



**JOINT MEETING OF THE
LAND USE AND BUILDING MANAGEMENT COMMITTEE
AND THE
RECREATION, PARKS AND CULTURE AFFAIRS COMMITTEE
MEETING AGENDA**

WEDNESDAY, JUNE 7, 2023 @ 7:00 PM

*******REGULAR MEETING OF LAND USE AND BUILDING
MANAGEMENT COMMITTEE WILL PROCEED IMMEDIATELY
FOLLOWING THE COMPLETION OF THE JOINT MEETING**

Amended items on June 6, 2023 are in Italic

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



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



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



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



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

JOINT MEETING

- I. ROLL CALL
- II. PUBLIC PARTICIPATION
- III. Presentation on the proposed redevelopment of 98 South Main Street for a new Norwalk Community Recreation Center
- IV. Adjournment

REGULAR MEETING OF LAND USE AND BUILDING MANAGEMENT COMMITTEE

- I. ROLL CALL
- II. PUBLIC PARTICIPATION
- III. MINUTES OF PREVIOUS MEETING(S)
May 3, 2023
- IV. OLD BUSINESS (NONE)
- V. NEW BUSINESS
 - A. Review request for amendment to the Lockwood Mathews Mansion Museum's Financial Assistance Agreement and refer the following to the Council for action:
"Authorized the Mayor, Harry W. Rilling, to execute an Amendment to the Financial Assistance Agreement with Lockwood Mathews Mansion Museum at Norwalk, Inc. for the infrastructure improvement project at the Museum to increase the City's capital grant funds by an additional \$1,250,000 for a revised total of \$6,750,000. Acct. # to be assigned."
 - AA. *Review request for the acquisition of 3 Belden Avenue and refer the following accordingly:*

1.a. Authorize the Mayor, Harry W. Rilling to execute any and all documents necessary to acquire 3 Belden Avenue, Norwalk, Connecticut in the amount of \$1,400,000.00, plus customary due diligence costs, closing costs and adjustments, and title insurance cost. Account: [<Pending Assignment and Approval of an Account Number by the Finance Department at its June 8, 2023 Finance & Claim Committee Meeting>>] re: Acquisition of 3 Belden Avenue, Norwalk, CT.

1.b. REFERRAL: Conn. Gen. Stat. § 8-24 Referral for a Municipal Planning Commission Report on the City's proposed acquisition of 3 Belden Avenue, Norwalk, Connecticut.

AAA. Review bids for Belden Main Library Literacy office renovation project and refer the following to the Common Council for action:

“a. Authorize the Mayor Harry W. Rilling, to execute an agreement with Re-Tech LLC. for Belden Avenue Library – Literacy Volunteers’ Office improvements for a total not to exceed \$89,000.00. Account #09207100 5777 C0660

b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$8,900.00 Funds available from Accounts #09207100 5777 C0660 and #09237100 5777 C0476”

B. Review proposed school security camera enhancement project and refer recommendation to the Council for action:

“1. Authorize the Purchasing Agent to issue a Purchase Order to Omni Data, LLC for security camera enhancements at West Rocks, Nathan Hale, Ponus, Roton & Tracey schools for a total not to exceed \$100,540.70. Acct. #0921 5010 5777 C0537

2. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$9,393.00. Acct. #0921 5010 5777 C0537”

C. Review referral from Conservation Commission recommending the allocation of Open Space Capital Budget funds as a grant to Norwalk Land Trust for open space acquisition and refer recommendation to Planning & Zoning for Connecticut State Statutes – Section 8-24 Review and to the Common Council for approval:

“Authorize the Mayor, Harry W. Rilling, to execute any and all agreements, documents, instruments and amendments thereto as may be necessary to grant funds from the Open Space Capital Budget Funds to the Norwalk Land Trust, Inc. for acquisition of 12, 14 and 16 Stephen Mather Road in the amount of \$200,000. Acct. #0911/12/15/17/18-6030-5775-C0372”

D. School Construction Projects:

1. Monthly update of school construction projects
2. Review proposals for Norwalk High School Structural Threshold Peer Review and refer recommendation to Council for action:
“a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Russell and Dawson Inc. to provide Structural Threshold Peer Review services for the Norwalk High School project for a total not to exceed \$32,200 Acct. #09215010 5777 C0787.
b. Authorize a contingency for additional services as may be required for a total not to exceed \$5,000 Acct. #09215010 5777 C0787.”
3. Review recommendation for movers for Cranbury School and refer the following to the Common Council for action:
“a. Authorize the Purchasing Agent to issue a Purchase order to William B. Meyer, Inc. for moving services at Cranbury School in accordance with State Contract #14PSX0161 for an amount not to exceed \$39,967.75. Funds are available in account #09215010 5777 C0786.
b. Authorize the Purchasing Agent to issue change orders on this purchase order for total not to exceed \$10,000.”
4. Review request to increase design services contingency with Antinozzi Associates for Jefferson School and refer the following to the Council for action:
“Authorize to increase the contingency allowance for additional services for Antinozzi Associates for Jefferson School Improvement Project for an additional amount of \$18,000 as part of the project closeout. Account #0919/20 5010 5777 C0619.”

5. Review bid for the Brookside Elementary School, Montessori First Grade Classroom Upgrade project and refer the following to the Common Council for action:
 - “a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Re-Tech LLC for the Brookside Elementary School, Montessori First Grade Classroom Upgrade project for a total not to exceed \$51,000.00. Acct. 09245010 5777 CO686**
 - b. Authorize the NPS Facilities Department to issue Change Orders on this contract for a total not to exceed \$5,100.00. Funds are available in Acct 09245010 5777 CO686.”**
6. Review bids for the Nathan Hale Middle School HVAC project and refer the following to the Common Council for action:
 - “a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Sal Sabia Electrical Contractors, Inc for the Nathan Hale Middle School HVAC project for a total not exceed \$992,460. Funds are available in Acct. #0920/21/22/235010 5777 C0652.**
 - b. Authorize the NPS Facilities Department to issue Change Orders on this contract for a total not to exceed \$92,460. Funds are available in Acct. #09235010 5777 C0652.”**
7. Review process associated with the submission of School Indoor Air Quality – HVAC grant applications to the State and refer the following to the Council for action (Upon receipt and review of the proposals, recommendations will be available at the Committee meeting):
 - a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with (name of the mechanical consulting firm) to provide conceptual HVAC design services and cost estimating services in compliance with State’s Indoor Air Quality Improvement Grant application requirements for to a total not to exceed (amount to be determined) Acct. #09175010 5777 C0585.**
 - b. Authorize a design contingency allowance for additional services as may be required for a total not to exceed (amount to be determined) Acct. #09175010 5777 C0585.”**
8. Information purposes: review request to allocate Special Appropriation funds to Traffic, Mobility & Parking for traffic/intersection improvements and to

VIA TELECONFERENCE

DPW for drainage improvements at the intersection of South Main St./Meadow St./Wilson Ave. as relates to the South Norwalk School project.

- E. Review bids for building fire alarm and sprinkler inspection/maintenance services and refer recommendation to Council for action:

“Authorize the Purchasing Agent to issue a Purchase Order to M.J. Daly, LLC to provide Life Safety Services (Fire Alarm and Sprinkler services and inspections) for various city buildings for an initial term of 3 years in the amount of \$40,908.20 plus two - one (1) year options. Effective dates from 7/1/2023– 6/30/2026 and two – one (1) year options from 7/1/2026 – 6/30/2028.

Account #'s:	013059 5267	013055 5298
	013154 5298	014072 5298
	014073 5267	014074 5269
	014075 5296	014079 5269
	014078 5267	014086 5266
	016210 5298	016220 5298

VI. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo

Date: May 26, 2023

Amended Date: June 6, 2023



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 : LAND USE AND BUILDING MANAGEMENT COMMITTEE
RECREATION, PARKS AND CULTURAL AFFAIRS
COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE : NEW NORWALK COMMUNITY RECREATION CENTER

DATE: MAY 24, 2023

As you may know, subsequent to NEON Inc.'s departure from 98 South Main Street a number of years ago, the City acquired the remaining ownership shares of the building from South Norwalk Community Center. Currently, the City is the sole owner of the property. The building was constructed around 1984. It is a two-story structure totaling approximately 22,000 square feet. For over 30 years, this building served the community well and needs major renovation. Due to tenant occupancy coordination requirements and the need for the City to develop a comprehensive long-term use strategy for the building, the City has not sought out full tenancy of the building. At the present time, Americare is the only active tenant in the building which occupies approximately 10% of the building. Urban Community Action in Norwalk, Inc. is the only other tenant, but they are not active in the building.

In late 2018, the City issued a Request for Proposals (RFP) to lease the entire building for community service functions. We received one proposal from the Riverbrook Reginal Young Men's Christian Association, Inc. (YMCA) to provide family and children services which include health/wellness and community services programs. The proposal was based on a long-term lease arrangement together with a capital funding package (including private, City and State funds) necessary to implement major building renovation.

With the onset of Covid epidemic and its impact on constructions costs, the development of the project was delayed, unable to meet the planned turnover of the

building which was scheduled for April 1, 2022. Following extensive efforts by the YMCA and the City, a decision was made to terminate the relationship between the two parties. The City, thereafter, began to consider other building re-development options which lead to the concept of a Norwalk Community Recreation Center.

As the name of the facility suggests, this new facility will provide recreation and community programming opportunities for the entire City with an emphasis on youth in the South Norwalk community. The Center will be operated by the City's Recreation and Parks Department with the option to partner with a third party to operate afterschool programs. The Recreation and Parks Department has prepared a business and programming plan for consideration (Attachment A).

In response to the proposed development concept, staff have obtained pro bono services to prepare conceptual building plans (Attachment B) which include the complete renovation of the building with a new gymnasium addition. We also obtained a conceptual cost estimate (Attachment C) for the improvements. This projected cost estimate is approximately \$10,500,000, which includes hard construction costs, soft costs and contingency allowances. Additionally, we also prepared a project schedule which is herein attached as Attachment D.

In terms of budget, the approved funding package includes:

- \$ 1,200,000 – GGP Funds
- \$ 1,200,000 – State
- \$ 5,374,000 – ARPA (American Rescue Plan Act)
- \$ 2,000,000** – Federal funds to the YMCA - 98 South Main Street project – actual funds to be available through the YMCA to be determined

On June 7, 2023, Mr. Robert Stowers and I will provide a presentation to a joint meeting of the Recreation, Parks and Cultural Affairs Committee and the Land Use and Building Management Committee. There is no specific action required at this time. Based on the interest and discussion at the joint meeting, staff will proceed with the preparation and issuance of a RFP for architects. If there are any questions prior to the meeting, please do not hesitate to contact Robert or i.

Thank you.

Cc: Robert Stowers, Director, R&P

CITY OF NORWALK RECREATION AND PARKS COMMUNITY CENTER NEEDS ASSESSMENT



Attachment A

CITY OF NORWALK RECREATION AND PARKS COMMUNITY CENTER

INTRODUCTION

There is interest in the City of Norwalk Recreation and Parks Department to open and operate the city facility at 98 S. Main as a Recreation Community Center. The goal is to have a 6-7 day Recreation Center operation for families, children, teens, and targeted audiences at or below the poverty level.

SURVEYS AND ASSESSMENTS

The results of the top tier of the recent Recreation and Parks Master Plan revealed that 21% of Norwalk residents, nearly 1 out of 5, are not satisfied with program and facility needs as compared to the National average of 16%. The need falls under the lack of indoor recreation facilities in the City of Norwalk.

The recreation activities requested by the Norwalk residents for indoor recreation, as outlined in the survey results, was for the following:

- Multi-use space for social gatherings and celebrations.
- Yoga, exercise, and fitness.
- Indoor sports such as basketball and volleyball.
- Children gym playgrounds.
- Racquet ball and perhaps pickle ball.

Although the top priority was related to the beach and outdoor activities, the survey points out a high need for indoor activity facilities.

Indoor recreation targeted audiences – Population under the poverty level in South Norwalk.

DEMOGRAPHICS

88,755	Total population
34,427	Households
3 people	Average household
3029	= # of households below the poverty level
3378	single mom households are right at the poverty level.
6,407	Average households at or below the poverty level.
X 3	People in average household
19,221	Population is at or under the poverty level



CITY OF NORWALK RECREATION AND PARKS COMMUNITY CENTER

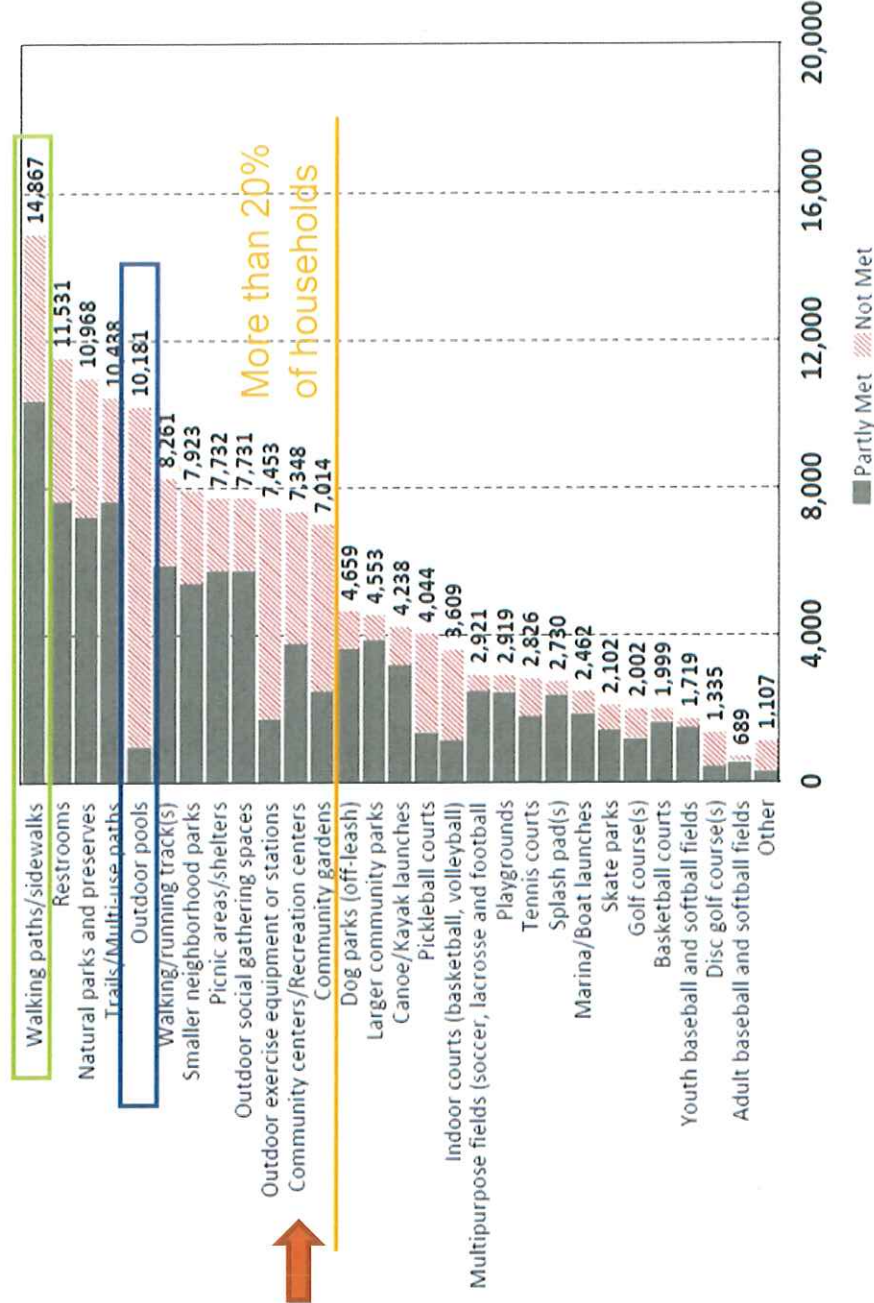
DEMOGRAPHICS

Measures	Households	Households below or at poverty level	Average # of persons per household	Total number of residents at or below poverty level
Number	34,427	6407	3	19,221
Percentage		18.7%		21.7% of the 88,537 Norwalk residents

