

**CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT
SEPTEMBER 5, 2018**

ATTENDANCE: Tom Livingston, Chair; Nicholas Sacchinelli; Barbara Smyth; Greg Burnett; Beth Siegelbaum; Doug Hempstead; Chris Yerinides

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

I. ROLL CALL

Mr. Livingston called the meeting to order at 7:30 p. m. He called the roll and a quorum was present.

II. PUBLIC PARTICIPATION

Ms. Diane Lauricella came forward. She stated that she would like to know if the appraisal of the Old Norwalk YMCA property is a fair price. She stated that her question of what happened to the cogeneration plant at Norwalk High School has still been left unanswered. She stated that an energy assessment should be done at the Norwalk Museum.

III. MINUTES OF THE PREVIOUS MEETING

August 1, 2018

** **MR. SACCHINELLI MOVED TO APPROVE THE MINUTES OF AUGUST 1, 2018 AS SUBMITTED.**
** **THE MOTION PASSED WITH FIVE VOTES IN FAVOR AND TWO ABSTENTIONS (MR. LIVINGSTON AND MR. YERINIDES).**

IV. OLD BUSINESS

No items were brought forward.

V. NEW BUSINESS

A. Old Norwalk YMCA property – portion of City owned parking lot

1. Presentation by the Norwalk Hospital on the proposed development of the old Norwalk YMCA property.

2. Schedule Public Hearing on the disposition of City property located on West Avenue which makes up portion of the old YMCA parking lot.

Attorney Albert Vasko came forward in support of the item. He stated that there will be two buildings on the property. He stated that one building will be an office building and the other will be residential.

He gave a review of the site plan and the appraisals that were done on the parcels. He stated that two portions are owned by the City and the rest of it is owned by the State.

- ** MR. LIVINGSTON MOVED TO SCHEDULE PUBLIC HEARING ON THE DISPOSITION OF CITY PROPERTY LOCATED ON WEST AVENUE WHICH MAKES UP PORTION OF THE OLD YMCA PARKING LOT ON OCTOBER 3, 2018.
- ** THE MOTION PASSED UNANIMOUSLY.

B. NORWALK PUBLIC SCHOOL

1. Review proposed biology and chemistry supplies at the high schools and refer the following to the Common Council for action:

a. Authorize the Purchasing Agent to issue a purchase order to Vernier Software and Technology for the purchase of biology and chemistry supplies for Norwalk High School in the amount of \$32,749.00 plus a contingency of \$3,200. Acct # 09195010 5777 C0609

b. Authorize the Purchasing Agent to issue a purchase order to Vernier Software and Technology for the purchase of biology and chemistry supplies for Brien McMahan High School in the amount of \$47,986.40 plus a contingency of \$4,700. Acct # 09195010 5777 C0609

- ** MR. YERINIDES MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO VERNIER SOFTWARE AND TECHNOLOGY FOR THE PURCHASE OF BIOLOGY AND CHEMISTRY SUPPLIES FOR NORWALK HIGH SCHOOL IN THE AMOUNT OF \$32,749.00 PLUS A CONTINGENCY OF \$3,200, AND AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO VERNIER SOFTWARE AND TECHNOLOGY FOR THE PURCHASE OF BIOLOGY AND CHEMISTRY SUPPLIES FOR BRIEN MCMAHON HIGH SCHOOL IN THE AMOUNT OF \$47,986.40 PLUS A CONTINGENCY OF \$4,700.

Ms. Brenda Myers came forward in support of the item. She stated that Norwalk Public Schools has started a three year process of closing the student achievement gap in the areas of reading, math and science as well as improve classroom instruction. In this current school year, science is a priority while closing the achievement gap is a necessity. In order to achieve these goals, core program resources must be aligned to the 21st century competencies and to the NGSS standards and philosophy.

Ms. Myers stated that the biology and chemistry equipment will allow for students to have the opportunity to design, collect data, understand, explore, experience, develop, model, and create in the areas of the biology curriculum.

- ** THE MOTION PASSED UNANIMOUSLY.

C. Norwalk High School

1. Review request for retro-commissioning services and refer the following to the Common Council for action:

a. Authorize the City's Purchasing Agent to issue a purchase order to Automated Building Systems, Inc. for the Norwalk High School Retro-commissioning Energy Conservation Project in the amount of \$21,478.00. Acct # 09195010 5777 C0621

b. Authorize the BOE Facilities Director to issue Change Orders on P. O. for a total not to exceed \$2,147.00.

