

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
MAY 1, 2019**

ATTENDANCE: Tom Livingston; Chairman; Chris Yerinides; Beth Siegelbaum; Greg Burnett; Nick Sacchinelli; Barbara Smyth; Doug Hempstead (arrived at 7:35PM)

STAFF: Alan Lo, Building and Facilities Manager

OTHERS: James Giuliano, Construction Solutions Group Consultant; William Hodel, Facilities Manager, Board of Education; Barbara Meyer-Mitchell, Board of Education member; Gino Gatto, Chief, Norwalk Fire Dept.; James Hines; Captain, Norwalk Fire Dept.; David Westmoreland; Dianne Lauricella; Mr. Mattera

CALL TO ORDER

Mr. Livingston called the meeting to order at 7:30PM.

I. ROLL CALL

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

II. PUBLIC PARTICIPATION

Mr. Westmoreland stated that he is in complete support of rebuilding the schools and that the Board of Education is doing a tremendous job, but he has an issue with the plan to replace Columbus School versus rehabilitate the existing building. The existing building was built in 1938 which attributes to historical character to the rapidly changing neighborhood. He said the cost is approximately \$1.5 million dollars more to build a new

school and that there will also be an impact for the increase to the debt service and we need to be as fiscally conservative as we can.

Ms. Lauricella stated that she is looking forward to meeting with Mr. Giuliano and Mr. Lo to discuss how to get taxpayer solutions and savings by adding some elements or measures to the plans they have that are required by the state.

Ms. Lauricella stated that the replacement boilers for the Fire Department should not be installed until air leak testing and insulation are done to be sure the boiler is not being oversized and costing the tax payers additional dollars.

Ms. Lauricella stated that she noticed on reading the NFCC minutes that at Rowayton Elementary school for two summers in a row will be closed for asbestos removal, and setting up for an asbestos job and taking it down and revisiting it again the next summer is going to cost more for the project. There are ways to isolate parts of the building and have a transparent education program for parents.

Ms Lauricella stated that she would like a caveat for all new and renovated schools to include tray washing stations.

Ms. Lauricella stated that for the Global School, Columbus School and Jefferson School she asks as the committee is getting ready for schematic drawings there are additional things that can be done. She asked if the drawings are set in stone or if there can be modifications such solar must be included in the projects, flood retention etc.

III. MINUTES OF PREVIOUS MEETING (S)

March 20, 2019- Special Meeting

Mr. Burnett said on page 1, Under Call to Order to change “joint” to “special”

**** MS. SMYTH MOVED TO APPROVE THE MINUTES AS AMENDED.**

**** THE MOTION PASSED WITH SIX (6) IN FAVOR AND ONE (1) ABSTENTION-(MR. SACCHINELLI).**

IV. OLD BUSINESS

There was no old business discussed this evening.

V. NEW BUSINESS

A. PUBLIC LIBRARY

- 1. Review bids for security services at the libraries and refer the following to the Common Council for action:**

“AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A 5-YEAR AGREEMENT WITH ANDY FRAIN SERVICES INC. TO PROVIDE SECURITY SERVICES AT THE NORWALK PUBLIC LIBRARY (1 BELDEN AND 10 WASHINGTON STREET). FEES FOR EACH YEAR SHALL NOT EXCEED THE FOLLOWING:

**FY 2019-20: \$98,000
FY 2020-21: \$129,948
FY 2021-22: \$132,547
FY 2022-23: \$135,208
FY 2023-24: \$135,208**

Funds are available in Library operating budget account 016200-5296.

Mr. Livingston said that Andy Frain Services is not the low bidder. Mr. Lo said that he cannot answer any questions because he was not involved in the project.

**** MR. HEMPSTEAD MOVED TO TABLE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

B. FIRE DEPARTMENT

- 1. Review bids for the boiler replacement project at Broad River Fire Station and refer the following to the Common Council for action:**

**** MR. BURNETT MOVED ITEMS 1A&1B AND 2A&2B.**

a. **AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH SAV-MOR COOLING AND HEATING, INC. FOR THE REPLACEMENT OF THE BOILER AT BROAD RIVER STATION FOR A TOTAL NOT TO EXCEED \$70,900. FUNDS ARE AVAILABLE FOR ACCOUNT 0915 3110 5777 CO557.**

b. **AUTHORIZE THE FIRE DEPARTMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$7,090.00.**

2. **Review bids for the boiler replacement project at Westport Avenue Fire Station 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 AND HEATING, INC. FOR THE REPLACEMENT OF THE BOILER AT THE WESTPORT AVE. FIRE STATION FOR A TOTAL NOT TO EXCEED \$83,200. FUNDS ARE AVAILABLE FROM ACCOUNT 09153110 5777 C0557.**

b. **AUTHORIZE THE FIRE DEPARTMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$8,320.00.**

and are they have sized well insulated boilers. Captain Hines warranty and the contractor Captain Hines stated that the boilers at both stations are over 50 years old no longer efficient and are at the end of their life cycle. He said that the boilers to accommodate the current building and they are very Mr. Burnet asked if there is a service contract on the current said "no" and on the new equipment there is a ten year will also provide a warranty for the first two years.

