



**LAND USE AND BUILDING MANAGEMENT COMMITTEE  
MEETING AGENDA**

**WEDNESDAY, SEPTEMBER 6, 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](http://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](mailto: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 August 2, 2023 and Special Meeting of August 23, 2023

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 Sheffield Road to adjacent property owner at 8 Sheffield Road.
- 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 Sheffield Road to adjacent property owner at 8 Sheffield 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 Sheffield Road to adjacent property owner at 8 Sheffield 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 Sheffield Road to adjacent property owner at 8 Sheffield Road (Mr. and Mrs. Adelman) in the amount of \$1,000.”**

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.
- 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”**
- 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”**
- 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).”**
- 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 C083”**

F. School Construction

1. Update on school construction projects:
  - Cranbury School
  - Nathan Hale and West Rocks bathroom improvement project
  - Silvermine School parking lot improvement project
  - Nathan Hale air conditioning project
  - Roton Middle School abatement project
  - Brookside Montessori classroom improvement project
- 2a. Norwalk High School – Project presentation and update
- 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”**
3. South Norwalk School – Project presentation and update

VII. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo  
Date: August 31, 2023

**CITY OF NORWALK  
LAND USE & BUILDING MANAGEMENT COMMITTEE  
REGULAR MEETING  
AUGUST 2, 2023**

**ATTENDANCE:** Barbara Smyth, Chairman; Greg Burnett; David Heuvelman; Jim Frayer; Nichol Ayers

**STAFF:** JoAnn Acquarulo

**OTHER:** Tyisha Toms; Darin Callahan; Joe Delallo; Diane Lauricella; Ryan Harold

**CALL TO ORDER**

Chairman Smyth called the meeting to order at 7:05 P.M. There was a quorum present.

**PUBLIC PARTICIPATION**

Ms. Lauricella came forward to speak. She wished to remind the Council Members that they needed to provide oversight and second opinions in regard to spending large sums of money. She was concerned about the amount of money being spent on the agenda and wondered as to if the schools needed additional safety measures.

**MINUTES OF PREVIOUS MEETING(S)**

**APPROVE MINUTES OF JULY 5, 2023**

**\*\* MR. BURNETT MOVED TO APPROVE THE MINUTES OF JULY 5, 2023 AS SUBMITTED.**

**\*\* THE MOTION PASSED WITH THREE (3) IN FAVOR (SMYTH, BURNETT, HEUVELMAN) AND TWO (2) ABSTENTIONS (FRAYER, AYERS).**

**OLD BUSINESS**

There was no Old Business at this time.

**NEW BUSINESS**

**A.**

**REVIEW REQUEST FOR SECURITY CAMERA ENHANCEMENTS AT VARIOUS SCHOOLS AND REFER THE FOLLOWING ACTION TO THE COMMON COUNCIL FOR ACTION: "A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER WITH OMNI DATA, LLC FOR SECURITY CAMERA ENHACEMENTS AT BROOKSIDE, FOX RUN, KENDALL, MARVIN, NARAMAKE, ROWAYTON, SILVERMINE, SONO, WOLFPIT, BMHS SCHOOLS FOR A TOTAL NOT TO EXCEED \$261,451.70. ACCOUNT #0921/23/24 5010 5777 C0537 B. AUTHORIZE TO ESTABLISH A CONTINGENCY FOR ADDITONAL SERVICES AS MAY BE REQUIRED FOR A TOTAL NOT TO EXCEED \$24864.46. ACCOUNT #0924 5010 5777 C0537"**

**\*\* MR. FRAYER MOVED TO APPROVE ITEM 'A. REVIEW REQUEST FOR SECURITY CAMERA ENHANCEMENTS AT VARIOUS SCHOOLS AND REFER THE FOLLOWING ACTION TO THE COMMON COUNCIL FOR ACTION: "A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER WITH OMNI DATA, LLC FOR SECURITY CAMERA ENHANCEMENTS AT BROOKSIDE, FOX RUN, KENDALL, MARVIN, NARAMAKE, ROWAYTON, SILVERMINE, SONO, WOLFPIT, BMHS SCHOOLS FOR A TOTAL NOT TO EXCEED \$261,451.70. ACCOUNT #0921/23/24 5010 5777 C0537 B. AUTHORIZE TO ESTABLISH A CONTINGENCY FOR ADDITIONAL SERVICES AS MAY BE REQUIRED FOR A TOTAL NOT TO EXCEED \$24864.46. ACCOUNT #0924 5010 5777 C0537" AS SUBMITTED.**

Mr. Harold came forward to speak on this item. He said that this is the last ask for cameras for the remainder of the schools. This will be the end of the camera projects. He provided further details regarding the cameras. They did not add cameras to Norwalk High and simply replaced the ones that are analog/broken.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**B.**  
**REVIEW REQUEST FOR SCHOOL EMERGENCY RESPONSE SYSTEM AND REFER THE FOLLOWING ACTION TO THE COMMON COUNCIL: "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER WITH MUTUALINK, INC FOR EMERGENCY RESPONSE SYSTEM AT ALL NORWALK PUBLIC SCHOOLS FOR A TOTAL NOT TO EXCEED \$723,800.00. ACCOUNT #0921/23/24 5010 5777 C0537"**

**\*\* MS. AYERS MOVED TO APPROVE ITEM "B. REVIEW REQUEST FOR SCHOOL EMERGENCY RESPONSE SYSTEM AND REFER THE FOLLOWING ACTION TO THE COMMON COUNCIL: "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER WITH MUTUALINK, INC FOR EMERGENCY RESPONSE SYSTEM AT ALL NORWALK PUBLIC SCHOOLS FOR A TOTAL NOT TO EXCEED \$723,800.00. ACCOUNT #0921/23/24 5010 5777 C0537" AS SUBMITTED.**

Mr. Harold came forward to discuss this item. He provided an overview of the system and how it would function.

Mr. Frayer asked if the Board of Education had found issues with the cost. Mr. Harold said that, when he had last talked to them, they were absolutely in favor of the item. Further discussion followed.

Mr. Heuvelman asked what the recurring costs would be, how long it would be running, and what would need replacing. Mr. Harold answered those questions to Mr. Heuvelman's satisfaction.

Mr. Burnett asked if there was a current emergency response system in place. Mr. Harold said that there was. He proceeded to provide further details about the current system to those present. He said it was antiquated and slow. The service will be located at the school locations. Mr. Burnett asked what would happen if there was a loss of power. Mr. Harold said he did not know how to answer the question but the cameras had alternative sources of power.

Chairman Smyth said that, while big, the expenses were very needed. She outlined her reasons why.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**BB.**

**REVIEW REQUEST FOR SCHOOL SECURITY ENHANCEMENT AND REFER THE FOLLOWING TO COMMON COUNCIL FOR ACTION: "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 \$196,581.00. ACCT #0921/23/24510-5777-C0537"**

**\*\* MR. BURNETT MOVED TO APPROVE ITEM BB. REVIEW REQUEST FOR SCHOOL SECURITY ENHANCEMENT AND REFER THE FOLLOWING TO COMMON COUNCIL FOR ACTION: "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 \$196,581.00. ACCT #0921/23/24510-5777-C0537" AS SUBMITTED.**

Mr. Harold came forward to discuss this item. This will affect the rest of the districts aside from Brian McMahon. He outlined the phase of the project that this would affect. This will provide 24-hour monitoring. He provided further details regarding the project.

Mr. Frayer asked if this would cover the outside of the buildings. Mr. Harold said it would only cover the entrances and exits. The coverage of areas like school yards would be a different project.

