

**CITY OF NORWALK
LAND USE AND
BUILDING MANAGEMENT COMMITTEE
SPECIAL MEETING
JANUARY 14, 2019**

ATTENDANCE: Thomas Livingston, Chair; Gregory Burnett; Beth Siegelbaum;
Barbara Smyth; Chris Yerinides

STAFF: Alan Lo, Building and Facilities Manager

OTHERS: Jim Giuliano; Attorney Liz Suchy; Melissa Matuska, Norwalk Arts
Commission

ROLL CALL

Mr. Livingston called the meeting to order at 7:30 p.m. and called the Roll.

PUBLIC PARTICIPATION

There were no members of the public present this evening.

MINUTES OF PREVIOUS MEETING

December 5, 2018

The following corrections were made to the minutes:

Page 2:
Sixth paragraph – delete “between”

Page 8:
Correct the spelling of Mr. Dumas’ name

**** MR. YERINIDES MOVED TO ACCEPT THE MINUTES AS AMENDED
** MOTION PASSED UNANIMOUSLY**

OLD BUSINESS

A. City owned parking lot on West Avenue located adjacent to the old Norwalk YMCA

**** MR. LIVINGSTON MOVED TO AUTHORIZE THE MAYOR, HARRY W.
RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR
THE DISPOSITION OF WEST AVENUE PARKING LOT (DISTRICT 1,**

BLOCK 8, LOT 15 & 39- 340 AND 350 WEST AVENUE) TO NORWALK HOSPITAL ASSOCIATION WHICH MAY INCLUDE, BUT NOT LIMITED TO, RELATED LEASES AND EASEMENTS. TERMS AND CONDITIONS SHALL BE AS OUTLINED IN ALAN LO'S MEMO DATED DECEMBER 5, 2018

Mr. Lo explained that although the previous meeting agenda was sent to the City Clerk's office in compliance with FOI, he forgot to put the agenda on the City website. In the interest of transparency, he put this item on this month's agenda. This item went before the Planning Commission where it was approved without conditions. The Common Council voted on the Freeholder's report and the final Common Council approval will take place in February.

Mr. Livingston said that coming before the Ordinance Committee is a tax abatement ordinance. It does not address the condition of the West Avenue/Wall Street area. He asked Attorney Suchy if Norwalk Hospital will be seeking abatement.

Attorney Suchy said she was not familiar with the proposed ordinance. She said she understood that Norwalk Hospital/Maplewood has not had any discussions about this ordinance ; however, if the ordinance is passed said she is sure they will ask if it applies to them.

**** MOTION PASSED UNANIMOUSLY**

NEW BUSINESS

A. Historical Commission

**** MR. YERINIDES MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT WITH A.V. TUCHY, INC. FOR THE MILL HILL JAIL AND BARN SITE ACCESSIBILITY ALTERATIONS – PHASE 1 FOR A TOTAL AMOUNT NOT TO EXCEED \$414,600.00 FUNDING FROM DEEP ADMINISTERED OPM GRANT ACCT. NO TO BE ASSIGNED**

AND TO AUTHORIZE THE HISTORICAL COMMISSION TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$41,000.00

Mr. Lo briefly explained the item.

**** MOTION PASSED UNANIMOUSLY**

B. School Construction Projects

1. Review recommendation for architectural design services for Norwalk High School improvement projects and refer the following to the Common Council for action:

**** MS. SMYTH MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN AGREEMENT WITH ANTINOZZI ASSOCIATES TO PROVIDE ARCHITECTURAL SERVICES FOR THE MISCELLANEOUS PROJECTS AT NORWALK HIGH SCHOOL FOR A TOTAL NOT TO EXCEED \$449,000. ACCT. # 09185010 5777 C0610**

AND TO AUTHORIZE TO ESTABLISH A CONTINGENCY FOR ADDITIONAL SERVICES AS MAY BE REQUIRED FOR A TOTAL NOT TO EXCEED \$44,000.

Mr. Giuliano described the RFP process for hiring the architectural firm.

Mr. Burnett asked how much has been spent already. He was told that to date, \$775,361 was spent. Mr. Giuliano said they will stay within the \$11.5 million budget, but will have to make some decisions. Mr. Livingston explained that anything they do will have to come back to the Land Use and Building Management Committee for approval. Anything over \$25,000 will have to have Common Council approval.

Mr. Burnett said he was struggling with spending \$1.3 million on updating the courtyard. Mr. Giuliano explained the updates are ADA requirements. He said Norwalk High School wants to make the courtyard ADA compliant for program use.

