

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
FEBRUARY 7, 2018**

ATTENDANCE: Thomas Livingston, Chairman; Barbara Smyth; Beth Siegelbaum; Doug Hempstead; Greg Burnett; Chris Yerinides

STAFF: Alan Lo, Building and Facilities Manager; William Hodel, Director of Facilities & Management

OTHERS: James Giuliano, Consultant; John Ireland, Silver/Petrucci

I. BUILDING TOUR

The committee took a tour of West Rocks Middle School.

II. ROLL CALL

Mr. Livingston called the meeting to order at 7:42 p. m. A quorum was present.

III. PUBLIC PARTICIPATION

Mr. Jeff Cocchia came forward. He stated that the City has plans to purchase his building and put up a soccer field in its place. He stated that he opposes such a plan. He stated that his family has owned the building for twenty years. Losing the building would disrupt the lives of his family members as well as the tenants that rent out the building.

IV. MINUTES OF PREVIOUS MEETING

January 3, 2018

**** MR. YERINIDES MOVED TO APPROVE THE JANUARY 2, 2018 MINUTES AS SUBMITTED.
** THE MOTION PASSED UNANIMOUSLY.**

V. OLD BUSINESS

No items were brought forward.

VI. NEW BUSINESS

A. NFCC Referral

1. Review bids for West Rocks Middle School windows and doors replacement project – 2018 and refer the following to the Common Council for action:

**“a. Authorize the Mayor, Harry, W. Rilling, to execute an Agreement with A. V. Tuchy, Inc. for the West Rocks Middle School Windows and Doors Replacement Project – 2018 for a total not to exceed \$2,146,088.00. Funds are available in Acct. #09185010 5777 C0610 and #09175010 5777 585
b. Authorize the NFCC to issue Change Order on Contract for a total not to exceed \$100,000”**

**** MR. LIVINGSTON MOVED TO A. AUTHORIZE THE MAYOR, HARRY, W. RILLING, TO EXECUTE AN AGREEMENT WITH A. V. TUCHY, INC. FOR THE WEST ROCKS MIDDLE SCHOOL WINDOWS AND DOORS REPLACEMENT PROJECT – 2018 FOR A TOTAL NOT TO EXCEED \$2,146,088.00. FUNDS ARE AVAILABLE IN ACCT. #09185010 5777 C0610 AND #09175010 5777 585 AND B. “AUTHORIZE THE NFCC TO ISSUE CHANGE ORDER ON CONTRACT FOR A TOTAL NOT TO EXCEED \$100,000”.**

Mr. Lo stated that the windows are in extremely poor condition and at risk of falling out of their frames. He stated that our consultants have identified the replacement of these windows as a high priority item. Mr. Lo stated that Phase I of the West Rocks Middle School Windows and Doors Replacement Project was completed in the Summer of 2017 and has since received approval from the State to proceed with the next phase this Summer.

Mr. Lo stated that the City received seven bids for Phase II of the window replacement project. He recommended A. V. Tuchy for the project. He stated that A. V. Tuchy is a local general contractor and was the contractor for Phase I. He stated that Norwalk Glass is their subcontractor.

**** THE MOTION PASSED UNANIMOUSLY.**

2. Review architectural design services proposal for Norwalk High School 2018 improvements and refer the following to the Common Council for action:

“Authorize the Mayor, Harry W. Rilling, to execute an agreement with Silver Petrucelli + Associates for the Norwalk High School improvements project 2018 for a total not to exceed \$97,500.00, which includes an allowance of \$25,000 for design services relating to the submission of a State grant application. Acct. # 09185010 5777 C0610”

**** MR. YERINIDES MOVED TO “AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH SILVER PETRUCELLI + ASSOCIATES FOR THE NORWALK HIGH SCHOOL IMPROVEMENTS PROJECT 2018 FOR A TOTAL NOT TO EXCEED \$97,500.00, WHICH INCLUDES AN ALLOWANCE OF \$25,000 FOR DESIGN SERVICES RELATING TO THE SUBMISSION OF A STATE GRANT APPLICATION. ACCT. # 09185010 5777 C0610”**

Mr. Giuliano stated that in November of 2014, the Norwalk Board of Education initiated a district wide Facilities Improvements Study to identify system wide needs. The plan identified specific deficiencies in each of Norwalk’s schools and made recommendations to correct them. He stated that, parallel to this effort, the Norwalk High School’s School Governance Council prepared a study of their own. Their study identified programmatic and aesthetic improvements for Norwalk High School.

Mr. Giuliano stated that a school facilities improvement team met to review both the Board of Education's Facilities plan and the Norwalk High School's Governance Council's report to identify and collate projects into reimbursable projects and non-reimbursable projects. He stated that in order to expedite the improvements on the High School, it was decided by the team to identify a number of projects that were non reimbursable. The non-reimbursable projects could be started in the summer of 2018.

Mr. Burnett stated that he would like to see the non-reimbursable items listed in order of importance.

**** THE MOTION PASSED WITH FOUR VOTES IN FAVOR AND TWO VOTES IN OPPOSITION (MR. BURNETT AND MR. YERINIDES.**

3. Update on various school improvement projects

Mr. Giuliano stated that schematic design has been finished at Ponus Hill school. We are meeting with the State on February 14th for a schematic design review. Mr. Giuliano stated that the new Columbus school Design 4B was approved. Mr. Giuliano stated that we are working on a boiler replacement at Cranbury. We did an electrical evaluation at Cranbury and Fox Run. We are looking at a possible cafeteria expansion at Cranbury.

