

CITY OF NORWALK
Norwalk City Hall
125 East Avenue, PO Box 5125
Room 225
Norwalk, CT 06856-5125
P: 203-854-7791 / F: 203-857-0143

PUBLIC WORKS COMMITTEE of the COMMON COUNCIL

DATE: Tuesday, May 1, 2018

TIME: 7:00 P.M.

PLACE: Norwalk City Hall, 2nd Floor, Room 225

AGENDA

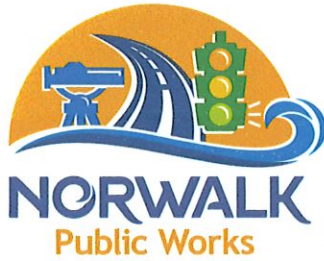
Public Input

Public input (Guests at Committee meetings may speak to any item on the agenda. Comments shall be limited to no more than three (3) minutes per speaker.)

New Business

1. Approve the Minutes of the Public Works Committee Meeting of Tuesday, April 3, 2018.
2. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with P3 Global Management, Inc. to operate and manage a citywide bike share program. No cost to the City. (Presentation by Bike/Walk Commission).
3. Authorize the Mayor, Harry W. Rilling, to execute all required documents related to the execution of the Easement Agreement between the City of Norwalk and the State of Connecticut Department of Transportation for a temporary construction easement of 11,130± square feet for the purpose of storage of construction materials and equipment during the Walk Bridge replacement project for a period of three (3) years, unless extinguished sooner by the State upon completion of the project, as depicted on a map prepared by the State of Connecticut Department of Transportation entitled "Compilation Plan Town of Norwalk Map Showing Easement Acquired From City Of Norwalk By The State Of Connecticut Department Of Transportation Walk Railroad Bridge Replacement," dated February 2018, or subsequent revisions, at a scale of 1" = 20' on file in the Department of Public Works in exchange for a payment of \$100,000.00.
4. Authorize the Mayor, Harry S. Rilling, to enter into an Agreement with WSP USA Inc. for State Project 102-360 Traffic Signal Upgrade and Installation of Dynamic Message Systems for an amount not to exceed \$604,661.00.

Account No. Grant – FHWA-State of Conn DOT CMAQ program.



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Account No. Grant – FHWA-State of Conn DOT CMAQ program.

5. Authorize the Purchasing Agent to issue a Purchase Order to Gabrielli Truck Sales for the purchase of one (1) 2018 Ford F-250, for a sum not to exceed \$36,754.00.

Account No. 09 18 4031 5777 C0313

6. Authorize the Mayor, Harry W. Rilling, to execute a 2nd Amendment to the June 5, 2017 Contract with Tighe and Bond, Inc., to provide professional engineering services relative to investigating deficiencies and options for the portion of the Norwalk Levee located south of the Perry Avenue Bridge, adjacent to the Norwalk River for an amount not to exceed \$148,200 for Construction Observation Services of Project No. PM 2018-1 Pavement Management Program.

Account No. 09 18 4021 5777 C0021

7. Authorize the Director of Public Works to execute Orders on Contract for Project PM 2018-1 Pavement Management Program, for a sum not to exceed \$227,915.00.

Account No. 09 16 5010 5777 C0516
09 19 5010 5777 C0516

- 8a. Authorize the Mayor, Harry W. Rilling to execute an Agreement with P & S Paving, Inc. for Project PM 2018-2 Bituminous Concrete Permanent Repairs, for a sum not to exceed \$382,102.25.

Account No. 03 00 00 2602

- 8b. Authorize the Director of Public Works, Bruce Chimento to execute Orders on Contract with P & S Paving, Inc., for Project PM 2018-2 Bituminous Concrete Permanent Repairs, for a sum not to exceed \$38,210.23.

Account No. 03 00 00 2602

- 9a. Authorize the Mayor, Harry W. Rilling to execute an Agreement with Sealcoating Inc., for Project PM 2018-3 Crack Sealing at Various Locations, for a sum not to exceed \$187,775.00.

Account No. 09 18 4021 5777 C0021

- 9b. Authorize the Director of Public Works, Bruce Chimento to execute Orders on Contract with Sealcoating Inc., for Project PM 2018-3 Crack Sealing at Various Locations, for a sum not to exceed \$18,777.50.

Account No. 09 18 4021 5777 C0021

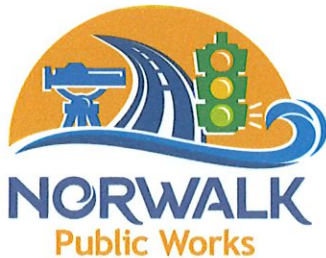
Information / Discussion

- A. Monthly Solid Waste Report – March 2018
1. Quarterly Report – 1st Quarter 2018
- B. Customer Service Report – April 2018
- C. Correspondence

Upcoming Projects

Ceremony for Honorable Frank J. Esposito Way, May 17, 2018 at 10:30am in the City Hall Parking Lot

Next Meeting: Tuesday, June 5, 2018
7:00 P.M.
Room 225, Norwalk City Hall



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**CITY OF NORWALK
PUBLIC WORKS COMMITTEE
April 3, 2018**

ATTENDANCE: John Igneri, Chair; Thomas Livingston; Doug Hempstead; George Tsiranides Michael Corsello (7:05pm)

STAFF: Bruce Chimento, Director

The meeting was called to order at 7:00 p.m. A quorum was present.

PUBLIC INPUT

There was no Public Input at this time.

NEW BUSINESS

1. APPROVE THE MINUTES OF THE PUBLIC WORKS COMMITTEE MEETING OF TUESDAY, MARCH 6, 2018.

There was no discussion on this item.

****MR. HEMPSTEAD MOVED THE ITEM
MOTION PASSED UNANIMOUSLY

RESCIND Item no. VII.C.1 on the Common Council agenda of September 12, 2017, which read as follows:

2. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A SUPPLEMENTAL AGREEMENT BETWEEN THE CITY OF NORWALK AND AECOM (FORMERLY URS CORPORATION), FOR EXTRA PROFESSIONAL ENGINEERING DESIGN SERVICES REQUIRED DURING CONSTRUCTION, FOR THE REHABILITATION OF THE PERRY AVENUE BRIDGE OVER THE NORWALK RIVER PROJECT, CONNDOT PROJECT NO. 102-319, FOR AN AMOUNT NOT TO EXCEED \$78,500.00. (FUNDING 80% FEDERAL, 20% CITY).

Account No: 09 17 4021 5777 C0392
09 18 4021 5777 C0392
09 16 4021 5799 C0392

Mr. Chimento explained that this is the State Project on Perry Avenue Bridge which the State has funded 80%. He said that all of the money is there but they have to make it exactly the way the State dictates in the transmittals. He said the first one that was issued was item #2 then they changed it and split it out into two different ones and added one. He said the Committee already approved item #2 for design services. Mr. Chimento said they would like to rescind item #2 and put on item #3a for the design services with a reduced number and item #3b for engineering construction inspection services and the money is in all of those accounts.

Mr. Livingston questioned why is item #3a the third supplemental and item #3b is the first supplemental.

Mr. Chimento answered because item #3b is taking the place of item #2 so you are rescinding that and replacing it with item #3b.

Mr. Tsiranides asked the Director how he feels about this new supplemental.

Mr. Chimento responded that it is fine. He reiterated that whenever the State is involved, they will have to comply exactly to the letter. He said that the State wanted some of the wording changed and they have to comply.

****MR. TSIRANIDES MOVED THE ITEM**
****MOTION PASSED UNANIMOUSLY**

NEW ACTION AUTHORIZATION REQUEST: I included the Federal Project No. to help us differentiate the projects.

3a. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A THIRD SUPPLEMENTAL AGREEMENT BETWEEN THE CITY OF NORWALK AND AECOM (FORMERLY URS CORPORATION), FOR EXTRA PROFESSIONAL ENGINEERING DESIGN SERVICES REQUIRED DURING CONSTRUCTION, FOR THE REHABILITATION OF THE PERRY AVENUE BRIDGE OVER THE NORWALK RIVER PROJECT, CONNDOT PROJECT NO. 102-319, FEDERAL PROJECT NO. 6102(009), FOR AN AMOUNT NOT TO EXCEED \$74,350.00 (FUNDING 80% FEDERAL, 20% CITY).

