



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

LAND USE AND BUILDING MANAGEMENT COMMITTEE

SPECIAL MEETING AGENDA

MONDAY, JANUARY 14, 2019

7:30 PM at NORWALK CITY HALL, DPW CONFERENCE ROOM

- I. ROLL CALL**
- II. PUBLIC PARTICIPATION**
- III. MINUTES OF PREVIOUS MEETING(S)**

December 5, 2018

IV. OLD BUSINESS

- A. City owned parking lot on West Avenue located adjacent to the old Norwalk YMCA
 - 1. “a. Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 - 340 and 350 West Avenue) to Norwalk Hospital Association which may include, but not limited to, related leases and easements. Terms and conditions shall be as outlined in Alan Lo’s memo dated December 5, 2018.”

V. NEW BUSINESS

- A. Historical Commission
 - 1. “a. Authorize the Mayor, Harry W. Rilling, to execute a contract with A.V. Tuchy, Inc. for the Mill Hill Jail and Barn site accessibility alterations- Phase I for a total amount not to exceed \$414,600.00 Funding from DEEP Administered OPM Grant. Acct. # to be assigned.

b. Authorize the Historical Commission to issue Change Orders on Contract for a total not to exceed \$41,000.00”

B. School Construction Projects

1. Review recommendation for architectural design services for Norwalk High School improvement projects and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Antinozzi Associates to provide architectural design services for various projects at Norwalk High School for a total not to exceed of \$449,000. Acct. #09185010 5777 C0610

b. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$44,000.”

2. Review bid results for the Ponus School Addition and Renovation Project and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the agreement with Newfield Construction, Inc. as the Construction Manager (CM) for the Ponus Ridge School (new PK-8 STEM School) renovation and addition project, to accept the Guaranteed Maximum Price (GMP) in the amount of \$36,473,862. Acct. #09185010 5777 C0608

b. Authorize the NFCC to issue Change Orders on Contract for a total not to \$1,823,000.”

C. Surplus Property

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

VI. MISCELLANEOUS/DISCUSSION ITEMS

1. Discussion on the Arts Commission’s possible involvement with managing art display in Norwalk City Hall.
2. Update on various school construction projects.

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

ATTENDANCE: Tom Livingston, Chair; Greg Burnett; Doug Hempstead (appeared at 7:35pm); Nick Sacchinelli (not present); Beth Siegelbaum, Barbara Smyth, Chris Yerinides

STAFF: Alan Lo, Building & Facilities Manager

OTHERS: Liz Suchy Esq., attorney for Norwalk Hospital (and other unnamed representatives from Norwalk Hospital)

I. ROLL CALL

Chair Livingston called the meeting to order at 7:31pm.

II. PUBLIC PARTICIPATION

There was no public comment.

III. MINUTES OF PREVIOUS MEETING

November 7, 2018

****MS. SMYTH MOVED TO APPROVE THE NOVEMBER 7, 2018 MINUTES AS AMENDED**

****MOTION PASSED (MR. YERINIDES – ABSTAINED)**

Mr. Burnett had comments regarding the minutes. Mr. Lo provided a marked copy of changes as follows:

Page 2 of 5, "...from 2015-16 to 2015-26..."

Changed to: "...from 2015-16 to 2025-26..."

The Committee briefly discussed the meaning of: "Mr. Livingston stated...would like to see the parking arrangement memorialized." (p. 4) Mr. Burnett thought the

structure was being memorialized. Chair Livingston responded that it was about the parking arrangement that was being memorialized.

IV. OLD BUSINESS

A. City owned parking lot on West Avenue located adjacent to the old Norwalk YMCA

Chair Livingston informed the Committee that since the last meeting there have been discussions with the Historical Commission and parking.

Attorney Liz Suchy, representing Norwalk Hospital, presented the following:

Ms. Suchy esq. met with the Historical Commission last month. She was given a list of items to consider in connection with the demolition of the house. The items included providing some type of display within the structure to be created that memorializes the history and architecture of the general area of West Ave. If possible, the commission indicated to try and incorporate (into the building) any component parts of the house that are proposed to be demolished; perhaps some exterior material, interior stairwell and/or fireplace. Regarding the YMCA building, some railing and/or other exterior items that might be used.

The Historical Commission further asked to take a level three (3) study, architectural and structural, in accordance with the US Department of Interior guidelines. Lastly, the Commission asked the Hospital to consider a contribution/donation since LMMM is short on grant money that sought approximately 5M. The client (Norwalk Hospital) agreed to all items except for donation to the LMMM as set forth in a letter to Chair Livingston.

Ms. Suchy esq. also confirmed the willingness of the Hospital to continue to provide approximately 50 parking spaces prior to the start of construction and upon completion of the parking structure for weekends and special events at Mathews Park. Chair Livingston concurred that this would ensure access to parking until construction and afterwards.

Norwalk Hospital agreed to situate between 50 spaces within the new parking structure for after hours and weekends for as long as it owns the property. This will be identified in the application and plans for zoning; it will be part of the record. It is a condition of approval that those spaces would continue.

Chair Livingston talked about making a condition for approval. This condition would be for as long as the hospital remains in ownership. Ms. Suchy esq. explained that the spaces will remain for as long as the project is in existence;

City of Norwalk

Land Use & Building Management Committee

December 5, 2018

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whether the hospital owns it or not. Once that (parking space) condition is imposed upon zoning approval, it shall become part of that project. It will remain with the property for all future owners.

Chair Livingston appreciated the hospital's efforts and said this goes a long way. Mr. Lo explained the action requested shall be referred to the Planning Commission. He will place on the agenda next week for review. If the Planning Commission denies or requires substantial modification of the proposed terms, he will put this item back on the next Land Use Committee agenda. If the Commission has no comments, it will go directly to Common Council.

Chair Livingston wished to highlight the 30 to 50 spaces. Mr. Lo responded about the number of spaces allocated. Mr. Lo said that when the Hospital goes through a development project, generally a 'mixed use' may have some unique parking requirement and providing a range would provide some flexibility. Chair Livingston indicated that it is not the intent to make them build more. Mr. Hempstead stated the project had already exceeded the number of required spaces. Mr. Hempstead suggested that within the condition of approval, the number of parking spaces should be memorialized. Chair Livingston agreed and affix the number of parking spaces to 50.

Ms. Suchy esq. said that the application will be most likely be filed by the end of April or the beginning of May. The process should take about 2.5 months to get thru zoning. Mr. Hempstead asked how many spaces they were over. Ms. Suchy esq. replied 'hundreds'. Mr. Hempstead asked if they were looking to identify spaces and mark spots. Chair Livingston responded no.

Mr. Hempstead indicated that the more spaces that could be written, the more spaces they could get for approval and into the Deed. Mr. Lo said the plan is to go for Planning Commission now and briefly discussed the calendar activity.

Chair Livingston looked at the conditions set forth in letter. He would like to draft a resolution for 50 spaces as a condition of approval. Mr. Hempstead wanted to internally condition to 'protect' the spaces. Mr. Lo said that is not possible. Mr. Lo mentioned that the operating and management of the spaces is of concern. A parking management agreement need to be developed in the future.

Chair Livingston looked at the hospital's letter and read aloud to the Committee. He wanted to add at the end of 50 spaces.

Mr. Lo said the condition is only in the planning and zoning approvals; and not in the deed. A separate lease agreement could be entertained between the City and the Hospital.

Attorney Liz Suchy indicated that the condition will most likely be memorialized. Mr. Hempstead wanted a deed restriction. Attorney Liz Suchy replied that she does not believe that is needed. It will be identified as part of the approvals.

Attorney Liz Suchy said a lease agreement could be modified for the spaces. Mr. Hempstead said leases expire. Mr. Lo asked about a lease for how many years? Attorney Liz Suchy said it shouldn't be an issue to enter into a lease agreement for the spaces. Chair Livingston indicated 99 years for the space.

Chair Livingston said a letter should be drafted to memorialize a mutually acceptable lease agreement with a term of 99 years.

Chair Livingston wanted clarification about the historical structures. Attorney Liz Suchy said the historical commission asked to do this for architectural significance, photos, and even a model to see what was there previously. Norwalk Hospital is also looking at displaying items; but not actual 'using' the items in building construction. Mr. Lo stated a photo gallery and display.

Chair Livingston said to provide and document the history of the hospital; but not actually incorporate the features. The hospital would include black/white photos, mantles, etc. to memorialize the neighborhood and areas of the street.

Chair Livingston read the changes made to Mr. Lo's memo. Mr. Lo to issue a new memo as amended dated December 5, 2018.

Attorney Liz Suchy wished to have language instead of 'maximum' 50 spaces with 'to provide up to but no more than 50 spaces'. Attorney Liz Suchy and Chair Livingston agreed to just state 50 spaces (leaving out 'max.')

Mr. Hempstead asked about the easement that should maintain the bike pathway as normal landscaping maintenance; which shall be provided and maintained by the hospital (behind the building). This would not include repairs and/or the entire pathway. Chair Livingston asked what is the easement arrangement to Mr. Lo. Mr. Lo said it's a small triangular portion that is given back. Attorney Liz Suchy says its ordinary landscaping. Mr. Hempstead said to make that portion of the bike pathway on the property into an 'adopt a spot' to avoid confusion. This shall be a separate letter.

1. **a. Review and recommend approval of the proposed disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 – 340 and 350 West Avenue) to Norwalk Hospital Association.**

- b. Refer recommendation to the Planning Commission for Section 8-24 Review;**

c. Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 – 340 and 350 West Avenue) to Norwalk Hospital Association. Terms and conditions shall be as outlined in Alan Lo's memo dated November 30, 2018."

****MR. YERINIDES MOVED TO RECOMMEND APPROVAL OF THE PROPOSED DISPOSITION OF WEST AVENUE PARKING LOT (DISTRICT 1, BLOCK 8, LOT 15 & 39 – 340 AND 350 WEST AVENUE) TO NORWALK HOSPITAL ASSOCIATION; AND RECOMMEND TO THE PLANNING COMMISSION FOR SECTION 8-24 REVIEW; AND TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE DISPOSITION OF WEST AVENUE PARKING LOT (DISTRICT 1, BLOCK 8, LOT 15 & 39 – 340 AND 350 WEST AVENUE) TO NORWALK HOSPITAL ASSOCIATION. TERMS AND CONDITIONS SHALL BE AS OUTLINED IN ALAN LO'S MEMO DATED NOVEMBER 30, 2018 AS AMENDED.**

****MOTION PASSED UNANIMOUSLY**

V. NEW BUSINESS

A. 98 South Main Street

1. Establish a Committee to evaluate/negotiate with Riverbrook Regional YMCA on their proposal to lease 98 South Main Street.

