

**LAND USE AND BUILDING MANAGEMENT COMMITTEE**

**MEETING AGENDA  
WEDNESDAY, SEPTEMBER 6, 2017  
7:30 PM at City Hall Rm. 231**

**I. ROLL CALL**

**II. PUBLIC PARTICIPATION**

**III. MINUTES OF PREVIOUS MEETING(S)**

June 27, 2017 (Joint Public Hearing with Finance Committee), July 5, 2017 and August 2, 2017

**IV. OLD BUSINESS**

- A. Review request for assignment of agreement for the City Hall Coffee Shop Concession and refer the following to the Common Council for action: **“Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the License Agreement with Marinellos Pizzeria LLC for the City Hall Coffee Shop Concession in order to assign the Agreement to Rolling Dough Express, LLC.”**

**V. NEW BUSINESS**

A. Building Management

1. **“Authorize the Purchasing Agent to issue a Purchase Order to New England Energy Controls for the installation of controls for the new fan coil units at the Norwalk Museum for a total not to exceed \$52,690.00. Funds are available from account #'s 0914 7100 5777 C0325 and 0916 7100 5777 C0325.”**

B. Norwalk Public Schools

1. Review proposed land-lease terms for the school bus depot and refer the following recommendation to the Common Council for action:
  - “a. Authorize the Mayor, Harry W. Rilling, to execute a 25 year Lease agreement with 332 Wilson Avenue, LLC, with the City acting as joint tenant with the Norwalk Board of Education, for property located at 332-334 Wilson Avenue to be used as the school bus depot for Norwalk Public Schools. Lease payments to be made from the Board of Education operating budget, Account #16127001-749-61.**
  - b. Authorize the Mayor, Harry W. Rilling to execute a sublease agreement, with the Norwalk Board of Education as joint sublandlord , and First Student, Inc. as subtenant for the property located at 332-334 Wilson Avenue to be used in connection with its contract for student bus transportation services. Term of the sublease will be commensurate with the term of the services contract for student transportation services.”**

C. NFCC

1. Review recommendation for architect for the proposed Ponus Ridge School Improvement Project and refer the following to the Common Council:
  - “a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Perkins Eastman Architects, DPC to provide architectural design services for the Ponus Ridge School Improvements Project for a total not to exceed of \$2,290,522.00. Acct. #09185010 5777 C0608**
  - b. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$40,000.”**
2. Review recommendation for architect for the proposed South Norwalk School at Ely site and refer the following to the Common Council:
  - “a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with JCJ Architecture, PC to provide architectural design services (Tasks A, B, F, G, H, & I) for the new South Norwalk School at Ely Site for a total not to exceed of \$850,000. Acct. #09185010 5777 C0607**
  - b. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$40,000.”**

3. **Executive Session:** South Norwalk School at Ely Site – consider the proposed acquisition of properties and to determine property values for negotiation. (Staff representatives: Tom Hamilton and Jim Giuliano)  
**Proposed action subsequent to conclusion of Executive Session: authorize City staff to proceed with negotiation with property owners adjacent to Spingwood Ely Park for the City to acquire said properties for the proposed South Norwalk School project.**

## **VI. MISCELLANEOUS/DISCUSSION ITEMS**

Prepared by Alan Lo  
Dated: August 31, 2017