



LAND USE AND BUILDING MANAGEMENT COMMITTEE

MEETING AGENDA (*AMENDED IN ITALIC*)

WEDNESDAY, JUNE 5, 2019

7:30 PM IN NORWALK CITY HALL, ROOM #333

I. ROLL CALL

II. PUBLIC HEARING on the disposition of City owned properties located at Bouton Street, District 5, Block 81, Lots 169 and 173.

III. PUBLIC PARTICIPATION

IV. MINUTES OF PREVIOUS MEETING(S)

May 1, 2019

V. OLD 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 Avenue 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”

B. Bouton Street Surplus Properties

Recommendation on the proposed disposition of two city owned properties located at Bouton Street, District 5, Block 81, Lots 169 and 173 and refer recommendation to the Planning Commission for Section 8-24 Review and authorize to advertise for sale.

C. City property located at West Cedar Street

Review comments from city departments on the possible disposition of City property located at the southeast corner of Scribner Avenue and West Cedar Street intersection and schedule a Public Hearing base on the recommendation of the Committee.

VI. NEW BUSINESS

A. School Construction

1. Review proposed action for the Norwalk High School Culinary Program Expansion and Toilet Rooms Renovation Project and refer the following to the Common Council for action:

- “a. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the agreement with Newfield Construction, Inc. as the Construction Manager (CM) for the Norwalk High School Culinary Program Expansion and Toilet Rooms Renovation Project, to accept the Guaranteed Maximum Price (GMP) for a total not to exceed (amount to be determined). Funds are available in Acct. #0918/195010 5777 C0610.**
- b. Authorize the NFCC to issue Change Orders on contract for a total not to exceed (amount to be determined).”**

2. Review bid results for the Norwalk High School Scoreboard Replacement Project and refer the following to the Common Council for action:

- “a. Authorize the Mayor, Harry W. Rilling, to execute a contract with Hampden Engineer, Corp. for the Norwalk High School Scoreboard Replacement Project for a total not to exceed \$106,250.00 Funds are available in Acct. #09/18195010 5777 C0610.**
- b. Authorize the NFCC to issue Change Orders on contract for a total not to exceed \$10,625.00.”**

- 3a. “Authorize the Mayor, Harry W. Rilling, to execute an Agreement with (lowest responsible bidder) for the Brien McMahon High School Marine Science Pathway Construction Project for a total not exceed (\$ amount to be determined). Funds are available in Acct. #09205010 5777 C0651.
- 3b. Authorize NPS Facilities Dept. to issue Change Orders (\$ amount to be determined).”
- 4a. “Authorize the Mayor, Harry W. Rilling, to execute an Agreement with (lowest responsible bidder) for the Kendall Elementary School Portable Air Conditioning and Electrical Project for a total not exceed (\$ amount to be determined). Funds are available in Acct. #09205010 5777 C0652.
- 4b. Authorize the NPS Facilities Dept. to issue Change Orders (amount to be determined). Funds are available in Acct. #09205010 5777 C0652.”
- 5a. “Authorize the Mayor, Harry W. Rilling, to execute an Agreement with (lowest responsible bidder) for the Tracey Elementary School Cafeteria and Kitchen Upgrade Project for a total not exceed (\$ amount to be determined). Funds are available in Acct. #09205010 5777 C0610.
- 5b. Authorize the NPS Facilities Dept. to issue Change Orders (\$ amount to be determined).”
- 5c. Authorize the Purchasing Agent to issue a Purchase Order to (lowest responsible bidder) for the purchase of Kitchen Equipment for the Cafeteria at Tracey Elementary School for a total not to exceed (\$ amount to be determined). Funds are available in Acct. # 09205010 5777 C0610.
6. “Authorize the Purchasing Agent to issue a Purchase Order to Insalco Corporation for the purchase of Montessori Furniture for two Montessori Classrooms at Brookside Elementary School for a total not to exceed \$40,773.60 Funds are available in Account. # 09205010 5777 C0654 utilizing State of Connecticut Contract pricing per contract #16PSX0190.
- 7a. “Authorize the Mayor, Harry W. Rilling, to execute an Agreement with (lowest responsible bidder) for the Roton Middle School Portable Air Conditioning and Electrical Project for a total not exceed (\$ amount to be determined). Funds are available in Acct. #09205010 5777 C0652.
- 7b. Authorize the NPS Facilities Dept. to issue Change Orders on contract for a total not to exceed (amount to be determined).”