Chair Livingston volunteered along with Mr. Burnett, Mr. Smyth, and Mr. Dumash, subject to his approval, in order to establish an ad hoc committee to evaluate the regional YMCA proposal. As per Mr. Lo, Mr. Hempstead may just simply attend meetings and not join due to potential quorum rules. From staff, the committee would also include Mr. Lo and Sharon Connors (from purchasing) and possibly Laoise King.

****MR. LIVINGSTON MOVED TO ESTABLISH AN AD HOC COMMITTEE TO EVALUATE/NEGOTIATE WITH RIVERBROOK REGIONAL YMCA ON THEIR TO LEASE 98 SOUTH MAIN STREET.**

****MOTION PASSED UNANIMOUSLY**

B. Building Management

City of Norwalk

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December 5, 2018

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1. Review bid result for the Phase I Ben Franklin Center roof replacement project and refer the following to the Common Council for approval:

a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with A-Preferred Construction, LLC for Phase I of the Ben Franklin Center Roof Replacement Project for a total not to exceed \$186,550.00. Funds are available from account #09197100 5777 C0295 and #09197100 5777 C0476

****MR. YERINIDES MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH A-PREFERRED CONSTRUCTION, LLC FOR PHASE 1 OF THE BEN FRANKLIN CENTER ROOF REPLACEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$186,550.00. FUNDS ARE AVAILABLE FROM ACCOUNT #09197100 5777 C0295 AND #09197100 5777 C0476**
****MOTION PASSED UNANIMOUSLY**

b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$18,655.00"

As per Mr. Lo, this is a roof plan for replacement. There will not be any impact to the buildings while under construction except noise. This cost is for Phase I only.

This shall be done in the spring.

****MR. YERINIDES MOVED TO AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$18,655.00**
****MOTION PASSED UNANIMOUSLY**

VI. MISCELLANEOUS/DISCUSSION ITEMS

1. Update on various school construction projects.

Mr. Lo indicated that if anyone is looking for more detail to please call and/or email him to discuss. Mr. Lo expected bids to come back around December 18th for the Ponus School addition and improvement project and that a special Land

Use meeting during the 2nd or 3rd week in January may be needed to keep everything on schedule.

Mr. Lo further expected the bids to come in higher than the budgeted numbers. Mr. Lo said the scope expected to increase. (i.e. including the replacement of pipes for heating). The building will also need a generator to support the entire building. Other issues included storm drain issues, a detention system being placed underground etc.; these issues will all need to be considered.

Mr. Burnett asked about the budgeted amount for the Cranbury boiler replacement and the West Rock window replacement that is finished. The items are blank and should be filled in.

Also, Mr. Burnett asked about item 11, the stage rigging system, the paid to date is \$9,000. However, it indicated that it is completed. It is misleading. Chair Livingston said that an asterisk should be included as it's still ongoing.

Mr. Burnett talked about spread between bids and the budget versus the cost of projects. He gave a painting example. Mr. Lo said will get the latest numbers for the project. Mr. Lo said prices have adjusted.

Mr. Hempstead said that he wanted the Board of Education back for student enrollment numbers.

ADJOURNMENT

****MR. HEMPSTEAD MOVED TO ADJOURN THE MEETING**

****MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 8:34pm

Respectfully submitted,

BMS
Telesco Secretarial Services



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TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
 COMMITTEE

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

RE : **DISPOSITION OF WEST AVENUE PARKING LOT
 (#340 & #350 WEST AVENUE)**

DATE: JANUARY 8, 2019

At the December 5, 2018 Land Use and Building Management Committee meeting, the Committee recommended the approval of the following actions regarding the disposition of the West Avenue parking Lot to the Norwalk Hospital:

- a. Review and recommend approval of the proposed disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 - 340 and 350 West Avenue) to Norwalk Hospital Association;
- b. Refer recommendation to the Planning Commission for Section 8-24 Review;
- c. Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 - 340 and 350 West Avenue) to Norwalk Hospital Association. Terms and conditions shall be as outlined in Alan Lo's memo as amended on December 5, 2018.

Thereafter, I forwarded the proposal to the Planning Commission for recommendation in accordance with the requirements of Connecticut General Statutes – Section 8-24. After detailed discussions regarding the terms of the sale, the Planning Commission recommended the approval and thereby, referring the sale to the Common Council for final approval.

Concurrently, DPW is proceeding with the roadway abandonment process of Stevens Street which is part of the parking lot. Various actions by the Common

Council and by the DPW Committee are ongoing and final approval of the abandonment is scheduled for Common Council action on February 12, 2019.

At this time, I would like to advise the Land Use and Building Management Committee that the agenda for the December 5, 2018 meeting was provided to the City Clerk in accordance with Freedom of Information requirements. However, it was accidentally left out of the City Website. In order to be as "transparent" as possible, I am hereby resubmitting the following action for the Committee's approval. Subject to Committee approval, I will forward this action for Council action on February 12, 2019, concurrently with the roadway abandonment action.

- a. Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 - 340 and 350 West Avenue) to Norwalk Hospital Association which may include, but not limited to, related leases and easements. Terms and conditions shall be as outlined in Alan Lo's memo as amended on December 5, 2018.**



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TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
COMMITTEE

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

RE : **DISPOSITION OF WEST AVENUE PARKING LOT
(#340 & #350 WEST AVENUE)**

DATE: DECEMBER 5, 2018

In response to the City's Request for Proposals, the City's Purchasing Department received one proposal on October 29, 2018 for the disposition of city owned West Avenue parking lot located directly across from the main entrance to Mathews Park. This parking lot consists of two parcels identified on Norwalk Tax Assessor's map as District 1, Block 8, Lot 15 & 39. The addresses of the properties are 340 and 350 West Avenue. Currently, this parking lot has approximately 50 parking spaces.

The proposal was submitted by Norwalk Hospital Association who is the current property owner of the old YMCA property. With the acquisition of the parking lot, Norwalk Hospital proposes to develop a mixed-use "Center for Healthy Living". This development will include medical offices, assisted living and memory care senior living facilities, and a center for wellness promoting healthy living. Attached are excerpts from the proposal. Norwalk Hospital is offering appraised value for the parking lot. It is important to note that the properties were surplus properties from the construction of Route 7 and abandoned Stevens Street. The State placed a public use restriction on the properties when the City acquired the properties. Therefore, as part of the disposition, the City will coordinate with the State to remove the deed restriction, to complete the roadway abandonment process and to modify the property lines necessary to establish a consistent right-of-way width for the existing bike trail.

The proposed disposition had been a topic of discussion at recent Land Use and Building Management Committee meetings. Subsequent to Committee discussions and responses from the Hospital, the following are the latest terms and conditions:

- Purchase price will be at the appraised value of \$950,000 with the City providing a payment to the State for the release of the Deed Restriction in the amount of \$176,000;
- The City will waive its Rights of First Refusal for the purchase of the two small State owned areas along the bike trail;
- The State and/or the Hospital will provide the City with various easements necessary to maintain the width of the bike trail;
- The Hospital shall obtain a U.S. Department of Interior, Level III historical report. Additionally, within the interior of the new development, the Hospital shall incorporate a photo gallery and displays of architectural elements with historical value to document some of the historical significant structures on West Avenue, including the structures currently on the site, as well as the overall historic character of the area;
- The Hospital shall execute a mutually acceptable lease agreement with the City for the continued use of the parking lot for Mathews Park special event overflow parking prior to the start of construction. Additionally, the Hospital shall execute a mutually acceptable 99-year lease agreement with the City to provide 50 parking spaces within its parking structure for Mathews Park special event overflow parking upon completion of construction; and
- Complete roadway abandonment process of Stevens Street in order to provide clear title for the parking lot.

ACTION REQUESTED:

- a. **Review and recommend approval of the proposed disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 - 340 and 350 West Avenue) to Norwalk Hospital Association;**
- b. **Refer recommendation to the Planning Commission for Section 8-24 Review;**
- c. **Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the disposition of West Avenue Parking Lot (District 1, Block 8, Lot 15 & 39 - 340 and 350 West Avenue) to Norwalk Hospital Association. Terms and conditions shall be as outlined in Alan Lo's memo as amended on December 5, 2018.**

Experience: Purchaser has extensive experience in development and construction of medical facilities on its hospital and network campuses in Norwalk and throughout western Connecticut. Examples of such projects as set forth on Exhibit B attached.

Use: The Property is adjacent to the YMCA parcel (370 West Avenue) currently owned by Purchaser. The purpose of the acquisition of the Property that is the subject of this RFP, (District 1, Block 8, Lots 15 and 39) is to aggregate the 0.48 +/- acre Property with the YMCA parcel and develop the combined site into a mixed-use "Center for Healthy Living" project (the "Project"). The Project will also include two parcels of land owned by the State of Connecticut, which equal approximately .20 acres within the site. The aggregation of the various parcels will result in a 2.92 acre site for the development of the Project. Once the underlying parcels are acquired from the State and the City, Purchaser intends to enter into a long-term ground lease with Maplewood Norwalk Development, LLC (an affiliate of Maplewood Healthcare, LLC) 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-challenging landscape of healthcare climate changes. It has developed and managed parcels in Darien, Danbury and in other Connecticut and national communities

The 254,000 rentable square foot Project is intended as a mixed-use "Center for Healthy Living" development, structured with a condominium regime consisting of approximately 154,000+/- 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. Purchaser will be the sole tenant for the medical office component of the Project, consisting of quality clinical space for multi-specialty practices and an additional variety of medical services, including without limitation, radiology, pediatrics, pulmonary, obstetrics, cardiology and primary care. Maplewood Senior Living will be the sole tenant in 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.

