

**ALL COMMON COUNCIL ACTIONS TAKEN AT THIS MEETING TO APPROVE EXPENDITURES AND CONTRACTS OR TO ACCEPT BIDS AND OTHER PROPOSALS REQUIRING THE EXPENDITURE OF CITY FUNDS ARE SUBJECT TO THE AVAILABILITY OF FUNDS**

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel.

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Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.



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Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Irene Dixon at [idxon@norwalkct.org](mailto:idxon@norwalkct.org) to provide written public comment prior to the meeting.

## **\*\*SPECIAL MEETING\*\***

### **AGENDA**

#### **I. ROLL CALL**

#### **II. LAND USE AND BUILDING MANAGEMENT COMMITTEE**

1. Authorize the Mayor, Harry W. Rilling, to execute any and all agreements and other documents necessary to purchase and acquire 1 Meadow Street Ext, Norwalk, Connecticut, identified in the Tax Assessor Records as Map, Block and Lot Number 2-75-71-0 from The Hatch and Bailey Company in the amount of \$14,000,000.00 subject to stand closing adjustments.

2. Authorize to increase Special Capital Appropriation in the amount of \$4.0 million for the new South Norwalk (SoNo) Elementary School Project for a revised total project budget of \$76.0 million. Account # 092250105777 C0808

#### **III. ADJOURNMENT**



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  
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*  
RE: **NEW SONO SCHOOL PROJECT – PROPERTY ACQUISITION**  
DATE: MAY 24, 2022

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The Board of Education and the City have been involved in a lengthy effort to provide a new school building for the existing Columbus Magnet School, and to construct a new second school in the South Norwalk community. Through an evolution of ideas, a new concept was developed during the summer of 2021 which incorporated a significant number of the educational, community and financial objectives. This plan consists of the following elements:

1. Move Columbus Magnet School from its existing location at 46 Concord Street to the newly constructed “lower” school building on the Ponus Campus.
2. Close out two existing capital projects:
  - o Project #C0607, New Columbus at Ely, with an unspent project balance of \$41,605,985
  - o Project #C0618, Norwalk Global Academy, with unspent project balance of \$34,392,500
3. Authorize a Special Appropriation in the amount of \$72 million to acquire a new parcel of land in South Norwalk and to construct a new 682 student South Norwalk Pre-K to 5 neighborhood school on such parcel.

The Board of Education formally approved and authorized this plan request on November 16, 2021. Closing out the two existing capital projects would total approximately \$76 million. On January 25, 2022 Common Council approved a special capital appropriation in the amount of \$72 million for the new South Norwalk Elementary School. At this meeting Common Council also approved myself as the

City's Building and Facilities Manager and Attorney Darin Callahan, Assistant Corporation Counsel, to negotiate a purchase price of a potential property.

In addition, a Special Capital Appropriation in the amount of \$4M was requested as a result of the expected purchase price of the property as well as construction cost escalation. This was approved by the Board of Estimate and Taxation at a special meeting on May 10, 2022. With this approval the total project budget for the new South Norwalk Elementary School is \$76 million.

The City will be submitting a state grant application to the Office of School Construction Grants & Review for reimbursement on this project. The deadline for this grant application is June 30, 2022 in order to be placed on the priority list for this year. As part of the application, the City must engage in a contract to purchase the property before deadline.

The City has been actively negotiating the purchase of 1 Meadow Street Extension with the current Owner. As part of this effort the property has been appraised by two independent appraisers. The City has also completed a Phase I and Phase II environmental review of the property. At this time, the current Owner and the City have agreed in principle to a Purchase Agreement. A copy of the Purchase Agreement is available upon request. The general terms of the Purchase Agreement are set forth in the Term Sheet attached hereto as Exhibit 1.

**ACTION REQUESTED:**

- a. Authorize the Mayor, Harry W. Rilling, to execute any and all agreements and other documents necessary to purchase and acquire 1 Meadow Street Ext, Norwalk, Connecticut, identified in the Tax Assessor Records as Map, Block and Lot Number 2-75-71-0 from The Hatch and Bailey Company in the amount of \$14,000,000.00 subject to stand closing adjustments.**
- b. Authorize to increase Special Capital Appropriation in the amount of \$4.0 million for the new South Norwalk (SoNo) Elementary School Project for a revised total project budget of \$76.0 million. Account # 092250105777 C0808**

Exhibit 1

TERM SHEET  
1 Meadow Street Ext.

