



**LAND USE AND BUILDING MANAGEMENT COMMITTEE
MEETING AGENDA
WEDNESDAY, JULY 6, 2022 @ 7:00 PM**

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



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.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



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 Alan Lo at alo@norwalkct.org to provide written public comment prior to the meeting.

I. ROLL CALL

II. PUBLIC PARTICIPATION

III. MINUTES OF PREVIOUS MEETING(S)

June 1, 2022

IV. OLD BUSINESS (NONE)

V. NEW BUSINESS

A. Review bid results for the Roton Middle School asbestos abatement project and refer the following to the Council for action:

“1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with AAIS, a division of Spectrum Environmental, LLC (State Contract: 103-0265 CV) for the Roton Middle School Asbestos Flooring Removal and Replacement Project for a total not exceed \$487,228.00. Funds are available in Acct. # 09225010 5777 C0595.

2. Authorize the NPS Facilities Department to issue Change Orders on contract for a total not to exceed \$48,722.00. Funds are available in Acct. #09225010 5777 C0595.”

B. Review bid results for bathroom renovations at Roosevelt Center and refer the following to the Council for action:

“1. Authorize the Mayor, Harry W. Rilling, to execute an agreement with RE-TECH LLC for Roosevelt Senior Center ADA Toilet Room Renovations for a total not to exceed \$79,900.00. Account #0919/20 1000 5777 C0536

2. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$ 7,990.00.”

C. School construction projects update

VI. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo
June 29, 2022

CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
VIA TELECONFERENCE
JUNE 1, 2022

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ATTENDANCE: Thomas Livingston, Chair; Heidi Alterman; Nicol Ayers;
David Heuvelman; Thomas Keegan; Barbara Smyth

STAFF: Darin Callahan, Corporation Counsel; Alan Lo, Building and
Facilities Manager; Ken Hughes, Recreation and Parks

OTHERS: Bob McDowell, YMCA; Stacey Bergin William Hodel and Rob
Pennington, Norwalk Public Schools; Jim Giuliano, Dan Philips
and Mike Faenza, Construction Solutions Group; Attorney Ann
Catino; Scott Mangiagli, Kaestle Boos and Adam Ducki, Van
Zelm,

I. ROLL CALL

Mr. Livingston called the meeting to order at 7:01 p.m. and called the Roll as indicated above.

II. PUBLIC PARTICIPATION

Public participation comments are not verbatim and represent a summarization of statements unless otherwise noted.

Ms. Diane Lauricella referenced item 5B regarding the addition of air conditioning at Ben Franklin and asked if there were better way to reduce the need to cool the building. She asked if the building had been reviewed by people who know renewable energy.

Ms. Lauricella referenced item 5C regarding the YMCA and asked if solar panels are part of the mix for the building to reduce costs.

Ms. Lauricella referenced item D1, regarding the Wolfpit Elementary School oil tank removal project and noted that she used to help regulate the oil leaks for the State. She asked how may tanks are left. Ms. Lauricella explained that the practice to switch to fracked gas is disappointing and suggested there is no need for fossil fuels at the schools.

Ms. Lauricella expressed concern about building a school in the 100 year flood plain and wants to be sure it is a safe site.

III. MINUTES OF PREVIOUS MEETING(S)

April 6, 2022

** **MS. AYERS MOVED TO APPROVE THE MINUTES AS PRESENTED**
** **MOTION PASSED UNANIMOUSLY**

May 4, 2022

The following corrections were made to the minutes.

Correct the spelling of Mr. Heuvelman's name and Ms. Smyth's name throughout.

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Page 4 should read- Ms. Smyth gave more details and commented that the architect consider natural light in the design.

- ** **MR. HEUVELMAN MOVED TO ACCEPT THE MINUTES AS CORRECTED**
- ** **MOTION PASSED WITH ONE (1) ABSTENTION (MS. ALTERMAN)**

IV. **OLD BUSINESS** (NONE)

V. **NEW BUSINESS**

A. Review Norwalk Public Schools' request for teaching material and refer the following to the Common Council for action:

Ms. Bergin gave an overview and noted that this year, the Norwalk Public Schools restructured their literacy program, enabling students to experience the five pillars of reading.

