



**LAND USE AND BUILDING MANAGEMENT COMMITTEE
MEETING AGENDA
WEDNESDAY, APRIL 5, 2023 @ 7:00 PM**

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



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



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



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



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

- I. ROLL CALL**
- II. PUBLIC PARTICIPATION**
- III. MINUTES OF PREVIOUS MEETING(S)**
March 1, 2023
- IV. OLD BUSINESS (NONE)**

V. NEW BUSINESS

- A. 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, the Committee shall proceed with the scheduling of a Public Hearing.
- B. Review bid(s) for the replacement of a Norwalk Public Schools' truck and refer the following to the Common Council for action:
 - “a. Authorize the Purchasing Agent to issue a Purchase Order to Gabrielli Truck Sales of Milford, CT for the purchase of a Rack Body Truck to replace a decommissioned Norwalk Public Schools' truck for a total not exceed \$95,991.00. Funds are available in Acct. #09235010 5777 C0814.**
 - b. Authorize the NPS Facilities Dept. to issue additional charges for the Rack Body Truck for a total not to exceed \$9,599.00. Funds are available in Acct. #09235010 5777 C0814.”**
- C. School Construction Projects:
 - 1. Monthly update of school construction projects
 - 2. Update on solar projects at Cranbury School, Norwalk High School and South Norwalk School and refer the following to the Board of Education for the execution of Power Purchase Agreements (PPA's) with Verogy for Cranbury School and Norwalk High School in the future:
 - “a. Approve proposed plan for the installation of rooftop solar for the new Cranbury School project and refer the plan to Board of Education for approval and execution of a Power Purchase Agreement (PPA) with Verogy, the City's designated solar developer. Current project financial proforma is for reference only. Final proforma will be adjusted to reflect applicable energy incentives, updated electric rates and final system design with corresponding construction costs.**

- b. Approve proposed plan for the installation of rooftop solar and carport solar for the new Norwalk High School project and refer the plan to Board of Education for future (in 3 to 4 years) approval and execution of a Power Purchase Agreement (PPA) with Verogy, the City's designated solar developer. Current project financial proforma is for reference only. Final proforma will be adjusted to reflect applicable energy incentives, updated electric rates and final system design with corresponding construction costs."
3. Review bids for restroom improvement project at Nathan Hale Middle School and West Rocks Middle School and refer the following to the Common Council for action:
- "a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Pat Munger Construction Company Inc. for the Nathan Hale & West Rocks Middle Schools Restroom Renovations project for a total not to exceed \$578,000.00.Acct. #09225010 5777 C0807.
- b. Authorize Building Management to issue Change Orders on Contract for a total not to exceed \$57,800.00 Acct. #09225010 5777 C0807."
- D. Review bids for City Hall first floor restroom renovations and refer the following to the Common Council for action:
- "a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with HV Contractor Corporation for the City Hall First Floor Restrooms Refurbishment Project for a total not to exceed \$77,000.00 Funds are available from account # 09237100-5777-C0439.
- b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$7,700.00. Account # 09237100-5777-C0439"

VII. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo
Date: March 31, 2023

**CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
MARCH 1, 2023**

ATTENDANCE: Tom Livingston, Chairman; Heidi Alterman; Barbara Smyth; Nicol Ayers

STAFF: Michael Faenza; Alan Lo, Buildings and Facilities Manager

OTHER: Ryan Harold, Safety and Security Supervisor for Norwalk Public Schools; Jerri Toni; Sean Cahill; Brad Park; Karen Gottlieb; Sherelle Harris; Eddie Widofsky; Dan Philips; David Kimani; Council Member Diana Revulus; Council Member Darlene Young; Moina Noor; Amanda Cleveland

ROLL CALL

Chairman Livingston called the meeting to order at 7:18 P.M. There was a quorum present.

PUBLIC PARTICIPATION

There was no Public Participation at this time.

MINUTES OF PREVIOUS MEETING(S)

JANUARY 4, 2023

**** MS. SMYTH MOVED TO APPROVE THE MINUTES OF JANUARY 4, 2023 AS SUBMITTED.**

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (LIVINGSTON, ALTERMAN, SMYTH) AND ONE (1) ABSTENTION (AYERS).**

OLD BUSINESS

There was no old business at this time.

NEW BUSINESS

REVIEW NORWALK SEAPORT ASSOCIATION'S REQUEST TO EXTEND THE LEASE FOR THE CITY TO PROVIDE ACCESS TO THE HOPE DOCK AT NORTH WATER STREET PARKING LOT AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN EXTENSION TO THE AGREEMENT WITH NORWALK SEAPORT ASSOCIATION, INC. FOR THE CITY TO PROVIDE THE ASSOCIATION AND THEIR PATRONS WITH ACCESS TO THE HOPE DOCK AT NORTH WATER STREET PARKING LOT FROM APRIL 1, 2023 TO MARCH 31, 2024. ALL REMAINING TERMS OF THE AGREEMENT TO REMAIN UNCHANGED."

**** MS. ALTERMAN MOVED TO APPROVE ITEM REVIEW NORWALK SEAPORT ASSOCIATION'S REQUEST TO EXTEND THE LEASE FOR THE CITY TO PROVIDE ACCESS TO THE HOPE DOCK AT NORTH WATER**

STREET PARKING LOT AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN EXTENSION TO THE AGREEMENT WITH NORWALK SEAPORT ASSOCIATION, INC. FOR THE CITY TO PROVIDE THE ASSOCIATION AND THEIR PATRONS WITH ACCESS TO THE HOPE DOCK AT NORTH WATER STREET PARKING LOT FROM APRIL 1, 2023 TO MARCH 31, 2024. ALL REMAINING TERMS OF THE AGREEMENT TO REMAIN UNCHANGED." AS SUBMITTED.

Mr. Lo came forward to discuss this item. This item comes up every year for the past several years. He provided a brief overview of the item. They have already talked to the D.O.T. and there is no impact on the access.

**** THE MOTION PASSED UNANIMOUSLY.**

This item will go to Common Council on March 14th.

REVIEW REQUEST TO EXTEND GRASSROOTS TENNIS' LEASE AT NATHANIEL ELY CENTER AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT WITH NORWALK/STAMFORD GRASSROOTS TENNIS AND EDUCATION, INC. (AKA NORWALK GRASSROOTS TENNIS, INC.) FOR THE USE OF THE PORTABLE CLASSROOMS AT NATHANIEL ELY CENTER TO EXTEND THE LEASE PERIOD TO DECEMBER 31, 2028 AT \$1 PER YEAR. GRASSROOTS SHALL CONTINUE TO HAVE FULL OPERATING AND CAPITAL IMPROVEMENT FINANCIAL RESPONSIBILITIES OVER THE LEASED PREMISES."