Projected Costs: The anticipated development cost of the Project is as follows:

Hard Costs:	\$93,500,000.00
Soft Costs:	\$7,500,000.00
Entitlement/Acquisition and other costs	\$3,000,000.00
Total Costs	\$104,000,000.00

Schedule:

The anticipated development schedule of the Project is as follows:

Closing Date:	January 2019
Entitlements:	June 2019 - September 2019
Building Design:	November 2018 – December 2019
Pre-construction:	November 2018 - December 2019
Demolition:	June 2019 - September 2019
Construction:	September 2019 – Third Quarter, 2021
Project Completion:	Third Quarter, 2021

Approvals/Permits:

Purchaser acknowledges that the Property is located in the Central Business Design District Subarea B Zone ("CBDB") and that further approvals and permits will be required to complete the Project. The contemplated components of the project are uses permitted by special permit in the CBDB zone. Since a portion of one of the parcels to be acquired from the State of Connecticut is currently zoned AAA Residence, an application for zone change from AAA Residence to CBDB must be submitted and approved. The application for zone change must be reviewed and acted upon by the Planning Commission and then reviewed and acted upon by the Zoning Commission. Both the zone change and special permit applications have mandatory public hearings. It is anticipated that the process to secure approvals from the Zoning Commission for the zone change and special permit, which will be reviewed simultaneously, will take 3-4 months after the filing of a complete application accompanied by survey, site plan, civil engineering plans, architectural floor plans, elevations and sections, landscape/lighting/signage plans, traffic and drainage reports, among other documents. At the same time, the Project will undergo review (with plan revisions) by various municipal departments including, but not limited to, fire, public works, health, redevelopment, First Taxing District water department and Water Pollution Control Authority. It is likely that the chief building official of the City of Norwalk will also conduct a Code Enforcement Administration Committee ("CEAC") meeting, and peer review on architecture and traffic will likely be imposed by the Zoning Commission. Moreover, the State of Connecticut, Department of Transportation Office of State Traffic Administration ("OSTA") will also review the project for the purposes of issuing an OSTA approval. That process will commence prior to or at the time of filing of the zone change and special permit applications and will conclude after an approval is granted by the Zoning Commission.

Architect:

Gensler Architecture, Design and Planning, P.C. has been selected to provide design services for the Project. Gensler is a global architecture, design, and planning firm and is widely recognized as the world's leading collaborative design firm with extensive experience in the design of innovative health care and senior living facilities.

Construction: The proposed construction methodology for this property will involve a single builder/general contractor that will engage subcontractors as necessary.

Value to City: Purchaser recognizes and appreciates the obligation of the City to evaluate Purchaser's proposal based on the best interest of the City. As the City evaluates Purchaser's proposal in light of criteria such as (i) overall urban development/improvement goals; (ii) secondary benefits relating to potential positive impact on nearby developments and financial benefits to the City; and (iii) social and community benefits from the development of these parcels, Purchaser requests that the City consider the following:

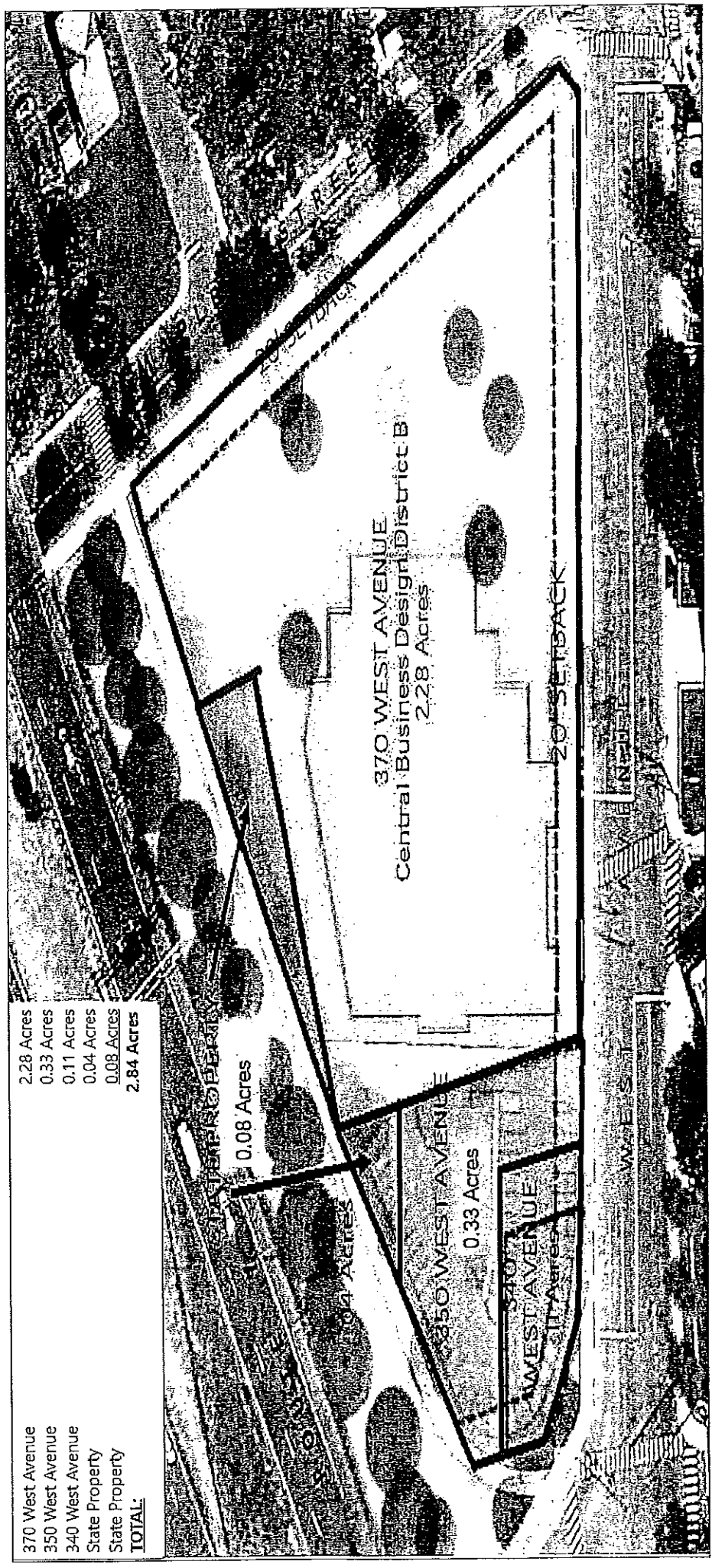
- The Project will enhance and become an integral aspect of the new and anticipated development and improvements along the West Avenue development corridor in Norwalk by virtue of the services provided through the medical and retail aspects of the Project. Further, the connectivity with the surrounding community that is being consciously designed into the Project exemplifies modern urban development standards and goals.
- Purchaser anticipates that in addition to construction and other jobs typically generated by the construction of a \$100,000,000+ project, the completed Project will generate approximately 300-350 new permanent jobs in Norwalk between the medical, senior living and retail components of the Project.
- Purchaser anticipates that in addition to the tax revenue generated by the purchase of goods and services required for the construction of a \$100,000,000+ project, upon completion, the Project will also produce approximately \$1,000,000 in new annual tax revenue for the City.
- The Project will support places for social interaction, preventative healthcare and medical treatments, wellness education and counseling, continuing education and general fitness.
- The Project will 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.
- The Project 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, 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.

- The development will be a community hub that connects and 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.

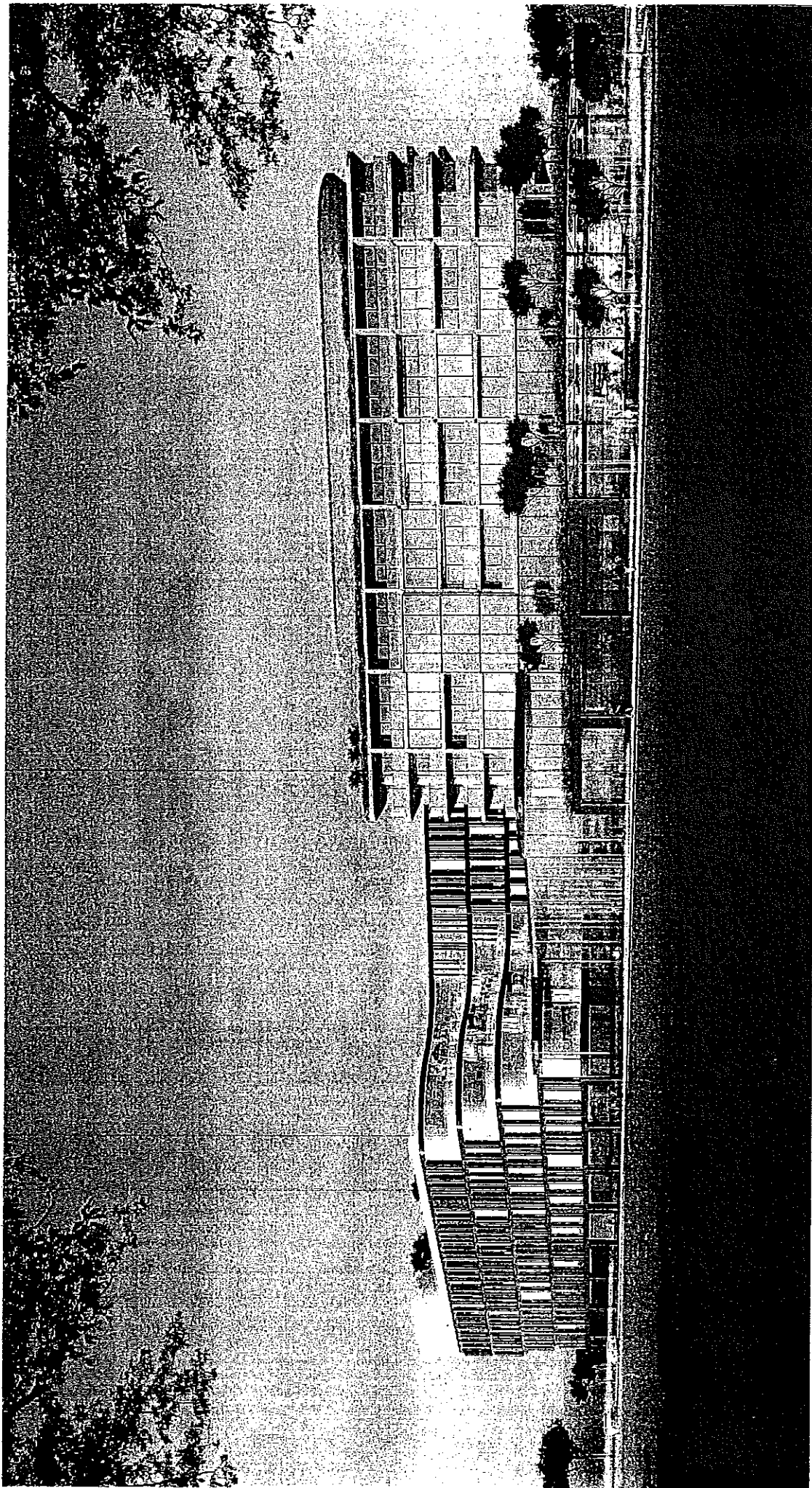
Next Steps:

Purchaser looks forward to the City's review process and hopes to have the opportunity to assist with the City's review by way of providing additional information as requested and/or in-person interviews. Ultimately, Purchaser is committed to working with the City to complete the contracting process in a professional and reasonable manner and to promptly and efficiently close on the Property.



