

**LAND USE AND BUILDING MANAGEMENT COMMITTEE
MAY 5, 2010,
POLICE HEADQUARTERS, 1 MONROE STREET
7:00 PM, Tour of Police Headquarters
7:30 PM Regular Meeting**

ATTENDANCE: Fred Bondi, Chair; Richard Bonenfant; Laurel Lindstrom;
Richard McQuaid; Clyde Mount

STAFF: Alan Lo, Building and Facilities Manager

OTHERS: David Park, Chair Historical Commission

I. ROLL CALL

Following the tour of the Police Station, Mr. Bondi called the meeting to order at 8:20 p.m. and called the Roll.

II. MINUTES OF PREVIOUS MEETING(S)

April 7, 2010

**** MR. BONENFANT MOVED TO ACCEPT THE MINUTES AS PRESENTED**

**** MOTION PASSED WITH ONE (1) ABSTENTION (MS. LINDSTROM)**

III. OLD BUSINESS

There was no old business this evening.

IV. NEW BUSINESS

A. Old Police Headquarters Demolition and Site Restoration Project

1. Review building demolition bid summary and refer recommendation to Common Council for action (Please note that this project has been forwarded to Planning Commission for Section 8-24 Review and to NFCC for review):

Mr. Bonenfant asked if there was anything valuable left in the building. Mr. Lo said that everything has been removed. The furniture had to be washed before it could be disposed of.

Mr. Mount asked if there was a savings of \$900,000. Mr. Lo said that the bids came in lower as a result of the economy. He said that they are not removing all of the foundation walls. Ms. Lindstrom asked if that was acceptable to leave a portion of the foundation. Mr. Lo said that it is an acceptable practice.

Mr. Lo said that the project will require an addition 5,000 cubic yards of fill for the site. Mr. Lo said that all of the remaining metal will be scrapped and recycled. The value of the metal was reflected in the bid.

Ms. Lindstrom asked if the construction traffic has been considered. Mr. Lo said that the summer is a slow season for Stepping Stones Museum. The completion date of October 2010 is based on the seeding season. It also falls in-line with the opening of the Stepping Stones Museum expansion. Mr. Bondi said that the trucks will be out in about 1 – 1 ½ weeks.

**** MS. LINDSTROM MOVED TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE A CONTRACT WITH STAMFORD WRECKING COMPANY FOR THE DEMOLITION AND SITE RESTORATION OF THE OLD POLICE HEADQUARTERS BUILDING IN MATHEWS PARK, FOR A TOTAL NOT TO EXCEED \$426,675.00. ACCOUNT #09107100 5777 C0368 AND 2010-2011 ACCT. # TO BE DETERMINED.**

AND TO AUTHORIZE NFCC TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$42,667.00
**** MOTION PASSED UNANIMOUSLY**

2. Review proposal for environmental monitoring services and refer recommendation to Common Council for action:

**** MR. MCQUAID MOVED TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AGREEMENT WITH HYGENIX, INC. TO PROVIDE ABATEMENT MONITORING SERVICES FOR THE OLD POLICE HEADQUARTERS DEMOLITION AND SITE RESTORATION PROJECT FOR A TOTAL NOT TO EXCEED \$21,200.00. ACCOUNT #09107100 5777 C0368"**

Mr. Lo explained that this is a monitoring service. There was an issue with the low bidder and it was decided to no longer use them. Hygenix was the second lowest bidder. In addition, they were used for the design services.

**** MOTION PASSED UNANIMOUSLY**

B. Norwalk Historical Commission – Mathews Park Gate House Lease

1. Review recommendation from Norwalk Historical Commission and refer the following action to the Council for action:

- ** MR. BONENFANT MOVED TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE A LEASE AGREEMENT WITH WESTERN CONNECTICUT CONVENTION & VISITORS BUREAU FOR THE GATE HOUSE AT MATHEWS PARK. TERMS OF THE AGREEMENT SHALL INCLUDE:**
- USE – TOURISM CENTER. SUBLEASE LIMITED TO TOURISM RELATED USES ONLY AND SUBJECT TO HISTORICAL COMMISSION APPROVAL**
 - LEASE PERIOD – ONE YEAR WITH ONE 1-YEAR RENEWAL OPTION.**
 - LEASE AMOUNT – ONE DOLLAR WITH LESSEE RESPONSIBLE FOR ALL UTILITIES AND OPERATING EXPENSES**

Mr. Park explained that the state restructured the tourism districts from five to three. This group wants to open the Gate House and has been doing a lot of work in the building in anticipation of opening during the Memorial Day weekend. He said that the Historical Commission had questions about financing and their hours of operation. Mr. Park said that they hope to keep the operation open seven days a week during the summer and fall.

Mr. Park said that the Western Connecticut Convention and Visitor's Bureau would like to have another tenant share the space in order to share the cost of the utilities. An additional tenant would have to be approved by the Historical Commission.

