



**LAND USE AND BUILDING MANAGEMENT COMMITTEE
MEETING AGENDA
WEDNESDAY, OCTOBER 4, 2023 @ 7:00 PM**

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Alan Lo at alo@norwalkct.org to provide written public comment prior to the meeting.

- I. ROLL CALL**
- II. PUBLIC PARTICIPATION**
- III. MINUTES OF PREVIOUS MEETING(S)**

Approve minutes of September 6, 2023

IV. OLD BUSINESS

- A. Review request for technical correction of previously approval for security enhancements at various schools and refer the following to Common Council for approval:

“Authorize the Technical Correction of Common Council action on August 8, 2023 Item VII. D. 3 to include the missing costs for Ponus, Roton, Rowayton and West Rocks Schools for an amount of \$148,897.25 in addition to the approved amount of \$196,581.00 for a revised total of \$345,478.25. The revised action shall be as follows:

“Authorize the Purchasing Agent to issue a purchase order to Integrated System Services, LLC. for the Enhancement to School Security – Access Control Improvements at Fox Run, Marvin, Naramake, Nathan Hale, NECC, Ponus, Roton, Rowayton, West Rocks Schools for a total not to exceed \$345,478.25. Account #0921/23/245010 5777 C0537”

V. NEW BUSINESS

- A. Lockwood Mathews Mansion Museum improvement project update
- B. School construction project update
- C. Review school HVAC improvement needs in response to the current State HVAC grant application process and provide recommendation to initiate Special Appropriation process to allocate the City’s share (40%) of these projects in order to comply with grant application requirements.
- D. Review request to adjust property lines between Norwalk High School and Naramake School and refer the following to the Common Council for action:
“Authorize the Mayor, Harry W. Rilling, to execute the Boundary Line Agreement and all other documents necessary to effectuate the adjustment of the property lines between Norwalk High School and Naramake School.”
- E. Review bids for roof replacement at Roosevelt Center and refer the following to the Common Council for action:
“a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Silktown Roofing Inc, for the partial roof replacement at Roosevelt

Center for a total not to exceed \$370,700.00. Account # 09247100 5777 C0683.

b. Authorize Building Management to execute change orders on Contract for a total not to exceed \$37,070.00. Acct. # 09247100 5777 C0683.”

F. Review the needs for security monitoring services contract for the Belden Main Library and refer the following to the Common Council for action:
“Authorize the Mayor, Harry W. Rilling, to execute a three year agreement with one – two year renewal option with Security Solutions Incorporated to provide security monitoring services for the Belden Main Library for a total not to exceed \$990.00 per year (annual increases no more than 3% per year). Funds are available from operating account # 016210 5296”

G. Review bids for improvement of the fuel dispensing island at DPW Center and refer the following to the Common Council for action:
“a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with ETT Environmental Services Inc., for DPW Center - Fuel Island Improvement Project for a total not to exceed \$346,600.00. Acct. #09247100 5777 C0119

b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$ 34,600.00. Acct. #09247100 5777 C0119”

VI. MISCELLANEOUS/DISCUSSION ITEMS

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT
REGULAR MEETING
SEPTEMBER 6, 2023**

ATTENDANCE: Barbara Smyth, Interim Chairperson; Greg Burnett; Bryan Meek; James Frayer

OTHER: JoAnn Acquarulo; Bill Hodel; Dan Phillips; Doug Peoples; Ken Hughes; Neil Rennie; Steve Adelman; Sally Adelman; Scott Mangiagli; Eddie Widofsky; Jeffrey Wyszynski

CALL TO ORDER

Chair Smyth called the meeting to order at 7:08 P.M. There was a quorum present.

I. ROLL CALL

A roll call of those present was performed.

II. PUBLIC PARTICIPATION

There was no Public Participation at this time.

III. MINUTES OF PREVIOUS MEETING(S)

APPROVE MINUTES OF AUGUST 2, 2023 AND SPECIAL MEETING OF AUGUST 23, 2023

**** MR. BURNETT MOVED TO APPROVE THE MINUTES OF AUGUST 2, 2023 AS SUBMITTED.**

**** MR. FRAYER SECONDED THE MOTION.**

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (SMYTH, BURNETT, FRAYER) AND ONE (1) ABSTENTION (MEEK).**

**** MR. FRAYER MOVED TO APPROVE THE MINUTES OF AUGUST 23, 2023 AS SUBMITTED.**

**** MR. BURNETT SECONDED THE MOTION.**

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (SMYTH, BURNETT, FRAYER) AND ONE (1) ABSTENTION (MEEK).**

IV. PUBLIC HEARING

A. PROPOSED DISPOSITION OF CITY SURPLUS PROPERTY (DISTRICT 6, BLOCK 28C, LOT 7, APPROXIMATELY 0.23 ACRES CONSISTS OF MOSTLY WETLAND) LOCATED ON SHEFIELD ROAD TO ADJACENT PROPERTY OWNER AT 8 SHEFIELD ROAD.

No one came forwards to speak on this item.

B. CLOSE PUBLIC HEARING

V. OLD BUSINESS

A. REVIEW PROPOSED DISPOSITION OF CITY SURPLUS PROPERTY (DISTRICT 6, BLOCK 28C, LOT 7, APPROXIMATELY 0.23 ACRES CONSIST OF MOSTLY WETLAND) LOCATED ON SHEFIELD ROAD TO ADJACENT PROPERTY OWNER AT 8 SHEFIELD ROAD AND REFER THE FOLLOWING ACTIONS:

"1. REFER TO THE PLANNING AND ZONING COMMISSION FOR SECTION 8-24 REVIEW: THE DISPOSITION OF CITY SURPLUS PROPERTY (DISTRICT 6, BLOCK 28C, LOT 7, APPROXIMATELY 0.23 ACRES CONSISTS OF MOSTLY WETLAND) LOCATED ON SHEFIELD ROAD TO ADJACENT PROPERTY OWNER AT 8 SHEFIELD ROAD.

2. REFER TO THE COMMON COUNCIL FOR FINAL APPROVAL: THE DISPOSITION OF CITY SURPLUS PROPERTY (DISTRICT 6, BLOCK 28C, LOT 7, APPROXIMATELY 0.23 ACRES CONSISTS OF MOSTLY WETLAND) LOCATED ON SHEFIELD ROAD TO ADJACENT PROPERTY OWNER AT 8 SHEFIELD ROAD (MR. AND MRS. ADELMAN) IN THE AMOUNT OF \$1,000."

**** MR. FRAYER MOVED TO APPROVE ITEM A. REVIEW PROPOSED DISPOSITION OF CITY SURPLUS PROPERTY (DISTRICT 6, BLOCK 28C, LOT 7, APPROXIMATELY 0.23 ACRES CONSIST OF MOSTLY WETLAND) LOCATED ON SHEFIELD ROAD TO ADJACENT PROPERTY OWNER AT 8 SHEFIELD ROAD AND REFER THE FOLLOWING ACTIONS: "1. REFER TO THE PLANNING AND ZONING COMMISSION FOR SECTION 8-24 REVIEW: THE DISPOSITION OF CITY SURPLUS PROPERTY (DISTRICT 6, BLOCK 28C, LOT 7, APPROXIMATELY 0.23 ACRES CONSISTS OF MOSTLY WETLAND) LOCATED ON SHEFIELD ROAD TO ADJACENT PROPERTY OWNER AT 8 SHEFIELD ROAD. 2. REFER TO THE COMMON COUNCIL FOR FINAL APPROVAL: THE DISPOSITION OF CITY SURPLUS PROPERTY (DISTRICT 6, BLOCK 28C, LOT 7, APPROXIMATELY 0.23 ACRES CONSISTS OF MOSTLY WETLAND) LOCATED ON SHEFIELD ROAD TO ADJACENT PROPERTY OWNER AT 8 SHEFIELD ROAD (MR. AND MRS. ADELMAN) IN THE AMOUNT OF \$1,000." AS SUBMITTED.**

Ms. Smyth stated that this item has been discussed extensively in prior meetings.

**** THE MOTION PASSED UNANIMOUSLY.**

The Planning & Zoning meeting will be on October 4th. The item will need approval from Planning & Zoning before going to the Common Council.

VI. NEW BUSINESS

A. REVIEW REQUEST FROM PROPERTY OWNER AT 25 POGANY STREET FOR LAND SWAP FOR A PORTION OF FODOR FARM AND SUBJECT TO SUPPORT OF THE COMMITTEE, THEREAFTER, SCHEDULE FOR A PUBLIC HEARING.

**** MR. FRAYER MOVED TO APPROVE ITEM A. REVIEW REQUEST FROM PROPERTY OWNER AT 25 POGANY STREET FOR LAND SWAP FOR A PORTION OF FODOR FARM AND SUBJECT TO SUPPORT OF THE COMMITTEE, THEREAFTER, SCHEDULE FOR A PUBLIC HEARING. AS SUBMITTED.**

Ms. Acquarulo came forward to discuss this item. A diagram of the lots was provided for those present. Chairman Smyth reviewed the history of the property for those present.

Mr. Peoples came forward to discuss this item. He reviewed his reasoning for desiring the land swap. He has been maintaining the property since 2009.

Mr. Burnett asked if there would be any financial costs incurred for the City. Chairman Smyth said that her understanding was that it was cost neutral. A survey has yet to be performed on the land to ensure that it is an equal swap. Chairman Smyth suggested tabling the item until the survey could be completed. Discussion followed regarding the history of the property.

**** MR. BURNETT MOVED TO TABLE ITEM A. REVIEW REQUEST FROM PROPERTY OWNER AT 25 POGANY STREET FOR LAND SWAP FOR A PORTION OF FODOR FARM AND SUBJECT TO SUPPORT OF THE COMMITTEE, THEREAFTER, SCHEDULE FOR A PUBLIC HEARING. FOR FURTHER DISCUSSION.
** THE MOTION PASSED UNANIMOUSLY.**

B. REVIEW PROPOSAL FOR THE PURCHASE AND INSTALLATION OF TWO NEW BOILERS AT BEN FRANKLIN CENTER AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "1A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO G.A. FLEET ASSOCIATES, INC. FOR THE PURCHASE OF TWO NEW CONDENSING BOILERS FOR BEN FRANKLIN CENTER FOR A TOTAL NOT TO EXCEED \$77,630.00. FUNDS ARE AVAILABLE FROM ACCOUNT # 09247100 5777 C0295.

1B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE INCREASES TO THE PURCHASE ORDER FOR A TOTAL NOT EXCEED \$3,800.00 ACCT. #09247100 5777 C0295

2A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH UNIVERSAL BUILDING SERVICES, LLC TO PROVIDE LABOR TO INSTALL TWO BOILERS AT THE BEN FRANKLIN CENTER FOR A TOTAL NOT TO EXCEED \$58,643.00 ACCT # 09247100 5777 C0295

2B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$5,564.00. ACCT # 09247100 5777 C0295"

**** MR. BURNETT MOVED TO APPROVE ITEM B. REVIEW PROPOSAL FOR THE PURCHASE AND INSTALLATION OF TWO NEW BOILERS AT BEN FRANKLIN CENTER AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "1A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO G.A. FLEET ASSOCIATES, INC. FOR THE PURCHASE OF TWO NEW CONDENSING BOILERS FOR BEN FRANKLIN CENTER FOR A TOTAL NOT TO EXCEED \$77,630.00. FUNDS ARE AVAILABLE FROM ACCOUNT # 09247100 5777 C0295. 1B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE INCREASES TO THE PURCHASE ORDER FOR A TOTAL NOT EXCEED \$3,800.00 ACCT. #09247100 5777 C0295. 2A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH UNIVERSAL BUILDING SERVICES, LLC TO PROVIDE LABOR TO INSTALL TWO BOILERS AT THE BEN FRANKLIN CENTER FOR A TOTAL NOT TO EXCEED \$58,643.00 ACCT # 09247100 5777 C0295. 2B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$5,564.00. ACCT # 09247100 5777 C0295" AS SUBMITTED.**

Ms. Smyth noted that they had approved a boiler 1 year prior for the Ben Franklin Center. Mr. Rennie pointed out that they were looking to do the two remaining boilers. He provided further information regarding the details of the boilers. They will be natural gas boilers. Further discussion followed regarding the details of the boilers.

