

LAND USE AND BUILDING MANAGEMENT COMMITTEE

MEETING AGENDA

WEDNESDAY, APRIL 4, 2018

6:45 PM at NATHANIEL ELY CENTER, 11 INGALLS AVE.

Second floor conference room

I. SITE AND BUILDING TOUR at 6:00 pm at the Main Entrance

II. ROLL CALL at 6:45 pm

III. PUBLIC PARTICIPATION

IV. MINUTES OF PREVIOUS MEETING(S)

February 7, 2018, February 20, 2018 (Special Meeting) and March 13, 2018 (Special Meeting)

V. OLD BUSINESS (none)

VI. NEW BUSINESS

A. Fire Department

1. Review bids for the roof replacement project at the Fire Support Services Facilities and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute a Contract with Young Developers LLC for the roof replacement project at the Fire Support Services Facilities for a total not to exceed \$583,709.00. Acct. #0918 3110 5777 C0443

b. Authorize the Fire Chief to issue Change Order on Contract for a total not to exceed \$58,371.00.”

B. Office of Early Childhood

1. Review request to execute new agreements/amendments for the ongoing childcare programs at Ben Franklin Center and Nathaniel Ely Center and refer the following to the Common Council for approval:
 - “a. Authorize the Mayor, Harry W. Rilling, to execute a Sublease Agreement among the City of Norwalk, Community Development Institute Headstart, Inc., and, Odyssey Learning Inc. for the use of the Nathaniel Ely Center for the operation of a 2018 summer child care programming for Head Start children.**
 - b. Authorize the Mayor, Harry W. Rilling, to execute a Sublease Agreement among the City of Norwalk, Community Development Institute Headstart, Inc., and Stepping Stones Museum for Children, Inc. for the use of the Ben Franklin Center for the operation of a 2018 summer child care programming for Head Start children.**
 - c. Authorize the Mayor, Harry W. Rilling, to execute a Second Amendment to the Management Agreement between the City of Norwalk and, Odyssey Learning Inc. for the operation of the Nathaniel Ely Center to extend the term of the Agreement from July 1, 2018 to June 30, 2020.**
 - d. Authorize the Mayor, Harry W. Rilling, to execute a Second Amendment to the Management Agreement between the City of Norwalk and Growing Seeds Child Development Center Inc., CDC, LLC for the operation of the Benjamin Franklin Center to extend the term of the Agreement from July 1, 2018 to June 30, 2020.**

C. Redevelopment Agency

1. Review proposal for the use of 50 Washington Street Plaza and related land swap and refer the following to the Common Council for action:
 - “a. Refer request to the Norwalk Planning Commission for review in accordance with Connecticut General Statutes Section 8-24;**
 - b. Authorize the City to acquire land located at the corner of Main Avenue and Wall Street from the First Taxing District for the purpose of improving as open space land.**

c. Authorize the City to transfer by quit claim deed for the benefit of the First Taxing District the property comprising the traffic island situated on East Avenue proximate to the Norwalk Green, as shown on the sketch dated and attached as backup.

d. Authorize the Mayor, Harry W. Rilling, to execute any and all documents, including a Memorandum of Agreement, with the First Taxing District and a quit claim deed for the purpose of completing the proposed land transfer and acquisition necessary to complete the above exchange.”

D. Conservation Commission Referral

1. Review referral from Conservation Commission regarding Open Space funding request from Norwalk Land Trust for the acquisition of White Barn Property and:
“Refer request to Planning Commission for Section 8-24 Review.”

E. Building Management

1. Review and recommendation on the proposed energy efficient lighting retrofit project at Police Headquarters and refer the following to the Common Council for approval:
 - a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tri State LED Inc. for the supply of light fixtures for the Police Headquarters energy efficient lighting retrofit project for a total not to exceed \$32,554.86. Funds are available from account #0916/17 7100 5777 C0327**
 - b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$3,255.40.**
 - c. Authorize the Purchase Agent, to issue a Purchase Order to AM Electric Company, LLC, for the installation of light fixtures for the Police Headquarters energy efficient lighting retrofit project for a total not to exceed \$20,560.86 . Funds are available from account #0917/18 7100 5777 C0327**
 - d. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$2,056.00.**