- I. Purchase and Sale Agreement.
- a. Property Acquired: 1 Meadow Street Ext., Norwalk, CT
  - b. Purchase Price: \$14MM payable at Closing
  - c. Title: Marketable, Fee Simple Title free and clear of all encumbrance. We will be obtaining title insurance through Stewart Title. Standard title contingencies included in P&S.
  - d. Closing Adjustments: Standard, - Real Estate Taxes, Utilities
  - e. Closing Contingencies: Title Defects only. Environmental Due Diligence is already completed.
  - f. Closing: ASAP but in no event later than 09/30/22
  - g. Seller Representations: Standard Commercial Representations
  - h. Seller Closing Requirements: Appropriate Corporate Resolution and supporting organizational documents; Warranty Deed; FIRPTA Affidavit; Title Insurance Affidavit; Agreed upon Use and Occupancy Agreement (discussed below); Standard Settlement Statement; Assignment of Courville Lease; Release of Uniform Relocation Assistance Act Claims
  - i. Other Provisions: Default and Remedies for Default; Standard Miscellaneous Contract Clause
  - j. Use and Occupancy Agreement.
    - i. Premises: 1 Meadow Street Ext., Norwalk, CT
    - ii. Term: 9 Months from Closing
    - iii. Purpose: To allow seller to wind down their business
    - iv. Payments: \$11,111.11 per month
    - v. Security Deposit: \$500,000.00
    - vi. Permitted Use: Winding down lumber year business
    - vii. Maintenance, Repairs: Hatch & Bailey's responsibility
    - viii. Alterations: Upon consent of the City
    - ix. Utilities: Hatch & Bailey's responsibility
    - x. Indemnification: Included in favor of City
    - xi. Inspection: City has right to enter premises during term
    - xii. Insurance: Required of Hatch & Bailey
    - xiii. Default: Included, Standard
    - xiv. Remedies: Right to re-enter plus all remedies at law
    - xv. Environmental: Addressed in detail to protect City



CITY OF NORWALK  
Henry M. Dachowitz  
Chief Financial Officer  
hdachowitz@norwalkct.org

Mobile: 516-728-4991  
Office: 203-854-7870

125 East Avenue, PO BOX 5125  
Norwalk, CT 06856-5125

**MEMORANDUM**

Date: May 10, 2022

To: Harry W. Rilling, Mayor  
Members of the Board of Estimate & Taxation  
Members of the Planning Commission  
Members of the Common Council

From: Henry Dachowitz, Chief Financial Officer

Re: Special Capital Appropriation Request for the new South Norwalk  
(SoNo) Elementary School

Attached is a request from the Building and Facilities Department requesting an additional special capital appropriation in the amount of \$4.0 million for the new South Norwalk (SoNo) Elementary School Project. The funds are being requested because of the expected purchase price of the property as well as the instability in the construction industry (demand side issues and supply chain limitations).

This amount is an increase to the already approved \$72.0 million bringing the total project cost to \$76.0 million.

**ACTION REQUESTED:**

1. REQUESTING, an additional Special Capital Appropriation in the amount of \$4.0 million for the new South Norwalk (SoNo) Elementary School. Account #0922-5010-5777-C0808.

Finance recommends approval.

## AGENDA

### SPECIAL MEETING - BOARD OF ESTIMATE & TAXATION

May 10, 2022 – 6:30 p.m.

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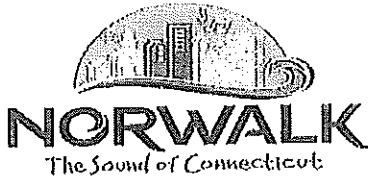


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1. **RESOLUTION:** Requesting an increase in a Special Capital Appropriation in the amount of \$4.0 million to the Board of Education for the new South Norwalk (SoNo) Elementary School for a total project budget of \$76.0 million. Account #0922-5010-5777-C0808.



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: Mayor Harry W. Rilling  
Henry Dachowitz, Chief Financial Officer – City of Norwalk

FROM: Alan Lo, Buildings and Facilities Manager *AL*

RE: Additional Capital Appropriation Request – New South Norwalk Neighborhood School

DATE: April 26, 2022

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As you know, the Board of Education and the City have been involved in a lengthy effort to provide a new school building for the existing Columbus Magnet School (CMS), and to construct a new second school in the South Norwalk community. Earlier iterations to construct a new Columbus School at the Ely Park site were unable to come to fruition for a variety of rather complex reasons. Said plan was abandoned and thereafter, the City and Board of Education began to assess alternate options for the past year and a half. Through an evolution of ideas, a new concept was developed during the past summer which incorporated a significant number of the educational, community and financial objectives.