370 West Avenue	2.28 Acres
350 West Avenue	0.33 Acres
340 West Avenue	0.11 Acres
State Property	0.04 Acres
State Property	0.08 Acres
TOTAL:	2.84 Acres

370 West Avenue	2.28 Acres
350 West Avenue	0.33 Acres
340 West Avenue	0.11 Acres
State Property	0.04 Acres
State Property	0.08 Acres
TOTAL:	2.84 Acres



AREA TO BE RELEASED BY
THE STATE OF CONNECTICUT
(SEE REFERENCED MAP)

ETHAN ALLEN HIGHWAY
(U.S. ROUTE 7)

BIKE
TRAIL

CHD MON
NOT FOUND

312.00' TO CHD MON FOUND
MONUMENTED HIGHWAY LINE

STATE OF CONNECTICUT
DEED VOL. 656, PG. 370 N.L.R.

N 34°15'00" E
74.78'

BITUMINOUS
PARKING LOT

N/F CITY OF NORWALK
350 WEST AVENUE
DEED VOL. 1140, PG. 227 N.L.R.
AREA = 0.3754 ACRES

N/F
THE NORWALK HOSPITAL ASSOCIATION
370 WEST AVENUE
DEED VOL. 7777, PG. 114 N.L.R.

S 66°47'26" E

150.00'

CONCRETE WALK
CONCRETE CURB

LIPOLE

LIPOLE

LIPOLE

LIPOLE

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January 2, 2019

Alan Lo
Land Use and Building Management
City of Norwalk
125 East Ave
Norwalk, CT 06851

Re: Bid Award for Smith Street ADA Construction

Dear Mr. Lo, Chairman Livingston, and members of the Land Use Committee:

In 2016, we were awarded a \$625,000 grant by the State of Connecticut, administered by DEEP for ADA improvements at the 1840 Old City Lock-Up (often referred to as "the Smith Street Jail") and the 1846 Department of Public Works Barn on Smith Street, which is part of the Mill Hill Historic Park complex.

The Historical Commission hired a landscape architect that developed plans for new exterior hardscape around the two buildings, providing ADA compliant access to both buildings, including ADA compliant access to the second floor of the Lock-Up, additional parking, new sidewalks, curbing, and lighting. The project was designed in conjunction with the Head of the Harbor South development, which is now complete.

We are working closely with the Historical Society to complete the renovation of the Lock-Up, which will contain exhibit space for our Norwalk Pottery Collection, along with exhibits about the buildings use as a jail, and collections storage space. The Barn is currently being used as workshop space for the Commission's handyman, but may ultimately be used to contain exhibits about the Norwalk Indians, including artifacts from the newly discovered Norwalk Indian Fort Site.

Purchasing solicited bids for phase I of the project. Unfortunately, the low bidder did not submit a complete bid package, and therefore was rejected in compliance with City and State statutes. DEEP and the Historical Commission has approved the second lowest bid, submitted by A.V. Tuchy, in the amount of \$414,600.

We are asking the Land Use Committee to approve and refer the following actions to the Common Council. The recommended action is:

AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH A.V. TUCHY, INC., FOR MILL HILL JAIL AND BARN SITE ACCESSIBILITY ALTERATIONS - PHASE I, IN THE AMOUNT NOT TO EXCEED \$414,600.00. FUNDING FROM DEEP ADMINISTERED OPM GRANT. ACCOUNT NUMBERS TO BE ASSIGNED.

AUTHORIZE THE HISTORICAL COMMISSION TO EXECUTE CHANGE ORDERS ON THE CONTRACT NOT TO EXCEED \$41,000.00

As all of the Mill Hill Hill Historical Park buildings are listed on the National Register of Historic Places, we are following the *Secretary of the Department of Interior's Guidelines for Historic Preservation* in this project.

Thank you for your consideration and support.

Sincerely yours,

Suzanne Betts
Chairman

Attachment

125 East Avenue, Norwalk, Connecticut 06851

November 15, 2018

**Norwalk Purchasing Department
Response Summary Project # 3879
Mill Hill Jail and Barn Site Accessibility Alterations - Phase 1**

Thank you for your response to our Request for Bids Submission. The following is a summary of the submitted bids for this solicitation process.

CONTRACTORS					
	A.V. Tuchy, Inc.	Maggiore Construction, Inc.*	Northland Construction, LLC	L. Holzner Electric Company DBA Holzner Construction	
Total Lump Sum Bid Price	\$414,600.00	\$343,461.00	\$460,000.00	\$637,400.00	
*Non-confirming bid: did not submit a Bid Security and/or did not submit the other required forms					



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 AND BUILDING MANAGEMENT
 COMMITTEE
 MEMBERS OF NFCC

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

RE : NORWALK HIGH SCHOOL VARIOUS
 IMPROVEMENTS

DATE: JANUARY 9, 2019

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 three 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 as well as a special appropriation of \$5,000,000 for a total of \$11,500,000.

With the special appropriation in place, the City and a subcommittee of Norwalk High School's school governance council began the process of soliciting

architectural services for the various projects, both reimbursable and non-reimbursable. Please see attachment for scope of services.

A request for qualifications/proposals (RFQ/P) was issued by the City's Purchasing Department and 5 architectural firms responded:

Firm	Fee
Antinozzi Associates	\$449,000
Friar Associates	\$508,970
Silver Petrucelli + Associates	\$569,850
Northeast Collaborative	\$870,000
Perkins Eastman	\$1,012,000

The school governance sub-committee short-listed Silver Petrucelli + Associates, Friar Associates and Antinozzi Associates for interviews. After the interviews the sub-committee selected Antinozzi Associates as the most responsible, responsive respondent. Additionally, Antinozzi Associates was the lowest cost provider.

ACTION REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Antinozzi Associates to provide architectural services for the miscellaneous projects at Norwalk High School for a total not to exceed of \$449,000. Acct. #09185010 5777 C0610**
- b. **Authorize to establish a contingency for additional services as may be required for a total not to exceed \$44,000.**

Norwalk High School Projects

Project	Reason	Reimbursable	State Grant	Budget	Comments
Expand Culinary Program	Popular program	Yes	Program	\$1,859,644	Submitted to State June 30, 2018, see grant application
Renovate all Toilet Rooms	Update/ADA	Yes	ADA	\$2,291,224	Submitted to State June 30, 2018, see grant application
Media Pathway - Construction build out to support program	Program	Possibly	Program	\$518,537	A 21st Century media academy that will enable students from NHS & BMHS to learn the tools the pro's use as well as earn certification in industry standard software programs.
Learning Commons, including Library "Maker Space"	Program	Possibly	Program	\$500,000	Transform teaching and learning into an engaging, interactive, collaborative and dynamic personalized learning that focuses on the deeper knowledge of the Common Core content and the college and career 21st learning skills and to establish a learning environment for all staff with around the clock access to best practices, model lessons and coaching support with availability throughout the day, and for students and families with unlimited access to online personalized learning resources at home.
Entranceway Renovation/Safety Improvements	Update/Safety	Possibly	School Safety	\$500,000	Design a welcoming and distinguishable entrance to Norwalk High School incorporating SSC recommendations for school main entrances.
Upgrade PAW Print Lab	Program	Possibly	Program	\$150,000	New computers, tables, projection, high end printers/copiers, new furniture and aesthetic upgrades
Upgrade ROTC Program Space	Program	Possibly	Program	\$60,000	Aesthetic improvements
Upgrade Community Forum Room	Update	Possibly	Program	\$75,000	Projector and audio visual system upgrade, as well as electrical upgrades to support the new equipment
Improve Blended Learning Lab	Program	Possibly	Program	\$75,000	Expand the room from its current size, procure new flexible furniture, lap tops, projectors as well as electrical upgrades to support the new equipment
Construct two new Art Computer Labs	Program	Possibly	Program	\$80,000	Expand the room from its current size, procure new flexible furniture, lap tops, projectors as well as electrical upgrades to support the new equipment
Construct Black Box Theater Space	Program	Possibly	Program	\$100,000	Projection system, sound system, electrical upgrades to support the new equipment, architectural work to transform the space from a former auto shop into a blackbox theater.
Sound System - PA does not work in Audit./Gym	Correct	No	No	\$100,000	Investigate and correct/expand the PA system into the auditorium and gymnasium
Cafeteria Redesign based on "College Experience"	Update/Student use	No	No	\$1,000,000	Aesthetic design of the eating area, functional review and design of the serving and possibly the kitchen to improve queuing/serving, design of an exterior patio area adjacent to the cafeteria.
Courtyards- Not useable at this time	Student use/Program	No	No	\$1,300,000	Courtyards need to be made ADA accessible & upgraded to support classes such as Language Arts, Science, Math, Health and Music
Auditorium Upgrade	Update/Program	No	No	\$1,000,000	Aesthetic improvements throughout incorporating the recommendations of the acoustic consultant as well as carpet replacement, house lighting improvements, theatrical lighting improvements and general architectural improvements.
Safety Lighting - Stairwells & Hallways	Update/Safety	No	No	\$100,000	Improve lighting levels in the stairwells below grade where natural light is void
Athletic Sound System	Update	No	No	\$20,000	Review existing system and design/recommend new system for the athletic field
Electrical Evaluation - Increase amount of outlets	Update/Program	No	No	\$50,000	Investigate with staff those areas in need of additional electrical outlets to support the particular program
				\$9,779,405	



CITY OF NORWALK

REQUEST FOR PROPOSAL FOR
ARCHITECTURAL AND ENGINEERING
DESIGN SERVICES FOR
MISCELLANEOUS PROJECTS AT



NORWALK HIGH SCHOOL
PROJECT NUMBER - 3883
NORWALK, CT

DECEMBER 11, 2018
ORIGINAL



December 11, 2018

Ms. Carleen Megaro, Buyer
City of Norwalk Purchasing Department
125 East Avenue, Room 103
Norwalk, CT 06856-5125

Re: Request for Proposals - Architectural/Engineering Services;
Norwalk High School Miscellaneous Projects

Dear Ms. Megaro and the City of Norwalk:

On behalf of the Antinozzi Associates design team, we are eager to provide the architectural and engineering services required for the list of projects identified for Norwalk High School. The pages that follow in our proposal submission package should clearly indicate our team's substantial public school design experience regarding phasing projects while occupied, meeting CT DAS-OSGR requirements, implementing a collaborative design process to meet schedule and budget, and creating attractive (yet functional) school facilities.

