

***Common Council Actions***

**COMMON COUNCIL**

**ACTION**

**SPECIAL MEETING OF THE COMMON COUNCIL**

**JUNE 26, 2003**

**ATTENDANCE:** Matthew Miklave, William Wrenn, Barbara Hudgins, Fred

**Bondi, Bruce Kimmel, Kenneth Baker, Betsy Bain,  
Chris**

**Perone, William Krummel, Doug Sutton, Kevin  
Poruban**

**OTHERS:**

**Mayor Alex A. Knopp; Pam Stark, City Clerk; Louis**

**Ciccarelli, Corporation Counsel; Stuart Opdahl, Chief**

**Operating Officer; Alan Lo, Project Manager; Gerald Foley;**

**Jack Miller, Finance Director; Ed Schmidt, Assistant to Mayor**

The Mayor called the meeting to order at 8:15 p.m.

**ROLL CALL**

Ms. Stark called the roll. Eleven Council members were present and four were absent: Ms. Olmstead-Sawyer, Ms. Rivas and Messrs. Wien and Hilliard.

**I. ACCEPTANCE OF CALL OF THE MEETING**

Ms. Stark read the Notice of Special Meeting for the purposes listed on the agenda.

**\*\* MR. MIKLAVE MOVED TO ACCEPT THE CALL OF THE MEETNG.**

**\*\* MOTION CARRIED UNANIMOUSLY.**

**II. MAYOR**

The Mayor said the purpose of the meeting was to make sure the City did not lose days in the health and safety of students by receiving bids for school roofs. He said the window for construction was very brief because the rain had caused back-up in the construction market. He wanted to approve right away rather than wait until the next regular meeting. He said they had a long range financing and long range construction and management plan. He said he had received a letter from Dr. Corda to Adam Farstrup informing Mr. Farstrup that the Board did accept the \$70,000,000 figure as the ceiling. He said it clearly indicated that there was no disagreement between the Board of Estimate, Board of Education and Common Council and he hoped it would remove all doubt that they would not have a revised plan for the total improvement project. He said Dr. Corda's memorandum of June 26<sup>th</sup> indicated that the projects that would go forward with funding now in place related to the roofing project and the Kendall School project. He said the other items dealt with window projects at Tracey, Roton and Norwalk High and that these projects would be funded in the fiscal year beginning July 1, 2004. He said the Board had approved the letter to Mr. Farstrup on Tuesday night and that additional communications indicated that they were all on the same page. He said this was a milestone in the school improvement project and thanked the individuals from Central Office and the City who worked so hard to clarify the issues.

### **III. LAND USE & BUILDING MANAGEMENT COMMITTEE**

#### **\*\* MR. MIKLAVE MOVED TO PUT ITEMS ON THE CONSENT CALENDAR.**

Mr. Kimmel said he would like to see the roof items together. Mr. Krummel asked if they could have a consent calendar as the agenda left open the name of the lowest bidder. The Mayor said the draft from Mr. Lo filled in the amounts. Mr. Krummel then asked if they could accept the draft as a substitute to the agenda. The Mayor said a motion to substitute the items in Mr. Lo's memorandum as agenda items would meet his legitimate concern.

#### **\*\* MR. WRENN MOVED TO ACCEPT ITEMS CONTAINED IN ALAN. LO'S MEMORANDUM DATED JUNE 26, 2004, AS AGENDA ITEMS.**

The Mayor said they should first say they were not going to take out the items of the Building Management Committee. He said they would move items 1.a through 8.b. Mr. Krummel said he would like to move to approve items 1.a through 8.b. He said those items referred to roofing projects for eight schools and that the lowest bidder had been unanimously approved by the Roofing Committee. He also said they had looked into the schedule of the successful bidder and were satisfied that the roofing could be completed during the summer of this year. The Mayor asked Mr. Krummel if he would like to move to substitute the names of low responsible bidders.

#### **\*\* MR. KRUMMEL MOVED TO SUBSTITUTE ITEMS 1.a THROUGH**

**8.b., DESCRIBED IN ALAN LO'S MEMORANDUM OF JUNE 26, 2003,  
INCLUDING NAMES OF SUCCESSFUL BIDDERS, AMOUNTS OF  
BIDS AND ACCOUNT NUMBERS, AS AGENDA ITEMS.**

Mr. Miklave asked if the memorandum had been made available to the press and members of the public. The Mayor said if not, it should be.