This plan consists of the following elements:

1. Move the CMS School from its existing location at 46 Concord Street to the newly constructed “lower” school building on the Ponus campus.
2. Request that the City close out two existing capital projects:
  - Project #C0607, New Columbus School at Ely, with an unspent project balance of \$41,605,985;
  - Project #C0618, Norwalk Global Academy, with an unspent project balance of \$34,392,500.
3. Authorize a Special Capital Appropriation in the amount of \$72.0 million to acquire a new parcel of land in South Norwalk and to construct a new 682 student South Norwalk pre-K to 5 neighborhood school on such parcel.

The Board of Education formally approved this plan and authorized this request at their meeting on 11/16/2021. We noted that this plan was initially a savings for the City based on projected acquisition costs and construction market at the time. The two projects that are being closed out

total approximately \$76.0 million, and the Common Council approved a special capital appropriation on January 25, 2022 in the amount of \$72.0 million.

At this time, I would like to request additional Special Capital Appropriation in the amount of \$4 million which represents the balance from the closeout of the two Columbus School projects and the establishment of the new SoNo School budget. These additional funds are necessary based on the expected purchase price for the property as well as the instability of the construction industry in the past 6 months (demand side issues and supply chain limitations) and costs increases in the Connecticut construction market. Attached are some construction new articles relating to construct industry cost increases.

**ACTION REQUESTED:**

Request an increase in Special Capital Appropriation in the amount of \$4.0 million for the new South Norwalk (SoNo) Elementary School for a total project budget of \$76.0 million. Account # 092250105777 C0808

Cc: Colin Hosten, Chairman, Board of Education  
Sandra Faioes, Assistant Superintendent of Business and Operations  
Lunda Asmani, Chief Financial Officer -- Board of Education  
Tom Livingston, Chair, Land Use and Building Management Committee



SECTION I.  
**LOCAL ESCALATION**

**Turner**

## LOCAL ESCALATION

**TODAY'S CONSTRUCTION MARKET IS SEEING AN EXTRAORDINARY RISE IN MATERIAL COSTS DUE TO SUPPLY CHAIN CHALLENGES. WITH THE STEADY RISE IN THE COST OF LABOR AND TRADE CONTRACTORS SECURING NEW WORK, EXPECT OVERHEAD AND PROFIT TO LEVEL OUT.**

Each dollar spent on construction is made up of three components: Labor, Material and Overhead & Profit. How each category is impacted dictates how pricing increases or decreases. Example: If Labor (roughly 35% of each dollar spent) increased 3% and Material and O&P stayed flat, the construction market experiences a 1% increase in price.

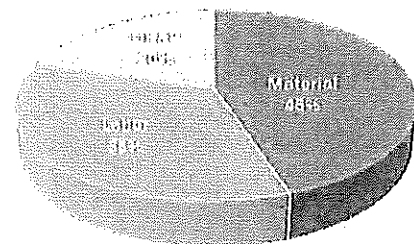
The Current Market, Labor Costs (Roughly 35% of construction pricing) continue to increase annually. This combined with a shortage of skilled workers is creating a higher than normal labor cost.

Material (roughly 45% of construction pricing) is very volatile right now due to various supply chain challenges in the current market. We are still experiencing increases in commodities such as Copper, Aluminum, Gasoline and Steel which have had significant impacts on construction material pricing. We are projecting this trend will continue and material pricing will have a 6% increase on construction pricing.

Overhead and Profit (roughly 20% of construction pricing) With Subcontractor backlog now returning to pre-pandemic they are no longer willing to absorb the increases in labor and material. Expect to see sub contractors overhead and profit return close to pre-pandemic levels.

### PROJECTED FUTURE ESCALATION 5.50 - 7.0%

Future State of the Market. Supply chain disruptions continue to impact lead times for key construction materials. At the same time, many vendors and subcontractors are reporting that their backlog is returning to pre-pandemic levels. Overall the results continue to indicate increased costs of 5.50-7.0% as well as reduce the vendor/subcontractor market's ability to provide longer pricing commitments for current projects.



## ECONOMIC OUTLOOK

As the economy reopened in 2021, pent-up demand generated strong global growth. As a result, developed markets are now growing much faster than before the pandemic. Many expect continued above-trend global growth in 2022, as momentum carries economies through the first months of the year before slowing in the second half and into 2023.