ACCOUNT NO: 09 17 4021 5777 C0392
09 18 4021 5777 C0392
09 06 4021 5799 C0392

3b. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A FIRST SUPPLEMENTAL AGREEMENT BETWEEN THE CITY OF NORWALK AND AECOM (FORMERLY URS CORPORATION), FOR EXTRA PROFESSIONAL ENGINEERING CONSTRUCTION INSPECTION SERVICES REQUIRED DURING

CONSTRUCTION, FOR THE REHABILITATION OF THE PERRY AVENUE BRIDGE OVER THE NORWALK RIVER PROJECT, CONNDOT PROJECT NO. 102-319, FEDERAL PROJECT NO. 6102(011), FOR AN AMOUNT NOT TO EXCEED \$78,350.00 (FUNDING 80% FEDERAL, 20% CITY).

**ACCOUNT NO: 09 17 4021 5777 C0392
09 18 4021 5777 C0392
09 06 4021 5799 C0392**

****MR. LIVINGSTON MOVED THE ITEM
MOTION PASSED UNANIMOUSLY

- 4. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO COMPLETE THE CLOSING ON THE GRANTING OF EASEMENTS FROM THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TO BE USED BY THE CITY FOR MULTI-PURPOSE TRAILS ALONG ROUTE 7, AS PART OF THE NORWALK RIVER VALLEY TRAIL SYSTEM.**

Mr. Chimento reported on this item. He said that this is the Norwalk River Valley Trail and they received some easements from the State. He said the easements are along Route 7. He said that they are pieces of easements along Route 7.

Mr. Hempstead said that the easements start from Mathews Park, even before there, but from the Park to behind the YMCA through Union Park and the goal is to get up, at least to, Wilton because Wilton is the next stretch. He continued to say that they are trying to get easements along the Route 7 Extension.

Mr. Chimento added that the highway is named the Ethan Allen Highway.

Mr. Tsiranides added that it goes all the way to Vermont.

Mr. Livingston asked if the easements were off the side of the road.

Mr. Chimento responded that it is actually off the Right-of-Way but the State owns it so the River Trail has to take the easement.

Mr. Livingston asked if there is anything to worry about with the rights of access being denied on the western side.

Mr. Chimento replied no and stated that the Corporation Counsel reviewed it and everything is fine. He said that the State is basically giving them money to put in the trail.

****MR. LIVINGSTON MOVED TO T ITEM
MOTION PASSED UNANIMOUSLY

INFORMATION / DISCUSSION

A. MONTHLY SOLID WASTE REPORT – FEBRUARY 2018

Mr. Chimento gave a brief report to the Committee. He said that recycling is right where it should be.

Mr. Hempstead asked about the overall percentages.

Mr. Chimento responded about 30% and even more in the spring. He said they look at what the projections are right now and they are 2/3 away from the year and exactly 2/3 of the way for the budget for recycling. He asked the Committee to look at the tonnage, which is 33%.

Mr. Hempstead said that someone is putting on the table to eliminate plastic bags in Norwalk and that seems to be a movement started by others.

Mr. Chimento said that they are one of the only cities in the State that recycle plastic bags. He said that they are written up by the State for noncompliance because the State does not have a plastic bag recycling program and so the State reports that the City of Norwalk is deficient in that area. He said that they report back to the State that they are not deficient and they recycle all of the plastic bags. He said that the plastic bags go down to the center in Stamford and they recycle them. Mr. Chimento said that he spoke to the manager down there and once the weather breaks he will schedule a tour for the Committee.

Mr. Hempstead would like to know if they could receive some statistical information from the State.

Mr. Chimento stated that there is no way for Public Works to find out specifically the contamination rate in Norwalk because when it is picked up it goes down to the center and is mixed with others. He said that he could get the contamination rate for the area.

Mr. Hempstead said that plastic bags are less polluting than paper by 5 to 1. He said that it takes more energy to recycle paper than plastic.

The Committee began a discussion on recycling plastic and other alternatives.

B. CUSTOMER SERVICE REPORT – MARCH 2018

Mr. Chimento gave a brief report to the Committee. He said that Customer Service is running rather well and all reports have been on time. He said there were 939 service calls with 845 calls for request for service related to Public Works.

Mr. Livingston asked about the no turn on red sign he inquired about.

Mr. Chimento responded that it was turned over to the State District 3.

Mr. Hempstead said that for the past few months he has not noticed anyone at the transfer station checking for passes.

Mr. Chimento said that the end of March is when the passes expire and they will have 30 days to renew and then the checking begins. He said that the old passes would be good up to the end of April.

Mr. Chimento informed the Committee about a call he received from a resident wanting to change the rule on pick-up trucks. The Committee began a discussion on 1 ton free and pick-up trucks.

Mr. Hempstead and Mr. Livingston asked Mr. Chimento for information regarding what the average person dumps a year and a week.

Mr. Chimento responded that he could get that information to them.

C. CORRESPONDENCE

The Committee reviewed the resolution for the Honorable Frank J. Esposito Way sign. Mr. Chimento showed the Committee what the sign would look like and the size of it. He said that he would inform the Committee of the date for the ceremony. He said that signs would be put up, one on each end of City Hall Drive and then one by the ball field in the middle.

UPCOMING PROJECTS

Next meeting is scheduled for Tuesday, May 1, 2018 in Room 225.

****MR. TSIRANIDES MOVED TO ADJOURN**

****MOTION PASSED UNANIMOUSLY**

There was no further business and the meeting was unanimously adjourned at 7:30 p.m.

Respectfully submitted,

Monique Cipriano
Executive Assistant
Public Works Department



CITY OF NORWALK
Paul L. Sotnik, P.E.
Senior Civil Engineer
psotnik@norwalkct.org
P: 203-854-7891 / F: 203-857-0143
Norwalk City Hall
125 East Avenue, P.O. Box 5125
Norwalk, CT 06856-5125

MEMORANDUM

TO: Bruce J. Chimento, P.E. – Director of Public Works

CC: Lisa Burns, P.E. - Principal Engineer

FROM: Paul L. Sotnik, P.E. - Senior Civil Engineer *P.L.S.*

REF: Walk Bridge Project Easements – 61 Crescent Street

DATE: April 27, 2018

The Department of Public Works has received plans prepared by the State of Connecticut Department of Transportation for the "Walk Bridge Project" for an easement to be acquired from the City of Norwalk for the City parcel located at 61 Crescent Street (Transfer Station Facility). The easement is for the purpose indicated below.

- Construction easement for the storage of construction materials and equipment during the Walk Bridge replacement project. The area of this easement is 11,130± square feet. This easement is a temporary construction easement that will be extinguished after three (3) years, unless extinguished sooner by the State upon completion of the project. The area disturbed as part of this construction easement will be restored upon the completion of construction.

The State of Connecticut is making an offer of compensation to the City of Norwalk of \$100,000.00 for the temporary construction easement. Please see the attached letter from Ms. Marie B. Gaj of the State of Connecticut Department of Transportation dated April 4, 2018 and the Partial Take Land Appraisal Report prepared by Mr. Michael Aletta, Certified General Appraiser dated March 14, 2018.

The Planning Commission approved this Item at their April 17, 2018 meeting and pursuant to CGS Section 8-24, made recommendations to the Common Council regarding this required easement for the Project. Therefore, I would like to request that the following item be included on the agenda for the May 1, 2018 meeting of the Public Works Committee of the Common Council for approval.

- 1.) Authorize the Mayor, Harry W. Rilling, to execute all required documents related to the execution of the Easement Agreement between the City of Norwalk and the State of Connecticut Department of Transportation for a temporary construction easement of 11,130± square feet for the purpose of storage of construction materials and equipment during the Walk Bridge replacement project for a period of three (3) years, unless extinguished sooner by the State upon completion of the project, as depicted on a map prepared by the State of Connecticut Department of Transportation entitled "Compilation Plan Town of Norwalk Map Showing Easement Acquired From City Of Norwalk By The State Of Connecticut Department Of Transportation Walk Railroad Bridge Replacement," dated February 2018, or subsequent revisions, at a scale of 1" = 20' on file in the Department of Public Works in exchange for a payment of \$100,000.00.