- ** **MS. SMYTH MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE PURCHASE ORDER(S) TO MCGRAW-HILL PUBLISHING FOR WONDERS RESOURCES FOR GRADES K-5 STUDENT LITERACY TEXT/DIGITAL MATERIAL FOR A TOTAL NOT TO EXCEED \$155,000 ACCT. #0920/215010-5777-C0609**

2. AUTHORIZE THE PURCHASING AGENT TO ISSUE PURCHASE ORDER TO SADDLEBACK PUBLISHING FOR MULTI-LINGUAL LEARNERS (MLL) READING RESOURCES FOR A TOTAL NOT TO EXCEED \$30,000. ACCT. #0920/215010-5777-C0609

3. AUTHORIZE THE PURCHASING AGENT TO ISSUE PURCHASE ORDER TO BARNES AND NOBEL FOR MIDDLE SCHOOL MULTI-LINGUAL LEARNERS (MLL) READING RESOURCES FOR A TOTAL NOT TO EXCEED \$45,000 ACCT. #0920/215010-5777-C0609

4. AUTHORIZE AN CONTINGENCY ALLOWANCE IN THE AMOUNT NOT TO EXCEED \$8,000 IN THE EVENT OF ORDER ADJUSTMENTS. ACCT. #0920/215010-5777-C0609"

- ** **MOTION PASSED UNANIMOUSLY**

B. Review recommendation for the installation of air conditioning in the Ben Franklin Center gym and refer the following to the Common Council for action:

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Mr. Hughes reviewed the request. He said that the Ben Franklin Center gym is important for Parks and Recreation programs. Their biggest issue is that the humidity in the summer makes the floor very slippery and as a result, they have to cancel programs in the summer.

**** MR. KEEGAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH SAV-MOR COOLING AND HEATING, INC. FOR THE BEN FRANKLIN CENTER GYM AIR CONDITIONING INSTALLATION PROJECT FOR A TOTAL NOT TO EXCEED \$145,100.00. ACCOUNT #09226310 5777 C0799**

B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$14,510.00.”

**** MOTION PASSED UNANIMOUSLY**

C. Review updated terms for the development/lease agreement with YMCA for the 98 South Main Street building and refer the following to the Common Council for action:

“AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE A LEASE AGREEMENT AND ALL OTHER NECESSARY DOCUMENTS WITH THE RIVERBROOK REGIONAL YOUNG MEN’S CHRISTIAN ASSOCIATION, INC. FOR THE CAPITAL IMPROVEMENTS, USE/OCCUPANCY OF THE BUILDING AND CONTINUED MAINTENANCE/REPAIR/IMPROVEMENT OF THE CITY OWNED BUILDING LOCATED AT 98 SOUTH MAIN STREET. TERMS OF THE LEASE AGREEMENT SHALL BE AS OUTLINE IN THE LEASE TERM SHEET IN THE MEMO PREPARED BY DARIN CALLAHAN, ASSISTANT CORPORATION COUNSEL DATED MAY 25, 2022.”

Mr. Callahan reviewed the history of the project and noted that the Common Council approved a lease agreement with the YMCA just prior to covid in January 2020. He reviewed the terms of the lease and said it is a 30-year lease with two – 10-year options. In theory it is a 50-year lease. Ms. Ayers asked what would happen if the lease is broken. Mr. Callahan said it is an obligation that needs to remain constant like other leases. Mr. Lo added that if the contract does not work, this is a City owned building and the assets would stay with the City.

Mr. McDowell gave an overview of the projects. He said they expect the program to start by the end of 2023. They are almost ready to start the design phase.

Mr. Lo requested that the Committee table this item to next month and to hold a public hearing at that meeting concurrently with the request for additional funds to be set up as a capital construction loan.

**** MR. LIVINGSTON MOVED TO TABLE THIS ITEM TO NEXT MONTH'S MEETING OF THE LAND USE AND BUILDING MANAGEMENT COMMITTEE
** MOTION PASSED UNANIMOUSLY**

**** MR. LIVINGSTON MOVED TO SCHEDULE A PUBLIC HEARING AT THE NEXT LAND USE AND BUILDING MANAGEMENT COMMITTEE MEETING ON JULY 5, 2022
** MOTION PASSED UNANIMOUSLY**

D. School Projects

1. Review Norwalk Public Schools' request for fuel tank replacement project and refer the following recommendation to the Common Council for action

**** MS. AYERS MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH OLD COLONY CONSTRUCTION, LLC. FOR THE WOLFPIT ELEMENTARY SCHOOL OIL TANK REMOVAL PROJECT (STATE PROJ. 103-0254 CV/OT), ROTON MIDDLE SCHOOL OIL TANK REMOVAL PROJECT (STATE PROJ. 103-0256 CV/OT), FOX RUN ELEMENTARY SCHOOL OIL TANK REMOVAL PROJECT (STATE PROJ. 103-0258 CV/OT), AND NARAMAKE ELEMENTARY SCHOOL OIL TANK REMOVAL PROJECT (STATE PROJ. 103-0261 CV/OT) FOR A TOTAL NOT EXCEED \$671,400.00. FUNDS ARE AVAILABLE IN ACCT. # 09215010 5777 C0789.**

B. AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL OF \$67,140.00. FUNDS ARE AVAILABLE IN ACCT. #09215010 5777 C0789."

