CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
JUNE 7, 2023

ATTENDANCE: Barbara Smyth, Interim Chair; Greg Burnett; Bryan Meek; David Heuvelman; Heidi Alterman; Nichole Ayers

OTHER: Alan Lo, Land Use and Building Management; Patsy Brescia; JoAnn Acquarulo; Lisa Shanahan; Diane Lauricella; Ryan Harold; Darin Callahan; Jess Vonashek; Sherelle Harris; Bill Hodel; Alexis Cherichetti, Conservation Officer; Richard Baskin; Michael Faenza

CALL TO ORDER

Interim Chairperson Smyth called the meeting to order at 8:16 P.M. There was a quorum present.

ROLL CALL

A Roll Call of those present was performed.

PUBLIC PARTICIPATION

Ms. Lauricella came forward to discuss this item. She stressed she was a former board member for the Lockwood Matthews Mansion. She noted that there were a lot of needs and expenses for the Museum which she reviewed. She felt they needed to decide if they wanted these projects to be completed or having a functional library for everyone. She supported the latter option. She also said she was on the Board for the Land Trust for 12 years previously. She felt that they were not doing their due diligence which she explained her reasoning for. She felt the money would be better spent on a vest pocket park. She also wished to ask if Mr. Hodel was utilizing the tools for schools EPA model in order to plan and build new HVAC systems for items 6 and 7. She said he needed to do so to comply with the new state authorities.

MINUTES OF PREVIOUS MEETING(S)

MAY 3, 2023

**** MR. BURNETT MOVED TO APPROVE THE MINUTES OF MAY 3, 2023 AS SUBMITTED.**
**** MR. HEUVELMAN SECONDED THE MOTION.**
**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (SMYTH; BURNETT; MEEK; HEUVELMAN; AYERS) AND ONE (1) ABSTENTION (ALTERMAN).**

OLD BUSINESS

There was no Old Business at this time.

NEW BUSINESS

<u>REVIEW REQUEST FOR AMENDMENT TO THE LOCKWOOD MATTHEWS MANSION MUSEUM'S FINANCIAL ASSISTANCE AGREEMENT AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZED THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDEMENT TO THE FINANCIAL ASSISTANCE AGREEMENT WITH LOCKWOOD MATTHEWS 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."</u>

**** MR. HEUVELMAN MOVED TO APPROVE ITEM REVIEW REQUEST FOR AMENDMENT TO THE LOCKWOOD MATTHEWS MANSION MUSEUM'S FINANCIAL ASSISTANCE AGREEMENT AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZED THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDEMENT TO THE FINANCIAL ASSISTANCE AGREEMENT WITH LOCKWOOD MATTHEWS 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."**

Chairman Smyth said that the funds had already been approved as part of the 2023-2024 Capital Budget.

Ms. Brescia came forward to discuss this item. She is the vice chairman of the Mansion Board and Library Board. The project has been planned for 15 years. They are at the point of making the final mechanical improvements to the building. There is minimal heat in the building. There is limited electricity in the basement or on the second/third floors. She reviewed some of the history of the manor and the history of the project. They are having the ground-breaking ceremony on June 12th. She reviewed the current state of the building and said they would need to move out of the building while construction was underway, which was not a minor task. She said they had previously projected that they would need the money to complete the project.

Mr. Burnett said he thought they had already allocated the funds to the budget. He wanted to be clear that they were authorizing money that had already been allocated. Ms. Brescia confirmed this. Mr. Lo reviewed the current funding situation for the project. Further discussion followed.

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR (SMYTH; BURNETT; HEUVELMAN; AYERS) AND TWO (2) ABSTENTIONS (MEEK; ALTERMAN).**

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 IT'S 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.

**** MR. HEUVELMAN MOVED TO APPROVE ITEM 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 IT'S 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.**

Ms. Vonashek and Mr. Callahan came forward to discuss this item. She reviewed the history and details of the property for those present. The purchase will be paid through ARPA funds. She reviewed the plans for the property, especially its involvement with the Library Board, for those present.

