



**LAND USE AND BUILDING MANAGEMENT COMMITTEE
MEETING AGENDA
WEDNESDAY, MAY 1, 2024 @ 7:00 PM**

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



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also 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 by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



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 included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Alan Lo, Buildings and Facilities Manager at alo@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

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

Approve minutes of April 3, 2024

IV. OLD BUSINESS

- A. Review schools' hazardous materials remediation strategy/plan

V. NEW BUSINESS

- A. Review unit price bids for South Norwalk School materials testing and field inspection services and refer the following to the Common Council for action:
“Authorize the Purchasing Agent to issue a Purchase Order to Connecticut Materials Testing Laboratory, Inc. for materials testing and field inspection services for the South Norwalk Elementary School for a total not to exceed \$104,665.00 plus a contingency allowance of \$30,000.00 to cover actual testing and inspection services performed. Funds are available in account Acct. #09225010 5777 C0808.”
- B. Review unit price bids for Norwalk High School materials testing and field inspection services and refer the following to the Common Council for action:
“Authorize the Purchasing Agent to issue a Purchase Order to Connecticut Materials Testing Laboratory, Inc. for materials testing and field inspection services for the Norwalk High School for a total not to exceed \$510,479.80 plus a contingency allowance of \$50,000. Funds are available in account Acct. #09215010 5777 C0787.”
- C. Review request to secure HUD funding for the Norwalk Community Recreation Center at 98 South Main Street and refer the following to the Common Council for action:
“Authorize the Mayor, Harry W. Rilling, to execute any and all documents for the application, acceptance and implementation of a grant from HUD – Community Project Funding for the proposed Norwalk Community Recreation Center at 98 South Main Street in the amount of \$2,000,000.”
- D. Building Management
1. Review bids for the Norwalk Concert Hall Terrace/Stair/Ramp Improvement Project and refer the following to the Common Council for action:
“a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Titan Enterprises, Inc. for the Norwalk Concert Hall Terrace. Stairs and ADA Ramp Improvement Project for a total not to exceed

VIA TELECONFERENCE

\$308,500.00. Funds are available from account #0923/247100 5777 C0439, #0920/211000 5777 C0536, #0923/247100 5777 C0476

b. Authorize the Office of Building Management to issue change orders on the Contract for a total not to exceed \$30,850.00. Acct. #0923/247100 5777 C0476”

2. Review bids for emergency generator maintenance services for various buildings and refer recommendation to the Common Council for action:
“Authorize the Purchasing Agent to issue a Purchase Order to Northeast Generator Company for emergency generator preventive maintenance services for 3 years at City Hall, Health Department, Fire Headquarters, Police Headquarters, Belden Main Library and Public Works Center/Garage for a total not to exceed \$21,324. Funding is available in various building operating accounts.”

VI. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo
Date: April 25, 2024

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
APRIL 3, 2024**

ATTENDANCE: Barbara Smyth, Chairman; Greg Burnett; Heather Dunn; Jim Frayer; Dajuan Wiggins; Nicol Ayers

OTHER: Michael Faenza; Bill Hodel; Alan Lo; Robert Stowers; JoAnn Acuarulo; Diane Lauricella; Amanda Cleveland; Ken Eldridge

CALL TO ORDER

Chairman Smyth called the meeting to order at 7:10 P.M. A quorum was present.

ROLL CALL

A roll call of those present was performed.

PUBLIC PARTICIPATION

Ms. Lauricella came forward to speak. She asked how many bids had been made for the Fox Run remediation and reviewed as she felt the amount had been excessive. She was happy asbestos was being removed, but felt the amount being spent to do so was large. She also expressed dissatisfaction with the current policies regarding the removal of underground tanks. She suggested looking into renewable energy for the boilers. She also suggested using alternative energy for the community center.

MINUTES OF PREVIOUS MEETING

APPROVE MINUTES OF MARCH 6, 2024

**** MS. DUNN MOVED TO APPROVE THE MINUTES OF MARCH 6, 2024 AS SUBMITTED.
** MR. BURNETT SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS (NONE)

There was no Old Business at this time.

NEW BUSINESS

ITEM A.

**REVIEW REQUEST TO INCREASE PURCHASE ORDER FOR MATERIAL TESTING AND
FIELD INSPECTION SERVICES FOR CRANBURY SCHOOL IMPROVEMENT PROJECT
AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:
“AUTHORIZE THE PURCHASING AGENT TO INCREASE THE PURCHASE ORDER FOR
SPECIAL TESTING LABORATORIES, INC. FOR MATERIALS TESTING AND FIELD
INSPECTION SERVICES FOR THE NEW CRANBURY ELEMENTARY SCHOOL PROJECT**

**FOR A TOTAL NOT TO EXCEED \$45,000. FUNDS ARE AVAILABLE IN ACCOUNT #0921 5010
5777 C0786."**

**** MR. FRAYER MOVED TO APPROVE ITEM A AS SUBMITTED.**

Chairman Smyth said it was required by the State to have a statement of special inspections to ensure that the materials for the project and building codes. Mr. Faenza came forward to discuss this item. He noted that the project was winding down. He provided more information regarding the contract for those present. Mr. Frayer asked how much over the request would be. Mr. Faenza reviewed the current fiscal situation of the project for him. He noted that it was difficult to pinpoint how many inspections would be needed for the bid as well. Further discussion regarding the project and inspections followed. Mr. Faenza said that the testing would take place continuously throughout the project. He confirmed that they were being billed correctly. He did note that it was difficult to determine the outcome of these types of proposals. Further discussion followed.

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR (SMYTH; BURNETT; FRAYER; AYERS), ONE (1) OPPOSED (DUNN), AND ONE (1) ABSTENTION (WIGGINS).**

ITEM B.