Mr. Lo said that typical leases have a termination clause. Mr. Park said that the lease is \$1.00 per year. Ms. Lindstrom said that the entire lease is usually available for the committee to review. Mr. Lo said that the position of the Law Department is that they will not draft a lease until the Common Council approves the terms of the lease, unless the Council makes a special request. He said that it is unusual to have a lease in advance.

Mr. Bonenfant said that he feels that the City should get more than \$1.00 per year. Mr. Bondi said that they are providing a service to the City. They are staffing the building and taking care of all expenses.

Mr. Park said that they will keep the building "alive" and it is a public service. They are not taking any money in for any of the services. They are financed through the State of Connecticut and will promote the City's tourism assets. Mr. Bonenfant said that he accepted that.

Mr. Bonenfant recommended that since the Land Use and Building Management Committee is involved in the lease approval process, that any additional tenants come before them. Mr. Bondi suggested that the tenant first be interviewed by the Historical Commission and then the Historical Commission would present them to this Committee. Mr. Park agreed.

Mr. Mount asked if the lease should include that the sub-lease can't pay more than \$1.00. It was agreed that following Historical Commission approval, the terms of the sub-lease will be subject to Land Use and Building Management Committee approval.

**** MR. BONENFANT MOVED THE FOLLOWING AMENDMENT:
FOLLOWING HISTORICAL COMMISSION APPROVAL, THE TERMS
OF THE SUB-LEASE WILL BE SUBJECT TO LAND USE AND
BUILDING MANAGEMENT COMMITTEE APPROVAL
** MOTION PASSED UNANIMOUSLY**

Mr. Bondi said that the lease renewal should go back to the Historical Commission and then the Land Use and Building Management Committee. Mr. Park said that the lease can run for two years, if there are no problems, or they can come back after a year if there are issues.

**** MOTION AS AMENDED PASSED UNANIMOUSLY**

C. Chiller Replacement at Various Locations

Review following actions for engineering services for chiller replacement at Norwalk City Hall, DPW Administration Building and Ben Franklin Center and refer recommendation to Common Council for action (Please note that Planning Commission Section 8-24 Review and NFCC review have been requested as required):

**** MR. MOUNT MOVED TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AGREEMENT WITH AI ENGINEERS, INC. TO PROVIDE ENGINEERING DESIGN SERVICES FOR CHILLER REPLACEMENT AT NORWALK CITY HALL FOR A TOTAL NOT TO EXCEED \$13,764.62, PLUS \$1,500 FOR REIMBURSABLE EXPENSES. ACCT. # 09107100 5777 C0439 AND #350175-556B"**

2. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AGREEMENT WITH AI ENGINEERS, INC. TO PROVIDE

ENGINEERING DESIGN SERVICES FOR CHILLER REPLACEMENT AT DPW ADMINISTRATION BUILDING FOR A TOTAL NOT TO EXCEED \$10,857.80, PLUS \$1,000 FOR REIMBURSABLE EXPENSES. ACCT. # 09107100 5777 C0119”

- 3. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AGREEMENT WITH AI ENGINEERS, INC. TO PROVIDE ENGINEERING DESIGN SERVICES FOR CHILLER REPLACEMENT AT BEN FRANKLIN CENTER FOR A TOTAL NOT TO EXCEED \$14,277.58, PLUS \$722.42 FOR REIMBURSABLE EXPENSES. ACCT. NUMBER TO BE DETERMINED.”**

Mr. Lo explained that the three projects were grouped together. The project at Benjamin Franklin is the only project that does not have construction money. He said that he hopes that when there are funds available they will be able to get this done in the future.

Mr. Lo said that the City Hall chillers are the original ones from over 20 years ago. He said that last year they spent \$12,000 and this year they spent \$8,000 for repairs. Mr. Lo said that they received 18 proposals and a committee was created. They short listed four firms. AI is offering a multi-project discount. They are not the lowest bidder, but they are the most qualified.

Ms. Lindstrom asked why there is a necessity for design. Mr. Lo explained that they can't buy the same equipment. It is very site specific.

**** MOTION PASSED UNANIMOUSLY**

V. MISCELLANEOUS/DISCUSSION ITEMS

1. Request for Special Meeting to approve bids for Roosevelt Center heating system replacement and energy conservation project.

Mr. Lo explained that the bids went out and are due back next Wednesday. He said that the start date for construction is July 1st. Mr. Lo said that he is requesting a special meeting of this Committee to approve the bids. He said that an additional two weeks will make a difference. Mr. Lo said that he has concerns that the project will go over budget, but he took steps to try to avoid that happening.

The Committee agreed to meet a half hour before the next Council meeting in the Council Chambers.

**** MR. MOUNT MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

There was no further business and the meeting was unanimously adjourned at 9:10 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