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (BURNS, BURNETT, FRAYER) AND ONE (1) OPPOSED (MEEK).**

C. REVIEW BIDS FOR THE RENOVATION OF THE SHOWERS AT THE NORWALK POLICE HEADQUARTERS AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

"1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HV CONTRACTOR CORP. FOR THE POLICE HEADQUARTERS MEN'S SHOWER ROOM RENOVATION PROJECT FOR A TOTAL NOT TO EXCEED \$152,400.00 ACCT # 09247100 5777 C0137

2. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$15,240.00. ACCT # 09247100 5777 C0137"

**** MR. BURNETT MOVED TO APPROVE ITEM C. REVIEW BIDS FOR THE RENOVATION OF THE SHOWERS AT THE NORWALK POLICE HEADQUARTERS AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HV CONTRACTOR CORP. FOR THE POLICE HEADQUARTERS MEN'S SHOWER ROOM RENOVATION PROJECT FOR A TOTAL NOT TO EXCEED \$152,400.00 ACCT # 09247100 5777 C0137. 2. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$15,240.00. ACCT # 09247100 5777 C0137"**

Chairman Smyth noted that there was significant leakage in the men's shower and the women's showers would soon need replacement as well.

Mr. Rennie came forward to speak on this item. He noted that the men's facility received heavier use than the women's facility, which was why it needed replacement first. He reviewed what would be replaced and the changes that would be made to the showers.

Mr. Meek felt that it was unacceptable given that the building was relatively recently built. He expressed his reasons for desiring to vote against it.

Mr. Frayer asked how long the new showers would last. Mr. Rennie said that it was constantly used and was used heavily.

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (BURNS, BURNETT, FRAYER) AND ONE (1) OPPOSED (MEEK).**

D. REVIEW REQUEST FROM RECREATION AND PARKS DEPARTMENT TO EXECUTE AN UTILITY EASEMENT WITH EVERSOURCE FOR THE PARK GARAGE AT 10 TITO COURT AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION:

"AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY WITH EVERSOURCE ENERGY FOR AN UTILITY EASEMENT IN ORDER TO PROVIDE GAS SERVICE TO THE PARKS GARAGE IN SOUTH NORWALK (AT 10 TITO COURT)."

**** MR. FRAYER MOVED TO APPROVE ITEM D. REVIEW REQUEST FROM RECREATION AND PARKS DEPARTMENT TO EXECUTE AN UTILITY EASEMENT WITH EVERSOURCE FOR THE PARK GARAGE AT 10 TITO COURT AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY WITH EVERSOURCE ENERGY FOR AN UTILITY EASEMENT IN ORDER TO PROVIDE GAS SERVICE TO THE PARKS GARAGE IN SOUTH NORWALK (AT 10 TITO COURT)." AS SUBMITTED.**

Mr. Hughes came forward to discuss this item. He reviewed the history of the site for those present. They have hired a plumber to remove the unsafe plumbing and tanks and have investigated having a gas main running off of Lexington. This will be an approval of the easement.

Mr. Meek expressed his displeasure and said it was supposed to be temporary. Mr. Hughes said he was unaware that this was intended to be temporary use.

Mr. Burnett asked what the cost to run the necessary connections would be. Mr. Hughes said that the gas company would bring the main to the site and their plumber would take over from the meter into the building. As a result, there would be no cost from Eversource. If they do not get an easement they will need to remain with propane.

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (BURNS, BURNETT, FRAYER) AND ONE (1) OPPOSED (MEEK).**

E. REVIEW REQUEST FOR DESIGN SERVICES CONTINGENCY FOR GALLAHER MANSION AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "APPROVE DESIGN SERVICES CONTINGENCY FOR PETER GISOLFI, ASSOCIATES' ARCHITECTURAL DESIGN SERVICES CONTRACT FOR THE CRANBURY PARK/GALLAHER MANSION IMPROVEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$45,000.00. FUNDS ARE AVAILABLE FROM THE STATE DECD GRANT. CITY ACCT. #09236030 4120 C0831"

**** MR. FRAYER MOVED TO APPROVE ITEM E. REVIEW REQUEST FOR DESIGN SERVICES CONTINGENCY FOR GALLAHER MANSION AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "APPROVE DESIGN SERVICES CONTINGENCY FOR PETER GISOLFI, ASSOCIATES' ARCHITECTURAL DESIGN SERVICES CONTRACT FOR THE CRANBURY PARK/GALLAHER MANSION IMPROVEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$45,000.00. FUNDS ARE AVAILABLE FROM THE STATE DECD GRANT. CITY ACCT. #09236030 4120 C0831" AS SUBMITTED.**

Ms. Acquarulo came forward to discuss this item. She said this had already been approved through the Parks & Recreation department several years prior. However, that approval lacked the ability to hire other groups. This will designate a certain portion of grant money for that use. Mr. Hughes provided further details on the contracts.

**** THE MOTION PASSED UNANIMOUSLY.**

F. SCHOOL CONSTRUCTION

1. UPDATE ON SCHOOL CONSTRUCTION PROJECTS

Mr. Hodel came forward to discuss this item. He said that they have had nothing but positive experiences for the couple of weeks that it has been open. Further discussion followed.

CRANBURY SCHOOL

Mr. Hodel provided an update on the Cranbury School for those present.

NATHAN HALE AND WEST ROCKS BATHROOM IMPROVEMENT PROJECT

Mr. Hodel said they had started on this project two years ago. He reviewed what had been done to improve the bathrooms for those present.

Mr. Burnett asked for a timeline of any outstanding work. Mr. Hodel provided the timeline for outstanding work for Cranbury, Nathan Hale, and West Rocks.

SILVERMINE SCHOOL PARKING LOT IMPROVEMENT PROJECT

Mr. Hodel said that this project was finished. The only item left is waiting for the grass to grow to be cut. He reviewed the work that had been done with the project.

NATHAN HALE AIR CONDITIONING PROJECT

Mr. Hodel said that this project had been started in 2018. He reviewed the project for those present. He noted that they had 'just made it' with regards to the project and now Nathan Hale has air conditioning in all its learning spaces. Further review of the air conditioning followed. Mr. Burnett asked if there were plans in place to provide air conditioning to the gym and auditorium. Mr. Hodel said the focus was on learning spaces and the power did not allow for them to include air conditioning in the gym and auditorium without increasing the power feed and adding to/replacing switch gear.

ROTON MIDDLE SCHOOL ABATEMENT PROJECT

Mr. Hodel noted that asbestos floor tiles were in many schools and were in the process of being replaced. This project took two summers, and they are now complete. He reviewed the project for those present.

BROOKSIDE MONTESSORI CLASSROOM IMPROVEMENT PROJECT

Mr. Hodel said that, in 2018, Brookside had taken part in the Montessori model and created two classrooms. They built more classrooms as the students aged. Four of their classrooms are specific to the Montessori program. He reviewed what the Montessori program was. They are planning to convert more classrooms to the Montessori program in the future.

2A. NORWALK HIGH SCHOOL - PROJECT PRESENTATION AND UPDATE

Mr. Mangiagli came forward to discuss this item. He presented the designs for Norwalk High School for review. They will be submitted to the State within the next few weeks. He provided a power-point presentation for those present. He reviewed the following:

- Project schedule.
- Site overview.
- Floor Plans.
- External images.
- Solar Roof assembly.
- Interior images.

Discussion followed to clarify the cost. They have received an estimate for the project and used it to reconcile discrepancies. Further discussion followed. It was noted that they would be going with a different model of teaching than normal.

2B. REVIEW PROJECT DESIGN AND DRAWINGS FOR NORWALK HIGH SCHOOL AND APPROVE CONSTRUCTION DOCUMENTS AS REQUIRED FOR STATE APPROVAL FOR PUBLIC BIDDING. THE LAND USE AND BUILDING MANAGEMENT COMMITTEE IS THE CITY'S SCHOOL BUILDING COMMITTEE PER CITY ORDINANCES AND ADDITIONALLY APPROVED BY THE COMMON COUNCIL FOR THIS PROJECT. THE STATE REQUIRES COMMITTEE APPROVAL AND SIGNOFF AND COMMON COUNCIL APPROVAL IS NOT REQUIRED. "AUTHORIZE THE CHAIRPERSON OF NORWALK LAND USE & BUILDING MANAGEMENT COMMITTEE, ACTING IN THEIR CAPACITY AS THE CITY OF NORWALK'S DESIGNATED SCHOOL BUILDING COMMITTEE, TO CERTIFY THE LAND USE & BUILDING MANAGEMENT COMMITTEE'S APPROVAL OF THE FINAL PLANS, SPECIFICATIONS AND COST ESTIMATE FOR THE NEW NORWALK HIGH SCHOOL PROJECT - STATE PROJECT: 103-0263 N"

**** MR. BURNETT MOVED TO APPROVE ITEM 2B. REVIEW PROJECT DESIGN AND DRAWINGS FOR NORWALK HIGH SCHOOL AND APPROVE CONSTRUCTION DOCUMENTS AS REQUIRED FOR STATE APPROVAL FOR PUBLIC BIDDING. THE LAND USE AND BUILDING MANAGEMENT COMMITTEE IS THE CITY'S SCHOOL BUILDING COMMITTEE PER CITY ORDINANCES AND ADDITIONALLY APPROVED BY THE COMMON COUNCIL FOR THIS PROJECT. THE STATE REQUIRES COMMITTEE APPROVAL AND SIGNOFF AND COMMON COUNCIL APPROVAL IS NOT REQUIRED. "AUTHORIZE THE CHAIRPERSON OF NORWALK LAND USE & BUILDING MANAGEMENT COMMITTEE, ACTING IN THEIR CAPACITY AS THE CITY OF NORWALK'S DESIGNATED SCHOOL BUILDING COMMITTEE, TO CERTIFY THE LAND USE & BUILDING MANAGEMENT COMMITTEE'S APPROVAL OF THE FINAL PLANS, SPECIFICATIONS AND COST ESTIMATE FOR THE NEW NORWALK HIGH SCHOOL PROJECT - STATE PROJECT: 103-0263 N" AS SUBMITTED.**

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (BURNS, BURNETT, FRAYER) AND ONE (1) OPPOSED (MEEK).**

3. SOUTH NORWALK SCHOOL - PROJECT PRESENTATION AND UPDATE

Mr. Widofsky and Mr. Wyszynski came forward to discuss this item. A Power-Point presentation was provided for those present. The following was included:

City Of Norwalk
Land Use and Building Management
Regular Meeting
September 6, 2023

- Site Plans.
- Interior layout plans.
- Exterior renderings.
- Interior renderings.
- Schedule/timeline.

Chairman Smyth asked for more information regarding natural light. Mr. Widofsky answered to her satisfaction.

VII. MISCELLANEOUS/DISCUSSION ITEMS

There was no discussion at this time.

ADJOURNMENT

**** MR. FRAYER MOVED TO ADJOURN.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:05 P.M.

Respectfully Submitted
Ian A. Soltes
Telesco Secretarial Services



IV.A.

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: RYAN HAROLD, DISTRICT SAFETY & SECURITY SUPERVISOR

RE: **ENHANCEMENTS TO SCHOOL SECURITY RESOLUTION
ACCESS CONTROL IMPROVEMENTS AT PONUS, ROTON,
ROWAYTON, WEST ROCKS**

DATE: SEPTEMBER 26, 2023

The Enhancements to School Security program throughout the Norwalk Public Schools was established a number of years ago and the need for further improvements has been noted. During the life of this program, a number of security enhancements have already been incorporated at various locations within the district and include upgrades to intrusion, CCTV & PA systems, installation of protective window film & window treatments as well as the installation of a district wide high security master key system.

