

**CITY OF NORWALK  
LAND USE AND BUILDING MANAGEMENT COMMITTEE  
REGULAR MEETING  
JULY 5, 2017**

**ATTENDANCE:** Tom Livingston, Chair; Faye Bowman (7:38 p. m.); Michael DePalma; Nick Sacchinelli; Bruce Kimmel; Rich Bonenfant

**STAFF:** Alan Lo, Committee staff; William Hodel, Director of facilities; Ben Luce, City Purchasing Agent

**6:45 P. M. BUILDING TOUR**

The members of the committee were given a tour of the Fire House at 121 Connecticut Avenue.

**1. ROLL CALL**

Mr. Livingston called the meeting to order at 7:30 p. m. A quorum was present.

**II. PUBLIC PARTICIPATION**

Mr. Eric Chandler came forward in favor of the Belden Library development and land acquisition project. He stated that the expansion will create a vibrant library with ample parking as well as revitalize the area.

**III. MINUTES OF PREVIOUS MEETING**

**June 7, 2017**

Correct "Mr. Knapp" to "Mr. Knopp" throughout the document.

**\*\* MR. SACHINELLI MOVED TO APPROVE THE MINUTES AS AMENDED.  
\*\* THE MOTION PASSED WITH FIVE VOTES IN FAVOR AND ONE ABSTENTION (MR. DEPALMA.)**

**IV. OLD BUSINESS**

**A. Belden Main Library development project**

**1. Review proposal for future property acquisition and refer the following recommendation to the Common Council for action:**

**"Authorize the Mayor, Harry W. Rilling, to execute any and all documents with 587 CT Ave., LLC for the proposed acquisition of property located at 11 Belden Avenue relating to the Belden Library development project. Terms of the acquisition shall be as outlined in Attorney Mario Coppola, Corporation Counsel's memo dated June 1, 2017"**

**\*\* MR. KIMMEL MOVED TO “AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS WITH 587 CT AVE., LLC FOR THE PROPOSED ACQUISITION OF PROPERTY LOCATED AT 11 BELDEN AVENUE RELATING TO THE BELDEN LIBRARY DEVELOPMENT PROJECT. TERMS OF THE ACQUISITION SHALL BE AS OUTLINED IN ATTORNEY MARIO COPPOLA, CORPORATION COUNSEL’S MEMO DATED JUNE 1, 2017.”**

Mr. Livingston stated that the Committee received a petition with approximately 1,500 signatures in favor of the item. He stated that the acquisition of the property may be expensive but it is a good idea. Mr. Kimmel stated that it is a great deal for the City, because the option gives us control of what is going to happen. Mr. Bonenfant stated that he did not like the idea of the property being bought by a developer at \$2.5 million only to be sold to the City for \$5 million. He stated that it will cost \$210 per day over the six year period for parking and an option to buy. He stated that he has a problem when City assets are bargained away. Mr. Kimmel stated that the 50 parking spaces will make a huge difference and will be great for the library. It should be prove to be worth the \$210 per day.

Ms. Bowman arrived to the meeting at 7:38 p. m.

Mr. DePalma stated that it would have been great if we were at the table in 2015, but we should go forward with the development project. Ms. Bowman stated that planning needs to be done clearly and decisively. The development project should go forward.

**\*\* THE MOTION PASSED WITH FIVE VOTES IN FAVOR AND ONE IN OPPOSITION (MR. BONENFANT.)**

## **2. Historical Commission**

**Rescind Common Council Action of May 9, 2017 Item VII, B, 4a and 4b which authorized the following:**

**“4a. Authorize the Mayor, Harry W. Rilling, to execute a contract with Domus Constructors LLC, for roof repairs on the Lockwood Mathews Mansion Museum for a total not to exceed \$167,400.”**

**“4b. Authorize the Historical Commission to execute change orders on Contract for a total not to exceed \$30,000.00”**

**New Action:**

**“a. Authorize the Mayor, Harry W. Rilling to execute an agreement with G. L. Capasso, Inc. for Roof Repairs-Lockwood Mathews Mansion Museum – Phase IV for a total not to exceed \$123,500.00.”**