Mr. Burnett asked if there were other costs upcoming for security. Mr. Harold said there were none at this time. Further discussion followed.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**C.**

**REVIEW REQUEST FOR LAND ACQUISITIONS RELATING TO SOUTH NORWALK SCHOOL AND BELDEN MAIN LIBRARY AND REFER RECOMMENDATION AS REQUIRED BELOW: "1.A AUTHORIZATION: THE CITY OF NORWALK IS HEREBY AUTHORIZED TO PURCHASE, ACQUIRE, AND/OR TAKE THE PROPERTIES LISTED BELOW, AND FURTHER, THAT THE MAYOR, HARRY W. WILLING, OR HIS DESIGNEE, IS AUTHORIZED TO EXECUTE AND DELIVER ANY AND ALL AGREEMENTS, DOCUMENTS, AND OTHER INSTRUMENTS NECESSARY TO PURCHASE, ACQUIRE AND/OR TAKE SUCH PROPERTIES. ACCOUNT [ <<PENDING ASSIGNMENT AND APPROVAL OF AN ACCOUNT NUMBER BY THE FINANCE DEPARTMENT AT ITS SEPTEMBER 14, 2023 FINANCE & CLAIMS COMMITTEE MEETING>> ]"**

1. 28 OXFORD STREET, NORWALK, CT
2. 32 OXFORD STREET, NORWALK, CT
3. 36 OXFORD STREET, NORWALK CT
4. 38 OXFORD STREET, NORWALK, CT
5. 16 MEADOW STREET EXT., NORWALK CT
6. A PORTION OF REAL PROPERTY IDENTIFIED AS PORTION OF PARCEL A TO BE DEEDED TO THE CITY OF NORWALK, AREA = 44,338 S.F. +/- (1.01785 ACRES), AND PORTIONS OF LOTS 8 & 9 TO BE DEEDED TO THE CITY OF NORWALK, AREA = 4,426 S.F. +/- (0.10161 ACRES) ON AND AS

SHOWN IN A CERTAIN MAP ENTITLED "BOUNDARY SURVEY (PARCEL A AND LOTS 8 & 9)" SCALE 1" = 30' DATED JULY 27, 2023 PREPARED BY LANGAN CT, INC., ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK.

7. A PORTION OF REAL PROPERTY KNOWN AS 11 BELDEN AVENUE, NORWALK IDENTIFIED AS PARCEL "X" AREA: 11,227.63 SQUARE FEET OR 0.258 ACRES (TO BE CONVEYED TO CITY OF NORWAL) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED MAP OF PROPERTY 587, LLC SHOWING LAND TO BE CONVEYED TO CITY OF NORWALK, #11 BELDEN AVENUE, NORWALK, CT" SCALE 1" = 20' DATED JULY 19, 2023 PREPARED BY ADVANCED SURVEYING LAND SURVEYORS, ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK.

1.B.

AUTHORIZATION: PROCEED WITH FUNDING PROCESS (INCLUDING SPECIAL CAPITAL APPROPRIATION PROCESS) AS NECESSARY FOR THE ACQUISITION OF PROPERTIES HEREIN REFERENCED.

1.C.

REFERAL: CONN. GEN. STAT, 8-24 REFERRAL FOR A MUNICIPAL PLANNING COMMISSION REPORT ON THE CITY'S PURCHASE, ACQUISITION AND/OR TAKING OF THE PROPERTIES LISTED BELOW:

1. 28 OXFORD STREET, NORWALK, CT
2. 32 OXFORD STREET, NORWALK, CT
3. 36 OXFORD STREET, NORWALK CT
4. 38 OXFORD STREET, NORWALK, CT
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6. A PORTION OF REAL PROPERTY IDENTIFIED AS PORTION OF PARCEL A TO BE DEEDED TO THE CITY OF NORWALK, AREA = 44,338 S.F. +/- (1.01785 ACRES), AND PORTIONS OF LOTS 8 & 9 TO BE DEEDED TO THE CITY OF NORWALK, AREA = 4,426 S.F. +/- (0.10161 ACRES) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED "BOUNDARY SURVEY (PARCEL A AND LOTS 8 & 9)" SCALE 1" = 30' DATED JULY 27, 2023 PREPARED BY LANGAN CT, INC., ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK.
7. A PORTION OF REAL PROPERTY KNOWN AS 11 BELDEN AVENUE, NORWALK IDENTIFIED AS PARCEL "X" AREA: 11,227.63 SQUARE FEET OR 0.258 ACRES (TO BE CONVEYED TO CITY OF NORWAL) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED MAP OF PROPERTY 587, LLC SHOWING LAND TO BE CONVEYED TO CITY OF NORWALK, #11 BELDEN AVENUE, NORWALK, CT" SCALE 1" = 20' DATED JULY 19, 2023 PREPARED BY ADVANCED SURVEYING LAND SURVEYORS, ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK."

**\*\* MR. HEUVELMAN MOVED TO APPROVE THE ITEM AS SUBMITTED.**

Chairman Smyth said that this had been discussed over multiple meetings and executive sessions. She reviewed the intentions for the properties for those present.

Mr. Callahan came forward to discuss this item. He reviewed their efforts regarding the project and the intended use of the property for those present. Further discussion followed. Maps of the properties were provided for review.

Mr. Burnett asked if there was any narrative regarding why the properties were needed. Mr. Callahan said some would be used to build out and expand parking amenities. He provided a map showing more of the parking plans.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The item will go to the Planning & Zoning Commission on September 6<sup>th</sup> and the full Common Council on September 26<sup>th</sup>.

#### **MISCELLANEOUS/DISCUSSION ITEMS**

There was no discussion at this time.

#### **ADJOURNMENT**

**\*\* MS. AYERS MOVED TO ADJOURN.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

*The meeting adjourned at 7:53 P.M.*

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services

**CITY OF NORWALK  
LAND USE & BUILDING MANAGEMENT  
SPECIAL MEETING  
AUGUST 23, 2023**

**ATTENDANCE:** Barbara Smyth, Chairman; Nicol Ayers; James Frayer; Greg Burnett (6:23)

**OTHER:** Alan Lo, Land Use & Building Management; Darin Callahan; JoAnn Acquarulo; Alex Knopp

**CALL TO ORDER**

Chairman Smyth called the meeting to order at 6:10 P.M. There was no quorum present.

**ROLL CALL**

A roll call of those present was performed.

**PUBLIC PARTICIPATION**

Mr. Knopp came forward for public participation. He wished to speak in favor of the proposal to acquire the parking area behind the Norwalk Library by eminent domain. He felt other solutions were either inadequate or temporary. He voiced his reasons why. He felt the public purpose was important enough for eminent domain.

**MINUTES OF PREVIOUS MEETING(S)**

There were no minutes up for approval.

**OLD BUSINESS**

There was no Old Business at this time.

**NEW BUSINESS**

**A. REVIEW PROPOSED LAND ACQUISITIONS RELATING TO THE SOUTH NORWALK SCHOOL AND BELDEN MAIN LIBRARY PROJECTS AND REFER THE RECOMMENDATIONS TO THE COMMON COUNCIL AND OTHER CITY ENTITIES FOR ACTION:**

**1.A. AUTHORIZATION: THE CITY OF NORWALK IS HEREBY AUTHORIZED TO PURCHASE, ACQUIRE AND/OR TAKE THE PROPERTIES LISTED BELOW, AND FURTHER, THAT THE MAYOR, HARRY W. RILLING, OR HIS DESIGNEE, IS AUTHORIZED TO EXECUTE AND DELIVER ANY AND ALL AGREEMENTS, DOCUMENTS AND OTHER INSTRUMENTS NECESSARY TO PURCHASE, ACQUIRE AND/OR TAKE SUCH PROPERTIES. ACCOUNT: [<<PENDING ASSIGNMENT AND APPROVAL OF AN ACCOUNT NUMBER BY THE FINANCE DEPARTMENT AT ITS SEPTEMBER 7, 2023 FINANCE & CLAIMS COMMITTEE MEETING>>].**

(1) 28 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(2) 32 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(3) 36 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(4) 38 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(5) 16 MEADOW STREET EXT., NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(6) A PORTION OF REAL PROPERTY IDENTIFIED AS PORTION OF PARCEL A TO BE DEEDED TO THE CITY OF NORWALK, AREA = 44,338 S.F.± (1.01786 ACRES), AND PORTION OF LOTS 8 & 9 TO BE DEEDED TO THE CITY OF NORWALK, AREA = 4,426 S.F. +(.010161 ACRES) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED "BOUNDARY SURVEY (PARCEL A AND LOTS 8 & 9)" SCALE 1' = 30' DATED JULY 27, 2023 PREPARED BY LANGAN CT, INC., ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK, TO PROVIDE FOR RIGHT-OF-WAY IMPROVEMENTS INCLUDING REMOVING EXISTING SIGHTLINE OBSTRUCTION BY THE MODIFICATION OF TRAVEL LANE AND RECONFIGURATION OF THE INTERSECTION AT THE SOUTH MAIN STREET/MEADOW STREET/ WILSON AVENUE/MEADOW STREET EXTENSION AND OTHER RIGHT OF WAY IMPROVEMENTS.