All schools are outfitted with an after-hour intrusion detection system. As a continuation of the Enhancements to School Security program, the need for a twenty-four-hour exterior door monitoring system has become a priority. The installation of Two-Point WiFi door alarms to all exterior doors will act not only as an intrusion detection system after-hours, but extend that protection during the school day which will notify schools of ajar doors and students leaving the building unauthorized. The project will start with our elementary schools that serve students with the highest risk of leaving the building unattended and unauthorized.

The Board of Education Facilities Department feels that releasing the requirements through a public bid will expose security vulnerabilities at the 5 schools that require these door alarm updates as students are currently propping doors open, this solution will prevent their ability to do so. Proposals for security contractors to provide said upgrades were requested from LDI Connect and Integrated System Services, LLC. Site walkthroughs to outline the scope of work were conducted and after much delay, LDI Connect declined to bid as it was beyond their capabilities. Integrated Systems LLC has done similar work in the district and is proficient with the Verkada door monitoring solution that is required and is the reason we are seeking to use them as a single source provider.

These items/schools were approved at the August 8, 2023 Common Council meeting which included Fox Run, Marvin, Naramake Nathan Hale, NECC Ponus Roton Rowayton and West Rocks Schools. However, the approved amount of \$196,581.00 did not include the costs for Ponus, Roton, Rowayton, and West Rocks Schools. Therefore, a technical correction is required to increase the Purchase Order by the amount of \$148,897.25 to include the four missing schools.

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School	Material	Labor	Total
Ponus Ridge	\$ 37,089.75	\$ 5,297.50	\$ 42,387.25
Roton	\$ 35,024.00	\$ 4,890.00	\$ 39,914.00
Rowayton Elementary	\$ 26,937.50	\$ 4,482.50	\$ 31,420.00
West Rocks	\$ 30,693.50	\$ 4,482.50	\$ 35,176.00
	\$ 129,744.75	\$ 19,152.50	\$ 148,897.25

Additional amount needed to complete job
--

Funds are available to cover this expense across accounts
0921/23/24 5010 5777 C0537

ACTION REQUESTED:

Authorize the Technical Correction of Common Council action on August 8, 2023 Item VII. D. 3 to include the missing costs for Ponus, Roton, Rowayton and West Rocks Schools for an amount of \$148,897.25 in addition to the approved amount of \$196,581.00 for a revised total of \$345,478.25. The revised action shall be as follows:

“Authorize the Purchasing Agent to issue a purchase order to Integrated System Services, LLC. for the Enhancement to School Security – Access Control Improvements at Fox Run, Marvin, Naramake, Nathan Hale, NECC, Ponus, Roton, Rowayton, West Rocks Schools for a total not to exceed \$345,478.25. Account #0921/23/245010 5777 C0537”



DEPT OF FINANCE
Purchasing Department
NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 9/26/23

DEPARTMENT: NPS-Facilities/Security

Procurement by non-competitive proposals may be used only when the award of a contract is infeasible under informal competitive Quotations (§3-204), Informal Competitive Request for Proposals (§3-205), seal bids, or competitive proposals and at least one of the following circumstances applies:

Check One:

☒	The item is available only from a single source (justification is attached). The provisions of this regulation apply to all sole source procurements unless emergency conditions exist as defined by Purchasing Guideline on Emergency Procurements
☐	After solicitation of a number sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)
☒	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
☐	The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote and the contract/agreement number)
☐	The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation (documented emergency contingency is attached). Please forward this form and supporting documentation within 48 hours of the Emergency
☐	Other, please explain:

TOTAL COST: \$148,897.25 MUNIS Account: 617187
VENDOR: Integrated Systems Services LLC, d/b/a Tone Klear Sonics

Purchasing Agent Signature	The Purchasing Agent	Department Head Signature
Sharon Conners Purchasing Agent Name Date: 2023.09.26 09:41:42 -04'00'	☒ Supports	
	☐ Does Not Support	Department Head Name
	☐ Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	Date: <u>9/26/2023</u> SANDRA FAIOES

JUSTIFICATION:

Vendor has done similar work in the district and is proficient with the Verkada door monitoring solution required. Requesting use as single-source provider. Also, releasing the bid to the public will expose security vulnerabilities at the 5 schools (Ponus Ridge, Roton, Rowayton, West Rocks) that require these door alarm updates as students are currently propping doors open. These updates will prevent their ability to do so.

These items/schools were approved at the 8/2 land use meeting, but a mistake was made in tabulating the overall cost with these 4 schools not being included in the total. Funds are available in Accts #0921/23/24 5010-5777-C0537 and can be used to complete this final round of door monitoring upgrades across the district.

ANY OTHER VENDORS CONTACTED FOR PRICING? (Please attach quotes): _____

Vendor 1: _____

Vendor 2: _____

EMERGENCY: Explain in detail the nature of the emergency

QUOTATION

INTEGRATED SYSTEMS SERVICES, LLC
d/b/a TONE KLEAR SONICS
87 Church Street
East Hartford, CT 06108
Tel (860) 610-0743
Fax (860) 289-0799

JOB *Ponus Ridge*
DATE *07/24/19*
CO
ATTN. *Ryan*
TEL
FAX _____

Qty	Item
	Provide and install wireless Verkada door monitoring solutions as required
	System shall provide 24 hour system supervision with SMS and Push notification as required
1	Verkada 3 year Alarm license
15	Verkada 3 year Wireless Alarm Hub license
42	Verkada BR13 wireless door contacts
15	Verkada wireless hub
15	Cat 5 drops as required
1	Labor and program 65 Man hours @ 81.50 Owner to provide necessary POE switch's ports as required
	Material \$ 37,089.75
	Labor \$ 5,297.50

TOTAL

\$42,387.25

NOTES:

Prices good for 30 days unless otherwise noted
Installation labor is not included unless otherwise specified
Only items listed on quotation are included in proposal

- ☒ This proposal is as specified
☐ This proposal is based on what we consider to be an appropriate equivalent

QUOTATION

INTEGRATED SYSTEMS SERVICES, LLC
d/b/a TONE KLEAR SONICS
87 Church Street
East Hartford, CT 06108
Tel (860) 610-0743
Fax (860) 289-0799

JOB *Roton*
DATE *07/22/23*
CO
ATTN. *Ryan*
TEL
FAX _____

Qty	Item
	Provide and install wireless Verkada door monitoring solutions as required
	System shall provide 24 hour system supervision with SMS and Push notification as required
1	Verkada 3 year Alarm license
14	Verkada 3 year Wireless Alarm Hub license
40	Verkada BR13 wireless door contacts
14	Verkada wireless hub
14	Cat 5 drops as required
1	Labor and program
	60 man hours@ 81.50
	Owner to provide necessary POE switch's ports as required
	Material \$ 35,024.00
	Labor \$ 4,890.00

TOTAL

\$39,914.00

NOTES:

Prices good for 30 days unless otherwise noted
Installation labor is not included unless otherwise specified
Only items listed on quotation are included in proposal

- | | |
|-------------------------------------|--|
| ☒ | This proposal is as specified |
| ☐ | This proposal is based on what we consider to be an appropriate equivalent |

QUOTATION

JOB *Rowayton*
DATE *07/24/23*
CO
ATTN. *Ryan*
TEL
FAX

Qty	Item
	Provide and install wireless Verkada door monitoring solutions as required
	System shall provide 24 hour system supervision with SMS and Push notification as required
1	Verkada 3 year Alarm license
10	Verkada 3 year Wireless Alarm Hub license
30	Verkada BR13 wireless door contacts
10	Verkada wireless hub
10	Cat 5 drops as required
1	Labor and program
	55 man hours @ 81.50
	Owner to provide necessary POE switch's ports as required
	Material \$ 26,937.50
	Labor \$ 4,482.50

\$31,420.00

Prices good for 30 days unless otherwise noted
Installation labor is not included unless otherwise specified
Only items listed on quotation are included in proposal

- ☒ This proposal is as specified
☐ This proposal is based on what we consider to be an appropriate equivalent

QUOTATION

INTEGRATED SYSTEMS SERVICES, LLC
d/b/a TONE KLEAR SONICS
87 Church Street
East Hartford, CT 06108
Tel (860) 610-0743
Fax (860) 289-0799

JOB *West Rocks*
DATE *07/24/23*
CO
ATTN: *Ryan*
TEL
FAX

Qty	Item
	Provide and install wireless Verkada door monitoring solutions as required
	System shall provide 24 hour system supervision with SMS and Push notification as required
1	Verkada 3 year Alarm license
12	Verkada 3 year Wireless Alarm Hub license
33	Verkada BR13 wireless door contacts
12	Verkada wireless hub
12	Cat 5 drops as required
1	Labor and program
	55 man hours @ 81.50
	Owner to provide necessary POE switch's ports as required
	Material \$ 30,693.50
	Labor \$ 4,482.50

TOTAL

\$35,176.00

NOTES:

Prices good for 30 days unless otherwise noted
Installation labor is not included unless otherwise specified
Only items listed on quotation are included in proposal

- ☒ This proposal is as specified
☐ This proposal is based on what we consider to be an appropriate equivalent



CITY OF NORWALK
 Alan Lo, Buildings and Facilities Manager
 alo@norwalkct.gov P: 203-854-7877
 Norwalk City Hall
 125 East Avenue, PO Box 5125
 Norwalk, CT 06856-5125

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE : HVAC STATE SCHOOL GRANT APPLICATION

DATE: SEPTEMBER 29, 2023

In 2022, the State put in place a school HVAC (Heating, Ventilation and Air Conditioning) grant program. Generally, facility repairs and replacement are not reimbursable by the State. This program offers an opportunity for communities to receive State reimbursement at their normal reimbursement rate. With the recent State Special Legislative action, the City's current reimbursement rate is 60%.

This HVAC grant application has three basic submission criteria. The local school district is required to complete a conceptual design, a professional cost estimate and authorization of the local cost share of the project. The grant application process provides four months between availability of the grant application to submission deadline. However, the required tasks typically would take 4 to 6 months to complete. For last year's grant process, the State was able to approve some projects and was able to issue a second round of this grant program on September 2023.

In anticipation of the current grant funding cycle, the City, in collaboration with Norwalk Public Schools, has identified 6 priority projects. These HVAC projects include Brien McMahon, Brookside, Marvin, Silvermine, Naramake and Rowayton Schools. The City issued a RFP for mechanical consultants in May 2023 and the mechanical consultant has since completed the conceptual design and the estimator has completed estimates for each project. The total estimated total cost is approximately \$36 million. A detailed scope of work is herein attached.

At this time, I would like to request the Land Use and Building Management Committee's consideration and recommendation on the City's intent to submit grant application for these projects which will be subject to 60% reimbursement. Based on the Committee's recommendation, I, on behalf of the Committee, will submit a request to the Finance Department to initiate the Special Capital Appropriation for the City's shares of these projects. Special Appropriation process begins with the Finance Director, thereafter refers to the Mayor, BET, Planning and Zoning Commission, Finance Committee of Common Council and concludes with the full Common Council. The City's ability to finance these projects will be determined through the Special Appropriation process. The final determination on whether to move forward on a specific project will be based on the State HVAC grant approval process. The submission deadline is December 31, 2023. Due to potential changes of meeting schedules through the upcoming election, special meetings may be required to meet the submission deadline.

Thank you for the Committee's consideration of this matter. If you have any questions prior to the upcoming Committee meeting, please do not hesitate to contact me.

Thank you.