**REVIEW REQUEST TO APPLY FOR STATE REIMBURSEMENT FOR FOX RUN SCHOOL
FLOOR TILE REMEDIATION PROJECT AND REFER THE FOLLOWING TO THE
COMMON COUNCIL FOR APPROVAL:**

**A. RESOLVED, THAT THE NORWALK LAND USE & BUILDING MANAGEMENT
COMMITTEE OF THE NORWALK COMMON COUNCIL IS HEREBY ESTABLISHED AS
THE SCHOOL BUILDING COMMITTEE WITH REGARD TO THE FOX RUN ELEMENTARY
SCHOOL, FLOORING REMOVAL AND REPLACEMENT PROJECT.**

**B. RESOLVED, THAT THE NORWALK COMMON COUNCIL HEREBY AUTHORIZES AT
LEAST THE PREPARATION OF SCHEMATIC DRAWINGS, COST ESTIMATE AND
OUTLINE SPECIFICATIONS FOR THE FOX RUN ELEMENTARY SCHOOL, FLOORING
REMOVAL AND REPLACEMENT PROJECT.**

**C. RESOLVED, THAT THE CITY OF NORWALK COMMON COUNCIL AUTHORIZES THE
CITY OF NORWALK BOARD OF EDUCATION TO APPLY TO THE COMMISSIONER OF
ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A GRANT FOR THE FOX
RUN ELEMENTARY SCHOOL, FLOORING REMOVAL AND REPLACEMENT PROJECT."**

**** MR. BURNETT MOVED TO ITEM B AS SUBMITTED.**

Mr. Hodel came forward to discuss this item. He said that they were about to start the project and were looking for either a re-imbursement or a grant. He said that the city is currently getting a 60% re-imbursement. They will need to file an application though. Mr. Hodel reviewed the details for those present. Further discussion followed regarding the need for the project including asbestos removal. Mr. Burnett said he felt they were missing out on an opportunity due to a lack of a more defined plan. He wished that the project could get more completed in two summers. Further discussion regarding this followed. Mr. Burnett expressed a desire to see the full plan regarding the renovation. He noted that Fox Run was not scheduled for a full renovation in the near future. Mr. Lo provided a timeline of when it

would be renovated for him. Further discussion followed regarding potential renovations and removals. Mr. Burnett said he wanted to see a full, comprehensive, plan for the school and to get it done as opposed to seeing it spaced out over multiple summers.

Mr. Hodel proceeded to go into how the work would be done. Ms. Dunn asked to clarify that, if not approved, who would be responsible for paying and for further information regarding the timeline. Mr. Hodel said they would likely have an answer by the end of May and the state would likely approve of the project. The possibility of having a separate meeting regarding developing a more comprehensive plan for the school was raised. Mr. Burnett suggested that it remain as an open item on the agenda until the plan was presented.

**** THE MOTION PASSED UNANIMOUSLY.**

ITEM C.

REVIEW REQUEST TO APPLY FOR STATE REIMBURSEMENT FOR BROOKSIDE SCHOOL UNDERGROUND TANK REMOVAL PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

“A. RESOLVED, THAT THE NORWALK LAND USE & BUILDING MANAGEMENT COMMITTEE OF THE NORWALK COMMON COUNCIL IS HEREBY ESTABLISHED AS THE SCHOOL BUILDING COMMITTEE WITH REGARD TO THE BROOKSIDE ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL PROJECT.

B. RESOLVED, THAT THE NORWALK COMMON COUNCIL HEREBY AUTHORIZES AT LEAST THE PREPARATION OF SCHEMATIC DRAWINGS, COST ESTIMATE AND OUTLINE SPECIFICATIONS FOR THE BROOKSIDE ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL PROJECT.

C. RESOLVED, THAT THE CITY OF NORWALK COMMON COUNCIL AUTHORIZES THE CITY OF NORWALK BOARD OF EDUCATION TO APPLY TO THE COMMISSIONER OF ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A GRANT FOR THE BROOKSIDE ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL PROJECT.”

**** MS. DUNN MOVED TO APPROVE ITEM C AS SUBMITTED.**

Mr. Hodel came forward to discuss this item. He reviewed the ongoing plans for asbestos removal for those present. He also reviewed the issues with the underground storage tank. Mr. Burnett asked if there had been any soil testing done to see if there was contamination. Mr. Hodel said that it had been done and reviewed the results including sites that had been contaminated. He noted the soil had been contaminated for years and it wasn't the removal of the tank that was the issue.

**** THE MOTION PASSED UNANIMOUSLY.**

ITEM D.

REVIEW REQUEST TO APPLY FOR STATE REIMBURSEMENT FOR TRACEY SCHOOL UNDERGROUND FUEL TANK REMOVAL PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

“A. RESOLVED, THAT THE NORWALK LAND USE & BUILDING MANAGEMENT COMMITTEE OF THE NORWALK COMMON COUNCIL IS HEREBY ESTABLISHED AS THE SCHOOL BUILDING COMMITTEE WITH REGARD TO THE TRACEY ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL AND BOILER IGNITER REPLACEMENT PROJECT.

B. RESOLVED, THAT THE NORWALK COMMON COUNCIL HEREBY AUTHORIZES AT LEAST THE PREPARATION OF SCHEMATIC DRAWINGS, COST ESTIMATE AND OUTLINE SPECIFICATIONS FOR THE TRACEY ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL AND BOILER IGNITER REPLACEMENT PROJECT.

C. RESOLVED, THAT THE CITY OF NORWALK COMMON COUNCIL AUTHORIZES THE CITY OF NORWALK BOARD OF EDUCATION TO APPLY TO THE COMMISSIONER OF ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A GRANT FOR THE TRACEY ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL AND BOILER IGNITER REPLACEMENT PROJECT.”

**** MR. BURNETT MOVED TO APPROVE ITEM D. AS SUBMITTED.**

Mr. Hodel came forward to discuss this item. He reviewed the details of this tank for those present.

**** THE MOTION PASSED UNANIMOUSLY.**

ITEM E.

REVIEW DESIGN FOR THE PROPOSED NORWALK COMMUNITY RECREATION CENTER, AND ALTERNATIVE ENERGY/ENERGY CONSERVATION EVALUATION AND RECOMMENDATIONS. DESIGN AND PRESENTATION TO BE AVAILABLE AT THE MEETING.

Mr. Lo came forward to discuss this item. He provided an overview of the proposal for those present. Ms. Cleveland provided the floor plan for those present. Review of the floor plan followed. Mr. Burnett asked if they could include an indoor track. Discussion followed regarding how feasible such a thing would be. Questions were raised about the exterior and possible ways to provide water to the outside. Ms. Dunn suggested that the space could also be used for emergencies like hurricanes. Further discussion followed regarding this possibility. Chairman Smyth asked about applying for grants for the generators. The floorplan for the second floor was reviewed. Further discussion followed regarding plans.

Ms. Ayres left at 8:45 P.M.

Concepts of potential color and designs were provided. She reviewed their plans to replace the windows with more energy-efficient windows. Further discussion followed regarding the proposed plans for the building. Mr. Eldridge came forward to discuss environmental conservation measures and alternative green energy options. He reviewed details of the plumbing and how they were replacing the existing

fixtures. He also reviewed other replacements that would need to be made. There was also discussion regarding installing solar panels and it was confirmed that the roof could support them. He also was discussing the heating/cooling systems within the building and their various strengths and limitations. Further discussion followed.