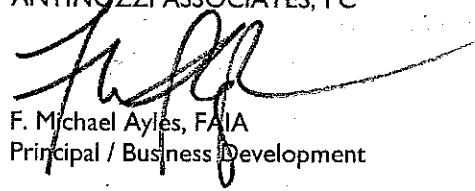
It is important to note that Antinozzi Associates has recently completed the study, design, or construction of several high schools located in Hamden, New Britain, Meriden, Bridgeport, Stratford, and West Haven. Transforming the required program spaces at Norwalk High School (culinary, cafeteria/kitchen, toilet rooms, auditorium, etc.) will require a design team with diversity, dedication, and creativity. Our experience renovating high school facilities across Connecticut, many while occupied, has provided our in-house team with the ability to utilize several years of solving program and design challenges that we are confident will exceed the expectations of everyone involved with this project.— from the City and Norwalk School District to the students who attend there.

Additionally, our engineering/consultant team for the Norwalk High School project has been selected based upon our successful experience working with them on previous school projects, as well as the specific expertise they have in public school design. Each high school project has allowed our team to learn new methodologies and bring new design thinking to this project.

We are also committed to become integrated in every community we work in. Though our work will come out of the Bridgeport office, having a newly expanded and renovated office in Norwalk will allow our team to meet with Norwalk stakeholders locally if needed to utilize our resources in a more time-efficient manner. A project this demanding and complicated due to possible multiple phases and intensive program design challenges deserves this level of dedication.

Antinozzi Associates and our team are ready to start immediately to analyze the scope of the projects, budgets, schedule, and implement an approved plan for Norwalk High School. We look forward to meeting with the City to discuss our proposal for this project. Please feel free to contact me with any questions.

Sincerely,
ANTINOZZI ASSOCIATES, PC


F. Michael Ayles, FAIA
Principal / Business Development



ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS

271 Fairfield Avenue
Bridgeport, Connecticut 06604

t 203.377.1300 f 203.378.3002

301 Merritt 7
Norwalk, Connecticut 06851

t 203.956.5460

www.antinozzi.com

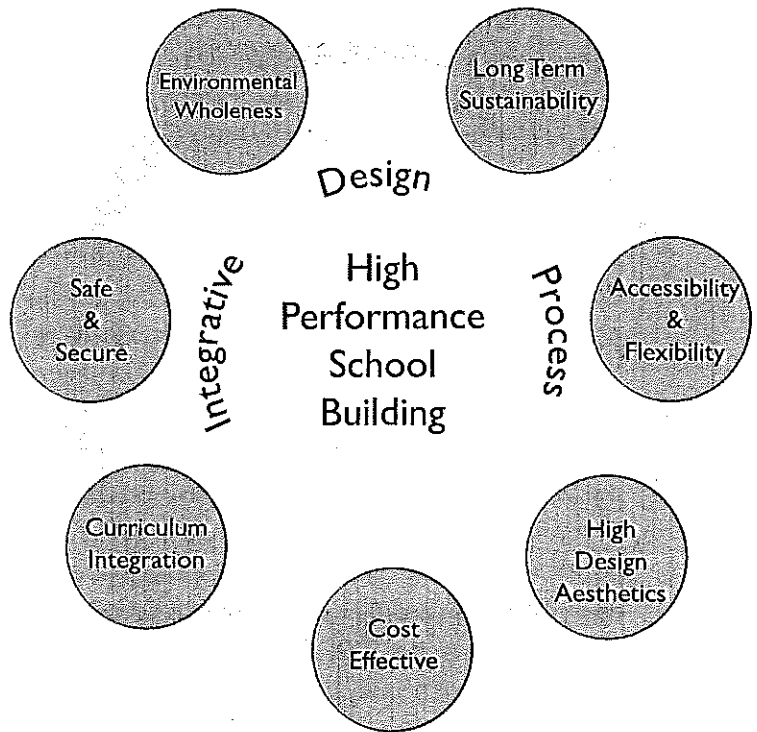
PROJECT APPROACH: INTEGRATIVE DESIGN PROCESS (IDP)

Our approach to a school project involving several multiple design projects and disciplines of expertise such as for Norwalk High School begins with our Integrative Design Process, or IDP. Different than a conventional design process of "design ... engineer ... budget ... value engineer ... redesign ... and repeat", we will ensure that not just the City of Norwalk, NFCC, CSG, and Antinozzi Associates are involved in the early design phases, but we will insist that our consultants and other key project stakeholders (i.e. Superintendent, Facility Director, departments heads) learn about the inter-relationships of the different options, systems, and materials so they are addressed early.

Since high degrees of design efficiency and schedule effectiveness are found in the relationship between the early stages of programming and the eventual building architecture, infrastructure system, technologies, surrounding site location, and structural engineering solutions, several alternatives should be considered and agreed upon concurrently. IDP breaks the team out of previously used (and outdated) "last minute" value engineering patterns to realize a more cost effective, healthier high school for the Norwalk school community and natural systems that support it.

We understand that accurate, justifiable cost estimates early in the design process may be crucial to maintaining cost control throughout the project. By implementing an IDP approach, we can efficiently and effectively manage design value early rather than have important parts of the design eliminated in later phases. Throughout the pre-construction phases of a project, we will insist on regularly maintaining IDP meetings to identify issues, monitor progress, and set goals.

This process promotes early, "on-the-fly" value-based decisions and initiates discussions to confirm the design, schedule, and budget by all parties involved with the project. We will analyze alternative construction methods, materials, sustainable design concepts, and other matters during the schematic design phases



to eliminate budget overruns that can impact budget, schedule, or bid document quality.

School Project Kick-Off Meeting

Upon award of the contract, we will convene a kick-off meeting with all key stakeholders to establish a management plan for all work going forward. Previous information for the school will be collected, reviewed, and analyzed for discussion.

The Design and Construction Process

Our primary role as the lead architect for the projects at Norwalk High School is design coordination - but we are not alone. Of course, we will be utilizing all of our selected consultants as each will contribute specialized information and have unique concerns. The following page will describe the methods of how our staff and consultants will be utilized throughout the design and construction administration phases in further detail.

ANTINOZZI ASSOCIATES - CURRENT WORKLOAD

To respond to any concerns regarding our team's ability to begin work on this contract immediately, we have provided a snapshot of our current workload of major school projects to assure the Norwalk Public School members that our assigned in-house team and selected consultants are immediately available upon execution of the contract.

As an architectural and interior design firm with a staff of almost 30, we must have an adequate workload and sufficient backlog to keep all of our management, design, technical, and administrative staff busy. Projects come in and out at differing rates - some take 24-48 hours, some take 24-48 months ... or more. Therefore, we have provided the graph below showing our major K-12 school projects in the office as those commissions usually require the most manpower.

The chart below shows a history of the school projects we have worked on. Green projects are complete, orange projects are in mid-construction, and blue projects are in the design phase. The darkest shade indicates the design period, and when most staff is needed to work on a school project. The lighter shade after the design period is the construction period. The lightest shade indicates pre-design or a gap in the progress of the project due to Owner direction and/or required redesign.

Principal Michael Losasso will be the Principal-in-Charge for the Norwalk High School projects and David Ferris will be the assigned Senior Project Manager. Michael and David are both available based on the timing of their current major school assignments. This does not include two Norwalk school conceptual design projects in our office currently led by Michael. Regarding our remaining assigned staff, please note below that all but one school project is in construction and we have several staff ready for reassignment and available for the duration of the Norwalk High School projects.

The proposed workload chart below shows that Antinozzi Associates easily has the ability to take on another major school project. On numerous occasions, our staff has had to work on 3-4 projects in the design phase simultaneously without issue. Adding the Norwalk High School would fit comfortably into our project workload that we have successfully accomplished over the past five years.

Grade	Project	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Project \$
6 - 12	CREC Acad. Science/Innov'n												\$63.3M
K - 8	Roosevelt School												\$44.7M
9 - 12	Eli Whitney THS												\$98.3M
9 - 12	Orville Platt HS												\$111.8M
9 - 12	Harding High School												\$106M
9 - 12	Stratford High School												\$125.9M
5 - 8	Walsh Intermediate School												\$88M
9 - 12	West Haven High School												\$129.9M
9 - 12	New London High School												\$98M
													\$865.9M



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 AND BUILDING MANAGEMENT
 COMMITTEE
 MEMBERS OF NFCC

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

RE : **PONUS SCHOOL PK-8 IMPROVEMENT PROJECT –
 APPROVAL OF CM – GMP AMENDMENT**

DATE: JANUARY 9, 2019

Subsequent to the Board of Education adoption of School Facilities Improvement Plan, the City allocated \$43 million for the addition and renovation of Ponus Ridge Middle School. The renovated Ponus Ridge School will be the home for a new Pre Kindergarten to 8th Grade Science Technology Engineering Math (STEM) school program.

The existing Ponus Ridge Middle School, consisting of 6th, 7th and 8th grade classes, has a total enrollment of approximately 692 students. Each grade has a total of 9 sections. The existing building is approximately 104,000 square feet. The addition of PK to 5th Grade in 2 sections will increase student enrollment to 1,050 students. The new building addition(s) will be approximately 35,000 square feet. Overall, this project will contribute significantly to the City's efforts to increase school facilities necessary to meet enrollment needs.

The City hired Perkins Eastman (architect) and Newfield Construction (Construction Manager – CM) about a year and a half ago to work closely with the school community to develop the project. Recently, the City received approval from the State to issue this project for construction bidding. The CM in conjunction with City's Purchasing Department issued and received various trade contractors' bids in mid December 2018. Subsequently, the construction team conducted "Scope Review" meeting with the bidders to assure that their bids are complete and in conformance with the bid specifications. Their recommendation of the lowest responsible bidders for each trade together with all of the associated

hard construction costs are assembled into the attached Guaranteed Maximum Price (GMP). At the present time, Newfield Construction is under contract with the City for Pre-construction Phase services. The acceptance of the GMP will be made as an amendment to the agreement. Attached is a copy of the GMP with detailed costs breakdown of the construction costs.

