

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT
SPECIAL MEETING
JULY 17, 2019**

ATTENDANCE: Thomas Livingston, Chair; Barbara Smyth, Douglas Hempstead, Chris Yerinides; Greg Burnett (6:26 p.m.)

STAFF: Alan Lo, Building and Facilities Manager, Thomas Hamilton, BOE Chief Financial Officer; Bill Hodel, BOE Facilities and Maintenance Manager

OTHERS: Rob Pennington, Rowayton Elementary School Principal

CALL TO ORDER

Mr. Livingston called the meeting to order at 6:05 p.m.

ROLL CALL.

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

PUBLIC PARTICIPATION

There was no one present who wished to comment at this time.

A. Maritime Aquarium Functional Replacement Project

1. Authorize the Mayor, Harry W. Rilling, to execute an amendment to Construction Solutions Group, LLC's contract (CSG) to provide management program services for the Maritime Aquarium Functional Replacement Project for a total not to exceed \$347,830.00 plus an allowance of \$40,000 for reimbursable expenses. Funds are available from the State's Functional Replacement Account #09194031 5799 C0635.

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

Mr. Lo gave a brief overview of the project and said that the focus was on the 4D theater and the seal tank. The original addition designs have been adjusted and reduced in size. Mr. Livingston asked for clarification on the location of the main entrance. The theater will be located to the left of the current main entrance. There is a \$40 million dollar budget. Originally the negotiations and the contracts were done with the Aquarium, but now the City is handling the contracts and assisting the management of the project. The bid will be released in about 3 weeks with a bid closing in September. The Aquarium is

looking to start construction in November. Mr. Lo said that the Aquarium has an agreement with the State to have moved out of the IMAX by end of December 2020.

Ms. Smyth asked where the meerkats would be relocated. Mr. Lo said that the second floor had been redesigned and the meerkats will be moved there.

Mr. Yerinides asked if there was any exhibit that would no longer be included. Mr. Lo said that he thought the Go, Fish exhibit might not be continued.

Mr. Livingston asked if they had appointed a new director yet. Mr. Lo said that one of the senior staff members was the Acting Director.

**** THE MOTION TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO CONSTRUCTION SOLUTIONS GROUP, LLC'S CONTRACT (CSG) TO PROVIDE MANAGEMENT PROGRAM SERVICES FOR THE MARITIME AQUARIUM FUNCTIONAL REPLACEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$347,830.00 PLUS AN ALLOWANCE OF \$40,000 FOR REIMBURSABLE EXPENSES. FUNDS ARE AVAILABLE FROM THE STATE'S FUNCTIONAL REPLACEMENT ACCOUNT #09194031 5799 C0635 PASSED UNANIMOUSLY.**

B. School Construction Projects.

1a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with (lowest responsible bidder) for the Rowayton Elementary School Asbestos Project-Asbestos Abatement for a total not to exceed (\$ amount to be determined). Funds are available in Account # 09205010 5777 C0653.

1b. Authorize the NPS facility department to issue Change Orders on contract for a total of (\$ amount to be determined). Funds are available in Account # 09205010 5777 C0653.

Mr. Livingston asked Mr. Hamilton why there were no figures available. Mr. Hamilton said that they did not have firm numbers yet.

Mr. Rob Pennington, the new Rowayton Principal, came forward and greeted the Committee members.

Mr. Hamilton said that this project had been approved for the 2019-2020 school and involves remediation of some asbestos floor tiles. The tiles are currently secured with tape but need to be replaced. The goal is get these tiles replaced during the summer. The summer school classes and other programs were relocated to Columbus. It is a project that is eligible for state reimbursement because it is remediation.

Mr. Hamilton said that the State has changed their application process to an online submission and has a monthly submission window. He confirmed that the various local BOE approvals were done in May, but due to a computer glitch, the minutes showing approval of the ED Specs were not received by the State. This moved the project back to the July application window. It was resubmitted, but due to other issues on the State side, the application has been delayed again. The project has to move forward in order to finish the project before school opens in the fall. If they wait a year, it will cost even more. The cost of the project is expected to cost \$133,000. The State reimbursement would be \$30,000. The project has already cost about \$27,000 to break down the classrooms, painting and various other preparations required.

Discussion followed.

Mr. Burnett joined the meeting at 6:26 p.m.

**** MS. SMYTH MOVED TO APPROVE THE FOLLOWING ITEMS:**

1A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH (LOWEST RESPONSIBLE BIDDER) FOR THE ROWAYTON ELEMENTARY SCHOOL ASBESTOS PROJECT-ASBESTOS ABATEMENT FOR A TOTAL NOT TO EXCEED (\$ AMOUNT TO BE DETERMINED). FUNDS ARE AVAILABLE IN ACCOUNT # 09205010 5777 C0653.

1B. AUTHORIZE THE NPS FACILITY DEPARTMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL OF (\$ AMOUNT TO BE DETERMINED). FUNDS ARE AVAILABLE IN ACCOUNT # 09205010 5777 C0653.