Mr. Burnett asked questions regarding the presence of the YMCA at the center which was answered to his satisfaction.

ITEM F.

UPDATE ON THE NORWALK HIGH SCHOOL AND SOUTH NORWALK HIGH SCHOOL CONSTRUCTION PROJECTS.

Mr. Lo came forward to discuss this item. He said that the ground-breaking would be on Monday.

ITEM G.

REVIEW REQUEST TO INCREASE ALLOWANCE FOR ADDITIONAL ARCHITECTURAL DESIGN SERVICES WITH TECTON FOR SOUTH NORWALK SCHOOL AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR APPROVAL:

“AUTHORIZE TO INCREASE THE CONTINGENCY ALLOWANCE FOR ARCHITECTURAL SERVICES WITH TECTON ARCHITECTS FOR THE SOUTH NORWALK ELEMENTARY SCHOOL PROJECT FOR AN ADDITIONAL AMOUNT NOT TO EXCEED \$50,000. FUNDS ARE AVAILABLE IN ACCOUNT ACCT. #09225010 5777 C0808.”

**** MR. BURNETT MOVED TO APPROVE ITEM G AS SUBMITTED.**

Mr. Lo came forward to discuss this item. He reviewed the history of the acquisition of the property for those present. They have recently received a proposal for \$80,000 for the project from the architect which he reviewed the financial details of for those present. Mr. Frayer asked for more details regarding the finances which Mr. Lo provided to his satisfaction. Further discussion followed regarding the financial situation of the project.

**** THE MOTION PASSED UNANIMOUSLY.**

ITEM H.

REVIEW REQUEST FOR THE LEASING OF 20 PARKING SPACES FROM BETH ISRAEL FOR NORWALK HIGH SCHOOL PROJECT FOR STAFF PARKING AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: “AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A LEASE AGREEMENT WITH HEBREW BETH ISRAEL SOCIETY, INC. DBA BETH ISRAEL CHABAD OF WESTPORT/NORWALK ON KING STREET FOR THE CITY’S USE OF 20 PARKING SPACES RELATING TO NORWALK HIGH SCHOOL PROJECT. LEASE PAYMENT SHALL BE \$40 PER SPACE PER MONTH. START DATE TO BE ESTABLISHED AT THE TIME OF AGREEMENT EXECUTION TO JUNE 30, 2028. REMAINING TERMS OF THE AGREEMENT SHALL BE PER ALAN LO’S MEMO DATED MARCH 27, 2024. ACCT. #0918/195010 5777 C0610”

**** MR. FRAYER MOVED ITEM H. AS SUBMITTED.**

Mr. Lo came forward to discuss this item. He reviewed the details of the parking procedures for those present including the timeline of recent events related to it. He said he desired to establish a relationship with the nearby property owner regarding the spaces and dealing with potential overflow. He said that, when demolition commenced, they would need additional parking spaces. Further discussion followed. Mr. Burnett asked if the money was part of the reimbursement. Mr. Lo confirmed that it was not. Discussion followed regarding the cost and where the money was coming from.

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR (SMYTH; BURNETT; FRAYER; WIGGINS) AND ONE (1) ABSTENTION (DUNN).**

MISCELLANEOUS/DISCUSSION ITEMS

Mr. Burnett wished to speak about the ADA access to school parking lots and voting. He noted that an issue at West Rocks had been resolved regarding this. He provided more information regarding how this had been resolved. He said other schools still had issues with ADA access. He suggested that they do an overall review of all the schools that handle voting to address the issue. Any schools that had issues would need to have a plan put in place to handle the issue. He wished to add this as 'Old Business.' Further discussion followed.

ADJOURNMENT

**** MR. FRAYER MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:07 P.M.

Respectfully Submitted

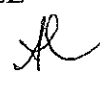
Ian A. Soltes

Telesco Secretarial Services

VA.



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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 
RE: **SOUTH NORWALK ELEMENTARY SCHOOL – MATERIALS TESTING
& SPECIAL INSPECTION SERVICES**
DATE: APRIL 24, 2024

The City of Norwalk Common Council recently approved the Guaranteed Maximum Price for the South Norwalk Elementary School in February 2024. The project has begun with Construction Manager mobilizing and site development well underway. In the coming weeks the building pad preparation and excavation will be completed, followed by the placement of concrete for the foundations.

A requirement of the State of Connecticut building code is to have a Statement of Special Inspections which is completed by the structural engineering firm of record for the project. The Statement of Special Inspections identifies various inspections required of an independent materials testing laboratory as well as various inspections/reviews of the project and test results by a licensed professional engineer.

As a result of this requirement, the City advertised for bids for testing materials laboratories in accordance with the statement of Special Inspections. The City received four (4) complaint and one (1) non-compliant responses from materials testing laboratories. Since the quantity of tests required are yet to be determined, the City issued a Request for Proposals based on unit pricing per test. Upon receipt of proposals from the various testing labs the City applied projected quantities of tests per discipline to determine the “apparent low bidder”. The apparent low bidder is Connecticut Materials Testing Laboratory, Inc. The testing company will be compensated based on actual numbers of tests and inspections performed.

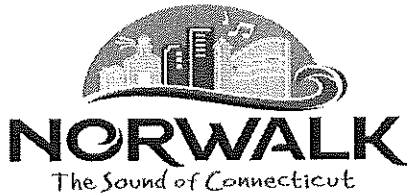
ACTION REQUESTED:

Authorize the Purchasing Agent to issue a Purchase Order to Connecticut Materials Testing Laboratory, Inc. for materials testing and field inspection services for the South Norwalk Elementary School for a total not to exceed \$104,665.00 plus a contingency allowance of \$30,000.00 to cover actual testing and inspection services performed. Funds are available in account Acct. #09225010 5777 C0808.