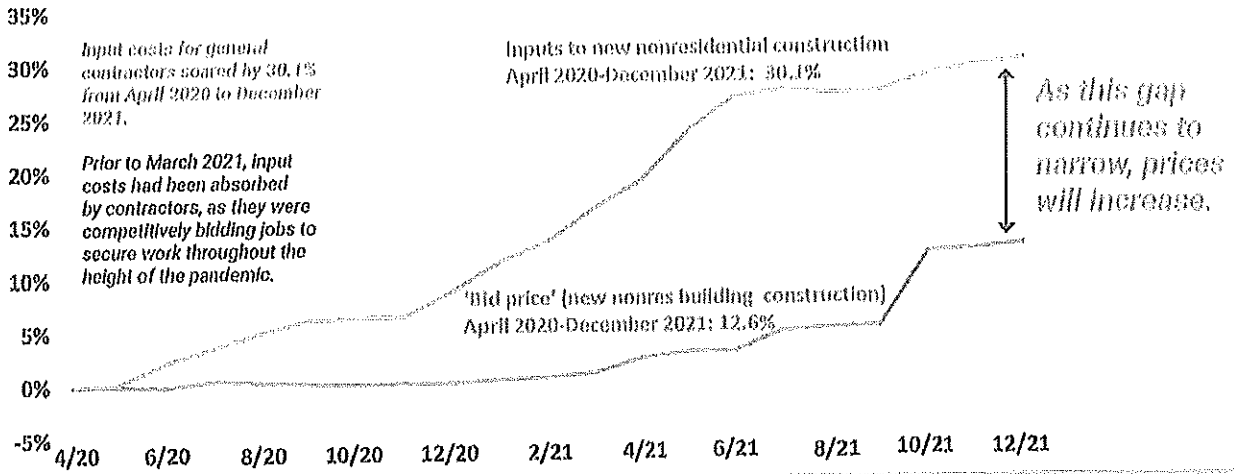
The world's central bankers seem to have concluded that the coronavirus pandemic is more likely to drive inflation higher than to push economic growth lower. In response to stubbornly elevated inflation, central banks around the world are pivoting toward tighter policy including the US Federal Reserve signaling rate hikes as soon as March.

As the year progresses, tighter policy is likely to slow global growth. These conditions--climbing short-term rates and slowing-but-still strong growth--are a recipe for flattening yield curves and flatter yield curves signal caution when it comes to taking risk.



# LOCAL ESCALATION

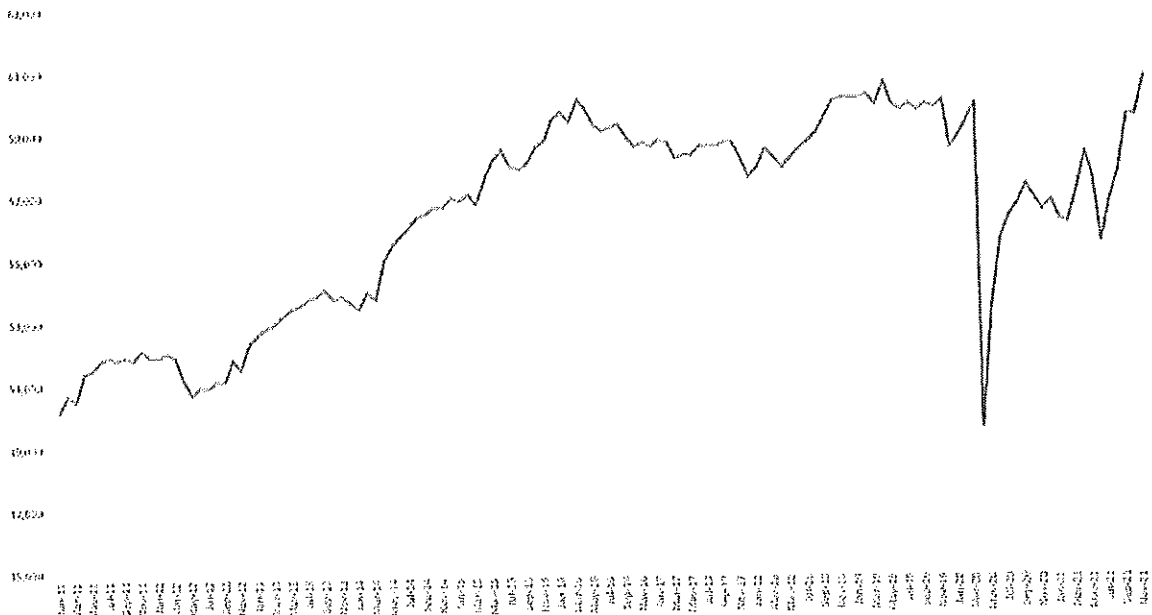
Inputs and 'bid price' producer price indexes (PPIs)  
cumulative change in PPIs, April 2020 -December 2021 (not seasonally adjusted)