**** MOTION PASSED UNANIMOUSLY**

Review bids results for the Ponus School Addition and Renovation Project and refer the following to the Common Council for action:

**** MS. SIEGELBAUM MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH NEWFIELD CONSTRUCTION INC. AS THE CONSTRUCTION MANAGER (CM) FOR THE PONUS RIDGE SCHOOL (NEW PK – 8 STEM SCHOOL) RENOVATION AND ADDITION PROJECT, TO ACCEPT THE**

**GUARANTEED MAXIMUM PRICE (GMP) IN THE AMOUNT OF
\$36,473,862.
ACCT. #09185010 5777 C0608**

**AND TO AUTHORIZE THE NFCC TO ISSUE CHANGE ORDERS ON
CONTRACT FOR A TOTAL NOT TO EXCEED \$1,823,000.**

Mr. Giuliano reported that Newfield Construction was hired and construction documents were created. The bids are close to the original budget. They are seeking funding to replace the heating pipes in the tunnel. Newfield Construction was asked to provide an estimate to replace the heating loop. They plan to remove the asbestos and do a test on the existing pipes to see the extent of the issue. Mr. Giuliano said they thought it was prudent to replace the heating pipes for \$1.4 million.

Mr. Lo explained there is enough funding to do everything except for the heating pipe replacement. Over the next few months, they will test the pipes to see what has to be replaced and then will seek a special appropriation of less than \$2 million. In response to Mr. Burnett's question, Mr. Lo said the original amount in the application to the State was \$43,348,333.

**** MOTION PASSED UNANIMOUSLY**

C. Surplus Property

Consider the possible sale of two surplus properties located on Bouton Street and authorize to proceed with advertisement of the properties for sale

Mr. Lo explained that there are two small properties at the end of Bouton Street. The City sewer line does not reach those properties. The surplus properties were advertised for sale many years ago, but no one wanted them; however, recently the City was approached by someone who was interested in the properties. The resident owns the property between both properties.

Mr. Lo said the property holds no value to the City. The size, steep topography with ledge outcropping plus the need to install septic system significantly impact the value and buildability of these properties.

**** MR. LIVINGSTON MOVED TO AUTHORIZE THE STAFF TO PROCEED
WITH ADVERTISEMENT OF THE PROPERTIES FOR SALE
** MOTION PASSED UNANIMOUSLY**

MISCELLANEOUS/DISCUSSION ITEMS

1. Discussion on the Arts Commission's possible involvement with managing art display in Norwalk City Hall

Ms. Melissa Matuska, Vice Chair, Arts Commission said they would like to become involved in what to put in the bookcases in City Hall Community Room. They want to be sure everything is maintained and inventoried in the Community room. Mr. Lo said that Mr. Hempstead wanted to bring the Community Room back to its original character.

Ms. Matuska described upcoming projects. Mr. Burnett asked who as the final say in what goes into the Community Room. Mr. Lo said that currently he does. Mr. Burnett asked about the cost associated with maintaining the space. Ms. Matuska said they pay someone to curate the spaces. She said there may or may not be a cost to maintain the Community Room. She said this could be an opportunity to do something with artists residing in Norwalk. Mr. Livingston said the Chair of the Historical Commission suggested having shared responsibility.

Ms. Siegelbaum said that on the surface, it sounds like a great idea and shared responsibility sounds fantastic. Ms. Smyth said she likes the idea of supporting Norwalk artists.

Mr. Livingston asked Ms. Matuska to come back to this Committee with a joint proposal.

2. Update on various school construction projects

Mr. Giuliano reviewed the projects monthly update. He gave a brief overview of the four phases of the Ponus project. The project is currently \$2 million over budget due to a problem with the heating pipes.

Mr. Burnett said he is still waiting for the student population numbers. He said this request was made a long time ago. At the last meeting, Mr. Hempstead asked for updated numbers. He said they are doing these projects on a leap of faith.

Mr. Giuliano said they had to do a land swap for the new Columbus School. They submitted the package to DEEP in November. There was special legislation that affected Columbus and the conversion process. As a result, they will re-submit the grant application this coming June with an increased amount to match the current budget. When they first met with the State last year, they said they would not pay the City for all of the site work. Currently, they do not have an approval from the State to build a school on that site.

Mr. Burnett said that was very concerning. He asked Mr. Giuliano if he has a level of confidence that this will work out. Mr. Giuliano said that they will be in better shape once they hear from the State.

Mr. Lo said this project will not start for two years. There is no simple answer. This is the best chance to build a school in South Norwalk because there are no other properties in South Norwalk that could accommodate a school.

Mr. Giuliano said there are miscellaneous projects that need to be completed at Norwalk High School. They plan to separate the cafeteria and gym at Columbus and Cranbury schools. They also plan to install new windows at Cranbury and a building management system.

**** MS. SMYTH MOVED TO ADJOURN**
**** MOTION PASSED UNANIMOUSLY**

There was no further business and the meeting was unanimously adjourned at 9:00 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services