



**LAND USE AND BUILDING MANAGEMENT COMMITTEE
MEETING AGENDA
WEDNESDAY, MARCH 1, 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.



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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)**
January 4, 2023
- IV. OLD BUSINESS (NONE)**

V. NEW BUSINESS

- A. 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."
- B. 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."
- C. 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."
- D. 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"

VIA TELECONFERENCE

- E. 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 for wireless access points at Brien McMahon and Norwalk High schools for a total not to exceed \$80,000.00. Acct #092350105777 C0537.”
- F. 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.”
- G. School Construction Projects:
1. South Norwalk School – overview of energy efficiency strategies
 2. Update of school construction projects
- H. 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.”

VII. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo
Date: February 24, 2023

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
JANUARY 4, 2023**

ATTENDANCE: Tom Livingston, Chairman; Heidi Alterman; David Heuvelman; Barbara Smyth; Greg Burnett; Bryan Meek

STAFF: Alan Lo, Buildings and Facilities Manager; Bill Hodel, Board of Education Director of Facilities

OTHER: Michael Faenza; Jim Guiliano; Scott Mangiagli; Eddie Widofsky; Kate Jessup; Dan Phillips; Brennen White; Paul Dominov; Jeff Wyszynski

CALL TO ORDER

Chairman Livingston called the meeting to order at 7:02 P.M. There was a quorum present.

ROLL CALL

A roll call of those present was performed.

PUBLIC PARTICIPATION

There was no Public Participation at this time.

MINUTES OF PREVIOUS MEETING(S)

DECEMBER 7, 2022

**** MR. HEUVELMAN MOVED TO APPROVE THE MINUTES OF DECEMBER 7, 2022 AS SUBMITTED.**

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

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

OLD BUSINESS (NONE)

There was no Old Business at this time.

NEW BUSINESS

A. REVIEW REQUEST TO PROVIDE PROJECT CONTINGENCY FOR ADDITIONAL SCOPE WITH ENERGY RESOURCES USA FOR LIGHTING RETROFIT PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

- 1. AUTHORIZE OFFICE OF BUILDING MANAGEMENT TO EXECUTE CHANGE ORDER ON CONTRACT WITH ENERGY RESOURCES USA TO PROVIDE LED LIGHTING RETROFIT SERVICES AT THE NORWALK PUBLIC WORKS CENTER FOR A TOTAL NOT TO EXCEED \$3,907.41 ACCOUNTS #0922/237100 5777 C0327.**
- 2. AUTHORIZE OFFICE OF BUILDING MANAGEMENT TO EXECUTE CHANGE ORDER ON CONTRACT WITH ENERGY RESOURCES USA TO PROVIDE LED LIGHTING RETROFIT SERVICES AT THE NORWALK FIRE HEADQUARTERS FOR A TOTAL NOT TO EXCEED \$4,658.03 ACCOUNTS #0922/237100 5777 C0327.**

**** MR. BURNETTE MOVED TO MOVE ITEMS A. REVIEW REQUEST TO PROVIDE PROJECT CONTINGENCY FOR ADDITIONAL SCOPE WITH ENERGY RESOURCES USA FOR LIGHTING RETROFIT PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: 1. AUTHORIZE OFFICE OF BUILDING MANAGEMENT TO EXECUTE CHANGE ORDER ON CONTRACT WITH ENERGY RESOURCES USA TO PROVIDE LED LIGHTING RETROFIT SERVICES AT THE NORWALK PUBLIC WORKS CENTER FOR A TOTAL NOT TO EXCEED \$3,907.41 ACCOUNTS #0922/237100 5777 C0327. 2. AUTHORIZE OFFICE OF BUILDING MANAGEMENT TO EXECUTE CHANGE ORDER ON CONTRACT WITH ENERGY RESOURCES USA TO PROVIDE LED LIGHTING RETROFIT SERVICES AT THE NORWALK FIRE HEADQUARTERS FOR A TOTAL NOT TO EXCEED \$4,658.03 ACCOUNTS #0922/237100 5777 C0327.**

Mr. Lo came forward to discuss this item. This item was previously approved by the Common Council, but no contingency was approved. He reviewed what this item would entail. He noted that there were issues with the lights that had not been caught in the initial assessment and that needed to be provided for. There was no question or discussion for this item.

**** THE MOTION PASSED UNANIMOUSLY.**

B. REVIEW REQUEST TO INCREASE DESIGN CONTINGENCY WITH SALAMONE ASSOCIATES FOR UNDERGROUND OIL TANK REMOVAL PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

"AUTHORIZE TO INCREASE THE CONTINGENCY ALLOWANCE FOR SALAMONE ASSOCIATES, PC., FOR UNDERGROUND OIL TANK REMOVAL PROJECT AT VARIOUS SCHOOL LOCATIONS, TO PROVIDE ADDITIONAL ENVIRONMENT DESIGN SERVICES AND ENVIRONMENTAL TESTING/MONITORING SERVICES FOR CONTAMINATED MATERIALS FOR AN ADDITIONAL AMOUNT OF \$55,000. FUNDS ARE AVAILABLE IN ACCT. #09215010 5777 C0789"

**** MR. HEUVELMAN MOVED TO APPROVE ITEM B. REVIEW REQUEST TO INCREASE DESIGN CONTINGENCY WITH SALAMONE ASSOCIATES FOR UNDERGROUND OIL TANK REMOVAL PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "AUTHORIZE TO INCREASE THE CONTINGENCY ALLOWANCE FOR SALAMONE ASSOCIATES, PC., FOR UNDERGROUND OIL TANK REMOVAL PROJECT AT VARIOUS SCHOOL LOCATIONS, TO PROVIDE ADDITIONAL ENVIRONMENT DESIGN SERVICES AND ENVIRONMENTAL TESTING/MONITORING SERVICES FOR CONTAMINATED**

MATERIALS FOR AN ADDITIONAL AMOUNT OF \$55,000. FUNDS ARE AVAILABLE IN ACCT. #09215010 5777 C0789"

Mr. Hodel came forward to discuss this item. Eight underground oil tanks were removed over the summer. The initial plan was to have a series of them removed and replaced with above-ground oil storage tanks. There was an agreement with Salamone Associates PC. to do so. While this was being planned the City was able to work with Eversource to find three sites to receive natural gas. There was a redesign to address those areas though money and time had been spent already for above-ground oil tanks and a redesign for gas ignites was needed instead. Additionally, contaminated soils were found in Naramake. There appears to have been spillage in 1989. As a result, there are additional costs for design and remediation.

Chairman Livingston asked if the change to above-ground tanks would reduce the overall cost. Mr. Hodel said that the project would, overall, cost less money.

**** THE MOTION PASSED UNANIMOUSLY.**

C. A. REVIEW BID RECOMMENDATION FOR SILVERMINE SCHOOL PARKING AND BUS/PARENT DROP-OFF IMPROVEMENTS AND REFER ITEM 2. TO THE COMMON COUNCIL FOR ACTION:

1. APPROVE RECOMMENDATION TO BEGIN THE SPECIAL CAPITAL APPROPRIATION PROCESS FOR THE SILVERMINE ELEMENTARY SCHOOL PARKING AND PARENT/BUS DROP-OFF IMPROVEMENTS IN THE AMOUNT OF \$425,000.

Mr. Lo came forward to discuss this item. He explained that this item was, primarily, information for the Committee so they would recognize that there was a need for additional money.