**** MR. LIVINGSTON MOVED TO APPROVE REVIEW REQUEST TO EXTEND GRASSROOTS TENNIS' LEASE AT NATHANIEL ELY CENTER AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT WITH NORWALK/STAMFORD GRASSROOTS TENNIS AND EDUCATION, INC. (AKA NORWALK GRASSROOTS TENNIS, INC.) FOR THE USE OF THE PORTABLE CLASSROOMS AT NATHANIEL ELY CENTER TO EXTEND THE LEASE PERIOD TO DECEMBER 31, 2028 AT \$1 PER YEAR. GRASSROOTS SHALL CONTINUE TO HAVE FULL OPERATING AND CAPITAL IMPROVEMENT FINANCIAL RESPONSIBILITIES OVER THE LEASED PREMISES." AS SUBMITTED.**

Mr. Lo came forward to discuss this item. He reviewed the history of the property for those present. The money that they have collected from the rent is intended for the demolition of the old portable classrooms. The relationship between the City and Grassroot is that they will use the building for the first five years and pay the City and the City has no responsibility on repairing, maintaining, utility costs or similar things. He reviewed the rest of the details for those present. They have been through the initial 5 years and the council has approved two 2-year extension. They are looking to extend it for a further 5 years with a termination clause. There is no financial responsibility on the City's part.

Mr. Cahill came forward to discuss this item. He reviewed the history of Grassroots Tennis. The building is strategically located to the children.

Mr. Kimani came forward to discuss this item. He provided an overview of Grassroots Tennis and their current operations. He said that the six rooms at the location were vital to what they consider their core services. He then discussed how important the building was to their operations. He hoped that the lease extension would provide Grassroots with sufficient time to develop a new facility.

Ms. Ayers said that she was a big fan of Grassroots Tennis and recounted her history with the group. She hoped that they would come up with a plan to ensure that they get a structure to help their work.

Ms. Smyth also voiced her support for the organization and thanked them for the work they had done with the kids.

**** THE MOTION PASSED UNANIMOUSLY.**

REVIEW RECOMMENDATION FOR SHORT TERM LEASE WITH AMERICARE AT 98 SOUTH MAIN STREET AND REFER THE FOLLOWING TO THE COUNCIL FOR APPROVAL: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A SHORT-TERM LEASE AGREEMENT WITH AMERICARES FREE CLINICS, INC., AN AFFILIATE OF AMERICARE FOUNDATION, INC. FOR THE CONTINUED USE OF A PORTION OF 98 SOUTH MAIN STREET TO PROVIDE MEDICAL RELATED SERVICES TO THE COMMUNITY. TERMS OF THE AGREEMENT SHALL BE AS OUTLINED IN ALAN LO'S MEMO DATED FEBRUARY 24, 2023."

**** CHAIRMAN LIVINGSTON MOVED TO APPROVE ITEM REVIEW RECOMMENDATION FOR SHORT TERM LEASE WITH AMERICARE AT 98 SOUTH MAIN STREET AND REFER THE FOLLOWING TO THE COUNCIL FOR APPROVAL: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A SHORT-TERM LEASE AGREEMENT WITH AMERICARES FREE CLINICS, INC., AN AFFILIATE OF AMERICARE FOUNDATION, INC. FOR THE CONTINUED USE OF A PORTION OF 98 SOUTH MAIN STREET TO PROVIDE MEDICAL RELATED SERVICES TO THE COMMUNITY. TERMS OF THE AGREEMENT SHALL BE AS OUTLINED IN ALAN LO'S MEMO DATED FEBRUARY 24, 2023." AS SUBMITTED.**

Mr. Lo came forward to discuss this item. They are still working on the property regarding development, strategy, and plan. He noted that Americare had been on the property for a long time. He provided an overview of the property history. They are currently paying \$8,000 a year. Mr. Lo feels now is the time to do a short-term lease with them with a 90-day termination clause for both sides. Further discussion followed.

Ms. Gottlieb came forward to discuss this item. She thanked the City for allowing them to function since 1994. She reviewed what they have done since then.

Ms. Ayers asked if they were vacating the properties which was why people were looking for other locations.

Mr. Lo said that they did not know what the future use of the building would be and they were looking around to see what other facilities were available to them. They are also looking to improve their facility. Further discussion followed regarding the services that Americare offered and the demographics that they have helped.

**** THE MOTION PASSED UNANIMOUSLY.**

REVIEW RECOMMENDATION FOR SECURITY ACCESS ENHANCEMENT AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH INTEGRATED SYSTEM SERVICES, LLC. FOR THE ENHANCEMENT TO SCHOOL

SECURITY ACCESS CONTROL IMPROVEMENTS AT BROOKSIDE, KENDALL, SILVERMINE, TRACEY AND WOLFPIT ELEMENTARY SCHOOLS FOR A TOTAL NOT TO EXCEED \$157,205.00. ACCT #09235010-5777-C0537"

**** CHAIRMAN LIVINGSTON MOVED TO APPROVE ITEM REVIEW RECOMMENDATION FOR SECURITY ACCESS ENHANCEMENT AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH INTEGRATED SYSTEM SERVICES, LLC. FOR THE ENHANCEMENT TO SCHOOL SECURITY ACCESS CONTROL IMPROVEMENTS AT BROOKSIDE, KENDALL, SILVERMINE, TRACEY AND WOLFPIT ELEMENTARY SCHOOLS FOR A TOTAL NOT TO EXCEED \$157,205.00. ACCT #09235010-5777-C0537" AS SUBMITTED.**

Mr. Harold came forward to discuss this item. This project is part of their capital requests for 2022. They are looking to add wireless door contacts to the elementary school doors in the district. They plan to do all the schools as soon as they get approval for the funding. Each job is anticipated to last between 4-5 business days. He reviewed the installation process and how it would affect them upgrading doors in other schools. Further discussion followed regarding the doors. The funding for this project was part of their capital budget request with an allotment of \$600,000.

**** THE MOTION PASSED UNANIMOUSLY.**

REVIEW RECOMMENDATION FOR SECURITY CAMERA IMPROVEMENTS AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO OMNI DATE LLC FOR WIRELESS ACCESS POINTS AT BRIEN MCMAHON AND NORWALK HIGH SCHOOLS FOR A TOTAL NOT TO EXCEED \$80,000.00. ACCT #092350105777 C0537."

**** CHAIRMAN LIVINGSTON MOVED TO APPROVE ITEM REVIEW RECOMMENDATION FOR SECURITY CAMERA IMPROVEMENTS AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO OMNI DATE LLC FOR CAMERA ENHANCEMENTS AT BRIEN MCMAHON AND NORWALK HIGH SCHOOLS FOR A TOTAL NOT TO EXCEED \$80,000.00. ACCT #092350105777 C0537." AS SUBMITTED.**

Mr. Harold clarified that this was 'Omni Data LLC' instead of 'Omni Date' and that they were attempting to purchase 'Camera Enhancements' instead of 'Wireless Access Points'.