(7) A PORTION OF REAL PROPERTY KNOWN AS 11 BELDEN AVENUE, NORWALK IDENTIFIED AS PARCEL "X" AREA: 11,227.63 SQ. FT. OR 0.258 ACRES (TO BE CONVEYED TO CITY OF NORWALK) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED MAP OF PROPERTY 587, LLC SHOWING LAND TO BE CONVEYED TO CITY OF NORWALK, #11 BELDEN AVENUE, NORWALK, CT" SCALE 1" = 20' DATED JULY 19, 2023 PREPARED BY ADVANCED SURVEYING LAND SURVEYORS, ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK, FOR EXPANSION OF THE NORWALK LIBRARY LOCATED AT 1 BELDEN AVENUE INCLUDING EXPANSION OF THE EXISTING FOOTPRINT OF THE LIBRARY, ADDITIONAL PARKING AND/OR OTHER ANCILLARY FACILITIES SERVICING THE LIBRARY.

1.B. AUTHORIZATION: PROCEED WITH FUNDING PROCESS (INCLUDING SPECIAL CAPITAL APPROPRIATION PROCESS) AS NECESSARY FOR THE ACQUISITION OF PROPERTIES HEREIN REFERENCED.

1.C REFERAL: CONN. GEN. STAT. § 8-24 REFERRAL FOR A MUNICIPAL PLANNING COMMISSION REPORT ON THE CITY'S PURCHASE, ACQUISITION AND/OR TAKING OF THE PROPERTIES LISTED BELOW:

(1) 28 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(2) 32 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(3) 36 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(4) 38 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(5) 16 MEADOW STREET EXT., NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(6) A PORTION OF REAL PROPERTY IDENTIFIED AS PORTION OF PARCEL A TO BE DEEDED TO THE CITY OF NORWALK, AREA = 44,338 S.F.± (1.01786 ACRES), AND PORTION OF LOTS 8 & 9 TO BE DEEDED TO THE CITY OF NORWALK, AREA = 4,426 S.F. ± (.010161 ACRES) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED "BOUNDARY SURVEY (PARCEL A AND LOTS 8 & 9)" SCALE 1' = 30' DATED JULY 27, 2023 PREPARED BY LANGAN CT, INC., ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK, TO PROVIDE FOR RIGHT-OF-WAY IMPROVEMENTS INCLUDING REMOVING EXISTING SIGHTLINE OBSTRUCTION BY THE MODIFICATION OF TRAVEL LANE AND RECONFIGURATION OF THE INTERSECTION AT THE SOUTH MAIN STREET/MEADOW STREET/ WILSON AVENUE/MEADOW STREET EXTENSION AND OTHER RIGHT OF WAY IMPROVEMENTS.

(7) A PORTION OF REAL PROPERTY KNOWN AS 11 BELDEN AVENUE, NORWALK IDENTIFIED AS PARCEL "X" AREA: 11,227.63 SQ. FT. OR 0.258 ACRES (TO BE CONVEYED TO CITY OF NORWALK) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED MAP OF PROPERTY 587, LLC SHOWING LAND TO BE CONVEYED TO CITY OF NORWALK, #11 BELDEN AVENUE, NORWALK, CT" SCALE 1" = 20' DATED JULY 19, 2023 PREPARED BY ADVANCED SURVEYING LAND SURVEYORS, ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK, FOR EXPANSION OF THE NORWALK LIBRARY LOCATED AT 1 BELDEN AVENUE INCLUDING EXPANSION OF THE EXISTING FOOTPRINT OF THE LIBRARY, ADDITIONAL PARKING AND/OR OTHER ANCILLARY FACILITIES SERVICING THE LIBRARY.

Due to a lack of quorum Chairman Smyth said she would move these items forward to the Planning & Zoning Commission.

*Council Member Burnett joined the meeting at 6:23 P.M. There was a quorum present from this point forward.*

**\*\* MR. FRAYER MOVED TO APPROVE ITEM A. REVIEW PROPOSED LAND ACQUISITIONS RELATING TO THE SOUTH NORWALK SCHOOL AND BELDEN MAIN LIBRARY PROJECTS AND REFER THE RECOMMENDATIONS TO THE COMMON COUNCIL AND OTHER CITY ENTITIES FOR ACTION AS SUBMITTED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* MR. BURNETT MOVED TO ADJOURN.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

*The meeting adjourned at 6:25 P.M.*

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services

DA.



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 *AL*

RE : **DISPOSITION OF CITY PROPERTY ON SHEFFIELD ROAD  
(D-6, B-28C, L-7)**

DATE: AUGUST 23, 2023

\*\*\*\*\*

The City of Norwalk currently owns a property on Sheffield Road which is identified as District 5, Block 28C, Lot 7 (there is no house number). The City became the owner of this property through tax foreclosure sale in 2021 with no one submitted a bid for this property. The property is 0.23 acre with estimated over 90% of the property to be considered wetlands and not-buildable.

Earlier this year, the adjacent property owner expressed an interest to acquire this property in order to provide stewardship on the preservation of the wetlands. Their request was considered by the Land Use and Building Management Committee at recent meetings and staff was directed to issue a Request for Proposals (RFP) through the Purchasing Department in order to comply with the required public process and to determine public interest and value.

On June 29, 2023, the Purchasing Department received one bid from Mr. & Mrs. Adelman at 8 Sheffield Road in the amount of \$1,000. Attached is some of the information from their proposal. At the July 5, 2023 Land Use and Building Management Committee meeting, the Committee indicated the support on the disposition of this property and requested to schedule a Public Hearing. The Public Hearing is hereby scheduled for September 6, 2023.

In the event the Land Use and Building Management Committee resolves to proceed with the disposition of this property, the Committee will need to forward the proposed disposition to the Planning and Zoning Commission in compliance

with State Statutes Section 8-24 requirements and thereafter to the full Common Council for final action.

**ACTION REQUEST:**

- a. **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 Sheffield Road to adjacent property owner at 8 Sheffield Road.**
- b. **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 Sheffield Road to adjacent property owner at 8 Sheffield Road (Mr. and Mrs. Adelman) in the amount of \$1,000.**



Watercourse  
 Watercourse  
 Field-Delineated  
 Wetlands  
 Norwalk\_GIS.GISADMIN

1 inch equals 40 feet



## OVERVIEW OF INTENDED USE OF THE PROPERTY

### **CHRONOLOGY OF TITLE, District 6, Block 28C, Lot 7 (0.23 acres)**

We feel that even an untended, non-buildable wetlands lot that has no street address should have its history acknowledged. Based on City of Norwalk records, here is what we know.