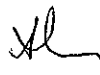
4362 Materials Testing and Inspection Services for South Norwalk Elementary School (State Project: 103-0264 N)																		
	Independent Materials Testing Laboratories, Inc		IMTL Extension	Connecticut Materials Testing Laboratory, Inc		CMTL Extension	Special Testing Laboratories, Inc.		STL Extension	Tri State Materials Testing Lab, LLC		Tri State Extension	Coastal Materials Testing Lab, LLC *		Test-Con Incorporated*		Evaluation Criteria for Extension Costs	
Unit Prices																		
1. Escalation																		
Unit rates shall be effective through the year 2025. No escalation costs will be considered for this project. Reference project schedule for scope and overall duration.																		
2. Soils and Foundations	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 54 days	
Shallow Foundation & Controlled Fill Inspections																		
2a. Soil/Fill Placement, Removal of Unsuitable Material, Preparation of Subgrade, Lift Thickness, Comp	\$65.00		\$17,160.00	\$45.00		\$11,880.00	\$44.00		\$11,616.00	\$52.00		\$13,728.00	\$		\$		3 x 8 hr inspections per week (11 weeks)	
2b. Modified Proctor (each)		\$130.00	\$4,290.00		\$75.00	\$2,475.00		\$85.00	\$2,805.00		\$70.00	\$2,310.00		\$		\$	3 each per week (11 weeks)	
2c. Sieve Analysis Test (each)		\$130.00	\$4,290.00		\$100.00	\$3,300.00		\$160.00	\$5,280.00		\$65.00	\$2,145.00		\$		\$	3 each per week (11 weeks)	
Deep Foundations																		
2d. Pile drilling, Placement, Grouting and Load Test Inspection	\$75.00		\$3,000.00	\$45.00		\$1,800.00	\$69.00		\$2,760.00	\$72.00		\$2,880.00	\$		\$		5 x 8 hr inspections	
2e. Underpinning and Flowable Fill Placement Inspection	\$65.00		\$2,600.00	\$45.00		\$1,800.00	\$44.00		\$1,760.00	\$48.00		\$1,920.00	\$		\$		5 x 8 hr inspections	
2f. Grout Sampling & Compressive Strength Testing (per 2"x2" cube)		\$16.00	\$960.00		\$12.00	\$720.00		\$14.00	\$840.00		\$15.00	\$900.00		\$		\$	12 tests per visit (5 days)	
2g. Flowable Fill/Concrete - Sampling & Compressive Strength Testing (per cylinder)		\$16.00	\$960.00		\$13.00	\$780.00		\$17.00	\$1,020.00		\$17.00	\$1,020.00		\$		\$	12 tests per visit (5 days)	
3. Cast-in-Place Concrete Inspections	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 30 days	
described in in the Cast-in-Place Concrete section of the Statement of Special Inspections form, unless otherwise listed below.																		
3a. Cast-in-Place Concrete Inspection (rate is for all items described above)	\$55.00		\$3,960.00	\$50.00		\$3,600.00	\$44.00		\$3,168.00	\$51.00		\$3,672.00	\$		\$		3 x 4 hr inspections per week (6 weeks)	
3b. Rebar/Anchor Rod Inspection (not inspected on same day as pour)	\$55.00		\$3,960.00	\$65.00		\$4,680.00	\$44.00		\$3,168.00	\$55.00		\$3,960.00	\$		\$		3 x 4 hr inspections per week (6 weeks)	
3c. Combined Concrete & Rebar/Anchor Rod Inspection (inspections 3a. and 3b. performed on the sam	\$65.00		\$4,680.00	\$55.00		\$3,960.00	\$60.00		\$4,320.00	\$65.00		\$4,680.00	\$		\$		3 x 4 hr inspections per week (6 weeks)	
3d. Concrete Cylinder Sampling & Compressive Strength Testing (per cylinder)		\$16.00	\$3,456.00		\$13.00	\$2,808.00		\$17.00	\$3,672.00		\$17.00	\$3,672.00		\$		\$	12 tests per visit (3 days x 6 weeks)	
3e. Non-shrink Grout Sampling & Compressive Strength Testing (per 2"x2" cube)		\$16.00	\$3,456.00		\$12.00	\$2,592.00		\$14.00	\$3,024.00		\$15.00	\$3,240.00		\$		\$	12 tests per visit (3 days x 6 weeks)	
4. Masonry Inspections	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 50 days	
The hourly rate for Item 4a. below includes all EIT-ICC-AWS-CWI-SMSI inspections as described in in the Masonry section of the Statement of Special Inspections form, unless otherwise listed below.																		
4a. Masonry Field Inspection (rate is for all items described above)	\$55.00		\$13,200.00	\$60.00		\$14,400.00	\$44.00		\$10,560.00	\$48.00		\$11,520.00	\$		\$		3 x 8 hr inspections per week (10 weeks)	
4b. Grout/Mortar Sampling & Compressive Strength Testing (per 2"x2" cube)		\$16.00	\$5,760.00		\$12.00	\$4,320.00		\$14.00	\$5,040.00		\$15.00	\$5,400.00		\$		\$	12 tests x 3 times per week (10 weeks)	
4c. Masonry Prism Testing (each)		\$75.00	\$2,250.00		\$85.00	\$2,550.00		\$55.00	\$1,650.00		\$55.00	\$1,650.00		\$		\$	3 times per week (10 weeks)	
5. Structural Steel	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 58 days	
The hourly rate for Item 5a. below includes all ICC-SWSI-AWS-SSI-CSSI-SWI-CWI-ASNT-AIS inspections as described in in the Structural Steel section of the Statement of Special Inspections form, unless otherwise listed below.																		
5a. Structural Steel Inspection (rate is for all items described above)	\$80.00		\$11,520.00	\$65.00		\$9,360.00	\$79.00		\$11,376.00	\$82.00		\$11,808.00	\$		\$		3 x 4 hr inspections per week (12 weeks)	
5b. Shop Fabrication/Plant Inspection (travel is billable up to 2 hours of the hourly rate; mileage is not r	\$100.00		\$3,200.00	\$80.00		\$2,560.00	\$89.00		\$2,848.00	\$80.00		\$2,560.00	\$		\$		4 shop visits at 8 hours each	
5c. Ultrasonic Weld Testing (unlimited quantity)	\$85.00		\$8,160.00	\$70.00		\$6,720.00	\$84.00		\$8,064.00	\$82.00		\$7,872.00	\$		\$		2 x 4 hr inspection per week (12 weeks)	
5d. Shear Connection Inspection, Ring Test (unlimited quantity)	\$80.00		\$7,680.00	\$50.00		\$4,800.00	\$79.00		\$7,584.00	\$82.00		\$7,872.00	\$		\$		2 x 4 hr inspection per week (12 weeks)	
5e. Shear Connection Inspection, Bend Test (unlimited quantity)	\$80.00		\$7,680.00	\$50.00		\$4,800.00	\$79.00		\$7,584.00	\$82.00		\$7,872.00	\$		\$		2 x 4 hr inspection per week (12 weeks)	
6. Cold Formed Steel Framing Inspections	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 37 days	
The hourly rate for Item 6a. below includes all AWS-AISC-SSI inspections as described in the Cold-Formed Steel Framing section of the Statement of Special Inspections form, unless otherwise listed below.																		
6a. Cold-Formed Steel Framing Field Inspection (rate is for all items described above).	\$65.00		\$6,240.00	\$60.00		\$5,760.00	\$68.00		\$6,528.00	\$70.00		\$6,720.00	\$		\$		3 x 4 hr inspections per week (8 weeks)	
7. Spray-Applied Fire-Resistant Material	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 10 days *Timeline Estimate	
The hourly rate for Item 7a. below includes all ICC-SFSI inspections as described in the Spray-Applied Fire-Resistant Material section of the Statement of Special Inspections form, unless otherwise listed below.																		
7a. Spray-Applied Fire-Resistant Material Inspection	\$65.00		\$2,600.00	\$50.00		\$2,000.00	\$42.00		\$1,680.00	\$55.00		\$2,200.00	\$		\$		5 days @ 8 hours	
7b. Spray-Applied Fire-Resistant Material Lab Test		\$35.00	\$350.00		\$45.00	\$450.00		\$50.00	\$500.00		\$35.00	\$350.00		\$		\$	10 each	
8. Floor Flatness and Levelness Test	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	19 days (8 zones + gym)	
8a. Floor Flatness and Levelness Test with reporting in accordance with American Concrete Institute (ACI)		\$475.00	\$4,275.00		\$550.00	\$4,950.00		\$470.00	\$4,230.00		\$490.00	\$4,410.00		\$		\$	9 each	
9. Windsor Pin Masonry Test	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each		
A Windsor Pin Test may be requested by the project team if any mortar or group test fails inspection.																		
9a. Windsor Pin Masonry Test (applies to CMU and Brick)		\$375.00	\$3,750.00		\$50.00	\$500.00		\$230.00	\$2,300.00		\$360.00	\$3,600.00		\$		\$	10 each	
10. Mechanical and Adhesive Anchoring, Anchor Rod	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each		
The hourly rate for item 9a. below includes all ICC-SMSI-ACI-CCI-ICC-RCS inspections as described in the Cast-in-Place Concrete section and Item 10 of the Masonry section of the Statement of Special Inspections form, unless otherwise listed below.																		
10a. Mechanical and Adhesive Anchoring Inspection	\$65.00		\$1,300.00	\$55.00		\$1,100.00	\$55.00		\$1,100.00	\$70.00		\$1,400.00	\$		\$		20 hours	
ESTIMATED TOTAL EXTENSION OF UNIT COSTS			\$	130,737.00			\$	104,665.00			\$	114,477.00			\$	119,361.00		