Chairman Livingston withdrew his amendment.

**** CHAIRMAN LIVINGSTON MOVED TO APPROVE ITEM REVIEW RECOMMENDATION FOR SECURITY CAMERA IMPROVEMENTS AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO OMNI DATA LLC FOR CAMERA ENHANCEMENTS AT BRIEN MCMAHON AND NORWALK HIGH SCHOOLS FOR A TOTAL NOT TO EXCEED \$80,000.00. ACCT #092350105777 C0537." AS CORRECTED.**

Mr. Harold reviewed the enhancements that would be performed including:

- Replacing all analog and outdated cameras.
- Replacing broken cameras.

- Enhancing current single-lens cameras to dual or quad lenses.
- Adding external cameras and cameras to blind spots.

**** THE MOTION PASSED UNANIMOUSLY.**

REVIEW BIDS FOR IMPROVEMENTS AT SOUTH NORWALK LIBRARY AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH TITAN ENTERPRISES, INC. FOR THE RENOVATION OF THE SOUTH NORWALK LIBRARY FOR A TOTAL NOT TO EXCEED \$423,615.00. ACCT. #

2. AUTHORIZE THE LIBRARY DIRECTOR TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$42,361.00."

Ms. Harris, Ms. Noor, and Ms. Cleveland came forward to discuss this project. She reviewed the history of the library, including its renovations, for those present. They have noticed a large number of elderly coming in over the Pandemic period. She reviewed their current renovation process. They have almost finished the renovations. Further discussion followed.

Mr. Lo noted that there was no account number and said that needed to be filled in. Also, when the item originally requested as part of the agenda, there was no request for contingency, and he had taken the liberty to include a contingency as Item B.

Ms. Cleveland reviewed the timeline for those present. Ideally, they will get an award recommendation letter out to Titan Enterprises by the end of March. Further discussion followed.

Ms. Harris provided design photos for those present. Discussion followed regarding the suggested designs. The Committee provided their opinions on which design options looked desirable.

**** THE MOTION PASSED UNANIMOUSLY.**

REVIEW RECOMMENDATION FOR SMOKE DETECTOR REPLACEMENT AT POLICE HEADQUARTERS AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "A. AUTHORIZE THE PURCHASE AGENT TO ISSUE A PURCHASE ORDER WITH SILENT WATCHMAN SECURITY SERVICES LLC. TO PROVIDE SMOKE DETECTOR HEAD REPLACEMENT AT POLICE HEADQUARTERS FOR A TOTAL NOT TO EXCEED \$25,860.00 ACCT #09237100 5777 C0137

B. AUTHORIZE A CONTINGENCY ALLOWANCE FOR A TOTAL NOT TO EXCEED \$2,586.00."

This item was handled out of order.

**** MR. LIVINGSTON MOVED TO APPROVE ITEM REVIEW RECOMMENDATION FOR SMOKE DETECTOR REPLACEMENT AT POLICE HEADQUARTERS AND REFER THE FOLLOWING TO THE COUNCIL FOR ACTION: "A. AUTHORIZE THE PURCHASE AGENT TO ISSUE A PURCHASE ORDER WITH SILENT WATCHMAN SECURITY SERVICES LLC. TO PROVIDE SMOKE DETECTOR HEAD REPLACEMENT AT POLICE**

**HEADQUARTERS FOR A TOTAL NOT TO EXCEED \$25,860.00 ACCT #09237100 5777 C0137 B.
AUTHORIZE A CONTINGENCY ALLOWANCE FOR A TOTAL NOT TO EXCEED \$2,586.00." AS SUBMITTED.**

Mr. Lo came forward to discuss this item. The current smoke detectors are starting to fail and trigger false alarms and need to be replaced.

**** THE MOTION PASSED UNANIMOUSLY.**

SCHOOL CONSTRUCTION PROJECTS

SOUTH NORWALK SCHOOL - OVERVIEW OF ENERGY EFFICIENCY STRATEGIES

Mr. Lo said that they required the consulting team to provide an energy evaluation to make the building as energy efficient as possible. He provided further details on the energy evaluation.

Mr. Park came forward to discuss this item. He provided a slide show for those present with the following highlights:

- The HVAC system and the key factors involved in it.
- Criteria specific to the South Norwalk School such as the availability of natural gas.
- An overview of the ventilation system.
- Variable Refrigerant Flow and the associated benefits and considerations.
- An overview of the HVAC systems including its base operations, mostly electric, and all electric variations. This includes drawbacks and benefits and a discussion about the water heaters.
- The Conceptual Life Cycle Cost Comparison for the three options and if a cost could be attached to the three options for proper comparison.
- The Photovoltaic information including the offset to the building energy use and the potential for a ground-mounted system.
- Questions and concerns regarding the handling of blackouts, especially when the temperatures are freezing, and potential air quality issues.

UPDATE OF SCHOOL CONSTRUCTION PROJECTS

Mr. Lo and Mr. Philips came forward to discuss this item. Mr. Philips provided a PowerPoint presentation for those present containing the following highlights for Cranbury Elementary School:

- The Norwalk School Construction Program Master Construction Program Schedule.
- The status of Cranbury Elementary School including:
 - The construction of all the exterior walls.
 - The concrete masonry units being up.
- The efforts of Newfield construction to have the school completed on-time and the benefits that will provide for work.
- When they will be able to start demolition on the existing building.
- The delay of the generator for the school.
- The status of IT equipment.
- The installation of windows and storefronts.

- The start of work on sheetrock.
- The progress of construction of the roof.
- The installation of ceramic tile in the bathrooms.
- A review of the currently planned schedule.

Mr. Philips came forward to provide the following overview for Norwalk High School.

- The status of the special permit application.
- The status of construction documents.
- The updated project budget estimate.
- The construction schedule.

Mr. Philips came forward to provide the following overview for South Norwalk Elementary School:

- The schematic design phase was completed in January.
- The completion of a project estimates and them bringing the project back into budget range.
- Meetings with Planning & Zoning, Traffic, Mobility, and Parking, and the Department of Public Works to review the initial plans.
- A meeting with the State Office of School Construction Grants and Review for a schematic design review of the project.
- A review of the proposed layout of the school.
- The possibility of changing the orientation of the school layout.
- Conversations regarding drop-offs for students and buses.

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 9:21 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services

Steven A. Adelman and Sally Arnold Adelman
8 Sheffield Road, Norwalk, CT 06853

March 27, 2023

Councilman Tom Livingston
Chairman
Land Use and Building Management Committee

Dear Councilman Livingston:

As you know, we are interested in the possibility of acquiring from the City of Norwalk the wetlands lot immediately west of our property here in Rowayton. We understand the process requires that our request be added to the agenda of the Land Use and Building Management Committee, whose next meeting is April 5, 2023.