Based on
34,427
Households

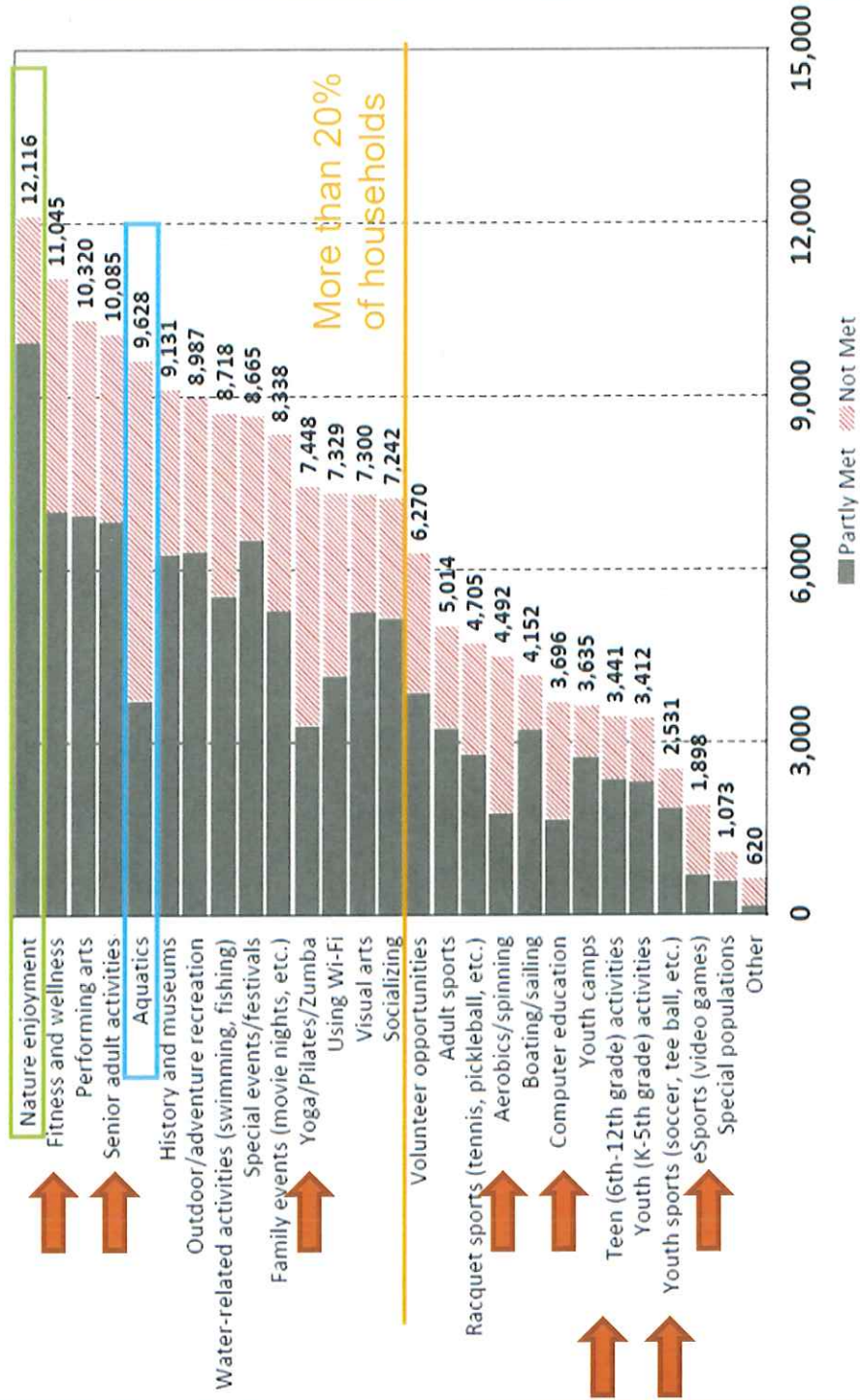
Q5[3]. Estimated Number of Households in Norwalk Whose Needs for Facilities Are Being Partly Met or Not Met

by number of households based on 34,427 households in the City of Norwalk



Q8[3]. Estimated Number of Households in Norwalk Whose Needs for Activities Are Being Partly Met or Not Met

by number of households based on 34,427 households in the City of Norwalk



Targeted Audiences for Recreation Activities and Services



21.7% of Norwalk Citizens live in families at or below the poverty level.

9-10% of youth ages 5-14 (5th to 8th grade)

(between 1,729.89 and 1,922 at or below the poverty level)

5.3% - youth from the 9th -12th grade.

1,000 youth in this age group or at or below poverty level.

Total number of children and youth at or under the poverty level in Norwalk needing to be served is 2729.89 and 2922.

CITY OF NORWALK RECREATION AND PARKS COMMUNITY CENTER

DEMOGRAPHICS

Measures	Total Population	Population at or below poverty level	Youth 5 th to 8 th grade at or below poverty level	Youth 9 th to 12 th grade at or below poverty level	Total youth at or below poverty level
Numbers	88,537	19,221	1,922	1,000	2,922
Percentages	100%	21.7%	10%	5.3%	15.2%

CITY OF NORWALK RECREATION AND PARKS COMMUNITY CENTER

Program, Community & Facility Space Needs

1st floor spaces

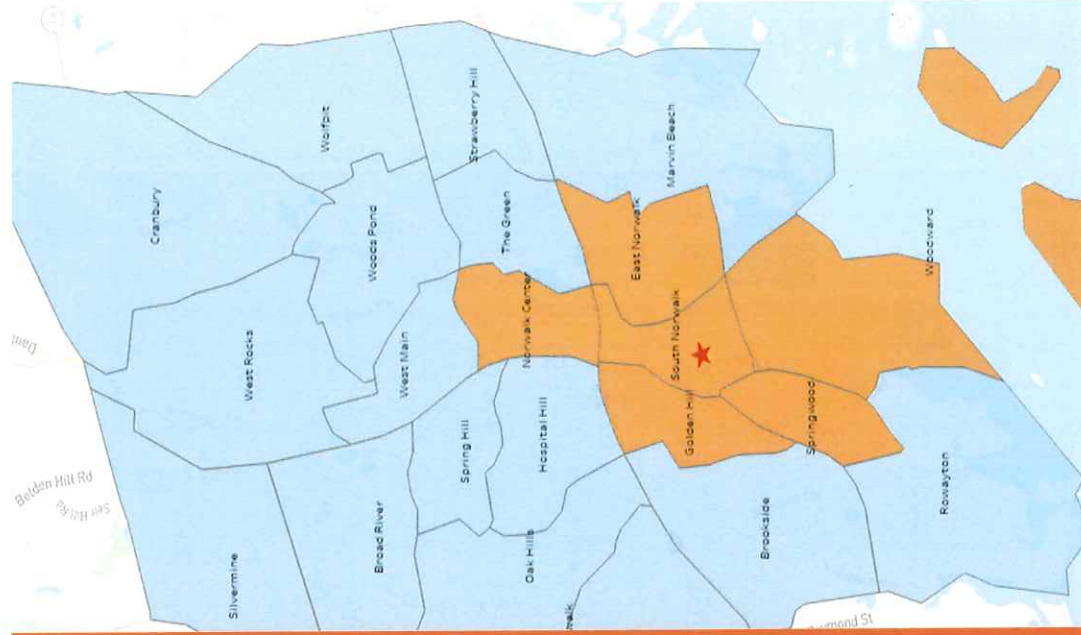
- Offices including scheduling and reception-900 sq. ft.
- Community meeting room # 1 – 2,000 sq. ft.
- Community meeting room #2 – 1,800 sq. ft.
- Commercial Kitchen- 753 sq. ft.
- Two restrooms -400 sq. ft. each = 800 sq. ft.
- Fitness Weight room = 1000 sq. ft.
- Lounge /TV room = 700 sq. ft.
- Storage #1- 51 sq. ft.
- Storage #2- 70 sq. ft.
- New addition- full sized gym (High school) 8,250 sq. ft.

CITY OF NORWALK
RECREATION AND
PARKS
COMMUNITY
CENTER
Program
Community & Facility
Space Needs

2nd floor spaces:

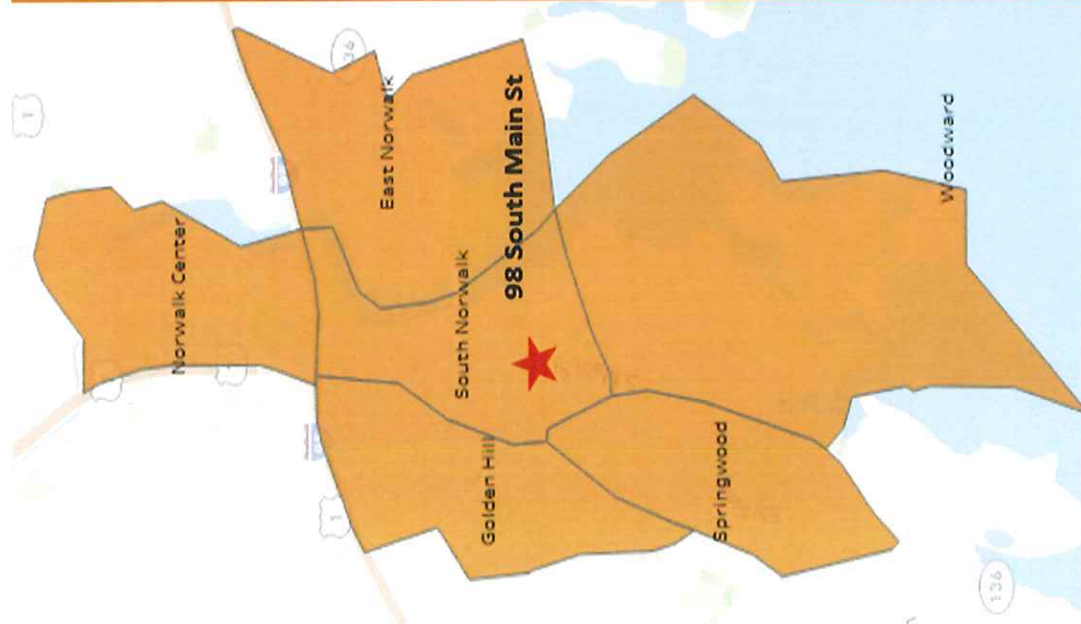
- Ceramics and Art room - 381 sq. ft.
- Computer Lab – 550 sq. ft.
- Esports-Gaming/Video - 500 sq. ft.
- Movie Room - 1000 sq. ft.
- Music room/with Piano - 300 sq. ft.
- Recording Studio and sound room - 500 sq. ft.
- Community room – 1718 sq. ft.
- Kitchen - 680 sq. ft.
- Two music practice rooms - 82 sq. ft. each = 164 sq. ft.
- Storage room #1- 160 sq ft
- Storage room #2- 680 sq. ft.
- Storage room #3- 301 sq. ft.
- Storage room #4- 200 sq. ft.
- Two small offices- 100 sq. ft. each = 200 sq. ft.





South Norwalk Neighborhoods in the vicinity of 98 South Main Street

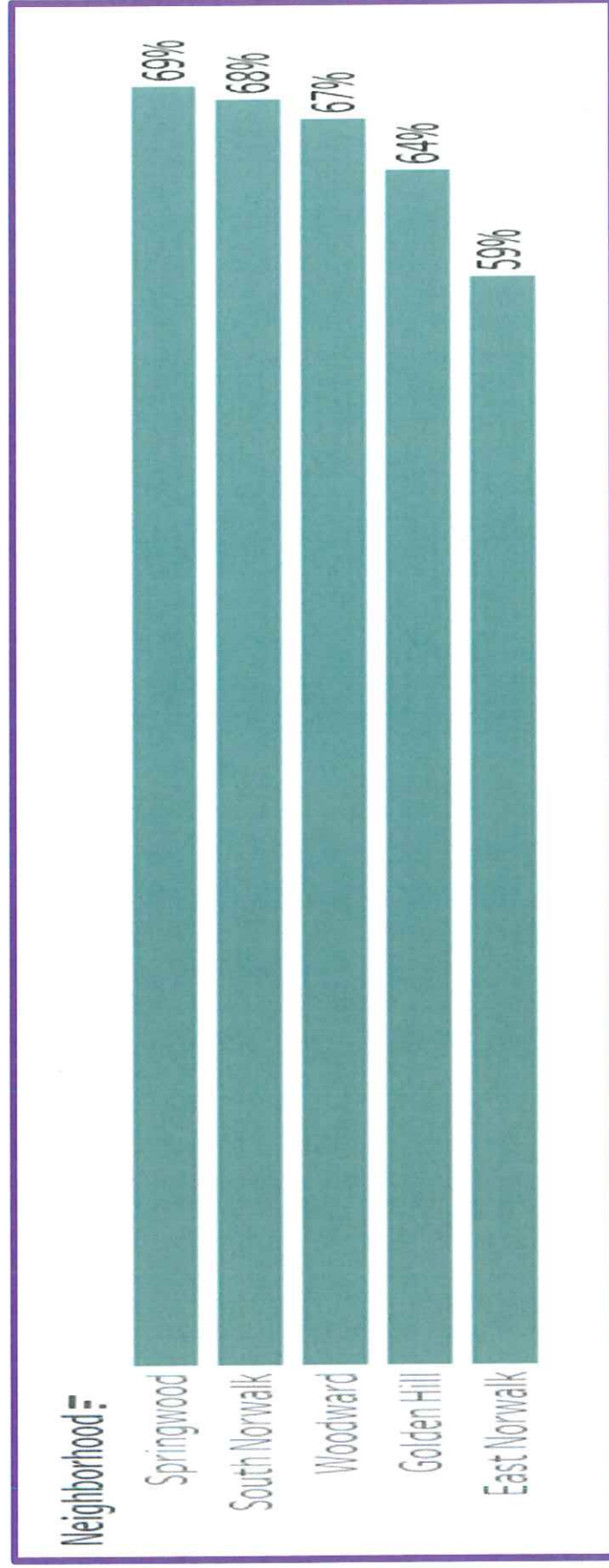
6 Neighborhoods Adjacent to 98
South Main Highlighted



NORWALK RESIDENTIAL POPULATION DATA

	Residents by Income, % at ALICE				
	Low Income	ALICE	At ALICE Threshold	Above ALICE Threshold	Total
S. Norwalk + 6 Surrounding Neighborhoods	4,764	13,145	17,909	13,499	31,408
% this Population	15.2%	41.9%	57.0%	43.0%	100.0%
Other Norwalk Neighborhoods	3,327	16,716	20,043	37,086	57,129
% this Population	5.8%	29.3%	35.1%	64.9%	100.0%
Total Norwalk	8,091	29,861	37,952	50,585	88,537
% this Population	9.1%	33.7%	42.9%	57.1%	100.0%
United Way of Western CT Statistics	10%	33%	43%	57%	100%

PERCENT OF STUDENTS LIVING IN EACH ADJACENT NEIGHBORHOOD
WHO ARE LOW INCOME



CITY OF NORWALK RECREATION AND PARKS COMMUNITY CENTER PROPOSED PROGRAMS AND ACTIVITIES



PROGRAM AND ACTIVITY SCHEDULE

Primary Audience - Boys
and Girls - Participants
8 -16 years of age
Secondary Audiences -
South Norwalk Families
and Youth 17-18
Limited – Senior, Adult
and family Hours
Morning 9:30 am to 2:00
pm

Weekday Hours (Mon-
Thurs) from 9:30am to
8:30pm, except Friday,
Saturday, and Sunday



