

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
SPECIAL MEETING
MARCH 20, 2019**

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

STAFF: Alan Lo, Building and Facilities Manager

OTHERS: Darlene Young, Human Relations; James Giuliano, Construction
Solutions Group Consultant; Michael Barbis, BOE Chair

CALL TO ORDER

Mr. Livingston called the joint meeting to order at 7:36 p.m.

ROLL CALL

Mr. Livingston called the roll. A quorum was present.

PUBLIC PARTICIPATION.

There was no one from the public present.

APPROVAL OF THE PREVIOUS MINUTES.

January 14, 2019

**** MS. SMYTH MOVED THE MINUTES OF JANUARY 14, 2019.
** THE MOTION TO APPROVE THE MINUTES OF JANUARY 14, 2019 AS
SUBMITTED PASSED UNANIMOUSLY.**

February 6, 2019

**** MS. SIEGELBAUM MOVED THE MINUTES OF FEBRUARY 6, 2019.
** THE MOTION TO APPROVE THE MINUTES OF FEBRUARY 6, 2019 AS
SUBMITTED PASSED WITH FOUR (4) IN FAVOR (BURNETT, HEMPSTEAD,
SIEGELBAUM AND YERINIDES) AND ONE (1) ABSTENTION (SMYTH).**

OLD BUSINESS

There was no old business to consider at this time.

NEW BUSINESS

A. HUMAN RELATIONS.

1. Review proposal for ADA compliance evaluation services and refer the following to the Common Council for action.

“Authorize the Mayor, Harry W. Rilling, to enter into an agreement with Melissa Marshall Disability Policy Consulting (MMDPC) LLC for Americans with Disabilities Act compliance evaluation of ten schools for and amount not to exceed \$40,000.00. Acct. #0918-1000-5777-C0536.”

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

Ms. Young said that a study had been done many years ago. She explained that the former Director of Human Services, Adam Bovilsky, had discussed this issue with Bill Hodel. They agreed that the BOE would be responsible for all the ADA upgrades as the school buildings are renovated. MMDPC will do a study and identify what the barriers are and what the remedy should be for each barrier. Mr. Lo pointed out that ADA compliance changes over time and that a building may be in compliance 10 years ago, additional ADA work may be required to meet present standards.

Mr. Livingston asked if there would be a list of deficiency. Ms. Young said that it appears that the key issue is that the City is working on bringing the various areas into compliance. Mr. Lo said that there were some issues, like an ADA toilet seat being 1/4" too high or a door swing being 11 1/2" wide when the requirement is 12".

Mr. Burnett asked why some schools were not included in the initial study. Ms. Young explained that the criteria was for City programs. Mr. Lo said that the Roosevelt Center also fell into this category. Ms. Young said that the City was working with the BOE to bring the schools into compliance as the renovations are done.

**** THE MOTION PASSED UNANIMOUSLY.**

B. BUILDING MANAGEMENT.

1. Review bids for furniture moving related to carpet replacement at City Hall and refer the following to the Common Council for action:

“a. Authorize the Purchasing Agent to issue a Purchase Order to Red Thread Spaces, LCC. for the moving of furniture and equipment in City Hall as part of a warranty carpet replacement project, for a total not to exceed \$42,924.00. Account #09197100 5777 C0439.

b. Authorize the Office of Building Management to issue change orders on Purchase Order for a total not to exceed \$4,292.00.”

**** MS. SMYTH MOVED THE ITEM.**

Mr. Lo explained that the City installed carpet that is a new generation of ecologically greener and because the technology was not fully tested, the carpet squares have shrunk. The carpet is currently under warranty.

Mr. Burnett asked if the carpet squares could be recycled. Mr. Lo said that he would look into it.

