

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
JOINT MEETING WITH NFCC
JANUARY 3, 2018**

ATTENDANCE: Land Use And Building Management Committee:

Thomas Livingston, Chairman; Greg Burnett, Beth Siegelbaum, Barbara Smyth, Chris Yerinides, Douglas Hempstead (6:47 p.m.)

Norwalk Facilities Construction Commission (NFCC):

Mayor Harry W. Rilling, Chair; Michael Barbis, Michael Byrne, Stan Remson

STAFF: Alan Lo, Building and Facilities Manager

OTHERS: James Gilulian, Consultant, Bill Hodel, NPS Director of Facilities; Medard Thomas, Columbus Magnet School Principal; James LaPosta, JCJ Architecture; Bruce Kellogg, JCJ Architecture; Jeffrey O'Keefe, JCJ Architecture; Joseph Costa, Perkins Eastman; Tina Grecco, Perkins Eastman; Michael Burge, Perkins Eastman

CALL TO ORDER

Mr. Livingston called the joint meeting to order at 6:36 p.m. He introduced the members of both committees that were present.

Mr. Lo said that the South Norwalk School at the Ely Site that would most likely be named Columbus School. He gave a brief overview of the project meeting that had occurred earlier in the day.

Mr. Lo explained that this was a joint meeting. Two presentations were scheduled – Ponus School and the new Columbus School and each will be about a half hour. After the conclusion of the two presentations, NFCC members have the option of leaving if they wished to do so.

**JOINT MEETING WITH NORWALK FACILITIES CONSTRUCTION
COMMISSION (NFCC) FOR UPDATE ON BUILDING PROGRAM PHASE AND
SCHEMATIC DESIGN PHASE FOR:**

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6:30 p.m. to 7:00 p.m.**

- **Ponus Ridge School.**
7:00 p.m. to 7:30 p.m.

- **Various school improvement projects.**

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Mr. O'Keefe then narrated a PowerPoint presentation showing the information on the statistics regarding the amount of square footage for the proposed new school site plans and the other associated information regarding the 17 acre parcel. There are wetlands which are located in the northern portion of the property. Mr. O'Keefe indicated where two potential parcels bordering that northern portion may be acquired to allow for the playing field options. If both properties are acquired, it will allow the school to have a standard sized soccer field. Mr. Lo had additional information on the potential land acquisition.

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Mr. O'Keefe also spoke about the alternate options and displayed a number of Site Plan options. The first one will totally utilize the site. He mentioned the possibility of having a pedestrian bridge between the school area and the southern portion and the playing fields.

The floor plans include a learning commons, which was formerly called a library; a maker space and a Special Education classroom. The internal space would be divided so that the community rooms could be used without public access to the classrooms.

Another option has the building built into the steep slope on the south east border. There would be a separate a parent drop off loop and a bus loop. The second floor also has an option for a green roof or a deck off of the second floor classrooms for the 6th, 7th and 8th grades.

Mayor Rilling asked about the current Grass Roots building being removed. Mr. O'Keefe said that their designs have been focused on a school first policy. Mr. Lo said that there was funding set aside for a separate modular building for Grass Roots but would not be included as part of the school project due to State reimbursement constraints.

Mayor Rilling asked that status of the land swap. Mr. Lo explained that the first decision that needs to be made is which design will be used. Then an application can be made to the State. If the two potential parcels are acquired, it will increase the amount of recreational space and reduce the amount of land that has to be swapped.

Mr. Hempstead had several questions about the tennis courts and their retention on the site. Mr. Lo reviewed the details of the previous agreement with Grass Roots Tennis and possible solutions.

Mr. Burnett asked about the existing building that may come down. Mr. O'Keefe explained that only the old modular building that was originally put on by NEON will be demolished.

Ponus Ridge School.

Mr. Joe Costa of Perkins Eastman came forward and introduced himself. He then explained that his team would be giving a Power Point presentation about transforming the current middle school into a Pre-K through 8.

Ms. Grecco came forward and said that they have been working on this project for about two and a half months. This will be a STEM school. The capacity will increase to 1,050 students.

Mr. Burge, the project designer came forward and displayed an aerial photo of the site. He added that the school would be occupied during construction and rerouting the traffic into parental drop offs and bus drop off areas.

Mr. Burge then displayed six potential plans for the renovations. The most flexible plan includes three courtyards and has a second story for the middle school students.

Mr. Hempstead asked if the tennis courts and ball fields were able to be utilized, if the design would be different. Mr. Burge said that they did not want to build in front of the existing building.

Mr. Livingston asked whether there was a maker space. Mr. Burge said that the technology lab would also have maker space capabilities.

Mr. Hempstead asked for the reasoning behind creating the courtyard in the southeast sections. Mr. Burge said that the reason was to allow the students to have natural light. It will also allow the younger children to be outside in a controlled space. Mr. Hempstead had a number of concerns regarding the corridors that were placed along the outer walls by the courtyard. Discussion followed.

Update on various school improvement projects.

Mr. Giuliano said that the architecture team had met with the State recently regarding West Rocks School window replacement project and the staff had received approval to go out to bid on Friday.