9:30am to 2pm –

- Playground-Gym for mothers- Nannies babysitters to bring and their children to have indoor playground in new Gym or large Community Space
- Adult Ceramics
- Computer Lab open

9:30am – 2pm

- Fitness/Weight room and exercise equipment - Open work out room for Adults
- Yoga/Pilates/Zumba – In Multi-purpose room

Afternoon hours 2:30pm to 8:30pm

CITY OF NORWALK RECREATION AND PARKS COMMUNITY

Monday through Thursday

2:30pm – 8:30pm

Classes Programs

- Ceramics and Art room
- Music Studio
- Computer Lab
- Fitness/Weight room and exercise equipment
- Esports-Gaming
- Video Game Room
- Kitchen-Cooking
- Movie Room

Specialty Classes/Rooms

- Music room/with instruments
- Recording Studio

Open Gym –

- 2:30pm – 4:00pm – Boys/Girls- half-Court Basketball/ Half Court Volleyball
- 4:00pm - 5:30pm – Boys /Girls- half-Court Basketball/ Half Court Volleyball
- 5:30pm – Full-Court basketball girls
- 6:30pm– Full Court Basketball Boys
- 6:30pm– 8:30pm- Girls/Boys Dodge ball



Friday and Saturday 10:00am to 2:30pm

Family & Adults, and Youth

- Playground-Gym for mothers-Nannies babysitters to bring and their children to have indoor playground in new Gym or large Community Space
- Adult Ceramics
- Computer Lab open
- Fitness/Weight room and exercise equipment - Open work out room for Adults
- Yoga/Pilates/Zumba – In Multi-purpose room

Afternoon hours

- 2:30pm to 6:30pm
Years 8-16

Classes/Programs

- Ceramics and Art room
- Music Studio
- Fitness/Weight room and exercise equipment –
- Esports-Gaming
- Video Game Room
- Kitchen-Cooking
- Movie Room
- Computer Lab/tutoring



Specialty

Classes/Rooms

2:30pm - 6:30pm

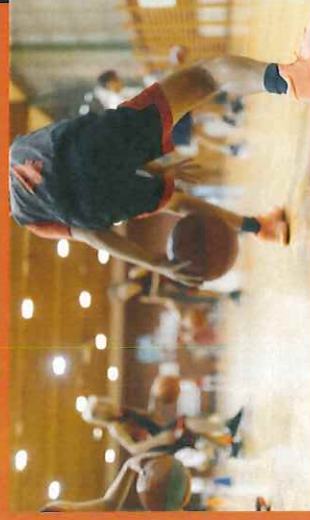
- Music room/with instruments
- Recording Studio
- **Open Gym –**
- 2:45pm – 3:45pm
Boys/Girls- half- Court Basketball/ Half Court Volleyball
- 3:45pm – 4:45pm
Boys/Girls- half-Court Basketball/ Half Court Volleyball
- 4:45pm -6:00pm –
Full-Court basketball girls
- 6:00pm - 7:15pm Full Court Basketball Boys

Late Night (Teen Center) Friday and Saturday
14-18 years (9th grade to 12th grade)
Schedule 7:00pm-11:00pm

Cooking Classes
Teen Center Programming



Specialty Classes/Rooms
Music room with instruments
Recording Studio



General Programs

Music Studio
Computer Lab
Fitness/Weight room and exercise equipment
Esports-Gaming
Video Game Room

Half-Court Basketball – 7:00am-8:30pm – Girls Half-Court Basketball

Half-Court Basketball- 8:30am-9:30pm- Boys Half-Court Basketball

Full court Basketball - 9:30am-10:30pm- Boys and Girls full-Court Basketball

CITY OF NORWALK RECREATION AND PARKS COMMUNITY

Staffing:

Monday - Saturday

Monday

Recreation Attendant 9am - 5 pm
Assistant Coordinator 9am - 5 pm
Recreation leader 1 pm-9pm
2nd Rec Leader 1 pm to 9pm

Thursday

Recreation Attendant 9am-5 pm
Assistant Coordinator 9am-5 pm
Recreation leader 1 pm-9pm; Teen Leader 1 pm-9pm
Recreation attendant, and Coordinator 1:00-9pm

Tuesday

Rec attendant 9am - 5pm
Rec leader comes in at 9am - 5pm
Assistant coordinator and Coordinator 1pm-9pm; Teen Leader 1pm to 9 pm
Rec attendant 5 pm-9pm

Friday

Rec attendant 10am-6 pm
Rec Leader 10am-6 pm
Assistant Coord- 3 pm- 11pm-
2nd Recreation Attendant, 7pm-11pm
Teen Leader 3 pm-11
2 Temp Staff 7pm-11pm

Wednesday

Recreation Attendant 9am - 5pm
Assistant Coordinator 9am-5pm; Teen Leader 1pm to 9pm
Recreation leader 1pm-9pm, and Coordinator
Rec attendant 5pm-9pm

Saturday

Rec attendant 10am-7pm
Rec Leader 10am-7pm
Assistant Coord- 3 pm-11pm
2nd Rec Leader 7pm-11
Teen Leader - 3-11
2 Temp Staff

Ancillary Services

Community Rooms Rentals

- Birthday parties
- Bar Mitzvahs
- Weddings
- Receptions
- Graduation parties
- Church Rentals- Sunday
- Corporate meetings

Community Services Uses

- Memorials
- Celebrations
- Staff retreats
- Meetings
- Voting Center



CITY OF NORWALK RECREATION AND PARKS COMMUNITY CENTER

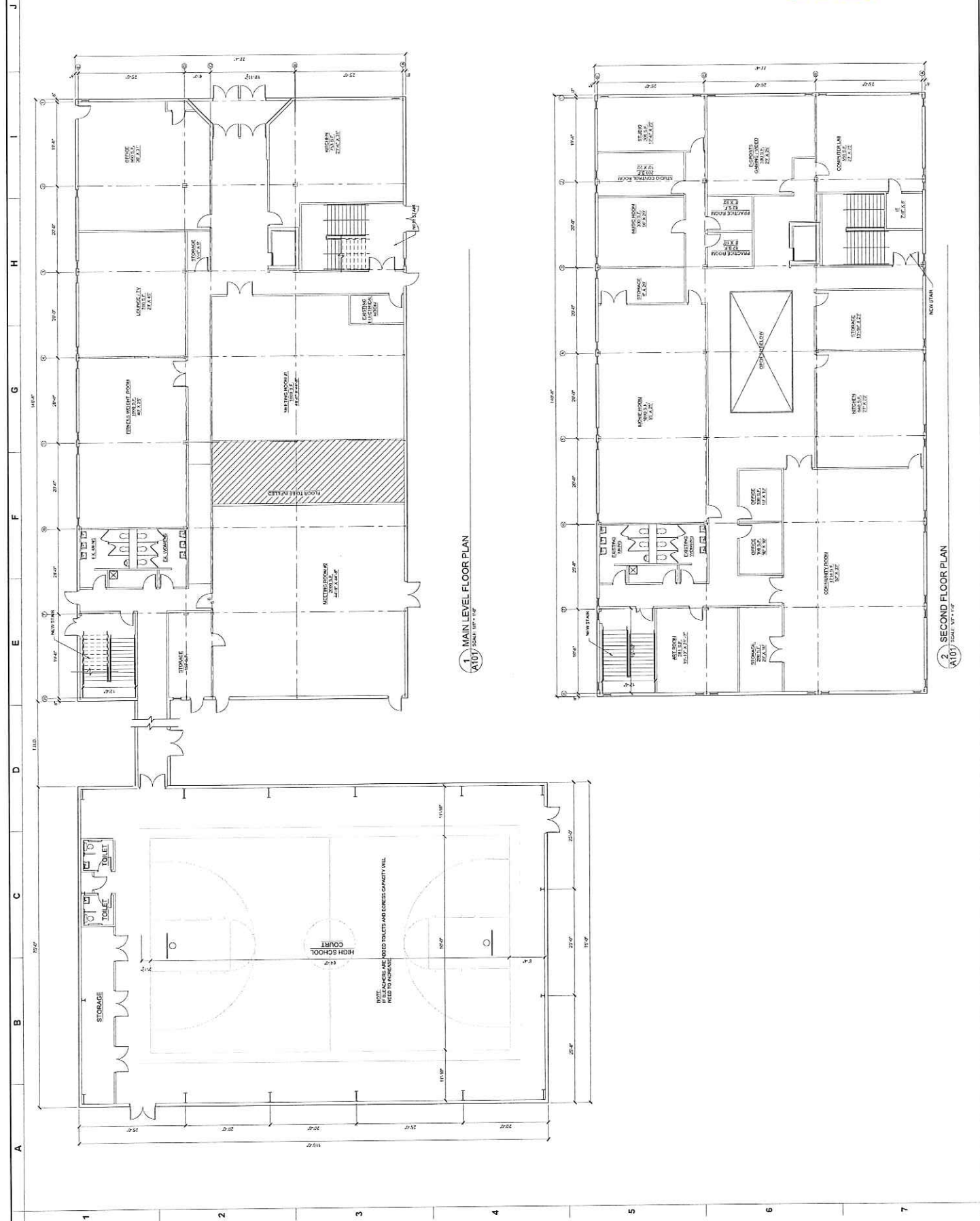
PRO-FORMA Personnel	Hr. Rate	Hours	Budget	
Community Center Coordinator Mngr (1)	41.66	2080	\$ 86,652.80	Existing Budgeted Position
Recreation attendant (2)	18.56	2080	\$ 77,210.00	
Assistant Coordinator Mngr (1)	32.61	2080	\$ 67,828.80	Existing Budgeted Position
Recreation leader (2)	20.75	2080	\$ 86,320.00	
Teen leader (1)	20.75	2080	\$ 43,160.00	
Intermittent staff (3)	18.56	1040	\$ 57,907.00	Existing Budgeted Position
Personnel			\$419,078.60	
Benefits(38%)			\$ 159,249.87	
Total Personnel			\$578,328.47	
Instructors and artists Contracts			\$ 38,159.00	
Supplies			\$ 8,298.00	
Furnishings			\$ 13,500.00	
Equipment			\$ 9,000.00	
Eversource Heat			\$ 6,900.00	
SNEW Electric			\$ 27,000.00	
Insurance			\$ 8,155.00	
General Maintenance			\$ 7,650.00	
Elevator Maintenance			\$ 1,750.00	
Alarm Monitoring			\$ 2,250.00	
Janitorial/Custodial			\$ 90,000.00	
Cleaning Supplies			\$ 1,080.00	
Security System			\$ 5,000.00	
Telephones			\$ 2,200.00	
Copiers/Printing			\$ 2,500.00	
Computer/ Maintenance			\$ 20,000.00	
			\$243,442.00	
Total Estimated Operating costs			\$821,770.47	
Total Existing Budgeted Staff			\$221,770.00	
Total New Start-up costs			\$ 600,000.47	

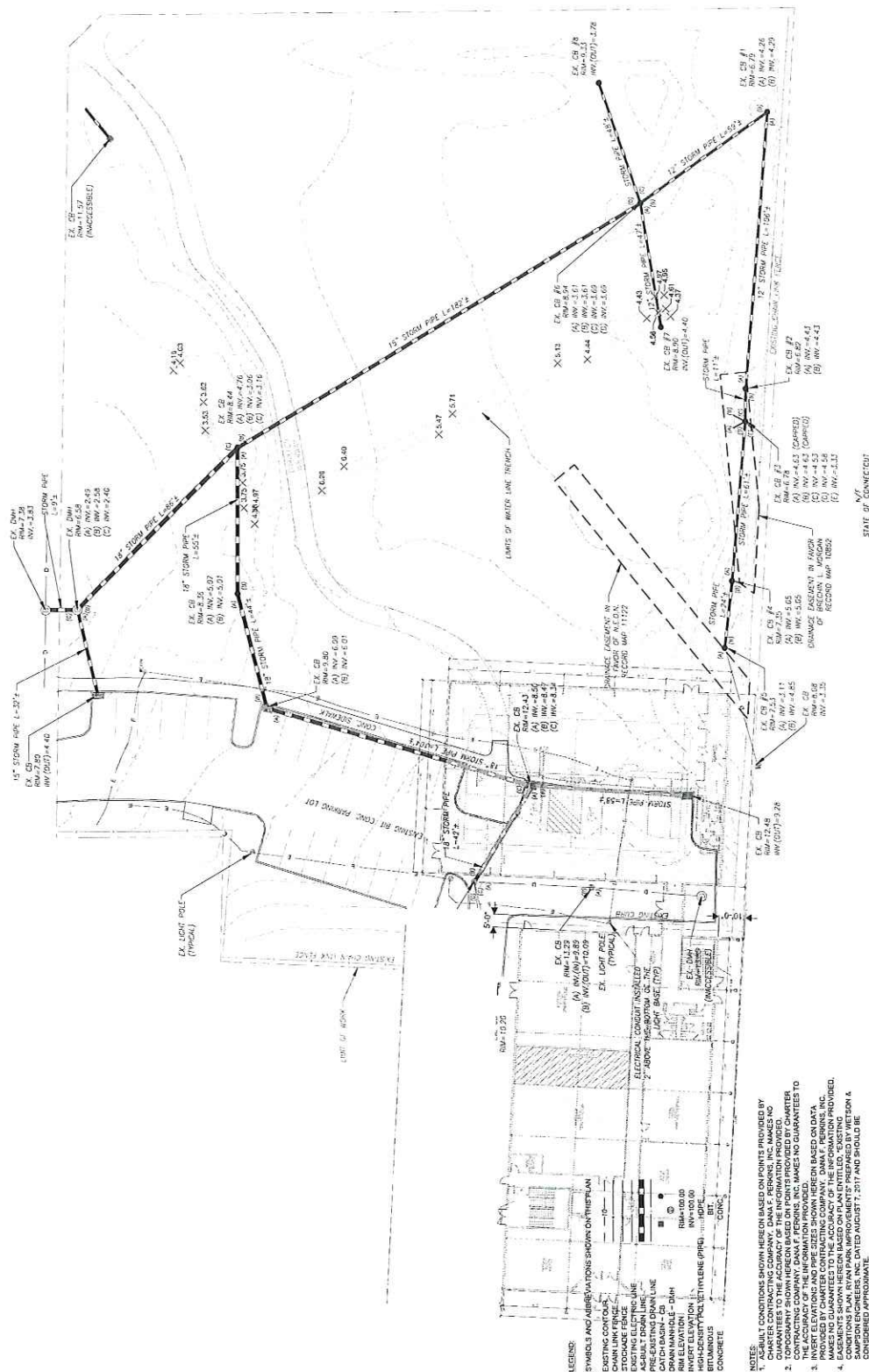
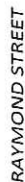
CITY OF NORWALK RECREATION AND PARKS COMMUNITY CENTER REVENUE PROJECTIONS

Adult and Family Programs and Ancillary Services- Community Rooms

Rentals	Avg per month	Months	Avg hourly use	Fee(min 2hrs)	Total	Staff Fee	Total Staff Fees	Total
Birthday Parties		3	12	3	\$ 200.00	\$ 21,600.00	\$ 50.00	\$ 5,400.00
Weddings		2	12	3	\$ 200.00	\$ 14,400.00	\$ 50.00	\$ 3,600.00
Receptions		2	12	3	\$ 200.00	\$ 14,400.00	\$ 50.00	\$ 3,600.00
Graduation Parties		2	12	3	\$ 200.00	\$ 14,400.00	\$ 50.00	\$ 3,600.00
Church Rentals- Sunday					\$ 200.00	\$ -	\$ 50.00	\$ -
Corporate Meetings		4	12	3	\$ 200.00	\$ 28,800.00	\$ 50.00	\$ 7,200.00
						\$ 93,600.00	\$ 23,400.00	\$ 117,000.00
Specialty Activities/ Adults and Children	Avg Class attendance	Sessions	Classes	Fee	Totals			
Aerobic Classes	15	12	2	\$ 25.00	\$ 9,000.00			
Yoga Classess	10	12	2	\$ 25.00	\$ 6,000.00			
Multi-Dance Classes	30	12	3	\$49	\$ 52,920.00			
Summer Camps (3)	32	9	4	\$ 175.00	\$ 201,600.00			\$ 269,520.00
Gym Playground toddlers and moms					\$ 269,520.00			\$ 14,400.00
	10	12	12	\$ 10.00	\$ 14,400.00			\$ 400,920.00
Community Services Uses (fees will be established)								
Memorials								
Celebrations								
Staff retreats								
Meetings								
Voting Center								

Attachment B





DAY STREET

STATE OF CONNECTICUT
s/s

22

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION OR DEPTH INDICATED. IT IS POSSIBLE TO STATE THAT THERE ARE NO KNOWN UTILITIES IN THE AREA, BUT IT IS NOT POSSIBLE TO STATE THAT THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

[illegible]

DANA F. PERKINS, Inc.