**** THE MOTION TO APPROVE PASSED WITH THREE (3) IN FAVOR (HEMPSTEAD, SMYTH AND YERINIDES) AND ONE (1) ABSTENTION (BURNETT).**

2 a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with (lowest responsible bidder) for the Rowayton Elementary School Asbestos Project-New Flooring Installation for a total not to exceed (\$ amount to be determined). Funds are available in Account # 09205010 5777 C0653.

2b. Authorize NPS facilities department to issue change orders on this contract for a total of (\$ amount to be determined). Funds are available in account # 09205010 5777 C0653.

The details involved with this item had previously been discussed. Mr. Livingston announced that the item would be on the agenda tomorrow.

**** MS. SMYTH MOVED TO APPROVE THE FOLLOWING ITEMS:**

2 A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH (LOWEST RESPONSIBLE BIDDER) FOR THE ROWAYTON ELEMENTARY SCHOOL ASBESTOS PROJECT-NEW FLOORING INSTALLATION FOR A TOTAL NOT TO EXCEED (\$ AMOUNT TO BE DETERMINED). FUNDS ARE AVAILABLE IN ACCOUNT # 09205010 5777 C0653.

2B. AUTHORIZE NPS FACILITIES DEPARTMENT TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL OF (\$ AMOUNT TO BE DETERMINED). FUNDS ARE AVAILABLE IN ACCOUNT # 09205010 5777 C0653.

**** THE MOTION TO APPROVE PASSED WITH THREE (3) IN FAVOR (HEMPSTEAD, SMYTH AND YERINIDES) AND ONE (1) ABSTENTION (BURNETT).**

3 a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with HazPros Inc. in the amount of \$74,500.00, for the Brien McMahon High School Utility Tunnel Cleaning Project. Funds are available in Account # 09205010 5777 C0655, utilizing State Of Connecticut Contract Pricing per contract 16PSX0110.

b. Authorize the NPS facilities department to issue change orders on this contract for a total of \$7,450.00. Funds are available in account ## 09205010 5777 C0655

Mr. Hodel explained that there have been issues with the air quality at BMHS. Despite various adjustments that were made, the complaints continued to come from parents, facility, students, and others. He explained that the proposals were to clean the utility tunnels and ductwork, which has not been done previously.

**** MR. HEMPSTEAD MOVED THE FOLLOWING ITEMS:**

A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HAZPROS INC. IN THE AMOUNT OF \$74,500.00, FOR THE BRIEN MCMAHON HIGH SCHOOL UTILITY TUNNEL CLEANING PROJECT. FUNDS ARE AVAILABLE IN ACCOUNT # 09205010 5777 C0655, UTILIZING STATE OF CONNECTICUT CONTRACT PRICING PER CONTRACT 16PSX0110.

B. AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL OF \$7,450.00. FUNDS ARE AVAILABLE IN ACCOUNT ## 09205010 5777 C0655

**** THE MOTION PASSED UNANIMOUSLY.**

4. a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with EMCOR Services / New England Mechanical in the amount of \$46,345.00, for the Brien McMahon High School Ductwork Cleaning and Air Heating Cleaning serving AHU #2 and AHU #5 on the 2 fl. Funds are available in Account # 09205010 5777 C0655 utilizing State Of Connecticut Contract Pricing per contract 16PSX0110.

b. Authorize the NPS facilities department to issue change orders on this contract for a total of \$4,635.00. Funds are available in account # 09205010 5777 C0655.

The details of these projects were previously discussed.

**** MR. HEMPSTEAD MOVED THE FOLLOWING ITEMS:**

A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH EMCOR SERVICES / NEW ENGLAND MECHANICAL IN THE AMOUNT OF \$46,345.00, FOR THE BRIEN MCMAHON HIGH SCHOOL DUCTWORK CLEANING AND AIR HEATING CLEANING SERVING AHU #2 AND AHU #5 ON THE 2 FL. FUNDS ARE AVAILABLE IN ACCOUNT # 09205010 5777 C0655 UTILIZING STATE OF CONNECTICUT CONTRACT PRICING PER CONTRACT 16PSX0110.

B. AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL OF \$4,635.00. FUNDS ARE AVAILABLE IN ACCOUNT # 09205010 5777 C0655.

**** THE MOTION PASSED UNANIMOUSLY.**

MISCELLANEOUS/ DISCUSSION ITEMS.

Mr. Livingston said that the new tennis courts that were installed are beautiful. Mr. Burnett said that he had been told someone had poured paint on the courts. Mr. Lo said that they had repaired the court surfaces. Mr. Burnett noted that the official opening was scheduled for September 9th.

Mr. Lo said that he had scheduled a tour for the Board for Ponus sometime next week before the BOE retreat. The new addition should be finished by January 1st.

Mr. Burnett asked what the Ely school status was. Mr. Lo said that they had a conversation with the DEEP staff member that he has worked with previously. The

proposed design is not acceptable to the DEEP, so this will have to be discussed with the BOE.

Mr. Livingston said that the Mr. Hamilton would be presenting information from Malone & McBroom to the BOE. Mr. Hamilton said that he would be presenting the three year budget projections. The enrollment projection report will be presented at that time and distributed.

Mr. Lo said that there would be one item on the agenda for August regarding staffing.

ADJOURNMENT

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:40 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services