Cc: Mayor Harry Rilling
Tom Livingston, Chief-of-Staff
Henry Dachowitz, CFO, City
JoAnn Acquarulo, Assistant Building and Facilities Manager
Dr. Alexsandra Estrella, School Superintendent
Sandra Faioes, Assistant School Superintendent
Lunda Asmani, CFO, NPS
Bill Hodel, Facility Director, NPS

NORWALK PUBLIC SCHOOLS

HVAC & ELECTRICAL IMPROVEMENT PROJECT

Brien McMahon High School

\$8,302,350 (includes 20% soft costs)

Chilled Water System

- Provide two (2) 500 ton air cooled chillers to be located outside on grade. Provide each with an integral pump package and all associated accessories (VFDs, disconnects). Provide two vibration isolation curbs. Provide new pipe connections and valves to both chillers. Assume 200 feet of 10" supply and return piping. Basis of design is Trane Ascend, Daikin Pathfinder, or approved equal. Chillers will be located next to school, no buried piping is expected.
- Provide (3) 40 horsepower floor mounted vertical inline pumps. Provide with a VFD, associated valves and new pipe connections. (Chilled Water Pumps)
- Provide one (1) 100 gallon glycol makeup tank and all associated pipe connections, valves, control devices, and appurtenances. Basis of design is Wessels or approved equal.
- Provide one (1) 9,000 MBH plate and frame heat exchanger and all associated pipe connections, valves, control devices, and appurtenances. Basis of design is Xylem Bell & Gossett or approved equal.
- Provide one (1) 185 gallon replaceable bladder type expansion tank and all associated pipe connections, valves, control devices, and appurtenances. Basis of design is Wessels or approved equal.

Rooftop

- Provide four (4) new 12,000 cfm roof mounted heating, ventilating, and cooling air handling units. The unit shall include a 2-pipe heating and cooling coil, energy wheel, and fan VFDs. The unit shall be mounted on the existing roof steel dunnage with new steel dunnage as required and connect to the existing supply and exhaust ductwork on the roof. Basis of design is Trane Performance Climate Changer, Daikin Skyline, or approved equal.
- Provide one (1) new 16,000 cfm roof mounted heating, ventilating, and cooling air handling units. The unit shall include a 2-pipe heating and cooling coil, energy wheel, and fan VFDs. The unit shall be mounted on the existing roof steel dunnage with new steel dunnage as required and connect to the existing supply and exhaust ductwork on the roof. Basis of design is Trane Performance Climate Changer, Daikin Skyline, or approved equal.

Classrooms

- Remove, clean, and re-attach (15) unit ventilator exterior wall louvers.
- Provide new control valves, piping accessories and BMS controls for all 15 unit ventilators.

BAS

- Provide new controls wiring and points to all new pieces of mechanical equipment. Provide all controls to be monitored by the existing BAS system.

Electric Service and Distribution

- The existing electric service provided at 480/277 volt, 3 phase, 4 wire rated for 2500 amperes will be insufficient to support the additional air conditioning equipment promoted by the HVAC improvements outlined herein. To support the additional equipment an additional 2,000 amperes of capacity will be required. A new service switchboard and electric service feeder rated for 2,500 amperes shall be installed. The existing service will remain in use and the new service will be a second service to the building.
- Provide a new service entrance switchboard at 480/277 volt, 3 phase 4, rated for 3000 amperes. Equipment shall be a freestanding pad mounted NEMA 3R dead front enclosure arranged in switch-fuse-meter cold sequence configuration. Provide a distribution section (MSB3) containing the following branch circuit breakers based on the selected chiller option being quoted:

- A new pad mounted transformer will be required for the new service, approximately 2500 kVA. The new transformer shall be provided with grounding, subbase and all appurtenances.
- Two (2) 4" conduits for extension of the primary electric utility feed from the existing Primary Switch Pad to the new transformer pad shall be provided and installed.
- Electrical distribution will need to be provided to satisfy all feeders to new equipment that is an upgrade or provided new for the outlined system improvements. Refer to the following paragraphs for specific electrical requirements.
- Provide new electrical connections for two (2) 500-ton air cooled chiller systems consisting of the following:
- Provide electrical connections to four (4) new 30-ton HVAC Rooftop units that are fit up for hot water and chilled water. Provide (4) 60 ampere circuit breakers in local 480-volt panelboards that currently serve existing to be replaced units. Feeder assemblies shall be 1 1/4" conduit with 3#4 plus ground to a single point power connection for each. Assume feeder length to be 150 feet for each.
- Provide electrical connection to one (1) new 40-ton HVAC Rooftop unit that will be fit up for hot water and chilled water. Provide (1) 80 ampere circuit breakers in a local 480 volt panelboard that currently serves the existing to be replaced unit. Feeder assemblies shall be 1 1/4" conduit with 3#3 plus ground to a single point power connection. Assume feeder length to be 150 feet.

Miscellaneous Fans

- Provide electrical connections to five (5) 1,000 cfm exhaust fans. Provide 1" conduit with 3#12 plus ground from a 20 ampere, 3 pole circuit breaker in panel MH-1 to a fusible disconnect switch at the fan location with final connection in weatherproof flex conduit. Provide a minimum of 100 feet of feeder length.
- Provide electrical connections to two (2) 750 cfm exhaust fans. Provide 1" conduit with 3#12 plus ground from a 20 ampere, 3 pole circuit breaker in panel MH-1 to a fusible disconnect switch at the fan location with final connection in weatherproof flex conduit. Provide a minimum of 100 feet of feeder length.

BAS

- Provide electrical equipment connections for a partial new BAS system. A minimum of (15) 120 volt hardwired connections shall be provided throughout the building footprint to provide power for new BMS control panels.

BROOKSIDE ELEMENTARY -

\$3,327,252 (includes 20% soft costs)

Rooftop

- Provide new:
 - one (1) new 6,500 cfm nominal packaged rooftop unit,
 - one (1) new 12-ton nominal packaged rooftop unit,
 - one (1) new 15-ton nominal packaged rooftop unit.
 - one (1) new 18-ton nominal packaged rooftop unit.
 - 4) new 25-ton nominal packaged rooftop unit

Gymnasium

- Provide one (1) new 20 ton nominal packaged rooftop unit.
- Provide new double wall galvanized steel ductwork to the gymnasium. Ductwork shall be 32" round and approximately 75' long. Provide new duct mounted supply and return grilles to serve the gymnasium.

Electrical and Fire Alarm Scope

- The existing electric service provided at 480/277 volt, 3 phase, 4 wire rated for 2000 amperes will be sufficient to support the HVAC replacements and the addition of cooling to the gymnasium based on CES experience with schools of comparable size (58,335 SF). Further equipment selection and a year's worth of utility electric bills will be needed to confirm no additional capacity will be required. The existing electric service and distribution equipment appears be approximately 15-20 years old and in good condition. The equipment has approximately 15-20 years left of useful life.

- Fused disconnects will need to be provided to satisfy all new equipment being installed with existing feeders to remain.
- Provide fire alarm equipment to suit each new air handling system 2000 cfm and above. Standard provision shall include a supply and return duct smoke detector with shut down relay installed and programmed. Existing air-handling units that are removed shall be refit with new duct smoke detector systems.
- Provide fire alarm equipment to suit each new air handling system 2000 cfm and above. Standard provision shall include a supply and return duct smoke detector with shut down relay installed and programmed. Existing air-handling units that are removed shall be refit with new duct smoke detector systems.

Gymnasium

- Provide one (1) new 100A-3P, 480V fused disconnect switch with 70A fuses at the location of the new 20-ton nominal packaged rooftop unit. Provide 70A-3P circuit breaker in MDP. Provide 80A feeders (3#2 & 1#6G in 1-1/4" C) from main electrical room to new unit location. Provide a minimum of 200 feet of feeder length. Provide new service receptacle at unit utilizing branch circuit preserved during demolition.

MARVIN ELEMENTARY

\$4,125,212 (includes 20% soft costs)

Rooftop

- Provide one (1) new 25 ton and four (4) new 30-ton nominal packaged rooftop units with natural gas fired furnace heat. The unit shall include hot gas reheat, economizer, power exhaust, and an energy recovery wheel.

Gymnasium

- Provide one (1) new 20-ton nominal packaged rooftop unit with natural gas fired furnace heat. The unit shall include hot gas reheat, economizer, power exhaust, and an energy recovery wheel. The unit shall be mounted on the gymnasium roof with a new roof curb.
- Provide roughly 30'-0" of roof mounted therma-duct ductwork and approximately 75'-0" of internal double wall galvanized steel ductwork in the gymnasium. Ductwork shall be 40x24" on the roof and 34" for internal ductwork.

BAS

- Upgrade to a new BAS system. The system shall include control devices for all new and existing equipment as required to make a complete and fully functional system.

Electrical and Fire Alarm Scope

- Provide electrical power connections to one (1) new 20 ton nominal packaged rooftop unit. Provide (1) new 125 ampere circuit breakers in local 480 volt panelboard that currently serve existing to be replaced units. Feeder assemblies shall be 2" conduit with 3#2/0 plus ground to a single point power connection. Provide a minimum of 150 feet of feeder length.
- Provide electrical equipment connections for a new BAS system. A minimum of (40) 120 volt hardwired connections shall be provided throughout the building footprint to provide power for new BAS control panels. Provide 20 ampere circuit breaker in local 208-volt panelboards to location of new BAS panels. Feeder assemblies shall be 3/4" conduit with 2#12 plus ground.
- Provide fire alarm equipment to suit each new air handling system 2000 cfm and above. Standard provision shall include a supply and return duct smoke detector with shut down relay installed and programmed. Existing air-handling units that are removed shall be refit with new duct smoke detector systems.

SILVERMINE ELEMENTARY - \$3,025,516 (includes 20% soft costs & \$150k environmental)

- Provide two (2) A.O. Smith 119 gallon (25KW each) domestic electric water heaters, two (2) 2,000 mbh oil-fired condensing hot water boilers, two (2) centrifugal vertical inline system hot water pumps sized at 30 horsepower each, one (1) 50 gallon glycol makeup tank, two (2) 65 gallon expansion tanks, one (1) 6" air separator, one (1) duplex fuel oil transfer pump set, and all associated oil pipe connections, valves, control devices, and appurtenances.

Gymnasium

- Provide (1) new 25 ton nominal direct expansion cooling and hot water heating air handling unit. The unit shall include hot gas reheat, economizer, power exhaust, and an energy recovery wheel. The unit shall be mounted on grade with a vibration isolation curb.
- Provide roughly 30'-0" of exterior mounted therma-duct ductwork and approximately 100'-0" of internal double wall 38" galvanized steel ductwork within the gymnasium.
- Provide roughly 30'-0" of insulated exterior hot water piping sized at 2".

BAS

Provide a new BAS system. The system shall include control devices for all new and existing equipment as required to make a complete and fully functional system.

Electrical and Fire Alarm Scope

Mechanical Room

- Provide electrical connections to two (2) A.O. Smith 119 gallon (25KW each) domestic electric water heaters. Provide (2) 90 ampere circuit breakers in local 208 volt panelboards that currently serve existing to be replaced units. Feeder assemblies shall be 1-1/4" conduit with 3#2 plus ground to a single point power connection for each. Provide a minimum of 100 feet of feeder length.
- Provide electrical connections to two (2) 2,000 mbh oil-fired condensing hot water boilers. Provide (2) 20 ampere circuit breakers in local 208 volt panelboards that currently serve existing to be replaced units. Feeder assemblies shall be 3/4" conduit with 3#12 plus ground to a single point power connection for each. Provide a minimum of 100 feet of feeder length.
- Provide electrical power connections to two (2) centrifugal vertical inline system hot water pumps sized at 30 horsepower each. Provide (2) 125 ampere circuit breakers in local 208 volt panelboards that currently serve existing to be replaced units. Feeder assemblies shall be 2" conduit with 3#2/0 plus ground to a single point power connection to each. Provide a minimum of 100 feet of feeder length.
- Provide electrical power connections to one (1) 50 gallon glycol makeup tank and all associated pipe connections, valves, control devices, and appurtenances. Provide (1) 20 ampere circuit breakers in local 208 volt panelboards that currently serve existing to be replaced units. Feeder assemblies shall be 3/4" conduit with 2#12 plus ground to a single point power connection. Provide a minimum of 100 feet of feeder length.
- Provide electrical connections for one (1) duplex fuel oil transfer pump set. Provide 20 ampere circuit breaker in local 208 volt panelboards that currently serve existing to be replaced units. Feeder assemblies shall be 3/4" conduit with 2#12 plus ground to a single point power connection. Provide a minimum of 100 feet of feeder length.