Consulting Engineers & Land Surveyors
1007 CANT STREET - NEWPORT, MASSACHUSETTS 01878
TEL: 978-552-0880 FAX: 978-545-0232

PREPARED FOR
CANAFP/HKINS.COM

CHARTER CONTRACTING COMPANY
500 HARRISON AVENUE, SUITE #4R

BOSTON, MA

SHEET 1 OF 1

AS-BUILT PLAN
RYAN PARK
RAYMOND STREET
NORWALK, CONNECTICUT

0	0
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

DATE: DECEMBER 30, 20	
-----------------------	--

100

 $\text{CALC} = 1 = 20$

1 inch = 20 ft

Community Center Renovation and Gym Addition
City of Norwalk
Schematic Estimate
Estimate Summary
13-Apr-23



Attachment C



DIVISION		DESCRIPTION		TOTAL COST	\$ / SF	Renovation	\$ / SF	Gym Addition Load Bearing Block	\$ / SF	Sitework	\$ / SF
				29,896 GSF		21,275 GSF		8,621 GSF		29,896 GSF	
01		PROJECT REQUIREMENTS		\$ 162,116	\$ 5.42	\$ 95,644	\$ 4.50	\$ 52,723	\$ 6.12	\$ 13,748	\$ 0.46
02		SELECTIVE DEMOLITION		\$ 175,340	\$ 5.86	\$ 175,340	\$ 8.24	\$ -	\$ -	\$ -	\$ -
02		HAZARDOUS MATERIAL ABATEMENT		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
03		CONCRETE		\$ 317,528	\$ 10.62	\$ 28,592	\$ 1.34	\$ 288,936	\$ 33.52	\$ -	\$ -
04		MASONRY		\$ 396,666	\$ 13.27	\$ 22,080	\$ 1.04	\$ 374,586	\$ 43.45	\$ -	\$ -
05		STRUCTURAL STEEL		\$ 301,450	\$ 10.08	\$ 30,437	\$ 1.43	\$ 271,013	\$ 31.44	\$ -	\$ -
05		MISCELLANEOUS METALS		\$ 60,259	\$ 2.02	\$ 51,638	\$ 2.43	\$ 8,621	\$ 1.00	\$ -	\$ -
06		ROUGH CARPENTRY		\$ 26,384	\$ 0.88	\$ 24,229	\$ 1.14	\$ 2,155	\$ 0.25	\$ -	\$ -
06		FINISH CARPENTRY		\$ 85,100	\$ 2.85	\$ 85,100	\$ 4.00	\$ -	\$ -	\$ -	\$ -
07		THERMAL/MOIST. PROTECT./METAL PANELS		\$ 144,089	\$ 4.82	\$ 122,939	\$ 5.78	\$ 21,150	\$ 2.45	\$ -	\$ -
07		ROOFING		\$ 463,010	\$ 15.49	\$ 263,762	\$ 12.40	\$ 199,248	\$ 23.11	\$ -	\$ -
08		DOORS, FRAME & HARDWARE		\$ 111,590	\$ 3.73	\$ 80,380	\$ 3.78	\$ 31,210	\$ 3.62	\$ -	\$ -
08		WINDOWS & GLAZING		\$ 185,440	\$ 6.20	\$ 137,400	\$ 6.46	\$ 48,040	\$ 5.57	\$ -	\$ -
09		DRYWALL		\$ 156,317	\$ 5.23	\$ 156,317	\$ 7.35	\$ -	\$ -	\$ -	\$ -
09		ACOUSTICAL CEILINGS AND PANELS		\$ 225,769	\$ 7.55	\$ 117,013	\$ 5.50	\$ 108,757	\$ 12.62	\$ -	\$ -
09		TILE		\$ 11,664	\$ 0.39	\$ -	\$ -	\$ 11,664	\$ 1.35	\$ -	\$ -
09		FLOORING		\$ 345,985	\$ 11.57	\$ 124,325	\$ 5.84	\$ 221,660	\$ 25.71	\$ -	\$ -
09		PAINTING		\$ 70,680	\$ 2.36	\$ 45,400	\$ 2.13	\$ 25,280	\$ 2.93	\$ -	\$ -
10		SPECIALITES		\$ 10,591	\$ 0.35	\$ 9,091	\$ 0.43	\$ 1,500	\$ 0.17	\$ -	\$ -
11		EQUIPMENT		\$ 206,590	\$ 6.91	\$ 102,600	\$ 4.82	\$ 103,990	\$ 12.06	\$ -	\$ -
12		FURNISHINGS		\$ 6,784	\$ 0.23	\$ 6,784	\$ 0.32	\$ -	\$ -	\$ -	\$ -
21		FIRE SUPPRESSION		\$ 131,805	\$ 4.41	\$ 88,700	\$ 4.17	\$ 43,105	\$ 5.00	\$ -	\$ -
22		PLUMBING		\$ 180,937	\$ 6.05	\$ 90,420	\$ 4.25	\$ 90,517	\$ 10.50	\$ -	\$ -
23		HVAC AND CONTROLS		\$ 1,423,982	\$ 47.63	\$ 988,794	\$ 46.48	\$ 435,188	\$ 50.48	\$ -	\$ -
26		ELECTRICAL		\$ 862,354	\$ 28.85	\$ 677,003	\$ 31.82	\$ 185,352	\$ 21.50	\$ -	\$ -
31		SITE PREPARATION & EARTHWORK		\$ 124,861	\$ 4.18	\$ -	\$ -	\$ 48,841	\$ 5.67	\$ 76,020	\$ 2.54
32		SITE IMPROVEMENTS		\$ 352,121	\$ 11.78	\$ -	\$ -	\$ -	\$ -	\$ 352,121	\$ 11.78
33		UTILITIES		\$ 74,000	\$ 2.48	\$ -	\$ -	\$ -	\$ -	\$ 74,000	\$ 2.48
TOTAL DIRECT COSTS				\$ 6,678,409	\$ 223.39	\$ 3,588,985	\$ 168.69	\$ 2,573,536	\$ 298.52	\$ 515,889	\$ 17.26
		Design Contingency	5.00%	\$ 333,920	\$ 11.17	\$ 179,449	\$ 8.43	\$ 128,677	\$ 14.93	\$ 25,794	\$ 0.86
		Permits - Bldg & FM - Norwalk	1.83%	\$ 128,045	\$ 4.28	\$ 68,812	\$ 3.23	\$ 49,342	\$ 5.72	\$ 9,891	\$ 0.33
		General Conditions	3.23%	\$ 279,375	\$ 9.34	\$ 164,824	\$ 7.75	\$ 90,859	\$ 10.54	\$ 23,692	\$ 0.79
		Professional & GL Insurance	0.85%	\$ 63,068	\$ 2.11	\$ 34,018	\$ 1.60	\$ 24,161	\$ 2.80	\$ 4,890	\$ 0.16
		Construction Contingency	3.00%	\$ 224,485	\$ 7.51	\$ 121,083	\$ 5.69	\$ 85,997	\$ 9.98	\$ 17,405	\$ 0.58
		Fee	3.00%	\$ 231,219	\$ 7.73	\$ 124,715	\$ 5.86	\$ 88,577	\$ 10.27	\$ 17,927	\$ 0.60
		Payment & Performance Bond	0.85%	\$ 67,477	\$ 2.26	\$ 36,396	\$ 1.71	\$ 25,850	\$ 3.00	\$ 5,232	\$ 0.17
		Escalation	8.11%	\$ 649,463	\$ 21.72	\$ 350,308	\$ 16.47	\$ 248,801	\$ 28.86	\$ 50,354	\$ 1.68
		Preconstruction	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL CONSTRUCTION COST				\$ 8,655,461	\$ 289.52	\$ 4,668,589	\$ 219.44	\$ 3,315,799	\$ 384.62	\$ 671,073	\$ 22.45
ESTIMATED SOFT COSTS											
		Architect - Feasibility Study		\$ 7,500	\$ 0.25	\$ 4,045	\$ 0.19	\$ 2,230	\$ 0.26	\$ 581	\$ 0.02
		Architect Design Fees (incl Consultants)	6.00%	\$ 519,328	\$ 17.37	\$ 280,115	\$ 13.17	\$ 154,412	\$ 17.91	\$ 40,264	\$ 1.35
		Owner's Representative				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Commissioning	Assume None in A/E Fee			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Testing and Inspection		\$ 20,000	\$ 0.67	\$ 10,788	\$ 0.51	\$ 5,947	\$ 0.69	\$ 1,551	\$ 0.05
		Moving (Misc)		\$ 15,000	\$ 0.50	\$ 8,091	\$ 0.38	\$ 4,460	\$ 0.52	\$ 1,163	\$ 0.04
		Builders Risk Insurance	0.25%	\$ 21,639	\$ 0.72	\$ 11,671	\$ 0.55	\$ 6,434	\$ 0.75	\$ 1,678	\$ 0.06
		Legal Services		\$ 500	\$ 0.02	\$ 270	\$ 0.01	\$ 149	\$ 0.02	\$ 39	\$ 0.00
		Bonding	Assume N/R			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		State Permit Fees	0.026%	\$ 2,250	\$ 0.08	\$ 1,214	\$ 0.06	\$ 669	\$ 0.08	\$ 174	\$ 0.01
		Building Permit Fees	in Construction			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Printing and Mailing		\$ 500	\$ 0.02	\$ 270	\$ 0.01	\$ 149	\$ 0.02	\$ 39	\$ 0.00
		City Administrative Fees - Other Costs - Allowance		\$ 2,500	\$ 0.08	\$ 1,348	\$ 0.06	\$ 743	\$ 0.09	\$ 194	\$ 0.01
		Pre Construction Fees		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Furniture, Fixtures and Equipment	3.00%	\$ 259,664	\$ 8.69	\$ 140,058	\$ 6.58	\$ 77,206	\$ 8.96	\$ 20,132	\$ 0.67
		Communications Technology Hardware	3.00%	\$ 259,664	\$ 8.69	\$ 140,058	\$ 6.58	\$ 77,206	\$ 8.96	\$ 20,132	\$ 0.67
		Owner Contingency	5.00%	\$ 432,773	\$ 14.48	\$ 233,429	\$ 10.97	\$ 128,677	\$ 14.93	\$ 33,554	\$ 1.12
		Project Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ESTIMATED SOFT COST				\$ 1,541,317	\$ 51.56	\$ 831,357	\$ 39.08	\$ 458,281	\$ 53.16	\$ 119,501	\$ 4.00
TOTAL PROJECT COSTS				\$ 10,196,779	\$ 341.08	\$ 5,499,946	\$ 258.52	\$ 3,774,080	\$ 437.78	\$ 790,574	\$ 26.44

**NORWALK RECREATION AND PARKS COMMUNITY CENTER
AT
98 SOUTH MAIN STREET, NORWALK**

TENTATIVE PROJECT SCHEDULE

Mid May, 2023-	Finalize relationship with capital non-profit partners
May 23, 2023-	Common Council approval to set aside ARPA funding
Jun 7, 2023 -	Joint meeting of Land Use and Building Management Committee and Recreation, Parks and Cultural Affairs Committee for an overview of the project including building use program, funding package, project costs and schedule
Jul 5, 2023 -	If there is a non-profit capital funding partner, preliminary approval on the relation to be submitted to Land Use and Building Management Committee and thereafter to the Common Council
Jul 2023 -	Reach out and confirm with outside funding sources to confirm grant requirements and any adjustment thereof
Jul 2023 -	RFP for Architect
Aug 2023 -	RFP for Construction Manager
Aug 2023 -	Start design process
Set 2023 -	Update project budget and determine funding needs. Proceed with process to obtain balance of funding
Dec 2023 -	P&Z approval
Mar 2024 -	Complete construction documents
Apr 2024 -	Advertise for bids
May 2024 -	Approve GMP amendment
Jun 2024 -	Start construction
Fall 2024 -	Establish and approve operating partner relationship
Apr 2025 -	Project completion

Prepared dated 4/13/23

Updated 5/2/23, 5/23/23

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
MAY 3, 2023**

ATTENDANCE: Tom Livingston, Chairman; Greg Burnett; David Heuvelman; Barbara Smyth; Nicol Ayers
Bryan Meek (7:18)

STAFF: Alan Lo

OTHER: Jim Giuliano; Steve Adelman; Amar Shamas; Michael Faenza; JoAnn Acquarulo; Mary
Oster; Dan Phillips

CALL TO ORDER

Chairman Livingston called the meeting to order at 7:00 P.M. There was a quorum present.

ROLL CALL

A roll call of those present was performed.

PUBLIC PARTICIPATION

There was no Public Participation at this time.

MINUTES OF PREVIOUS MEETING(S)

APRIL 5, 2023

**** MR. HEUVELMAN MOVED TO APPROVE THE MINUTES OF APRIL 5, 2023 AS SUBMITTED.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS

**REVIEW REQUEST FROM MR. & MS. ADELMAN AT 8 SHEFFIELD ROAD TO ACQUIRE CITY OWNED
WETLAND PROPERTY ABUTTING THEIR PROPERTY (DISTRICT 6, BLOCK 28C, LOT 7, APPROXIMATELY
0.23 ACRES). IN THE EVENT THAT THE COMMITTEE IS SUPPORTIVE OF THE DISPOSITION OF THIS
PROPERTY, STAFF WILL PROCEED WITH THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE
DISPOSITION OF THIS PROPERTY THROUGH THE PURCHASING DEPARTMENT.**

Chairman Livingston recounted the history of the property for those present. He said they had some options including paying for an appraisal or putting out a request for a RFP. He felt that the RFP was the better choice. Mr. Burnett requested an explanation of the differences between the two options. Mr. Lo provided an explanation for those present. Ms. Ayers asked if there was a minimum value amount that was needed to be used. Mr. Lo said there was not. Further discussion followed regarding the following:

- If the property had been assessed for tax purposes. Mr. Lo said he thought it had been assessed at around \$50,000.00 and provided further tax information.
- The results of the attempt to sell the property and if it had been valued properly.
- How to get a fair assessment of the property.

Chairman Livingston said they would be going forward with the RFP and seeing what happens. There will be a public hearing afterwards.

NEW BUSINESS

REVIEW REQUEST TO EXTEND HEADSTART EARLY CHILDHOOD SERVICES MANAGEMENT AGREEMENT WITH CIFC AT NATHANIEL ELY CENTER AND BEN FRANKLIN CENTER AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

"1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A FIRST AMENDMENT TO THE MANAGEMENT AGREEMENT BETWEEN THE CITY OF NORWALK AND CONNECTICUT INSTITUTE FOR COMMUNITIES, INC. (CIFC) TO PROVIDE EARLY CHILDHOOD PROGRAMS AT NATHANIEL ELY CENTER TO EXTEND THE TERM OF THE AGREEMENT FROM JULY 1, 2023 TO JUNE 30, 2028.