2. **“Approve New England Energy Controls, Inc., an authorized service representative for KMC Building Energy Management System, as sole source vendor to service KMC equipment. This approval shall expire on July 1, 2021”**
3. **“Approve Automated Building Systems, Inc., an authorized service representative for Alerton Control Systems as sole source vendor to service Alerton equipment. This approval shall expire on July 1, 2021.”**

VII. MISCELLANEOUS/DISCUSSION ITEMS

- A. Update on school improvement projects

Prepared by Alan Lo
Dated: March 28, 2018



COMMON COUNCIL

LAND USE AND BUILDING MANAGEMENT COMMITTEE

(AMENDED) MEETING AGENDA

WEDNESDAY, APRIL 4, 2018

6:45 PM at NATHANIEL ELY CENTER, 11 INGALLS AVE.

Second floor conference room

(Amended items in Italic)

I. SITE AND BUILDING TOUR at 6:00 pm at the Main Entrance

II. ROLL CALL at 6:45 pm

III. PUBLIC PARTICIPATION

IV. MINUTES OF PREVIOUS MEETING(S)

February 7, 2018, February 20, 2018 (Special Meeting) and March 13, 2018 (Special Meeting)

V. OLD BUSINESS (none)

VI. NEW BUSINESS

A. Fire Department

1. Review bids for the roof replacement project at the Fire Support Services Facilities and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute a Contract with Young Developers LLC for the roof replacement project at the Fire Support Services Facilities for a total not to exceed \$583,709.00. Acct. #0918 3110 5777 C0443

b. Authorize the Fire Chief to issue Change Order on Contract for a total not to exceed \$58,371.00.”

B. Office of Early Childhood

1. Review request to execute new agreements/amendments for the ongoing childcare programs at Ben Franklin Center and Nathaniel Ely Center and refer the following to the Common Council for approval:
 - “a. Authorize the Mayor, Harry W. Rilling, to execute a Sublease Agreement among the City of Norwalk, Community Development Institute Headstart, Inc., and, Odyssey Learning Inc. for the use of the Nathaniel Ely Center for the operation of a 2018 summer child care programming for Head Start children.**
 - b. Authorize the Mayor, Harry W. Rilling, to execute a Sublease Agreement among the City of Norwalk, Community Development Institute Headstart, Inc., and Stepping Stones Museum for Children, Inc. for the use of the Ben Franklin Center for the operation of a 2018 summer child care programming for Head Start children.**
 - c. Authorize the Mayor, Harry W. Rilling, to execute a Second Amendment to the Management Agreement between the City of Norwalk and, Odyssey Learning Inc. for the operation of the Nathaniel Ely Center to extend the term of the Agreement from July 1, 2018 to June 30, 2020.**
 - d. Authorize the Mayor, Harry W. Rilling, to execute a Second Amendment to the Management Agreement between the City of Norwalk and Growing Seeds Child Development Center Inc., CDC, LLC for the operation of the Benjamin Franklin Center to extend the term of the Agreement from July 1, 2018 to June 30, 2020.**

C. Redevelopment Agency

1. Review proposal for the use of 50 Washington Street Plaza and related land swap and refer the following to the Common Council for action:
 - “a. Refer request to the Norwalk Planning Commission for review in accordance with Connecticut General Statutes Section 8-24;**

b. Authorize the City to acquire land located at the corner of Main Avenue and Wall Street from the First Taxing District for the purpose of improving as open space land.

c. Authorize the City to transfer by quit claim deed for the benefit of the First Taxing District the property comprising the traffic island situated on East Avenue proximate to the Norwalk Green, as shown on the sketch dated and attached as backup.

d. Authorize the Mayor, Harry W. Rilling, to execute any and all documents, including a Memorandum of Agreement, with the First Taxing District and a quit claim deed for the purpose of completing the proposed land transfer and acquisition necessary to complete the above exchange.”

D. Conservation Commission Referral

1. Review referral from Conservation Commission regarding Open Space funding request from Norwalk Land Trust for the acquisition of White Barn Property and:
“Refer request to Planning Commission for Section 8-24 Review.”