2. "A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH B&W PAVING & LANDSCAPING LLC. FOR THE SILVERMINE ELEMENTARY SCHOOL DRIVEWAY IMPROVEMENTS PROJECT FOR A TOTAL NOT EXCEED \$1,744,000 (PENDING APPROVAL OF A SPECIAL CAPITAL APPROPRIATION). FUNDS WILL BE AVAILABLE IN ACCT. # 0922(23) 5010 5777 C0790.

B. AUTHORIZE THE NPS FACILITIES DEPT. TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL NOT EXCEED \$174,500 (PENDING APPROVAL OF A SPECIAL CAPITAL APPROPRIATION). FUNDS WILL BE AVAILABLE IN ACCT. # 0922(23) 5010 5777 C0790."

**** MS. ALTERMAN MOVED TO APPROVE 2. "A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH B&W PAVING & LANDSCAPING LLC. FOR THE SILVERMINE ELEMENTARY SCHOOL DRIVEWAY IMPROVEMENTS PROJECT FOR A TOTAL NOT EXCEED \$1,744,000 (PENDING APPROVAL OF A SPECIAL CAPITAL APPROPRIATION). FUNDS WILL BE AVAILABLE IN ACCT. # 0922(23) 5010 5777 C0790. B. AUTHORIZE THE NPS FACILITIES DEPT. TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL NOT EXCEED \$174,500 (PENDING APPROVAL OF A SPECIAL CAPITAL APPROPRIATION). FUNDS WILL BE AVAILABLE IN ACCT. # 0922(23) 5010 5777 C0790."**

Mr. Hodel came forward to discuss this item. He noted that \$1,500,000 was approved by the Common Council in 2020. There were delays due to COVID. They were hoping to do the project in the upcoming summer. It has been put out to bid and two bids were received with the lowest being \$1,744,000. They are trying to make up the shortfall as a result and it has been recommended for special appropriation. They have looked at the NPS capital account and were able to find the money within the budget. He reviewed how the funds would be allocated.

Mr. Hodel reviewed the budgetary details for him, and further discussion followed. He noted that the money allocated to the Board of Education over the years had cases where the funds were not used in full. Mr. Burnett raised concerns over the amount of funds that may not be being used. He expressed a desire to see the details of where the funds were coming from. Mr. Lo said that information would be available when they go through the special appropriation process.

Ms. Smyth asked what the cause for the delay had been. Mr. Hodel said that there had been issues due to COVID and that the State Department needed to perform a personal inspection. There is also a septic system on the site that required drainage. There were also delays in reviewing the plans. There were no further delays anticipated. Mr. Lo reviewed the expected timetable. Mr. Meek asked if it would deal with the old pipe drains. Mr. Hodel said he did not have that history. Further discussion regarding the drainage system followed.

**** THE MOTION PASSED UNANIMOUSLY.**

D. CRANBURY SCHOOL --- REVIEW BID AWARD RECOMMENDATION FOR FF&E PURCHASES AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION (ATTACHED IS THE BID TABULATION. FOR GREATER READABILITY, PLEASE CONTACT ALAN LO FOR EXCEL FILE):

1. "A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO INSALCO CORPORATION FOR VARIOUS FURNITURE ITEMS FOR THE CRANBURY ELEMENTARY SCHOOL - NEW PROJECT FOR A TOTAL SUM OF \$168,147.57. FUNDS ARE AVAILABLE IN ACCT. #0921 5010 5777 C0786.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$8,400.

2. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO LAKESHORE LEARNING MATERIALS, LLC. FOR VARIOUS FURNITURE ITEMS FOR THE CRANBURY ELEMENTARY SCHOOL - NEW PROJECT FOR A TOTAL SUM OF \$51,389.61. FUNDS ARE AVAILABLE IN ACCT. #0921 5010 5777 C0786.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$5,000.

3. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO ROBERT H. LORD CO. FOR VARIOUS FURNITURE ITEMS FOR THE CRANBURY ELEMENTARY SCHOOL - NEW PROJECT FOR A TOTAL SUM OF \$772. FUNDS ARE AVAILABLE IN ACCT. #0921 5010 5777 C0786.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$500.

4. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO RED THREAD SPACES, LLC. FOR VARIOUS FURNITURE ITEMS FOR THE CRANBURY ELEMENTARY SCHOOL - NEW PROJECT FOR A TOTAL SUM OF \$218,884. FUNDS ARE AVAILABLE IN ACCT. #0921 5010 5777 C0786.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$11,000.

5. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO W.B. MASON CO. INC. FOR VARIOUS FURNITURE ITEMS FOR THE CRANBURY ELEMENTARY SCHOOL - NEW PROJECT FOR A TOTAL SUM OF \$346,141. FUNDS ARE AVAILABLE IN ACCT. #0921 5010 5777 C0786.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$40,000.

6. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO CT COMMUNICATIONS (STATE CONTRACT #18PSX0097) FOR THE TELEPHONE SYSTEM FOR THE CRANBURY ELEMENTARY SCHOOL - NEW PROJECT FOR A TOTAL SUM OF \$28,694. FUNDS ARE AVAILABLE IN ACCT. #0921 5010 5777 C0786.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$2,000.

7. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO RAPTOR TECHNOLOGIES, LLC. FOR THE VISITOR MANAGEMENT SYSTEM FOR THE CRANBURY ELEMENTARY SCHOOL - NEW PROJECT FOR A TOTAL SUM OF \$1,923.50. FUNDS ARE AVAILABLE IN ACCT. #0921 5010 5777 C0786.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$500.

8. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO TOTAL COMMUNICATIONS (STATE CONTRACT #18PSX0202) FOR COMPUTER NEW NETWORKING ELECTRONICS FOR THE CRANBURY ELEMENTARY SCHOOL PROJECT FOR A TOTAL SUM OF \$162,877.38. FUNDS ARE AVAILABLE IN ACCT. #0921 5010 5777 C0786.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$10,000.

9. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO ENVIRONMENTAL SYSTEMS CORPORATION (STATE CONTRACT #19PSX0015) FOR DIGITAL DISPLAYS FOR THE CRANBURY ELEMENTARY SCHOOL - NEW PROJECT FOR A TOTAL SUM OF \$7,311.70. FUNDS ARE AVAILABLE IN ACCT. #0921 5010 5777 C0786.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$1,000.

10. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO ENVIRONMENTAL SYSTEMS CORPORATION FOR COMPUTER CHARGING STATIONS FOR THE CRANBURY ELEMENTARY SCHOOL - NEW PROJECT FOR A TOTAL SUM OF \$15,328. FUNDS ARE AVAILABLE IN ACCT. #0921 5010 5777 C0786.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$1,000.

**** MS. ALTERMAN MOVED TO APPROVE THE FOLLOWING:**

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Mr. Lo came forward to discuss this item. He said that, for items that cost less than \$25,000, it did not require Common Council action. They had all been put together so the Committee would see all of them. Mr. Faenza said that the package was standard for the schools that had been completed to date. Once the construction of the new school is completed it will be outfitted with new furniture. They have talked to multiple departments to ensure that everything that is being purchased will be in line with how the equipment will be used. He reviewed what they had done for the various pieces of furniture being implemented. The plans were brought to the State of Connecticut for approval and put out to bid. It was then rebid as they were not satisfied with the number of responses received. They received more quotes on the furniture the second time. He further reviewed the bidding process results for those present.

Chairman Livingston asked how the total compared to what was budgeted.

Mr. Faenza said it was approximately \$200,000 less than what was budgeted.

Mr. Meek pointed out that the same work had been done for Jefferson only for them to continue to use their current equipment. He wanted to know if there was any risk of the same thing happening.