Electrical evaluations of Cranbury and Fox Run Schools are underway and an RFP has been released for Norwalk High School for painting the exterior, replacing interior doors and the walk-in refrigerators among other improvement work. The theater rigging system will be inspected and there will be repair recommendations made. Work that are subject to State reimbursement are schedule for 2019. .

Mr. Burnett asked if there were any plans to cover “re-skin” the exterior of the building. Mr. Giuliano said that they are looking at painting the exterior rather than installing metal cladding. Mr. Lo gave a brief overview of the issues involved with each solution. Discussion followed.

Mayor Rilling asked for an update on the pool. Mr. Hodel said that the two dehumidifier units have been overhauled and are working at maximum efficiency. The air quality has improved but the dehumidifier units were never designed to handle the large crowds that attend swim meets.

Mr. Hodel said that the co-gen plant was working. It was restored within the last year and is working. It was out of service for about 10 year and a new three way valve has been installed. Mr. Lo added that the boiler unit was replaced as part of the co-gen project.

Mr. Barbis, Mr. Byrne and Mr. Remson left the meeting at 7:45 p.m.

PUBLIC PARTICIPATION

There was no one present who wished to address the Land Use and Building Management Committee at this time.

MINUTES OF THE PREVIOUS MEETING(S)

December 6, 2017

**** MR. HEMPSTEAD MOVED THE ITEM.**

The following corrections were noted.

Page 1, under Minutes of Previous Meeting, **MOTION**: please change the following from:

**** MR. SACCHINELLI MOVED TO APPROVE THE NOVEMBER 1, 2017 MINUTES AS SUBMITTED.**

**** THE MOTION PASSED WITH TWO IN FAVOR AND FIVE ABSTENTIONS (MR. BURNETT, MR. HEMPSTEAD, MS. SIEGELBAUM, MS. SMITH, AND MR. YERINIDES).**

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**** THE MOTION TO APPROVE THE DECEMBER 6, 2017 MINUTES AS CORRECTED PASSED UNANIMOUSLY.**

Mayor Rilling left the meeting at 7:50 p.m.

OLD BUSINESS.

There was no old business to consider at this time.

NEW BUSINESS.

A. Building Management.

Review bids for the Community Room wall restoration project and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Transfer Enterprises for City Hall Community Room Improvement Project for a total not to exceed \$47,000.00. Acct. #09167100 5777 C0439

b. Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed \$4,700.00.”

**** MR. BURNETT MOVED THE ITEMS.**

Mr. Lo explained that the Community Room had not been renovated since 1985 and that the wood was all original. He listed a number of reasons why they did not want to try to stain the wood, but wanted to refinish the existing wood. There is also the possibility of having cabinets installed. Mr. Livingston said that it needs an AV system. Mr. Lo said that the Council had approved \$170,000 for renovations. He said that the lights have been replaced, and curtains have been installed. There is now an audio system in the room. The IT Department has received a small grant for AV screens.

Discussion followed about using the Community room for presentations.

Mr. Hempstead pointed out that the Community Room is particularly important with the Walk Bridge project on the horizon. He added he was grateful to Ms. Nancy Chapman, who provides a great deal of public information on a variety of projects to the public.

Mr. Lo then gave a quick summary of why it was so difficult to find contractor for the smaller projects.

Mr. Burnett commented that the Community Room was a space for Norwalk citizens. He asked about the fee for public usage and whether it was generating revenue. He pointed out that the City would be renting a room comparable to a meeting room at a hotel. Mr. Lo said that the rate was controlled by the City Clerk's Office. The rental fees are adjustable, depending on the group. Mr. Lo said that he would be happy to get the information for Mr. Burnett. Mr. Livingston said that Mr. Lo would be bringing the information about Ben Franklin rental space fees to the Committee at the next meeting and added that it would be a good time to have the Community Room discussion.

**** THE MOTION PASSED UNANIMOUSLY.**

B. Oak Hills Park

Review request to increase contingency for contaminated soil remediation and refer the following to the Common Council for action:

“Authorize the Office of Building Management to issue change orders on Herbert Recovery Systems LLC’s contract for contaminated soil removal at Oak Hills Park for an additional allowance not to exceed \$4,443. Acct. # 09151340-5799-C0558.”

**** MR. YERINIDES MOVED THE ITEM.**

Mr. Lo reviewed the details of the soil testing results as outlined in the December 27, 2017 memo and stated that the project had been completed. The additional money is being requested to complete the final payment.

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MISCELLANEOUS/DISCUSSION ITEMS.

Mr. Livingston said that they had tried to reschedule the meetings in an earlier time slot but some of the NFCC members won't be able to attend their meeting.

Mr. Hempstead said that he had some questions about the cost effectiveness of some of the Columbus school designs that were presented. Mr. Lo explained that there were State space requirement for hallways and stairways. He added that he felt that terracing the Columbus School against the grade could be very expensive because no one knows how big the ledge actually is. Discussion followed.

Mr. Livingston asked where the next meeting would be held. It was suggested that the Committee go to West Rocks to see the completed windows. This seemed agreeable to all.

ADJOURNMENT

**** MR. BURNETT MOVED TO ADJOURN.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:16 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

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