**** THE MOTION PASSED UNANIMOUSLY.**

C. SCHOOL CONSTRUCTION

1. **Review request to submit a grant application to the State for the Rowayton Elementary School, Asbestos Abatement Project, and refer the following to the Common Council for approval:**

a. **RESOLVED, THAT THE NORWALK FACILITIES CONSTRUCTION COMMISSION (NFCC) IS HEREBY**

**ESTABLISHED AS THE BUILDING
REGARD TO THE ROWAYTON ELEMENTARY
ASBESTOS ABATEMENT PROJECT.**

**COMMITTEE WITH
SCHOOL,**

**b. RESOLVED, THAT THE NORWALK COMMON COUNCIL
HEREBY AUTHORIZES AT LEAST THE PREPARATION OF
SCHEMATIC DRAWINGS AND OUTLINE SPECIFICATIONS FOR
THE ROWAYTON ELEMENTARY SCHOOL, ASBESTOS
ABATEMENT PROJECT.**

**c. RESOLVED, THAT THE CITY OF NORWALK COMMON
COUNCIL AUTHORIZES THE CITY OF NORWALK BOARD OF
EDUCATION TO APPLY TO THE COMMISSIONER OF
ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A
GRANT FOR THE ROWAYTON ELEMENTARY SCHOOL,
ASBESTOS ABATEMENT PROJECT.**

**** MR. SACCHINELLI MOVED ITEMS 1 A; 1B AND 1C.**

Mr. Hodel said the floor tiles is starting to come up and has been taped and part of the asbestos management program for the building is to replace the flooring. He said that they have chosen this summer to perform the work and it will only take one summer to complete, and they will remove the tiles in the hallway and a few of the classrooms. Mr. Livingston asked if that will be all the asbestos flooring left in the school to replace. Mr. Hodel said the only item they are not approaching now may be some pipe insulation but all of the asbestos flooring will be addressed. Mr. Burnett asked if there is a dollar amount associated with the project. Mr. Hodel said they have not yet gone out to bid, but that it will be funded through next year's capital budget and they have earmarked \$133,000 for the project and that it will be reimbursable by the state at their rate. Mr. Burnett asked why this wasn't addressed when the building was renovated a few years ago. Mr. Hodel said because at that time the floor was old but not coming apart like it is now and things have now changed. Mr. Lo said there was also no more funding to do any other work than what was done.

**** THE MOTION PASSED UNANIMOUSLY.**

**2. Review bids for Kendall School dishwashing room improvement project
and refer the following to the Common Council for action:**

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- a. **AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT WITH SOUTHPORT CONTRACTING INC. FOR THE KENDALL ELEMENTARY SCHOOL DISHWASHING ROOM & SCHOOL STORE UPGRADES PROJECT FOR A TOTAL NOT TO EXCEED \$51,100.00. ACCOUNT# 09195010 5777 CO610-\$12,714.00 AND BALANCE FROM ACCOUNT# 091950105777C0587-\$38,386.00.**
- b. **AUTHORIZE BOE FACILITIES DEPT. TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$5,110.00**

**** MR. YERINIDES MOVED ITEMS 2A AND 2B.**

of the cafeteria at Kendall School and this is the second part of that project
 and are anticipating to have it completed by the end of this fiscal
 year. Mr. Livingston asked if it will also wash trays. Mr. Hodel said “yes”
 and is the second cafeteria that has been renovated.

that it is to enhance the current school store so it stands out. The total cost of the
 project is \$1,200.

**** THE MOTION PASSED UNANIMOUSLY.**

- 3. **Review request to submit a grant application to the State for the Norwalk Global Academy School as a New School Construction project and refer the following to the Common Council for approval.**

1. RESOLVED, THAT THE NORWALK FACILITIES CONSTRUCTION COMMISSION (NFCC) IS HEREBY ESTABLISHED AS THE BUILDING COMMITTEE WITH REGARD TO THE NORWALK GLOBAL ACADEMY SCHOOL, NEW SCHOOL CONSTRUCTION.