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

[illegible]

- CROWDOOT LOCATION SURVEY BY CROWDOOT DISTRICT 3, PROJECT NO. 381-176
 CRD FILE: 51-03-381-0176-Normale-High-Wing-Asphaltment-Parade-Commut
 CROWDOOT LOCATION SURVEY BY DISTRICT 3 SURVEYS, JANUARY 2016, FIELD BOOK 381-176
 CROWDOOT R.A.C. MAP NO. 102-141, SHEET 6
 RAILROAD VALMONT MAP VOLUME 89, SECTION 89, SHEET 24, STATION 1214+40 TO STATION
 1230+40; DATED JUNE 24, 1955; PREPARED BY THE NORMAL VALMONT ENGINEERING SECTION, PACS.
 MAP ENTITLED "MAP PREPARED FOR THE CITY OF NORMAL VALMONT COMMUTATION SCALE 1"=40'
 DATED 1955, 6, 24 AND PREPARED BY WILLIAM H. SUTHER & ASSOCIATES, P.C. (PLAN NO. 102-140
 VOLUME 261, PAGE 647 (1968)).
 CROWDOOT R.A.C. FILE NO. 102-SR-304
 CROWDOOT R.A.C. FILE NO. 102-SR-176

CONSTRUCTION EASEMENT FOR STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT ACQUIRED. CONSTRUCTION EASEMENT TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY REMOVAL OF SMALL METAL BUILDING AND JERSEY BARRIERS, GRADING AND SEEDING. SAID EASEMENT WILL BE EXTINGUISHED UPON COMPLETION OF THE PROJECT, UNLESS SOONER EXTINGUISHED BY THE STATE.
EASEMENT AREA = 11.130± SQ. FT.

EASEMENT AREA = 11,130 ± SQ. FT.

THE LAND OF
SERIES, INC.
OFFICE

SUBJECT TO AN EASEMENT
TO SLOPE IN FAVOR OF
THE STATE OF CT (DOT)

MSRBB/300A

ON-ACCESS

2000

11

John

ST. JOHN'S

NO EMBOSSED SEAL

1

NOTES

TOWN OF NORWALK
MAP SHOWING EASEMENT ACQUIRED FROM

CITY OF NORWALK

THE STATE OF CONNECTICUT
BY
DEPARTMENT OF TRANSPORTATION

WALK RAILROAD BRIDGE REPLACEMENT

SCALE 1"=20'

MARK D. ROLFE, P.E.

CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION



2016 AERIAL PHOTO DATA

1 inch = 30 feet



61 CRESCENT STREET - CONSTRUCTION EASEMENT



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-2418

April 4, 2018

VIA EMAIL
CERTIFIED MAIL

Diane Beltz-Jacobson, Esq.
Legal Department
Norwalk City Hall
125 East Avenue
Norwalk, Connecticut 06851

Dear Attorney Beltz-Jacobson;

Subject: File No.: 301-176-40
Owner(s): City of Norwalk
Town: Norwalk

The State of Connecticut Department of Transportation (Department) is now acquiring property for the Walk Railroad Bridge Replacement. In connection therewith, we enclose our map dated February 2018, detailing the acquisition of 0 ± square feet of land as well as certain easements and rights.

The State's offer, as evidenced by the enclosed offer letter, is \$ 100,000.00. This offer is based upon an appraisal as prepared by a licensed real estate appraiser.

As is standard of real estate acquisitions of this type, the conveyance of "good and sufficient title" is required from the owners of record. Should the Department's title examination of your property reflect encumbrances that prohibit the transfer of adequate title, your assistance will be required. In this regard, a copy of our title reports cover page is enclosed for your review and comment.

If the offer is acceptable, please execute the enclosed acceptance agreement and W-9 form and return them to my attention. Kindly include a resolution or other documentation indicating the person(s) authorized to sign on behalf of the City of Norwalk. You may keep the page marked "duplicate copy" for your records. Oral representations or promises made during the negotiation process are not binding on the Department.

I am available to meet with you to review the offer, the construction plans, and answer any questions you may have. Please contact me at the above telephone number or address no later than April 13th, 2018.

Very truly yours,

Marie B. Gaj
Acquisition/Relocation Section
Division of Rights of Way

Enclosures



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-2418

OWNER: City of Norwalk

PROPERTY FILE NO. 301-176-40

ADDRESS: 16 Crescent Street

TOWN: Norwalk

Pursuant to Connecticut General Statute(s) and as required for the Walk Railroad Bridge Replacement, the Commissioner of Transportation finds it necessary to acquire from you the following property rights as described on the attached map; as revised dated

Compensation payable to you for the proposed acquisition and all legal damages to any remainder is as follows:

Value of easements to be acquired:	\$ 100,000.00
Improvements: (Contributory Value *)	\$ 0.00
Damages to the remainder (Severance):	\$ 0.00
Total Compensation	\$ 100,000.00

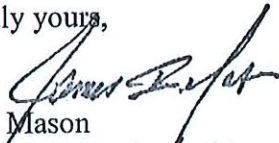
Building, structure and other improvements: * none

Tenant owned improvements not covered in offer: _____

The above represents an offer of just compensation for the property rights as developed by the Division of Rights of Way. Should you wish to accept this offer, please review and execute page two of this offer letter.

If you have any questions regarding this matter, please contact Marie B. Gaj at the telephone number or address shown above.

Very truly yours,


James I. Mason
Rights of Way Assistant Director
Connecticut Department of Transportation

Attachment: Taking Map

**PARTIAL TAKE
LAND APPRAISAL REPORT
FOR THE
STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
BUREAU OF ENGINEERING AND CONSTRUCTION**

Appraisal Firm Name:	Department of Transportation
Appraiser's Name:	Michael Aletta
Address:	2800 Berlin Turnpike Newington, CT 06131-7546
Telephone Number:	(860) 594-2425
Assisted By:	NA

Project and Serial Number:	301-176-040
Federal Aid Project Number:	N/A
Identity of Project:	Walk Railroad Bridge Replacement
Classification of Property Being Appraised:	Industrial Land (Municipal Transfer Facility)
Type of Taking:	Total: Partial: Easement: Other: X(Temporary Construction Easement)

Property Owner:	City Of Norwalk
Property Address:	61 Crescent Street Norwalk, CT 06854
Property Owner's Address:	125 East Avenue Norwalk, CT 06851
Date Property Owner Advised of Inspection:	February 28, 2018

Effective Date of Appraisal:	March 14, 2018
Before Value	\$2,457,000
After Value	<u>\$2,457,000</u>
Permanent Damages	\$ 0
Temporary Construction Easement Damages	<u>\$ 100,000</u>
Total Damages	\$ 100,000

File No. 301-176-040

PROJECT NO: 301-176-040
 OWNER: City of Norwalk
 ADDRESS: 61 Crescent Street Norwalk, CT 06854

IDENTIFICATION OF THE APPRAISAL PROBLEM

1. **Client** - This report is written for the State of Connecticut DOT, Division of Rights of Way, its agents and its assigns.
2. **Intended use of the appraisers opinions and conclusions** - This appraisal is written for the Commissioner of Transportation who shall utilize the appraisal as a basis to determine fair market value for the acquisition of real property not necessary for highway purposes. The opinions and conclusions are for general valuation purposes only.
3. **The type and definition of value** - Market Value in exchange in terms of US dollars. The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Any breakout of component values will result in a potentially different total value.
4. **Effective date of the appraiser's opinions and conclusions** - The property owner was sent an appraisal inspection letter dated February 28, 2018. See attached. The property was inspected with the City of Norwalk's representative, Paul Sotnick, on March 14, 2018. Please note that only the temporary construction easement area was inspected, not the municipal transfer facility.
5. **Characteristics of the property (location and property rights to be valued)** - The subject property's characteristics are included on the form provided in this appraisal. Any further particulars are explained in the appraiser's analysis section. Any applicable subject property taking maps, deeds and pertinent documentation are located in the addendum of this report. The property rights to be valued are fee simple. There is no personal property to be valued other than those items stated in the report.
6. **Extraordinary assumptions necessary for the assignment** - The subject property is located in an industrial area in close proximity/abutting the railroad line. This appraisal assumes that the subject property is "free and clean" of any hazardous materials or conditions. If this assumption is proven to be different, I reserve the right to change my opinion of value.
7. **Hypothetical conditions necessary to arrive at value** - The methodology used in this report is a standard state format in the form of a total valuation appraisal used for eminent domain purposes. This appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the State's project. I have based my appraisal report on the hypothetical condition that the proposed road or rail project will be completed as currently proposed, in the Department of Transportation construction plans, on the day after the "as of" date. No other conditions are necessary to arrive at a value.