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

VB.



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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 
RE: **NORWALK HIGH SCHOOL – MATERIALS TESTING & SPECIAL INSPECTION SERVICES**
DATE: APRIL 24, 2024

The City of Norwalk Common Council recently approved the Guaranteed Maximum Price for the Norwalk High School in February 2024. The project has begun with Construction Manager mobilizing and site development well underway. In the coming weeks the building pad preparation and excavation will be completed, followed by the placement of concrete for the foundations.

A requirement of the State of Connecticut building code is to have a Statement of Special Inspections which is completed by the structural engineering firm of record for the project. The Statement of Special Inspections identifies various inspections required of an independent materials testing laboratory as well as various inspections/reviews of the project and test results by a licensed professional engineer.

As a result of this requirement, the City advertised for bids for testing materials laboratories in accordance with the statement of Special Inspections. The City received four (4) complaint and two (2) non-compliant responses from materials testing laboratories. Since the quantity of tests required are yet to be determined, the City issued a Request for Proposals based on unit pricing per test. Upon receipt of proposals from the various testing labs the City applied projected quantities of tests per discipline to determine the “apparent low bidder”. The apparent low bidder is Connecticut Materials Testing Laboratory, Inc. The testing company will be compensated by the actual numbers of tests and inspections performed.

ACTION REQUESTED:

Authorize the Purchasing Agent to issue a Purchase Order to Connecticut Materials Testing Laboratory, Inc. for materials testing and field inspection services for the Norwalk High School for a total not to exceed \$510,479.80 plus a contingency allowance of \$50,000. Funds are available in account Acct. #09215010 5777 C0787.