**** THE MOTION PASSED UNANIMOUSLY.**

C. SCHOOL CONSTRUCTION

1. Review recommendation for Construction Manager for Norwalk High School Improvement Project and refer the following to the Common Council for action:

“Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction, Inc. as the Construction Manager (CM) for the Norwalk High School Toilet Room ADA Upgrade, Culinary Arts Expansion project and Wood Doors & Paneling Replacement. Terms of the agreement shall include the following:

Preconstruction phase services	
(including reimbursable allowance	\$35,000
CM fees (% of total trade bids)	2.50%
CM contingency (% of the total trade bids)	3.00%

Following bidding process, final contract price (GMP) will be submitted to the Common Council for approval. Account # 0918/195010 5777 C0610 & Account # 09195010 5777 C0619”

**** MS. SIEGELBAUM MOVED THE ITEM.**

Mr. Giuliano said that this summer there would be some construction at NHS involving the bathroom ADA improvements, and the culinary arts upgrades along with the wooden door and paneling at NHS. He said that they knew they would not be able to do all the wooden doors and paneling this year.

This approval is for the construction manager that will be overseeing the project.

Mr. Hempstead asked if there had been any problems with Newfield in the past. Mr. Lo said that there were no problems.

**** THE MOTION PASSED UNANIMOUSLY.**

2. Review recommendation for material testing services for Ponus School and refer the following to the Common Council for action:

"Authorize the Purchasing Agent to issue a Purchase Order to Connecticut Material Testing Lab, Inc. for material testing services for the Ponus Ridge School Addition and Alteration Project for a total not to exceed \$77,000. Funds are available in account #09185010 5777 C0608"

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

Mr. Giuliano explained that the State of Connecticut requires a Statement of Special Inspections that is completed by the structural engineering firm of record for the project. The Special Inspection Statement identifies the various inspections that were done and sent to an independent materials testing lab along with the test results being reviewed by a licensed professional engineer.

The Department went out to bid and had four responses. Because it is not possible to know how many tests will be required, the bid asked for unit pricing for the testing. Mr. Giuliano informed the Commission that the company that was selected was located Norwalk.

Ms. Smyth asked about the asbestos . Mr. Lo said that it was in the hallways. He said that the usual procedures would be followed.

**** THE MOTION PASSED UNANIMOUSLY.**

3. Review recommendation for moving services for Ponus School and refer the following to the Common Council for action:

"Authorize the Purchasing Agent to issue a Purchase Order to William B. Meyer, Inc. for moving services for the Ponus Ridge School Addition and Alteration Project for a total not to exceed \$125,000.00. Funds are available in account #09185010 5777 C0608"

**** MS. SMYTH MOVED THE ITEM.**

Mr. Burnett asked why the teachers were not moving the items. Mr. Lo said that it would be better to do it this way. Ms. Smyth said that she was a teacher and agreed. The teachers will be packing up their classrooms into bins and boxes provided by the moving

company. These will be stored in the gymnasium. At the end of the summer, the teachers will have to come back and unpack. The same routine will be used when the addition is constructed. If there is not enough room in the gym, they will store the boxes and bins in a trailer on site.

**** THE MOTION PASSED UNANIMOUSLY.**

4. School Construction Project.

Mr. Giuliano distributed copies of a monthly Norwalk School Construction Program update to those present.

Ponus Ridge School – Mr. Giuliano informed the Committee members that the concrete has been poured for the buildings footings. He added that the testing on the heating pipe deterioration has been completed, but the results just arrived and the staff has not had time to review them.

He then reiterated the change orders that were submitted earlier in the meeting and explained that the request was for an additional \$198,541.34.

Regarding P.C.O. #5, Mr. Giuliano said that any new construction is required to have adequate rain water retention. Mr. Lo explained the ground is rock ledge and clay. Since neither of those are permeable, the water must be slowly released into the storm drainage system and retained on the property.

Mr. Lo said that the controlled blasting had been completed and there had been no complaints or problems.

Columbus New School – Mr. Giuliano said that the DEEP wanted an archeological survey done during the coming week-end. All the documents that have to be re-submitted for the grant application have been reviewed. Construction is anticipated to start in March of 2020 if the State gives the City approvals, Columbus should be finished in August of 2021.

Mr. Burnett asked what DEEP was looking for. Mr. Giuliano said that they were looking for artifacts. Mr. Burnett pointed out that there were large areas being excavated for the tennis courts were is right near the school. Mr. Livingston noted that this was a new requirement.

Mr. Barbis said the educational specifications for the Columbus and the asbestos grant application had been approved the previous night at the Board of Education meeting. Mr. Giuliano said that they want to re-submit the grant applications so that everything will be current.