2. RESOLVED, THAT THE NORWALK COMMON COUNCIL HEREBY AUTHORIZES AT LEAST THE PREPARATION OF SCHEMATIC DRAWINGS AND OUTLINE SPECIFICATIONS FOR

**THE NORWALK
CONSTRUCTION.**

GLOBAL ACADEMY SCHOOL, NEW SCHOOL

**3. RESOLVED, THAT THE CITY OF NORWALK COMMON
COUNCIL AUTHORIZES THE CITY OF NORWALK BOARD OF
EDUCATION TO APPLY TO THE COMMISSIONER OF
ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A
GRANT FR THE NORWALK GLOBAL ACADEMY SCHOOL,
NEW SCHOOL CONSTRUCTION.**

**** MR. SACCHINELLI MOVED THE ITEM.**

Mr. Giuliano said this is part of the overall school construction program that was started two years ago. He said that a study was done on renovate as new versus a new school and as they were going through their study and the professional cost estimate they recognized some issues that prompted the possibly of building a new school on the site. He said some of the items included the circulation of bus and parent drop off being problematic where the school is currently located. If a renovate as new was done the school would be 10,000 square feet over the state allowable square foot area and the cost of a new school was slightly over the cost of renovate as new.

Mr. Livingston asked if the out of pocket expense to build a new school is \$3.1 million dollars. Mr. Giuliano said “yes” approximately. Mr. Livingston to no one’s fault everything has been over budget and now this project will cost over \$3 million dollars and he is concerned about spending the money that they technically don’t need to spend. Ms. Smyth said that one the concerns she has is that this is one of the only historic building that is used as a school and asked if time is of the essence and if there is time to have the opportunity to do some exploration and tour the school to see what the issues are. Mr. Giuliano said if they decided to do a new school and to get the special appropriation it would need to be approved now because of the process for the special appropriation. Mr. Hempstead asked if as they went through the building if there is a list of things that have to be done and liked to be done. Mr. Giuliano said “no” because when a commitment is made to renovate as new is it is required that everything is done and brought up to a 20 year standard pursuant to school construction grants.

Mr. Hempstead said he has reservations about tearing down a great building and there were also upgrades done a few years ago. Mr. Lo said that \$3.4 million dollars was spent on code updates in 2007. Mr. Hempstead asked if there are any alternatives utilizing the existing building. Mr. Giuliano said according to the

proposed renovate as new schematic it is not ideal. Mr. Sacchinelli asked if they were to go in the direction of a new building if there will be added efficiencies that would offer cost savings and counter balance the cost upfront or over time. Mr. Giuliano said there will be a savings in heating and cooling costs because they won't be heating and cooling the additional 10,000 square feet and there will also be an energy savings because the building will be more efficient. Ms. Smyth said that Cranbury School will probably come in over budget but it needs to be done and those kids deserve a new school and money will be needed there so she thinks there are greater needs elsewhere.

Mr. Burnett asked if renovate as new or new construction would not be done until the school at the Ely site is completed. Mr. Lo said "yes". Mr. Burnett asked how many local students will be attending the Global Academy because he is concerned if they went to route of a new school there will be two new schools in the area, but most of the students that live in the area would not be able to attend the schools because the seats are allocated as magnet for students outside of the local area which is a major issue. Ms. Meyer-Mitchell said it was originally intended to be a neighborhood school but when the demographics were analyzed it would not meet the state racial balancing standards, and the compromise that was reached as part of the facilities plan as she understands it is there would be a quarter mile radius and priority would be given to those students to attend, and the rest of the seats would be filled in from each district to manage the racial balance. She said that she completely shares all of the concerns of the committee about the historical nature of the building and the possibility of bumping other projects by spending this money, but the current flow of the land is extremely poor and not safe and maybe it could be made better than it is now, but the position of the building on the plot of land is not advantageous for drop off and pick up. She said that the reimbursement from the state will also be lost for the 10,000 square feet. Mr. Burnett asked at what point will the construction satisfy the need for the additional 900 seats. Mr. Lo said when the addition at Ponus School is complete and Jefferson School is reopened 450 seats will be gained, and the other 450 seats will come from existing Columbus school once it has been renovated but it will take four to five years to gain the seats.

Mr. Livingston asked if the architect has looked at changing the traffic patterns if it is decided to renovate as new. Mr. Giuliano said to the best of their ability but they are limited to what is there. Mr. Sacchinelli said that he understands that the traffic situation is not ideal and asked if there have been any accidents there or true safety concerns. Mr. Hodel said not that he is aware of.

Mr. Burnett said that they need to be very cautious in how money is spent, and if the same student experience can be reached by renovating as new versus building a new structure and savings millions of dollars he doesn't see a problem with that.