The GMP consists of the following four major components:

- A. CM Fee – 1.20%
- B. CM Contingency– 1.50%
- C. Total Trade Contractors' Costs
- D. General Condition Costs

The budget for Ponus School is \$43,348,333 which includes state reimbursement share. During various design phases, the CM provided construction cost estimates. The project was trending about \$4,000,000 over the budget. Substantial efforts were made through value engineering and constructability reviews to control costs. With the completion of design and bid documents in the fall, Board of Education facilities brought to our attention the potential need to replace all heat piping throughout the school for a projected value of approximately \$1,375,000. Since the full extent of pipe replacement has not be determined, we did not include this scope in the bid documents. Attached is the project budget breakdown. Heat piping replacement is identified separately in order to provide a clear delineation of the impact of this work on the total project costs.

Since there is \$2,167,000 available in owner contingency, there are sufficient funds to proceed with the project and the execution of the GMP. However, upon determination of the scope of heat piping replacement, a Special Capital Appropriation would be required in order to properly fund this project.

Upon approval of the Common Council, construction will commence on the new addition at the end of January 2019, with significant renovation work, especially the 2nd floor, the summer of 2019. The addition is scheduled to be completed by January of 2020 with a portion (first floor classrooms) of the middle school students will move into to make room for the renovation of the first floor of the existing building. The project is scheduled to be complete August of 2020.

ACTIONS REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the agreement with Newfield Construction, Inc. as the Construction**

Manager (CM) for the Ponus Ridge School (new PK-8 STEM School) renovation and addition project, to accept the Guaranteed Maximum Price (GMP) in the amount of \$36,473,862. Acct. Acct. #09185010 5777 C0608

- b. Authorize the NFCC to issue Change Orders on Contract for a total not to \$1,823,000.**

Updated as of 1/9/18

Ponus Ridge

21 Hunters Lane

Norwalk, CT 06850

State Project No. 103-0246 EA/EC/CV

		Project Budget
	Soft Costs	
	Design Fees	\$ 2,330,522
	Project Management	\$ 338,640
	Commissioning	\$ 80,000
	Plan Approval Fees	\$ 5,000
	Special Inspections (<i>in Arch Fee</i>)	\$ -
	Legal Fees	\$ -
	Advertising / Legal Notices	\$ 2,000
	Bid Document Reproduction	\$ 1,000
	Threshold Peer Review	\$ 6,400
	Geotechnical Services (<i>in Arch Fee</i>)	\$ -
	Land Survey (<i>Allow in Arch Fee</i>)	\$ -
	Enviornmental Monitoring Services	\$ 75,000
	Traffic Study (STC Approval)	\$ -
	Testing / Inspections	\$ 70,000
	3rd Party Review	\$ -
	State Permit Fees (DEEP)	\$ 250
	Misc. Utility Charges (Eversource)	\$ 60,000
	Pre Construction Fees	\$ 125,000
	Insurance/Builders Risk	\$ 100,000
	Permit Fees (Bldg., Conservation, Zoning, Etc.)	\$ 486,190
	Moving Expense (Min. 3 Moves)	\$ 125,000
	Portable Classroom Remmoval (In GMP)	\$ -
	Total Soft Costs	\$ 3,805,002
	Hard Costs	
	Construction Manager GMP Costs	\$ 36,473,862
	Total Construction Costs	\$ 36,473,862
	FF & E	
	Furniture, Equipment & Technology	\$ 1,665,000
	Hardware	
	Total FF & E	\$ 1,665,000
	Contingency	
	Owner Contingency (5.0%)	\$ 2,167,417
	Total Contingency Costs	\$ 2,167,417
	Total	\$ 44,111,281
	Heating Piping Replacement	\$ 1,375,221
	Grand Total	\$ 45,486,502
	Original Budget	\$ 43,348,333
	Net Difference	\$ (2,138,169)



225 Newfield Avenue
Hartford, CT 06106
860-953-1477
Fax 860-953-1712

Amendment One

January 9, 2019

Mr. Alan Lo, Building and Facilities Manager
City of Norwalk
125 East Avenue
Norwalk, CT 06856

RE: City Project Number 3775 Ponus Ridge School Addition and Alterations
Trade Contract Awards, Guaranteed Maximum Price (GMP)

Dear Alan:

Newfield Construction, Inc. ("CMR") hereby submits to the City of Norwalk, Connecticut ("Owner") this document regarding Contract Amendment Partial Guaranteed Maximum Price (GMP) for trade bid packages 01 Final Cleaning, 02 Hazmat and Select, 03 Concrete, 04 Masonry, 05 Metals New Addition, 05.1 Metals Renovations, 06 General Trades, 07 Roofing, 07.1 Firestopping, 08 Aluminum Opening Glass and Glazing, 09 Drywall and Framing, 09.1 Acoustical Ceiling, 09.2 Ceramic Tile, 09.3 Carpet and Resilient, 09.4 Painting, Coating, and Wallcoverings, 10 Visual Display & Toilet Room Equipment, 21 Fire Protection, 22 Plumbing, 23 Mechanical, 26 Electrical, 27 Communication, 28 Fire Alarm, 31 Site Construction, 34 Landscaping for the construction Ponus Ridge School Addition and Alterations, in accordance with the CMR Agreement dated January 31, 2018, ("Agreement"). This document includes the requested items indicated in the Table of Contents below.

Table of Contents

- a. Partial GMP Amount
 - b. List of Drawings
 - c. List of Specifications
 - d. Clarifications and Assumptions
 - e. Allowances
 - f. Unit prices
 - g. Alternates
 - h. Project Schedule
 - i. Formal Recommendation for Approval of Listed Trade Contractors
- a. Amendment One Amount – See attached breakdown**
- The Amendment One amount is, Thirty Six Million Four Hundred Seventy Three Thousand Eight Hundred Sixty Two Dollars, \$36,473,862.00.
- b. List of Drawings - See attached**
- c. List of Specifications - See attached**
- d. Clarifications and Assumptions - See attached**
- e. Allowances - See attached (allowances are included in GMP)**
- f. Unit Prices - See attached**
- g. Alternates - See attached (alternates are not included in GMP)**
- h. Project Schedule - See attached**



Ponus Ridge Addition and Renovations
GMP Recapitulation

1/8/2019

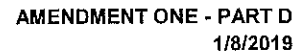
Bid Package	Trade	Projected Trade Contractor	Bid Amount	Scope Review Completed	Notes
1	Final Cleaning	Orissa	108,460	Yes	
2	Selective Demo & Abatement	Stamford	1,795,781	Yes	
3	Concrete	Universal	917,000	Yes	
4	Masonry	Sunrise	848,800	Yes	
5	Metals New Addition	United Steel	1,198,860	Yes	
5.1	Metals Renovations	Erection and Welding	347,800	Yes	
6	General Trades	G Donovan	2,498,000	Yes	Secondino \$2,429,000 Bid Not Responsive
7	Roofing	Young Development	935,650	Yes	
7.1	Fire Stopping	Brand Services	74,000	Yes	
7.2	Exterior Metal Panels	Ultimate	348,500	Yes	
8	Aluminum Openings	Acorn	1,575,000	Yes	
9	Drywall	Conn Acoustics	1,339,243	Yes	
9.1	Acoustical Ceilings	Conn Acoustics	1,035,270	Yes	
9.2	Ceramic Tile	Spectrum	141,937	Yes	
9.3	Carpet and Resilient Flooring	Urban	358,194	Yes	
9.4	Painting	Prof Painting	227,100	Yes	
10	Visual Displays/Toilet Room Equipment	CSNE LLC	157,569	Yes	
11	Food Service Equipment	NO BIDS	409,000		ReBid Required
21	Fire Protection	MJ Daly	910,000	Yes	
22	Plumbing	Ferguson Mech	9,137,000	Yes	Combo Bid Award BP 22 and BP 23
23	Mechanical	Ferguson Mech	In combo above	Yes	Combo Bid Award: DeRienzo \$7,081,777 Bid Not Responsive
26	Electrical	JA Shea	3,030,000	Yes	Combo Bid Award BP 26 and BP 28
28	Fire Alarm	JA Shea	In combo above	Yes	Combo Bid Award, McBride \$439,604, Security Solutions \$443,854 Bids Non Responsive
27	Communications	Net Services	1,435,275	Yes	JKS \$1,435,275 Bid Not Responsive
31	Site Construction	FGB Construction	4,728,855	Yes	
34	Landscaping	Stonehenge	184,000	Yes	
Estimated Trade Costs			Total Trade Bids		
ESTIMATE CONTINGENCY 1.5%			In trades		
ESCALATION 3.0%			In trades		
CM CONTINGENCY 1.5%			505,116		
GL INSURANCE 0.45%			154,112		
PERMIT FEE 1.5%			In soft costs		
CM GENERAL CONDITIONS (see attached breakdown)			1,418,007		Steel Detailing, Additional Survey Crew for Rock Quantity, Modular Classroom Removal
PRECON FEE			In soft costs		
CM BOND 0.68%			243,571		
CM FEE 1.2%			410,967		
			Projected GMP		
			36,473,862		