Gymnasium

- Provide electrical connections for one (1) new 25 ton nominal direct expansion cooling and hot water heating air handling unit. Provide new 150 ampere circuit breaker in local MDP located in main electrical room. Feeder assemblies shall be 2-1/2" conduit with 3#3/0 plus ground to a single point power connection to each. Provide a minimum of 200 feet of feeder length.

BAS

- Provide electrical equipment connections for a new BAS system. A minimum of (40) 120 volt hardwired connections shall be provided throughout the building footprint to provide power for new BAS control panels.

Provide 20 ampere circuit breaker in local 208 volt panelboards to location of new BAS panels. Feeder assemblies shall be ¾" conduit with 2#12 plus ground.

ROWAYTON ELEMENTARY - \$10,658,618 (includes 20% soft costs & \$150k environmental)

Mechanical Room

- Provide two (2) 2,000 mbh oil-fired condensing hot water boilers, two (2) centrifugal vertical inline system hot water pumps sized at 200 gpm and 20 horsepower each, (1) 50 gallon glycol makeup tank and all associated pipe connections, valves, control devices, and appurtenances, (2) 65 gallon expansion tanks and all associated pipe connections, valves, and appurtenances, (2) 4" air separator and all associated pipe connections, valves, and appurtenances, (1) 1,000 mbh plate and frame heat exchanger for the hot water glycol loop, (1) duplex fuel oil transfer pump set and all associated oil pipe connections, valves, control devices, and appurtenances.

Learning Spaces

- Provide one (1) variable refrigerant flow (VRF) ceiling cassette 2.5 tons each per classroom and 1.0 tons per office.
- Provide one (1) variable refrigerant flow (VRF) ducted concealed unit to the Media Center and Music Room, 3.0 tons each. Provide all associated ductwork, grilles, diffusers, supports, and hangers.
- Provide seven (7) new 16 ton nominal roof mounted VRF high efficiency air source heat pump condensing units to serve all new VRF ceiling cassettes and ducted units. The condensing units shall be installed on equipment rails.
- Provide four (4) new 4,500 CFM packaged dedicated outdoor air rooftop units to ventilate the classrooms, offices and corridors. The new units shall include hot gas reheat for dehumidification purposes, an enthalpic energy recovery wheel, and a hot water heating coil. The units shall be mounted on a new roof curb or on steel dunnage as required.
- Provide ceiling mounted hot water radiant panels to provide heat to twelve classrooms. Provide all associated pipe connections, valves, hangers, control devices and appurtenances. Provide wall-to-wall installation (assume 28'-0" in length per each).

BAS

Provide a new BAS system. The system shall include control devices for all new and existing equipment as required to make a complete and fully functional system.

Electric Service and Distribution

- The existing electric service provided at 208Y/120 volt, 3 phase, 4 wire rated for 1200 amperes will be insufficient to support the additional air conditioning equipment promoted by the HVAC improvement options outlined herein. To support the additional equipment an additional 1,200 amperes of capacity will be required. A new service switchboard and electric service feeder rated for 2,500 amperes shall be provided at 208Y/120 volt, 3 phase, 4 wire. The new service shall replace the existing service.
- Provide a new service entrance switchboard at 208/120 volt, 3 phase 4, rated for 2500 amperes. Equipment shall be a freestanding pad mounted NEMA 3R deadfront enclosure arranged in switch-fuse-meter cold sequence configuration. Provide a distribution section containing a minimum of two distribution circuit breakers; (1) 1200 ampere to feed the existing 1200 ampere building distribution system (existing to remain) and (1) 1200 ampere branch device to feed a new 1200 ampere distribution switchboard (MDP2) dedicated to new mechanical equipment.
- The project will need to incorporate appropriate scope to replace the existing transformer with a new minimum size 1000 kVA transformer and pad, new service feeder and all appurtenances related to the upsized service entrance. The existing transformer pad may be retained for use as a primary voltage pullbox to extend primary electric service to a new pad mounted transformer. The new transformer shall be provided with grounding, concrete pad, required sub-base material and all appurtenances.

- New electrical distribution will need to be provided to satisfy all feeders to new equipment to support the outlined system improvements. A 1200 ampere distribution panel at 208Y/120 volt, 3 phase 4 wire (MDP) shall be provided to support new circuits for major equipment. A 225 ampere branch circuit panelboard at 208Y/120 volt, 3 phase 4 wire (MP1) shall be provided to support miscellaneous circuits for VRF cassettes, branch controllers, 120 volt BMS panel connections and receptacle power. Refer to the following paragraphs for specific electrical requirements.

Mechanical Room

- Provide electrical connections to two (2) hot water boilers, two (2) centrifugal vertical inline 20 HP hot water pumps, two (2) centrifugal vertical inline 10 HP hot water pumps, and one (1) duplex fuel oil transfer pump set.

Learning Spaces

- Provide electrical connections to (35) VRF ceiling cassette units, one per classroom and (18) VRF ceiling cassette units, one per office space.
- Provide one (1) variable refrigerant flow (VRF) ducted concealed unit to the Media Center and Music Room, 3.0 tons each. Provide all associated ductwork, grilles, diffusers, supports, and hangers. Basis of design is Mitsubishi PEFY series or equal. Assume a total of 2 units.
- Provide electrical connections to a total of (7) VRF heat pump style condensing units that will support all VRF ceiling cassette units. Provide (7) 150 ampere circuit breakers in new Panel MSB to serve this new equipment.
- Provide electrical connections to five (4) new 4,500 CFM packaged dedicated outdoor air rooftop units. Provide (4) 100 ampere circuit breakers in new Panel MSB to serve this new equipment. Feeder assemblies shall be 1 ¼" conduit with 3#2 plus ground to a single point power connection at each unit. Assume feeder length to be 150 feet for each.

BAS

- Provide electrical equipment connections for a new BAS system. A minimum of (40) 120-volt hardwired connections shall be provided through the building footprint to provide power for BMS control panels.

NARAMAKE ELEMENTARY - \$6,461,876 (includes 20% soft costs & \$150k environmental)

Gymnasium

- Provide one (1) new 30-ton nominal packaged rooftop unit. The unit shall include hot gas reheat, economizer, power exhaust, an energy recovery wheel, and a hot water heating coil. The unit shall be mounted on a new roof curb or on steel dunnage as required.
- Provide approximately 100'-0" of internal double wall 40" galvanized steel ductwork, approximately 50'-0" of insulated interior hot water piping sized at 2" to feed the rooftop unit, approximately 75'-0" of new perimeter hot water radiation mounted on the wall 10'-0" AFF. Include all associated pipe connections, valves, control devices, hangers, and supports.

Learning Spaces

- Provide one (1) variable refrigerant flow (VRF) ceiling cassette unit per classroom, 2.5 tons each. Assume a total of 30 units.
- Provide one (1) variable refrigerant flow (VRF) ceiling cassette unit per office, 1.5 tons each. Assume a total of 12 units.
- Provide six (6) new 16-ton nominal roof mounted VRF high efficiency air source heat pump condensing units to serve all new VRF ceiling cassettes. The condensing units shall be installed on equipment rails.
- Provide five (5) new 4,000 CFM packaged dedicated outdoor air rooftop units to ventilate the classrooms and corridors. The new units shall include hot gas reheat for dehumidification purposes, an enthalpic energy recovery wheel, and a hot water heating coil. The units shall be mounted on a new roof curb or on steel dunnage as required.

BAS

- Provide a new BAS system. The system shall include control devices for all new and existing equipment as required to make a complete and fully functional system.

Electric Service and Distribution

- The existing electric service provided at 208Y/120 volt, 3 phase, 4 wire rated for 1200 amperes will be insufficient to support the additional air conditioning equipment promoted by the HVAC improvement options outlined herein. To support the additional equipment an additional 1,200 amperes of capacity will be required. A new service switchboard and electric service feeder rated for 2,500 amperes shall be provided at 208Y/120 volt, 3 phase, 4 wire. The new equipment shall replace the existing service equipment.
- Provide a new service entrance switchboard at 208/120 volt, 3 phase 4, rated for 2500 amperes. Equipment shall be a freestanding NEMA 1 enclosure arranged in switch-fuse-meter cold sequence configuration. Provide a distribution section containing a minimum of two distribution circuit breakers; (1) 1200 ampere to feed the existing 1200 ampere building distribution system (existing to remain) and (1) 1200 ampere branch device to feed a new 1200 ampere distribution switchboard (MDP2) dedicated to new mechanical equipment.
- The project will need to incorporate appropriate scope to replace the existing transformer with a new minimum size 1000 kVA transformer and pad, new service feeder and all appurtenances related to the upsized service entrance. The existing transformer pad may be retained for use as a primary voltage pullbox to extend primary electric service to a new pad mounted transformer. The new transformer shall be provided with grounding, concrete pad, required sub-base material and all appurtenances.
- New electrical distribution will need to be provided to satisfy all feeders to new equipment to support the outlined system improvements. A 1200 ampere distribution panel at 208Y/120 volt, 3 phase 4 wire (MDP2) shall be provided to support new circuits for major equipment. A 225 ampere branch circuit panelboard at 208Y/120 volt, 3 phase 4 wire (MP1) shall be provided to support miscellaneous circuits for VRF cassettes, branch controllers, 120 volt BMS panel connections and receptacle power. Refer to the following paragraphs for specific electrical requirements.

Gymnasium

- Provide electrical connections for one (1) new 30 ton nominal DX / HW packaged rooftop unit. Provide one (1) 200 ampere circuit breaker in Panel MDP2 to serve this unit with a 200 ampere fusible switch located at the unit. Provide a feeder assembly with 2" conduit with 3 #3/0 plus ground. Assume feeder length to be 150 feet.

Learning Spaces

- Provide electrical connections to VRF ceiling cassette units, one per classroom, one per office.
- Provide electrical connections to a total of (6) VRF heat pump style condensing units that will support all VRF ceiling cassette units. Provide (6) 70 ampere circuit breakers in new Panel MH-1 (480 volt) to serve this new equipment.
- Provide electrical connections to five (5) new 4,000 CFM packaged dedicated outdoor air rooftop units. Provide (5) 50 ampere circuit breakers in new Panel MH-1 (480 volt) to serve this new equipment. BAS
- Provide electrical equipment connections for a new BAS system.

Fire Alarm

- Provide fire alarm equipment to suit each new air handling system 2000 cfm and above. Standard provision shall include a supply and return duct smoke detector with shut down relay installed and programmed.
- Smoke detectors for (5) air handling systems shall be included with pairs of duct detectors for each unit.

YD.



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.gov P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE : **NORWALK HIGH SCHOOL –
RE-ESTABLISH PROPERTY LINES**

DATE: SEPTEMBER 28, 2023

As part of the new Norwalk High School project, our surveyor determined that the existing property lines between Naramake School and Norwalk High School are not in the proper locations. This condition does not have any impact on the schools except with the current Norwalk High School project, the State reimbursement funding is available specifically for improvements within Norwalk High School property and zoning setback needs to be referenced against Norwalk High School property line.