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A FIRST AMENDMENT TO THE MANAGEMENT AGREEMENT BETWEEN THE CITY OF NORWALK AND CONNECTICUT INSTITUTE FOR COMMUNITIES, INC. (CIFC) TO PROVIDE EARLY CHILDHOOD PROGRAMS AT BENJAMIN FRANKLIN CENTER TO EXTEND THE TERM OF THE AGREEMENT FROM JULY 1, 2023 TO JUNE 30, 2028."

**** MR. BURNETT MOVED TO APPROVE ITEM REVIEW REQUEST TO EXTEND HEADSTART EARLY CHILDHOOD SERVICES MANAGEMENT AGREEMENT WITH CIFC AT NATHANIEL ELY CENTER AND BEN FRANKLIN CENTER AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:**

"1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A FIRST AMENDMENT TO THE MANAGEMENT AGREEMENT BETWEEN THE CITY OF NORWALK AND CONNECTICUT INSTITUTE FOR COMMUNITIES, INC. (CIFC) TO PROVIDE EARLY CHILDHOOD PROGRAMS AT NATHANIEL ELY CENTER TO EXTEND THE TERM OF THE AGREEMENT FROM JULY 1, 2023 TO JUNE 30, 2028.

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A FIRST AMENDMENT TO THE MANAGEMENT AGREEMENT BETWEEN THE CITY OF NORWALK AND CONNECTICUT INSTITUTE FOR COMMUNITIES, INC. (CIFC) TO PROVIDE EARLY CHILDHOOD PROGRAMS AT BENJAMIN FRANKLIN CENTER TO EXTEND THE TERM OF THE AGREEMENT FROM JULY 1, 2023 TO JUNE 30, 2028."

**** MR. HEUVELMAN SECONDED THE MOTION.**

Ms. Oster came forward to discuss this item. She provided an overview of the Headstart program for those present. They are looking to renew the contract in two buildings for another five years. She provided further information regarding this.

Mr. Meek joined the meeting at 7:18 P.M.

**** THE MOTION PASSED UNANIMOUSLY.**

SCHOOL CONSTRUCTION PROJECTS

MONTHLY UPDATE OF SCHOOL CONSTRUCTION PROJECTS

City Of Norwalk
Land Use and Building Management
Regular Meeting
May 3, 2023

Mr. Faenza and Mr. Phillips came forward to discuss this item. He provided slides for those present. He provided updates including the following:

- Cranbury Elementary School.
 - The building is completely closed in, and all the brick has been installed on the outside.
 - Flooring is being installed in classrooms.
 - The majority of the bathrooms in the building are completed.
 - Final lights are being installed.
 - Status of the playground for the children.
 - Progress on the first move co-ordination meeting.
 - First delivery of packing materials will happen on May 15th.
 - Status on moving and furniture.
 - Status on supply chain delays.
 - Information regarding the demolition of the old building and moving into the new building.
 - Photos of the ongoing work.
- Norwalk High School
 - The design team is currently in the middle of the construction document phase of the project. The documents are expected to be issued in late July.
 - The project is currently out to be for the structural threshold peer review consultant.
- South Norwalk Elementary School
 - Information regarding the traffic study.
 - Feedback from TMP.
 - They have met with Police, Fire, and Building departments as well as Recreation and Parks to introduce them to the project.
 - Updates on Hatch & Bailey and Courville Nurseries.
- The Norwalk Public School Website.

Mr. Heuvelman asked if the website would be accessible from both the City site and Board of Education site. Mr. Faenza said he didn't know but would ask. Further discussion followed regarding the website.

REVIEW REQUEST TO AMEND GILBANE'S CONSTRUCTION MANAGEMENT CONTRACT FOR NORWALK HIGH SCHOOL AND REFER THE FOLLOWING TO THE COUNCIL FOR APPROVAL: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH GILBANE BUILDING COMPANY FOR NORWALK HIGH SCHOOL TO PROVIDE:
ADDITIONAL PRE-CONSTRUCTION SERVICES IN THE AMOUNT OF \$90,761
• ENVELOPE REVIEW SERVICES IN THE AMOUNT OF \$34,000
• INTERDISCIPLINARY DOCUMENT COORDINATION IN THE AMOUNT OF \$134,524
CONTRACTOR CONTROLLED INSURANCE PROGRAM SERVICES SAVINGS IN THE AMOUNT OF (\$300,000.00) TO BE TAKEN AT THE TIME OF GMP AMENDMENT
• INCORPORATION OF A PROJECT LABOR AGREEMENT (PLA) NO FEE REQUIRED ACCT. #09215010 5777 C0787,"

**** MR. HEUVELMAN MOVED TO APPROVE ITEM REVIEW REQUEST TO AMEND GILBANE'S CONSTRUCTION MANAGEMENT CONTRACT FOR NORWALK HIGH SCHOOL AND REFER THE FOLLOWING TO THE COUNCIL FOR APPROVAL: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO**

EXECUTE AN AMENDMENT TO THE AGREEMENT WITH GILBANE BUILDING COMPANY FOR NORWALK HIGH SCHOOL TO PROVIDE:

ADDITIONAL PRE-CONSTRUCTION SERVICES IN THE AMOUNT OF \$90,761

- **ENVELOPE REVIEW SERVICES IN THE AMOUNT OF \$34,000**
- **INTERDISCIPLINARY DOCUMENT COORDINATION IN THE AMOUNT OF \$134,524**
- **CONTRACTOR CONTROLLED INSURANCE PROGRAM SERVICES SAVINGS IN THE AMOUNT OF (\$300,000.00) TO BE TAKEN AT THE TIME OF GMP AMENDMENT**
- **INCORPORATION OF A PROJECT LABOR AGREEMENT (PLA) NO FEE REQUIRED ACCT.**

#09215010 5777 C0787,"

**** MS. SMYTH SECONDED THE MOTION.**

Mr. Giuliano came forward to discuss this item. He provided an overview of the project for those present including the results of their choice of options. As a result there was an additional cost for their time that was not anticipated. He noted that there was an error with the envelope review services and it was actually '\$38,000.00'.

**** CHAIRMAN LIVINGSTON MOVED TO AMEND THE MOTION FROM 'ENVELOPE REVIEW SERVICES IN THE AMOUNT OF \$34,000' TO 'ENVELOPE REVIEW SERVICES IN THE AMOUNT OF \$38,000'.**

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (LIVINGSTON, BURNETT, HEUVELMAN, SMYTH, AYERS) AND ONE (1) OPPOSED (MEEK).**

Further discussion followed regarding the Envelope Review Services. They also reviewed information regarding the interdisciplinary document co-ordination. Discussion followed as to if they will be using these types of approaches with Cranbury and South Norwalk. Mr. Giuliano provided information regarding the contractor-controlled insurance program. He noted that there were no financial risks with the insurance. There will be an EMT on-site and they will provide \$300,000 of savings to be deducted during the GMP. Further discussion followed regarding insurance policies. The incorporation of a PLA was discussed.

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (LIVINGSTON, BURNETT, HEUVELMAN, SMYTH, AYERS) AND ONE (1) OPPOSED (MEEK).**

REVIEW PROPOSALS FOR BUILDING COMMISSIONING SERVICES FOR SOUTH NORWALK SCHOOL AND REFER RECOMMENDATION TO THE COMMON COUNCIL FOR ACTION:

"A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH VAN ZELM HEYWOOD & SHADFORD, INC. TO PROVIDE BUILDING COMMISSIONING SERVICES FOR THE SOUTH NORWALK SCHOOL PROJECT FOR A TOTAL NOT TO EXCEED \$102,905 ACCT. #09225010 5777 C0808.
B. AUTHORIZE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR ADDITIONAL SERVICES AS MAY BE REQUIRED FOR A TOTAL NOT TO EXCEED \$10,000 ACCT. #09225010 5777 C0808."

**** MR. HEUVELMAN MOVED TO APPROVE REVIEW PROPOSALS FOR BUILDING COMMISSIONING SERVICES FOR SOUTH NORWALK SCHOOL AND REFER RECOMMENDATION TO THE COMMON COUNCIL FOR ACTION:**

"A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH VAN ZELM HEYWOOD & SHADFORD, INC. TO PROVIDE BUILDING COMMISSIONING SERVICES FOR THE SOUTH NORWALK SCHOOL PROJECT FOR A TOTAL NOT TO EXCEED \$102,905 ACCT. #09225010 5777 C0808. B. AUTHORIZE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR ADDITIONAL SERVICES AS MAY BE REQUIRED FOR A TOTAL NOT TO EXCEED \$10,000 ACCT. #09225010 5777 C0808."

Mr. Meek left the meeting at 7:53 P.M.

Mr. Philips came forward to discuss this item. He noted that they had to follow the Connecticut high performance building standards, which includes hiring a commissioning agent for the project. He reviewed what this meant for the project. They went out to bid on April 5th and received two proposals for the project. He reviewed both proposals for those present.

**** THE MOTION PASSED UNANIMOUSLY.**

MISCELLANEOUS/DISCUSSION ITEMS

There were no miscellaneous/discussion items at this time.

ADJOURNMENT

**** MR. HEUVELMAN MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:57 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services



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 *HL*
 RE: : **LOCKWOOD MATHEWS MANSION MUSEUM**
 DATE: MAY 22, 2023

The City of Norwalk has been supportive of Lockwood Mathews Mansion Museum's (LMMM) long term plan to implement needed code and infrastructure improvements at the Mansion. This is a multi-phased improvement plan which LMMM has completed electrical upgrades initially, followed by ADA and restroom improvements in recent years in order to provide public access. The current project incorporates significant building infrastructure improvements which include fire alarm/suppression system, lighting, IT infrastructure and HVAC improvements (which, generally speaking, is currently non-existence). Installation of building infrastructure within a historic building presents significant challenges.

The City and State are providing joint funding for this project. In an effort to comply with public procurement requirements, City's Purchasing Department has provided technical assistance in the public bidding process. Due to the current construction environment and the uniqueness of the building being a National Landmark building, the City had bid this project twice and finally was able to arrive at a Guaranteed Maximum Price (GMP) by the Construction Manager. The total project cost including hard costs, soft costs and contingency set-aside is approximately \$14,750,000 of which the State had previously allocated \$8,000,000 and the City previously allocated \$5,500,000. To make up the difference, the City, as part of the 2023-2024 Capital Budget, allocated an additional \$1,250,000 for this project.

At this time, an amendment to the Financial Assistance Agreement between LMMM and the City is required in order to increase the City's allocation by an additional \$1,250,000.

ACTION REQUESTED:

Authorized the Mayor, Harry W. Rilling, to execute an Amendment to the Financial Assistance Agreement with Lockwood Mathews Mansion Museum at Norwalk, Inc. for the infrastructure improvement project at the Museum to increase the City's capital grant funds by an additional \$1,250,000 for a revised total of \$6,750,000. Acct. # to be assigned.

Memorandum

From: Darin L. Callahan

To: Harry W. Rilling, Mayor
Greg Burnett, Council President and Finance Committee Chair
Barbara Smyth, Land Use & Building Management Chair
Louis Schulman, Planning & Zoning Commission Chair

Cc: Tom Livingston, Chief of Staff
Jessica Vonashek, Chief of Economic and Community Development
Henry Dachowitz, Chief Financial Office
Alan Lo, Building and Facilities Manager
Steve Kleppin, Director of Planning and Zoning
Mario Coppola, Corporation Counsel
Chitsamay Lam, Comptroller

Date: June 2, 2023

Re: Acquisition of 3 Belden Avenue, Norwalk

.....

As you know, in order to move forward with the expansion of the Norwalk Public Library at 1 Belden Avenue, Norwalk, Connecticut (the "Library") it is necessary to acquire additional abutting land. The City has an opportunity to purchase .53± acres of abutting property located at 3 Belden Avenue (the "Property") currently owned by the First Taxing District ("FTD"). (See Schedule A, attached.) The FTD has confirmed that it is willing to sell the Property to the City for \$1,400,000.00 (the "Offer Price"). It is the opinion of the Law Department that the Offer Price represents fair market value for the Property and a very unique opportunity to acquire abutting property at a reasonable price to further the Library expansion plans.

Based on the foregoing, it is the recommendation of the Law Department to consider approving the acquisition of the Property and appropriation of the necessary funding for the same during your respective Regular June Committee / Commission meeting schedule as follows:

06/07/2023: Land Use & Building Management Committee:

- 1.a. **AUTHORIZATION:** Authorize the Mayor, Harry W. Rilling to execute any and all documents necessary to acquire 3 Belden Avenue, Norwalk, Connecticut in the amount of \$1,400,000.00, plus customary due diligence costs, closing costs and adjustments, and title insurance cost. Account: [*<<Pending Assignment and Approval of an Account Number by the Finance Department at its June 8, 2023 Finance & Claim Committee Meeting>>*] re: Acquisition of 3 Belden Avenue, Norwalk, CT.

- 1.b. **REFERRAL:** Conn. Gen. Stat. § 8-24 Referral for a Municipal Planning Commission Report on the City's proposed acquisition of 3 Belden Avenue, Norwalk, Connecticut.

06/08/2023: Finance & Claims Committee:

1. **RESOLUTION:** Requesting for Building Management Department project in the amount of \$1,420,000.00 from the ARPA (American Rescue Plan Act) fund. Account: [*<<Referral for Assignment of Account Number by Finance Department>>*] re: Acquisition of 3 Belden Avenue, Norwalk, CT.

06/21/2023: Planning & Zoning Commission:

1. **REFERRAL:** Conn. Gen. Stat. § 8-24 Referral for a Municipal Planning Commission Report on the City's proposed acquisition of 3 Belden Avenue, Norwalk, Connecticut.

06/27/2023: Common Council:

- 1.a. **AUTHORIZATION:** Authorize the Mayor, Harry W. Rilling to execute any and all documents necessary to acquire 3 Belden Avenue, Norwalk, Connecticut in the amount of \$1,400,000.00, plus customary due diligence costs, closing costs and adjustments, and title insurance cost. Account: [*<<Insert Account Number Assigned by Finance Department following Finance Committee Approval>>*] re: Acquisition of 3 Belden Avenue, Norwalk, CT.
- 1.b. **RESOLUTION:** Requesting for Building Management Department project in the amount of \$1,420,000 from the ARPA (American Rescue Plan Act) fund. Account: [*<<Insert Account Number Assigned by Finance Department following Finance Committee Approval >>*] Acquisition of 3 Belden Avenue, Norwalk, CT.

Schedule A



V AAA



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

RE: MAIN LIBRARY LITERACY BUILDOUT

DATE: JUNE 5, 2023

The main library located at 1 Belden Avenue has the Literacy of Volunteers of America offices located on the lower level. The offices have not been renovated for over 25 plus years and Norwalk Library would like to update this area to include adding an additional office, ceiling, carpet, doors, lighting, and paint.

On April 6th, 2023, the City's Purchasing Department solicited bids for the Literacy of Volunteers office build-out project and they received 2 bids. The Office of Building Management recommends the awarding of this project to Re-Tech LLC.:

FIRM	BASE AMOUNT
Re-Tech LLC.	\$89,000.00
Titan Enterprises Inc.	\$98,800.00

ACTION REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Re-Tech LLC. for Belden Avenue Library – Literacy Volunteers' Office improvements for a total not to exceed \$89,000.00. Account #09207100 5777 C0660**
- b. **Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$8,900.00 Funds available from Accounts #09207100 5777 C0660 and #09237100 5777 C0476**

cc: Sherelle Harris, Library Director



TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: RYAN HAROLD, DISTRICT SAFETY & SECURITY SUPERVISOR

RE: **ENHANCEMENTS TO SCHOOL SECURITY CAMERAS – West Rocks, Nathan Hale, Ponus, Roton & Tracey**

DATE: MAY 15, 2023

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

As a continuation of the Enhancements to School Security program, this request is to add additional cameras and re-position existing cameras to maximize visibility for optimal coverage. West Rocks, Nathan Hale, Ponus, Roton and Tracey are the beneficiaries of these upgrades. The pricing for this project is available through the Omnia Partners cooperative purchasing agreement (contract number - R192008). Omni Data, LLC is an authorized reseller for WESCO Distribution, Inc.

