



**LAND USE AND BUILDING MANAGEMENT COMMITTEE**

**WEDNESDAY, MAY 1, 2019 (*Amended in Italic*)  
7:30 PM IN NORWALK CITY HALL, ROOM #333**

**I. ROLL CALL**

**II. PUBLIC PARTICIPATION**

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

March 20, 2019 - Special Meeting

**IV. OLD BUSINESS (NONE)**

**V. NEW BUSINESS**

**A. Public Library**

1. Review bids for security services at the libraries and refer the following to the Common Council for action:

**“Authorize the Mayor, Harry W. Rilling, to execute a 5-year agreement with Andy Frain Services, Inc. to provide security services at the Norwalk Public Library (1 Belden Avenue and 10 Washington Street). Fees for each year shall not exceed the following:**

**FY 2019–20: \$ 98,000  
FY 2020–21: \$129,948  
FY 2021–22: \$132,547  
FY 2022–23: \$135,208  
FY 2023–24: \$135,208**

**Funds are available in Library operating budget account 016200-5296”**

B. Fire Department

1. Review bids for the boiler replacement project at Broad River Fire Station and refer the following to the Common Council for action:

**“a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Sav-Mor Cooling and Heating, Inc. for the replacement of the boiler at Broad River Fire Station for a total not to exceed \$70,900. Funds are available from account 0915 3110 5777 C0557.**

**b. Authorize the Fire Department to issue change orders on the contract for a total not to exceed \$7,090.00.”**

2. Review bids for the boiler replacement project at Westport Avenue Fire Station and refer the following to the Common Council for action:

**“a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Sav-Mor Cooling and Heating, Inc. for the replacement of the boiler at the Westport Ave Fire Station for a total not to exceed \$83,200. Funds are available from account 0915 3110 5777 C0557.**

**b. Authorize the Fire Department to issue change orders on the contract for a total not to exceed \$8,320.00.”**

C. School Construction

1. Review request to submit a grant application to the State for the Rowayton Elementary School, Asbestos Abatement Project, and refer the following to the Common Council for approval:

**“a. RESOLVED, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Rowayton Elementary School, Asbestos Abatement Project.**

**b. RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Rowayton Elementary School, Asbestos Abatement project.**

**c. RESOLVED, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Rowayton Elementary School, Asbestos Abatement project.”**

2. Review bids for Kendall School dishwashing room improvement project and refer the following to the Common Council for action:

**“a. Authorize the Mayor, Harry W. Rilling, to execute a contract with Southport Contracting Inc. for the Kendall Elementary School Dishwashing Room & School Store Upgrades Project for a total not to exceed \$51,100.00. Account # 09195010 5777 C0610 - \$12,714.00 and balance from Account #09195010 5777 C0587 - \$38,386.00.**

**b. Authorize BOE Facilities Dept. to issue Change Orders on Contract for a total not to exceed \$5,110.00.”**

3. Review request to submit a grant application to the State for the Norwalk Global Academy School as a New School Construction project and refer the following to the Common Council for approval:

**1. RESOLVED, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Norwalk Global Academy School, New School Construction.**

**2. RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Norwalk Global Academy School, New School Construction.**

**3. RESOLVED, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Norwalk Global Academy School, New School Construction.**

4. Review request to submit a grant application to the State for the Jefferson Elementary School, Renovate as New project, and refer the following to the Common Council for approval:

- a. **RESOLVED, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Jefferson Elementary School, Renovate as New project.**
  - b. **RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Jefferson Elementary School, Renovate as New project.**
  - c. **RESOLVED, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Jefferson Elementary School, Renovate as New project.**
5. Review request to submit a grant application to the State for the New Columbus Elementary School (at Ely site), New School Construction project and refer the following to the Common Council for approval:
  - a. **RESOLVED, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the New Columbus School, New School Construction.**
  - b. **RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the New Columbus School, New School Construction.**
  - c. **RESOLVED, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the New Columbus School, New School Construction.**
6. Review request to submit a grant application to the State for the Miscellaneous renovations at Norwalk High School: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance projects and refer the following to the Common Council for approval:

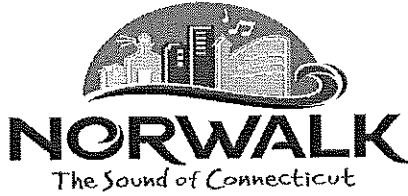
- a. **RESOLVED**, that the Norwalk Facilities Construction Commission (NFCC) is hereby established as the building committee with regard to the Miscellaneous renovations at Norwalk High School: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance projects.
  - b. **RESOLVED**, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Miscellaneous renovations at Norwalk High School: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance projects.
  - c. **RESOLVED**, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Miscellaneous renovations at Norwalk High School: Media Center/Blackbox Theater, Learning Commons (Library) and Security Improvements at the main entrance projects.
7. School construction project update (electronic copy on website, hard color copy will be available at meeting)
- D. Building Management
1. Review bids for the City Hall air handler refurbishment project and refer the following to the Common Council for action:
    - a. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Universal Business Services, LLC for City Hall Air Handler #4 refurbishment project for a total not to exceed \$84,249.39. Account 0914 4071 5777 C0439.**
    - b. **Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$8,424.00.**
    - c. **Authorize the Purchasing Agent to issue a Purchase Order to New England Energy Controls for the installation of controls for the refurbishment of AHU #4 at City Hall for a total not to exceed \$24,944. Account 0916 7100 5777 C0439**

2. Schedule a public hearing for the sale of two small city owned parcels on Bouton Street (District 5, Block 81, Lots 169 & 175)

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

- A. *Discuss request for the sale of city property located at the southeast corner of Scribner Avenue and West Cedar Street intersection.*

Prepared by Alan Lo  
Dated: April 25, 2019  
*Amended: April 29, 2019*



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 : MEMBERS OF LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*

RE : CITY PROPERTY - SCRIBNER AVE AND WEST CEDAR ST.

DATE: APRIL 29, 2019

\*\*\*\*\*

The City owns a piece of property located at the southeast corner of the Scribner Avenue and West Cedar Street intersection. Based on available information, it appears that this is leftover land from an intersection improvement project some time ago.

Oly Mattera Construction Co., Inc. is an adjacent property owner (see attached site plan). They are evaluating property development options and would like to request the City's consideration on the disposition of the City property.

Their request is being placed on the May 1, 2019 Land Use and Building Management Committee for discussion. This request was submitted to the Land Use and Building Management Committee for discussion a few years ago. The property owner would like to request the Committee to re-evaluation potential sale once again. In the event that the Committee is receptive to the request, I will solicit input from city departments and the Committee would need to set up a public hearing on the sale of the property.

If you have any questions or need any additional information, please do not hesitate to contact me.