Mr. Hodel reviewed the project and said that by the upcoming heating season they will have eight tanks pulled, leaving four remaining tanks.

Mr. Livingston noted coordination issues with the installation of gas line at Roton School and that for future projects, there needs to be coordination with Parks and Recreation sports programs. Mr. Hodel said they vetted the remaining schools.

**** MOTION PASSED UNANIMOUSLY**

2. School construction projects update

Mr. Faenza reported that Jefferson is in its final phase; contractors are installing flooring and the final cleaning has begun for turnover. The site has been hydro seeded and they began installing the playgrounds. The furniture delivery is on schedule. Mr. Livingston said the building is quite remarkable.

Mr. Faenza reported that the construction company mobilized the Cranbury site and they are working on the building foundation. They are working with all the utility companies to relocate the existing utilities.

The Norwalk High School project is in the schematic design phase. Meetings are being held weekly. A meeting on June 7th will be to review the project plans with the Fire and Police departments. Staff continues to be involved in the design.

Ms. Ayers stressed the importance of meeting with the Security team to get their input before the schematic designs are done. She emphasized that the people who work in the building need to look at the layout of the building to be sure that it is something they can secure.

They will break ground in December 2023. The cost is \$239 million, but they are trying to hold to the original budget of \$225 million.

Mr. Philips said a grant application will be submitted this month for the South Norwalk School, due on June 30th. The City reached an agreement with the current owner of 1 Meadow Street Extension for \$14 million. Ms. Ayers asked about the plan to allow the community to see what the school will look like. Mr. Giuliano said that once they get more information and select the architect, they will reach out to the community.

3. Review proposed development of a new South Norwalk neighborhood school and refer recommendation to the Common Council for action:

**** MR. KEEGAN MOVED TO 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 STANDARD 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”

Mr. Callahan explained that they are closing in on the fine details of the purchase agreement. He said he provided the basic parameters in the agenda backup. An environmental review was completed. They established a strong team to do their due diligence and they have the final report. He emphasized that they took a very conservative approach and made the team acutely aware that a school was going on that site. He said they were very pleased with the results. The property is within manageable limits to put a school there.

Ms. Catino said the City took a very conservative approach in evaluating the property. She said the sample results came back extremely well and the site is appropriate for a school.

Mr. Livingston confirmed with the Mayor’s office that funding has been committed for sidewalks.

A Special Council Meeting will be scheduled for Monday, June 6th to approve these items because there is a June 30th deadline.

**** MOTION PASSED UNANIMOUSLY**

Mr. Livingston thanked Mr. Lo and Mr. Callahan for all of their hard work. Ms. Smyth also expressed her appreciation.

4. Design presentation on the status of Norwalk High School and building sustainability design and alternative energy options.

Mr. Mangiagli gave a presentation on the option B site plan. Mr. Ducki gave a presentation on the alternative energy options. Mr. Livingston asked what else they should be thinking about for the building. He was told that a key component to net zero energy is to have an energy efficient building.

Ms. Alterman asked about composing. Mr. Van Zelm said he did not believe that has been discussed. Mr. Lo explained that he believed that is a building operation

programming decision. He added that space is a substantial concern and he is not sure there is enough space on the site for composting.

5. Review recommendation for independent testing lab for Cranbury School and refer recommendation to the Common Council for action:

**** MR. HEUVELMAN MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO SPECIAL TESTING LABORATORIES, INC. FOR MATERIALS TESTING AND FIELD INSPECTION SERVICES FOR THE CRANBURY ELEMENTARY SCHOOL NEW PROJECT FOR A TOTAL NOT TO EXCEED \$90,000. FUNDS ARE AVAILABLE IN ACCOUNT 0921 5010 5777 C0786.****

Mr. Lo briefly reviewed the item.

**** MOTION PASSED UNANIMOUSLY**

Mr. Giuliano left the meeting at 9:21 p.m.

6. Review recommendation for Program Management Services for school construction projects and refer recommendation to the Common Council for action:

**** MR. KEEGAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH CONSTRUCTION SOLUTIONS GROUP, LLC TO PROVIDE PROGRAM MANAGEMENT SERVICES FOR JEFFERSON SCHOOL IMPROVEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$64,584.75. ACCT. #0919/205010 5777 C0619**

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH CONSTRUCTION SOLUTIONS GROUP, LLC TO PROVIDE PROGRAM MANAGEMENT SERVICES FOR NEW CRANBURY SCHOOL PROJECT FOR A TOTAL NOT TO EXCEED \$379,987.50. ACCT. #09215010 5777 C0786

C. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH CONSTRUCTION SOLUTIONS GROUP, LLC TO PROVIDE PROGRAM MANAGEMENT SERVICES FOR NEW NORWALK HIGH SCHOOL PROJECT FOR A TOTAL NOT TO EXCEED \$1,148,110.50. ACCT. #09215010 5777 C0787

D. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH CONSTRUCTION SOLUTIONS GROUP, LLC TO PROVIDE PROGRAM MANAGEMENT SERVICES FOR NEW SOUTH NORWALK (SONO) SCHOOL PROJECT FOR A TOTAL NOT TO EXCEED \$730,895.00. ACCT. #09225010 5777 C0808”

Mr. Lo explained that through the RFP process, they selected Construction Solutions Group. They secured a five-year agreement and it is up. With the end of the contract with the City, they went out for an RFP and Construction Solutions was the only company to submit a proposal. He said they have provided excellent service to the City.