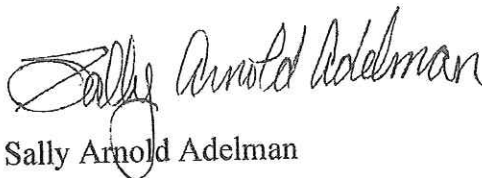
We would be grateful if you would add this issue to the Committee's agenda for that evening. We will plan to attend the meeting via Zoom. If you need any further information from us in the meantime, please contact Steve at 480-209-2426 or Sally at 602-315-0119.

Thank you for your consideration.

Sincerely,



Steven A. Adelman



Sally Arnold Adelman

Cc: Alan Lo

Lo, Alan

Subject:

FW: Wetlands lot next to 8 Sheffield Road, Rowayton

From: Steven A. Adelman <sadelman@adelmanlawgroup.com>

Sent: Monday, February 13, 2023 12:56 PM

To: Lo, Alan <ALo@norwalkct.org>

Subject: Wetlands lot next to 8 Sheffield Road, Rowayton

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Mr. Lo, as you can see from the email chain below, my wife and I have been referred to you to explore the possibility of us acquiring the wetlands lot just west of us. We understand that lot had been owned by the Ayer family, which did not pay taxes for long enough that the City acquired it in the last year or so. We moved to 8 Sheffield Road in November. Our observation is that the City's lot is untended and used as a dumping ground for leaves and other debris from neighboring properties. We have some wetlands on our property from the same source, so we have lots of incentive to be good stewards of this fragile ecosystem. If this is a possibility, we would be delighted to speak with you. Thanks. Steve and Sally Adelman

Steven A. Adelman

Adelman Law Group, PLLC

8 Sheffield Road, Norwalk, CT 06853

E: sadelman@adelmanlawgroup.com

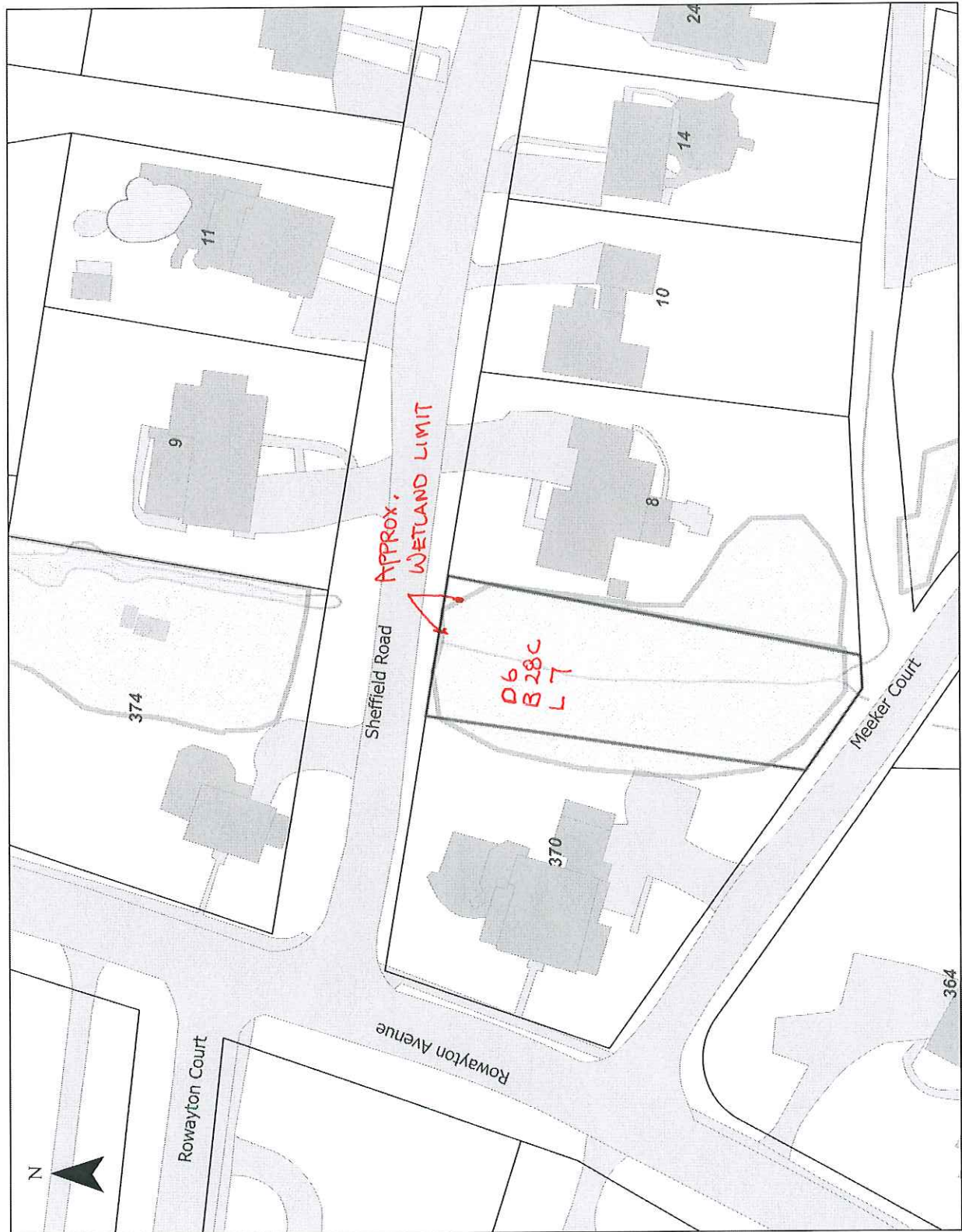
PH: 480-209-2426

W: www.adelmanlawgroup.com

Vice President, Event Safety Alliance

www.eventsafetyalliance.org

mail was scanned by Bitdefender



Watercourse
 Watercourse
 Field-Delineated
 Wetlands
 Norwalk_GIS.GISADMIN

1 inch equals 40 feet





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 – PURCHASE OF PROPANE FUELED RACK BODY TRUCK**

DATE: MARCH 28, 2023

In order to meet the heavy demands of the district, NPS was utilizing a gasoline powered rack body truck since 2004. This truck has very high mileage and has exceeded its useful life. Currently due to major rust and needed safety repairs, it has been fully decommissioned and, therefore, it is no longer in use.

NPS has committed that all replacement vehicles will utilize alternative fuels.

The request for the replacement of an industrial grade propane fueled rack body truck with accessories was originally approved in the capital budget. The City Purchasing Agent sent out a formal request for bid, and one response was received from Gabrielli Truck Sales of Milford.

The 2023 model gasoline engine is not yet approved by the EPA for propane conversation. The engine of the new truck will be ordered and powered by gasoline with intent to upfit to propane once approval is received by the EPA. Once this engine is certified by EPA for propane, the truck will be ready for this upfit and gasoline will no longer be utilized.