**Ponus Ridge School
Addition and Renovations
CM General Conditions**

1/8/2019

		<u>Unit</u>	<u>Unit Cost</u>	<u>Total Value</u>
<u>Construction Staffing</u>		<u>19 Months</u>		
Project Manager	3287	mo	\$ 130	\$ 427,310.00
Superintendent	3287	mo	\$ 125	\$ 410,875.00
Field Engineer	3287	mo	\$ 65	\$ 213,655.00
				\$ 1,051,840.00
<u>Closeout Staffing</u>		<u>3 Months</u>		
Project Manager	260	mo	\$ 130	\$ 33,735.00
Superintendent	173	mo	\$ 125	\$ 21,625.00
Field Engineer	173	mo	\$ 65	\$ 11,245.00
				\$ 66,605.00
<u>Reimbursables</u>				
Field Office	20	mo	\$ 600	\$ 12,000.00
Office Furniture	1	ea	\$ 3,500	\$ 3,500.00
Mobilize Office	1	ea	\$ 3,500	\$ 3,500.00
office Supplies	20	mo	\$ 200	\$ 4,000.00
Postage Fedex	20	mo	\$ 500	\$ 10,000.00
Computers	3	ea	\$ 2,000	\$ 6,000.00
IT Set up	1	ea	\$ 1,500	\$ 1,500.00
Ceremonial Costs	1	ls	\$ 9,500	\$ 9,500.00
IT Maintenance	20	mo	\$ 350	\$ 7,000.00
Data Lines	20	mo	\$ 150	\$ 3,000.00
Phone service	20	mo	\$ 350	\$ 7,000.00
Phone Install	1	ea	\$ 2,000	\$ 2,000.00
Fax machine	1	ea	\$ 750	\$ 750.00
Cell Phones	20	mo	\$ 400	\$ 8,000.00
Copier	20	mo	\$ 500	\$ 10,000.00
Office Utilities	20	mo	\$ 500	\$ 10,000.00
Drinking Water / Coffee	20	mo	\$ 125	\$ 2,500.00
First Aid	1	ea	\$ 2,500	\$ 2,500.00
Project Vehicle	1	incl	\$ 0	\$ 0.00
Small Gear	1	mo	\$ 2,500	\$ 2,500.00
Office security	20	mo	\$ 200	\$ 4,000.00
GL Insurance				in GMP Recap
Progress Photos	20	mo	\$ 425	\$ 8,500.00
Reproduction	1	allow	\$ 7,500	\$ 7,500.00
Perform. & Payment Bonds				in GMP Recap
Payroll Monitor	20	mo	\$ 800	\$ 16,000.00
Rock Quantity Survey Crew				\$ 10,400.00
Portable Removals (Assigned Work)				\$ 81,017.00
Elevator Constructor to Move Cab	24		\$ 450	\$ 10,800.00
Steel Detailing				\$ 56,089.00
				\$ 299,556.00
				\$ 1,418,001.00

GMP Page 22 of 61



PACKAGE NO.	TRADE	Allowance Description	UNIT	QUANTITY	VALUE
2	Hazmate and Select Demolition	Asbestos Roof Flashing Only	Unit Price #22	450 LF	\$ 11,250.00
2	Hazmate and Select Demolition	Exterior Wall Asbestos Moisture Barrier Between Int & Ext	Unit Price #27	1500 SF	\$ 30,000.00
2	Hazmate and Select Demolition	Structural Steel Connection Lead Abatement	Unit Price #34	100 EA	\$ 70,000.00
5	Metals - New Addition	Miscellaneous Structural Steel Work	LUMP	1	\$ 25,000.00
5.1	Metals - Renovation Areas	Unforeseen Connection Conditions	LUMP	1	\$ 10,000.00
7.1	Fire Stopping	Penetration Firestopping	EA	50	\$ 10,000.00
21	Fire Protection	Allowance - FP Systems Coordination	LUMP	1	\$ 20,000.00
31	Site Construction	Allowance - Contaminated Soil Removal	Unit Price #1	150 TON	\$ 25,500.00
31	Site Construction	Allowance - Rock Removal	Unit Prices #4, #5, and #6	1250 CY	\$ 153,750.00
CM	Construction Manager	Allowance - Elevator Service Cost	LUMP	1	\$ 10,800.00

* Allowances are included in the respective Trade Contractor bid amounts. The Projected GMP, per the GMP Recapitulation, includes the total sum of allowances.

GMP Amendment One Part F Unit Prices



The trade contractors agree that the following unit prices shall be the basis for computing extra costs to the contract for additional work and credits for deleted work. Unit prices shall include costs for all materials, equipment, tools, small tools, labor, permits, fees, overhead, profit, supervision, home office support, project management, estimating, safety, travel, shop drawings and as built drawings for all parties involved in the work. Unit prices shall apply to both the trade contractors and their subcontractors. All work is to be accomplished in accordance with applicable Sections of the Specifications. The Owner and or Construction Manager reserves the right to selectively reject any of the unit prices without any affect on the remainder of the bid.

Unit Prices do not include CM Bond Costs or CM Fees.

Unit Prices listed below are considered additive unit pricing, deductive unit prices will based on the prices below less ten percent (10%)

CY= cubic yard	SF= square foot	FIT=fittings	GAL=gallon
SY= square yard	HR= hour	CONT=container	GB=glove bag
LF = linear foot	LB= pound	CU FT= cubic foot	EA=each
TON=ton			
1. Excavation & Removal from Site, of contaminated material.			<u>\$170.00/TON</u>
2. Excavation & Removal from Site, of unsuitable material			<u>\$25.00/CY</u>
3. Structural Fill Furnish and Install			<u>\$40.00/CY</u>
4. Mass Rock Removal, removed by ripping			<u>\$60.00/CY</u>
5. Trench Rock Removal, ripping of rock by machine			<u>\$105.00/CY</u>
6. Trench Rock Removal, with rock splitters, jack hammer, hoe ram			<u>\$150.00/CY</u>
7. Boulders 2 CY or greater			<u>\$45.00/CY</u>
8. Asbestos Pipe Insulation (Large Areas)			<u>\$14.00/LF</u>
9. Asbestos Pipe Insulation (Tent Area - <150lf)			<u>\$20.00/LF</u>
10. Asbestos Pipe Insulation (Glove Bag - <3LF)			<u>\$450.00/GB</u>
11. Asbestos Coated Sinks			<u>\$150.00/EA</u>
12. Asbestos Radiator Box Insulation			<u>\$12.00/SF</u>
13. Roof Drain Insulation (Per Drain)			<u>\$300.00/EA</u>
14. Asbestos Flexible Cloth Duct (Per Location)			<u>\$300.00/EA</u>
15. Asbestos Cabinet Adhesive			<u>\$8.00/LF</u>
16. Asbestos Chalk/Tack Board Adhesive			<u>\$10.00/SF</u>
17. Asbestos Fire Door Insulation (Per Door)			<u>\$200.00/EA</u>
18. Asbestos Mirror Insulation			<u>\$10.00/SF</u>

GMP Amendment One Part G Alternates



Alternate Bids: See Section 01 23 00 for further detail. (All lines must be filled in. If there is no cost impact to your scope of work indicate on the alternate line "NO CHANGE") Alternate bids shall be open for acceptance for a period of one hundred eighty days (180) after the date of the bid opening.

Alternate Prices do not include CM Bond Costs or CM Fees

ALTERNATE No. 1: Vinyl Composite Tile (VCT)

1. Reference: Specification Section 09 65 00 Resilient Flooring.
2. Base Bid: Install terrazzo flooring as specified and where indicated on the drawings.
3. Alternate Bid: If Alternate Bid No. 1 is accepted, provide all labor and materials to install vinyl composite tile (VCT) in lieu of base bid flooring material.

ADD/DEDUCT \$87,225 Eighty-Seven Thousand Two Hundred Twenty-Five Dollars

- BP#06 General Trades - (\$102,000.00)
- BP#09.3 Carpet and Resilient Flooring - \$14,775.00

ALTERNATE No. 2: Epoxy Floor Finish System.

1. Reference: Specification Section 09 67 23 Resinous Flooring.
2. Base Bid: Install quarry tile flooring as specified and where indicated on the drawings.
3. Alternate Bid: If Alternate Bid No. 2 is accepted, provide all labor and materials to install epoxy floor finish system in lieu of base bid flooring material.

ADD/DEDUCT \$16,685.00 Sixteen Thousand Six Hundred Eighty-Five Dollars

- BP#09.2 Ceramic Tile – (\$16,685.00)

ALTERNATE No. 3: Linoleum Tile

1. Reference: Specification Section 09 65 00 Resilient Flooring.
2. Base Bid: Install vinyl composite tile flooring as specified and indicated on the drawings.
3. Alternate Bid: If Alternate Bid No. 3 is accepted, provide all labor and materials to install linoleum tile in lieu of base bid flooring material.

ADD/DEDUCT \$374,966.00 Three Hundred Seventy-Four Thousand Nine Hundred Sixty-Six Dollars

- BP#09.3 Carpet and Resilient Flooring - \$374,966.00

ALTERNATE No. 4: Exterior Light Poles

1. Reference: Specification Section 26 56 13 Lighting Poles and Standards
2. Base Bid: Install exterior light poles as specified and where indicated on the drawings.
3. Alternate Bid: If Alternate Bid No. 4 is accepted, remove a total of 10 exterior light poles (5 at the north and 5 at the south sides of the building)

ADD/DEDUCT \$24,650.00 Twenty-Four Thousand Six Hundred Fifty Dollars

- BP#26 Electrical – (\$22,000.00)
- BP#34 Site Construction – (\$2,650)



BID PACKAGE NO.: 23
BID PACKAGE SCOPE: Mechanical

BIDDERS	BASE BID	ALTERNATES										BID FORMS					COMMENTS
		ALT#1 ADD Vinyl Composite Tile	ALT#2 ADD Epoxy Floor Finish System	ALT#3 ADD Linoleum Tile	ALT#4 DEDUCT Exterior Light Poles	ALT#5 ADD Lightning Protection	ALT#6 ADD Toilet Compartment	ALT#7 ADD Solid Surface Countertops	ALT#8 ADD Epoxy Laboratory Countertops	ALT#9 DEDUCT Tunnel Mech. Piping Insulation	ALT#10 DEDUCT Existing Mech.Value Replacement	ADDENDA #1, #2, and #3	BID BOND	AIA A305	DAS PREQUAL CERT.	UPDATE STATEMENT	
DeRienzo Mechanical Contractors, Inc.	\$ 7,081,777.00	x	x	x	x	x	x	x	x	\$ (\$4,930.00)	\$ (\$15,704.00)	x	x	missing	x	missing	Non Compliant Bid

It has been determined DeRienzo Mechanical Bid for BP 23 was Non Compliant for the following conditions:

1- Spec Section 00 20 Instruction to Bidders Article 4.3 Submission of Bids, Paragraph 4.3.1.1 bidders are required to submit the following documents, Fully Executed Bid Form, Form of Bid Security, Contractors Qualification Statement AIA Document A305, DAS Prequalification Certificate with Update Statement to avoid having the bid rejected for non-compliance. DeRienzo Mechanical failed to submit the Contractors Qualification Statement as well as the DAS Prequalification Update Statement.

2- Spec Section 00 20 Instruction to Bidders Article 5.2 Rejection of Bids A Bid not accompanied by a required bid security or by other data required by the bidding documents, or a Bid which is in any way incomplete is subject to rejection.