4357 Materials Testing and Inspection Services for Norwalk High School - State Project 103-0263 N

	Special Testing Laboratories , Inc.		STL Extension	Connecticut Materials Testing Laboratory, Inc.		CMTL Extension	Independent Materials Testing Laboratories, Inc.		IMTL Extension	Tri State Materials Testing Lab LLC		Tri State Extension	Coastal Materials Testing Lab, LLC*		Test-Con Incorporated*		Evaluation Criteria for Extension Costs
Unit Prices																	
1. Escalation																	
All unit rates in this proposal (hourly and each) shall be based on the year 2024. Unit rates shall increase by the provided escalation rate each year, effective on January 1st.																	
1a. Rate of escalation per year for duration of project. Rate in	5%			4.6%			6%			0.06%			%		%		
2. Soils and Foundations	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 140 days *No Escalation
Shallow Foundation & Controlled Fill Inspections																	
2a. Soil/Fill Placement, Removal of Unsuitable Material, Preparation	\$44.00		\$29,568.00	\$45.00		\$30,240.00	\$65.00		\$43,680.00	\$52.00		\$34,944.00	\$		\$		3 x 8 hr inspections per week (28 weeks)
2b. Modified Proctor (each)		\$85.00	\$7,140.00		\$75.00	\$6,300.00		\$130.00	\$10,920.00		\$70.00	\$5,880.00		\$		\$	3 each per week (28 weeks)
2c. Sieve Analysis Test (each)		\$160.00	\$13,440.00		\$100.00	\$8,400.00		\$130.00	\$10,920.00		\$65.00	\$5,460.00		\$		\$	3 each per week (28 weeks)
Deep Foundations																	
2d. Pile drilling, Placement, Grouting and Load Test Inspection	\$69.00		\$11,040.00	\$45.00		\$7,200.00	\$75.00		\$12,000.00	\$72.00		\$11,520.00	\$		\$		20 x 8 hr inspections
2e. Underpinning and Flowable Fill Placement Inspection	\$44.00		\$7,040.00	\$45.00		\$7,200.00	\$65.00		\$10,400.00	\$48.00		\$7,680.00	\$		\$		20 x 8 hr inspections
2f. Grout Sampling & Compressive Strength Testing (per 2"x2"		\$14.00	\$3,360.00		\$12.00	\$2,880.00		\$16.00	\$3,840.00		\$15.00	\$3,600.00		\$		\$	12 tests per visit (20 days)
2g. Flowable Fill/Concrete - Sampling & Compressive Strength		\$17.00	\$4,080.00		\$13.00	\$3,120.00		\$16.00	\$3,840.00		\$17.00	\$4,080.00		\$		\$	12 tests per visit (20 days)
3. Cast-in-Place Concrete Inspections	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 267 Days *Incldes 2025 Escalation
RCSI-CWI-AWS-RCS-CFTT-STT inspections described in in the Cast-in-Place Concrete section of the Statement of Special Inspections form, unless otherwise listed below.																	
3a. Cast-in-Place Concrete Inspection (rate is for all items described)	\$44.00		\$29,937.60	\$50.00		\$33,890.40	\$55.00		\$37,778.40	\$51.00		\$33,067.83	\$		\$		3 x 4 hr inspections per week (54 weeks)
3b. Rebar/Anchor Rod Inspection (not inspected on same day	\$44.00		\$29,937.60	\$65.00		\$44,057.52	\$55.00		\$37,778.40	\$55.00		\$35,661.38	\$		\$		3 x 4 hr inspections per week (54 weeks)
3c. Combined Concrete & Rebar/Anchor Rod Inspection (inspected	\$60.00		\$40,824.00	\$55.00		\$37,279.44	\$65.00		\$44,647.20	\$65.00		\$42,145.27	\$		\$		3 x 4 hr inspections per week (54 weeks)
3d. Concrete Cylinder Sampling & Compressive Strength Testing		\$17.00	\$34,700.40		\$13.00	\$26,434.51		\$16.00	\$32,970.24		\$17.00	\$33,067.83		\$		\$	12 tests per visit (3 days x 54 weeks)
3e. Non-shrink Grout Sampling & Compressive Strength Testing		\$14.00	\$28,576.80		\$12.00	\$24,401.09		\$16.00	\$32,970.24		\$15.00	\$29,177.50		\$		\$	12 tests per visit (3 days x 54 weeks)
4. Masonry Inspections	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 305 days *Incldes 2026 Escalation
The hourly rate for Item 4a. below includes all EIT-ICC-AWS-CWI-SMSI inspections as described																	
4a. Masonry Field Inspection (rate is for all items described above)	\$44.00		\$71,018.64	\$60.00		\$96,107.15	\$55.00		\$90,472.27	\$48.00		\$70,356.35	\$		\$		3 x 8 hr inspections per week (61 weeks)
4b. Grout/Mortar Sampling & Compressive Strength Testing (per		\$14.00	\$33,895.26		\$12.00	\$28,832.14		\$16.00	\$39,478.81		\$15.00	\$32,979.54		\$		\$	12 tests x 3 times per week (61 weeks)
4c. Masonry Prism Testing (each)		\$55.00	\$11,096.66		\$85.00	\$17,018.97		\$75.00	\$15,421.41		\$55.00	\$10,077.08		\$		\$	3 times per week (61 weeks)
5. Structural Steel	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 140 days *Includes 2025 Escalation
The hourly rate for Item 5a. below includes all ICC-SWSI-AWS-SSI-CSSI-SWI-CWI-ASNT-AISI																	
5a. Structural Steel Inspection (rate is for all items described above)	\$79.00		\$27,871.20	\$65.00		\$22,844.64	\$80.00		\$28,492.80	\$82.00		\$27,568.53	\$		\$		3 x 4 hr inspections per week (28 weeks)
5b. Shop Fabrication/Plant Inspection (travel is billable up to 2	\$89.00		\$8,971.20	\$85.00		\$8,535.36	\$100.00		\$10,176.00	\$80.00		\$7,684.61	\$		\$		12 shop visits at 8 hours each
5c. Ultrasonic Weld Testing (unlimited quantity)	\$84.00		\$19,756.80	\$70.00		\$16,401.28	\$85.00		\$20,182.40	\$82.00		\$18,379.02	\$		\$		2 x 4 hr inspection per week (28 weeks)
5d. Shear Connection Inspection, Ring Test (unlimited quantity)	\$79.00		\$18,580.80	\$50.00		\$11,715.20	\$80.00		\$18,995.20	\$82.00		\$18,379.02	\$		\$		2 x 4 hr inspection per week (28 weeks)
5e. Shear Connection Inspection, Bend Test (unlimited quantity)	\$79.00		\$18,580.80	\$50.00		\$11,715.20	\$80.00		\$18,995.20	\$82.00		\$18,379.02	\$		\$		2 x 4 hr inspection per week (28 weeks)
6. Cold Formed Steel Framing Inspections	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 169 days *Incldes 2025 Escalation
The hourly rate for Item 6a. below includes all AWS-AISC-SSI inspections as described in the																	
6a. Cold-Formed Steel Framing Field Inspection (rate is for all items	\$68.00		\$29,131.20	\$60.00		\$25,606.08	\$65.00		\$28,111.20	\$70.00		\$28,577.14	\$		\$		3 x 4 hr inspections per week (34 weeks)
7. Spray-Applied Fire-Resistant Material	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	Schedule: 50 days *Timeline Estimate
The hourly rate for Item 7a. below includes all ICC-SFSI inspections as described in the Spr																	
7a. Spray-Applied Fire-Resistant Material Inspection	\$42.00		\$9,261.00	\$50.00		\$10,941.16	\$65.00		\$14,332.50	\$55.00		\$11,014.30	\$		\$		25 days @ 8 hours *Includes 2026 Escalation
7b. Spray-Applied Fire-Resistant Material Lab Test		\$50.00	\$2,756.25		\$45.00	\$2,461.76		\$35.00	\$1,929.38		\$35.00	\$1,752.28		\$		\$	50 each / 2026 Escalation
8. Floor Flatness and Levelness Test	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	
8a. Floor Flatness and Levelness Test with reporting in accordance		\$470.00	\$15,792.00		\$550.00	\$18,409.60		\$475.00	\$15,960.00		\$490.00	\$15,690.19		\$		\$	32 each *Includes 2025 Escalation
9. Windsor Pin Masonry Test	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	
A Windsor Pin Test may be requested by the project team if any mortar or grout test fails																	
9a. Windsor Pin Masonry Test (applies to CMU and Brick)		\$230.00	\$12,678.75		\$50.00	\$2,735.29		\$375.00	\$20,671.88		\$360.00	\$18,023.41		\$		\$	50 each *Includes 2026 Escalation
10. Mechanical and Adhesive Anchoring, Anchor Rod	Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each		Hourly Rate	Each	Hourly Rate	Each	
CCI-ICC-RCS inspections as described in the Cast-in-Place Concrete section and Item 10 of the Masonry section of the																	
10a. Mechanical and Adhesive Anchoring Inspection	\$55.00		\$5,775.00	\$55.00		\$5,753.00	\$65.00		\$6,825.00	\$70.00		\$7,004.55	\$		\$		100 hours *Includes 2025 Escalation