1. The earliest recorded title document is a February 15, 1913 warranty deed from Robert O. Raymond to John Brundage, Jr. Vol. 481, Page 564.
2. Mr. Brundage evidently had a daughter whose married name was Eleanor Smith. On July 22, 1953, Ms. Smith signed a quitclaim deed passing the lot to William F. Olean and Marguerite J. Olean. Vol. 387, Page 342.
3. Four years later, on July 19, 1957, Mr. and Mrs. Olean sold the lot for \$1.00 to Richard F. Raymond, Jr. and Elizabeth B. Raymond. This is the only cash payment for the lot in the last 100 years. Vol. 481, Page 564.
4. By 1984, the property had passed to the estate of Elizabeth B. Raymond, according to a May 21, 1984 tax certificate. No estate taxes were due. Vol. 1592, Page 278.
5. The lot passed to Hope Raymond, who died in 2013 or 2014. The City records contain a September 2, 2014 Certificate of Devise, Descent, or Distribution from the Estate of Hope Raymond to the following heirs:

1/12 to David Ayer (Saybrook, CT)  
1/12 to John Ayer (Old Saybrook, CT)  
1/12 to Brian Headings (Fort Wayne, IN)  
1/24 to Estate of Joan Hopps (Bristol, VT)  
1/24 to Thomas Hopps (Camden, ME)  
1/12 to Stacy Petrisson Rosales (Lakewood, CA)  
1/12 to John Scarpa (Westwood, MA)  
1/12 to Dorothy West Ratliff (Forest Knolls, CA)  
1/12 to Daniel West (Fresno, CA)  
1/12 to David West (Madera, CA)  
1/12 to Karen West (Forest Knolls, CA)  
1/12 to Robert L. West (Los Osos, CA)  
1/12 to Estate of Opal Wilson Broner (Lansing, MI)

Vol. 8061, Page 105.

VIA



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 : 25 POGANY STREET – LAND SWAP *YL*  
DATE: AUGUST 23, 2023

\*\*\*\*\*

The City of Norwalk acquired Fodor Farm property in mid 1990's with the original intent to construct a new Brookside School. The total property is approximately 11 acres. The City was able to secure a State Open Space grant to acquire about 9 acres of the property while leaving about 2 acres for the construction of the school building and parking. The 2 acres of non-open space was never defined as the conceptual design for a new school was never developed. As you may know, the City decided to renovate Brookside School as new is 1997 and Fodor Farm was developed for a community garden, orchard and other recreation/park functions.

Within the property, there were three abandoned houses. These houses were in very poor conditions. Although they did not have significant historic architectural features, they do reflect the architectural characteristics of the neighborhood. The City decided to sell two of the houses with stipulation for the preservation of these houses while keeping the original farm house for the City to renovate for park related uses.

Fodor Farm property abuts the paper road portion of Pogany Street with 6 subdivision lots. One of the two abandoned houses is located on Pogany Street and is identified as house number 25. Through a public process, the property was sold to Mr. Doug Peoples who continues to be the property owner of this property.

As Mr. Peoples' home is situated to one side of the property, the open, useable area is located on City property to the right side of his house while the wooded area is on Mr. Peoples property to the left of his house.

At this time, Mr. Peoples would like to request the City's consideration for a simple land swap so that he can have some usable open space without cutting down the trees on his property to create open space. Attached is a property map identifying, generally, his request.

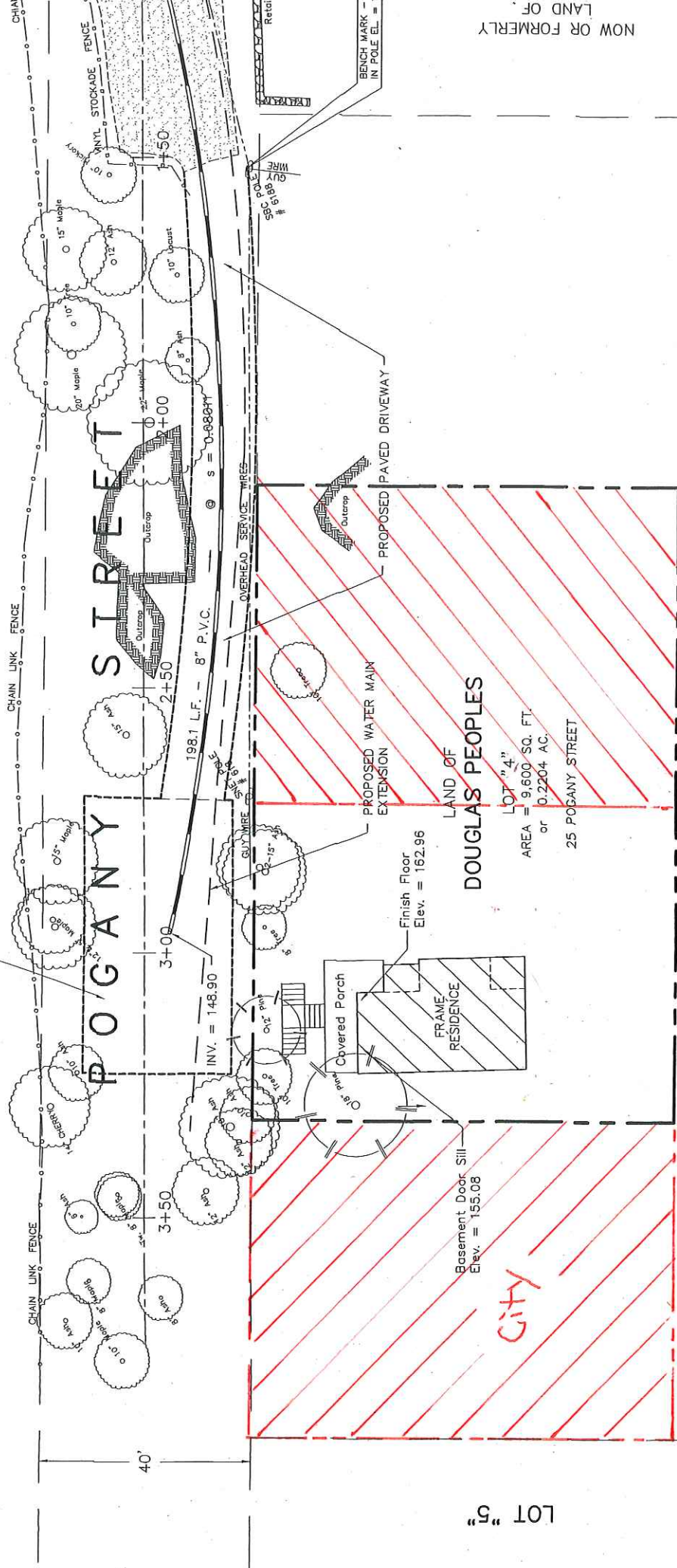
In the event that the Committee is interested in proceeding with the land swap, the Committee will need to schedule a public hearing on this matter.

**ACTION REQUESTED:**

**Review request for the proposed land swap with property owner of 25 Pogany Street for a portion of Fodor Farm property and proceed with the scheduling of a Public Hearing.**



PROPOSED PARKING AREA



LOT "5"

LOT "1"

LAND OF  
NOW OR FORMERLY

VB



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

TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

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

RE: BEN FRANKLIN – BOILER REPLACEMENT

DATE: AUGUST 28, 2023

\*\*\*\*\*

The Office of Building Management installed three (3) Aerco condensing hot water heating boilers at Ben Franklin Center in May/June of 2008. Traditional boilers operate at an efficiency of approximately 85%. Condensing boilers are designed to operate at approximately 95% efficiency.

Over the past 15 years we have experienced failure of the heat exchangers on boiler #2 and #3. The heat exchangers were replaced under the manufacturer warranty in 2017 with approximately 30 percent of the total cost being paid by the City of Norwalk. These boilers were part of the first generation of condensing boilers and the new boilers manufactured today have improved both in their energy performance and an extended life cycle.

Aerco is one of the top manufacturers of condensing boilers. We replaced one boiler in Fall of 2022 to ensure uninterrupted heat services to the building. G.A. Fleet is the authorized representative for Aerco boilers in our area. As part of the 2023-2024 Capital Budget, funds were allocated to replace the remaining two boilers to match the existing boiler and control equipment. As the manufacture distributor, G.A. Fleet has provided a quote for the direct purchase of two new boilers in the amount of \$77,630.00 (see attached sole source documentation) which will save the City mark-up costs since we are purchasing these boilers directly without going through a mechanical contractor.

Concurrently, the Purchasing Department advertised the installation of these boilers for bids from mechanical contractors. We received two bids last week as below:

|                             |              |
|-----------------------------|--------------|
| Universal Building Services | \$55,643.00  |
| Southport Contracting, Inc. | \$149,000.00 |

Universal Building Services was the contractor who successfully completed last year's installation and Building Management is recommending them as the lowest responsible bidder.