Mr. Faenza said that they had actually replaced the majority of the furniture in the building. Further discussion followed regarding the furniture. Mr. Meek also asked about the price of the flags and if that included installation. Further discussion followed regarding the cost. Mr. Burnett asked if any of the existing FF&E in the existing school would be utilized in the new school and, if not, if there was an opportunity to redistribute the FF&E to other existing schools. Mr. Faenza said they had done an analysis of the currently existing furniture and were preparing a new package which he reviewed the

details of. They are working with the Board of Education for redistributing any furniture that may be utilized in other buildings. Anything deemed to not be useful will be disposed of after the disposition process is completed. How the furniture will be disposed of is a Board of Education process. Further discussion followed.

Ms. Alterman said that the equipment at the school was dated but functional and safe. She noted that the new building was going up quickly and asked what was being done to achieve this. Mr. Lo said that the management had been efficient, and he reviewed how this had been achieved. Ms. Alterman asked if any elements would be incorporated to pay homage to the old school. Mr. Lo said they would need to work with the school principal on that sort of item. Mr. Meek said he did not feel that there was anything worth salvaging except for, maybe, the boiler, portable cafeteria tables, and some of the library chairs and desks.

**** THE MOTION PASSED UNANIMOUSLY.**

E. NORWALK HIGH SCHOOL - REVIEW DESIGN DEVELOPMENT PHASE DELIVERABLES (15 TO 20 MINUTES PRESENTATION/DISCUSSION)

Mr. Dominov, Ms. Jessup, and Mr. White came forward for this presentation. He provided a slide showing who was on the project team. The next slide showed the current schedule and the progress that had been made on it. Preliminary pricing numbers for the design development package should be available soon. A design development meeting is planned for January 25th. They will enter into construction documents phase and be completed towards the end of July. Construction is expected to start in December. Following the construction, the existing school will be demolished. He provided the site plan for those present and reviewed it. The floor plan was provided for those present. Ms. Jessup reviewed the details of the floor plan. Mr. Dominov provided images of the planned exterior of the building and reviewed the details of the plans.

Mr. Phillips came forward to discuss the community feedback. He noted that there were several common questions and topics raised and provided responses which he displayed on a slide. Further review of the presentation followed.

Mr. Dominov discussed the planned solar roof panels and the energy efficiency that they'd be providing. He provided an image of the planned layout. Further review of the planned solar panels followed. Mr. Heuvelman asked what the budgetary impact on the project would be if they did the carports. Mr. Lo said that they were not using Capital funds to do this project but were effectively leasing it. He reviewed how it would be financed. He noted that the system would be installed 5-6 years from now and there would likely be changes by that time. Further review of the solar panels and the carport solar system followed. Further discussion ensued regarding the following:

- The tennis courts.
- The softball field.
- The design of the pool building.
- If the slide packet would be made available publicly.
- If an outdoor classroom was still part of the design or not.

F. SOUTH NORWALK SCHOOL - REVIEW SCHEMATIC DESIGN PHASE DOCUMENTS (15 TO 20 MINUTES PRESENTATION/DISCUSSION)

Ms. Alterman left the meeting at 7:20 P.M.

Mr. Widofsky and Mr. Wyszynski came forward to discuss this item. They are nearing the latter part of the schematic design. There have been weekly meetings and detailed programming meetings with administrative and school staff. There has been a meeting with the community at large so that the plans could be publicly presented. A slide providing the topography of the site was presented for those present. A review of the topography followed. An entrance is planned for the south part of the site. There will be a secondary loop for buses and younger students. It is estimated that 50% or more of the students will arrive by foot. There is a large population that uses both before and after school care which will reduce the volume at peak times. Further discussion regarding the street and parking lot/drop-offs followed. He provided a slide detailing the interior layout of the rooms and more detail regarding the drop-off points.

A slide detailing the interior layout of the lower level was provided. Mr. Widofsky reviewed the details of the interior layout including the following:

- The Gymnasium.
- The Cafeteria.
- Music and Band rooms.
- Loading dock.
- The Kitchen.
- Utility rooms.

On the main level he discussed the following:

- Nurses' office.
- The entrances.
- Offices.
- Media Center.
- Multi-purpose spaces.
- Classrooms.

On the upper level he discussed the following:

- Classrooms.
- Special Education.
- Restrooms.
- Teacher Support.
- Outdoor learning space.

A section diagram was provided for those present. Visuals of the proposed learning stair were provided. Photographs of outdoor learning spaces were provided.

Mr. Lo said that there were two more meetings that were intended to be set up to get input on the project. They are expecting to go out to bid in the wintertime and to begin construction in March 2024. They are expecting around 680 students and have designed the rooms to attempt to accommodate their needs. There is no specific approval required of the Committee at this time and this will be part of an ongoing process. The building is anticipated to be opened in September 2025. Ms. Smyth asked for more details regarding the outdoor learning space and how snow removal and rain drainage would be handled. Mr. Widofsky reviewed the plans and further discussion followed on how to handle those items and details about the learning space.

Mr. Meek asked why there was no entrance on South Main. Mr. Lo said that there were issues with the grade of the land changing and that the proposed opening provided opportunities for stacking waiting areas. Mr. Meek asked about possible reconfiguration of the streets. Mr. Lo reviewed the issues with the properties and why they could not reconfigure the streets.

VI. EXECUTIVE SESSION

A. SOUTH NORWALK SCHOOL — ASSESS THE POTENTIAL OF PROPERTY ACQUISITION AND REAL ESTATES NEGOTIATIONS.

**** MR. BRUNETT MOVED TO ENTER INTO EXECUTIVE SESSION TO DISCUSS ITEM A. SOUTH NORWALK SCHOOL — ASSESS THE POTENTIAL OF PROPERTY ACQUISITION AND REAL ESTATES NEGOTIATIONS.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting entered into executive session at 8:44 P.M.

The meeting returned to normal session at 9:00 P.M.

VII. MISCELLANEOUS/DISCUSSION ITEMS

There were no Miscellaneous or Discussion items at this time.

ADJOURNMENT

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:00 P.M.

Respectfully Submitted

Ian A. Soltes, Telesco Secretarial Services



Keepers of Sheffield Island Lighthouse

To: Alan Lo, City of Norwalk – Department of Public Works
 From: Jerry Toni, Business Manager Norwalk Seaport Association
 February 16, 2023

**2023
OFFICERS**

Mike Reilly
 President

Richard McQuaid
 Vice President

Maureen Bonenfant
 Secretary

Gerald Rabin
 Treasurer

TRUSTEES

Linda Cappello

Charles M. Chinzi

Bruce Cross

Steve DeMarco, Sr.

Jim Erotopoulos

Donna Ferguson

James Ferguson

Shenton King

Chuck Kriewald

James Madden

Urban Mulvehill, Jr.

Urban Mulvehill III

Carol Pote

Jeremy Rubino

Emanuel Santa-Donato

Lillian Santa-Donato

Jonathan Small

Andrew Thane

Gerald B. Toni
 Business Manager

A 501 (c) 3 nonprofit

Subject:

Norwalk Seaport Association
 Hope Dock lease Extension
 4 North Water Street
 Norwalk, CT 06854

The Norwalk Seaport Association, Inc. is requesting the City of Norwalk to extend the original lease / license agreement with the Norwalk Seaport Association, Inc. for use of the docking area / facilities known as the Hope Dock Facilities for the period April 1, 2023 – March 30, 2024, subject to all other terms and conditions as noted in the original documents.