SCOPE OF WORK

1. **Subject** - The property was inspected for comparison to the sales. The neighborhood was viewed to determine reasonable alternative uses of the subject property thus developing the Highest and Best Use and limitations on development.
2. **Sales data search** - I searched for comparable land sales in the market area considering zoning, lot sizes, highest and best use and other criteria. Data was obtained from previous staff appraisals, ConnComp, Commercial Record; computer obtained sales data and Town Records. The data collected, where possible and/or applicable, was verified with the grantors and/or grantees and/or their agents involved with the various real estate transactions, including town officials, brokers, attorneys and applicable documents of record. (The Cost and Income Approaches were considered but found to be not applicable as this is vacant land.)
3. **Public Records** - Public records were searched for sufficient information to make a reasonable study of both the subject and potential sales comparables. I discussed with the town real estate assessor, zoning official and wetlands administrator any pertinent information pertinent to either the subject property, potential sales comparables, local development, wetlands and zoning issues and property requirements.
4. **Neighborhood** - I investigated trends in the immediate and market area concerning any potential property development.
5. **Extraordinary Assumptions** - See Above.
6. **Hypothetical Conditions** - See Above.
7. **Zoning** - I investigated the existing zoning regulations, variance probabilities, and zoning changes and how they could possibly affect the highest and best use.
8. **Utilities** - I examined what limitations the existence or lack of utilities, along with their associated easements, had on the appraisal valuation process.
9. **Reporting** - The pertinent facts, analyses and conclusions were then reported in compliance with the requirements of the Federal Government (49 CFR §24.104), the State of Connecticut, and the Code of Professional Ethics, the Standards of Professional Practice of the Appraisal Foundation USPAP Std. 1 & 2), and USPAP sub standards, as found in the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The salient factors have been set forth on individual data sheets, including plot, sketch and photographs. The conclusions that follow are the appraiser's own conclusions based upon the market data researched. If the USPAP Supplemental Standards Rule or the Jurisdictional Exception Rule of the Uniform Standards of Professional Appraisal Practice (USPAP) was invoked in the writing of this review, the Appraiser has included the reasons in the body of this report.

Borrower / Owner: City of Norwalk		Census Tract 0437.00		Map Reference NA	
Property Address 61 Crescent St					
City Norwalk		County Fairfield		State CT	
Legal Description See Title Search & Large Map in State's file.		Zip Code 06854			
Sale Price \$ NA /sq ft		Date of Sale NA		Loan Term NA yrs.	
Actual Real Estate Taxes \$ NA (yr)		Loan charges to be paid by seller \$ NA		Other sales concessions N/A	
Lender/Client State of Connecticut DOT		Address Appraisal Section, Division of ROW, SOC Dept. of Transportation			
Occupant N/A Vacant Land Appraised		Appraiser Michael Aletta		Instructions to Appraiser Determine Estimate of Market Value for the proposed acquisition.	

NEIGHBORHOOD	Location	☐ Urban	☒ Suburban	☐ Rural	Good	Avg.	Fair	Poor		
	Built Up	☐ Over 75%	☒ 25% to 75%	☐ Under 25%						
	Growth Rate	☐ Rapid	☒ Steady	☐ Slow						
	Property Values	☐ Increasing	☒ Stable	☐ Declining						
NEIGHBORHOOD	Demand/Supply	☐ Shortage	☒ In Balance	☐ Oversupply	Good	Avg.	Fair	Poor		
	Marketing Time	☐ Under 3 Mos.	☒ 4-6 Mos.	☐ Over 6 Mos.						
	Present Land Use	☒ 25% 1 Family	☒ 15% 2-4 Family	☐ 5% Apts.					☐ % Condo	☒ 25% Commercial
		☐ 24% Industrial	☐ 1% Vacant	☐ 5% Park & Hospital						
	Change in Present Land Use	☒ Not Likely	☐ Likely (*)	☐ Taking Place (*)						
	Predominant Occupancy	☐ Owner	☒ Tenant	☐ % Vacant						
	Single Family Price Range	\$ NA to \$ NA		Predominant Value \$ NA						
	Single Family Age	NA yrs. to NA yrs.		Predominant Age NA yrs.						
	Employment Stability	☐	☒	☐					☐	
	Convenience to Employment	☐	☒	☐					☐	
Convenience to Shopping	☐	☒	☐	☐						
Convenience to Schools	☐	☒	☐	☐						
Adequacy of Public Transportation	☐	☒	☐	☐						
Recreational Facilities	☐	☒	☐	☐						
Adequacy of Utilities	☐	☒	☐	☐						
Property Compatibility	☐	☒	☐	☐						
Protection from Detrimental Conditions	☐	☒	☐	☐						
Police and Fire Protection	☐	☒	☐	☐						
General Appearance of Properties	☐	☒	☐	☐						
Appeal to Market	☐	☒	☐	☐						

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject property is located in a mixed use neighborhood of commercial, industrial and residential properties proximate to I-95, Route 7 and the Norwalk River.

Dimensions See Title Search and Taking Map		= 2.82 Sq. Ft. or Acres		☐ Corner Lot
Zoning classification I1, Industrial		Present Improvements ☐ do ☒ do not conform to zoning regulations		
Highest and best use	☒ Present use	☐ Other (specify) _____		
Public	Other (Describe) _____	OFF SITE IMPROVEMENTS		
Elec. ☒		Street Access ☒ Public ☐ Private		
Gas ☒		Surface ☒ Paved		
Water ☒		Maintenance ☒ Public ☒ Private		
San. Sewer ☒		☒ Storm Sewer ☒ Curb/Gutter		
	☐ Underground Elect. & Tel.	☒ Sidewalk ☒ Street Lights		
		Topo Fairly Level		
		Size Good - 2.82 +/- Acres or 122,839 +/- sq ft		
		Shape Irregular		
		View Industrial		
		Drainage Appears Adequate		
		Is the property located in a HUD identified Special Flood Hazard Area? ☐ No ☒ Yes		

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The entire subject property is located within FEMA Flood Panel 09001C0531G, dated 7/8/2013. The majority of main parcel outside of the proposed temporary construction easement is located within a flood hazard area. The area affected by the temporary construction easement has a "zone x" delineation and is therefore not located in a flood hazard area.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered those in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	61 Crescent St Norwalk, CT 06854	432 Fairfield Ave Stamford, CT 06902		1925 W Main St Stamford, CT 06902		50 Bouton St Norwalk, CT 06854	
Proximity to Subject		8.65 miles SW		8.68 miles SW		1.41 miles SW	
Sales Price	\$ _____ \$/sq ft	\$ _____	\$ 44.68	\$ _____	\$ 17.52	\$ _____	\$ 17.08
Price	\$ Sale Price	\$ _____	\$ 4,000,000	\$ _____	\$ 14,500,000	\$ _____	\$ 1,200,000
Data Source	Inspection/Town Recs.	Town Land Records/DOT		Town Land Records/DOT		Town Land Records/DOT	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Location							