Mr. Lo explained that this is a request to approve the contract. He noted that the fees are reimbursable. Mr. Livingston said his experience with Construction Solutions Group has been great.

**** MOTION PASSED UNANIMOUSLY**

VI. MISCELLANEOUS/DISCUSSION ITEMS

It was noted that this is Mr. Keegan’s last Land Use and Building Management Committee meeting. Mr. Livingston said he is going to be missed and that it has been a pleasure to work with him.

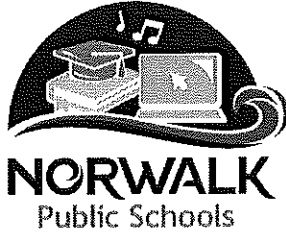
**** MR. KEEGAN MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 9:26 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services



William Hodel
Director of Facilities & Maintenance
hodelw@norwalkps.org
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125 East Avenue, PO BOX 6001
Norwalk, CT 06852-6001

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

RE: **BOE – ROTON MIDDLE SCHOOL ASBESTOS FLOORING REMOVAL AND REPLACEMENT - STATE PROJ: 103-0265 CV**

DATE: JUNE 26, 2022

Roton Middle School is outfitted with asbestos containing floor tile, and wall base in most of the classrooms, offices & store rooms. The School District's Asbestos Management Plan has confirmed that this material tested positive for asbestos containing material (acm) and recommends the removal and replacement. As a result the Norwalk Public Schools submitted a non-priority grant to the State of Connecticut Office of School Construction Grants and Review for the removal and replacement of this material.

The State of Connecticut Office of School Construction Grants and Review approved the Norwalk Public Schools grant submission and granted approval to go out to bid.

In accordance with the State of Connecticut Office School Grant's State Contracting requirements the City's Purchasing Department solicited invitations to bid the work to State Contract Holders for Contract #20PSX0154 – Hazardous Material Removal and #20PSX0088 – Flooring respectively. Each of the invited bidders had an opportunity to attend a non-mandatory walkthrough for the project. The City's Purchasing Department received one bid for the hazardous material removal & flooring replacement work. After review of the bids it was determined AAIS, a division of Spectrum Environmental, LLC been selected for the Hazardous Material Removal Work and for the Flooring Work.

1. Review bids for the Roton Middle School Asbestos Flooring Removal and Replacement – State Proj. 103-0265 CV – Hazardous Material Removal Bid Package and refer the following to the Common Council for action:
 - a. **Authorize the Mayor, Harry W. Rilling, to execute an Agreements with AAIS, a division of Spectrum Environmental, LLC (State Contract: 103-0265 CV) for the Roton Middle School Asbestos Flooring Removal and Replacement Project for a total not exceed \$487,228.00. Funds are available in Acct. # 09225010 5777 C0595.**
 - b. **Authorize the NPS Facilities Department to issue Change Orders on this contract for a total of \$48,722.00. Funds are available in Acct. #09225010 5777 C0595.**

TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: NEIL RENNIE, PROPERTY MANAGER

DATE: JUNE 23, 2022

RE: ROOSEVELT SENIOR CENTER – ADA TOILET ROOM RENOVATIONS

On March 9, 2022 the City’s Purchasing Department solicited bids for Restroom Renovations with ADA improvements at the Roosevelt Senior Center. These improvements consist of full restroom renovation including plumbing accessories, door hardware, new handrails and brackets, and additional wheel chair accommodations. The City received four (4) bids. The results are as follows:

FIRM	TOTAL LUMP SUM BID
RE-TECH LLC	\$79,900.00
WND Construction LLC*	\$71,150.00
Titan Enterprises, Inc.	\$92,200.00
HV Contractor Corp.**	

*Contractor’s license registration non-complying

**Incompletion submission

After reviewing the submissions for the above mentioned project, the Purchasing Department and the Office of Building Management recommend award to the lowest responsible bidder, RE-TECH LLC.

ACTION REQUESTED:

a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with RE-TECH LLC for Roosevelt Center ADA Toilet Room Renovation for a total not to exceed \$79,900.00. Account #0919/20 1000 5777 C0536

b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$ 7,990.00.