Facilities: The Hope dock facilities include: (contract exhibits A & B attached)

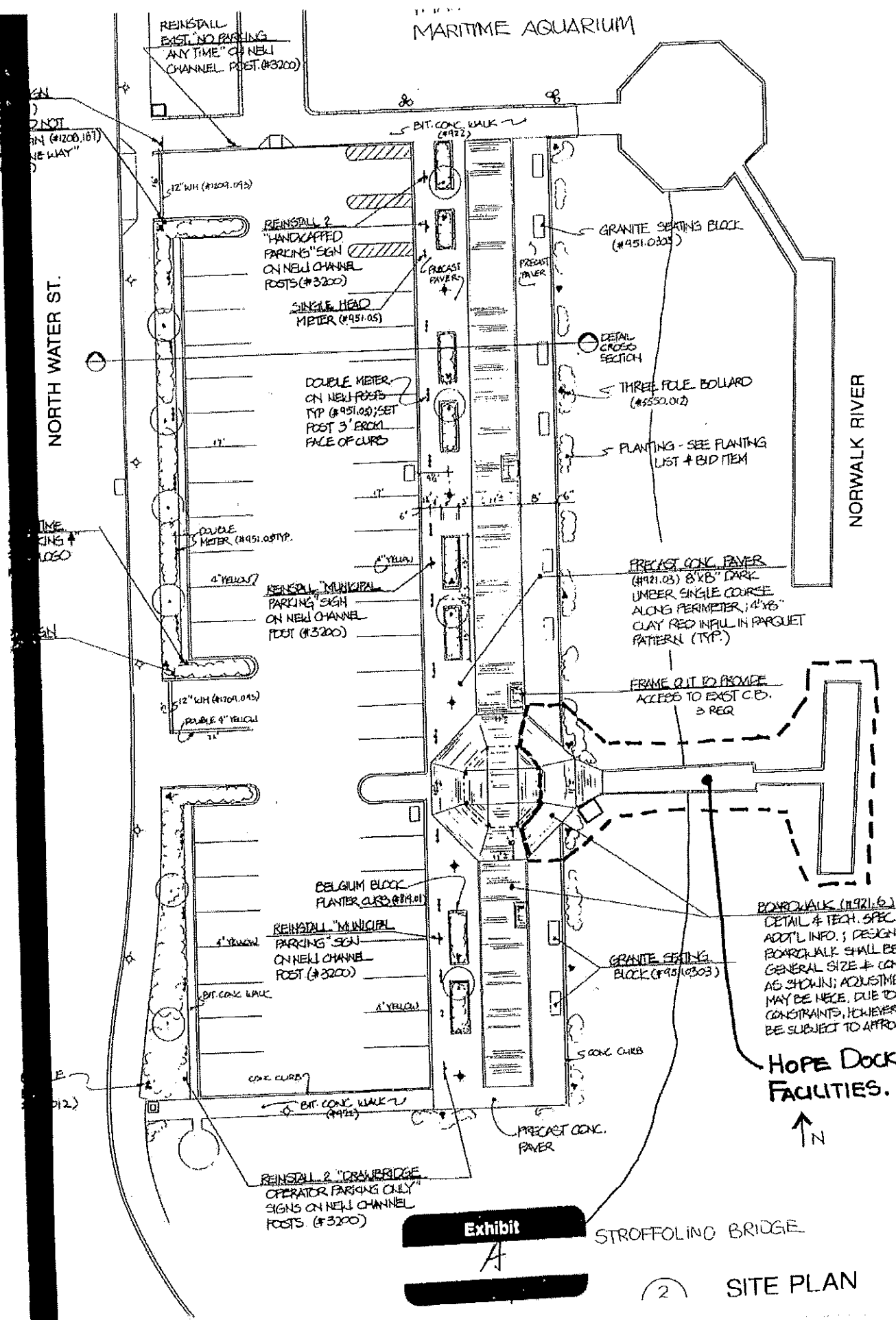
- Ticket Booth (+-7' x 12')
- Expanded pier, dock ramp and floating dock (+- 9' x 55')
- All facilities were constructed by and paid for by the Norwalk Seaport Association as part of the original ten-year lease / license agreement with the City of Norwalk dated August 1, 2000, and extended on April 29, 2010, for an additional 10 years.
- The city has provided one-year extensions since 2020 given the ongoing uncertainty of the start of the Walbridge project.
- The Seaport owns the walkway, ramp, dock, ticket booth and information kiosk board.

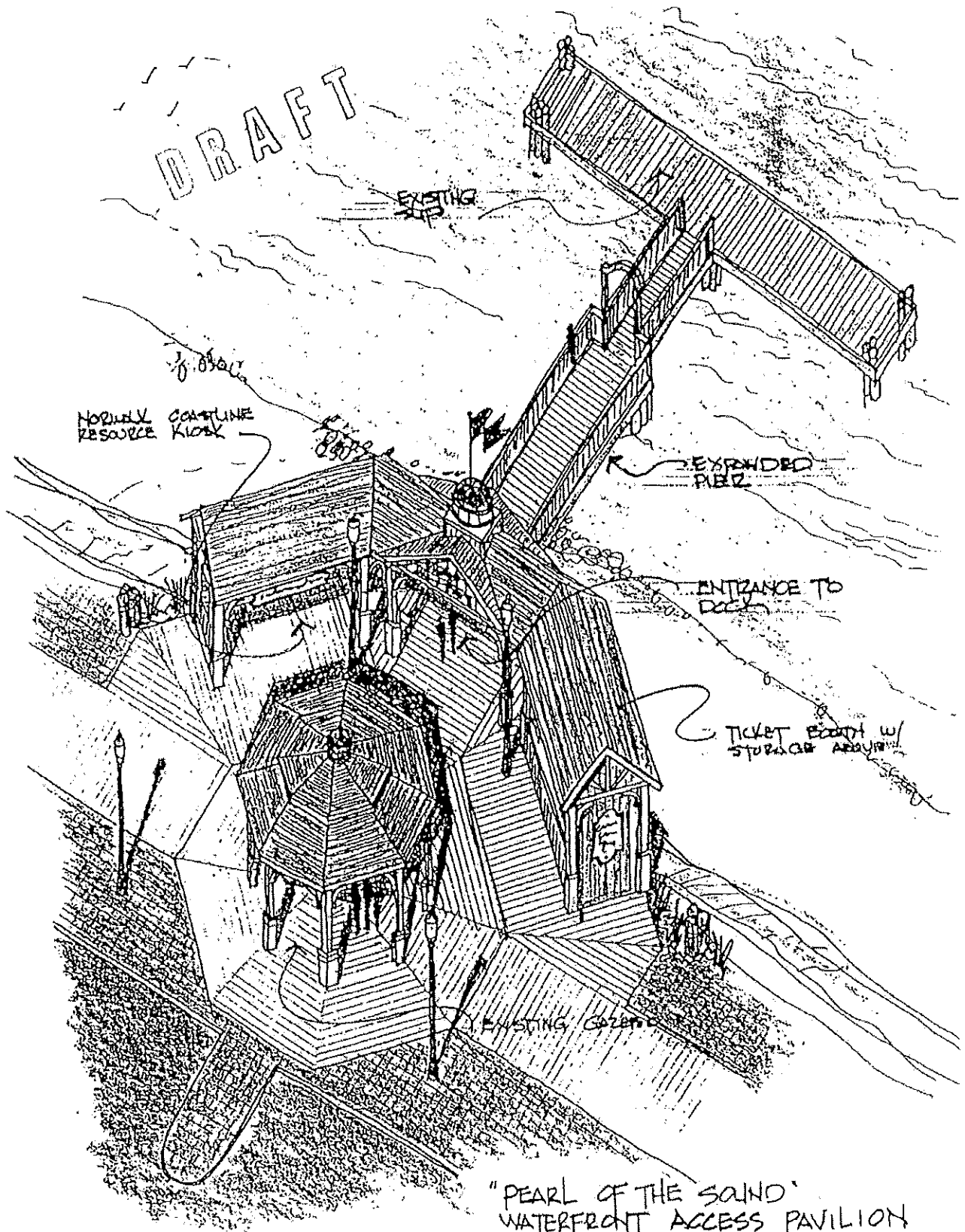
Utilization:

- Provides docking / embarkation point for guests traveling via the Seaport's CJ Toth ferry (45') to Sheffield Island Lighthouse (SILH) and various other Seaport excursions.
- The Seaport offers weekend only service to SILH Memorial Day – late June.
- The Seaport offers daily service Tues-Sun. to SILH late June to Labor Day.
- The typical schedule to SILH is at 11 am & 3 pm; a complete trip is 3 hours.
- The Seaport also offers **Bird Watching Tours** in June, **Sunset Cruises** June – September and **Clambakes** July & August
- During May & June the Seaport provides educational tours to SILH for students from Westport, Darien, New Canaan and Norwalk.
- Norwalk students are provided these tours at no cost to the child or NPS...including bus transportation all of which is paid by the Seaport via fundraising, donations, and grants.
- Ferry traffic...during 2022 the Seaport ferry received over 8200 guests.

[Handwritten signature]
 2/16/23

Norwalk Seaport Association, Inc. • 213 Liberty Square • Norwalk, CT 06855
 (203) 838-9444 phone • www.seaport.org





"PEARL OF THE SOUND"
WATERFRONT ACCESS PAVILION

Exhibit

B



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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*

RE : **GRASSROOTS TENNIS LEASE EXTENSION AT
 NATHANIEL ELY CENTER**

DATE: FEBRUARY 24, 2023

Nathaniel Ely School was constructed around 1957. In the early 1980s, the building was leased to N.E.O.N. to operate the City's Headstart program. As the Headstart program expanded, a six classrooms stand alone portable structure was constructed in the upper parking lot in the early 1990s. With the departure of N.E.O.N. and subsequently the Housing Authority, the portable classrooms became vacant in the early 2010s.

Grassroots Tennis has been homebased at Ely Park for a number of years, providing valuable tennis and afterschool programs for kids in this urban community. With the availability of the portable classrooms, the City entered into a lease agreement with them in 2014 so that they can expand their afterschool educational portion of their program.

As this portable classroom structure was more than 25 years old, the City was looking to demolish the building as it continued to deteriorate. The original lease terms included a lease period of five years with rental payment of \$5,000 per year with the City's intent to set aside these funds for future demolition. The lease placed all operating and capital improvement responsibilities solely on Grassroots and Grassroots would determine the cost effectiveness on the continued investment into this old structure. With the end of the initial 5 years lease period, the Council approved an extension to December 31, 2023 for \$1 per year.

At this time, Grassroots is assessing their long terms facility options. It is essential for Grassroots to maintain their tennis program, afterschool education program and office facilities at Nathaniel Ely Center location. As such, Grassroots would like to request an extension of their lease for additional five years which will provide them with sufficient time to develop and implement a development strategy.

ACTION REQUESTED:

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.



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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
 FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*
 RE : 98 SOUTH MAIN STREET- AMERICARE
 DATE: FEBRUARY 24, 2023

As you may know, subsequent to NEON Inc.'s departure from 98 South Main Street a number of years ago, the City acquired the remaining ownership shares of the building from South Norwalk Community Center. Currently, the City has the sole ownership of the property. The building was constructed around 1984. It is a two story structure with a total of approximately 22,000 square feet. For over 30 years, this building served the community well and is in need of major renovation.

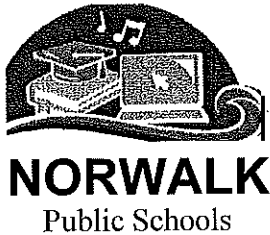
Americare, a community service provider who has been a building tenant prior to the City's ownership of the building, has continued to occupy a portion of the building. As the City continues to develop a long term use/development strategy for the building, it is desirable to executed a short term lease to establish the criteria for tenant relationship. The proposed terms are as follows:

- **Lease period** - 2 years;
- **Lease premises** – first floor adjacent to building main entrance for a total of approximately 2,300 square feet;
- **Lease payment** - \$4.50 per square feet per year to cover utility expenses for a total of \$10,350 per year. Currently, Americare pays approximately \$8,000 to cover utility expenses;
- **Termination clause** – Both parties have rights to terminate via 90 days written notice;
- **Insurance Coverage** – Americare to provide certificate of insurance;
- **Memo of Understanding relating to each party's responsibilities** – Americare and the City's Office of Building Management shall develop a

Memo of Understanding to capture each party's operating, repair and maintenance responsibilities.

ACTION REQUESTED:

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.



YD.

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: RYAN HAROLD, DISTRICT SAFETY & SECURITY SUPERVISOR

RE: **ENHANCEMENTS TO SCHOOL SECURITY RESOLUTION
ACCESS CONTROL IMPROVEMENTS
BROOKSIDE, KENDALL, SILVERMINE, TRACEY & WOLFPIT ELEMENTARY**

DATE: FEBRUARY 21, 2023

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

All schools are outfitted with an after-hour intrusion detection system. As a continuation of the Enhancements to School Security program, the need for a twenty-four-hour exterior door monitoring system has become a priority. The installation of Two-Point WiFi door alarms to all exterior doors will act not only as an intrusion detection system after-hours, but extend that protection during the school day which will notify schools of ajar doors and students leaving the building unauthorized. The project will start with our elementary schools that serve students with the highest risk of leaving the building unattended and unauthorized.

The Board of Education Facilities Department feels that releasing the requirements through a public bid will expose security vulnerabilities at the 5 schools that require these door alarm updates as students are currently propping doors open, this solution will prevent their ability to do so. Proposals for security contractors to provide said upgrades were requested from LDI Connect and Integrated System Services, LLC. Site walkthroughs to outline the scope of work were conducted and after much delay, LDI Connect declined to bid as it was beyond their capabilities. Integrated Systems LLC has done similar work in the district and is proficient with the Verkada door monitoring solution that is required and is the reason we are seeking to use them as a single source provider.

ACTION REQUESTED:

- a. **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**



DEPT OF FINANCE
Purchasing Department
NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 1/24/23

DEPARTMENT: NPS-Facilities/Security

Procurement by non-competitive proposals may be used only when the award of a contract is infeasible under informal competitive Quotations (§3-204), Informal Competitive Request for Proposals (§3-205), seal bids, or competitive proposals and at least one of the following circumstances applies:

Check One:

☒	The item is available only from a single source (justification is attached). The provisions of this regulation apply to all sole source procurements unless emergency conditions exist as defined by Purchasing Guideline on Emergency Procurements
☐	After solicitation of a number sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)
☒	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
☐	The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote and the contract/agreement number)
☐	The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation (documented emergency contingency is attached). Please forward this form and supporting documentation within 48 hours of the Emergency
☐	Other, please explain:

TOTAL COST: \$157,205.00 MUNIS Account: 617187

VENDOR: Integrated Systems Services LLC, d/b/a Tone Klear Sonics

Purchasing Agent Signature	The Purchasing Agent	Department Head Signature
	Supports	
Purchasing Agent Name	Does Not Support	Department Head Name
	Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	Sandra Faioes
Date		Date 01-31-2023

JUSTIFICATION:

Vendor has done similar work in the district and is proficient with the Verkada door monitoring solution required. Requesting use as single-source provider. Also, releasing the bid to the public will expose security vulnerabilities at the 5 schools (Brookside, Kendall, Silvermine, Tracey, Wolfpit) that require these door alarm updates as students are currently propping doors open. These updates will prevent their ability to do so.