Page # 4

File No. 301-176-040

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6			
		Address 61 Crescent St Norwalk, CT 06854		432 Fairfield Ave Stamford, CT 06902 8.65 miles SW		1925 W Main St Stamford, CT 06902 8.68 miles SW		50 Bouton St Norwalk, CT 06854 1.41 miles SW	
Proximity to Subject									
Sales Price	\$ /sq ft		\$ 44.68		\$ 17.52		\$ 17.08		\$ 17.08
Price	\$ Sale Price		\$ 4,000,000		\$ 14,500,000		\$ 1,200,000		\$ 1,200,000
Data Source	Inspection/Town Recs.	Town Land Records/DOT		Town Land Records/DOT		Town Land Records/DOT		Town Land Records/DOT	
Date of sale and	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
Time Adjustment	6/6/2017	11/25/2014		6/27/2016		06/30/2016			
Location	Average	Average+	-13.4	Good/Rear	-3.50	Average			
Site/View	2.82+/- ac/Avg	2.055+/- ac/Avg	0	19+/- ac/Avg	+3.50	1.6127± ac/Avg	0		
Topography	Fairly Level	Level Front/SlpRear	+2.23	Fairly Level		Sloping	+2.56		
Zoning	I1, Industrial	MG, Industrial	0	ML, Industrial	0	I1, Industrial			
Utilities/Enbranc	All Available/NKTAV	All Available/NKTAV		All Available		All Avail/NKTAV			
H & B Use	Indus Dev	Indus Dev/Demo	+1.12	Ind/ComDev/Demo/Envn	+0.36	Indus Dev			
Sales or Financing	NKTAV	NKTAV/Abutter Sale	-2.23	NKTAV		Seller Financing	-1.00		
Concessions									
Net Adj. (Total)		☐ + ☒ -	\$ -12.28	☒ + ☐ -	\$ 0.36	☒ + ☐ -	\$ 1.56		
Indicated Value of Subject			\$ 32.4		\$ 17.88		\$ 18.64		
Comments: The proposed temporary construction easement is not considered in the above "after valuation" grid but is considered within the narrative addendum of this report as "temporary damages". See Attached Narrative									

Narrative Analysis

File No. 301-176-040

Borrower	/Owner: City of Norwalk				
Property Address	61 Crescent St				
City	Norwalk	County	Fairfield	State	CT Zip Code 06854
Lender/Client	State of Connecticut DOT				

APPRAISERS ANALYSIS

The purpose of this appraisal is to estimate the fair market value damages of the State of Connecticut's proposed acquisition of a temporary construction easement area on a portion of the subject property. The subject property will be valued before and after the proposed partial acquisition. The difference between the before and after valuations equals the total fair market value permanent damages. Please be aware that because the proposed acquisition involves a temporary construction easement is for a 3 year duration, the before and after values within this report are the same. The value of the temporary construction easement is estimated at the end of the analysis as separate "temporary damages". There are no permanent damages within this report.

BEFORE: The property consists of a 2.82+/- acre or 122,839+/- sq ft of I1, Industrial zoned site improved with an 8,875 sq ft warehouse type building utilized as a municipal transfer facility and other building improvements owned by the City of Norwalk. The subject property is legally permitted, conforming to zoning. The highest and best use of the subject as vacant is for industrial development. The highest and best use of the subject as improved would be for its continued existing use.

THE TAKING: The State of Connecticut (SOC) is proposing to acquire a temporary construction easement of 11,130+/- sq ft for storage of construction materials and equipment. The temporary construction easement area will be restored by the removal of the small metal building and jersey barriers, grading and seeding. This easement will be extinguished upon completion of the project, unless sooner extinguished by the State. Per the State of Connecticut, the duration of the temporary construction easement is for 3 years. Please note that the small metal building to be removed is not a City of Norwalk building but a private contractor building. This building is being removed at the request of the City of Norwalk. As of the date of inspection, it appears that this building has already been removed. This appraiser reserves the right to alter my estimate of damages if the 3 year duration of the temporary construction easement area is found to be incorrect. Please refer to the State's Taking Map, dated February 2018 (attached).

The proposed acquisition on the subject property affects land only, not the building improvements, therefore this appraisal values only the land and utilizes an "X" value to represent the unaffected building and site improvements.

The cost, income and sales comparison approaches to value, were considered, but only the sales comparison approach was deemed applicable in the subject's valuation herein. Three (3) comparable sales located in Stamford and Norwalk were utilized within this report. It should be noted by the reader of this report that there is a paucity of comparable sales within this marketplace. These comparables ranged, as unadjusted, from \$17.08/sq ft to \$44.68/sq ft. After adjustments for all factors including but not limited to location, site size and encumbrances, the comparables ranged from \$17.88/sq ft to \$32.40/sq ft.

There is a paucity of comparable sale within this marketplace. The comparable sales utilized within this report are the best comparable sales available. After adjusting for all factors affecting value, I estimate the subject's after value at \$20/sq ft.

AFTER: The property consists of a 2.82+/- acre or 122,839+/- sq ft of I1, Industrial zoned site improved with an 8,875 sq ft warehouse type building utilized as a municipal transfer facility and other building improvements owned by the City of Norwalk. The subject property is legally permitted, conforming to zoning. The highest and best use of the subject as vacant is for industrial development. The highest and best use of the subject as improved would be for its continued existing use.

There is a paucity of comparable sale within this marketplace. The comparable sales utilized within this report are the best comparable sales available. After adjusting for all factors affecting value, I estimate the subject's after value at \$20/sq ft., the same as in the before valuation.

CONCLUSIONS:

Before: 122,839 sq ft x \$20/sq ft = \$2,456,780 + "X" SAY \$2,457,000(rd) + "X"

After:

Unencumbered Land 122,839 sq ft x \$20/sq ft = \$2,456,780 SAY \$2,457,000(rd) + "X"

Permanent Damages: \$ 0

Temporary Construction Easement Damages:

11,130 sq ft x \$20/sq ft x 15%* (Rate of Return) x 3 Years= \$100,170 SAY \$ 100,000(rd)

*The 15% rate of return is based upon the nature and use of the temporary proposed construction easement.

NON-COMPENSABLE ITEMS

The following is a list of items considered to be non-compensable and are excluded as elements of damage in appraising for eminent domain in the State of Connecticut.

Increased traffic
Diversion of traffic
Changed use of a Public Way
Exercise of police powers
Circuity of travel
Loss of Business (UASFPA - 2000, Sect. B-15, P.57)

The following two (2) items are not considered in the appraisal:

Tenant Relocation
Personal Property

Definitions & Limiting Conditions

File No. 301-176-040

Borrower	/Owner: City of Norwalk				
Property Address	61 Crescent St				
City	Norwalk	County	Fairfield	State	CT Zip Code 06854
Lender/Client	State of Connecticut DOT				

DEFINITIONS AND LIMITING CONDITIONS**DEFINITIONS:**

Market Value is defined as the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Appraisal Standards for Federal Land Acquisitions, Appraisal Institute, 2000 Ed.)

Leased Fee is defined as a property held in fee with the right of use and occupancy conveyed by lease to others. A property consisting of the right to receive ground rentals over a period of time, plus the right of ultimate repossession at the termination of the lease. (Considered only if severance is valued in this appraisal.)

Highest and Best Use is defined as the most probable likely use to which a property can legally be put. My opinion of such use is based on the highest and most profitable continuous use to which the property is adapted, and likely to be in demand for the reasonably near future. Alternatively, it is that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in highest land value. Any elements affecting value which depend upon events or combination of occurrences which, while within the realm of possibility are not fairly shown to be reasonably probable, were excluded from consideration. Also, if the intended use was dependent on an uncertain act of another party, said use was not considered in this appraisal.

Fee Simple Interest is defined as an absolute fee: a fee without encumbrances or limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation. A Fee Simple Interest is usually considered to be an inheritable estate.

Appurtenances are defined as the incidental rights and interests (e.g. Rights of Way and Easements) over abutting property that attach to and will pass with the land.

Encumbrances are interests or rights in real property which diminish the value of the fee, but do not prevent conveyance of the fee by the owner. Mortgages, taxes and judgments are financial obligations or liens which are considered by the appraiser but usually they do not affect the utility or value of the property. Deed restrictions and easements often do affect the utility of the property and have a resulting influence on value.

Release Value In Assemblage is defined as the total value impact upon an improved or unimproved parcel of land when the release parcel is assembled to it. It includes the value of the release parcel itself, as well as any accruing value enhancements or diminutions, when combined with the first parcel. This value is usually estimated for nonconforming releases wherein the abutter's parcel is appraised first, the assemblage second, and the difference between the two becomes the estimated release value.

Marketing Time is the reasonable opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. It is based on statistical information about days on the market, information gathered through sales verification, interviews of market participants, and anticipated changes in market conditions.

Exposure Time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. In eminent domain appraising, it is presumed that this time period occurs prior to or culminates in the effective date of the appraisal. It is based on statistical information about days on the market, information gathered through sales verification and interviews of market participants.

This format is to be used for Acquisition, Release or Lease Appraisals on properties where estimated damages, excess property value or annual rental is \$25,000 or more, and where a complete appraisal is deemed necessary. If severance damage or plottage value is involved, adequate explanation is to be given in this appraisal.