Norwalk High School – With the new Construction Manger, the work will start at NHS during the summer. There will be work on the freight elevator that will start shortly after the end of school. Drawings for the bathroom and culinary arts projects are being reviewed. Otis Elevator has stated that the parts for the project will be on site by the end of May.

Columbus IB – Mr. Giuliano said that a conceptual design and estimate had been done in the late fall, early winter. The architect also analyzed the costs for a new building. He explained that if the cafeteria and gym were separated and no longer shared as they are now, the renovate as new will exceed the space requirements. This will reduce the reimbursements. It is important to “right size” the school. The gross cost differential between the renovated as new building and a completely new build is about \$2 million dollars. The net reimbursement to the City would be about a \$1.6 million dollar difference. He said that the City might want to consider doing a new build due to the similarity in costs and the ability to have a right sized building. This is being discussed with the Board of Education.

Mr. Burnett asked for clarification on the cost differential between the renovate as new and a new build. Mr. Giuliano said that it was estimated at \$34,000,000 for the renovation and \$36,000,000 for the new construction. Mr. Burnett pointed out that the City would still be over budget by \$14 to \$16 million dollars.

Mr. Barbis said that he had reviewed the numbers with Mr. Hamilton and Mr. Hamilton said that he felt the shortfall would be about \$14.5 million. Discussion followed about the details.

Mr. Barbis reminded everyone that they had to have everything filed with the State before June 30th and must also have the local financing in place. Mr. Barbis said that part of the challenges in working on reducing the shortfall is deciding which project won't be funded. He said that both Jefferson and Cranbury have been waiting for years for repairs and upgrades.

Jefferson School – Mr. Giuliano then reviewed the details for the renovate as new project for Jefferson, which are currently slated to begin in 2021. The conceptual design and cost have been completed.

Mr. Burnett asked what the projected budget shortfall would be for the project. He was told that it currently was \$4.7 million. Mr. Barbis explained that Silver Petricelli had given them original estimates, which the former Finance Director, Bob Barron, had stated were too high. Mr. Barron then reduced the estimated figures to what he believed would be the actual costs. However, the original estimates from Silver Petricelli have proven to be accurate according to professional cost estimators.

Mr. Burnett asked if the Board of Education had a figure on how many students were currently enrolled in the schools and a projection for the next five years regarding the enrollment. Mr. Barbis said that they did have projections and these are currently undergoing revisions. Mr. Barbis added he expected to have some of information in the next few days. The current enrollment has the District at 115% capacity and the overflow students are situated in trailers. The renovations were not for future students but for currently enrolled students.

The discussion then moved to the current districting policies because two of the schools will be magnet schools and there were schools that would be schools of choice. Because of this, there is a hybrid system being used.

Mr. Hempstead asked when the District would reach the point where all the currently enrolled students were in regular classrooms rather than portables. Mr. Barbis said that there were 12 portable classrooms at Jefferson alone.

Mr. Hempstead said that his question was simply when the construction would provide the required number of seats for the students. Mr. Giuliano explained that while they would reach capacity for the overflow students when the Ponus addition and the new Columbus school are completed, the 900 seat deficit would be covered. However, he explained that because Jefferson and the renovate as new Columbus project start up, those students will need to be relocated to other schools. It will take approximately two years to do the old Columbus project. Mr. Barbis said that with the current schedule, the overcrowding should dissipate by 2024. Discussion followed.

The discussion then moved to changing Ponus to a STEAM school. Mr. Barbis then gave a brief overview of the history and explained that Dr. Brenda Myers had experience in working with STEAM schools. Therefore, the original STEM school was changed to STEAM school. The additional "A" represents the Arts.

Mr. Barbis said that the one thing that people must realized is that if a student does not attend his neighborhood school, the District does not provide transportation to the new venue. He went on to list the various types of instruction program that will be available, such as Mano y Mano, Bank Street, IB and the Magnet schools programs to parents.

Mr. Burnett said that the new Columbus School was a year behind the original schedule. Mr. Lo said that this was so.

Mr. Hempstead said that the big lesson in this situation was that the City should not sell off their school buildings. He pointed out that the City had sold off the Fitch School, the old Marvin, McGrath, and Broad River.