**\*\* MOTION CARRIED UNANIMOUSLY.**

**1.a. Authorize the Mayor, Alex A. Knopp, to execute an agreement with Barrett Roofing and Supply Company of Danbury, Inc. for the Ponus Ridge Middle School roof replacement project for a total not to exceed \$879,000.00. Acct #09035010-5777-C0261 and #09045010-5777-C0307.**

**1.b. Authorize the School Building Committee to issue change orders on contract (including but not limited to asbestos abatement work) for a total not to exceed \$87,900.00.**

**2.a. Authorize the Mayor, Alex A. Knopp, to execute an agreement with Monpat Construction Inc. for the Nathan Hale Middle School roof replacement project for a total not to exceed \$621,000.00. Acct. #09035010-5777-C0261 and #09045010-5777-C0307.**

**2.b. Authorize the School Building Committee to issue change orders on contract (including but not limited to asbestos abatement work) for a total not to exceed \$62,100.00.**

**3.a. Authorize the Mayor, Alex A. Knopp, to execute an agreement with Monpat Construction Inc. for the Naramake Elementary School roof replacement project for a total not to exceed \$471,600.00. Acct. #09035010-5777-C0261 and #09045010-5777-C0307.**

**3.b. Authorize the School Building Committee to issue change orders on contract (including but not limited to asbestos abatement work) for a total not to exceed \$47,160.00.**

**4.a. Authorize the Mayor, Alex A. Knopp, to execute an agreement with Monpat Construction Inc. for the Kendall Elementary School roof replacement project for a total not t exceed \$648,000.00. Acct. #09035010-5777-C0257 and 09045010-5777-C0307.**

**4.b. Authorize the School Building Committee to issue change orders on contract (including but not limited to asbestos abatement work) for a total not to exceed \$64,800.00.**

**5.a. Authorize the Mayor, Alex A. Knopp, to execute an agreement with Monpat Construction Inc. for the Jefferson Elementary School roof replacement project for a total not to exceed \$269,100.00. Acct. #09045010-5777-C0307.**

**5.b. Authorize the School Building Committee to issue change orders on contract (including but not limited to asbestos abatement work) for a total not to exceed \$26,910.00.**

**6.a. Authorize the Mayor, Alex A. Knopp, to execute an agreement with Monpat Construction Inc. for the Wolfpit Elementary School roof replacement project for a total not to exceed \$594,000.00. Acct. #09045010-5777-C0307.**

**6.b. Authorize the School Building Committee to issue change orders on contract (including but not limited to asbestos abatement work) for a total not to exceed \$59,400.00.**

**7.a. Authorize the Mayor, Alex A. Knopp, to execute an agreement with Monpat Construction Inc. for the Silvermine Elementary School roof replacement project for a total not to exceed \$855,000.00. Acct. #09045010-5777-C0307.**

**7.b. Authorize the School Building Committee to issue change orders on contract (including but not limited to asbestos abatement work) for a total not to exceed \$85,500.00.**

**8.a. Authorize the Mayor, Alex A. Knopp, to execute an agreement with Barrett Roofing and Supply Company of Danbury, Inc. for the Roton Middle School roof replacement project for a total not to exceed \$591,900.00. Acct. #09045010-5777-C0307.**

**8.b. Authorize the School Building Committee to issue change orders on contract (including but not limited to asbestos abatement work) for a total not to exceed \$59,190.00.**

**\*\* MR. KRUMMEL MOVED TO APPROVE ITEMS 1.a THROUGH**

**8.b.**

The Mayor said if, at any time during the debate, anyone wanted to make a motion to remove an item from that block, they could. Mr. Kimmel commented that everyone was doing a great job. He asked what "substantial completion by August 24, 2003" meant. Mr. Opdahl directed the question to Thomas Hibbard, the architect, who said "substantial completion" meant the project was essentially complete. He said he had directed the contractors to have the roof system installed and have all kettles for asphalt and bitumen off the site. He said workers would be on site doing trim work. Mr. Kimmel then asked if two days of rain would change the completion date. Mr. Hibbard said it would not. He said there were three schools that would need second shift work. He also said that the

contractors expressed concerns that they might have difficulty getting Ponus Ridge, Silvermine and Kendall done by August 24, but could work August 25 through September 30 from 3:00 p.m. to 9:30 p.m. He said they had put in provisions for the security of on-site equipment. Mr. Kimmel asked if school could operate normally with two weeks of second-shift work. Mr. Hibbard said it could. He said they were to have the roof water tight by 9:00 p.m. that evening and that students and staff would be able to use the facility. Mr. Kimmel then referred to the laboratory test regarding asbestos and asked if there would be testing at all schools. Mr. Opdahl said every building was being tested. He said Roton was the only building they had the final report on that did not have asbestos. He said they would be working over the weekend to complete the other reports which would be given to the contractors next week. The Mayor said the City was making every effort to get the roofs completed by the time school opened as children's health could deteriorate from mold and mildew. He said they could not assure that the roofs would be completed if there was an intervention commonly called "an act of God." He noted that June of this year had been the wettest since 1863 and that if they experienced similar problems, it might not be possible to have the roofs substantially completed by August 24. He said if it were an average summer, the roofs would be completed, but that it was worth the risk of a small delay to protect health and air quality if there were such an act of God that human forces under contract could not overcome. The Mayor then thanked the members of the Roof Committee for their hard work.