ANY OTHER VENDORS CONTACTED FOR PRICING? (Please attach quotes): _____

Vendor 1: _____

Vendor 2: _____

EMERGENCY: Explain in detail the nature of the emergency

QUOTATION

INTEGRATED SYSTEMS SERVICES, LLC
d/b/a TONE KLEAR SONICS
87 Church Street
East Hartford, CT 06108
Tel (860) 610-0743
Fax (860) 289-0799

JOB *Kendal*
DATE *01/20/23*
CO
ATTN. *Ryan*
TEL
FAX

Qty	Item
	Provide and install wireless Verkada door monitoring solutions as required
	System shall provide 24 hour system supervision with SMS and Push notification as required
1	Verkada 3 year Alarm license
10	Verkada 3 year Wireless Alarm Hub license
63	Verkada BR13 wireless door contacts
10	Verkada wireless hub
10	Cat 5 drops as required
1	Labor 96 man hours @ the prevailing wage 74.64
	Owner to provide necessary POE switch's ports as required
	Material \$ 26,616.84
	Labor \$ 7,165.44

TOTAL

\$33,782.28

NOTES:

Prices good for 30 days unless otherwise noted
Installation labor is not included unless otherwise specified
Only items listed on quotation are included in proposal

- ☒ This proposal is as specified
☐ This proposal is based on what we consider to be an appropriate equivalent

QUOTATION

INTEGRATED SYSTEMS SERVICES, LLC
d/b/a TONE KLEAR SONICS
87 Church Street
East Hartford, CT 06108
Tel (860) 610-0743
Fax (860) 289-0799

JOB *Brookside School*
DATE *01/20/23*
CO
ATTN: *Ryan*
TEL
FAX

Qty	Item
	Provide and install wireless Verkada door monitoring solutions as required
	System shall provide 24 hour system supervision with SMS and Push notification as required
1	Verkada 3 year Alarm license
6	Verkada 3 year Wireless Alarm Hub license
36	Verkada BR13 wireless door contacts
6	Verkada wireless hub
6	Cat 5 drops as required
1	Labor 62 man hours @ the prevailing wage 74.64
	Owner to provide necessary POE switch's ports as required
	Material \$ 23,278.11
	Labor \$ 4,627.68
	\$ 27,905.79

TOTAL

\$27,905.79

NOTES:

Prices good for 30 days unless otherwise noted
Installation labor is not included unless otherwise specified
Only items listed on quotation are included in proposal

☒	This proposal is as specified
☐	This proposal is based on what we consider to be an appropriate equivalent

QUOTATION

INTEGRATED SYSTEMS SERVICES, LLC
d/b/a TONE KLEAR SONICS
87 Church Street
East Hartford, CT 06108
Tel (860) 610-0743
Fax (860) 289-0799

JOB Silvermine School
DATE 01/20/23
CO
ATTN. Ryan
TEL
FAX

Qty	Item
	Provide and install wireless Verkada door monitoring solutions as required
	System shall provide 24 hour system supervision with SMS and Push notification as required
1	Verkada 3 year Alarm license
12	Verkada 3 year Wireless Alarm Hub license
70	Verkada BR13 wireless door contacts
12	Verkada wireless hub
12	Cat 5 drops as required
1	Labor 115 man hours @ the prevailing wage 74.64
	Owner to provide necessary POE switch's ports as required
	Material \$ 28,587.00
	Labor \$ 8,583.60

TOTAL

\$37,170.60

NOTES:

Prices good for 30 days unless otherwise noted
Installation labor is not included unless otherwise specified
Only items listed on quotation are included in proposal

- ☒ This proposal is as specified
☐ This proposal is based on what we consider to be an appropriate equivalent

QUOTATION

INTEGRATED SYSTEMS SERVICES, LLC
d/b/a TONE KLEAR SONICS
87 Church Street
East Hartford, CT 06108
Tel (860) 610-0743
Fax (860) 289-0799

JOB Tracy School
DATE 01/20/23
CO
ATTN: Ryan
TEL
FAX

Qty	Item
	Provide and install wireless Verkada door monitoring solutions as required
	System shall provide 24 hour system supervision with SMS and Push notification as required
1	Verkada 3 year Alarm license
6	Verkada 3 year Wireless Alarm Hub license
31	Verkada BR13 wireless door contacts
6	Verkada wireless hub
6	Cat 5 drops as required
1	Labor 60 man hours @ the prevailing wage 74.64
	Owner to provide necessary POE switch's ports as required
	Material \$ 22,134.00
	Labor \$ 4,478.40

TOTAL	\$26,612.40
--------------	--------------------

NOTES:

Prices good for 30 days unless otherwise noted
Installation labor is not included unless otherwise specified
Only items listed on quotation are included in proposal

- | | |
|-------------------------------------|--|
| ☒ | This proposal is as specified |
| ☐ | This proposal is based on what we consider to be an appropriate equivalent |

QUOTATION

INTEGRATED SYSTEMS SERVICES, LLC
d/b/a TONE KLEAR SONICS
87 Church Street
East Hartford, CT 06108
Tel (860) 610-0743
Fax (860) 289-0799

JOB *Wolfpit School*
DATE *01/20/23*
CO
ATTN. *Ryan*
TEL
FAX

Qty	Item
	Provide and install wireless Verkada door monitoring solutions as required
	System shall provide 24 hour system supervision with SMS and Push notification as required
1	Verkada 3 year Alarm license
8	Verkada 3 year Wireless Alarm Hub license
40	Verkada BR13 wireless door contacts
8	Verkada wireless hub
8	Cat 5 drops as required
1	Labor 71 man hours @ the prevailing wage 74.64
	Owner to provide necessary POE switch's ports as required
	Material \$ 26,435.00
	Labor \$ 5,299.44

TOTAL

\$31,734.44

NOTES:

Prices good for 30 days unless otherwise noted
Installation labor is not included unless otherwise specified
Only items listed on quotation are included in proposal

☒ This proposal is as specified
☐ This proposal is based on what we consider to be an appropriate equivalent



VE

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: RYAN HAROLD, DISTRICT SAFETY & SECURITY SUPERVISOR

RE: **ENHANCEMENTS TO SCHOOL SECURITY CAMERAS – BRIEN
MCMAHON & NORWALK HIGH SCHOOLS**

DATE: FEBRUARY 22, 2023

Pursuant to Project ID C0537, this request is to replace non-functioning and analog cameras with digital upgrades and installation of additional cameras to cover blind spots on both the interior and exterior of Brien McMahon and Norwalk High schools.