Mr. Barbis said that in reviewing the previous projections from the last few years, the District student enrollment had not broken 12,000 and seemed to be stable at 11,600

students. Mr. Barbis reminded everyone that 10 years ago, the District had 10,000 students.

Cranbury Elementary – Mr. Giuliano said that the estimated costs for the project was \$2 million over budget. He said that there was a shopping list of items such as the separation of the cafeteria from the gym, new windows, improvements to the media center and some serious electrical upgrades along with air conditioning.

Mr. Burnett asked who submitted the additional items. Mr. Giuliano said that he was not sure, but some of the requests from Facilities. Knowing that the estimated cost of \$17 million was over budget, Mr. Giuliano asked the estimator to break the upgrades out by project.

Mr. Burnett asked who creates the project priority list. Mr. Barbis said that everyone should go through the building. He said that when the new boiler was installed, he went there and saw how outdated the building was. It was constructed in 1952 and was a twin to Fox Run. There are single pane windows. The electrical system is so old that it constantly shuts down. CL&P will have to bring in a totally new distribution line to support the upgrades. There is also a need for window air conditioning units. Discussion followed about how these school projects are often broken up into more manageable pieces.

Mr. Barbis said that if the cafeteria upgrades are done, CL&P will have to bring in the new distribution line.

Mr. Hempstead then spoke about the reasons why the Norwalk Facility Construction Commission (NFCC) was formed. This was done to give some local residents who would have expertise in construction input into the project. However, he said that it seems that the NFCC was functioning more as a rubber stamp rather than a review committee. Mr. Lo pointed out that originally once the money is allocated, most of the project is code compliance. However, now the construction is much more program based and the BOE is more involved.

Mr. Barbis said that the Superintendent has made it very clear that having a combination cafeteria/gym does not work. Some of the schools have separate cafeterias and others don't, so it's time to make things equitable. From a programming perspective, it is important to have those two items separate.

Mr. Lo added that back in 2000, the two high schools and the three elementary schools were air conditioned. So all the summer programs were held at those five locations. Now things have changed and all the schools are used for summer school. This had made air conditioning critical. Mr. Barbis said that the school buildings were used year round. Discussion followed.

Cranbury Elementary Boiler Replacement – Mr. Giuliano briefly updated everyone on the boiler replacement.

Mr. Barbis said that there was a period of 20 years when there were no school projects done. The life of a school building is about 20 years, so once McMahan was finished, things stopped. There are 19 schools plus the Early Childhood Center, so every year, one school should be under renovation. He said that they were going to try to come up with a solution for this, but it will take time.

Mr. Barbis left the meeting at 8:55 p.m.

1. Review proposal for architectural redesign services and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Beyer Blinder Belle Architects and Planners LLP for the Maritime Aquarium at Norwalk Functional Replacement Project to provide architectural design services for a total not to exceed \$1,514,033.16. Funds available from the State’s Maritime Aquarium Functional Replacement Grant.”

b. Authorize to establish an allowance for project related reimbursable expenses and additional services in the amount of \$150,000.

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

Mr. Lo said that they had re-established a relationship between the Aquarium, the State and the City. Originally, the State provided the funds directly to the Aquarium, unfortunately, the project bids were substantially higher than the project budget. At the request of the State, the City is going to act as the fiduciary for the project. This contract is for the Architect. They are committed to completing the design phase in five months. This is a New York City firm that will be doing the work.

Mr. Burnett asked where the money was coming from. Mr. Lo said that there was a State grant and that City funds were not involved. The primary goal now is to replace the IMAX theater with a 4D theater and move the seal tank. The most recent estimate for hard construction costs is for \$28 million dollars. Whatever funding is left after the two principle projects are completed, the Aquarium hopes to use the remaining funds for other projects like the merckats or a go fish tank exhibits. The Aquarium had agreed to the reduction in the scope of the project with the primary goal to replace the new theater and seal tank.

The City and the Aquarium are working together as a team. The 4D theater has to be completed by December 31 of 2020. The building phase should be about 14 months. Originally, it was supposed to be completed by December 2019.

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** MS. SMYTH MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services