1 | Source: Bureau of Labor Statistics, producer price indexes, [www.bls.gov/fpi/](https://www.bls.gov/fpi/)

## Connecticut Construction Employment

Input costs for general contractors soared by 30.1% from April 2020 to December 2021. Prior to March 2021, input costs had been absorbed by contractors, as they were competitively bidding jobs to secure work throughout the height of the pandemic. With the influx of construction input and uncertainty of material pricing, current contractors bids reflect more conservative pricing.





## Compilation of current price increases – Tidbits from recent outreach 2-02-2022

### Statements from Construction Analytics article – 2021 Construction Inflation 11-10-21

- As of Sept 2021, PPI for materials inputs to construction is up ytd 15% to 18%. For the 18 months since March 2020, the onset of Pandemic, the PPI for materials inputs to construction is up ytd 23%, but the PPI Buildings Cost Index for final cost to owner is up only 5% to 6%
- Steel Prices at mill in the U.S. are up 60% to 100% in the last 6 months. All prices are 50% to 75% higher than Feb 2020. This is mill price of steel which is about 25% of the price of steel installed.

### Tilcon materials pricing Jan 21 to Jan 22 Pricing Increases

- Bituminous – Class 1, 1A & 4 – 8% Increase
- Stone products average – 7% Increase

Lumber pricing has increased 30% from this time last year, after unprecedented increases the previous year (up to 300% increases on some products the previous year) according to Shane @ Colt Builders referencing publication Random Lengths (North American Forestry Products Markets)

### Drywall / Cold Form & Light ga framing (pricing updates R&L Acoustics March 2021 to Feb 2022)

- P2A - 6" 20Ga with (2) 58X each side with sound batt, caulk & fiber – 20% increase
- P1 Rated Exterior Shaftwall CH stud, Liner panel, 2x58X 23' 6" - 11% Increase
- P3 1 hour Gyp - 6"20Ga - 1x58X each side - 6"Sound Batt 22' 6" – 21% Increase
- P4 Non-rated - 6"20Ga - 1x58X each side - 6"Sound Batt 22' 6" - - 21% Increase
- ACT 2x2 Ultima Tegular In 15/16 grid – 25% increase

### Recent Statement from a CT Major Mechanical contractor

Most of our quotes from suppliers still expire after 7 days or less.

Couple of data points depending on when the budget was established:

- Carbon steel pipe year-over-year prices up 63.5%
- Copper tube & Fittings y-o-y prices up 75% - 10 year high \$/lb in May of last year.
- Plastic Pipe & Fittings y-o-y prices up 62%
- Cold rolled steel (Sheet Metal) y-o-y prices up 60%

Not to mention supply chain issues; cost of trucking is 4 fold and labor shortages on the manufacturing side so we are getting hit from everywhere.

We are not experiencing a labor shortage from an installation perspective just need the product to install



Statement from Lorne Knowles (MEP Cost Consultant)

*Here's what's happened to material costs:*

- *Copper (piping & elec wire) up 112% since June of last year*
- *Steel (pipe, duct, elec conduit) up 35% since June of last year*
- *Equipment costs up 15% since June of last year (the equip has copper and steel in it, so they have been increasing their equip costs too)*

*Here's what's happened to labor costs:*

- *Labor up an average of 7.5% since June of last year (prevalling wage increase from 2020 to 2021: plumber 5%, sheet metal worker 7%, insulator 10%)*

*If you had a \$ 100,000 project you estimated a year ago, and 40% of it is MEP, the MEP cost escalation would be \$ 8,960 (100,000 \* 40% \* 22.4%).*

*That's 8.96% escalation on the total project (in a year), and you haven't even included any escalation for your arch/struct/civil items*

Feedback from Michael Ouillette- (Electrical Cost Consultant)

*Electrical cost increases, year over year, CT Schools Commercial prevalling wage – Estimates are up 35% from where we were just prior to the Pandemic*

*Electrical Cost estimates, year over year, for Commercial residential development is up 50% since just prior to the Pandemic.*