**** MR. SACCHINELLI MOVED TO AUTHORIZE THE CITY'S PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO AUTMATED BUILDING SYSTEMS, INC. FOR THE NORWALK HIGH SCHOOL RETRO-COMMISSIONING ENERGY CONSERVATION PROJECT IN THE AMOUNT OF \$21,478.00, AND AUTHORIZE THE BOE FACILITIES DIRECTOR TO ISSUE CHANGE ORDERS ON P. O. FOR A TOTAL NOT TO EXCEED \$2,147.00.**

Mr. Hodel came forward in support of the item. He stated that on June 12, 2018, the Common Council authorized the City's Purchasing Agent to issue a purchase order to execute a contract with Automated Building Systems, Inc., for the Energy Conservation Project for a total not to exceed \$50,819. He stated that this cost was specifically for Brien McMahon High School and did not include Norwalk High School in the amount of \$21,478. He stated that a supplemental approval is required.

2. Review bids for the freight elevator project and refer the following to the Common Council:

a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with J. A. Rosa Construction, LLC for the Norwalk High School Freight Elevator Modernization project for a total not to exceed \$248,182.00. Funds are available in Acct # 09185010 5777 C0610

b. Authorize the NFCC to issue Change Order on Contract for a total not to exceed \$25,000.00.

**** MR. HEMPSTEAD MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH J. A. ROSA CONSTRUCTION, LLC FOR THE NORWALK HIGH SCHOOL FREIGHT ELEVATOR MODERNIZATION PROJECT FOR A TOTAL NOT TO EXCEED \$248,182.00, AND AUTHORIZE THE NFCC TO ISSUE CHANGE ORDER ON CONTRACT FOR A TOTAL NOT TO EXCEED \$25,000.00.**

Mr. Hodel stated that the freight elevator is at the end of its useful life. Since the freight elevator also acts as the elevator to meet ADA requirements, it is critical to have it operating without failure. Mr. Hodel stated that we had released documents for bidding on April 16, 2018 with bids due May 8, 2018. Unfortunately we received one bid and we considered it to be too expensive. Our post-bid investigation discovered that the time frame for which we wanted to complete the project was too aggressive. We have extended the completion date to August 2019. He stated that as a result of the re-bidding, we received another bid and the costs of the project dropped from that of our first bid.

**** THE MOTION PASSED UNANIMOUSLY.**

D. Building Management

1. Review bids for chiller replacement at Norwalk Museum and refer the following to the Common Council for approval:

a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Sav-Mor Cooling & Heating, Inc. for the chiller replacement project at the Norwalk Museum for a total not to exceed \$47,489.00. Accts # 0916 7100 5777 C0325 and 0918 7100 5777 C0476.

b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$4,748.

**** MR. YERINIDES MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH SAV-MOR COOLING & HEATING, INC. FOR THE CHILLER REPLACEMENT PROJECT AT THE NORWALK MUSEUM FOR A TOTAL NOT TO EXCEED \$47,489.00, AND AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$4,748.**

Mr. Lo stated that the air conditioner in Norwalk Museum was replaced about 20 years ago and is approaching the end of its life cycle. He stated that the City received five bids for the work and Sav-Mor Cooling & Heating was the lowest bidder.

**** THE MOTION PASSED UNANIMOUSLY.**

E. New Columbus School

1. Review proposed lease terms to lease City property at 4 Tito Court and refer the following to the Common Council for action:

Authorize the Mayor, Harry W. Rilling, to execute a Lease Agreement with New Jerusalem Missionary Baptist Church for the use of 4 Tito Court from August 1, 2018 (retroactive) to July 31, 2019. Lease terms shall be as outlined in Alan Lo's memo dated August 30, 2018.

**** MS. SMYTH MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A LEASE AGREEMENT WITH NEW JERUSALEM MISSIONARY BAPTIST CHURCH FOR THE USE OF 4 TITO COURT FROM AUGUST 1, 2018 (RETROACTIVE) TO JULY 31, 2019. LEASE TERMS SHALL BE AS OUTLINED IN ALAN LO'S MEMO DATED AUGUST 30, 2018.**

Mr. Lo stated that the City recently acquired 4 Tito Court for future open space as part of the new Columbus School project. He stated that the church currently occupies the building without a lease. We have informed Reverend Floyd that the City acquired the property for open space and intends to demolish the building as the City proceeds with the implementation of the new Columbus School Project.

Mr. Lo recommended the approval of a lease with the Church. The lease would terminate on July 31, 2019 with a 30 days termination clause. He stated that this time frame will provide the Church time to seek a new home.