**ACTION REQUESTED:**

- 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**



DEPT OF FINANCE  
Purchasing Department  
**NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM**

DATE: 7/19/23

DEPARTMENT: Building Management

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:

|                                     |                                                                                                                                                                                                                                                                    |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | 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                |
| <input type="checkbox"/>            | After solicitation of a number sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)                                                                                                             |
| <input type="checkbox"/>            | The compatibility of equipment, accessories, or replacement parts is of paramount consideration                                                                                                                                                                    |
| <input type="checkbox"/>            | The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote and the contract/agreement number)                                                                                                                |
| <input type="checkbox"/>            | The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation (documented emergency contingency is attached). <b>Please forward this form and supporting documentation within 48 hours of the Emergency</b> |
| <input type="checkbox"/>            | Other, please explain:                                                                                                                                                                                                                                             |

TOTAL COST: \$77,630.00 MUNIS Account: C0295

VENDOR: G.A. Fleet

| Purchasing Agent Signature                                                                                        | The Purchasing Agent |                                                                                 | Department Head Signature    |
|-------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------|------------------------------|
| <b>Sharon Conners</b><br><small>Digitally signed by Sharon Conners<br/> Date: 2023.07.24 09:36:15 -04'00'</small> | X                    | Supports                                                                        | <br><br>Date: <u>7/20/23</u> |
|                                                                                                                   |                      | Does Not Support                                                                |                              |
| Date                                                                                                              | X                    | Single Source Requires Common Council Authorization (in excess of \$20,000.00)? |                              |

**JUSTIFICATION:**

The Office of Building Management installed three (3) Aerco condensing hot water heating boilers at Ben Franklin Center in May/June of 2008. Over the past 15 years we have experienced failure of the heat exchangers on boiler #2 and #3. The heat exchangers were replaced under the manufacturer warranty with approximately 30 percent of the total cost being paid by the City of Norwalk. Boiler #2 was replaced in the Fall of 2023 under an emergency request. *→ a few years ago*

These boilers were part of the first generation of condenser boilers and the new ones manufactured today have improved both in their energy performance and extended life cycle. G.A. Fleet is the authorized representative for Aerco boilers in our area and they recommend the replacement of two boilers. *→ the remaining*

Note: The lead time for the boiler is 2 weeks versus the heat exchanged which is 4 to 6 weeks.

Replace Boilers #1 and #3 – \$77,630.00 (see attached documentation)

**ANY OTHER VENDORS CONTACTED FOR PRICING? (Please attach quotes):** \_\_\_\_\_

**Vendor 1:** \_\_\_\_\_

**Vendor 2:** \_\_\_\_\_

**EMERGENCY:** Explain in detail the nature of the emergency

**G.A. Fleet Associates, Inc.**  
 6 International Drive, Suite 210  
 Rye Brook, NY 10573  
 T 914-835-4000 F 914-835-1331



www.gafleet.com

**PROJECT:** Ben Franklin Boiler Project  
**LOCATION:** Norwalk CT  
**ENGINEER:** Inovative Design Solutions, LLC  
**DATE:** 6/20/2023  
**REVISION:** New  
**QUOTE NO.:** 23-06-14300

**QUOTE BASIS:** Per Plans Only - No Specs Provided

**PLAN/SPEC/DWG ID & DATE:** 6/20/23 - Review

### AERCO Gas-Fired Boiler System for Building Heat

| <u>Qty</u>                                              | <u>Tag</u> | <u>Catalog No.</u>      | <u>Description</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------|------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>AERCO Benchmark (BMK) Condensing Boilers:</u></b> |            |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1                                                       |            | BMK1000                 | <p>1000 MBH Input, UL Listed Hot Water Boilers, 96.8% AHRI Thermal Efficiency;<br/>         160 PSIG Max. Working Pressure;<br/>         439 Stainless Steel Combustion Chamber and Tubes;<br/>         Variable Speed Combustion Air Fan;<br/>         Internal Motorized Combustion Air Damper with Electrical Interlocks;<br/>         Integrated O2 Sensing and Display;<br/>         Low Water Cutoff, Manual Reset High Limit;<br/>         Integrated Edge (ii) control system incorporating combustion and burner management, temperature and modulation control and on board sequencing for multiple boilers.<br/>         The Edge (ii) provides native BACnet integration to BMS systems and can sequence up to 16 boilers. Additional features include Aerco onAER remote monitoring, O2 Trim, Assisted Combustion Calibration, Performance Trending, Event History, Auto Manager Transfer, Delta T limiting, Bluetooth integration with Aerco Mobile App; Single Power Connection Point (120/1/60 20A), 3-Wire (Power, Neutral, Ground);</p> <p>+Boiler Efficiency - Dual Return Inlets to separate low temperature returns, maximizing boiler efficiency by eliminating mixing of high and low return water streams.<br/>         +Extended Warranty – 15 year pressure vessel warranty against condensate corrosion, Thermal stress failure and mechanical defects or workmanship.<br/>         +Extended Warranty – 3 years on Aerco Labelled controls<br/>         +Extended Warranty – 5 years on burner against failure<br/>         +Extended Warranty – 2 years on all other components (excluding consumables)</p> |
| 1                                                       |            | ASME Relief Valve       | 75 PSIG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1                                                       |            | FM Gas Train (Standard) | 20:1 Modulating UL/FM Approved 4" to 14" W.C. Ventless Gas Train Natural Gas; Low-NOx <20PPM;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



G.A. Fleet Associates, Inc.  
6 International Drive  
Rye Brook, NY 10573

Re: Job No.  
Client:  
Project:  
Proposal:

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## PROPOSAL ADDENDUM — GENERAL TERMS AND CONDITIONS

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1. **Terms and Conditions Become Addendum to Agreement.** These General Terms and Conditions accompany the Proposal of G.A. Fleet Associates, Inc. (the "Supplier") to the Purchaser identified above (the "Purchaser"). These General Terms and Conditions, unless otherwise addressed by Purchaser and Supplier in writing in the Purchase Order or other agreement based upon this Proposal, will become attached to and made a part of the Purchase Order issued by the Purchaser to Supplier as an Addendum to the Purchase Order (the "Addendum"). The terms in this Addendum supersede anything to the contrary contained in the Purchase Order and any prior understandings, agreements, or representations by, between or among the parties, written or oral, to the extent they relate in any way to the subject matter of the Purchase Order and this Addendum. All references to the Purchase Order (both in the form of the Agreement and this Addendum) include this Addendum.
2. **Addendum Terms Control.** Any conflict between the terms included in this Addendum and the Purchase Order are to be resolved in favor of this Addendum.
3. **Payment Terms.** The following payment terms are applicable to all Purchase Orders:
  - 2%10, N30 Days from date of shipment of the equipment identified in the Purchase Order.
  - 2%10 discount and overdue balances are not eligible for payment by credit card.
  - Any "pay when paid" or similar conditions of payment included in the Purchase Order are not applicable to Supplier, and any such provision included in the Purchase Order is hereby deleted and is of no force or effect with respect to the Supplier
4. **Progressive Payments Required.** All Purchase Orders in excess of \$1,000,000.00 require progress payments from the Purchaser. The progress payments are to be as follows: 1/3rd of the Purchase Price upon release to manufacture, 1/3rd of the Purchase Price prior to shipment, and the balance of the Purchase Price in N30 Days.
5. **No Credit Provided by Supplier.** Nothing in the Proposal, the Purchase Order or this Addendum is to be construed as Supplier providing or extending Credit to Purchaser. Any Credit terms provided to Purchaser are at the sole discretion of Supplier.
6. **No Retainage.** Payments due to Supplier under the Purchase order and this Addendum are not subject to any form of retainage; and such payments will be made promptly when due.
7. **Overdue Balances.** In the event Purchaser has any overdue payment balances due, Supplier reserves the right to withhold from Purchaser ordered equipment, services and documentation.
8. **Supplier Does Not Provide Warranties.** Supplier does not provide warranties for the equipment delivered to Purchaser. The standard equipment manufacturer's warranties are the sole warranties available to the Purchaser. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, FLEET MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OR WHETHER ARISING BY OPERATION OF LAW, COURSE OF PERFORMANCE OR DEALING, CUSTOM, USAGE IN THE TRADE OR PROFESSION OR OTHER REASON, INCLUDING WITHOUT LIMITATION IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Except for the warranty expressly set forth in this Paragraph, the Purchaser acknowledges and agrees that it has relied on no other representations or warranties and that no other representations or warranties have formed the basis of its bargain hereunder.
9. **"Time of Essence" Provisions Not Applicable.** Any "time of the essence" provision included in the Purchase Order is hereby deleted and is of no force or effect with respect to the Supplier.
10. **Liquidated Damages Provisions Not Applicable.** Any "Liquidated Damages" provision included in the Purchase Order is hereby deleted and is of no force or effect with respect to the Supplier.
11. **Limitation of Liability.** Other than the Purchaser's obligation to make payments that are due and owing under the Agreement, a party's entire and collective liability arising out of or relating to this Agreement, regardless of the form of the cause of action, whether in contract, tort, statute or otherwise, shall in no event exceed the amounts paid to Supplier under this Agreement. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, NEITHER PARTY SHALL, UNDER ANY CIRCUMSTANCES, BE LIABLE TO THE OTHER PARTY FOR ANY CLAIM BASED UPON ANY THIRD PARTY CLAIM OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES OF ANY NATURE WHATSOEVER, OR FOR ANY DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY MALFUNCTIONS, DELAYS, LOSS OF PROFIT, INTERRUPTION OF SERVICE OR LOSS OF BUSINESS OR ANTICIPATORY PROFITS, EVEN IF A PARTY HAS BEEN APPRISED OF THE LIKELIHOOD OF SUCH DAMAGES OCCURRING.
12. **Indemnification Limited to Direct Cause.** Supplier agrees to defend, indemnify and hold Purchaser harmless against all costs, expenses and losses incurred through claims based upon the direct actions of Supplier. Any "indemnification" provision included in the Purchase Order that requires any expansion of the indemnification offered in the previous sentence is hereby deleted and is of no force or effect with respect to the Supplier.
13. **Third Party Contracts Not Applicable.** Supplier is not bound by any third party contract or other form of agreement of any type referred to or included in the Purchase Order. Any third party contract included in the Purchase Order is hereby deleted and is of no force or effect with respect to the Supplier
14. **Entire Agreement.** Unless the parties enter into a separate agreement in writing, these General Terms and Conditions and the Proposal (collectively, the "Agreement") constitute the entire agreement between the Purchaser and the Supplier regarding the project described in the Proposal. If Supplier has commenced work in connection with the matters described in the Proposal to which these General Terms and Conditions are attached; all provisions in this Agreement for the benefit or protection of either party shall apply to such activities. There are no prior or contemporaneous, oral or written, representations, understandings or agreements that are not fully expressed in this Agreement. No amendment, change order, waiver or discharge shall be valid unless it is in writing and signed by an authorized representative of the party against whom such amendment, change order, waiver or discharge is sought to be enforced. In the event of a conflict between these General Terms and Conditions and the Proposal to which they may be attached, these General Terms and Conditions shall control.
15. **Choice of Law.** This Agreement will be governed by and construed in accordance with the laws of the State of New York, without giving effect to the conflicts of laws provisions thereof.
16. **Insurance.** Supplier possesses appropriate insurance for the equipment and services provided. Costs for excessive coverage, endorsements, or limits will be passed on to Purchaser as necessary

| <u>Qty</u>                                    | <u>Tag</u> | <u>Catalog No.</u> | <u>Description</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------|------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                             |            | BMK1500            | <p>1500 MBH Input, UL Listed Hot Water Boilers, 95.4% AHRI Thermal Efficiency;<br/> 160 PSIG Max.Working Pressure;<br/> 439 Stainless Steel Combustion Chamber and Tubes;<br/> Variable Speed Combustion Air Fan;<br/> Internal Motorized Combustion Air Damper with Electrical Interlocks;<br/> Integrated O2 Sensing and Display;<br/> Low Water Cutoff, Manual Reset High Limit;<br/> Integrated Edge (ii) control system incorporating combustion and burner management, temperature and modulation control and on board sequencing for multiple boilers.<br/> The Edge (ii) provides native BACnet integration to BMS systems and can sequence up to 16 boilers. Additional features include Aerco onAER remote monitoring, O2 Trim, Assisted Combustion Calibration, Performance Trending, Event History, Auto Manager Transfer, Delta T limiting, Bluetooth integration with Aerco Mobile App; Single Power Connection Point (120/1/60 20A), 3-Wire (Power, Neutral, Ground);</p> <p>+Boiler Efficiency - Dual Return Inlets to separate low temperature returns, maximizing boiler efficiency by eliminating mixing of high and low return water streams.<br/> +Extended Warranty – 15 year pressure vessel warranty against condensate corrosion, Thermal stress failure and mechanical defects or workmanship.<br/> +Extended Warranty – 3 years on Aerco Labelled controls<br/> +Extended Warranty – 5 years on burner against failure<br/> +Extended Warranty – 2 years on all other components (excluding consumables)</p> |
| 1                                             |            | ASME Relief Valve  | 75 PSIG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2                                             |            | Factory Test       | Factory Fire and Flow Tested (7%, 25%, 50%, 75% 100%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b><u>AERCO Boiler Trim Options:</u></b>      |            |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2                                             |            | VM-1402-3          | 3" Boiler inlet wafer style check valve (shipped loose)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2                                             |            | VM-1402-4          | 4" Boiler inlet wafer style check valve (shipped loose)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><u>Condensate Neutralizing System:</u></b> |            |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1                                             |            | i0001083           | Floormounted, Gravity Drain w 4" Pad; Replaceable Media for BMK0750-1000 series & MLX-321, -481, -641, -802, -962 model boilers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1                                             |            | i0001084           | Floormounted, Gravity Drain w 4" Pad; Replaceable Media for BMK1500-2000 series & for all INNOVATION water heaters & for MLX-1123, -1530, -1912 model boilers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2                                             |            | AER-TRP            | Aluminum Condensate Float Trap; Does NOT require piped trap priming system                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><u>Boiler Sequencing Technology:</u></b>   |            |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1                                             |            |                    | <p>AERCO BST Controller<br/> Field-programmable Boiler Modulation and Sequencing Technology;<br/> Controls external 24V AC/DC motorized isolation valve;<br/> Indoor/Outdoor Reset, Constant Setpoint Modes;<br/> Automatic load matching precisely meets demand changes<br/> Available standard on all AERCO Benchmark boilers. No additional panel necessary.<br/> Two Interlock Circuits<br/> RS-485 interface integration via Modbus to BAS or EMS</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 1                                             |            | 61058 & 61060      | AERCO Dual-Bead temperature sensors for header and outdoor air w/backup manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2                                             |            | BST-JB             | Aerco BST Valve Connection Box: 1.5 -2.5mm2 , Enclosure with terminals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1                                             |            | BIV-3-24           | Motorized Butterfly Isolation Valve, 3" Lug, 24VAC, Suitable for BMK750-1000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1                                             |            | BIV-4-24           | Motorized Butterfly Isolation Valve, 4" Lug, 24VAC, Suitable for BMK1500-3000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2                                             |            | S2A limit switch   | Used w/actuators on 3" & 4" BIVs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b><u>Technical Services</u></b>              |            |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1                                             |            |                    | Installation Supervision, Start-up, Commissioning, & Operator Training as required by project documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Total Price:</b>                           |            |                    | <b>\$77,630</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Aerco boilers are designed to be installed on 4" min housekeeping pads. If vibration isolation is required, a steel frame must be used to properly support the full weight of the boiler. Springs alone are not acceptable.