Chairman Smyth asked if this would make parking available immediately upon purchase. Ms. Vonashek said it was a short-term solution and they were looking to renovate the library as a long-term solution.

Mr. Burnett asked if the activity at 3 Belden would continue for a period of time. Ms. Vonashek elaborated more on their plans and schedule for the site if purchased.

**** THE MOTION PASSED UNANIMOUSLY.**

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"

**** MR. HEUVELMAN MOVED TO APPROVE 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"**

Ms. Harris came forward to discuss this item. She provided an overview of the Literacy Volunteer Program for those present. They desire to bring back some of the tutors and students and not have classes online. Further discussion followed regarding the budget for the project.

Chairman Smyth asked if it was possible to utilize just two rooms. Ms. Harris said that she believed so.

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR (SMYTH; ALTERMAN; HEUVELMAN; AYERS) ONE (1) OPPOSED (MEEK) AND ONE (1) ABSTENTION (BURNETT).**

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 ENHACEMENTS AT WEST ROCKS, NATHAN HALE, PONUS, ROTON & TRACEY SCHOOLS FOR A TOTAL NOT TO EXCEED $100,540.70. ACCT. #0921 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 577 C0537"

Mr. Harold came forward to discuss this item.

Mr. Burnett asked what would be done with the cameras currently at the school. Mr. Hodel said that this was in addition to what was already present. The old cameras will not be removed. Mr. Harold provided further information on the cameras being discussed. Mr. Meek said that he felt this should come out of the MPS operating budget. Discussion followed regarding which schools would be affected.

**** MR. HEUVELMAN MOVED TO APPROVE 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 ENHACEMENTS AT WEST ROCKS, NATHAN HALE, PONUS, ROTON & TRACEY SCHOOLS FOR A TOTAL NOT TO EXCEED $100,540.70. ACCT. #0921 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 577 C0537"**
**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (SMYTH; BURNETT; ALTERMAN; HEUVELMAN; AYERS) AND ONE (1) AGAINST (MEEK).**

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 THE 12, 14, AND 16 STEPHEN MATHER ROAD IN THE AMOUNT OF $200,000. ACCT. #0911/12/15/17/18-6030-5775-C0372"

**** MR. HEUVELMAN MOVED TO APPROVE 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 THE 12, 14, AND 16 STEPHEN MATHER ROAD IN THE AMOUNT OF $200,000. ACCT. #0911/12/15/17/18-6030-5775-C0372"

Ms. Cherichetti came forward to discuss this item. She provided an overview of the item for those present. It has been determined that this item is in line with the objective and goals of the fund. Mr. Meek felt that the price was less than half market-rate and was concerned about there being a catch. Ms. Cherichetti clarified that the City itself was not purchasing the land but it was being purchased by the Land Trust. Mr. Baskin, the treasurer for the Land Trust, confirmed this. He reviewed further details about the property and explained why the cost was so low. Further discussion followed. The Land Trust will own and maintain the property.

**** THE MOTION PASSED UNANIMOUSLY.**

<u>SCHOOL CONSTRUCTION PROJECTS</u>

<u>MONTHLY UPDATE OF SCHOOL CONSTRUCTION PROJECTS</u>

There were no updates given at this time.

**<u>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 RUSSEL 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."</u>**

Mr. Lo came forward to discuss this item. He provided an overview of the project for those present. The firm that they are recommending is the lowest one.

**** MR. HEUVELMAN MOVED TO APPROVE 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 RUSSEL 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."**
**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (SMYTH; BURNETT; ALTERMAN; HEUVELMAN; AYERS) AND ONE (1) AGAINST (MEEK).**

**<u>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.</u>**

<u>B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON THIS PURCHASE ORDER FOR TOTAL NOT TO EXCEED $10,000."</u>

**** MR. HEUVELMAN MOVED TO APPROVE 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."**

Mr. Faenza came forward to discuss this item. He said that they have utilized this service for all the school projects. All of the teachers' belongings from the old building will need to be relocated to the new building. Further discussion followed. The account number for item B will be the same as item A.

