

CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
SPECIAL MEETING
OCTOBER 13, 2009

ATTENDANCE: Douglas Hempstead, Chairman, Richard Bonenfant;
Anna Duleep; Michael Geake, Laurel Lindstrom;
Christopher Potts,

OTHER: Councilman Steven Serasis, Susan Gunn Bromley and
Peter Bondi - Historical Commission; Tim Callahan,
Norwalk Health Department; Debbie Savvaides, Building
Management

Call to Order

Mr. Hempstead called the meeting to order at 6:30 p.m. and stated the above members were present.

Approval of Minutes

Mr. Bonenfant requested a correction to page 3 the last sentence to add the word “would” before e-mail.

**** MS. LINDSTROM MOVED TO APPROVE THE MINUTES OF
THE SEPTEMBER 2, 2009 MEETING AS CORRECTED.
** MOTION PASSED UNANIMOUSLY.**

Old Business

Mr. Geake requested to deviate from the agenda to take a moment to thank Mr. Hempstead for his orientation for the new council members. Mr. Hempstead stated he appreciated the comments and wanted the committee to know that all is done for betterment of the City.

New Business

- 1a. Authorize the Mayor, Richard A. Moccia, to execute a contract with Allied Restoration Corporation for the Norwalk Health Department Building Roof Replacement Project for a total not to exceed \$86,400.00. Account #09092012-5777-C0453.
- 1b. Authorize the Director of Health to issue Change Orders on Contract for a total not to exceed \$8,640.00.

Mr. Callahan thanked the Committee for consideration of the item and added that the short timetable was established with the objective to complete the project before the winter weather factor becomes a factor. He stated that the current roof is over 25 years old and based on the bid process, the Purchasing Department recommends the EDPM roofing system proposed by Allied Restoration Corporation.

Ms. Lindstrom asked if Allied Restoration is qualified bidder since their bid was so much lower than the others, and Mr. Callahan answered that they went through the City's normal bid evaluation process. Ms. Lindstrom asked if they understood the scope of the project, and if not, would they have to come back and repeat the bid process, and Mr. Hempstead answered yes.

**** MR. GEAKE MOVED TO APPROVE THE ITEM TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE A CONTRACT WITH ALLIED RESTORATION CORPORATION FOR THE NORWALK HEALTH DEPARTMENT BUILDING ROOF REPLACEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$86,400.00.**

ACCT #09092012-5777-C0453

**** MOTION PASSED UNANIMOUSLY.**

**** MR. GEAKE MOVED TO APPROVE THE ITEM TO AUTHORIZE THE DIRECTOR OF HEALTH TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$8,640.00.**

**** MOTION PASSED UNANIMOUSLY.**

2. Authorize the Historical Commission to issue Change Orders on Contract with Forino USA, LLC, Waterbury, CT for exterior painting of Lockwood Mathews Mansion, Lockwood Carriage House and Lockwood Gate House – in Mathews Park for an additional amount not to exceed \$31,000.00. Funds are available in accts. #09096310-5777-C0186, #09076310-5777-C0403 and #09076310-5777-C0404.

Ms. Gunn-Bromley from the Norwalk Historical Commission presented the background and supporting documents on the change order, stated that they have learned a great deal about job specifications and explained the details of the additional amount requested. She outlined that it is now recommended to use a peel-a-way material because the repainting preparation requires scraping several layers of extensive build-up of old, hardened paint layers that has increased the labor and prep work to remove the bark effect. In addition, the contractor has requested an additional sum to cover the painting of the Mansion windows and veranda porch posts from the Carriage House and Gate House.

Mr. Serasis arrived at 7:05 p.m.

Mr. Potts asked why not wait to the spring in order to avoid overtime costs associating with rushing the job before cold weather becomes a factor. Ms. Bromley explained that the current building condition could not withstand another winter of extreme ice that builds up on the soffits and roof areas.

Ms. Duleep and Mr. Potts stated that the amount seemed excessively higher than what was originally approved, and they did not feel comfortable approving the full amount of \$31,000. Mr. Hempstead suggested that the 10% over-run cost be eliminated, and after much discussion it was agreed to lower the amount by \$5,000.

**** MR. BONENFANT MOVED TO APPROVE THE ITEM TO AUTHORIZE THE HISTORICAL COMMISSION TO ISSUE CHANGE ORDERS ON CONTRACT WITH FORINO USA, LLC, WATERBURY, CT FOR EXTERIOR PAINTING OF LOCKWOOD MATHEWS MANSION, LOCKWOOD CARRIAGE HOUSE AND LOCKWOOD GATE HOUSE – IN MATHEWS PARK FOR AN ADDITIONAL AMOUNT NOT TO EXCEED \$26,000.00. ACCTS. #09096310-5777-C0186, #09076310-5777-C0403 AND #09076310-5777-C0404.**

**** MOTION PASSED UNANIMOUSLY.**

3. Authorize the Mayor, Richard A. Moccia, to execute a residential lease agreement with Richard Winfield for Unit #2 at 35 Smith Street (Old Jail) for two years beginning on November 1, 2009 and ending on October 31, 2011. Monthly rental payment shall be \$600.

Ms. Duleep asked if Mr. Winfield is a current resident, and Mr. Serasis asked about the electric bill issue. Mr. Hempstead responded that Mr. Winfield was a long-term resident and that CL&P is looking into the overcharges of the electric bill and working it out. Mr. Bondi added that the Recreation and Parks Department crew has cleared out the area and did a great job; and the Department of Public Works will be there this week to clean up along the road and clear where dumping had occurred.

**** MR. GEAKE MOVED TO APPROVE THE ITEM TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE A RESIDENTIAL LEASE AGREEMENT WITH RICHARD WINFIELD FOR UNIT #2 AT 35 SMITH STREET (OLD JAIL) FOR TWO YEARS BEGINNING NOVEMBER 1, 2009 AND ENDING ON OCTOBER 31, 2011. MONTHLY RENTAL PAYMENT SHALL BE \$600.**

**** MOTION PASSED UNANIMOUSLY.**

Miscellaneous/Discussion Items

Mr. Hempstead added one follow-up item regarding the Crossland project, he has received information as requested from the recent public information session and he would be sending it by e-mail to the Committee members.

Mr. Hempstead added that this could be the last meeting of the current committee, depending on the outcome of the upcoming election, and stated that it has been a great group and he thanked the members for their contributions and patience with the various projects that have gone through the committee and for everyone's on-going efforts in behalf of the City.

**** MR. GEAKE MOTIONED TO ADJOURN
** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Marilyn Knox
Telesco Secretarial Services