Office of Building Management  
Norwalk City Hall  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

**TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE**

**FROM: NEIL RENNIE, PROPERTY MANAGER**

**DATE: AUGUST 24, 2023**

**RE: POLICE HEADQUARTERS MEN'S SHOWER ROOM RENOVATION**

\*\*\*\*\*

Norwalk Police Headquarters, constructed in 2005, is in need of upgrades to the men's showers. The shower stalls are constructed from molded fiberglass which are causing a variety of issues including leaking significant amounts of water onto the floors and leaking down to lower-level office (Community Police office) and IT storage room. Additionally, the showers are too small and the shower heads are too low to accommodate the height and size of the majority of Officers and as a result, are causing excessive amounts of water to spread out onto the floors – creating slippery conditions.

New showers will be constructed from solid base and tiled walls with enhanced lighting features and a new, efficient exhaust system. The sink countertop will also be replaced with solid surface material and new undermount sinks and faucets.

Deputy Chief Zecca requested that Building Management remodel shower room (1/2020).

The Purchasing Department received the following bids on August 2, 2023

|                                  |                     |
|----------------------------------|---------------------|
| <b>HV CONTRACTOR CORP</b>        | <b>\$152,400.00</b> |
| DIVERSITY CONSTRUCTION GROUP LLC | \$173,400.00        |
| VASE MANAGEMENT, LLC             | \$174,890.00        |
| A. SECONDINO & SON, INC          | \$262,690.00        |
| OLYMPUS CONSTRUCTION             | Non-conforming bid  |

**ACTION REQUESTED:**

- A. 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**
- B. 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**

VID



DEPARTMENT OF  
RECREATION & PARKS

CITY OF NORWALK  
Ken Hughes, CPRP, Arborist

Superintendent of Parks and Public  
Property

khughes@norwalkct.gov

P: 203-505-5681

Norwalk City Hall, Rm 225  
125 East Avenue  
Norwalk, CT 06851-5125

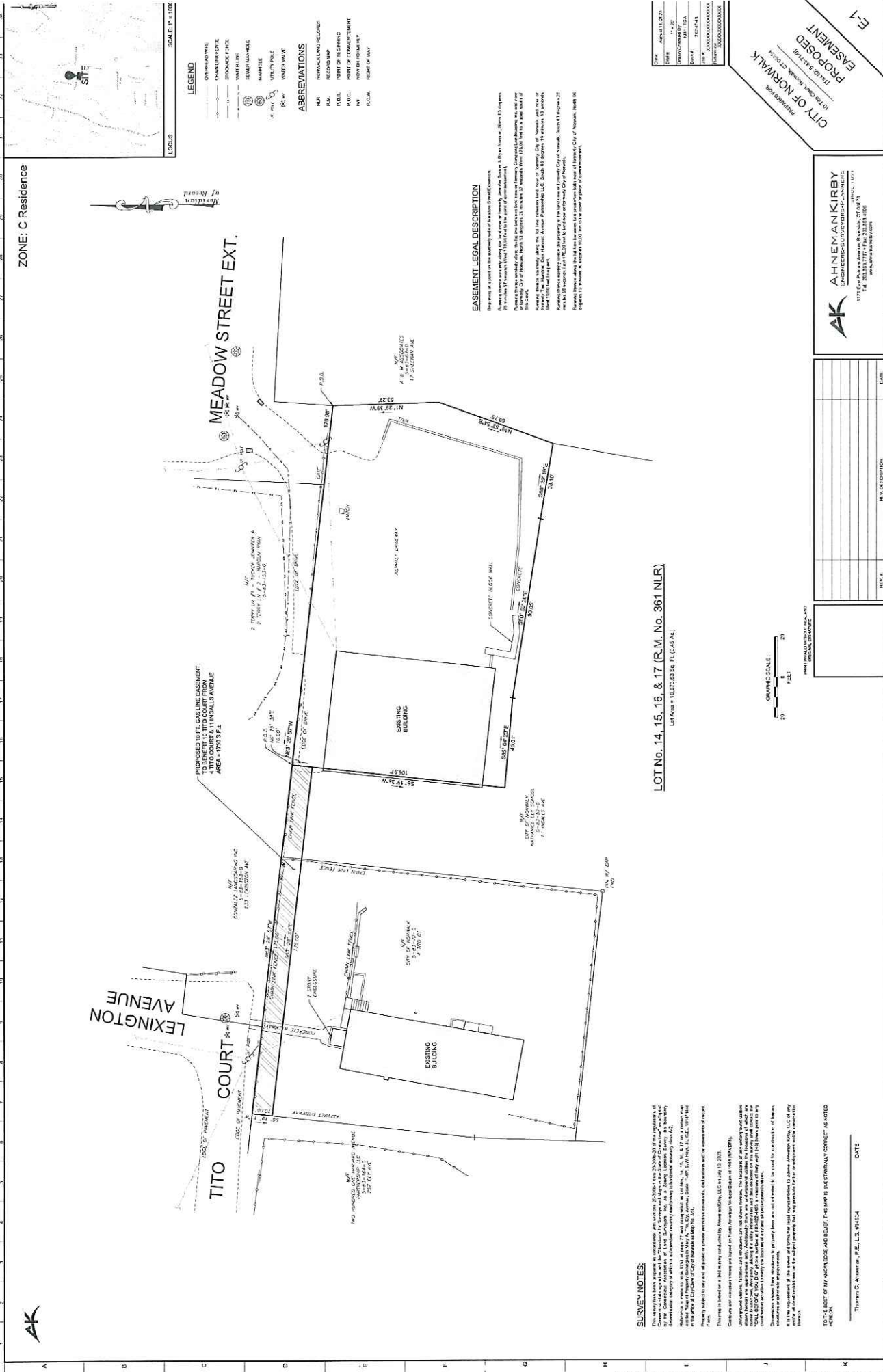
8/21/2021

To whom it may concern:

The City of Norwalk Department of Recreation of Parks acquired the property at 10 Tito Court, to be used as a secondary Parks Garage. The prior tenants heated the space using several propane tanks, and the Department is looking to use natural gas for heat and hot water. I have been working with Eversource on a gas line install, which needs to come to Tito Court from Lexington Ave, meaning Eversource is requiring an easement across 2 existing City Properties (4 Tito Court and 11 Ingalls Ave.) as shown on the attached survey.

Thank you for your consideration,

Ken Hughes





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 & BUILDING MANAGEMENT COMMITTEE

FROM : ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : **GALLAHER MANSION-CRANBURY PARK RENOVATIONS**

DATE : AUGUST 24, 2023

\*\*\*\*\*

The Gallaher Mansion is located within Cranbury Park. Cranbury Park is approximately 227 acres of public parkland acquired by the City of Norwalk in 1965 from the Stevens Institute. Cranbury Park is Norwalk's largest park. It is considered a "suburban park in an urban setting". The Park is in the northeastern corner of the City and borders on the north and northeast side with Wilton. The Park consists of both open fields and a deciduous forest cover with specimen trees and seasonal wetlands.

The Gallaher Mansion was built in 1930 by Edward B. Gallaher and his wife Inez as a private residence. The Gallaher Estate is listed in the State and National Register of Historic Places. The mansion is a three-story Tudor Revival style that features oak paneling, French doors, painted murals, and stained-glass windows. The house was designed by Percy Livingston Power. The elegant house, formal garden, and tea house are popular spots for weddings, parties, and luncheons.

This project is funded by the State of Connecticut through the Department of Economic and Community Development (DECD) in the amount of \$5,000,000 to achieve the following:

- Plumbing improvements to two bathrooms on second floor including waste and supply lines.
- Upgrade electric main panel, electric power to the kitchen and patio.
- Installation of new underground stormwater drain line for the gutter/leader system.
- Waterproofing of exterior masonry, including, but not limited to, repointing stone façade.
- Basement floor repaired once drainage system is completed.
- Upgrade interior finishes as directed.
- Demolish existing maintenance vehicle garage and install a new structure.
- Park trails condition assessment

The Common Council voted to enter into agreement with Peter Gisolfi, Associates, Project #4179A for Architect and Engineering Services on July 26, 2022, in the amount of \$497,400. As typical with all design services, there are additional subconsultant services that are not included in basic services. The City would typically approve design contingency to cover out-of-scope services, however, contingency was not requested when this contract was approved. Subconsultant services specifically for this project include, but not limited to, surveyors, geotechnical contractors, mortar analysis, archival research, and soil testing for septic. The total allowance for these services is \$45,000.00. Please note that other professional services that would not be secure under the architect's contract include environmental consulting services and destructive testing.