**** MR. LIVINGSTON MOVED TO AMEND RESOLUTIONS 1-3 TO CHANGE THE WORDS NEW SCHOOL CONSTRUCTION TO RENOVATE AS NEW.**

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR ONE (1) OPPOSED- MR. SACCHINELLI AND (1) ONE ABSTENTION- MR. YERINIDES.**

**** MR. LIVINGSTON MOVED TO APPROVE THE MOTION AS AMENDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

- 4. Jefferson Review request to submit a grant application to the State for the Elementary School, Renovate as New project, and refer the following to the Common Council for approval:**

a. RESOLVED, THAT THE NORWALK FACILITIES CONSTRUCTION COMMISSION (NFCC) IS HEREBY ESTABLISHED AS THE BUILDING COMMITTEE WITH REGARD TO THE JEFFERSON ELEMENTARY SCHOOL, RENOVATE AS NEW PROJECT.

b. RESOLVED, THAT THE NORWALK COMMON COUNCIL HEREBY AUTHORIZES AT LEAST THE PREPARATION OF SCHEMATIC DRAWINGS AND OUTLINE SPECIFICATIONS FOR THE JEFFERSON ELEMENTARY SCHOOL, RENOVATE AS NEW PROJECT.

c. RESOLVED, THAT THE CITY OF NORWALK COMMON COUNCIL AUTHORIZES THE CITY OF NORWALK BOARD OF EDUCATION TO APPLY TO THE COMMISSIONER OF ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A GRANT FOR THE JEFFERSON ELEMENTARY SCHOOL, RENOVATE AS NEW PROJECT.

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

Mr. Giuliano said that this is part of the Board of Education's overall program. Mr. Burnett asked if there has been an evaluation as to what the cost will be for a new school. Mr. Giuliano said "no".

**** THE MOTION PASSED UNANIMOUSLY.**

5. Review request to submit a grant application to the State for the New Columbus Elementary School (at Ely site), New School Construction project and refer the following to the Common Council for approval:

a. RESOLVED, THAT THE NORWALK FACILITIES CONSTRUCTION COMMISSION (NFCC) IS HEREBY ESTABLISHED AS THE BUILDING COMMITTEE WITH REGARD TO THE NEW COLUMBUS SCHOOL, NEW SCHOOL CONSTRUCTION.

b. RESOLVED, THAT THE NORWALK COMMON COUNCIL HEREBY AUTHORIZES AT LEAST THE PREPARATION OF SCHEMATIC DRAWINGS AND OUTLINE SPECIFICATIONS FOR THE NEW COLUMBUS SCHOOL, NEW SCHOOL CONSTRUCTION.

c. RESOLVED, THAT THE CITY OF NORWALK COMMON COUNCIL AUTHORIZES THE CITY OF NORWALK BOARD OF EDUCATION TO APPLY TO THE COMMISSIONER OF ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A GRANT FOR THE NEW COLUMBUS SCHOOL, NEW SCHOOL CONSTRUCTION.

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

Mr. Giuliano said that this will be submitted as a new grant application and that the report will be submitted to the DEEP for the land conversion. Mr. Livingston asked if the dollar amount will be the same. Mr. Giuliano said it will be a little more since a year was lost.

**** THE MOTION UNANIMOUSLY.**

6. **Miscellaneous Theater, main Council for** Review request to submit a grant application to the State for the renovations at Norwalk High School: Media Center/Blackbox Learning Commons (Library) and Security Improvements at the entrance projects and refer the following to the Common approval:

a. **RESOLVED, THAT THE NORWALK FACILITIES CONSTRUCTION ESTABLISHED AS A BUILDING TO THE MISCELLANEOUS HIGH SCHOOL: MEDIA THEATER, LEARNING COMMONS (LIBRARY) IMPROVEMENTS AT THE MAIN ENTRANCE COMMISSION (NFCC) IS HERBY COMMITTEE WITH REGARD RENOVATIONS AT NORWALK CENTER/BLACKBOX AND SECURITY PROJECTS.**

b. **RESOLVED, THAT THE NORWALK COMMON COUNCIL HEREBY SCHEMATIC THE NORWALK HIGH SCHOOL: THEATER, LEARNING COMMONS IMPROVEMENTS AT THE MAIN AUTHORIZES AT LEAST THE PREPARATION OF DRAWINGS AND OUTLINE SPECIFICATIONS FOR MISCELLANEOUS RENOVATIONS AT MEDIA CENTER/BLACKBOX (LIBRARY) AND SECURITY ENTRANCE PROJECTS.**

c. **RESOLVED, THAT THE CITY OF NORWALK COMMON COUNCIL EDUCATION TO ADMINISTRATIVE SERVICES GRANT FOR THE MISCELLANEOUS HIGH SCHOOL: MEDIA THEATER, LEARNING COMMONS SECURITY IMPROVEMENTS AT THE MAIN PROJECTS. AUTHORIZES THE CITY OF NORWALK BOARD OF APPLY TO THE COMMISSIONER OF AND TO ACCEPT OR REJECT A RENOVATIONS AT NORWALK CENTER/BLACKBOX (LIBRARY) AND ENTRANCE**

