



COMMON COUNCIL

LAND USE AND BUILDING MANAGEMENT COMMITTEE

SPECIAL MEETING AGENDA

TUESDAY, MARCH 13, 2018

6:30 PM at NORWALK CITY HALL, ROOM #101

I. ROLL CALL

II. PUBLIC PARTICIPATION

III. NEW BUSINESS

A. Historical Commission

1. Review bids for roof repairs at Lockwood Mathews Mansion Museum and refer the following to the Common Council on March 27, 2018:

“a. Authorize the Mayor, Harry W. Rilling, to execute a contract with Domus Constructors LLC for roof repairs on the Lockwood Mathews Mansion for a total not to exceed \$98,880.00. Acct. #0917/186310 5777 C0092.

b. Authorize the Historical Commission to execute Change Orders on Contract for a total not to exceed \$9,000.”

B. New Columbus School

1. **Executive Session:** Review and recommend on the proposed property acquisition located on Tito Court and refer the following actions:

“a. Recommend the proposed acquisition of property located at 4 Tito Court and 10 Tito Court through direct purchase and/or through Eminent Domain process for open space as part of the proposed new Columbus School project.

b. Refer the proposed acquisition to Norwalk Planning Commission in accordance with State Statutes Section 8-24 requirements

c. Refer the recommendation to the Common Council for action.”

Prepared by Alan Lo, Dated: March 9, 2018

Historical Commission
City of Norwalk
125 East Avenue
Norwalk, CT 06851

March 2, 2018

Land Use & Building Management
Common Council, City of Norwalk
125 East Avenue
Norwalk, CT 06850

Dear Committee Members:

We have been working on a multi-phase project over the last five years to replace all of the flashing and other techniques to stop all of the roof leaks at the Lockwood Mathews Mansion. We solicited bids for the final phase of the project, phase V. The Historical Commission has recommended selecting the low bidder, Domus Constructors, LLC. Domus has completed three of the previous phases of the project to our satisfaction and we are comfortable with their bid. We hope to complete the work this Summer.

The proposed action for the Committee and subsequently the Council is:

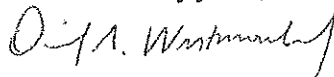
AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH DOMUS CONSTRUCTORS LLC, FOR ROOF REPAIRS ON THE LOCKWOOD MATHEWS MANSION IN THE AMOUNT NOT TO EXCEED \$98,880.00. ACCOUNTS 09176310 5777 C0092 and 09186310 5777 C0092.

AUTHORIZE THE HISTORICAL COMMISSION TO EXECUTE CHANGE ORDERS ON THE CONTRACT NOT TO EXCEED \$9,000.00.

As the Mansion is a National Historic Landmark, we are following the *Secretary of the Department of Interior's Guidelines for Historic Preservation* in this project.

Thank you for your consideration and support.

Sincerely yours,



David G. Westmoreland
Chairman

Attachment

February 2, 2018

NORWALK PURCHASING DEPARTMENT
RESPONSE SUMMARY - PROJECT #3801
Lockwood Mathews Mansion Museum Phase IV cont.

Thank you for your response to our Bid. The below is a summary of the responses received.

	Domus Constructors LLC	G.L. Capasso, Inc.	Young Developers LLC	Silktown Roofing, Inc
Item 1. Re-flashing Dormers	\$50,960.00	\$76,830.00	\$150,400.00	\$257,500.00
Item 2. Line Low Flat Gutters with Kemper (approx. 661'-0" linear length)	\$45,160.00	\$77,965.00	\$122,383.50	\$291,500.00
Item 3. Chimney Cap Flashing (cost per)	\$2,760.00	\$7,340.00	\$27,000.00	\$14,000.00
GRAND TOTAL COST Items 1-3	\$98,880.00	\$162,135.00	\$299,783.50	\$563,000.00
Alternate Item Re-pointing (cost per linear footage)	\$38.00	\$30.00	\$7.70	\$19.00



CITY OF NORWALK
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TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : NEW COLUMBUS SCHOOL PROJECT – ACQUISITION OF PROPERTIES ON TITO COURT

DATE: March 1, 2018

The City is proceeding with the proposed plan to construct a new Columbus School on the site of Springwood Ely Park. The new school is designed to serve pre-kindergarten children to 8th graders. The building will be approximately 66,000 square feet. Since the new school will occupy existing park open space, the City is required to replace the open space in order to meet State’s open space requirements.

As part of our efforts to minimize the replacement of open space land that will be occupied by the new school, the proposed plan includes the acquisition of two properties abutting the Springwood Ely Park for the purposes open space. The acquisition of these two properties will:

- Reduce the net open space area to be occupied by the new school;
- Reduce the land value of the open space land swap;
- Provide public access from Lexington Avenue and Tito Court to the new school and to the new recreation facilities;
- Construction of a new multi-purpose field with parking for school and community use.

In order to proceed with the land acquisition process, Norwalk Common Council approval of the proposed acquisition is required. In accordance with Freedom of

Information requirements, discussion relating to real estate transaction can be conducted within Executive Session. Additional information will be provided at such time.

PROPOSED ACTION:

- 1. Recommend the proposed acquisition of property located at 4 Tito Court and 10 Tito Court through direct purchase and/or through Eminent Domain process for open space as part of the proposed new Columbus School project.**
- 2. Refer the proposed acquisition to Norwalk Planning Commission in accordance with State Statutes Section 8-24 requirements**
- 3. Refer the recommendation to the Common Council for action.**