ACTION REQUESTED:

- a. **Authorize the Purchasing Agent to issue a Purchase Order to Gabrielli Truck Sales of Milford, CT for the purchase of a Rack Body Truck to replace a decommissioned Board of Education truck for a total not exceed \$95,991.00. Funds are available in Acct. #09235010 5777 C0814.**
- b. **Authorize the NPS Facilities Dept. to issue additional charges for the Rack Body Truck for a total not to exceed \$9,599.00. Funds are available in Acct. #09235010 5777 C0814.**

cc: Sandra Faoies
Lunda Asmani
Nina Laria
George Sevc
Sharon Conners

CITY OF NORWALK PURCHASING DEPARTMENT

1.1 RESPONSE FORM

Vendor Name - Bridge-Haven Truck Sales dba Gabrielli Truck Sales		
Address - 401 Old Gate Lane		
Phone - (203) 877-3281 Ext 5122	Fax -	Email - rmocarski@gabriellitruck.com
Manager - Richard Mocarski		Fed ID# 06-0891779

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.

1. Replacement Rack Body Truck:

PRODUCT	YEAR	PRICE	SUBSTITUTION TO SPECIFICATIONS	
			YES (provide documentation)*	NO
Replacement Rack Body Truck (as outlined and described in Section 2 - Project Specifications/Scope of Work)	2023	95,991.00		X

*See Section 2 Project Specifications/Scope of Work, Vehicle Specifications 1. Substitutions

NOTE: Shipping, freight, warranties & delivery costs to be included in the Total Bid Cost listed above.

2. Delivery: Number of calendar days after receipt of order 180.

B. Rack Body Truck Replacement

2023 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

As Configured Vehicle

Code	Description
<u>Base Vehicle</u>	
F5H	Base Vehicle Price (F5H)
<u>Packages</u>	
660A	Order Code 660A Includes: - Engine: 7.3L 2V DEVCT NA PFI V8 Gas - Transmission: TorqShift 10-Speed Automatic 10R140 with neutral idle and selectable drive modes: normal, eco, slippery roads, tow/haul and off-road. - Wheels: 19.5" x 6" Argent Painted Steel Hub covers/center ornaments not included. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage, driver's side manual lumbar and 2 -way adjustable driver/passenger headrests. - Radio: AM/FM Stereo w/MP3 Player Includes 4 speakers. - SYNC 4 Includes 8" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and steering wheel audio controls
<u>Powertrain</u>	
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas
44G	Transmission: TorqShift 10-Speed Automatic 10R140 with neutral idle and selectable drive modes: normal, eco, slippery roads, tow/haul and off-road.
X8L	Limited Slip w/4.88 Axle Ratio
68U	GVWR: 19,000 lbs Payload Upgrade Package Includes upgraded frame and upgraded rear-axle. Note: See Order Guide Supplemental Reference for further details on GVWR and payload ranges.

Wheels & Tires

TGM	Tires: 225/70R19.5G BSW Traction Includes 4 traction tires on the rear and 2 A/P tires on the front.
64Z	Wheels: 19.5" x 6" Argent Painted Steel Hub covers/center ornaments not included.

Seats & Seat Trim

A	HD Vinyl 40/20/40 Split Bench Seat includes center armrest, cupholder, storage, driver's side manual lumbar and 2-way adjustable driver/passenger headrests.
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Other Options

PAINT	Monotone Paint Application
145WB	145" Wheelbase
STDRD	Radio: AM/FM Stereo w/MP3 Player Includes 4 speakers. Includes: - SYNC 4 Includes 8" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and steering wheel audio controls.
473	Snow Plow Prep Package Includes pre-selected springs (see order guide supplemental reference for springs/FGAWR of specific vehicle configurations). Note 1: Restrictions apply; see supplemental reference or body builders layout book for details. Note 2: Also allows for the attachment of a winch. Note 3: Highly recommended to add (86M) dual battery on 7.3L gas engines. Adding (67B) 397 amp alternators for diesel engine is highly recommended for max output. Includes: - 250 Amp Alternators
98G	CNG/Propane Gaseous Engine Prep Package Includes hardened engine intake valves and valve seats. Note: This package does not include CNG/propane fuel tanks, lines, etc. Vehicle will be equipped with the standard factory gasoline fuel system. Additional equipment combined with certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG/propane fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide . Ford Motor Company does not provide an exhaust or evaporative emissions certificate with this option when converted to use CNG or propane fuel. Ford does not represent that a vehicle converted

to use CNG or propane will comply with all applicable U.S. or Canadian safety standards. It is the responsibility of the final stage manufacturer (bodybuilder, installer, alter or subsequent stage manufacturer) to determine that any vehicle converted to use CNG or propane complies with U.S. federal, California or Canadian exhaust and evaporative emission requirements, federal fuel economy standards, U.S. and Canadian safety standards, labeling and any other requirements.

41P	Transfer Case Skid Plates
86M	Dual 68 AH/65 AGM Battery
67E	250 Amp Alternators
18B	Platform Running Boards
59H	Center High-Mounted Stop Lamp (CHMSL)
C09	Priced DORA

Fleet Options

WARANT

Fleet Customer Powertrain Limited Warranty

Requires valid FIN code. *OPTION NOT AVAILABLE
2023 MUNICIPAL ORDERS CLOSED 1/13/23.*

Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.

Emissions

425	50-State Emissions System
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Exterior Color