**“b. Authorize the Historical Commission to issue change orders on Contract for a total not to exceed \$12,350.00”**

**\*\* MR. DEPALMA MOVED TO A. AUTHORIZE THE MAYOR, HARRY W.RILLING TO EXECUTE AN AGREEMENT WITH G. L. CAPASSO, INC. FOR ROOF REPAIRS-LOCKWOOD MATHEWS MANSION MUSEUM – PHASE IV FOR A TOTAL NOT TO EXCEED \$123,500.00.” AND “B. AUTHORIZE THE HISTORICAL COMMISSION TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$12,350.00.”**

Mr. Ben Luce came forward in favor of the item. He stated that in the Invitation to Bid package, unit prices were requested in the submissions without providing the estimated quantities to the bidders. He stated that we should not have assumed some quantities after the bid opening and apply them to the unit prices to determine the apparent low bidder. Since there were no quantities given as part of the original bid package, we have to use the base bid to determine the apparent low bidder which is G. L. Capasso.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

### **NEW BUSINESS**

#### **A. Norwalk Public School**

Review quotes for Cranbury School asbestos floor tiles replacement project and refer the following to the Common Council for action:

**“a. Authorize the Mayor, Harry W. Rilling to execute a contract with HAZ-PROS, INC., for the Cranbury Elementary School Asbestos Floor Tiles Removal Project for a total not to exceed \$73,600.00.  
b. Authorize BOE Facilities Dept. to issue Change Orders on Contract for a total not to exceed \$7,360.00”**

**\*\* MR. DEPALMA MOVED TO “A. AUTHRIZE THE MAYOR, HARRY W. RILLING TO EXECUTE A CONTRACT WITH HAZ-PROS, INC., FOR THE CRANBURY ELEMENTARY SCHOOL ASBESTOS FLOOR TILES REMOVAL PROJECT FOR A TOTAL NOT TO EXCEED \$73,600.00 AND B. AUTHORIZE BOE FACILITIES DEPT. TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$7,360.00”**

Mr. Hodel stated that the asbestos floor tile has been present at Cranbury Elementary School since the school was constructed in 1957. He stated that vinyl composite tile will be installed in place of the asbestos floor tile, and that carpet tile will be installed in some areas.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

#### **B. Building Management**

Review bid summary for the Norwalk Museum HVAC/fan coils replacement project and refer the following to the Common Council for action:

a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with R&R Mechanical Services, LLC for Norwalk Museum fan coil replacement project for a total not to exceed \$29,000.00.  
b. Authorize the Office of Building Management to issue change orders on contract for a total not to exceed \$2,900.00.

**\*\* MR. KIMMEL MOVED TO A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH R&R MECHANICAL SERVICES, LLC FOR NORWALK MUSEUM FAN COIL REPLACEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$29,000.00., AND B. AUTHORIZE THE OFFICE OF**

**BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$2,900.00.”**

Mr. Lo stated that the fan coil units that provide heating and air conditioning to the Norwalk Museum are 44 years old. The units are experiencing control issues as well as leaky coils. Some of the replacement parts for the units are unavailable. The project was bid and the bid was substantially higher than the budget. In an effort to reduce cost, Building Management is going to act as the General Contractor by purchasing the equipment directly from the manufacturer, securing the control package directly from the control contractor and hiring a plumber for the installation. He stated that if the item is approved, the work should be done by the end of the year.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**MISCELLANEOUS/DISCUSSION ITEMS**

Update on school construction projects:

**West Rocks Middle School window replacement – Phase I & II**

Mr. Lo stated that Phase I is under construction, and that two local contractors are being used for the project. He stated that good progress has been made in the past three weeks, and that the work is being done on time.

**Ponus Middle School addition and renovation**

Mr. Lo stated that a construction manager and an architect need to be hired for the addition and renovation.

**South Norwalk School at Ely Site**

Mr. Lo provided a site map of the location. He stated that any land swap details at the location will have to be worked out. Ms. Bowman stated that the area between this location and Norwalk Community College appears to be intended as a buffer and should stay that way.

Mr. Lo stated that one goal is to replace the softball field which is an active recreation area with another active recreation use. He stated that the Grassroots Tennis proposes to add two additional tennis courts to the property. There are currently four tennis courts there. He will be presenting this request to the upcoming recreation, Parks and Cultural Affairs Committee.

**ADJOURNMENT**

**\*\* MR. BONENFANT MOVED TO ADJOURN.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:26 p. m.

Respectfully submitted, Tom Blaney, Telesco Secretarial Services