- 8a. **“Authorize the Mayor, Harry W. Rilling, to execute an Agreement with (lowest responsible bidder) for the West Rocks Middle School Cafeteria and Kitchen Upgrade Project for a total not exceed (\$ amount to be determined). Funds are available in Acct. #09205010 5777 C0610.**
- 8b. **Authorize the NPS Facilities Dept. to issue Change Orders (\$ amount to be determined).**
- 8c. **Authorize the Purchasing Agent to issue a Purchase Order to (lowest responsible bidder) for the purchase of Kitchen Equipment for the Cafeteria at West Rocks School for a total not to exceed (\$ amount to be determined) Funds are available in Account. # 09205010 5777 C0610 .**
- 8d. **Authorize the Purchasing Agent to issue a Purchase Order to Hertz Furniture for the purchase of Furniture for the Cafeteria at West Rocks Middle School for a total not to exceed (\$25,153.20) Funds are available in Account. # 09205010 5777 C0610, utilizing State of Connecticut Contract pricing per contract #15PSX0041 and 16PSX0190.”**
- 9. **“Authorize the Chairman of the Norwalk Facilities Construction Commission, to certify Norwalk Facilities Construction Commission’s approval of final plans, project manual, and cost estimate for the Rowayton Elementary School Asbestos Abatement Project State Project No. to be determined.”**
- 10. School construction project update (electronic copy on website, hard color copy will be available at meeting)
- 11. ***“Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Hygenix Inc. to provide environmental testing and monitoring services for hazardous materials remediation for the Ponus Ridge School Addition and Renovation Project for a total not to exceed \$75,000.00. Acct. #09185010 5777 C0608”***

B. Building Management

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

“Technical Correction: Rescind Common Council action of May 14, 2019 Item VII, F. 6a and 6b. to correct the name of the company from “Universal Business Services, LLC”

and replace with the following:

- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Universal **Building** Services, LLC for a total not to exceed \$84,249.39. Funds are available from account 0914 4071 5777 C0439.
- b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$8,424.00.”

VII. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo
Dated: May 30, 2019
Amended: June 4, 2019



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.org P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
NFCC

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*

RE : PONUS SCHOOL – ENVIRONMENTAL REMEDIATION
TESTING AND MONTORING SERVICES

DATE: JUNE 3, 2019

As part of project scope for the Ponus School Addition and Renovation Project, the City's contractors will be conducting extensive hazardous material remediation work at the end of the current school semester. Hygenix is the independent environmental consultant for this project responsible for design phase services. In advance of the remediation work, I have obtained the attached proposal from Hygenix to provide testing and monitoring services during construction. This proposal is developed based on projected needs and payment will be made based on actual number of test samples and hours of service provided. Hygenix is the City's on-call environmental consultant and the City is in position to manage their site visits and the number of tests efficiently.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Hygenix Inc. to provide environmental testing and monitoring services for hazardous materials remediation for the Ponus Ridge School Addition and Renovation Project for a total not to exceed \$75,000.00. Acct. #09185010 5777 C0608

Environmental Consultants
And Laboratory Services

(203) 324-2222
Fax (203) 324-3876



49 Woodside Street Stamford, CT 06902

ENVIRONMENTAL CONSULTING PROPOSAL

TO: Alan Lo
Buildings and Facilities Manager
City of Norwalk
P.O. Box 5125
Norwalk, CT 06856-5125
E-MAIL: ALo@norwalkct.org

FROM: James Twitchell
HYGENIX, Inc.

DATE: April 23, 2019

RE: Ponus Ridge Middle School
Norwalk, CT

This is a proposal for hazardous materials consulting services for the renovation/demolition at the Ponus Ridge Middle School in Norwalk, CT. The estimated cost is based on previous full-time monitoring projects Hygenix has performed in similar buildings.