**** THE MOTION PASSED UNANIMOUSLY.**

<u>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."</u>

**** MR. BURNETT MOVED TO APPROVE 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."**

Mr. Faenza came forward to discuss this item. This is due to contaminated soil and hazardous materials that were discovered as well as the creation of a school construction website. He reviewed what the website would offer. Mr. Meek asked why this had not been presented earlier. Mr. Faenza said the website was recent and reviewed the costs for the hazmat services.

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (SMYTH; BURNETT; ALTERMAN; HEUVELMAN; AYERS) AND ONE (1) AGAINST (MEEK).**

**<u>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."</u>**

**** MR. HEUVELMAN MOVED TO APPROVE 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."**

Mr. Hodel came forward to discuss this item. He reviewed the history of the program for those present. Mr. Meek expressed concern over programming cuts. He wanted to know that it wasn't at risk of termination and, if it was, if the money would no longer be spent. Mr. Hodel said that there was no talk of the program being terminated. Chairman Smyth asked if the amount would fully cover the project. Mr. Hodel said that it would fully cover the construction. Anything curriculum-based was not his department.

**** THE MOTION PASSED UNANIMOUSLY.**

<u>REVIEW BIDS FOR THE NATHAN HALE MIDDLE SCHOOL HVAC PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:</u>
<u>"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 NEED $992,460. FUNDS ARE AVALIBLE IN ACCT. #0920/21/22/235010 5777 C0652.</u>
<u>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."</u>

**** MR. BURNETT MOVED TO APPROVE 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 NEED $992,460. FUNDS ARE AVALIBLE 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."**

Mr. Hodel came forward to discuss this item. They are planning to install air conditioning units. He provided further information regarding this project and what it required to install the air conditioners. He spoke positively of the contractors and their history of working with them. Mr. Meek asked how much more would need to be spent on the school. Mr. Lo said that there were considerations to do a complete replacement for the school as part of a long term plan; but there are short terms issues that needed to be addressed on the interim. Discussion followed.

**** THE MOTION PASSED UNANIMOUSLY.**

<u>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</u>

<u>(UPON RECEIPT AND REVIEW OF THE PROPOSALS, RECOMMENDATIONS WILL BE AVAILABLE AT THE COMMITTEE MEETING):</u>
<u>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.</u>
<u>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."</u>

**** MR. HEUVELMAN MOVED TO APPROVE 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."**

Chairman Smyth provided the proper amounts and name of the mechanical consulting firm.

Mr. Lo explained why there was information missing in the item. He reviewed the history of the project for those present. He noted that they would be getting a 60% reimbursement. He provided further details regarding the funding for the project. Mr. Hodel said that there were two additional schools, Naramake and Rowayton, involved in the project. He also reviewed the results of a mechanical review recommending these items. Chairman Smyth said she did not want to risk losing out on the reimbursement and suggested they move forwards with the item.

**** MR. BURNETT MOVED TO AMEND THE MOTION TO BE 'APPROVE 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 CONSULTING ENGINEERING SERVICES CES. 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 $72,000.00. ACCT. #09175010 5777 C0585. B. AUTHORIZE A DESIGN CONTINGENCY ALLOWANCE FOR ADDITIONAL SERVICES AS MAY BE REQUIRED FOR A TOTAL NOT TO EXCEED $10,000.00. ACCT. #09175010 5777 C0585."'**
**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. HEUVELMAN MOVED TO APPROVE THE ITEM AS AMENDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

INFORMATION PURPOSES: REVIEW REQUEST TO ALLOCATE SPECIAL APPROPRIATION FUNDS TO TRAFFIC, MOBILITY & PARKING FOR TRAFFIC/INTERSECTION IMPROVEMENTS AND TO DPW FOR DRAINAGE IMPROVEMENTS AT THE INTERSECTION OF SOUTH MAIN ST./MEADOW ST./WILSON AVE. AS RELATES TO THE SOUTH NORWALK SCHOOL PROJECT.