Z1_01 Oxford White

Interior Color

AS_03 Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat

Upfit Options

88564 Parkhurst Platform Body W/Plow & Sander

Warranty

Standard Warranty

Basic Warranty

Basic warranty 36 months/36,000 miles

Powertrain Warranty

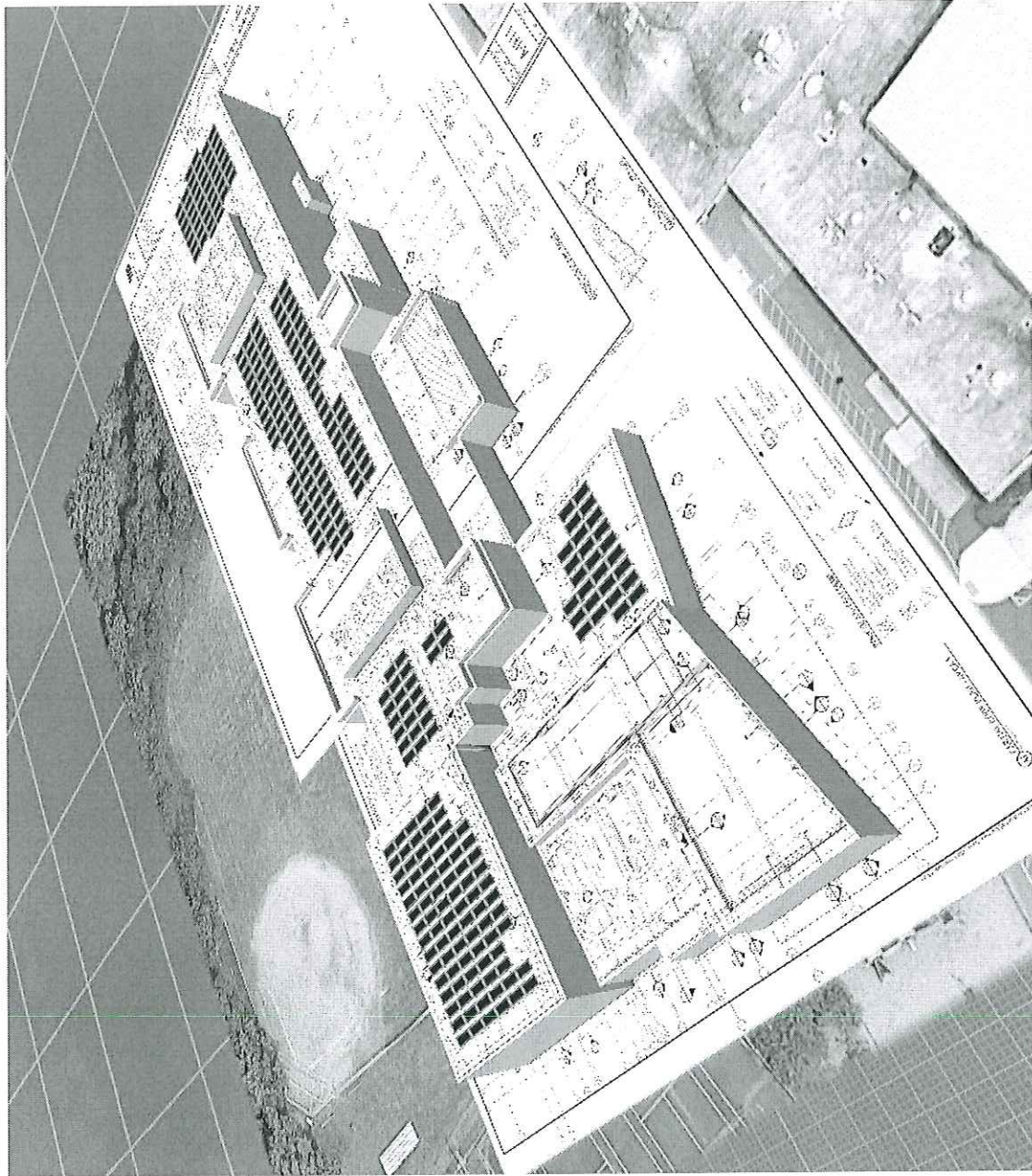
Powertrain warranty 60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty 60 months/60,000 miles



ROOF SYSTEM DETAILS

SYSTEM SIZE DC	156.96 kW
SYSTEM SIZE AC	120.00 kW
YEAR 1 PRODUCTION	181,210 kWh
MODULE POWER	545 W
NUMBER OF MODULES	288
ARRAY TILT	10°
ARRAY AZIMUTH	1°

VEROOGY

Cranbury ES

12 Knowlton Ln.

Norwalk, CT

SHEET NAME: SKETCH

DRAWN BY: SN

DATE: 09/16/2022

YC 2

**CITY OF NORWALK
PURCHASING DEPARTMENT**

Installed Capacity	200 kW DC
Solar Degradation Factor	Based on proposed components (ie. 0.50%)
PPA Terms	20 years
PPA Rate Escalation	0%
REC value for the Year 2 NRES	\$52.25
Estimated Current Utility Rate	\$.1150
Utility Rate Annual Escalation Factor	2.5%
Buyout Provision	No buyout provision, after 20 years the City will own the system. No removal.

CITY OF NORWALK

PURCHASING DEPARTMENT

PPA financial overview based on the provided assumptions.

Year	Solar Output w/ Degradation (kWh/Year)	Solar Electricity Cost (\$/kWh)	Estimated Utility Rate w/ 2.5% Escalation Factor (\$/kWh)	Rate Savings: Utility Rate – Solar Rate (\$/kWh)	Savings w/ Solar (\$)
1	181,200	\$0.0875	\$0.1150	\$0.0275	\$4,983
2	180,732	\$0.0875	\$0.1179	\$0.0304	\$5,490
3	179,828	\$0.0875	\$0.1208	\$0.0333	\$5,992
4	178,929	\$0.0875	\$0.1238	\$0.0363	\$6,503
5	178,035	\$0.0875	\$0.1269	\$0.0394	\$7,021
6	177,145	\$0.0875	\$0.1301	\$0.0426	\$7,548
7	176,259	\$0.0875	\$0.1334	\$0.0459	\$8,084
8	175,378	\$0.0875	\$0.1367	\$0.0492	\$8,628
9	174,501	\$0.0875	\$0.1401	\$0.0526	\$9,182
10	173,628	\$0.0875	\$0.1436	\$0.0561	\$9,744
11	172,760	\$0.0875	\$0.1472	\$0.0597	\$10,315
12	171,896	\$0.0875	\$0.1509	\$0.0634	\$10,896
13	171,037	\$0.0875	\$0.1547	\$0.0672	\$11,487
14	170,182	\$0.0875	\$0.1585	\$0.0710	\$12,088
15	169,331	\$0.0875	\$0.1625	\$0.0750	\$12,698
16	168,484	\$0.0875	\$0.1666	\$0.0791	\$13,319
17	167,642	\$0.0875	\$0.1707	\$0.0832	\$13,951
18	166,803	\$0.0875	\$0.1750	\$0.0875	\$14,593
19	165,969	\$0.0875	\$0.1794	\$0.0919	\$15,246
20	165,139	\$0.0875	\$0.1838	\$0.0963	\$15,910
TOTAL	3,464,887				\$203,681