ACTION REQUESTED:

- A. Authorize the Purchasing Agent to issue a Purchase Order with Omni Data, LLC for security camera enhancements at West Rocks, Nathan Hale, Ponus, Roton & Tracey schools for a total not to exceed \$100,540.70.**
- B. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$9,393.00.**

Funds are available in account #0921 5010 5777 C0537



CITY OF NORWALK
Conservation Office

www.norwalkct.gov

P: 203-854-7744

Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

To: Tom Livingston, Chair, Land Use & Building Management Committee
CC: Alan Lo, Building and Facilities Manager
From: Alexis Cherichetti, Senior Environmental Officer 
Re: **Open Space Fund Request**
Norwalk Land Trust – Purchase of 12, 14, and 16 Stephen Mather Road
Date: May 17, 2023

Please accept this referral on behalf of the Conservation Commission regarding a request by the Norwalk Land Trust for use of Open Space Fund monies.

The Open Space Fund (Article III of Chapter 35 City Code) was established in the spring of 2000. As stated in the Code, “the purposes of the Open Space Fund shall be to preserve or create Norwalk's open space and to protect its natural resources by providing financial support for initiatives and activities that primarily seek to preserve parcels of open space in perpetuity.”

Following a review of the Open Space Fund balance and the proposal by the Norwalk Land Trust, the Conservation Commission resolved during its May 9, 2023 meeting to recommend \$200,000 of the City's Open Space Fund be used to contribute towards the Norwalk Land Trust's purchase of 6.73± acres in West Norwalk on Stephen Mather Road.

Please find attached the request letter provided by the Norwalk Land Trust. Also attached are background documents:

- Letter, provided by the Norwalk Land Trust, by ecologist Anthony Zemba regarding ecological attributes of the parcels and
- Aerial photo of the three parcels.

The Open Space Fund currently has a fund balance of \$461,686. The Norwalk Land Trust is requesting \$200,000. The Norwalk Land Trust would use the City's contribution towards the \$1.05 million purchase price. This property acquisition by the Norwalk Land Trust would meet some of the encompassing principles of open space the Commission identifies in their Draft Open Space Plan: Natural Resource Protection and Management; Protection of Public Health and Safety; and Promotion of Community Character and Quality of Life. Permanent protection of this parcel would provide attributes that contribute to each of these core principles.

The Conservation Commission is not aware of any other current open space acquisition opportunities for which the fund might be better used. The Commission finds that this proposed

use of the Open Space Fund is opportune and consistent with the intent of the Open Space Fund purpose. In summary, the City's assistance with the Norwalk Land Trust's acquisition of the parcel would provide Norwalk with a considerable and unique open space asset.

I recommend the following resolution be forwarded to the Council.

Authorize the Mayor, Harry W. Rilling, to execute any and all agreements, documents, instruments and amendments thereto as may be necessary to grant funds from the Open Space Fund to the Norwalk Land Trust, Inc. for the acquisition of 12, 14 and 16 Stephen Mather Road in the amount of \$200,000 from account numbers 0911/0912/0915/0917/0918-6030-5775-C0372.

Please do not hesitate to email (acherichetti@norwalkct.gov) or call (203-854-7769) with any questions regarding the Open Space Fund or this particular proposed use of the Fund.

*NLT Request
letter
P.!*

May 3, 2023

Norwalk Conservation Commission
Norwalk City Hall
125 East Avenue
Norwalk, CT 06851

Dear Chairman Steven Klocke and Commissioners:

The Norwalk Land Trust ("NLT") seeks consideration for a \$200,000 grant from the Norwalk Open Space Fund for the purchase of three open space parcels, totaling 6.73 acres on Stephen Mather Road. As this Commission knows, "the purposes of the Open Space Fund shall be to preserve or create Norwalk's open space and to protect its natural resources by providing financial support for initiatives and activities that primarily seek to preserve parcels of open space in perpetuity." This never developed land, with considerable headland wetlands, would support a diversity of pollinators, birds, flora and wildlife in Norwalk. In the future, these contiguous parcels would provide citizens with trails for their enjoyment.

In the densely developed City of Norwalk, it is difficult to find comparable open space. This opportunity should be seized without delay.

Who We Are

The NLT is an all-volunteer non-profit organization, created in 1973, and the only land trust preserving (fee and easement) properties in the City of Norwalk. We currently steward just over 100 acres.

This Parcel

The NLT has a signed offer letter to acquire three parcels of undeveloped land known as 12, 14, and 16 Stephen Mather Road, which consist of approximately 6.73 acres. This property is currently under contract to a family that has offered to sell us these three parcels for the sum of \$1,050,00 to close on June 8, 2023.

Significant and Rare Opportunity

This property is one of the last large open spaces in Norwalk, which as an urban city has significant challenges to increase open space. This land is near two significant tracts of conserved property - the 7.1 acres owned by the Stephen Mather Homestead and the 13.8-acre Mather Meadows, owned by the Darien Land Trust ("DLT"). This proximity means that these parcels hold outsized significance as a green corridor for birds, mammal wildlife, as well as for flora, and stormwater management. If we can save these almost 7 acres of land, we would increase the pristine habitat preserved for perpetuity to more than 27 acres in this ecologically sensitive area.

The Norwalk Inland Wetland and Watercourse map shows a wetland and a watercourse that spans these three lots. If these lots are not protected as open space, there would be significant impact to these important waterways. As described in Landtech Certified Ecologist Mr.

Zemba's letter (attached), this property is on the Five Mile River riparian corridor, which has been heavily developed. Mr. Zemba points out, "it is important from a landscape ecology perspective to protect some of the last remaining undeveloped parcels within the drainage basin... {which will} provide wildlife refugia and protect the water quality of the river."

Mather Meadows is maintained by the DLT as natural meadows as part of the disappearing grassland habitat in Connecticut. Open meadows are used by migrating bird species on the Atlantic Flyway and by the monarch butterfly as they stop to feed on their return migration each fall. Employing the best stewardship practices, the DLT has created an oasis of natural biological activity that provides greater diversity of native grasses and wildflowers that in turn support a wide variety of birds and other species dependent upon this ecosystem. The NLT plans to work with the DLT to extend this important stewardship to parts of the Norwalk section of Stephen Mather Road.

In addition to providing wildlife habitat, the NLT plans to build a trail system within this open space to allow residents to enjoy nature and as an educational opportunity to learn more about the importance of meadow land and forested areas to Connecticut's biodiversity.

Norwalk has significant challenges to increase open space to Connecticut's stated goal of 21 percent. In the period of 1985 through 2015, development of our open space increased 4.3 percent, while during that same period our forested areas (including wetlands) decreased by almost 12 percent. There are few seven-acre parcels remaining in Norwalk, and very few that might be close enough to help extend important habitat that is available in this region.

Past Coordination

We have had several successful partnerships with the City of Norwalk in the past, resulting in significant protected acreage. In 2008 your grant helped save 5.5 acres of land commonly known as the White Barn Preserve. Another push to add to that acreage was unsuccessful, and we all mourn the loss of that additional 10 acres, which now holds 15 large homes.

The Open Space Fund was also used in the creation of the Farm Creek Preserve, which combines fee and easement parcels to form a 16-acre site, benefiting Norwalk school children with an annual educational program and Norwalkers with walking trails. A \$155,000 grant received in 2011, along with a 10.2-acre easement on the Hart Peninsula granted us by Mayor Moccia on Earth Day 2007, allowed us to fund this \$4.3 million property.

Because of the seller's deadline, we request this matter be put on the agenda for your upcoming meeting when we will provide maps and additional information about this property.

Very truly yours,
The Board of Directors
Norwalk Land Trust
PO Box 34
Norwalk, CT 06853

May 5th, 2023

City of Norwalk
Conservation Commission Chairman Steven Klocke
Conservation Commission Members
125 East Avenue
Norwalk, CT 06851
Via email: acherichetti@norwalkct.org

Subject: Funding for the acquisition of three properties on Stephen Mather Road, Norwalk, CT

Dear Chairman Klocke and Commission Members:

I write this letter in support of the Norwalk Land Trust's consideration of the purchase of three properties along Stephen Mather Road, Norwalk, CT. Said properties consist of the following:

- 12 Stephen Mather Road (5-60-25-0)
- 14 Stephen Mather Road (5-60-26-0), and
- 16 Stephen Mather Road (5-60-24-0).

LANDTECH conducted a rapid ecological assessment in February, 2023 to identify existing Biological Indicators of Diversity and Ecosystem Health (BIDEH) on these properties which collectively comprise the site. Data was obtained on the site's habitats, characteristic species of flora and fauna, soils, wetlands, and other contributing attributes. This information was assessed at the following three levels of scale:

1. Landscape level
2. Natural community level, and
3. Species level.

First, on a landscape level, the site was found to have importance as part of a wildlife corridor between land preserved to the west owned by the Darien Land Trust (e.g., the 16-acre Mather Meadows, etc.), and the Five Mile River riparian corridor to the east. The Five Mile River riparian corridor has been developed with nearly contiguous residential development over the years within the city. It is important from a landscape ecology perspective to protect some of the last remaining undeveloped parcels within the drainage basin. It will provide wildlife refugia and protect the water quality of the river.

Secondly, on a community scale, the site contains largely wooded habitats with a well-developed canopy layer comprised of mostly native forest trees. Gaps in the canopy have allowed for the formation of a dense shrub layer. Although the shrub layer is dominated mostly by non-native invasive shrub species, it does provide important wildlife cover for small mammals and nesting songbirds. Some native shrubs are still interspersed throughout the forest community, and would benefit from the control and removal of the non-native species. A palustrine wetland system supported by groundwater discharge seeps emanate from the hillside of the site and flow southeasterly adding cool, clear, presumably high-quality water contributions to the Five Mile River downgradient and off-site. These wetlands, and their supporting upland buffers offer a number of beneficial functions and values to humans and wildlife within the area including but not necessarily limited to

groundwater discharge, nutrient retention, soil and sediment stabilization, flood flow alteration, wildlife habitat, aesthetic value, etc. The acquisition of these parcels as open space by the Norwalk Land Trust would provide additional value as a site for passive recreation, and the ecological value of the site's habitat would increase under the Land Trust's purview via various management measures.

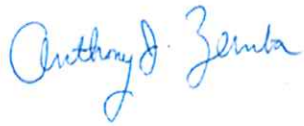
Lastly, on a species scale, a number of species identified in the CT Wildlife Action Plan as Greatest Conservation Need (GCN) were either observed on, or are expected to occur on the site. With the stewardship offered by the Norwalk Land Trust, the site's flora and fauna would further benefit from the Land Trust's demonstrated habitat management measures.

I urge you to favorably consider the proposed acquisition of these properties by the Norwalk Land Trust for the reasons mentioned herein and assist them in this endeavor by providing the Land Trust with City Open Space funding.

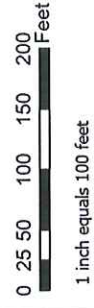
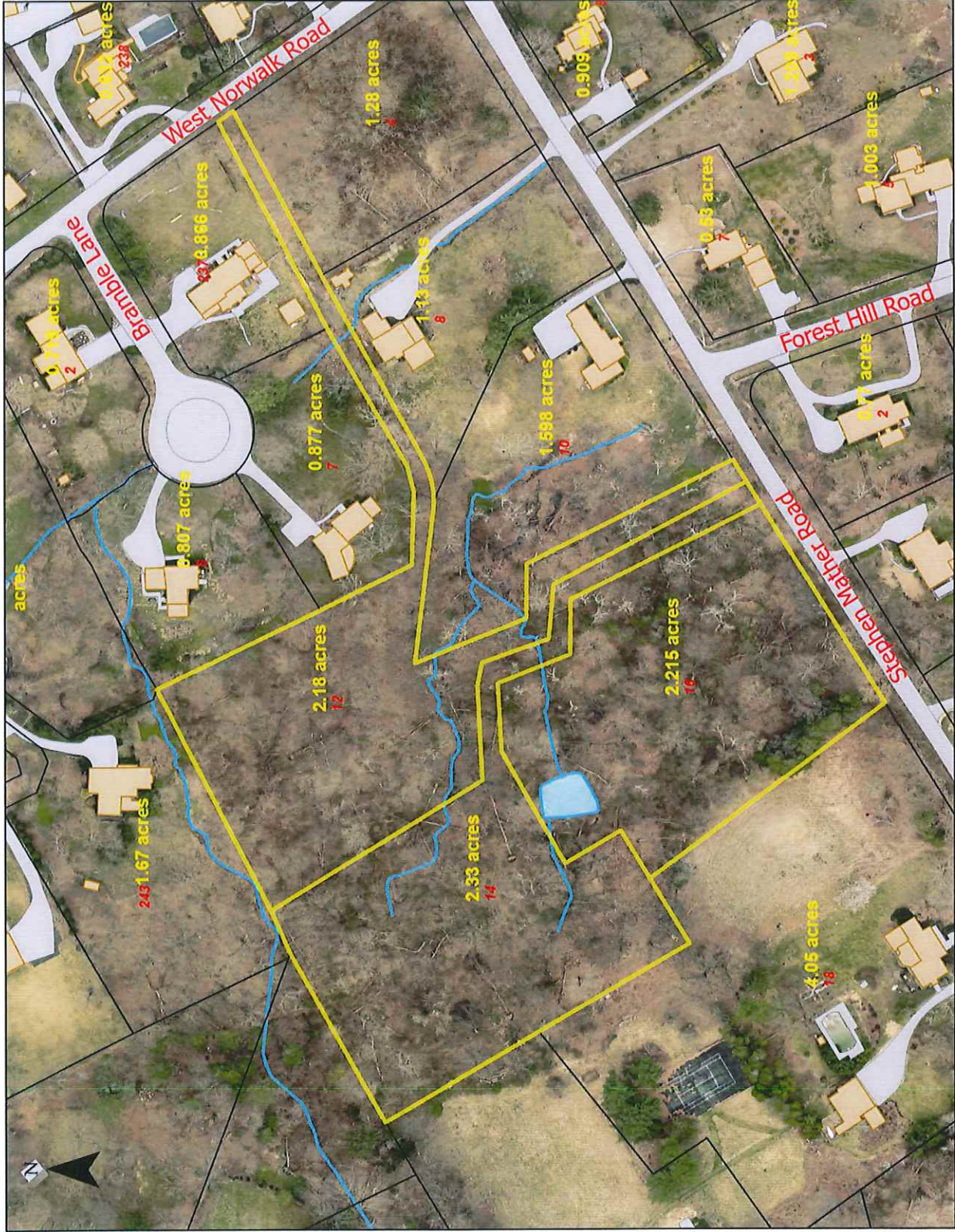
I hope you find this information helpful. Should you have any additional questions regarding the information provided herein, please don't hesitate to contact me at 203.454.2110 ext. 190 or via email at Azemba@landtechconsult.com.

Very truly yours,

LANDTECH



Anthony Zemba,
Certified Ecologist / Soil Scientist





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 *AL*

RE: **NORWALK HIGH SCHOOL – STRUCTURAL THRESHOLD PEER REVIEW (STATE PROJECT NO. 103-0263 N)**

DATE: MAY 22, 2023

As part of the 2020-2021 capital budget allocation, the Board of Education requested and the City allocated funding for the new Norwalk High School (NHS) project. This project was approved via special legislation in September of 2020 with a grant application deadline of December 31, 2020. Due to budget constraints and increased escalation costs, the City and the Board of Education then engaged their State delegation requesting an increase of the total project budget which was approved on May 4, 2022.

The new Norwalk High School is a 328,000 square foot project to replace the existing Norwalk High School on the same property. 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 a visual and performing arts pathway. The project will include the construction of a new pool.