**ACTION REQUESTED:**

**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**



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 : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE : **NORWALK HIGH SCHOOL IMPROVEMENT PROJECT-  
REVIEW AND APPROVE CONSTRUCTION DOCUMENTS**

DATE: AUGUST 25, 2023

\*\*\*\*\*

As members of Land Use and Building Management Committee know, the City and Board of Education staff have been working very closely in the past couple of years on the development of the new Norwalk High School project. We have obtained our Special Permit from Planning & Zoning and recently completed the Construction Documents. At this time, we are requesting Committee (acting as the State recognized Norwalk School Building Committee) approval of the Construction Documents for submission to the State Office of School Construction Grants and Review (OSCG&R) for their approval for the City to proceed with public bidding. For those who are not familiar with the history of the school and this project, below is a brief summary.

The existing Norwalk High School was constructed around 1972. It is a unique concrete construction building and due to its construction, the building is not readily adaptable to ever changing needs of a high school. With a 50-year-old structure, significant improvements are inevitable in meeting today's high school educational requirements.

A couple of years ago, the City received approval through a Special State Legislative Act which provided a one-time State reimbursement rate of 80% specific for a new Norwalk High School project in lieu of our typical reimbursement rate of 22.3% at the time. The new Norwalk High School will be approximately 328,000 square feet with a budget of \$239 million to complete. It will be comprised of 2 "schools" on a single campus: the P-TECH School consisting of 500 students and a Comprehensive High School of 1,500 students which includes visual and performing arts pathways.

The new building will be constructed on the existing football field complex in lieu of a phased demolition and new construction of the existing building. The proposed plan was developed to minimize impact on student education, student safety and building operation throughout the construction period. All the outdoor athletic programs will be relocated offsite during construction. However, all competitive athletic programs will continue to operate at current participation levels.

At this time, we have completed the construction documents and proceeding with Local Review. Subject to approval by the Land Use and Building Management Committee and the Board of Education, we are scheduled to submit the documents to the State for approval to go out for bids. This project is expected be bid out early winter 2023. Construction of the new school is scheduled to begin in February 2024 and occupancy in the fall of 2027. Upon occupancy of the new building, we will proceed with the demolition of the existing school building, construction of the new parking lot and various athletic facilities. The entire project is scheduled to be completed by fall of 2029.

Additionally, please be advised that attached is a recap of some of the concerns that were expressed since the inception of this project. Members of the project team will be available at the Committee meeting to present the project. If Committee members have questions prior to the meeting, please feel free to contact me.

#### **ACTION REQUESTED:**

**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**

# NHS/P-TECH Design Conversations

## Building Energy Code / CT High Performance Building / Green Building

The new NHS/P-TECH building is designed to meet Connecticut's current building energy code. This includes requirements for the building envelope, mechanical, power and electrical systems.

The building will be constructed to meet the CT High Performance Building standards which is a LEED Silver equivalent.

In an effort to incorporate Green Building technology as part of the new construction, the project will utilize a photovoltaic (PV) system on site to reduce energy consumption. The City of Norwalk has selected a solar developer who will design, install and maintain the PV system through a power purchase agreement (PPA). The current design incorporates both roof mounted and ground mounted carport PV panels. Final layout and financial pro-forma will be determined at the time of application for Eversource incentive (approx. 3 years from now).

## General Classrooms

The new campus includes 56 NHS and 19 P-TECH general classrooms, while the existing campus includes 64 and 18 respectively. Please note, the new NHS campus includes an additional 2 computer science labs, 8 small group/seminar rooms, 4 project areas and 6 breakout spaces which are not included in the general classroom count. General classroom counts do not include spaces that will be provided for visual arts, music, performing arts, special education, ROTC, which totals # of additional classrooms (excludes Science classrooms). Therefore the new NHS will have more teaching spaces than the existing building.

Classroom quantities in the design are based on a target utilization factor of 85% (existing campus approx. at 65%).

## Science Classroom Labs

The new campus includes 12 NHS and 4 P-TECH science classroom labs, which is the same as the existing campus. NHS includes 3 labs per floor (4 floors), on each floor there is a centrally located prep room accessible from the corridor. P-TECH pairs two labs on the Second and Third floors with shared prep room between the two rooms.

The Connecticut School Construction Standards and Guidelines suggest 1,200 SF for new science classroom labs. This was included in the programming for the project and approved by Board of Education as part of the Educational Specifications.

## Media Center / Digital Media Communication Academy

The new Media Center is centrally located at the heart of the school and includes reading and stack sections, conference rooms, workrooms offices and a commons area.

The Digital Media Communication Academy (DMCA) is not part of the Educational Specifications for the project. During programming it was determined that the DMCA would be located off-site in the new Public Library building with CPTV. However, based on meetings with DMCA and administration, the design team has made adjustments to the plans to incorporate the requirements of the DMCA program as part of the project. This includes a multimedia room, design lab, podcasting/sound studio and AV room.

## Athletics / Marching Band

The new school will be located within the existing Testa Field complex. Currently a number of the athletic programs do take place off site, the remaining outdoor programs impacted by the construction will need to be relocated from 2024 through 2029. The City/BOE has worked the NHS and Brien McMahon Athletic Directors, Norwalk Recreation & Parks and the NPS Transportation Coordinator to develop a plan that will maintain the current student participation in athletic programs. The plan will utilize existing athletic facilities within the City of Norwalk. This includes fields at Nathan Hale, West Rocks and Cranbury, as well as coordination with Brien McMahon.

NPS Transportation will utilize an outside vendor who will provide designated transportation services for NHS athletics. By using an outside vendor, the transportation service is not in conflict with NPS's current busing and transportation schedules. This will provide reliable and timely transportation to/from offsite locations.

Note, this plan does not require the use of Andrew's field and will not disrupt marching band.

**Field House / Concession Stand**

The proposed design for the new athletics facilities includes a Field House (locker rooms, bathrooms, storage) at the football field/track. This was incorporated into the design to address concerns with the distance between the new school and the proposed athletic facilities.

As part of the phased construction, the existing concession stand will be demolished early in schedule. During construction the City is committed to providing interim transportation and support options for the temporary operation of a concession stand during events. The completed project will include a new concession stand as part of the football field and track complex.

**Natatorium (Pool)**

The project includes a pool for school and community use. It has been designed to provide community access through a designated entrance off hours.

**Parking During Construction**

Since the inception of the project it was determined that there would not be available space for student parking during construction. However, in coordination with NHS Band and Administration we were able to identify approximately 100 available parking spaces at the nearby Andrew's Field.

Also, the City is in negotiation with American Legion on County Street for additional parking spaces that would be designated for teacher parking. This will make more spaces available on site for administration to assign as needed.

**Safety / Security**

The new school has been designed and will be constructed in accordance with recommendations from the School Safety Infrastructure Council (SSIC) and the School Security and Safety Plan Standards. Additionally, the project team has met with Norwalk Fire and Police departments, and School Security for feedback on the current plans. Their recommendations have been incorporated into the current design.

**Technology/Future-Ready Programming**

Designed to 21st century architectural and educational standards, the facility will offer the ultimate flexibility to evolve as the needs of students and educators also evolve.

**Community Outreach**

As part of the design and coordination with the community, we have met with the SGC groups at NHS and Naramake School, current P-TECH and NHS teachers, and the residents on King Street to hear their concerns. The final design incorporates feedback received from these groups.

For the general public and middle school parents we have developed a school construction website that provides information for the NHS project.

**Community Providers**

It is understood that community providers are an important part of the current school. The current design includes a School-Based Health Center, conference rooms, etc. to support the active community providers.