LIMITING CONDITIONS:

The statements contained in this appraisal are true and the information upon which the opinions expressed herein are based, is correct to the best of my knowledge and belief subject to the limiting conditions herein set forth: (1) The legal description furnished is assumed to be correct. (2) No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be good. (3) The plot in this report is included to help the reader to visualize the property. (4) No survey of this land has been furnished the appraiser, and no responsibility is assumed in connection therewith. (5) To the best of the appraiser's knowledge and belief, the statements and opinions contained in this report are supportable. The factual data has been compiled by the appraiser from sources deemed reliable, but no responsibility is assumed for its accuracy.

If the appraised value is a fractional interest, a physical segment, or a partial holding, as stated in the appraisal, the value of the property being appraised cannot be used to estimate the value of the whole simply by mathematical extension. The value of a separate partial interest may differ from its contribution to the whole.

The appraiser is not an expert in hazardous materials or contaminants. If any elements are known, they are reported in the appraisal. The appraisal is then based upon the site as if clean. The appraiser reserves the right to change his/her appraisal if substantial amounts are found to be present.

File No. 301-176-040

Borrower	/Owner: City of Norwalk				
Property Address	61 Crescent St				
City	Norwalk	County	Fairfield	State	CT Zip Code 06854
Lender/Client	State of Connecticut DOT				

I hereby certify:

1) That the preparation of the report and analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and USPAP substandards, as found in the Uniform Appraisal Standards for Federal Land Acquisitions.

2) I have personally inspected the property that is the subject of this report (proposed acquisition area only), and I have afforded the property owner the opportunity to accompany me at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales were as represented by the photographs contained in said appraisal.

3) To the best of my knowledge and belief, the statements of fact contained in the appraisal hereinabove set forth are true, and the information upon which the opinions expressed therein are based is correct, subject to the limiting conditions therein. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

4) I understand that such appraisal may be used in connection with acquisition or release of property by the State of Connecticut, possibly with the assistance of Federal Aid Funds. To the best of my knowledge, this appraisal has been made in conformity with Federal requirements and with the appropriate State laws, regulations, and policies and procedures applicable to appraisal for such purposes. This appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the Uniform Appraisal Standards for Federal Land Acquisitions. No portion of the value assigned to such property consists of items which are noncompensable under the established laws of said State..

5) My engagement in this assignment was not contingent upon developing or reporting predetermined results. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. I have not performed any prior services regarding the subject property within the last 5 years.

6) Neither my employment nor my compensation for completing this assignment is contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

8) No one provided significant real property appraisal assistance to the person signing this report except as stated in this report.

9) I will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Connecticut State Department of Transportation or proper officials of the Federal Government until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

10) I have not performed services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three year period immediately preceding this appraisal assignment. .

11) My opinion of the Market Value is based upon my independent appraisal and the exercise of my professional judgment without collaboration or direction as to said value. My analyses, opinions and conclusions were developed independently.

12) As of March 14, 2018, the within described premises has a Market Value of \$2,457,000 + "X" Before, and a Market Value of \$2,457,000 + "X". After, resulting in Permanent Damages in the amount of \$0. plus \$100,000 Temporary Damages, resulting in Total Damages of \$100,000.

Signature Michael Aletta
 Name Michael Aletta
 Date Signed 3/22/2018
 State Certification # RCG.0000020 State CT
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

Subject Photo Page

Borrower	/Owner: City of Norwalk				
Property Address	61 Crescent St				
City	Norwalk	County	Fairfield	State	CT Zip Code 06854
Lender/Client	State of Connecticut DOT				



Subject

61 Crescent St

Sales Price \$/sq ft

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location

Average

View 2.82+/- ac/Avg

Site

Quality

Age

Proposed Temporary
Construction Easement
Area



Subject

Proposed Temporary
Construction Easement
Area



Subject

Street Scene

Norwalk Subject Google Street View

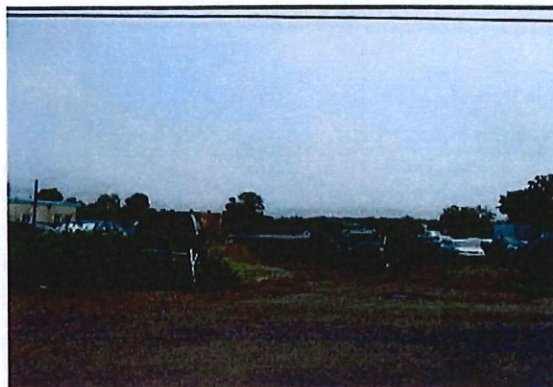


Subject Location Map

Borrower	/Owner: City of Norwalk				
Property Address	61 Crescent St				
City	Norwalk	County	Fairfield	State	CT Zip Code 06854
Lender/Client	State of Connecticut DOT				

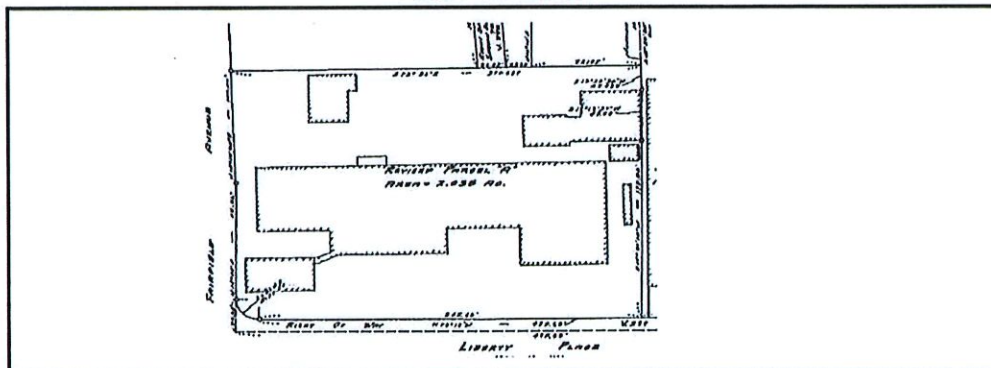


Comparable Sale 1

COMPARABLE # 1
PHOTOGRAPH

MAP: 137 BLK: 46 LOT: A1 & A2	STREET ADDRESS: 432 Fairfield Avenue
GRANTOR: Media Support Services, LLC	TOWN: Stamford
GRANTOR: 71 Sunnyside LLC et al	
VOL/PAGE: 11132/172 DEED TYPE: Sp Warr	
CONVEYANCE: TOWN: \$14,000.00 STATE: \$None Noted	DATE OF SALE: 11/20/2014
DESCRIPTION OF FINANCING	RECORDED: 11/25/2014
First Bank of Greenwich, \$3,000,000, 10 Yrs, Adj Rate starting at 5.25%	INSPECTION DATE: 5/31/2017
	SALE PRICE: \$4,000,000
CONDITIONS OF SALE:	SALES PRICE VERIFIED BY: Town
Market	NAME: MA
	DATE: 5/31/2017
ZONING: MG, Industrial	RELATIONSHIP: TwN Rcd
HIGHEST AND BEST USE: Industrial Dev	
CONFORMED TO ZONING AT DATE OF SALE?: Yes	BUILDING GROUND AREA: N/A
RESALE AS OF DATE OF APPRAISAL?: Yes	GROSS BUILDING AREA: N/A
EXISTING USE LEGALLY PERMITTED: Yes	NET USABLE AREA: N/A
ASSESSMENT, MILL RATE, TAXS, ON DATE OF SALE:	NUMBER OF STORIES: N/A
NA NA NA	YEAR BUILT: N/A
LAST YEAR OF REVALUATION: 2012	ROOMS ABOVE GRADE: N/A
UTILITIES: All Public	BATHS: N/A
DESCRIPTION AND TOPOGRAPHY:	BASEMENT AREA: N/A
ACRES 2.055	BASEMENT ROOMS: N/A
SQ.FT. 89,516	CONDITION AT TIME OF SALE: N/A
EXPLANATION: Purchase of 2.055 ac of industrial land	NUMBER OF UNITS: N/A
The site is at road grade with Fairfield Avenue then slopes downward & away to rear of the site. Site is located on the northwest corner of Fairfield Avenue & Liberty Street with 254.11 FF along Fairfield Avenue & 345.65 FF along Liberty Place. Abutter purchase involved. Parcel "A" on Map on File # 8962. Assessor's# 137-46-A1 & A2	TYPE OF HEAT: N/A
CONN.DOT REV.12/97	UNIT PRICING:
	PER SQ.FT.: \$ 44.68
	PER FRONT FT:
	PER ACRE: \$ 1,946,468
	PER UNIT:

LOT SKETCH

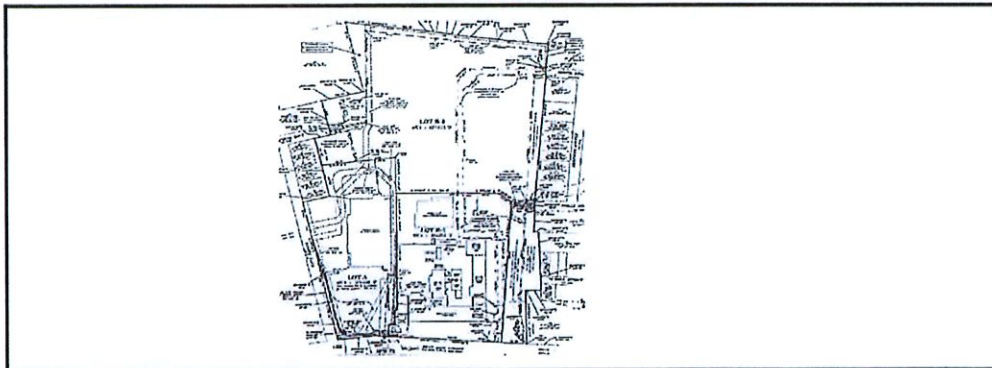


Comparable Sale 2

COMPARABLE # 2
PHOTOGRAPH

MAP: 125 BLK: 283 LOT: B2	STREET ADDRESS:	1925 West Main Street
GRANTOR: Cytex Industries Inc.	TOWN:	Stamford
GRANTOR: West Side Development Partners II LLC	DATE OF SALE:	6/27/2016
VOL/PAGE: 11509/305 DEED TYPE: Warranty	RECORDED:	6/30/2016
CONVEYANCE: TOWN: \$71,000.00 STATE: \$108,750.00	INSPECTION DATE:	5/31/2017
DESCRIPTION OF FINANCING	SALE PRICE:	\$14,500,000
Amalgamated Business Corp, \$8,500,000, 5%, 30 Days	SALES PRICE VERIFIED BY:	Town
CONDITIONS OF SALE:	NAME:	MA
Market	DATE:	5/31/2017
ZONING: ML, Industrial	RELATIONSHIP:	TwN Rcd
HIGHEST AND BEST USE: Industrial/Comm Dev	BUILDING GROUND AREA:	N/A
CONFORMED TO ZONING AT DATE OF SALE?: Yes	GROSS BUILDING AREA:	N/A
RESALE AS OF DATE OF APPRAISAL?: NO	NET USABLE AREA:	N/A
EXISTING USE LEGALLY PERMITTED: YES	NUMBER OF STORIES:	N/A
ASSESSMENT, MILL RATE, TAXS, ON DATE OF SALE:	YEAR BUILT:	N/A
NA NA NA	ROOMS ABOVE GRADE:	N/A
LAST YEAR OF REVALUATION: 2012	BATHS:	N/A
UTILITIES: All Public	BASEMENT AREA:	N/A
DESCRIPTION AND TOPOGRAPHY:	BASEMENT ROOMS:	N/A
ACRES 19.000758	CONDITION AT TIME OF SALE:	N/A
SQ.FT. 827,673	NUMBER OF UNITS:	N/A
EXPLANATION: Purchase of 19.000758 ac of indus land	TYPE OF HEAT:	N/A
purchased from Cytex industrial lab. Parcel is fairly level & located to the	UNIT PRICING:	
rear of West Main Street (Route 1). Subject to Ingress, egress & parking	PER SQ.FT.:	\$ 17.52
easement agreements with abutter (Lot B-1) involving Route 1, Acosta	PER FRONT FT:	
Street, Noble Street and Alvord Lane. Subject to a utility easement in favor	PER ACRE:	\$ 763,127
of Lot B-1. Subject to a sewer esmt along rear boundary. Demo of older	PER UNIT:	
structure. Envirn. Issues. Parcel is known as Lot B-2 on Stamford Town		
Clerk's Map on File - #14176.		
CONN.DOT REV.12/97		

LOT SKETCH



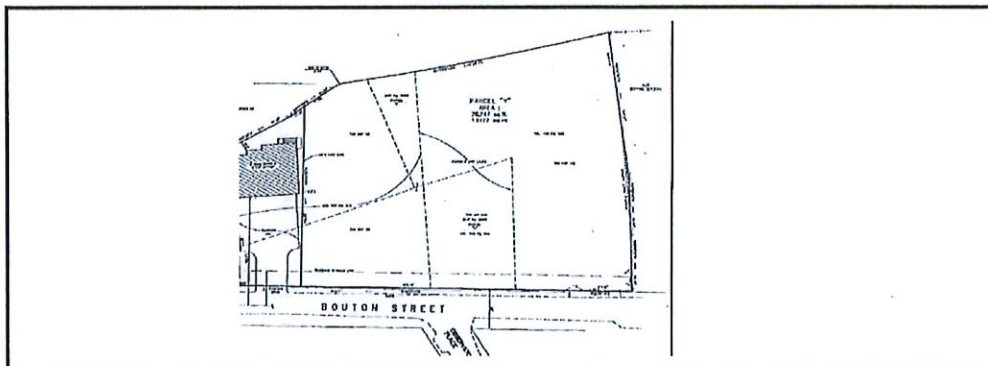
Comparable Sale 3

COMPARABLE # 3
PHOTOGRAPH

MAP: 5	BLK: 81	LOT: 120	STREET ADDRESS:	50 Bouton Street
GRANTOR:	Cutrone Properties, LLC		TOWN:	Norwalk
GRANTEE:	BST Enterprises, LLC		DATE OF SALE:	6/30/2016
VOL/PAGE:	8367/61	DEED TYPE:	Warranty	RECORDED:
CONVEYANCE:	TOWN: \$6,000.00	STATE: \$11,000.00	INSPECTION DATE:	6/30/2016
DESCRIPTION OF FINANCING			SALE PRICE:	5/31/2017
PMM, \$700,000, 5 Yrs, 3%, Due 6/30/2021			SALES PRICE VERIFIED BY:	\$1,200,000
CONDITIONS OF SALE:			NAME:	Town
NKTAV/Seller financing of \$700,000 at 3% for 5 years			DATE:	MA
ZONING:	I1, Industrial		RELATIONSHIP:	5/31/2017
HIGHEST AND BEST USE:	Industrial Dev			TwN Rcd
CONFORMED TO ZONING AT DATE OF SALE?:	Yes	BUILDING GROUND AREA:	N/A	
RESALE AS OF DATE OF APPRAISAL?:	No	GROSS BUILDING AREA:	N/A	
EXISTING USE LEGALLY PERMITTED:	Yes	NET USABLE AREA:	N/A	
ASSESSMENT, MILL RATE, TAXES, ON DATE OF SALE:		NUMBER OF STORIES:	N/A	
\$ - 0 \$ -		YEAR BUILT:	N/A	
LAST YEAR OF REVALUATION:	2013	ROOMS ABOVE GRADE:	N/A	
UTILITIES:	All Public	BATHS:	N/A	
DESCRIPTION AND TOPOGRAPHY:		BASEMENT AREA:	N/A	
ACRES	1.6127	BASEMENT ROOMS:	N/A	
SQ.FT.	70,247	CONDITION AT TIME OF SALE:	N/A	
EXPLANATION:		NUMBER OF UNITS:	N/A	
Purchase of a 1.6127 acre or 70,247 sq ft of industrial land.		TYPE OF HEAT:	N/A	
Site is sloping downward from Bouton Street to the railroad				
line along rear boundary. AKA 50 & 52 Bouton Street. Parcel				
Y on Town Clerk Map on File #12325				
		UNIT PRICING:		
		PER SQ.FT.:	\$	17.08
		PER FRONT FT:		
		PER ACRE:	\$	744,117
		PER UNIT:		