The Design Documents (DD’s) for the project were completed in December 2022 and Construction Documents (CD’s) are scheduled to be complete at the end of July 2023. At this time, the project team will engage a licensed engineer registered in the state of Connecticut to perform a Structural Threshold Peer Review of the DD’s and then CD’s drawings. This peer review is performed to ensure compliance with structural requirements of the 2015 International Building Code portion of the 2018 CT State Building Code. This review is typical for school construction projects.

The Request for Proposals was publically advertised and the Purchasing Department received three responses. After a review of the proposals, it is our recommendation to approve Russell and Dawson Inc. in the amount of \$32,200. This decision was made based on their qualifications and total fee. The proposal demonstrated relevant experience performing Structural Threshold Peer Reviews on similar projects.

The following is a summary of the fee proposals:

Firm	Total Fee
Russell and Dawson Inc.	\$32,200
Ahneman Kirby, LLC	\$39,600
GNCB Consulting Engineers, P.C.	\$48,750

ACTION REQUESTED:

- 1. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Russell and Dawson Inc. to provide Structural Threshold Peer Review services for the Norwalk High School project for a total not to exceed \$32,200 Acct. #09215010 5777 C0787.**
- 2. Authorize a contingency for additional services as may be required for a total not to exceed \$5,000 Acct. #09215010 5777 C0787.**



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: LAND USE & BUILDING MANAGEMENT COMMITTEE
 FROM: ALAN LO, BUILDING & FACILITIES MANAGER *ll*
 RE: CRANBURY ELEMENTARY SCHOOL – MOVING SERVICES
 DATE: MAY 24, 2023

At this time the Construction of the Cranbury Elementary School is well underway. The project is currently on schedule and on budget in time for the 2023 fall semester. Once the new school is completed, the demolition of the old Cranbury School will commence, to make way for the new parent drop off, parking lot, athletic fields and bus loop.

Following the conclusion of the 2022-2023 school year, all of the teaching materials for the school will need to be moved to the new building. A professional moving company will be required to move the items into the new building.

Upon consultation with Sharon Connors our Purchasing Agent, the Office of Building Management solicited pricing off the State Contract vendor list from William B. Meyer, Inc. to provide these services. The proposal submitted by William B. Meyer, Inc., is in accordance with State Contract pricing per State Contract #14PSX0161. The proposal only requires the City to pay for services used as part of the move, and is based on estimated quantities of moving labor and moving supplies. Should the entire amount of services included within the quote not be utilized the City will not be billed for services that are not used.

William B. Meyer, has completed many similar moves for both the City and Norwalk Public Schools with exemplary results.

ACTION REQUESTED:

- a. **Authorize the Purchasing Agent to issue a Purchase order to William B. Meyer, Inc. for moving services at Cranbury School in accordance with State Contract #14PSX0161 for an amount not to exceed \$39,967.75. Funds are available in account #09215010 5777 C0786.**
- b. **Authorize the Purchasing Agent to issue change orders on this purchase order for total not to exceed \$10,000.**



Quote # 55317

05 / 10 / 2023

Mike Faenza
City of Norwalk
50 North Linwood Avenue
Norwalk, CT 06851

Dear Mike,

Thank you for the opportunity to submit a proposal for your upcoming project. Here at Meyer, it is our mission to provide you with an unmatched experience. We are committed to bringing our knowledge and expertise to the project outlined below.

The estimated cost to complete this project is \$39,967.75.

Please sign the attached quote so we may schedule your work. The project will be subject to the attached Standard Terms.

Should you have any questions concerning this proposal please contact: (860)982-0152 Mobile

Sincerely,

Mike Humen

Director of Business Development
(860)982-0152 Mobile
mhumen@williamsbmeyer.com



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: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER 

RE: **JEFFERSON ELEMENTARY SCHOOL – ARCHITECTURAL SERVICES CONTINGENCY INCREASE**

DATE: MAY 24, 2023

At this time the Construction of the Jefferson Elementary School Project has been completed for nearly one full year. The City is working to financially close this project out and seek final closeout with the Connecticut Office of School Construction Grants and Review.

As part of the financial closeout for this project, a part of the process is closing out the contracts for all of the consultants, suppliers and construction firms that worked under this project.

Antinozzi Associates was the selected Architect for this project. Their original contract amount was \$1,565,000. As the project progressed, additional services were required for various reasons. During the excavation for the new gymnasium contaminated soil was encountered that needed to be remediated. This activity required the project Hazmat Consultant, contracted by Antinozzi Associates to monitor the removal of the soil. Hazardous materials monitoring services were not originally included within Antinozzi's contract. In order to expedite the hazardous materials coordination, the City opted to utilize the services of Antinozzi's Hazmat consultant to provide these services. Lastly, Antinozzi Associates assisted the City with the development of a School Construction Web-site to keep the community informed of the progress of all of the School Construction Project within the city.

As a result of the extra services provided by Antinozzi Associates, we have run into a cost overrun on our original authorization for Antinozzi's contract. As a result we are requesting an authorization to increase the contingency allowance for Antinozzi Associates to closeout their design services contract.

ACTION REQUESTED:

Authorize to increase the contingency for additional services for Antinozzi Associates for Jefferson School Improvement Project for an additional amount of \$18,000. Account #0919/20 5010 5777 C0619.



William Hodel
 Director of Facilities & Maintenance
hodelw@norwalkps.org
 P: 203-854-4053 / F: 203-854-4005
 125 East Avenue, PO BOX 6001
 Norwalk, CT 06852-6001

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

RE: **NPS – BROOKSIDE ELEMENTARY SCHOOL, MONTESSORI FIRST GRADE CLASSROOM UPGRADES PROJECT #4282**

DATE: MAY 22, 2023

In 2019, NPS introduced the Montessori program curriculum to Brookside Elementary School. This is a phased program over time and is expanding beyond the pre-K and Kindergarten age group beginning with the 2023-24 school year. To prepare for this, NPS is proposing to renovate classroom B-5, at Brookside Elementary School to accommodate the program expansion.

The City's Purchasing Department solicited requests for proposals to renovate classroom B-5 with the required specialty needs for the program expansion. The City's Purchasing Department received one bid to perform this work. After review of the bid response it was determined that Re-Tech LLC has been selected to perform this work. Re-Tech LLC is a local firm from Fairfield who provides first class service. They were the chosen firm at the time when the Norwalk Senior Center required renovations.

1. Review bid for the Brookside Elementary School, Montessori First Grade Classroom Upgrade project and refer the following to the Common Council for action:
 - a. **Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Re-Tech LLC for the Brookside Elementary School, Montessori First Grade Classroom Upgrade project for a total not exceed \$51,000.00. Funds are available in Acct. 09245010 5777 CO686**
 - b. **Authorize the NPS Facilities Department to issue Change Orders on this contract for a total of \$5,100.00 . Funds are available in Acct 09245010 5777 CO686.**

CITY OF NORWALK
PURCHASING DEPARTMENT

1. The following unit prices shall apply to this project:

Montessori First Grade Classroom Upgrades 2023- Room B5 At Brookside Elementary School		
Construction Start Date:	Completion Date	Working Hours- Monday - Friday
July 5, 2023	August 18, 2023	7:00 AM – 4:00 PM
F&I millwork, solid surfaces and appliances as noted on drawings. Include all demolition, blocking, wall patching, put back insulation, caulking, and painting. Included in base bid: Replace approximate 990 sq. ft. VCT flooring including the removal of old VCT, moisture testing, all floor preparation, installation of new VCT and rubber base ALLOWANCE for moisture mitigation include in bid	<i>Forty nine thousand and six hundred.</i> In Words:	<i>39,900.⁰⁰</i> <i>9,700.⁰⁰</i> In Numbers: <i>49,600.⁰⁰</i>
Allowance for moisture mitigation Total Base Bid	<i>Fifty one thousand and one hundred.</i> In Words:	\$ <u>1,500.00</u> \$ <i>51,100.⁰⁰</i>
Deduct Alternate Pricing:		
Deduct Alternate-Credit to reduce scope: Furnish and Install patching of 25sq. ft. VCT at exterior door. Include credit for moisture allowance.	<i>Nine thousand and six hundred sixty four.</i> In Words:	In Numbers: <i>9,464.⁰⁰</i>
	<i>Forty one thousand and six hundred thirty six.</i> In Words:	\$ <i>41,636.⁰⁰</i>



William Hodel
 Director of Facilities & Maintenance
hodelw@norwalkps.org
 P: 203-854-4053 / F: 203-854-4005
 125 East Avenue, PO BOX 6001
 Norwalk, CT 06852-6001

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

RE: NPS - NATHAN HALE MIDDLE SCHOOL HVAC PROJECT #4272

DATE: MAY 22, 2023

Many of the Norwalk Public Schools are not equipped with air conditioning which forces the schools to close in the late spring, summer and early fall when temperatures are too warm for the students and staff. The Norwalk Public Schools began a program to install air conditioning to all learning spaces & offices at schools that lack conditioned air. This year, NPS is proposing to install electrical distribution and air conditioning to all learning spaces & offices at Nathan Hale Middle School. The City's Purchasing Department solicited requests for proposals to perform electrical upgrades and air conditioning installations. The City's Purchasing Department received one bid to perform this work. After review of the bid response it was determined that Sal Sabia Electrical Contractors, Inc has been selected to perform this work. Sal Sabia Electrical Contractors, Inc, is a local firm from Stamford who provides first class service. They were the chosen firm at the time when the air conditioning & electrical upgrades were conducted at Roton Middle School.

1. Review bid for the Nathan Hale Middle School HVAC project and refer the following to the Common Council for action:
 - a. **Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Sal Sabia Electrical Contractors, Inc for the Nathan Hale Middle School HVAC project for a total not exceed \$992,460. Funds are available in Acct. #09205010 5777 C0652, #09215010 5777 C0652, #09225010 5777 C0652, #09235010 5777 C0652.**
 - b. **Authorize the NPS Facilities Department to issue Change Orders on this contract for a total of \$92,460. Funds are available in Acct. #09235010 5777 C0652.**

**CITY OF NORWALK
PURCHASING DEPARTMENT**

1.1 RESPONSE FORM

Vendor Name - Sal Sabia Electrical Contractors, Inc		
Address - 83 Virgil Street, Stamford CT 06902		
Phone - 203-323-3321	Fax - 203-323-1234	Email - frank@salsabiaelectric.com
Manager - Frank Sabia		Fed ID# 06-1116700

The undersigned hereby declares that he has or they have carefully examined the plans, specifications and project site and has satisfied himself as to all the quantities and conditions, and understands that in signing this proposal he waives all right to plead any misunderstanding regarding the same.

The undersigned further understands and agrees that he will furnish and provide all the necessary material, machinery, implements, tools, labor, services, and other items of whatever nature, and to do and perform all the work necessary under the aforesaid conditions, to carry out the contract and to accept in full compensation therefore the amount of the contract as agreed to by the Contractor and the City.

The undersigned further agrees, in case of variations of quantities from those shown or specified, the following unit prices will be used in adjusting the contract price. If quantities are authorized by the City, the following amount will be added to the contract as required. Unless otherwise noted, each UNIT PRICE shall include all equipment, tools, labor, permits, fees, etc., incidental to the installation and completion of the work involved.

It is further understood and agreed that all the information included in, and attached to, or required by the Request for Bid shall become public record upon delivery to the City.

CITY OF NORWALK PURCHASING DEPARTMENT

1. The following unit prices shall apply to this project:

THIS IS A PREVAILING WAGE PROJECT. PRICING WITH STRAIGHT TIME AND PREMIUM TIME WORK PER DATES IN BID FORM .

Nathan Hale Elementary School Partial Air Conditioning Upgrades		
Rate Time	Dates with partial Premium Rates	Working Hours- Monday - Friday
Construction Start (Straight Time) Dates:	July 5, 2023 - August 25, 2023	7:00 AM – 4:00 PM
Premium Time Dates:	August 28, 2023-September 22, 2023	4:00 PM – 10:00 PM
Lump Sum Cost:	In Words:	In Numbers:
	Nine Hundred Ninety-two Thousand Four Hundred Sixty	\$ <u>992,460</u>



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: **CONNECTICUT'S NEW INDOOR AIR QUALITY SCHOOL REIMBURSEMENT GRANT**

DATE: May 23, 2023

The State of Connecticut – Department of Administrative Services – Office of School Construction Grants and Review (DAS) developed a financial assistance program to assist school districts to improve indoor air quality at their schools. The first round of this program was awarded earlier this spring. This grant process had various limitations and the grant application was complicated. The City has been notified informally that DAS is scheduled to issue a second round of this program in August 2023. It is important to note that school reimbursement grants are typically limited to new school buildings, schools meeting renovate-as-new criteria, new education programs, code/safety compliance and hazardous material remediation projects. Projects such as replacement of existing heating and cooling equipment are considered repair and replacement and are not eligible for state reimbursement. With the anticipated State Legislative approval for Norwalk to be eligible to apply for this grant program based on Norwalk's new 60% reimbursement rate, the City will receive substantial financial benefits for needed improvement and replacement projects that typically would be ineligible for reimbursement.

In anticipation of the opening of the next round of grant application, we are taking an in-depth assessment of the requirements of the grant application. These requirements include the compliance with the Connecticut High Performance Building Standards (CTHPBS), development of conceptual HVAC design by a license mechanical engineer, preparation of professional cost estimates, preparation of Education Specifications and approval of local share of the project funds. In order to meet all the above requirements, the City will need to proceed with various processes in order to meet the State deadline yet to be determined. Attached is a

suggested schedule. As the detailed scope of these projects are yet to be determined and the corresponding costs are unknown, our initial “guesstimate” would be over \$10,000,000. Once we go through the conceptual design process, we will be able to determine the financial affordability of these projects and select projects with the highest needs and financial benefits.

In collaboration with Norwalk Public Schools, we have evaluated all our school buildings in the District. We have identified 6 improvement projects that are on a high repair/replacement priority but would have limited ability to be eligible for state reimbursement otherwise. These projects include the following:

BROOKSIDE ELEMENTARY SCHOOL

Year Built: 1952

Sq. ft.: 54,745

Last renovation: 1998 renovation as new-full building, minus gymnasium.

Project Goals:

Introduce cooling and ventilation to gymnasium.

Upgrade BMS controls and head end.

Replace RTU's (approx. 9)

BRIEN McMAHON/CGS HIGH SCHOOL

Note: Identified as the primary Red Cross Shelter for the City of Norwalk

Year built: 1960

Sq. ft: 132,578

Last renovation: 2003 Renovated-as-New with new science and CGS wing

Project Goals:

Entire chiller plant to include back-up redundancy.

Heating/ventilation system currently serving the gymnasium, auxiliary gymnasium, exercise room, boys locker room & girls locker room needs to be replaced to introduce a cooling feature to these areas.

All wall mounted unit ventilators serving approx. 10 first floor classrooms & 1fl Health Services suite require a redesign to mitigate IAQ concerns.

Provide forced ventilation to existing gravity ventilated utility tunnels.

MARVIN ELEMENTARY SCHOOL

Year built: 1971

Sq. ft: 53,440

Last renovation: 2002 roof and exterior alteration

Project Goals:

Replace RTU's

Upgrade BMS controls and head end

Upgrade electrical distribution panels and receptacles.

SILVERMINE ELEMENTARY SCHOOL

Year built: 1965

Sq. ft: 48,626

Last renovation: 2003 roof

Project Goals:

Replace indirect fired water heater and electric storage tank water heater.

Replace boilers and hot water pumps.

Replace air handling units and exhaust fans.

Convert pneumatic controls to DDC.

Upgrade electrical distribution panels and receptacles.

ROWAYTON ELEMENTARY SCHOOL

Year built: 1939

Sq. ft: 62031

Last renovation: 2015 - 4 classroom expansion & gymnasium expansion.
2018 – cafeteria renovation

Project Goals:

Replace unit ventilators and air handling units in 1970s wing.

Replace Main electric switchgear & power distribution panels.

Replace boilers and associated heating equipment.