E. Building Management

1. Review and recommendation on the proposed energy efficient lighting retrofit project at Police Headquarters and refer the following to the Common Council for approval:
 - a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tri State LED Inc. for the supply of light fixtures for the Police Headquarters energy efficient lighting retrofit project for a total not to exceed \$32,554.86. Funds are available from account #0916/17 7100 5777 C0327**
 - b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$3,255.40.**
 - c. Authorize the Purchase Agent, to issue a Purchase Order to AM Electric Company, LLC, for the installation of light fixtures for the Police Headquarters energy efficient lighting retrofit project for a total not to exceed \$20,560.86 . Funds are available from account #0917/18 7100 5777 C0327**

- d. **Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$2,056.00.**
2. **“Approve New England Energy Controls, Inc., an authorized service representative for KMC Building Energy Management System, as sole source vendor to service KMC equipment. This approval shall expire on July 1, 2021”**
3. **“Approve Automated Building Systems, Inc., an authorized service representative for Alerton Control Systems as sole source vendor to service Alerton equipment. This approval shall expire on July 1, 2021.”**

F. Norwalk Historical Commission

1. *Review bids for ADA improvements project at Norwalk Historical Society Museum and refer the following to the Common Council for approval:*
 - “a. Authorize the Mayor, Harry W. Rilling, to execute a contract with Giacorp Contracting Inc. for ADA improvements at the Norwalk Historical Society Museum in the amount not to exceed \$146,835.00. ACCOUNTS 09166310 5777 C0573, 09176310 5777 C0573, 09156310 5777 C0579, and 091863105777 C0549.*
 - b. Authorize the Historical Commission to execute change orders on the Contract for a total not to exceed \$10,000.”*

G. New Columbus School at Ely Site

1. *Review proposed open space land swap necessary for the construction of the new Columbus School at Ely site, schedule for a Public Hearing and refer proposal to the Planning Commission for Section 8-24 Review.*

VII. MISCELLANEOUS/DISCUSSION ITEMS

- A. **Update on school improvement projects**

Historical Commission
City of Norwalk
125 East Avenue
Norwalk, CT 06851

April 3, 2018

Land Use & Building Management
Common Council, City of Norwalk
125 East Avenue
Norwalk, CT 06850

Dear Committee Members:

We are nearing the completion of the first phase of a multi-phase project to bring the Norwalk Historical Society Museum building into compliance with ADA. The next phase of the project, phase 2A, will construct a sidewalk from the City Hall parking lot to the main ADA entrance ramp into the building that was completed in Phase I. An additional ramp into the separate office/meeting room wing of the building, which is at a different grade than the main part of the building and cannot be addressed inside the building, will be constructed, along with a new sidewalk and other improvements.

Purchasing issued an RFQ to solicit bids for the project. The Historical Commission voted unanimously to accept the low bidder, Giacorp Contracting, Inc., including all of the alternates. We have previous experience with the principals of Giacorp, who completed the exterior ADA work at Mill Hill Historic Park two years ago. A bid summary is attached.

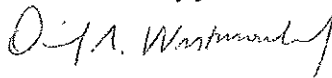
The proposed action for the Committee and subsequently the Council is:

AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH GIACORP CONTRACTING INC, FOR ADA IMPROVEMENTS AT THE NORWALK HISTORICAL SOCIETY MUSEUM IN THE AMOUNT NOT TO EXCEED \$130,685. ACCOUNTS 09166310 5777 C0573, 09176310 5777 C0573, 09156310 5777 C0579, and 091863105777 C0549.

AUTHORIZE THE HISTORICAL COMMISSION TO EXECUTE CHANGE ORDERS ON THE CONTRACT NOT TO EXCEED \$13,000.00.

Thank you for your consideration and continued support.

Sincerely yours,



David G. Westmoreland
Chairman

Attachment

February 20, 2018

NORWALK PURCHASING DEPARTMENT RESPONSE SUMMARY –

PROJECT #3803 NHS Museum ADA Improvements

Thank you for your response to our Request for Bid Submissions. The following is a summary of the submitted bids for this project.

	Firm	Total Lump Sum Base Bid	Deduct Alternate 1	Deduct Alternate 2	Add Alternate 3	Add Alternate 4	Deduct Alternate 5	Bid Bond
1	Giacorp Contracting Inc	\$109,769.00	\$5,920.00	\$9,710.00	\$11,407.00	\$9,509.00	\$500.00	X
2	L. Holzner Electric Company	\$169,400.00	\$3,500.00	\$2,500.00	\$12,000.00	\$16,000.00	\$1,000.00	X
3	Domus Constructors, LLC	\$186,477.00	\$15,000.00	\$24,000.00	\$16,500.00	\$17,000.00	\$1,000.00	X