EXTERIOR IMAGE – entry drive



ENERGY EFFICIENCY – solar roof panels



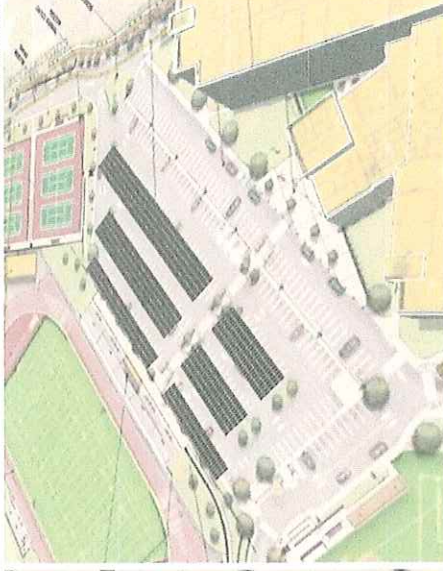
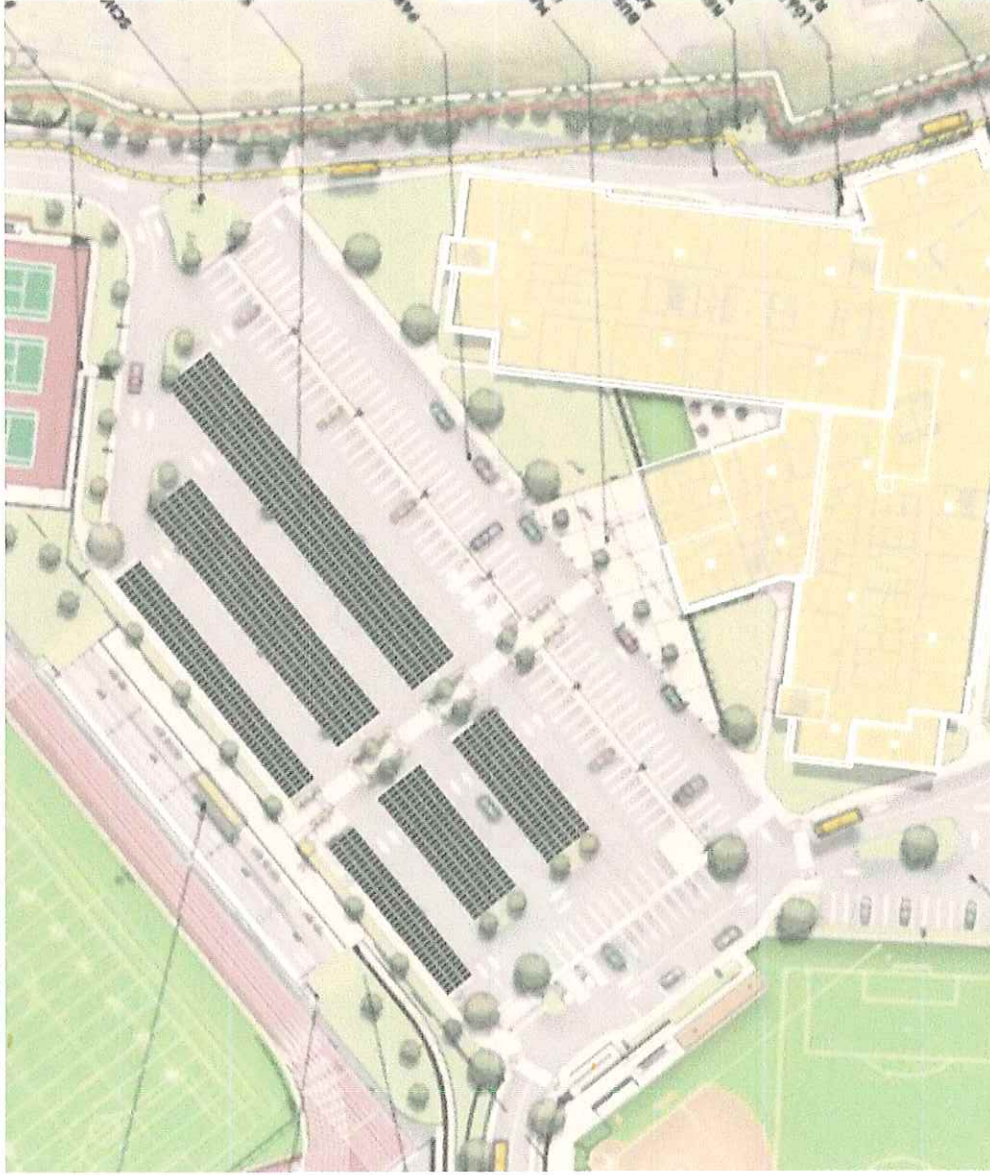
ROOF SYSTEM DETAILS

SYSTEM SIZE DC	1.133.60 kW
SYSTEM SIZE AC	850.00 kW
YEAR 1 PRODUCTION	1.298.251 kWh
MODULE POWER (W)	545 W
NUMBER OF MODULES	2.080
ARRAY TILT	10°
ARRAY AZIMUTH	7° & -18°

Annual Building Energy Usage – 3,976,407 kwh
Annual Roof System Output – 1,298,251 kwh
Roof System Percentage – 33%

ENERGY EFFICIENCY – solar carport

DOCUMENTS PROVIDED BY VEROGY



CARPORT SYSTEM DETAILS

SYSTEM SIZE DC	627.84 kW
SYSTEM SIZE AC	480.00 kW
YEAR 1 PRODUCTION	728,618 kWh
MODULE POWER (W)	545 W
NUMBER OF MODULES	1,152
ARRAY TILT	7°
ARRAY AZIMUTH	-39°

Annual Building Energy Usage – 3,976,407 kWh
Annual Roof System Output – 728,618 kWh
Carport System Percentage – 18%
Roof and Carport Systems Percentage – 51%

ENERGY EFFICIENCY – solar carport design example



NHS/PTech - CARPORT 30 Year Cash Flow Model

System Details (3 row carpet)	
KW DC	627.84
KW AC	480.00
Yr 1 P50 kWh	728.618

	PPA Estimates
	40% ITC
Yr 1 Base PPA Rate:	\$0.1275/kWh
Yr 1 Offset Rate	\$0.1731/kWh
Yr 1 Savings Rate	\$0.0456/kWh
PPA Escalator	0.00%
PPA Term	20

Assumptions	
Utility Escalator	2.50%
Additional PV Cost Burden	\$0
PPA Adder/\$100K	\$0.0085
Estimated PPA Adder	\$0.0000