**** MR. BURNETT MOVED THE ITEM.**

submitted pathway security. Mr. main entrance. Mr. approximately \$1.7 Mr. Giuliano said they have identified the last of the projects that will be to the state as reimbursable projects and the Blockbox Theater is a media developed at Norwalk High School. Mr. Livingston asked about the Giuliano said there will be a security check in point at the Livingston asked what the cost estimate is. Mr. Giuliano said million dollars.

**** THE MOTION PASSED UNANIMOUSLY.**

7. School Construction project update (electronic copy on website, hard color copy will be available at meeting)

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

Mr. Giuliano said that the project at Ponus is moving along very well and the foundations have been completed and the steel work will begin on Monday. Mr. Livingston asked if there has been any disruption to the faculty or students that he is aware of. Mr. Giuliano said “no” and that they have been working very closely with the administration, and from May 13th through May 31st that will not be no noise or disruptive working for one hour each day while testing is going on. Mr. Lo said that there will be a Topping Off ceremony held on May 29th. Mr. Burnett asked if anything is being done to try and fine \$ 2 million dollars in construction savings costs. Mr. Giuliano said that the problem to the pipe does not appear to be as extensive as they had thought it was but they have to do more investigation at the end of the school year and will have a better idea of the cost at that time.

**** THE MOTION PASSED UNANIMOUSLY.**

D. BUILDING MANAGEMENT

1. Review bids for the City Hall air handler refurbishment project and refer the following to the Common Council for action:

a. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH UNIVERSAL BUSINESS SERVICES, LLC FOR CITY HALL AIR HANDLER #4 REFURBISHMENT PROJECT FOR A TOTAL NOT TO EXCEED \$84,249.39. ACCOUNT 0914 4071 5777 C0439.

b. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL O TO EXCEED \$8,424.00.

c. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO NEW ENGLAND CONTROLS FOR THE INSTALLATION OF CONTROLS FOR THE REFURBISHMENT OF AHU

**#4 AT CITY HALL
ACCOUNT 0916 7100 5777**

**FOR A TOTAL NOT TO EXCEED \$24,944.
C0439.**

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

anticipate it Mr. Lo said that this is part of their energy and equipment upgrade and will last 15-20 years.

**** THE MOTION PASSED UNANIMOUSLY.**

on **2. Schedule a public hearing for the sale of two small city owned parcels
Bouton Street (District 5, Block 81, Lots 169 \$175)**

Mr. Lo said that the city had tried to sell the property in 1995 and no one purchased it. He said due to the topography of the land there is no reason to keep the two pieces of property. He said that he had sent a notice to all department heads asking if there is any reason to keep the property and he had not received any responses. Mr. Livingston asked why the city owns the property and if the schools can use it since it is behind Brien McMahon High School. Mr. Lo said the city acquired the property in the 1950's and the schools would not be able to use it because it is in back of the bleachers of the football field and it is on a steep slope.

**HEARING AT 7:30PM. ** MR. LIVINGSTON MOVED TO SCHEDULE A PUBLIC
THE NEXT REGULARLY SCHEDULED MEETING AT**

**** THE MOTION PASSED UNANIMOUSLY.**

VI. MISCELLANEOUS/DISCUSSION ITEMS

corner of **a. Discuss request for the sale of city property located at the southeast
Scribner Avenue and West Cedar Street intersection.**

Mr. Lo said the adjacent property owner is looking to do some improvements on their property and is looking to see if the city has any interest in selling the piece of property. Mr. Mattera said he is looking to build a mixed use development in the area and because the city had reconfigured the roadway he has no way to access the property and it was suggested by Planning & Zoning that he purchase the parcel. Mr. Livingston asked Mr. Mattera if he acquires the property if that would remove the need to have a contractor's yard. Mr. Mattera said "yes" absolutely and he will

have everything removed in the next several months. Mr. Lo said that he will send this to all of the department heads to see if there are any comments and he will include it on the agenda for discussion next month.

VII. ADJOURNMENT

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

The meeting adjourned at 9:25PM

Respectfully submitted,

Dilene Byrd
Telesco Secretarial Services