3- Spec Section 00 02 10 Invitation to Bid, paragraph 4 states, bidder must have prior experience consisting of no less than three similar projects with an equal or greater value within the last five years. The verification experience submitted with the Bid indicates DeRienzo falls short of this requirement.-



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 : 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 outcropping 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.

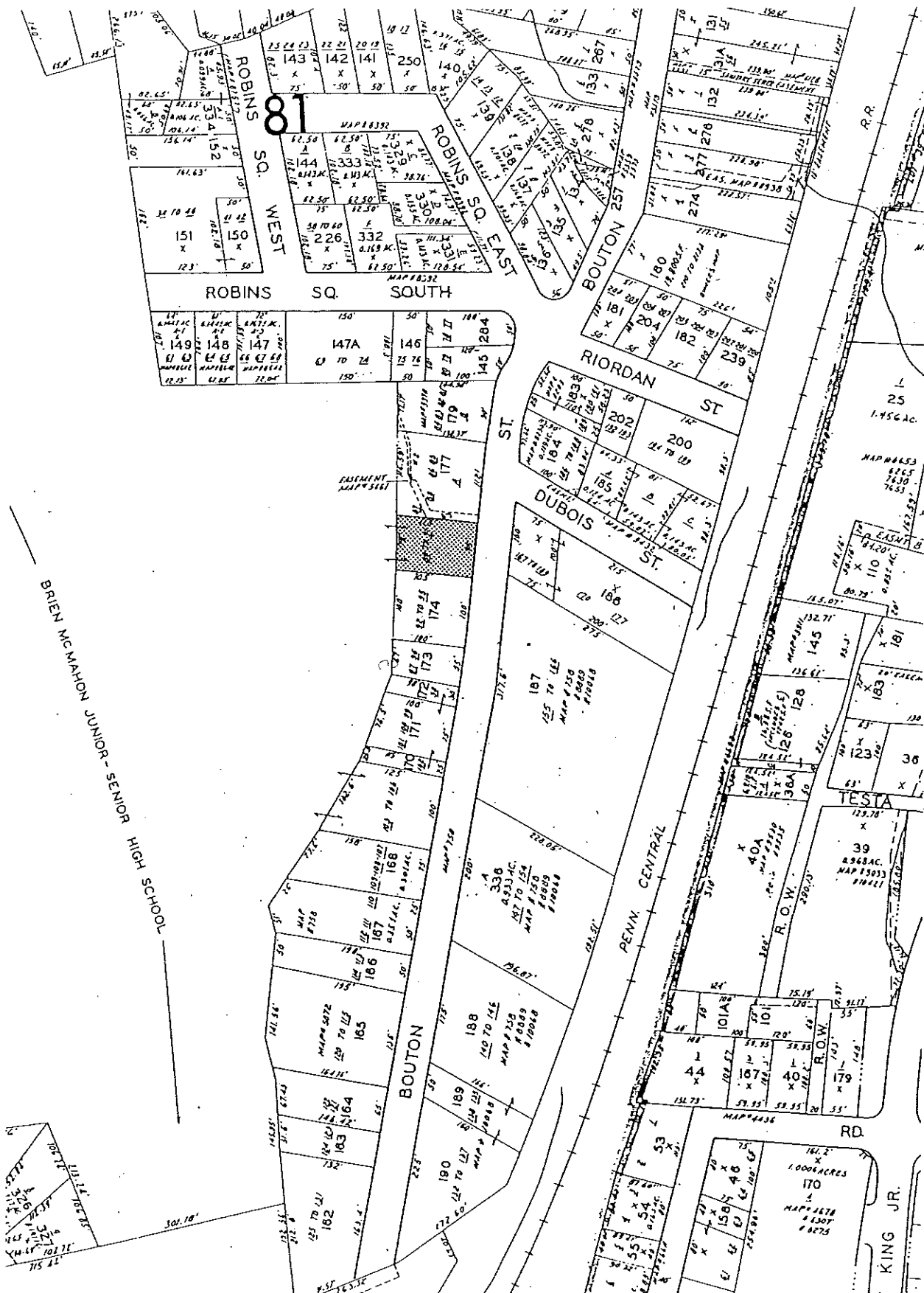
About two years ago, the property(ies) located between the two City surplus properties were purchased through foreclosure sale. Recently, the property owner inquired about the possible sale of the City properties.

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.

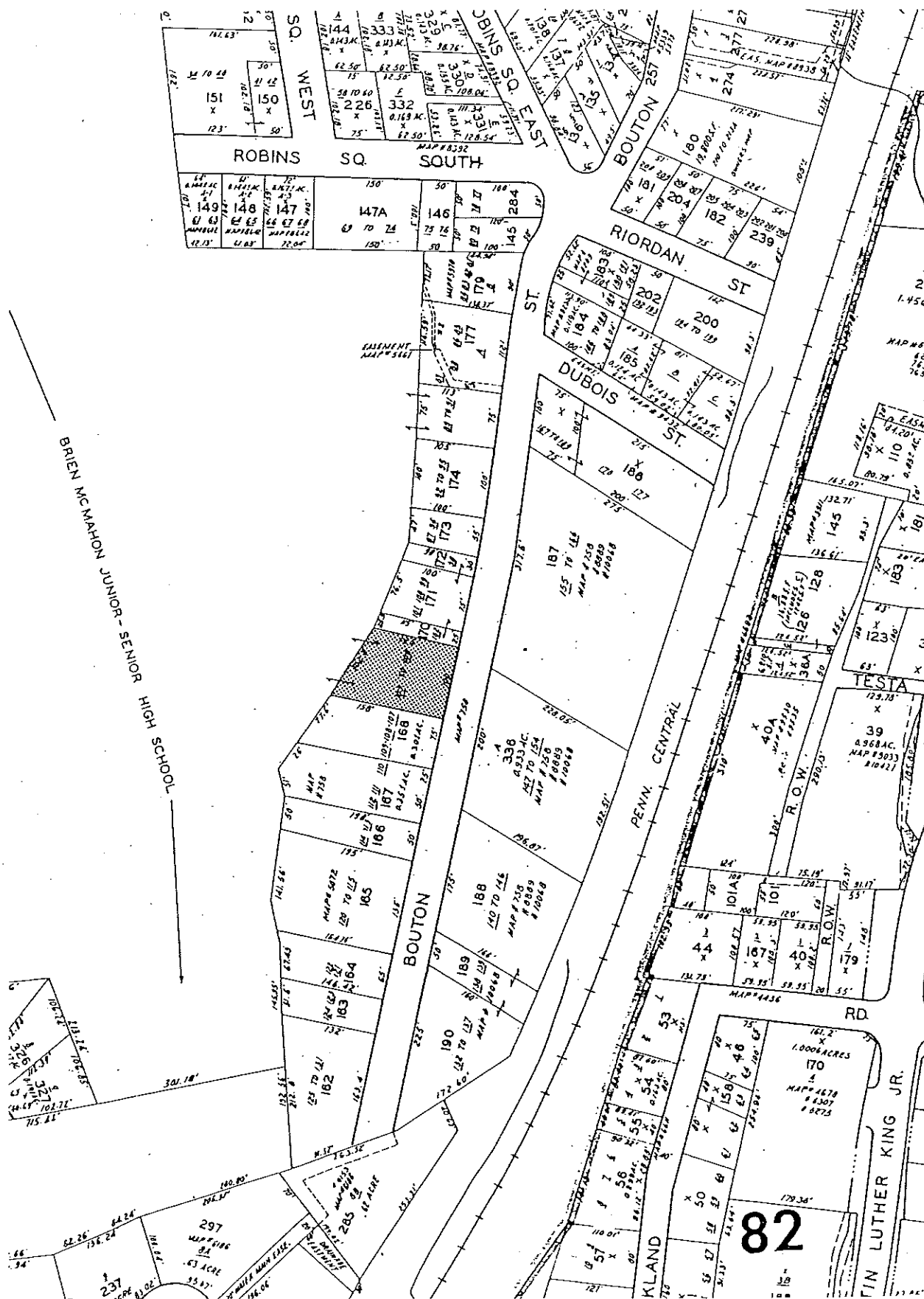
ACTION REQUESTED:

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



Lo, Alan

Subject: FW: City Hall Aesthetics etc.

On Fri, Oct 5, 2018 at 11:01 AM Susan Wallerstein <susanwallerstein@gmail.com> wrote:

All,

I'd like to informally suggest the Council's Land Use & Building Management Committee set aside some time to talk about efforts made in recent years to preserve/promote the overall aesthetics of City Hall. By way of background, the Mayor's Advisory Commission on the Arts secured funding in 2013 to engage Norwalk resident, Jim Sylvester, to assess current aesthetic/functional situation in City Hall public spaces and make some suggestions about ways to improve. The overall driver at the time was the WPA mural collection and the report served as the basis for relocating some murals as well as the sports trophy cases from atrium to outside Parks & Rec., new signage, etc. Attached is a relevant section of his report. Besides the Historical Commission, Alan Lo and others @ City Hall were involved in this effort and I think at one point (per Alan's suggestion) we briefed the Land Use & Bldg. Mgmt. Committee then chaired by Rich Bonenfant. Together we drafted the attached procedures and form informed by the Sylvester report but no idea whether they're currently used. (Another factor in our efforts was the expansion of other exhibits at City Hall in the absence of any guidelines, standards, etc.).

With this background I'd like to suggest the benefits of revisiting this issue considering several recent developments and now that the Arts Commission is official. Specifically we've now identified the Community Room corridor as "The People's Gallery" and assumed responsibility for using our public art policy to inform use of this space. (This includes responding to issues raised when a WPA mural was removed and relocated to the museum.) We're currently partnering with the Norwalk Symphony on an exhibit planned for next spring/summer celebrating their milestone anniversary. A second major reason for revisiting these issues relates to a decision to remove some of the Community Room panels and reveal/replace with glass display cases. I'd like to propose that the Arts and Historical Commission assume shared, official responsibility for co-curating/stewarding this new exhibit space. Since the Arts Commission already partners with the BOE on the Ralph Sloan Gallery (3rd floor) and student art show, they would be part of the effort as well. What I think we wouldn't want to see is some other appropriation of this display space for permanent/temporary items not subject to some guidelines/standards. (Creep happens)

Thanks for letting me know if this makes sense, how best to proceed, and if you have any questions.

-Susan
203-970-4400 (mobile/text)