ACTION REQUESTED:

- a. **Authorize the Purchasing Agent to issue a Purchase Order with Omni Date for wireless access points at Brien McMahon and Norwalk High schools for a total not to exceed \$80,000.00. Acct #092350105777 C0537. (Budgeted FY23 NPS Capital, Project ID C0537) and forward to the Common Council for further action. Omnia Partners contract number : R192008**



DEPT OF FINANCE
Purchasing Department
NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 2/22/23

DEPARTMENT: NPS-Facilities/Security

Procurement by non-competitive proposals may be used only when the award of a contract is infeasible under informal competitive Quotations (§3-204), Informal Competitive Request for Proposals (§3-205), seal bids, or competitive proposals and at least one of the following circumstances applies:

Check One:

☐	The item is available only from a single source (justification is attached). The provisions of this regulation apply to all sole source procurements unless emergency conditions exist as defined by Purchasing Guideline on Emergency Procurements
☐	After solicitation of a number sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)
☐	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
☒	The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote and the contract/agreement number)
☐	The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation (documented emergency contingency is attached). Please forward this form and supporting documentation within 48 hours of the Emergency
☐	Other, please explain:

TOTAL COST: \$80,000 MUNIS Account: 619020
VENDOR: Omni Data, LLC

Purchasing Agent Signature	The Purchasing Agent		Department Head Signature
 Digitally signed by Sharon Conners Purchasing Agent Name Date: 2023.02.24 10:37:34 -05'00'	X	Supports	 Department Head Name Sandra Faioes Date: 2/22/2023
		Does Not Support	
			Single Source Requires Common Council Authorization (in excess of \$20,000.00)?

JUSTIFICATION:

To replace and upgrade security cameras at Brien McMahon and Norwalk High schools. Analog to be upgraded to digital, broken hardware to be replaced and new installations to cover interior and exterior blind spots.

Omni Data LLC.

Omnia Partners contract no. R192008

Quotes - see attached

ANY OTHER VENDORS CONTACTED FOR PRICING? (Please attach quotes): _____

Vendor 1: _____

Vendor 2: _____

EMERGENCY: Explain in detail the nature of the emergency

Capital Budget Form

Division BOARD OF EDUCATION
Department PUBLIC SCHOOL
Project Status EXISTING
Project ID C0537
Project Name ENHANCEMENT TO SCHOOL SECURITY
Project Life 20 YEARS
Schedule Start 07/01/2022
Schedule Completion 06/30/2025
Ranking # 3

POCD Code: 5.2.A

Alignment with Plan of Conservation & Development

Implement the facilities improvement plan over time.

Maintaining a safe environment for students and staff is of paramount importance to the District. Recent threats have exposed some areas where the District needs to bolster its security infrastructure. The recently-convened District-Wide Safety & Security Task Force is conducting a comprehensive analysis of the District's needs, but we know that improvements are required to the District's radio infrastructure, security cameras, alarm systems, and other deterrent measures.

Is this request for new construction/equipment?

Yes ☒ No ☐

Is this request for replacement/refurbishment?

Yes ☒ No ☐

Project Description

#	FYE	Description	Amount	Justification
1	2023	Implement the recommendations of the District-Wide Safety & Security Task Force to ensure the safety and security of students and staff in NPS buildings	\$ 600,000	Maintaining a safe and secure environment is a paramount concern and responsibility of the District. As new threats emerge, the District must proactively respond to ensure that we are doing everything possible to maintain a safe environment
2	2024	Implement the recommendations of the District-Wide Safety & Security Task Force to ensure the safety and security of students and staff in NPS buildings	\$ 600,000	Maintaining a safe and secure environment is a paramount concern and responsibility of the District. As new threats emerge, the District must proactively respond to ensure that we are doing everything possible to maintain a safe environment
3	2025	Implement the recommendations of the District-Wide Safety & Security Task Force to ensure the safety and security of students and staff in NPS buildings	\$ 600,000	Maintaining a safe and secure environment is a paramount concern and responsibility of the District. As new threats emerge, the District must proactively respond to ensure that we are doing everything possible to maintain a safe environment
4	2026		\$ 0	
5	2027		\$ 0	
Project Total			\$ 1,800,000	

Expenditure/Revenue Schedule

Expenditures	2022-23 REQ	2023-24 REQ	2024-25 REQ	2025-26 REQ	2026-27 REQ	Total
Engineering/Design	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (Includes remediation)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Equipment/Materials	\$ 600,000	\$ 600,000	\$ 600,000	\$ 0	\$ 0	\$ 1,800,000
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 600,000	\$ 600,000	\$ 600,000	\$ 0	\$ 0	\$ 1,800,000
Net Appropriations	\$ 600,000	\$ 600,000	\$ 600,000	\$ 0	\$ 0	\$ 1,800,000

CONTRACT # R192008 OMNIA

NHS Camera Replacements



Prepared by:
Omni Data, LLC
Adam Wojcik
203-508-1315
Fax (203) 518-5219
adam.wojcik@myomnidata.com

Prepared for:
Norwalk Public Schools
125 East Ave
Norwalk, CT 06851
Ryan Harold
(203) 854-4000
haroldr@norwalkps.org

Quote Information:
Quote #: 020535
Version: 1
Delivery Date: 01/12/2023
Expiration Date: 04/12/2023

Hardware

Product Description	Thumbnail	Qty	Price	Ext. Price
Axis P4705-plve Offers Twochannels With 2mp Perchannel, At A Frame		1	\$1,292.00	\$1,292.00
Altronix EBridge 8 Port RCR		3	\$1,845.32	\$5,535.96
Altronix 1Port Transciever		18	\$204.27	\$3,676.86
AXIS P3265-LV 2 Megapixel Indoor Full HD Network Camera - Color - Dome - 131.23 ft Infrared Night Vision - H.264 (MPEG-4 Part 10/AVC), H.265 (MPEG-H Part 2/HEVC), Motion JPEG, H.264B, H.264M, H.264 HP, H.265 (MP) - 1920 x 1080 - 3.40 mm- 8.90 mm Varifocal		18	\$857.32	\$15,431.76
Xprotect Corporate Device Channel License		18	\$303.60	\$5,464.80
One Year Xprotect Corporate Device Channel		18	\$55.44	\$997.92
Trendnet Websmart 24port POE Switch		1	\$767.13	\$767.13

Hardware Subtotal: **\$33,166.43**

Professional Services

Product Description	Thumbnail	Qty	Price	Ext. Price
Installation / Configuration				\$4,600.00
Misc Materials		1	\$450.00	\$450.00

Professional Services Subtotal: **\$5,050.00**

Terms and Conditions

Prices are subject to change without notice. Terms are NET 15 and subject to 1.5% monthly fee for unpaid balance.

Signing this quote is agreeing to Omni Data, LLC's terms and conditions which can be found at

<https://www.myomnidata.com/terms-and-conditions.pdf>

Quote Summary

Description	Amount
Hardware	\$33,166.43
Professional Services	\$5,050.00
Total:	\$38,216.43

West Haven CT

Norwalk Public Schools

Signature: _____
 Name: Adam Wojcik
 Title: Director of Security & Services
 Date: 01/12/2023

Signature: _____
 Name: Ryan Harold
 Date: _____

BMHS Camera Upgrades



Prepared by:
Omni Data, LLC
Adam Wojcik
203-508-1315
Fax (203) 518-5219
adam.wojcik@myomnidata.com

Prepared for:
Norwalk Public Schools
125 East Ave
Norwalk, CT 06851
Ryan Harold
(203) 854-4000
haroldr@norwalkps.org

Quote Information:
Quote #: 020522
Version: 1
Delivery Date: 01/11/2023
Expiration Date: 04/11/2023