Attached is a site plan showing the current property lines and a separate site plan showing the proposed property lines. The new property lines will properly delineate the two schools' utilization requirements and corresponding zoning setbacks. The new survey map will be filed with Planning and Zoning Department as well as in Land Records. In order to change the property lines, the Mayor will need to execute the attached Boundary Line Agreement in order to effectuate the adjustment of the property lines between the two schools.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute the Boundary Line Agreement and all other documents necessary to effectuate the adjustment of the property lines between Norwalk High School and Naramake School.

KAESTLE BOOS
associates, inc

418 Slater Road, New Britain, CT 06053
Phone: 860-229-3021 Fax: 860-229-3303
Additional offices located in Massachusetts and Rhode Island
Email: info@knauf-architects.com Web: www.knauf-architects.com



PROGRESS PRINT
07/28/2023

DATE	DESCRIPTION
JULY 29, 2023	DRAWINGS ISSUED FOR 60% CONSTRUCTION DOCUMENT

REVIEWS

FOR ABBREVIATIONS, SYMBOL LEGENDS,

KEY PLAN

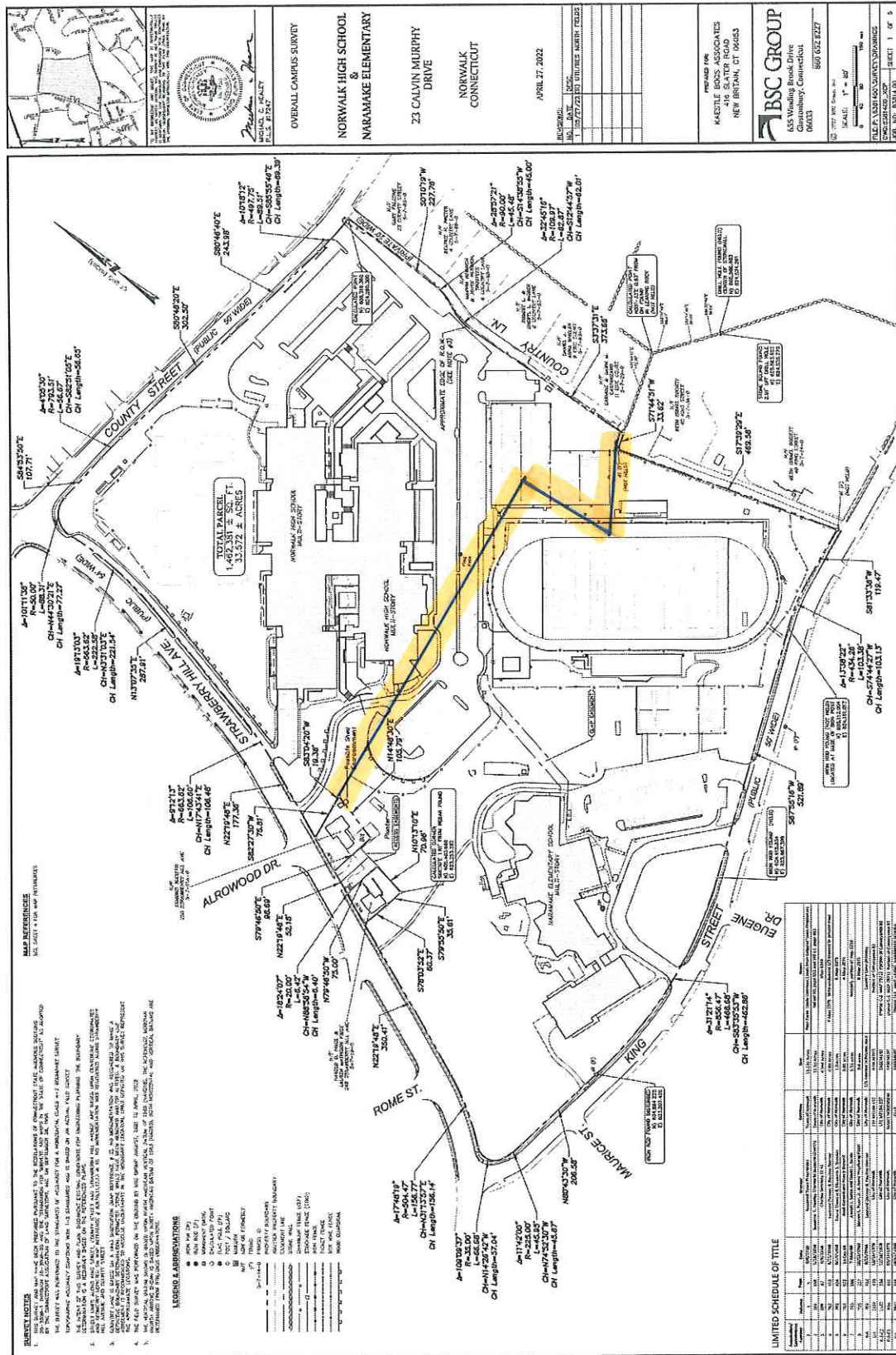


**NORWALK HIGH
SCHOOL & P-TECH
NORWALK CAMPUS**
23 CALVIN MURPHY DRIVE
NORWALK, CT 06851

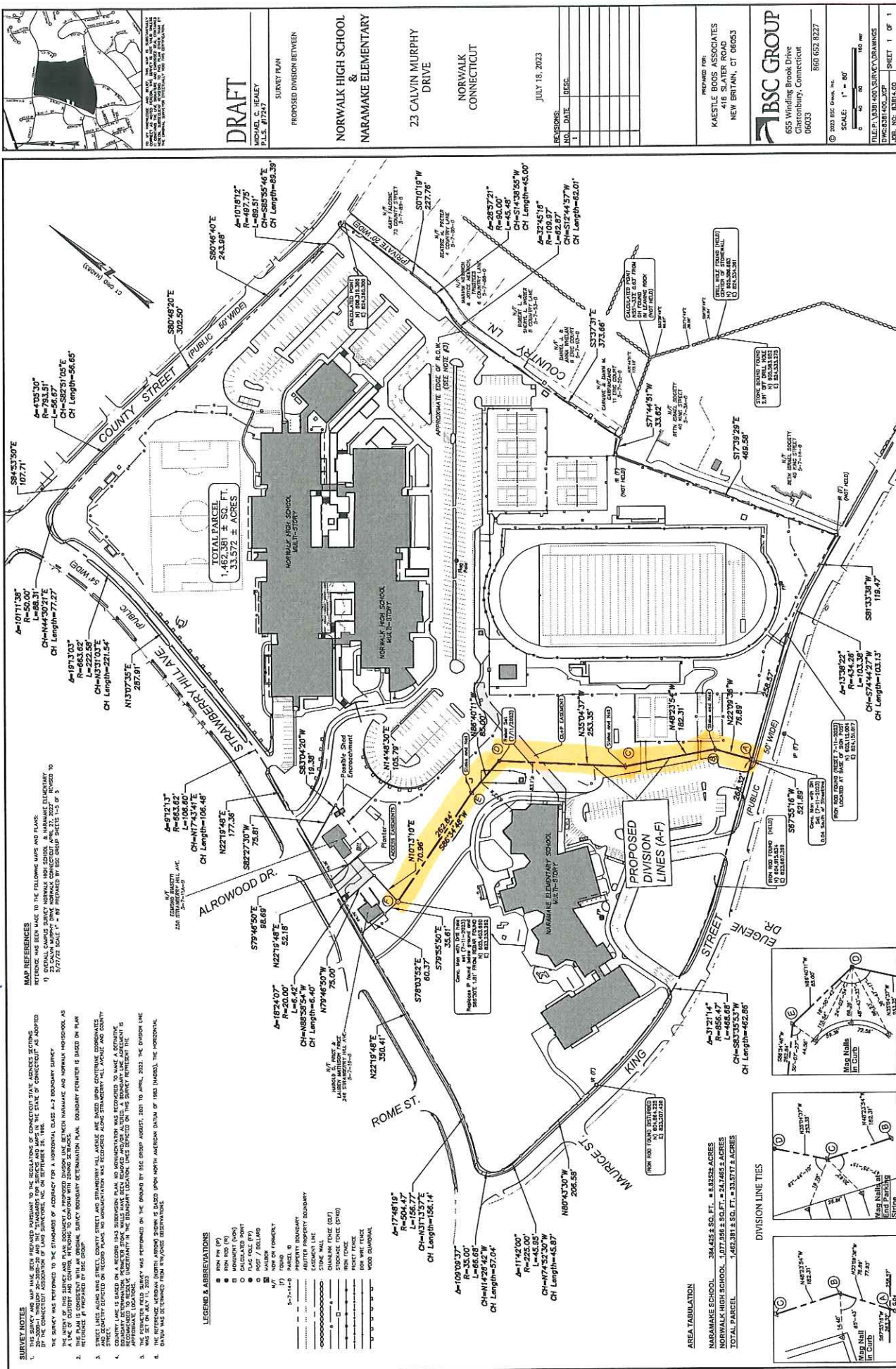
PROJECT NO. 21018.01 DRAWING BY: BSCM

**OVERALL
CAMPUS
SURVEY**

DRAWING NO.: **SS1.00**



PROPOSED PROPERTY LINES



BOUNDARY LINE AGREEMENT

WHEREAS, the **CITY OF NORWALK**, a municipal corporation located in the County of Fairfield and State of Connecticut hereinafter referred to as (the City) is the owner of contiguous parcels of land containing 33.572 acres of land more or less used educational purposes and consisting of the Norwalk High School and the Naramake Elementary School which are located northerly of King Street Easterly of Strawberry Hill Avenue and Southerly of County Street in the City of Norwalk; and

WHEREAS, the City is planning to raze the existing Norwalk High School building and construct a new Norwalk High School in a southerly location east of the Naramake Elementary School.

WHEREAS, it has been decided by the City's Planning and Zoning Commission to require a formal division line between the Naramake Elementary School and the proposed Norwalk High School in conformance with zoning regulations to establish a division of the property.

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the City of Norwalk agrees as follows:

1. The proposed division line is now depicted on a map or plan entitled, "SURVEY PLAN PROPOSED DIVISION BETWEEN **NORWALK HIGH SCHOOL & NARAMAKE ELEMENTARY** 23 CALVIN MURPHY DRIVE NORWALK CONNECTICUT JULY 18, 2023" scale 1" = 80' sheet 1 of 1 Prepared by BSC Group 655 Winding Brook Drive Glastonbury, Connecticut on file in the office of the Town Clerk of the City of Norwalk as Map No. ____ (the "Map").
2. The proposed division line was staked in the field on July 11, 2023 and designated as Lines (A-F) on said plan which hereby establishes the division line between the schools as bounded as follows:

Beginning at point **A** located in the northerly streetline of King Street, said point bears N 67°55'16"E a distance of 263.32' from an iron rod found marking the point of curvature in said streetline, said point **A** is located N 22°09'36" W a distance of 0.04' from a concrete monument with a drill hole set just south of said streetline; thence running N 22°09'36" W a distance of 76.89' to a stake and nail designated as **B** on said plan; thence running N 48°23'54" W a distance of 182.31' to a stake and nail designated as **C** on said plan; thence running N 35° 04'37" W a distance of 253.35' to a rebar set designated as **D** on said plan; thence running N 86°40'11" W a distance of 85.00' to a stake and nail designated as **E** on said plan; thence running S 86°34'48" W a distance of 262.84' to a monument designated as **F** on said plan, said monument marks the

southeasterly corner of land now or formerly owned by Harold D. price and Lauren Mathison Price located at 246 Strawberry Hill Avenue.

3. Naramake Elementary School shall be located on the lands southerly and westerly of said division line containing approximately 8.8252 acres of land and Norwalk High School shall be located on the lands northerly and easterly of the division line containing 24.7465 acres more or less.
4. The provisions contained herein shall run with the land and the terms of this Agreement shall be binding on the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto executed this Boundary Line Agreement this ____ day of _____, 2023.

