

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
JANUARY 6, 2010**

ATTENDANCE: Fred Bondi, Chair; David Jaeger, Richard Bonenfant, Laurel Lindstrom, Clyde Mount (8:00 p.m.)

STAFF: Alan Lo, Building Management

OTHERS: Munro Johnson, Redevelopment Agency

I. ROLL CALL

Mr. Bondi called the meeting to order at 7:40 p.m. A quorum was present.

II. MINUTES OF PREVIOUS MEETING(S)

December 2, 2009

**** MS. LINDSTROM MOVED THE MINUTES OF THE DECEMBER 2, 2009 MEETING.**

**** THE MOTION TO APPROVE THE MINUTES OF THE DECEMBER 2, 2009 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

III. OLD BUSINESS (None)

There was no old business to discuss at this time.

IV. NEW BUSINESS

A. Mill Hill Park Master Plan

1. Presentation by Redevelopment Agency on the draft Mill Hill Park Master Plan.

Mr. Johnson came forward and greeted the Committee. He explained that the project was about half way through on the project schedule listed on page 1 of the handout. He then explained that in the future, there may be changes in the plan that would be reflected on pages 2 & 3 of the information packet. Currently, there are ongoing discussions about exchanging a small City parcel of land along the east side of Smith Street for private property to be developed into a waterfront plaza on the west side of Smith Street. The east side parcel would have eight condominium units constructed on it by DiScala, who currently owns all the land in that area on the west side of Smith Street. He then presented several architectural renderings of what this might look like along with several photographs of the condition of the east side of Smith Street, a steep hillside, as it is currently. With the current plan, Smith Street would only be developed on one side of the street, but if the land trade is done, both sides of the street would be developed, given the street a more balanced look. The street would also become a one-way street.

Mr. Johnson reminded everyone that while the Historic Commission, the Historical Society and the developer were interested in this proposal, it could not be done without funding. The funding could be gained by approving the exchange.

The Committee thanked Mr. Johnson for his update on the project.

B. Roosevelt Center

1. Review recommendation for engineering design consultant for the Roosevelt Center Heating System Replacement Project and refer the following to the Common Council for action:

“Authorize the Mayor, Richard A. Moccia, to execute an Agreement with Peterson Engineering Group, LLC to provide mechanical engineering design services for the Roosevelt Center Heating System Improvement Project for a total not to exceed \$25,575.00 plus \$3,000 for reimbursable expenses and additional services. Funds are available from DOE Energy Efficiency and

**Conservation Block Grant (EECBG) and City Capital Budget
#09107100 5777 C0147”**

**** MR. BONENFANT MOVED THE ITEM.**

Mr. Bondi explained that the Norwalk Facilities Construction Commission (NFCC) had discussed this item and that the NFCC had approved it earlier in the evening.

Mr. Lo then gave a brief history of the building, which was constructed in the 1930's with two later additions. The current heating system is steam with two boilers that were installed during the 1980's. Mr. Lo then reviewed the proposals, describe the shortlisting/interview process and informed the Committee that the Interview Committee is recommending Peterson Engineering as the lowest “responsible” bidder for the project. Peterson Engineering's fee was not the lowest. Discussion followed.

Mr. Mount joined the meeting at 8:00 p.m.

Ms. Lindstrom asked about consideration of alternatives such as solar panels. Mr. Lo explained that the proposed improvement provides substantial energy conservation and cost savings and Building Management is focusing on building improvements (repairs and replacement) with energy efficiencies and not necessary independent conservation alternatives. The discussion then moved to the efficiency and cost effectiveness of various alternatives.

Mr. Lo pointed out that the more equipment that is required, an equal amount of maintenance would be required. He added that in this area, we heat more than we cool. Discussion followed about the various technologies, their strengths and their weaknesses.

Ms. Lindstrom asked if the new heating system would be similar to the one recently installed in Ben Franklin. Mr. Lo explained that the conversion from steam to hot water is similar to Ben Franklin Center project except that the boilers at Ben Franklin Center are condensing type which runs on gas. The new boilers at Roosevelt would not be condensing boilers and would run on

oil because there is no gas line on Allen Road. The discussion then moved to gas versus oil.

**** THE MOTION TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AGREEMENT WITH PETERSON ENGINEERING GROUP, LLC TO PROVIDE MECHANICAL ENGINEERING DESIGN SERVICES FOR THE ROOSEVELT CENTER HEATING SYSTEM IMPROVEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$25,575.00 PLUS \$3,000 FOR REIMBURSABLE EXPENSES AND ADDITIONAL SERVICES. FUNDS ARE AVAILABLE FROM DOE ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) AND CITY CAPITAL BUDGET #09107100 5777 C0147 PASSED UNANIMOUSLY.**

C. Old Police Station

1. Review request to increase additional contingency funds for the Old Police Station – Interior Hazardous Material Remediation Project and refer the following to the Common Council for action:
“Authorize the Office of Building Management to issue Change Orders to Environmental Consulting and Contracting, LLC’s contract for the Old Police Station - Interior Hazardous Material Remediation Project by increasing the Contingency Allowance for an additional \$25,000. Acct. #09107100-5777-C0368”

**** MS. LINDSTROM MOVED THE ITEM.**

Mr. Lo explained that this was an increase in the contingency amount for the approved contract. The first floor of the old Police Station has now been opened up and it was discovered that some metal pipe hangers in the ceiling were coated with asbestos where they strap around the pipes. The requested amount will cover the cost of removing those hangers and the pipe elbows coated with asbestos.

Mr. Bonenfart asked if there would be any additional surprises. Mr. Lo said that he did not believe so. He added that an architect has been hired to price out the cost of the demolition.

**** THE MOTION TO AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS TO ENVIRONMENTAL CONSULTING AND CONTRACTING, LLC'S CONTRACT FOR THE OLD POLICE STATION - INTERIOR HAZARDOUS MATERIAL REMEDIATION PROJECT BY INCREASING THE CONTINGENCY ALLOWANCE FOR AN ADDITIONAL \$25,000. ACCT. #09107100-5777-C0368 PASSED UNANIMOUSLY.**

V. MISCELLANEOUS/DISCUSSION ITEMS

A. Review Building Management's 2010-2011 Capital Budget requests.

Mr. Lo then distributed copies of the Building Management Capital Budget to the Committee members. He proceeded to review the details of each request. Mr. Lo pointed out that fresh air replacement now needed to be factored in on Roosevelt Center heating system improvement project, particularly where the facilities were used by children, such as schools and day care centers.

Mr. Bonenfant explained that while the Capital Budget contains the requests, the BET sets the budget cap. However, the Council can reallocate funding from one project to another, but only if the project is in the budget already.

Mr. Mount asked about Returns on Investments (ROIs) and whether this was factored in. Mr. Lo said that these projects have not gone through design phases and therefore design and project savings are not available. Discussion followed on the details of how the budget works.

ADJOURNMENT

**** MR. BONENFANT MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:10 p.m.

Respectfully submitted, Sharon L. Soltes, Telesco Secretarial Services

City of Norwalk
Land Use and Building Management Committee
Regular Meeting
January 6, 2010
Page 5