Hardware

Product Description	Thumbnail	Qty	Price	Ext. Price
Milestone Licenses not required for this project. System has licenses available for use.				
M3077-plve Offers Excellent Image Quality, 6 Mp Sensor, Complete 180° Or 360° Overview, Indoors Or Outdoors		1	\$781.10	\$781.10
AXIS M4216-LV M42 Series 4MP Vandal Resistant LED Fixed Dome IR WDR IP Camera, 3-6mm Varifocal Lens		1	\$745.70	\$745.70
AXIS P3727-PLV 2 Megapixel Indoor/Outdoor Full HD Network Ca		1	\$1,387.54	\$1,387.54
AXIS P4705-PLVE 2x2MP Dual-Sensor 360 Degrees IR Camera with Lightfinder, 3-6mm Lens		3	\$1,384.29	\$4,152.87
Axis Q6010-E Camera		4	\$1,681.41	\$6,725.64
Top Performance Ptz Camera With Hdtv 1080p @60fps, 40x Optical Zoom, Outdoor-ready, Ip66, Ik10 And Nema 4x-rated		3	\$3,440.39	\$10,321.17
T8645 Poe+ Over Coax Compact Kit Enables Legacy Coax Cabling To Be Kept When Converting An Analog System To Digital, And Comprises Axis T8641 Poe		1	\$468.24	\$468.24
Axis T91A64 Corner Bracket - 55.12 lb Load Capacity		1	\$81.26	\$81.26
AXIS T91B67 Pole Mount for Network Camera - White - 33.07 lb Load Capacity		1	\$97.71	\$97.71
AXIS T91D61 Camera Mount for Surveillance Camera - 33 lb Load Capacity		1	\$93.09	\$93.09
Axis T91D62 Telescopic Parapit Mount		4	\$358.97	\$1,435.88

Hardware

Product Description	Thumbnail	Qty	Price	Ext. Price
Pendant Kit For The Axis Q60-series And Axis P55-series Ptz Network Cameras, Enables Mount On Standard '1,5 Threaded Brackets. White.		4	\$61.53	\$246.12
AXIS T94N02D Ceiling Mount for Network Camera		2	\$70.97	\$141.94
Lens M12 12mm F1.6 Q6100-e, Q6010-e		1	\$113.67	\$113.67
Lens M12 6mm F2.0 Q6010-e Q6100-e		2	\$113.67	\$227.34

Hardware Subtotal: **\$27,019.27**

Professional Services

Product Description	Thumbnail	Qty	Price	Ext. Price
Installation / Configuration				\$4,600.00
Cat6 Cable Run 201-326'		13	\$475.00	\$6,175.00

Professional Services Subtotal: **\$10,775.00**

Terms and Conditions

Prices are subject to change without notice. Terms are NET 15 and subject to 1.5% monthly fee for unpaid balance.

Signing this quote is agreeing to Omni Data, LLC's terms and conditions which can be found at

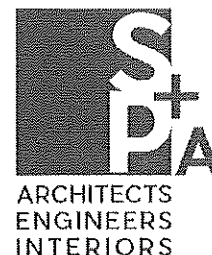
<https://www.myomnidata.com/terms-and-conditions.pdf>

Quote Summary

Description	Amount
Hardware	\$27,019.27
Professional Services	\$10,775.00

Total: **\$37,794.27**

VF.



February 20, 2023

City of Norwalk
South Norwalk Public Library
10 Washington Street
Norwalk, CT 06854

Re: South Norwalk Public Library
Bid Award Recommendation
SPA Project No. 20.239

To Whom It May Concern:

Silver / Petrucelli + Associates, Inc. has reviewed the bids received by the City of Norwalk on Tuesday, February 14, 2023, for the interior renovations of the Norwalk Public Library. After careful scope review with the lowest bidder, Titan Enterprises, it is our opinion the scope of work covered in their bid amount is representative of the scope defined per the bid documents. It is therefore our recommendation the City of Norwalk to award the renovation project to Titan Enterprises in the amount of **\$423,615.00** for the base contract scope of work. The add alternates for the project will not be awarded at this time but may be considered for future execution should additional funds become available.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Amanda M. Cleveland, IIDA, NCIDQ Cert. #019790
Principal, Registered Interior Designer

Silver Petrucelli + Associates
3190 Whitney Avenue | Hamden CT 06518
311 State Street | New London CT 06320
203 230 9007 silverpetrucelli.com



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: FEBRUARY 24, 2023

RE: POLICE HEADQUARTERS SMOKE DETECTOR REPLACEMENT

Norwalk Police was constructed in 2005. The smoke detector heads protecting the building fire system are original to the building and due to multiple failures over the past two years, it was recommended by the service company that Building Management change out all smoke heads.

Silent Watchman	\$25,860.00
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ACTION REQUESTED:

- 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.**



DEPT OF FINANCE
Purchasing Department
NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 2/23/23

DEPARTMENT: Building Management

Procurement by non-competitive proposals may be used only when the award of a contract is infeasible under informal competitive Quotations (§3-204), Informal Competitive Request for Proposals (§3-205), seal bids, or competitive proposals and at least one of the following circumstances applies:

Check One:

☒	The item is available only from a single source (justification is attached). The provisions of this regulation apply to all sole source procurements unless emergency conditions exist as defined by Purchasing Guideline on Emergency Procurements
☐	After solicitation of a number sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)
☐	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
☐	The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote and the contract/agreement number)
☐	The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation (documented emergency contingency is attached). Please forward this form and supporting documentation within 48 hours of the Emergency
☐	Other, please explain:

TOTAL COST: \$25,860.00 MUNIS Account: 09237100 5777 C0137

VENDOR: Silent Watchman

Purchasing Agent Signature	The Purchasing Agent		Department Head Signature
 Digitally signed by Sharon Conners Date: 2023.02.23 14:22:46 -05'00'	☒	Supports	 Department Head Name Date: 2/23/23
	☐	Does Not Support	
	☒	Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	

JUSTIFICATION:

Norwalk Police Department are experiencing multiple trouble and failure of the smoke/heat detectors within the facility.

Based on industry standards and practices, it is recommended that all detectors are replaced after 10 years of service.

Silent Watchman is our factory representative for Silent Knight by Honeywell Farenrhyt fire alarm system which is a proprietary system.

ANY OTHER VENDORS CONTACTED FOR PRICING? (Please attach quotes): NA

Vendor 1: _____

Vendor 2: _____

EMERGENCY: Explain in detail the nature of the emergency

Silent Watchman

SCHEDULE OF EQUIPMENT

February 23, 2023

Norwalk Police Station
1 Monroe Street
Norwalk, CT 06854

Replace Existing Detectors that are Older Than 10 Years Old~

129 Honeywell Addressable Smoke Detector Heads Only Reuse Existing Detector Base
027 Honeywell Addressable Duct Smoke Detector Heads
Lot All associated wire & labor

Total Equipment & Programing: \$ 25,860.00
(Plus Applicable Taxes)

Stocking Option~

10 Honeywell Addressable Smoke Detector Heads Only

Total Equipment & Programing: \$ 1,220.00
(Plus Applicable Taxes)

NOTES:

- ~ This Prices are Only Valid for 30 Days.
- ~ This Proposal is Based Reusing the Existing Detector Bases and Duct Housings.
- ~ All Work to Be Performed During Normal Operating Hours (M-F).
- ~ This Proposal Does Not Include Patching or Painting.
- ~ This Proposal is Based on the Manufacturers Standard One Year Warranty.
- ~ This Proposal Does Not Include Taxes.

Silent Watchman Security Services LLC.

BY: _____
(Security Representative)

Approved: _____
(Authorized Representative)

By: _____
(Subscriber)

(Print Name and Title)