Witness:

CITY OF NORWALK

Print name:

Harry W. Rilling

Print name:

STATE OF CONNECTICUT)

)

ss. _____, 2023

COUNTY OF FAIRFIELD)

)

Personally appeared **Harry W. Rilling**, who acknowledged himself to be the Mayor of the City of Norwalk, and that he as the Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the City of Norwalk, by himself as Mayor, before me.

Notary Public

Commission Expires: _____



CITY OF NORWALK
 Alan Lo, Buildings and Facilities Manager
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 Norwalk City Hall
 125 East Avenue, PO Box 5125
 Norwalk, CT 06856-5125

TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER *AL*

RE: ROOSEVELT CENTER PARTIAL ROOF REPLACEMENT

DATE: SEPTEMBER 25, 2023

Roosevelt Center on Allen Road is home to Norwalk Senior Center, Board of Education's Norwalk Early Childhood Center (NECC) and Recreation and Parks' recreation facilities. The building has about 6 to 7 roofs and these roofs were replaced at different times. The portion of roof above Classroom A/B and Gym Areas was replaced over 30 years ago and is beyond its life. We are currently experiencing various leaks in the main gymnasium and temporary patching is no longer a cost effective mean to prolong the life of the roof.

On 8/17/2023, Purchasing Department received 9 bids with Silktown Roofing Inc. being the apparent low bidder.

FIRM	BID AMOUNT INCL. ALT. 30 YEAR WARRANTY
Silktown Roofing Inc.	\$370,700.00
Macri Roofing Inc.	\$403,780.90
Greenwood Industries Inc.	\$404,000.00
The Imperial Company, Restoration Contractor Inc.	\$429,700.00
Armor-Tite Construction Corp.	\$437,000.00
Young Developer LLC	\$495,000.00
Gold Seal Roofing LLC.	\$548,000.00
J. Antonelli Roofing	\$612,150.00
Barrett Inc.	No Bid

As part of the bid, an alternate bid was requested for 30 year roofing manufacturer warranty. Building Management is recommending the acceptance of Silktown's bid of \$370,700 to include an upcharge of \$13,700 for 30 year warranty. Silktown is one of the largest and recognized roofing contractors in the state. They have successfully completed various projects for the City in past years.

ACTION REQUESTED:

- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Silktown Roofing Inc, for the partial roof replacement at Roosevelt Center for a total not to exceed \$370,700.00. Account # 09247100 5777 C0683.
- b. Authorize Building Management to execute change orders on Contract for a total not to exceed \$37,070.00. Acct. # 09247100 5777 C0683.



09/12/2023

NORWALK PURCHASING DEPARTMENT

RESPONSE SUMMARY - PROJECT #4309

Partial Roof Replacement Norwalk Senior Center

Thank you for your response to our Bid. The following pages are a summary of the responses received.

BID SECURITY	VENDOR	ELECTRONIC SUBMISSION (ATTACHED)	HARD COPY SUBMISSION	BID AMOUNT 20Y warranty	BID AMOUNT Alternate 30 year W
YES	ARMOR-TITE CONSTR CORP	YES	YES	\$419,000.00	\$437,000.00
YES	BARRETT INC	YES	YES	\$414,000.00	
YES	GOLD SEAL ROOFING LLC	YES	YES	\$398,000.00	\$548,000.00
YES	GREENWOOD INDUSTRIES INC	YES	YES	\$388,000.00	\$404,000.00
YES	J. ANTONELLI ROOOFING	YES	YES	\$591,480.00	\$612,150.00
YES	MACRI ROOFING INC	YES	YES	\$384,930.43	\$403,780.90
YES	SILKTOWN ROOFING INC	YES	YES	\$357,000.00	\$370,700.00

*Non-conforming bid: did not submit a Bid Security and/or did not submit the other required forms and/or submission requirements

NORWALK PURCHASING DEPARTMENT

BID SECURITY	VENDOR	ELECTRONIC SUBMISSION (ATTACHED)	HARD COPY SUBMISSION	BID AMOUNT 20Y warranty	BID AMOUNT Alternate 30 year W
YES	THE IMPERIAL COMPANY, RESTORATION CONTRACTOR INC	YES	YES	\$405,100.00	\$429,700.00
YES	YOUNG DEVELOPERS LLC	YES	YES	\$473,000.00	\$495,000.00

*Non-conforming bid: did not submit a Bid Security and/or did not submit the other required forms and/or submission requirements

V.F.



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TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER *[Signature]*

RE: MAIN LIBRARY SECURITY MONITORING AND SERVICE

DATE: SEPTEMBER 25, 2023

The City recently bid and issued a Purchase Order to Security Solutions Incorporated for the replacement of the Main Library security system. The current security system at the library is made up of a couple generations of equipment, dating back to the 1980's. We were looking to install panic buttons, but the current security system is not expandable.

With the installation of the new security system, we will upgrade the communications of the system via a cellular network. This system will be monitored by Security Solutions Incorporated at an annual cost of \$600 for monitoring and \$390.00 for the service plan.

Typically for service contracts, the City would issue a Purchase Order to secure the service. However, since there are some risk and liability associated with security monitoring, the security company is requiring a contract which would require the Mayor's signature. Law Department will be responsible for the review and the establishment of the detailed legal terms of the agreement.

Funds are available in Building Management's operating budget account.

FIRM	BASE AMOUNT
Security Solutions Inc.	\$990.00/year

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute a three year agreement with one – two year renewal option with Security Solutions Incorporated to provide security monitoring services for the Belden Main Library for a total not to exceed \$990.00 per year (annual increases no more than 3% per year). Funds are available from operating account # 016210 5296

VG.



CITY OF NORWALK
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Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO : LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER

RE : PUBLIC WORKS CENTER – FUEL ISLAND
IMPROVEMENT PROJECT

DATE: SEPTEMBER 28, 2023

Public Works Center located at 15 South Smith Street is DPW's vehicles and equipment operation center. Located on the property is the City's fuel dispensing equipment consists of three 5,000 gallon fuel tanks and a dispensing station with two gasoline pumps and two diesel pumps. In 2018, the three fuel tanks were replaced and we are proceeding with phase two of this project which includes the improvement of the existing fuel pump island. The fuel pumps were installed in 1998. This project consists of repairs to the canopy and the installation of new fuel pumps. The two diesel pumps are broken and not serviceable at this time.

On August 30, 2023, the City's Purchasing Department solicited bids for this project. The City received one (1) bid as follows:

FIRM	TOTAL LUMP SUM BID
ETT Environmental Services Inc.	\$346,600.00

After reviewing the submission, the Purchasing Department and the Office of Building Management would like to recommend the award of this project to EET Environmental Services Inc. as the lowest responsible bidder.

Please note that repairs of the existing canopy and replacement of fuel pumps do not trigger the requirements for the installation of a new fire suppression system. Nevertheless, DPW is seeking additional funds for a

fire suppression system (approximately \$80,000) to further improve the operation of the facility as a separate project.

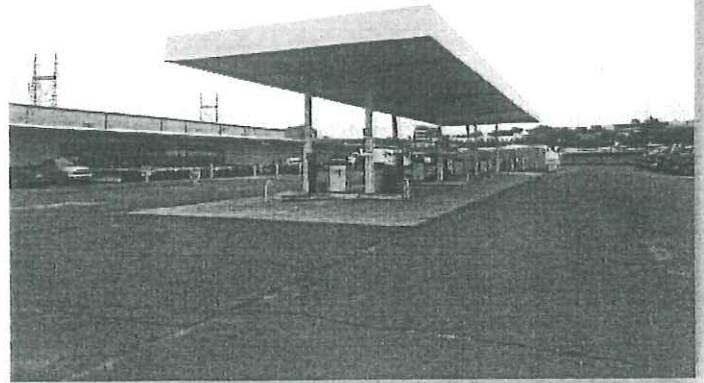
ACTION REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with ETT Environmental Services Inc., for DPW Center - Fuel Island Improvement Project for a total not to exceed \$346,600.00. Acct. #09247100 5777 C0119**
- b. **Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$ 34,600.00. Acct. #09247100 5777 C0119**

August 22, 2023

Mr. Fred G. Bretherton
Assistant Property Manager, Engineering Division
City of Norwalk
Guardian Services Industries, Inc.
email: fbretherton@norwalkct.gov

Re: Norwalk DPW Fuel Station Canopy
15 S Smith Street, Norwalk, CT 06855



Mr. Bretherton,

As requested, I have conducted site visits to the referenced project on July 19th and August 2nd of 2023. The purpose of my visit was to review the general condition of the canopy structure to determine if the canopy can be repaired/restored or if it should be replaced.

PROJECT BACKGROUND

The referenced project is an existing fueling station canopy located on the west side of South Smith Street in Norwalk, CT. The canopy measures about 4500 square feet according to the original drawings (136-foot long x 33-foot wide) and is used to provide weather protection over four fueling stations. The canopy structure consists of a structural steel frame supporting galvalume type panels that function as both the roof and ceiling of the canopy. The galvalume canopy panels are attached to the bottom flange of structural steel beams with zinc plated deck clips (see photo 8). The structural steel frame is exposed to weather and concealed from view by a perimeter parapet (see photo 7). The canopy structure is supported by pile foundations and the overall height of the canopy is approximately 16-foot clear.

OBSERVATIONS

My observations are briefly described below. However, please note that my observations were limited to a visual review of exposed construction. Not all existing conditions and as-built construction can be understood without destroying otherwise adequate or serviceable portions of the structure. Please note that we have not conducted any material testing.

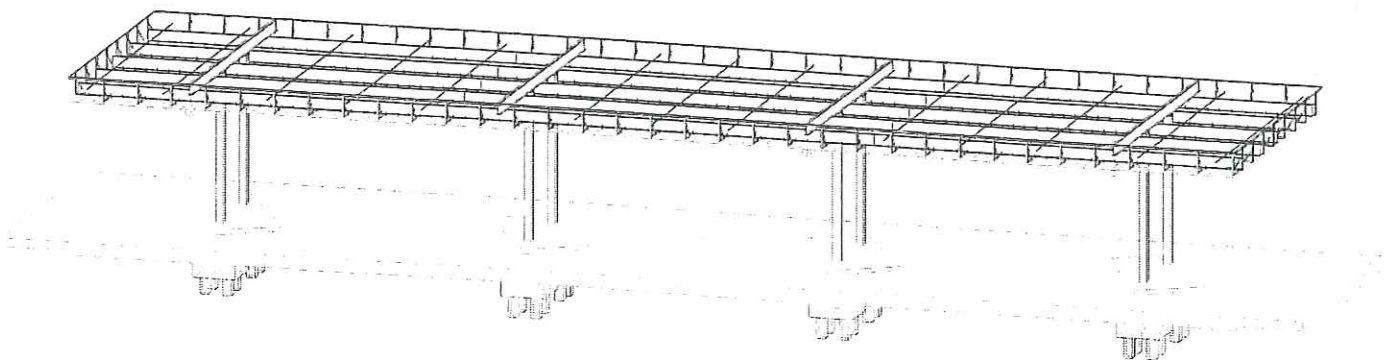
I walked the exterior of the canopy from both finished grade as well as on top of the canopy. In general, the canopy structure is in generally good condition. The concrete paving below the canopy has settled quite a bit since it was first installed and is assumed not to be pile supported. The concrete islands at each fueling station were installed over the pile caps supporting the canopy structure and have not settled with the surrounding concrete paving as a result. Large gaps can be seen between the bottom of the concrete islands and concrete paving (see photo 3).

The structural steel frame does exhibit surface corrosion that is not considered significant (see photos 5, 6, & 7). The connections between steel framing members consist of both welds and bolts. The welded connections should be reviewed subsequent to any prep work for painting is completed but based on our review, the surface corrosion does not look significant. Bolted connections exhibit a bit more corrosion and we are recommending they be replaced (see conclusions below).

