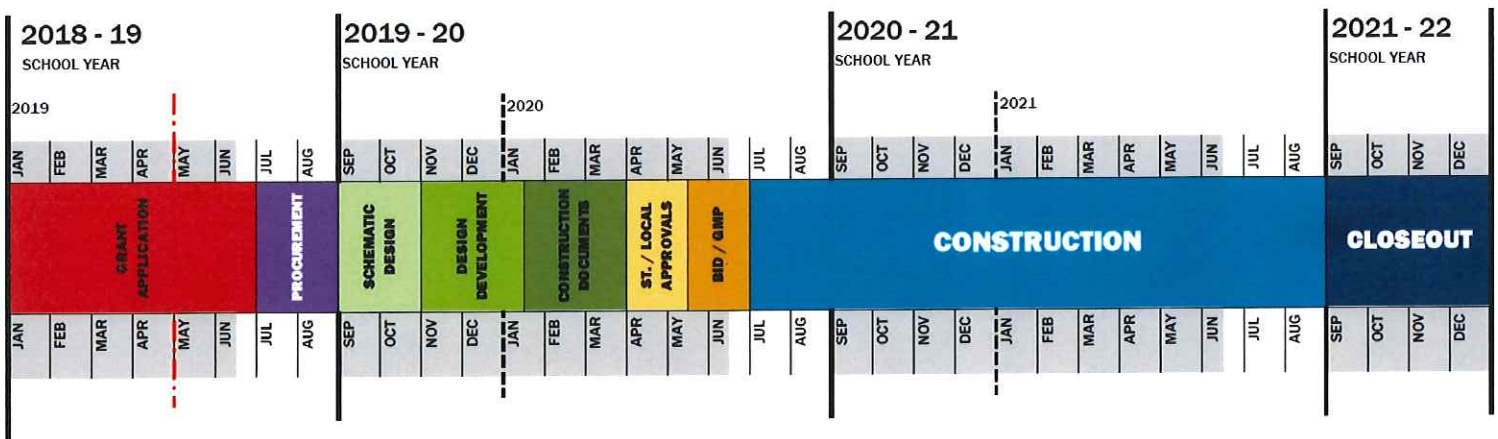


UPDATE: As a result of the budget shortfalls on various projects under the school construction program, the BOE, at the April 23rd meeting, voted to reallocate funds previously approved for the Cranbury School with the anticipation that a new request will be made for renovations or a new school as part of the 2020 – 2021 capital budget request.

BUDGET:

Current Budget	\$ 8,918,000
Projected Cost	\$ 17,226,887

SCHEDULE:



CRANBURY ELEMENTARY SCHOOL – BOILER REPLACEMENT



UPDATE: Boiler Control installation has started and is anticipated to be completed by the end of March.

BUDGET:

Original Budget	Bid Amount
\$ 339,000	\$ 315,000