The Mayor said he would make every effort to assure that the contract would be executed in a timely manner, given the additional roof challenges posed, before he signed the authorization.

**\*\* MOTION CARRIED UNANIMOUSLY.**

**9.a.**

**\*\* MR. KRUMMEL MOVED TO AUTHORIZE THE MAYOR, ALEX A.**

**KNOPP, TO EXECUTE AN AGREEMENT WITH COMMERCIAL**

**ROOFING FOR THE NORWALK PUBLIC LIBRARY AT BELDEN**

**AVENUE ROOF RELACEMENT PROJECT FOR A TOTAL NOT TO**

**EXCEED \$127,800. ACCT. #09036210-5777-C0274.**

The Mayor suggested that this item be tabled because the low responsible bid exceeded the funds available in the account. He said he would like to accept this bid but did not have the finances currently in place to do so, and that tabling this item would give the Finance Department, Board of Estimates and Common Council time to decide whether the additional funding would be in place. Mr. Kimmel thought that was the prudent thing to do. He said they would have to look and see how and when they would do it. Mr. Miklave asked if the item was being tabled to a specific date. The Mayor said the Board

of Estimates met the first Monday in July. He suggested that it be tabled to the second regular Council meeting in July. Ms. Bain asked if it could be anticipated that, once the financial arrangements had been worked out, the contract would be awarded to the lowest bidder, all things being equal. The Mayor said the bids were valid for a period of time. Mr. Miller said 30 days was the standard. The Mayor said if the bid expired, an extension could be allowed.

**9.b.**

**\*\* MR. BONDI MOVED TO TABLE ITEM III.9.a. UNTIL THE SECOND REGULAR MEETING IN JULY.**

**\*\* MOTION CARRIED UNANIMOUSLY.**

**10.a. – 10.b.**

**\*\* MR. KRUMMEL MOVED TO AUTHORIZE THE NORWALK PUBLIC SCHOOLS TO FILE AN APPLICATION FOR A SCHOOL BUILDING GRANT FOR THE KENDALL ELEMENTARY SCHOOL RENOVATION PROJECT.**

Mr. Krummel thought this was a very important next step in the renovation program and believes the Common Council is totally behind the effort. He is concerned that the Common Council, considering that it has fiduciary responsibility, has timely information on the project from the school district. He said, so far, it had not been forthcoming. He is concerned that the Land Use Committee and the Council get full information before the Council acts on it. Mr. Kimmel agreed. He further stated that it had been a long time coming and that was really needed it. He said he admired their patience, was really pleased to support it, and hoped everything went along well. Mr. Bondi agreed with Mr. Kimmel, saying it was nice to see it taking place. Mr. Perone said overcrowding had been a problem at Kendall and he was glad the Council was taking steps to relieve it. The Mayor asked Mr. Opdahl if he would lay out the program over the next eight years. Mr. Opdahl said the specifications were drawn up in a traditional school manner where only one school was being discussed. He said they elected to use an innovative approach to do the work. He said there were six variations on the theme. They asked the architect to do it around a system over a six-month period from design to completion. He said he had visited districts where these variations had been used and knew it could be done. He said if they got what they were looking for, they would move it to all of the other buildings. He said there were some buildings that needed to be done first. They could not wait any longer because, just as they were getting infiltration from the roof, a number of buildings also had windows that were in bad shape. He said Tracey was one of them and that they were also doing maintenance work on windows at Columbus. He said the projects needed

to be filed before June 30 so the money from the state would be there at the same time they were doing the project. Mr. Opdahl said the educational specifications were not derived by his office. Mr. Krummel noted that Dr. Corda's memorandum to the Mayor said no actual construction or renovation would occur during the 2003-2004 school year. Mr. Opdahl said that was correct. He said he did not know what the time frame was for this to be drawn up by the architect. He said it meant looking at brick work, caulking, a lot of investigative work, and the drafting of a plan for windows. He said it would go out to bid, then come before the Council for approval. He said it would be ready by next spring and that state money would be coming at the same time to handle expenses. The Mayor said he had met with Kendall's PTO and had done everything he could to move the project along. He said Kendall had been very patient and that, under different circumstances, might have ended up at a different place in the queue. He said there was \$1.5 million in the budget for Kendall to be utilized for the classroom addition, interior work and media center. He said this would be accomplished next year when the budget is formulated to include the rest of the construction. The motion was amended to include items 10.a and 10.b as follows:

**\*\* MR. KRUMMEL MOVED TO AUTHORIZE THE NORWALK PUBLIC SCHOOLS TO FILE AN APPLICATION FOR A SCHOOL BUILDING GRANT FOR THE KENDALL ELEMENTARY SCHOOL RENOVATION PROJECT, AND TO AUTHORIZE THE PREPARATION OF SCHEMATIC DRAWINGS AND OUTLINE SPECIFICATIONS FOR THE KENDALL ELEMENTARY SCHOOL RENOVATION PROJECT.**

**\*\* MOTION CARRIED UNANIMOUSLY.**

**11.a. – 11.b.**

**\*\* MR. KRUMMEL MOVED TO AUTHORIZE THE NORWALK PUBLIC SCHOOLS TO FILE AN APPLICATION FOR A SCHOOL BUILDING GRANT FOR THE NORWALK HIGH SCHOOL WINDOW REPLACEMENT PROJECT AND AUTHORIZE THE PREPARATION OF SCHEMATIC DRAWINGS AND OUTLINE SPECIFICATIONS FOR THE NORWALK HIGH SCHOOL WINDOW REPLACEMENT PROJECT.**

**\*\* MOTION CARRIED UNANIMOUSLY.**

**12.a – 12.b.**

**\*\* MR. KRUMMEL MOVED TO AUTHORIZE THE NORWALK PUBLIC SCHOOLS TO FILE AN APPLICATION FOR A SCHOOL BUILDING GRANT FOR THE ROTON MIDDLE SCHOOL ELEVATOR AND WING CORRIDOR CONNECTORS, AND AUTHORIZE THE PREPARATION OF SCHEMATIC DRAWINGS AND OUTLINE SPECIFICATIONS FOR THE ROTON MIDDLE SCHOOL ELEVATOR AND WING CORRIDOR CONNECTORS.**

**\*\* MOTION CARRIED UNANIMOUSLY.**

Mr. Opdahl noted that in items 13.a and b., the term "foiled" should be "failed."

**13.a – 13.b.**

**\*\* MR. KRUMMEL MOVED TO AUTHORIZE THE NORWALK PUBLIC SCHOOLS TO FILE AN APPLICATION FOR A SCHOOL BUILDING GRANT FOR THE TRACEY ELEMENTARY SCHOOL FAILED WINDOW UNITS REPLACEMENT PROJECT, AND TO AUTHORIZE THE PREPARATION OF SCHEMATIC DRAWINGS AND OUTLINE SPECIFICATIONS FOR THE TRACEY ELEMENTARY SCHOOL FAILED WINDOW UNITS REPLACEMENT PROJECT..**

Mr. Kimmel noted that the windows were only 15 years old and were aluminum framed. He said, from what Mr. Opdahl said earlier, he assumed there was leakage right now. He asked if they would get worse and worse if they were not replaced. Mr. Opdahl said they would. He said they were not insulated and that the counterbalances had failed. Mr. Kimmel asked if that was common in 1988. Mr. Opdahl said windows of that nature have not worked well and when mechanisms fail, they could not be replaced and that companies sometimes go out of business. He said at Columbus School, they were spending \$25,000 to replace counterbalances. He said this was not practical at Tracey. Mr. Krummel asked what the estimated cost was for Norwalk High and Roton. Mr. Opdahl estimated that elementary schools run around \$280,000. He said he did not have



an engineer or a professional price. Mr. Kimmel asked what the estimate was. Mr. Opdahl again said he did not have a professional estimate, but that his estimate was \$280,000 and that was just for the windows. He estimated that the cost for everything would be around \$520,000.

**\*\* MOTION CARRIED UNANIMOUSLY.**

The Mayor asked that the agenda be amended to add an item. He said he would be asking the Council at the next meeting to give their approval for the fireworks to go forward. Ms. Bain said the committee approved it. The Mayor said it did not go forward for approval by the Council.

**\*\* MR. BONDI MOVED TO ADJOURN.**

**\*\* MOTION CARRIED UNANIMOUSLY.**

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Linda Maddox

Telesco Secretarial Services