The canopy panels capture rain and snow melt and drain to a perimeter built-in gutter system located on the southern and northern edges of the canopy. These gutters are concealed by the parapet. The gutter is tied into drain channels that direct the collected water back to the support columns where a 3-inch PVC drain leader can be seen within the column (see photo 4). These channels are made of galvalume or similar material like the canopy panels and simply screw fastened to the underside of the canopy panels. It is unknown how these channels tie into the 3-inch PVC drain located inside the 10-inch x 10-inch steel columns, but this connection should be exposed as it likely needs to be repaired / restored.

We looked into a small access panel in the side wall of the 10-inch x 10-inch tube steel column and corrosion of the inside face is exhibited. It should be noted that we could not see the base of the tube steel columns. Often times when there is water present due to a poor drainage connection and/or condensation, this collects at the bottom of hollow structural shapes like tube steels and cause corrosion. Therefore, the base of the canopy support columns needs to be exposed and reviewed for excessive corrosion. If excessive corrosion exists, the column will require reinforcing. We anticipate this will be required for this project.

The parapet framing consists of galvanized angle assemblies spaced at 48-inches on-center around the perimeter. The angle framing is anchored to the canopy panels and does not exhibit distress. The parapet framing is connected together with self-drilling TEK screws (see photo 7).



CONCLUSIONS

Based on the above, it is my engineering opinion that the existing canopy can be restored and does not require replacement. The recommended restoration work includes the following:

- Clean the gutter system and verify that drain leaders work and are not clogged.
- Disconnect electrical and fire protection systems.

- Remove the fuel pumps and demo the concrete islands to expose the base of the structural tube steel support columns for review. If excessive corrosion is present, columns will require reinforcing.
- Remove drain channels fastened to underside of canopy panels and ensure that the 3-inch PVC leaders are collecting all of the water from the channels that collect water from the gutters so the water isn't being collected by the tube steel support column.
- Reinstall drain channels and seal screw fasteners.
- Clean surface rust from structural steel and prep for paint.
- Replace rusted bolts within bolted connections between beams and columns one for one using ASTM A325 high strength bolts. It is assumed that all bolts are ¾-inch diameter.
- Replace corroded deck clips connecting canopy panels to structural steel.
- Reinforce parapet connections by adding #12 TEK screws to parapet framing connecting framing members and parapet to canopy panels one for one. Existing TEK screws can remain.
- Paint steel framing with rust inhibitive paint.
- Seal joint between canopy panels and support columns as well as any screw connectors between drain channels and canopy panels to prevent leaks through canopy.
- Coat base of support columns that will be concealed by concrete islands with coal tar epoxy.
- Replace concrete paving and islands.
- Install new lighting, electrical, fire protection systems, etc.

It should be noted that there is a possibility of additional corrosion being identified during the restoration process. If additional corrosion or distress is detected, please request clarification before proceeding with the work.

The alternative to the above restoration work is a full replacement of the canopy structure. However, exercising proper care with the restoration effort will extend the life span of the canopy for several more years.

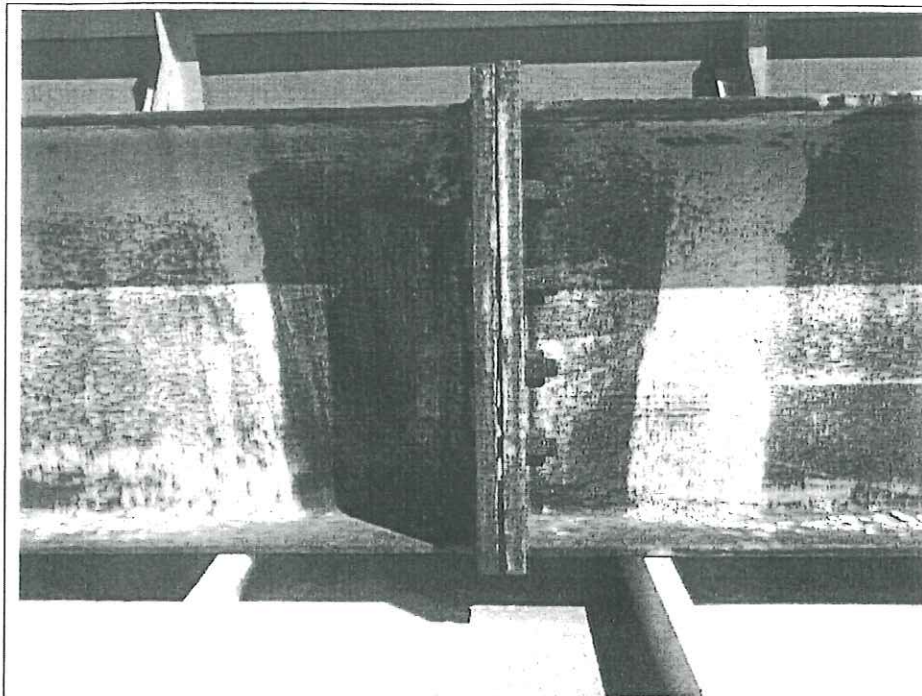


Photo 9: Beam splice exhibiting slight separation at bottom.

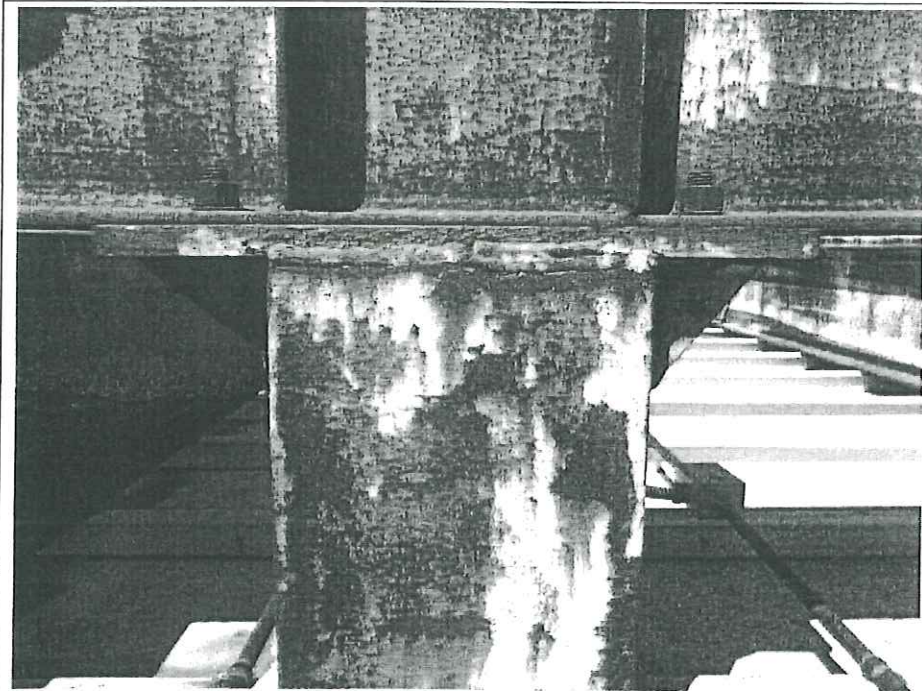


Photo 10: Top of support column.

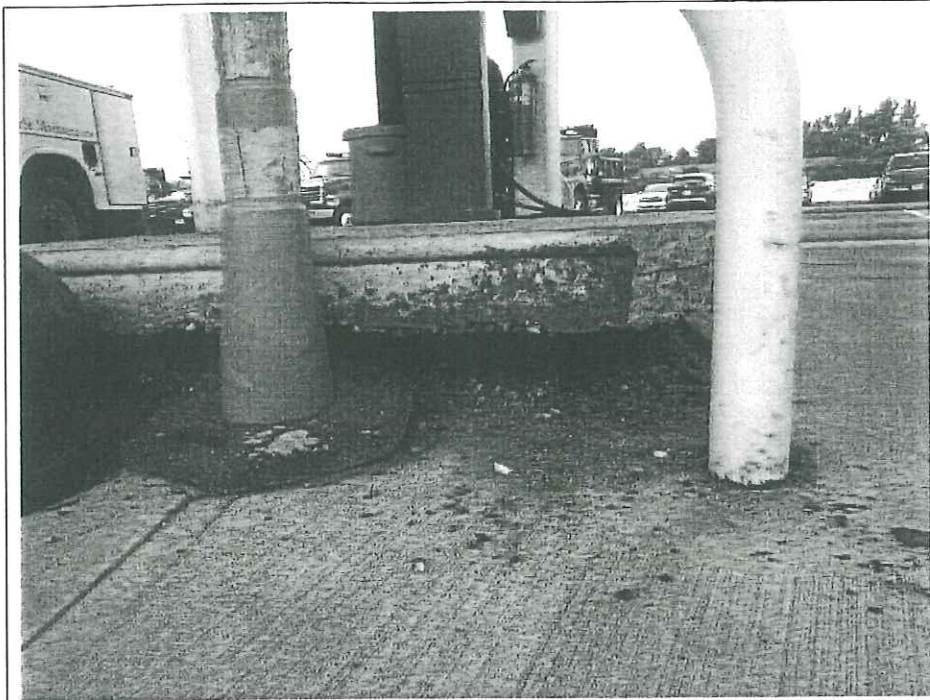


Photo 3: Differential settlement between fuel pump island and concrete paving.

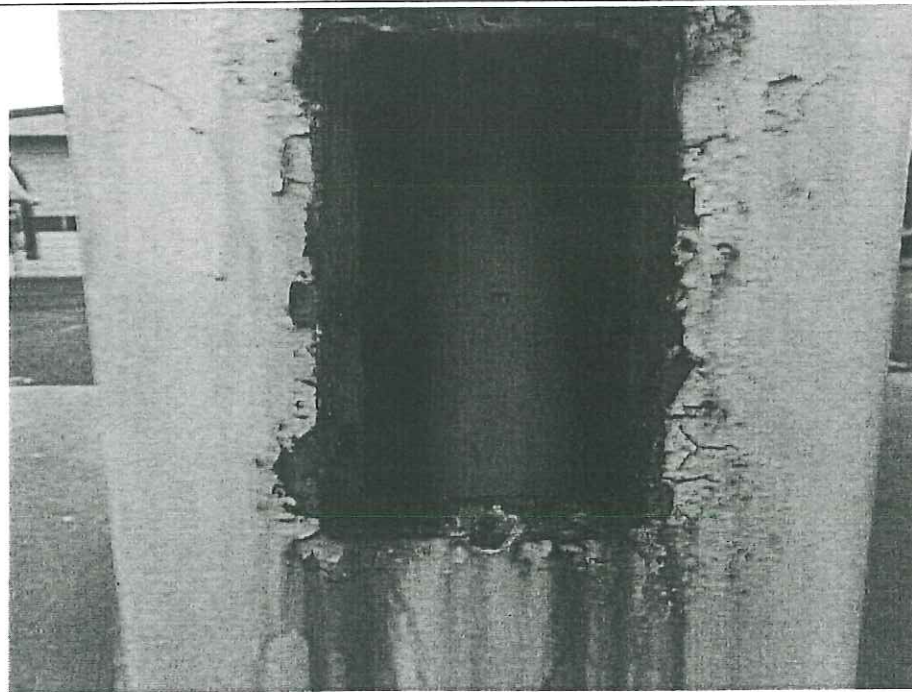


Photo 4: 3-inch PVC drain leader within steel support column.



Photo 11: Canopy panels cut and sealed around support columns.

We trust this meets your needs at this time. We reserve the right to amend and/or supplement this report if additional information and/or evidence becomes available. Should you have any questions, or wish to discuss any item in greater detail, please feel free to contact me (860.522.3970).

Very truly yours,
PVE, LLC

Anthony J. Papa, PE
Regional Director



Attachments: Sketches