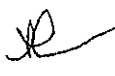
ESTIMATED TOTAL EXTENSION OF UNIT COSTS\$524,809.96\$510,479.80\$611,788.52\$532,148.85NON-CONFORMINGNON-CONFORMING

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

VC



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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 
RE : NORWALK COMMUNITY RECREATION CENTER –
HUD GRANT

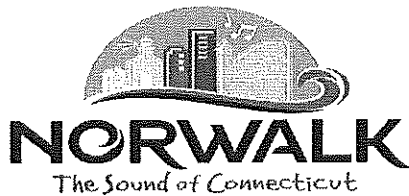
DATE: APRIL 24, 2024

The proposed Norwalk Community Recreation Center at 98 South Main Street is currently budgeted at \$12,000,000 of which, \$2,000,000 is provided by HUD. The original application and award were made through Riverbrook YMCA. With the dissolution of the development relationship between the City and the YMCA, HUD, through Federal Legislation, has amended the grant approval by naming the City of Norwalk as the grant recipient. However, Riverbrook YMCA remains as a project participant in regard to operating programs.

The Norwalk Common Council had previously approved the execution of a sub-grant agreement and an operating license agreement with the YMCA. With the change of Grantee, the sub-grant agreement is no longer required while the operating license agreement will continue to be necessary.

As the City is the new Grantee for the HUD grant, the following action is required in order to accept the HUD grant:

Authorize the Mayor, Harry W. Rilling, to execute any and all documents for the application, acceptance and implementation of a grant from HUD – Community Project Funding for the proposed Norwalk Community Recreation Center at 98 South Main Street in the amount of \$2,000,000.



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 *AL*

RE: NORWALK CONCERT HALL -TERRACE/STAIRS/RAMP
IMPROVEMENT PROJECT

DATE: APRIL 24, 2024

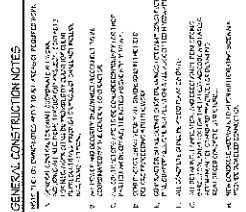
Norwalk City Hall was renovated in 1987. The Concert Hall terrace and stairs are original and dated back to 1930's. The terrace and stairs have deteriorated over the years and need replacement. The terrace is a main focal point for seasonal events and the stairs are essential to safe egress from the Concert Hall. In addition to replacing the terrace and stairs, an ADA compliant ramp is being added to allow for access/egress to and from the terrace.

The Purchasing Department had issued this project for bids previously 3 times and we had rejected the bids and/or the apparent low bidders on these occasions. On 2/22/2024, the Purchasing Department received 3 bids from the latest bid process with Titan Enterprises, Incorporated is the apparent lowest bidder.

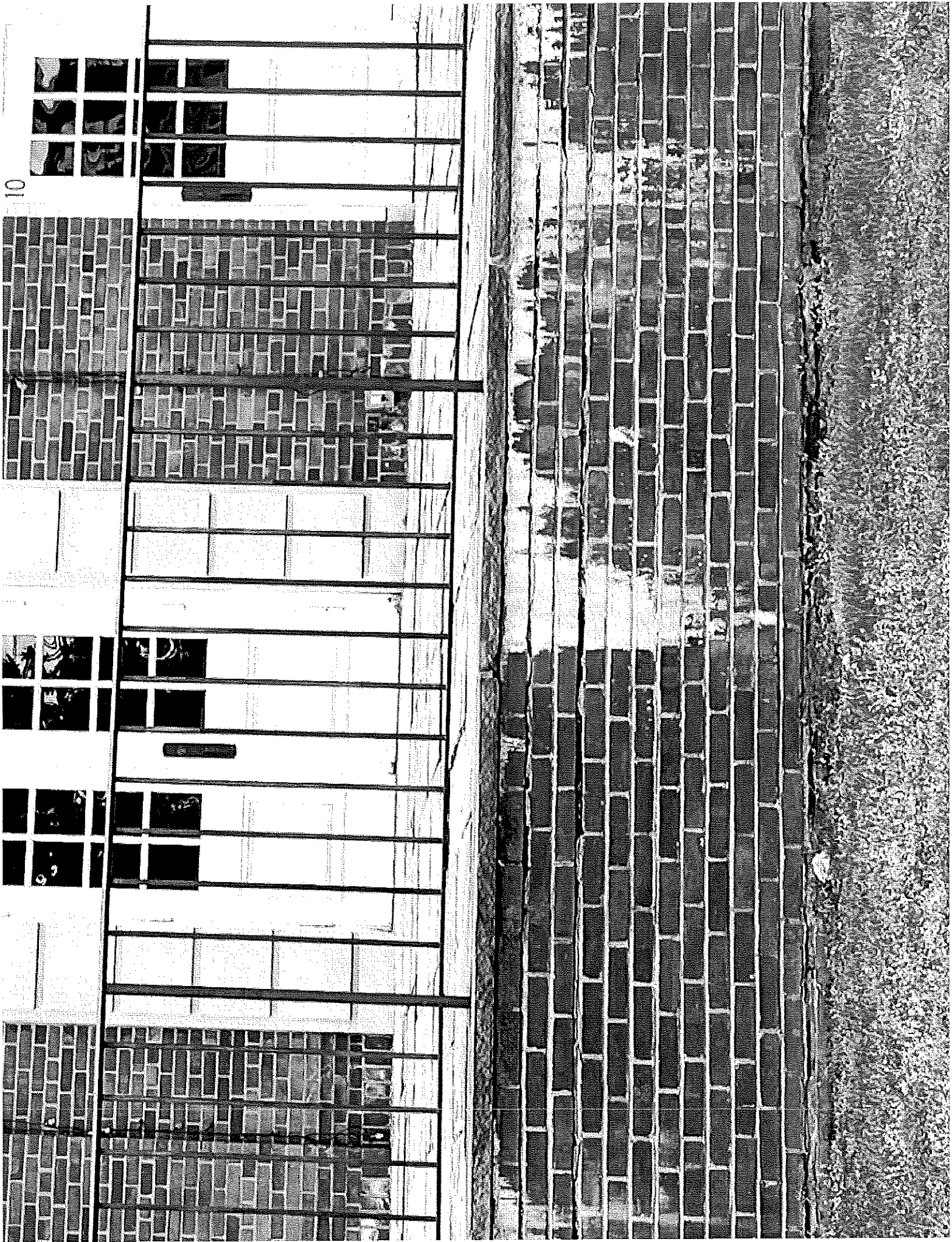
FIRM	BASE AMOUNT
Titan Enterprises, Inc.	\$308,500.00
GL Capasso, Inc.	\$478,000.00
Reliable Excavating Co., Inc.	Disqualified