4. 4. Executive Session – proposed acquisition of adjacent properties for the proposed new Columbus School at Ely site.

Mr. Livingston stated that the item would be the last item taken up this evening.

B. Building Management

1. Review proposal for the lease of second floor of Ben Franklin Center and refer the following to the Common Council for action:

“Authorize the Mayor, Harry W. Rilling, to execute a Lease Agreement with Family & Children’s Agency for the second floor of Ben Franklin Center based on a total of approximately 5,732 square feet at \$2.50/sq/year for utility related expenses for a total of \$14,330.00 per year. Lease period shall be from March 1, 2018 to February 29, 2020 with 3 – one year renewal option. Remaining terms shall be outlined in Alan Lo’s memo dated February 1, 2018”

**** MR. YERINIDES MOVED TO “AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A LEASE AGREEMENT WITH FAMILY & CHILDREN’S AGENCY FOR THE SECOND FLOOR OF BEN FRANKLIN CENTER BASED ON A TOTAL OF APPROXIMATELY 5,732 SQUARE FEET AT \$2.50/SQ/YEAR FOR UTILITY RELATED EXPENSES FOR A TOTAL OF \$14,330.00 PER YEAR. LEASE PERIOD SHALL BE FROM MARCH 1, 2018 TO FEBRUARY 29, 2020 WITH 3 – ONE YEAR RENEWAL OPTION. REMAINING TERMS SHALL BE OUTLINED IN ALAN LO’S MEMO DATED FEBRUARY 1, 2018”**

Ms. Mary Kate Locke came forward in favor of the item. She stated that the Family & Children's Agency serves 105 children and 180 families. She stated that the space would be used to provide programming that is currently home based.

Mr. Lo stated that the majority of spaces on the second floor have been vacant since NEON vacated the premises. Mr. Lo stated that the Family Children Agency has been an excellent tenant on the third floor. Their ASPIRE after school program has been very successful and provides valuable services to the community.

**** THE MOTION PASSED UNANIMOUSLY.**

2. Review bids for HVAC fire suppression and safety improvements in the old IT equipment rooms in City Hall and refer the following to the Common Council for action:

"a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Sav-Mor Cooling & Heating, Inc. for the City Hall cooling and fire suppression improvement project for a total not to exceed \$149,300.00. Funds are available from the following accounts:

0905 7100 5777 C0323; 0912 7100 5777 C0439; 0914 4071 5777 C0439; 0917/18 7100 5777 C0476

b. Authorize the Office and Building Management to issue change orders on the contract for a total not to exceed \$14,930.00"

**** MR. HEMPSTEAD A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH SAV-MOR COOLING & HEATING, INC. FOR THE CITY HALL COOLING AND FIRE SUPPRESSION IMPROVEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$149,300.00 AND B. AUTHORIZE THE OFFICE AND BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$14,930.00"**

Mr. Lo stated that in 1987, two IT equipment rooms were constructed that were protected by a halon fire suppression system. Since that time, the City constructed two new IT equipment centers at the Police Headquarters and Fire Headquarters. The new equipment centers made the existing IT equipment rooms unnecessary.

Mr. Lo stated the Purchasing Department has solicited bids for upgrading the City's and Board of Education's IT Equipment Rooms HVAC and fire suppression systems. The individual cooling systems in the area are also obsolete and are no longer serviceable. He stated that the building's main HVAC system does not extend into these areas.

Mr. Lo recommended Sav-Mor Cooling & Heating for the upgrades. He stated that Sav-Mor has successfully completed both large and small projects for the City in the past.

**** THE MOTION PASSED UNANIMOUSLY.**

C. Norwalk Historical Commission

1. “Resolved, that Harry./ W. Rilling, Mayor of the City of Norwalk be and hereby is authorized to execute on behalf of this municipal corporation agreements with the State of Connecticut for financial assistance to conduct a Historic Resources Inventory.”

Mr. Livingston moved to Resolve that Harry. W. Rilling, Mayor of the City of Norwalk be and hereby is authorized to execute on behalf of this municipal corporation agreements with the State of Connecticut for financial assistance to conduct a Historic Resources Inventory.

Mr. Livingston stated that the City is applying for a grant from the State Historic Preservation Office. He stated that the grant will pay for consultants to update a portion of our local historic structures inventory of 250 structures between West Avenue and Golden Hill Streets.

**** THE MOTION PASSED UNANIMOUSLY.**

2. “Resolved, that Harry W. Rilling, Mayor of the City of Norwalk be and hereby is authorized to execute on behalf of this municipal corporation agreements with the State of Connecticut for financial assistance to conduct a Ground Penetrating Radar Survey of Kellogg-Comstock Cemetery.”

Mr. Livingston stated that the item was withdrawn.

VII. MISCELLANEOUS/DISCUSSION ITEMS

No items were brought forward.

4. Executive Session – proposed acquisition of adjacent properties for the proposed new Columbus School at Ely site.

The meeting went into Executive Session at 8:43 p. m. and returned at 9:25 p. m.

ADJOURNMENT

Mr. Yerinides moved to adjourn and Ms. Smyth seconded. The meeting was adjourned at 9:26 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services