HYGENIX, INC will provide the following services:

Abatement project Management

HYGENIX will provide the services of a project manager licensed in all asbestos and lead paint disciplines and who is authorized to commit company resources. The project manager will review all contractor submittals, attend project meetings, resolve project issues, respond to regulatory agencies as required.

Abatement Project Monitoring

HYGENIX will provide the services of a project monitor on a client selected basis during abatement activities at the site. The project monitor will be trained, equipped and licensed to collect asbestos and lead samples and monitor asbestos & lead abatement.

When on site, the project monitor will ensure that the work is being carried out in accordance with the specifications and applicable regulations. The project monitor will also conduct any requested or required perimeter air monitoring during phases of the removal project. At the completion of work, the project monitor will perform all clearance visual inspections and sampling to ensure that all required materials have been removed and that all areas meet the required re-occupancy criteria.

Final Closeout Package

At the end of the work, a closeout documentation package, including all logs, final clearances and contractor submittals will be compiled by HYGENIX and issued to the client.

HYGENIX, Inc. 49 Woodside Street, Stamford, CT 06902 (203) 324-3635/324-3876

The costs for the services described above are included on the attached sheets titled "HAZARDOUS MATERIALS MONITORING PRICE SCHEDULE"

If this proposal is acceptable, please select the required services, sign below and fax the signed copy to 203-324-3876. Should you have any questions or require a more detailed proposal, please call me at 203-324-3635. Thank you for your consideration.

AUTHORIZATION

I hereby accept this proposal and authorize Hygenix Inc. to perform the work as outlined above. I agree to the terms and conditions and agree to pay 1½ % interest on the unpaid balance monthly and all costs of collection including reasonable attorney's fees and overhead fees.

Authorized Representative

Date

HAZARDOUS MATERIALS MONITORING PRICE SCHEDULE – PONUS RIDGE MIDDLE SCHOOL

April 23, 2019

Monitoring (Construction Phase – Assumes Client Determined Monitoring for Two Summers)

1. Pre-Construction Meetings & Parent Teacher Meeting (includes up to 2 meetings/year over 2 summers @ \$400/meeting)	\$ 1,600.00
2. Project Monitoring (Assumes two years of abatement) (Trained, equipped & licensed to collect asbestos and PCB samples and monitor asbestos & PCB abatement)	
a. Weekdays (7am – 5pm) (Up to 800 hours @ \$ 58.00/hour)	\$ 46,400.00
b. Nights (5pm – 7am), Weekends & Holidays (Up to 60 hours @ \$ 85.00/hour)	\$ 5,100.00
3. PCM Air Sample Analysis	
a. During Abatement Perimeter Air Samples (24-hour TAT Lab Time) (Up to 500 samples @ \$ 15.00/sample)	\$ 7,500.00
b. Final Clearance Air Samples @ an AIHA Laboratory (Rush TAT) (Up to 30 samples @ \$ 15.00/sample)	\$ 450.00
4. TEM Air Sample Analysis (AHERA)	
a. FedEx Delivery + 24-hour Laboratory Time (Up to 50 samples @ \$ 55.00/sample)	\$ 2,750.00
5. TEM Air Sample Analysis (NIOSH 7402)	
a. FedEx Delivery + Rush Turn Around Time (Up to 10 samples @ \$ 240.00/sample)	\$ 2,400.00
6. PLM Bulk Sample Analysis by Point Counting	
a. FedEx Delivery + 24-hour Laboratory Time (Up to 10 samples @ \$ 20.00/sample)	\$ 200.00
7. Project Management (Licensed in all asbestos & lead paint disciplines, PCB expertise, authorized to commit company resources)	
a. Weekdays (7am – 5pm) (Up to 60 hours @ \$ 95.00/hour)	\$ 5,700.00
9. Specialized Equipment	
a. Overnight Saturday Shipping (Up to 6 @ \$ 50.00/package)	\$ 300.00
b. Courier of Samples (Up to 5 couriers @ \$ 200.00/courier)	\$ 1,000.00
10. Final Close-out Report (1 Copy) (up to 2 closeout packages @ \$800.00/phase)	\$ 1,600.00
	<u>\$ 75,000.00</u>