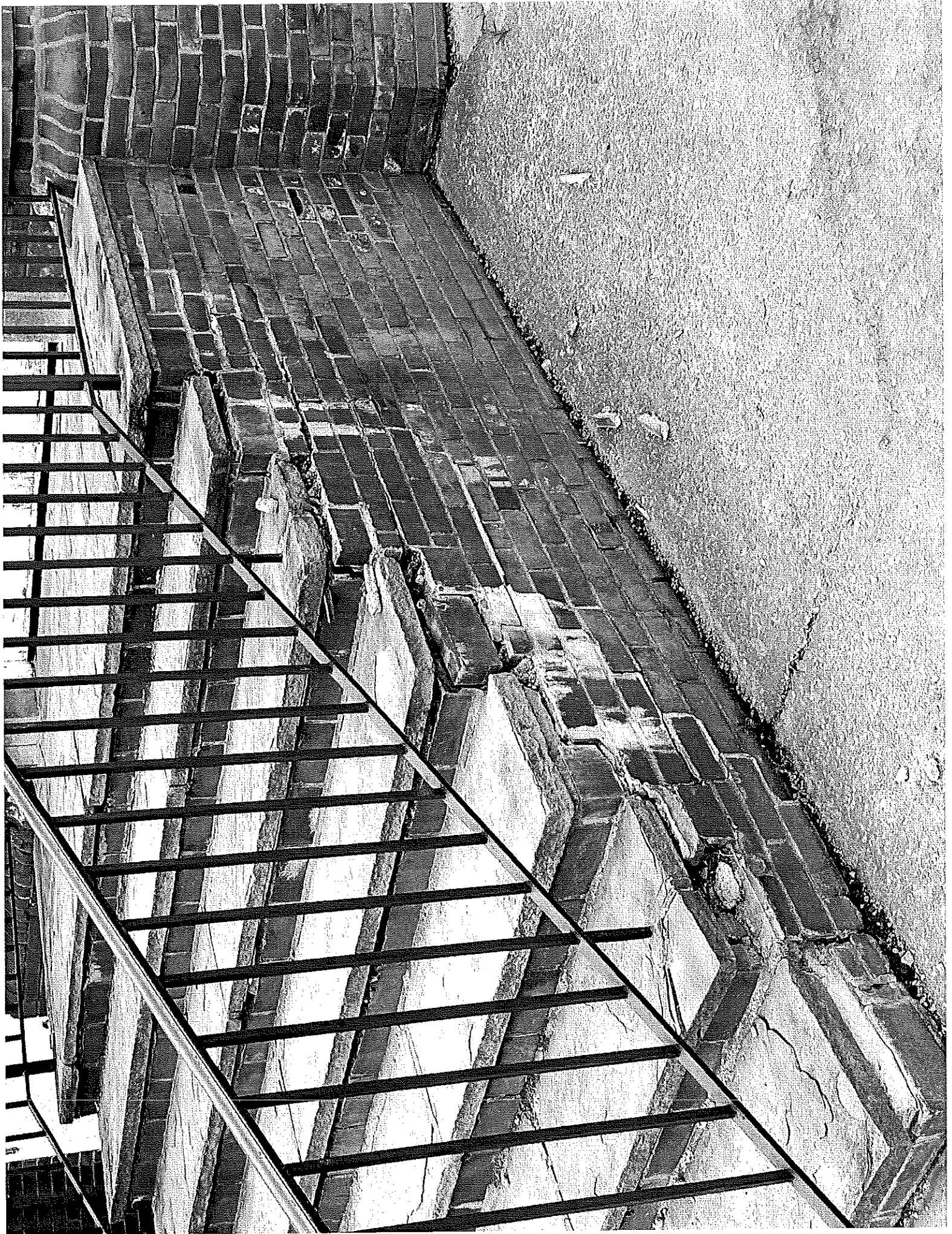
ACTION REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Titan Enterprises, Inc. for the Norwalk Concert Hall Terrace. Stairs and ADA Ramp Improvement Project for a total not to exceed \$308,500.00. Funds are available from account #0923/247100 5777 C0439, #0920/211000 5777 C0536, #0923/247100 5777 C0476**
- b. **Authorize the Office of Building Management to issue change orders on the Contract for a total not to exceed \$30,850.00. Acct. #0923/247100 5777 C0476**



1911 CONSTRUCTION PLAN









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

TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: NEIL RENNIE, PROPERTY MANAGER

DATE: APRIL 24, 2024

RE: PREVENTIVE MAINTENANCE AGREEMENT - EMERGENCY GENERATOR'S - #4352

In April of 2024 the City's Purchasing Department requested Bids to provide Emergency Generator Preventive Maintenance service at City Hall, Health Department, Fire Headquarters, Belden Main Library, Police Headquarters and Public Works Center & Garage. The City received five (3) bids. The results of the bid are as follows:

Vendor	Preventive Maintenance Total for Three (3) Years
Northeast Generator Company	\$21,324.00
Tri State Generator Co.	\$15,035.00 (Bidder has been disqualified based on past performance)
Huntington Power	\$42,865.69

Based on the team's evaluation, we recommend awarding to the apparent low bidder, Northeast Generator.

ACTION REQUESTED:

Authorize the Purchasing Agent to issue a Purchase Order to Northeast Generator for emergency generator preventive maintenance services for 3 years at City Hall, Health Department, Fire Headquarters, Police Headquarters, Belden Main Library and Public Works Center/Garage for a total not to exceed \$21,324. Funding is available in various building operating accounts.