Introduce cooling and ventilation to all learning spaces.

NARAMAKE ELEMENTARY SCHOOL

Year built: 1961

Sq. ft: 44,466

Last renovation: 2014 - 4 classroom expansion.

2022 – new kitchen, new cafeteria and renovation media center

Project Goals:

Introduce cooling and ventilation to learning spaces and gymnasium.

Replace perimeter radiation in gymnasium.

Replace power distribution panels.

This first task associated with this grant application process is to issue a Request for Proposals (RFP) for mechanical engineering firm(s) to provide assessment of existing HVAC equipment, conceptual design and professional cost estimates. With the help of the Purchasing Department, we issued an RFP on May 10, 2023, and proposals are expected on May 25, 2023.

In advance of the submission deadline, I would like to place the following action items on the June 7, 2023 Land Use and Building Management Committee agenda. Upon receipt of the proposals, we will evaluate them and recommend the award accordingly.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute an agreement with (name of the mechanical consulting firm) to provide conceptual HVAC design services and cost estimating services necessary in compliance with State's Indoor Air Quality Improvement Grant application requirements for to a total not to exceed (amount to be determined) Acct. #09175010 5777 C0585.

Authorize a design contingency allowance for additional services as may be required for a total not to exceed (amount to be determined) Acct. #09175010 5777 C0585.

HVAC Grant Timeline

- May 3 Complete update of DRAFT RFP for mechanical consultant(s)
- May 4 DRAFT RFP sent to Purchasing
- May 10 Advertise for RFP (no pre-proposal conference)
- May 25 RFP Submission Deadline
- June 7 Land Use and Building Management Committee approval
- June 13 Common Council approval
- June 14 Mechanical Consultants start Conceptual design process.
- July 7 Complete Conceptual Design
- July 26 Complete cost estimate
- July 28 Legal notice for BET Special Appropriation
- August 7 BET approval of Special Appropriation
- August 17 P&Z approval of Special Appropriation
- Sept. 14 Finance Comm. of Common Council/Approval of Special Appropriation
- Sept. 26 Common Council Approval of Special Appropriation
- Late Sept. Board of Ed Finance Committee approve Ed Spec & other OSCG action Requirements
- Oct. 3 Land Use Committee acting as the Norwalk School Committee
- ??? Submission date unknown

*This schedule is developed prior to OSCG having a grant submission opening date and submission deadline. If the deadline is before Oct. 31, special meetings could be required.

Prepared on: 5/24/23

VD8



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 : MAYOR HARRY RILLING
HENRY DACHOWITZ, FINANCE DIRECTOR

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE : SPECIAL APPROPRIATION REQUEST

DATE: MAY 22, 2023

This letter serves as a request for Special Capital Appropriation funds to address two existing conditions at the intersection of South Main Street, Meadow Street and Meadow Street Extension that will indirectly impact the new South Norwalk School project. The two conditions are intersection configuration/sight line traffic concerns and storm water flooding.

As you know, the City has allocated funds for the construction of the new South Norwalk School at the old Hatch & Bailey site. The City acquired this property due to its unique size (11.7 acres) and light industrial use as a lumber yard. However, being in an urban neighborhood like South Norwalk, it is inevitable that there are conditions that would directly or indirectly impact on the development of a school.

Intersection Traffic Improvements:

The project's traffic consultant, in consultation with Department of Traffic, Mobility and Parking (TM&P), is near completion with the traffic report for the new South Norwalk School. Our consultant is concluding that the size of the school, total number of parking spaces and trip generation do not require traffic improvements or a State Traffic Commission permit. However, the intersection can be improved substantially if the streets (specifically South Main Street) are realigned and the old railroad abutment is removed.

Intersection Flooding Improvements:

A small portion of the southeast corner of the school property is located in the flood zone. The South Main Street and Meadow Street intersection has a number of catch basins which drain into a storm line that discharges into the inlet/mudflat. Occasionally, this storm line would back up during heavy rainstorms compounded with periods of high tide.

The new South Norwalk School has minimal impact on these two conditions however, alleviating these conditions will contribute positively to the development and operation of the school. In support of DPW and TM&P as well as the need to maintain the schedule for the development of the new South Norwalk School, staff would like to recommend the Special Appropriation of \$1,000,000 to TM&P for traffic and roadway configuration improvements at this intersection and \$1,000,000 to DPW for drainage improvements at this intersection. In an effort to avoid the need to secure additional capital allocation, we would like to suggest to reduce the balance in the Ponus School improvement account in the amount of \$1,000,000 and reduce the balance in the Jefferson School improvement account in the amount of \$1,000,000. These projects are in closeout phase with the State.

Thank you for your consideration of this request.

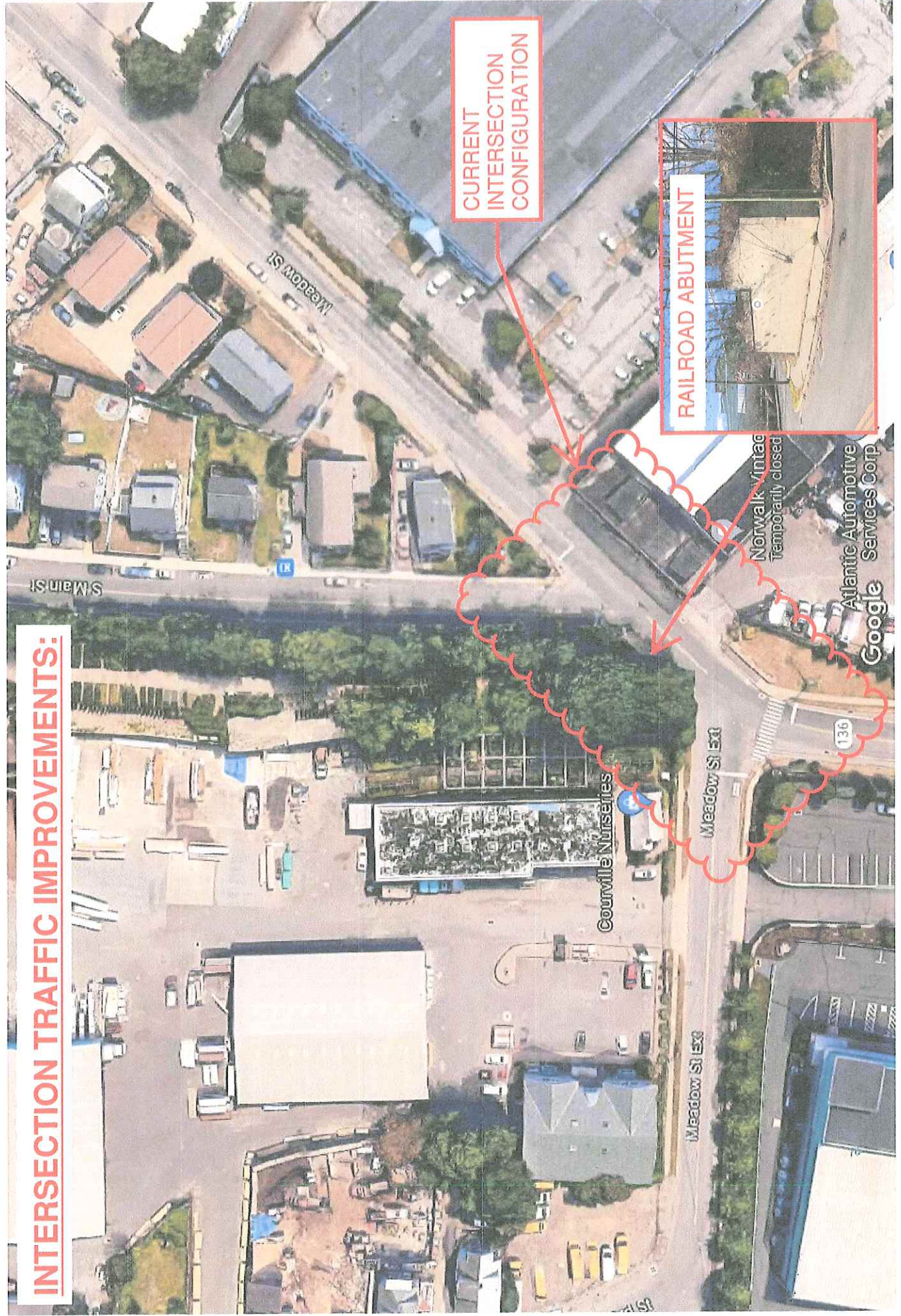
ACTION REQUESTED:

- a. **Recommend the allocation of \$1,000,000 in Special Capital Appropriation funds to Department of Transportation, Mobility and Parking for intersection design and construction to address traffic, right-of-way and street alignment issues at the intersection of South Main Street, Meadow Street and Wilson Avenue.**
- b. **Recommend the allocation of \$1,000,000 in Special Capital Appropriation funds to Department of Public Works for storm drainage design and construction to address flooding issues at the intersection of South Main Street, Meadow Street and Wilson Avenue.**
- c. **Recommend the reduction of \$1,000,000 from free balance in the Ponus Ridge School Improvement Project - capital budget account #09185010 5777 C0608.**

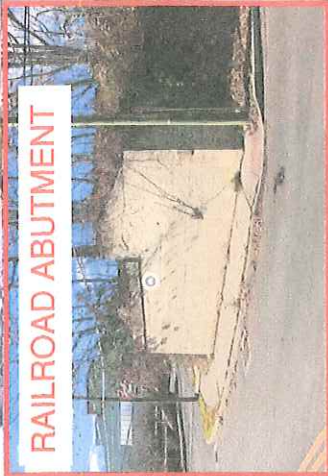
- d. **Recommend the reduction of \$1,000,000 from free balance in the Jefferson School Improvement Project – capital budget account #09205010 5777 C0619.**

Cc: Greg Burnett, President of Common Council
Tom Livingston, Chairman, Land Use and Building Management Committee
Vanessa Valadares, DPW
Jim Travers, TM&P
Lunda Asmani, NPS
Sandra Faioes, NPS

INTERSECTION TRAFFIC IMPROVEMENTS:



CURRENT
INTERSECTION
CONFIGURATION



RAILROAD ABUTMENT

Norwalk Vintage
Temporarily closed

Atlantic Automotive
Services Corp

Courville Nurseries

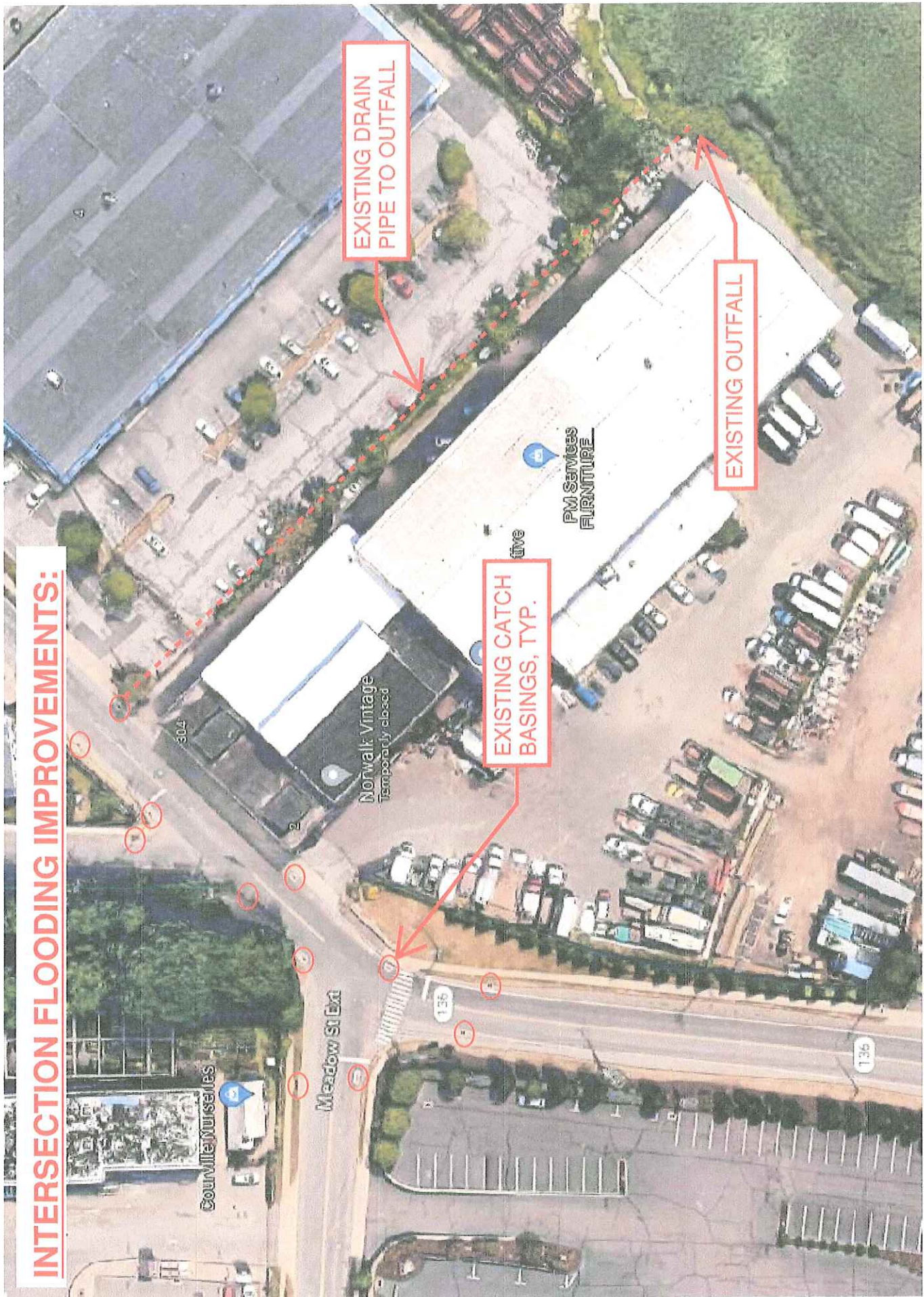
Meadow St 151

Meadow St 152

136

S Main St

INTERSECTION FLOODING IMPROVEMENTS:





TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: NEIL RENNIE, PROPERTY MANAGER

DATE: MAY 23, 2023

RE: BUILDING FIRE ALARM/SPRINKLER INSPECTION AND REPAIRS SERVICES

As part of the life and safety requirements for the operation of municipal buildings, the City retains the services of a fire services contractor to provide the required firm alarm and fire sprinkler inspection and maintenance services. The current service provider (Johnson Controls) agreement is due to expire in July 2023. These buildings include Animal Control, Police Headquarters, Fire Headquarters, Ben Franklin Center, 98 South Main Street, City Hall, Dept. of Public Works, Main Library, Nathaniel Ely Center, Roosevelt Center, Norwalk Museum and South Norwalk Branch Library.

On April 17, 2023, the City's Purchasing Department solicited bids for Life Safety services and a total of 3 bids were received.

FIRM	Fire Alarm	Sprinkler/Suppression
M.J. Daly LLC	\$24,030.00	\$16,878.20
Johnson Control	\$59,705.00	\$36,090.00
WM Fire Protection Services	\$32,846.00	\$32,570.00

After reviewing the bids, the Purchasing Department and Office of Building Management recommend the award to M.J. Daly LLC as the lowest qualified bidder.

ACTION REQUESTED:

Authorize the Purchasing Agent to issue a Purchase Order to M.J. Daly, LLC to provide Life Safety Services (Fire Alarm and Sprinkler services and inspections) for various city buildings for an initial term of 3 years in the amount of \$40,908.20 plus two - one (1) year options. Effective dates from 7/1/2023- 6/30/2026 and two - one (1) year options from 7/1/2026 - 6/30/2028.

Account #'s: 013059 5267 013055 5298
 013154 5298 014072 5298
 014073 5267 014074 5269
 014075 5296 014079 5269
 014078 5267 014086 5266
 016210 5298 016220 5298