Mr. Lo came forward to discuss this item. He provided an update and overview of the traffic situation for those present. He has identified some funds to utilize for the project and has started the Special Capital Appropriation process. Mr. Meek asked when a certain business would move away only to be told they had been closed for three months. Further discussion followed regarding the signs still present at the site. Mr. Lo said he will look into the presence of the business sign. He noted that they were putting in effort to expedite the school construction. Further discission followed.

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 DATS 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.

**** MR. HEUVELMAN MOVED TO APPROVE ITEM 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 DATS 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.**

Mr. Lo came forward to discuss this item. He said that it was something done every year and was required by building code. He explained that each account was one building.

**** THE MOTION PASSED UNANIMOUSLY.**

MISCELLANOUS/DISCUSSION ITEMS

There were no items to discuss at this time.

ADJOURNMENT

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

The meeting adjourned at 10:00 P.M.

Respectfully Submitted
Ian A. Soltes
Telesco Secretarial Services

CITY OF NORWALK
JOINT MEETING OF THE LAND USE AND BUILDING MANAGEMENT COMMITTEE AND THE RECREATION, PARKS, AND CULTURE AFFAIRS COMMITTEE
SPECIAL MEETING
JUNE 7, 2023

ATTENDANCE: Barbara Smyth, Interim Chairperson Land Use and Building Management; Darlene Young, Chairman Recreation and Parks; Greg Burnett; David Heuvelman; Heidi Alterman; Nicol Ayers; Josh Goldstein; Jenn McMurrer; Lisa Shanahan; Bryan Meek

OTHER: Michael Faenza; Alan Lo; Patsy Brescia; Robert Stowers; JoAnn Acquarulo; Bill Hodel; Tom Livingston; Diane Lauricella; Darin Callahan

CALL TO ORDER

Interim Chairperson Smyth called the meeting to order at 7:03 P.M.

ROLL CALL

A Roll Call of those present was performed.

PUBLIC PARTICIPATION

Ms. Lauricella came forward to speak. She said she was happy that they were performing changes on the building. She wanted there to be an upfront promise to the people of South Norwalk that the building will be run by solar power and possibly geothermal power. She explained her reasoning for this. She also said that the Ryan Park EnvironmentalCleanup Project had not been completed as well as she thought it should have been.

No one else wished to speak at this time.

PRESENTATION ON THE PROPOSED REDEVELOPMENT OF 98 SOUTH MAIN STREET FOR A NEW NORWALK COMMUNITY RECREATION CENTER

Mr. Lo came forward to discuss this item. He provided an overview of the history of the property for those present. There is, currently, only one tenant in the building, which he provided more information on. Further review of the property followed.

Mr. Stowers came forward to discuss this item. He provided slides for those present. He has worked to develop a program for the site that made sense. He provided more information regarding the proposed program for those present including an activity schedule and classes. Further review of the program followed. The operating costs and revenue projections were provided and reviewed. The proposed floor plan was provided and reviewed. Mr. Lo said that the gym was a totally new area and would be essential to the site functioning for recreation. The gym will be on the Ryan Park area of the property. Mr. Lo provided further review of the proposed plans and blueprints.

Ms. McMurrer asked how the YMCA would be involved in the project. Mr. Stowers said that they were involved and investing money. He felt that they could get together with them to come up with a portion of services to the public that could be provided. Ms. McMurrer said she had seen the YMCA pull away in the past and they needed their involvement with this project. She asked for more information regarding parking which was provided to her. She expressed that she was not comfortable with the YMCA due to their track record with the project. She asked if there was a contingency in place in the event they would not partner with the City. Mr. Stowers said that they would still be able to carry out the project and provided more information regarding what would happen should they not get a partner for the project. Further discussion regarding the project, including its cost and funding, followed.

Mr. Stowers said that having a strong advisory council would be key in running the community center. Chairman Young asked if they would be incorporating solar panels into the project. Mr. Lo said Building Management will be evaluating the structural and financial aspects of rooftop solar system as required for all major municipal construction projects. If it was deemed possible there would be no reason why they wouldn't want to install the solar panels. Further discussion followed.

ADJOURNMENT

**** MS. YOUNG MOVED TO ADJOURN.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:16 P.M.

Respectfully Submitted
Ian A. Soltes
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