**** THE MOTION PASSED UNANIMOUSLY.**

**2. Review proposed resolution and refer action to Common Council for actions:
Approve following Resolution and refer action to Common Council for action:**

Approve following Resolution to confirm previous and current use of City property located at 194 Richards Avenue:

Whereas, the City of Norwalk owns approximately ten (10) acres of unimproved land bordering the site of the Norwalk Community College located on Richards Avenue and West Cedar Street (the Subject Property at 194 Richards Avenue, Block 68, Lot 220); and

Whereas, the Subject Property was formerly part of property comprising the site of the John D. McGrath Elementary School (the School Property), a public school operated by the Norwalk Board of Education; and

Whereas, in 1984 the Norwalk Board of Education voted to return the School Property, to the City of Norwalk for the express purpose “of housing the Norwalk Community College”; and

Whereas, in October 1985, the City of Norwalk transferred the School Property to the State of Connecticut while retaining ownership of the Subject Property; and

Whereas, the Subject Property remains unimproved land to date.

Therefore, the Common Council of the City of Norwalk hereby affirms that the Subject Property has at no time been developed, used or maintained as a public park and has never been dedicated by the City as such but, rather, is and remains simply unimproved property.

**** MR. LIVINGSTON MOVED TO APPROVE FOLLOWING RESOLUTION TO CONFIRM PREVIOUS AND CURRENT USE OF CITY PROPERTY LOCATED AT 194 RICHARDS AVENUE:**

WHEREAS, THE CITY OF NORWALK OWNS APPROXIMATELY TEN (10) ACRES OF UNIMPROVED LAND BORDERING THE SITE OF THE NORWALK COMMUNITY COLLEGE LOCATED ON RICHARDS AVENUE AND WEST CEDAR STREET (THE SUBJECT PROPERTY AT 194 RICHARDS AVENUE, BLOCK 68, LOT 220); AND

WHEREAS, THE SUBJECT PROPERTY WAS FORMERLY PART OF PROPERTY COMPRISING THE SITE OF THE JOHN D. MCGRATH ELEMENTARY SCHOOL (THE SCHOOL PROPERTY), A PUBLIC SCHOOL OPERATED BY THE NORWALK BOARD OF EDUCATION; AND

WHEREAS, IN 1984 THE NORWALK BOARD OF EDUCATION VOTED TO RETURN THE SCHOOL PROPERTY, TO THE CITY OF NORWALK FOR THE EXPRESS PURPOSE “OF HOUSING THE NORWALK COMMUNITY COLLEGE”; AND

WHEREAS, IN OCTOBER 1985, THE CITY OF NORWALK TRANSFERRED THE SCHOOL PROPERTY TO THE STATE OF CONNECTICUT WHILE RETAINING OWNERSHIP OF THE SUBJECT PROPERTY; AND

WHEREAS, THE SUBJECT PROPERTY REMAINS UNIMPROVED LAND TO DATE.

THEREFORE, THE COMMON COUNCIL OF THE CITY OF NORWALK HEREBY AFFIRMS THAT THE SUBJECT PROPERTY HAS AT NO TIME BEEN DEVELOPED, USED OR MAINTAINED AS A PUBLIC PARK AND HAS NEVER BEEN DEDICATED BY THE CITY AS SUCH BUT, RATHER, IS AND REMAINS SIMPLY UNIMPROVED PROPERTY.

Mr. Lo stated that as part of the proposed New Columbus School at Springwood Ely site, the City will be submitting a request to the State DEEP and the DEEP will refer the request to the National Park Services for approval of the proposed open space land swap.

Mr. Lo stated that the City has completed the purchase of 4 Tito Court and has filed for Eminent Domain to acquire 10 Tito Court as part of our efforts to secure additional open space. He stated that the property is erroneously identified on internet mapping as a park. This resolution is required in order to clarify previous and current use of this property.

**** THE MOTION PASSED UNANIMOUSLY.**

VI. MISCELLANEOUS/DISCUSSION ITEMS

A. Update on various school construction projects.

Mr. Lo stated that the painting of exterior of Norwalk High School is near completion. We are considering adding the painting of the planters into the project. He stated that the water cooling system has been replaced. He stated that we are looking to complete the work on the rigging system in November.

Mr. Lo stated that the second phase of the window replacement project was completed ahead of schedule.

Mr. Lo stated that the boiler at Cranberry school is in and will be connected to the piping before the winter season.

ADJOURNMENT

**** MR. SACCHINELLI MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:00 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services