	40% ITC
Total PPA	\$0.1275/kWh

49% ITC						
Project Year	kWh Generated	Utility Offset Rate	Offsettable Utility Costs	Solar PPA Costs	Annual Electricity Savings	Estimated Savings
1	728,618	\$0.1731	\$126,149	\$92,899	\$33,250	
2	724,957	\$0.1775	\$128,653	\$92,432	\$36,221	
3	721,314	\$0.1819	\$131,206	\$91,967	\$39,239	
4	717,689	\$0.1864	\$133,811	\$91,505	\$42,305	
5	714,082	\$0.1911	\$136,467	\$91,046	\$45,421	
6	710,494	\$0.1959	\$139,175	\$90,588	\$48,587	
7	706,924	\$0.2008	\$141,938	\$90,133	\$51,805	
8	703,371	\$0.2058	\$144,755	\$89,680	\$55,075	
9	699,837	\$0.2109	\$147,628	\$89,229	\$58,399	
10	696,320	\$0.2162	\$150,559	\$88,781	\$61,778	
11	692,821	\$0.2216	\$153,547	\$88,335	\$65,213	
12	689,339	\$0.2272	\$156,595	\$87,891	\$68,704	
13	685,875	\$0.2328	\$159,703	\$87,449	\$72,254	
14	682,429	\$0.2387	\$162,873	\$87,010	\$75,864	
15	679,000	\$0.2446	\$166,106	\$86,572	\$79,534	
16	675,587	\$0.2507	\$169,403	\$86,137	\$83,266	
17	672,193	\$0.2570	\$172,766	\$85,705	\$87,061	
18	668,815	\$0.2634	\$176,195	\$85,274	\$90,921	
19	665,454	\$0.2700	\$179,692	\$84,845	\$94,847	
20	662,110	\$0.2768	\$183,259	\$84,419	\$98,840	
21	658,783	\$0.2837	\$186,897	\$83,956	\$204,639	*Buyout Estimate
22	655,472	\$0.2908	\$190,607	\$0	\$190,607	
23	652,178	\$0.2981	\$194,390	\$0	\$194,390	
24	648,901	\$0.3055	\$198,248	\$0	\$198,248	
25	645,640	\$0.3132	\$202,184	\$0	\$202,184	
26	642,366	\$0.3210	\$206,197	\$0	\$206,197	
27	639,168	\$0.3290	\$210,290	\$0	\$210,290	
28	635,956	\$0.3372	\$214,464	\$0	\$214,464	
29	632,760	\$0.3457	\$218,721	\$0	\$218,721	
30	629,580	\$0.3543	\$223,062	\$0	\$223,062	
Totals	13,397,229		\$3,060,481	\$1,771,897	\$2,942,106	
SUBTOTAL YEARS 1-20						\$1,268,564
SUBTOTAL YEARS 21-30						\$1,653,522
*Does not include required maintenance or utility delivery/transmission costs after 20 year PPA.						\$2,942,106



CITY OF NORWALK
 JoAnn Acquarulo, Asst. Buildings and Facilities Manager
 jacquarulo@norwalkct.org P: 203-854-7332
 Norwalk City Hall
 125 East Avenue, PO Box 5125
 Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: JOANN ACQUARULO, ASST. BUILDINGS AND FACILITIES MANAGER

RE: **NATHAN HALE & WEST ROCKS MIDDLE SCHOOLS – RESTROOM RENOVATION PROJECT**

DATE: MARCH 29, 2023

In April 2021 the City approved Capital Budget Funds in the amount of \$1,500,000 for restroom improvements at middle schools (Nathan Hale, West Rocks and Roton). The work required in the bathrooms varied from minor to substantial renovations. Most of the minor improvements were completed in the summer of 2021 (for approximately \$250,000) and at this time, we are proceeding with the implementation of remaining improvements that were identified.

Project Description:

Many of the restrooms at the Nathan Hale & West Rocks Middle Schools are original to the buildings and have not been updated. The scope of work for this summer includes:

- Epoxy Finishes – Repair and patch existing wall and floor tiles and finish with epoxy paint.
- Toilet Partition System – Toilet compartments, urinal screens, and coat hooks.
- Toilet Accessories – Grab bars (other accessories to be provided by Norwalk Public Schools)
- Plumbing Fixtures – Sinks, faucets, toilets, and urinals (as needed).
- Misc. Repairs – Patching walls/ceilings and replacement of ceiling tiles as required. Note, most ceiling and light fixtures (with new LED) were replaced as part of 2021 Maintenance and Repair Project.
- Replace and install new emergency light fixtures in order to comply with fire codes.

Recently, Gill & Gill Architects prepared construction documents and the Purchasing Department advertised the project for bids. A total of 8 bids were received and the following is a summary of the firms and their bid amounts:

Firm	Base bid	Alternate #1a	Alternate #1b	Total Amount
Pat Munger Construction Company Inc.	\$ 526,820.00	\$ 22,885.00	\$ 28,295.00	\$ 578,000.00
Diversity Construction Group, LLC.	\$ 613,000.00	\$ 16,000.00	\$ 17,000.00	\$ 646,000.00
A.V. Tuchy, Inc.	\$ 644,900.00	\$ 21,275.00	\$ 20,125.00	\$ 686,300.00
Zeiss Construction Corp, LLC	\$ 763,900.37	\$ 85,000.00	\$ 96,000.00	\$ 944,900.37
A.Secondino & Son, Inc.	\$ 919,815.00	\$ 17,313.00	\$ 21,453.00	\$ 958,581.00
Titan Enterprises, Inc.	\$ 933,800.00	\$ 20,500.00	\$ 19,900.00	\$ 974,200.00
VASE Management, LLC	\$ 951,789.00	\$ 22,650.00	\$ 22,650.00	\$ 997,089.00
Action Construction, Inc.	\$ 1,151,500.00	\$ 27,000.00	\$ 27,000.00	\$ 1,205,500.00

Base bid includes approximately 24 (West Rocks -14 and Nathan Hale -10) multi-stalls restrooms and 20 (West Rocks -8 and Nathan Hale – 12) single occupancy restrooms. Alternate #1a consists of application of epoxy paint in 6 additional single occupancy restrooms at Nathan Hale and Alternate #1b consists of application of epoxy paint in 5 additional single occupancy restrooms at West Rocks.

Upon receipt of the bids followed by a scope review with the apparent low bidder, we hereby recommend the award of this project to Pat Munger Construction Company Inc. in the amount of \$578,000.00 to include base bid and Alternate #1a & #1b.

- a. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Pat Munger Construction Company Inc. for the Nathan Hale & West Rocks Middle Schools Restroom Renovations project for a total not to exceed \$578,000.00. Acct. #09225010 5777 C0807.**
- b. **Authorize Building Management to issue Change Orders on Contract for a total not to exceed \$57,800.00 Acct. #09225010 5777 C0807.**

VD.



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

TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

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

RE: CITY HALL FIRST FLOOR RESTROOM RENOVATION

DATE: MARCH 29, 2023

Norwalk City Hall was renovated in 1987. The first-floor men's and women's restrooms receive a large amount of use. The bathroom partitions had previously been electrostatically refinished however, surface rusting continued to be a problem. The proposed renovation project consists of installation of countertops, sinks, partitions, and painting. Existing toilets and plumbing components will remain.

On March 6th, 2023, the City's Purchasing Department solicited bids for the First Floor Restroom Refurbishment Project and they received 3 bids. Based on the bid summary below, the Office of Building Management recommends the awarding of this project to HV Contractor Corporation as the apparent low bidder:

FIRM	BASE AMOUNT
HV Contractor Corporation	\$77,000.00
Re-Tech LLC.	\$79,300.00
KAFA Group LLC	\$95,800.00
Titan Enterprises.	Non-Conforming Bid

ACTION REQUESTED:

- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with HV Contractor Corporation for the City Hall First Floor Restrooms Refurbishment Project for a total not to exceed \$77,000.00 Funds are available from account # 09237100-5777-C0439.
- b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$7,700.00. Account # 09237100-5777-C0439