CONN.DOT REV.12/97

LOT SKETCH





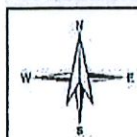
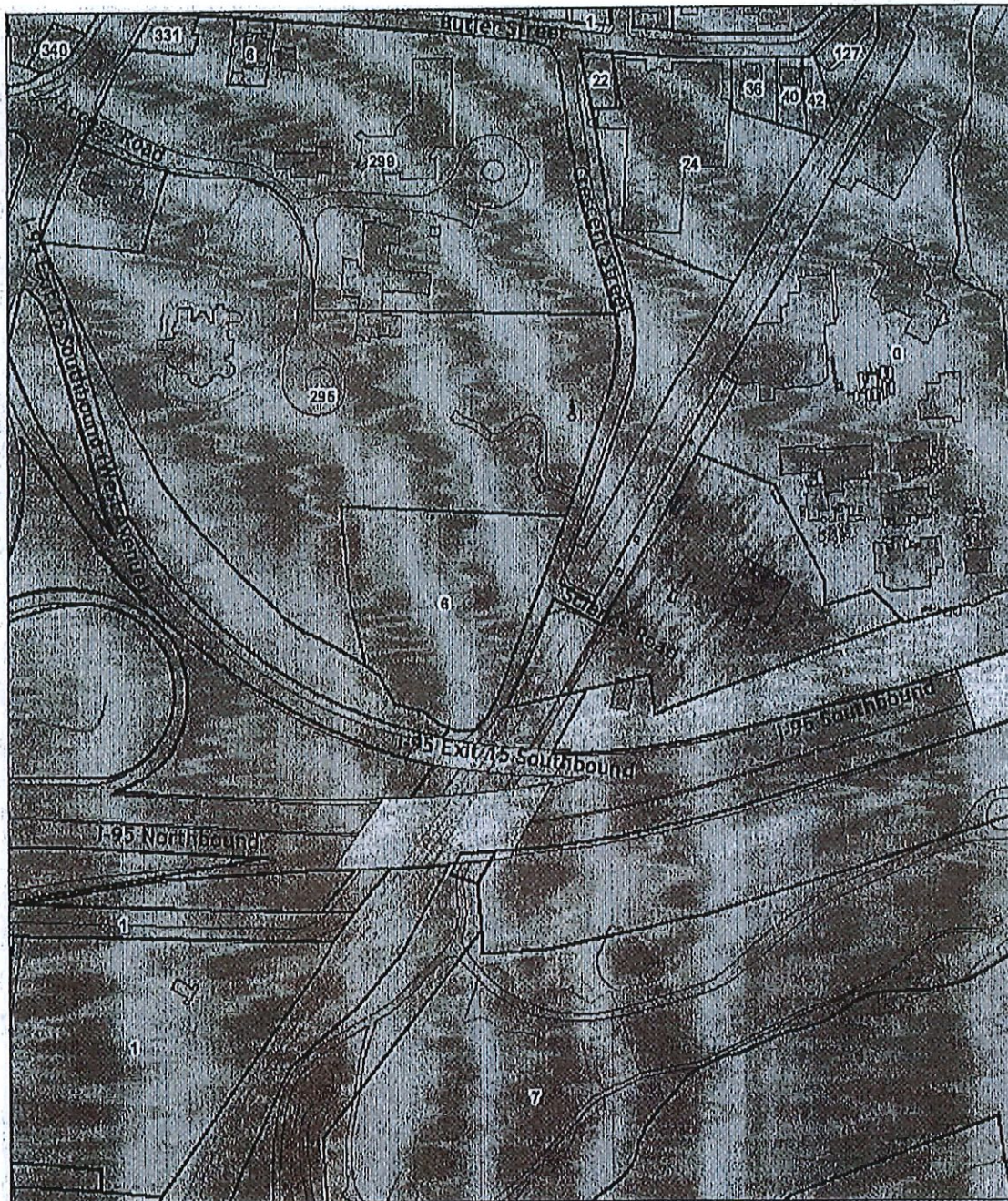


B & A Table

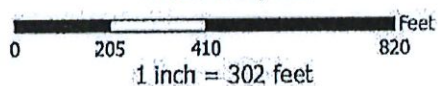
TABLE OF BEFORE AND AFTER CONCLUSIONS									
Value Before the Taking					Value After the Taking				
Description	Unit Value	Value	Total		Description	Unit Value	Value	Total	
Land Comm	122,839 sf x 20/sf		2,457,000(rd)		Land Unencum.	122,839 sf		2,457,000(rd)	
	sf				Encum - Esmt	sf			
	sf	-	-			sf			
Total Land Value									
Site Improvements			X		Site Improvements				
Affected Misc Site Improvements (Contributory Value)			0				\$ -	0	
							-		
			X		Total Value of Site Improvements			X	
Misc Site Improvements			0					0	
Buildings		\$ -			Buildings		\$ -		
		-					-		
Value of Buildings		X	X		Value of Buildings		X	X	
Fair Market Value of Entire Property Before Taking			2,457,000 * X		Fair Market Value of Entire Property After Taking			2,457,000 * X	
SUMMARY:									
Value of the Taking:			Description		Amount of Loss		Totals		
NA		1							
		2							
Affected Misc Site Improvements		3			Contributory Value		0		
Subtotal						\$ -			
Damage to the Remainder					0				
Outside the Taking Area (Severance):		0	0	0	0				
		1			\$ -				
Temp Area:		2			-		0		
Construction Esmt		3	11,130 sf x \$20/sf x 15%	x 3 years		100,000(rd)			
						-			
			Net Total Damages			\$ 100,000			



Title Data - Town Map Copy



Norwalk, CT



Title Data - Front Page of Title Search Data

Original Search
in file 102-348-002

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS

301-176
~~102-348~~
301-176
2-40

TITLE REPORT

LOCATION OF PROPERTY W/S I-95
STATION W/S Norwalk River
SHEET # 15
OWNER City of Norwalk
MAILING ADDRESS 125 East Avenue
Norwalk CT 06851
LEGAL ADDRESS Crescent Street

PROJECT #
MAP SERIAL #
TOWN / CITY Norwalk
ROAD I-95 - Crescent Street
SEARCH BY M. Long
DATE 7/29/16

MAP # BLOCK # DATE
LOT #
FIELD CARD: Y/N NO DATE
PARCEL OUTLINED
SURVEY MAP Y
ASSESSOR MAP Y
SKETCH Y
3 YR. HISTORY Y
10 YR. FEDERAL TAX LIES Y/NONE

UPDATED BY 1-mg, STB
DATE 9/30/16, 11/16/17
BRING-DOWN CONSIDERATION BY
DATE
CERTIFICATE FILED BY
DATE/TIME
NOTICE FILED-COURT
DATE/TIME
CLOSING DATE
RECORDED BY
DATE

ENCUMBRANCES
(MORTGAGES, LIENS, LEASES, WATER PRIVILEGES, POLE LINES, RIGHT OF WAY)

CONT. INSIDE Y/N N

GRANTEE	INSTRUMENT	VOLUME	PAGE	DATE
(at Crescent St.) New York, New Haven Hartford RR. Co	QC	425	292	2/14/55
SOC DDT	Condemp	482	533	8/14/57
"	102-58-38A	1007	332	5/19/76

APPURTENANCES
(DRIVEWAY RIGHTS, UTILITY LINES)

CONT. INSIDE Y/N N

GRANTEE	INSTRUMENT	VOLUME	PAGE	DATE
(access) State of Connecticut	QC	482	533	8/14/57
(access) King Industries, Inc.	QC	2119	174	1/21/87

SURVEY MAPS INSIDE

SKETCH ON BACK Y/N Y

TITLE	RECORDING NUMBER	DATE
" Connecticut Resources ... August 12, 1997 "	11742	3/19/98
" City of Norwalk ... Dec. 8, 1988 "	10801	2/18/89
" King Industries ... November 4, 1981 "	9239	8/25/82
" Conveyed to City of Norwalk ... July 1951 "	3550	8/17/51

SPECIAL REMARKS (POWER OF ATTORNEY, ALIEN MORTGAGES)

fence agreement 425/292

City Landfill/Incinerator

NO ACTIVE LEASES

Assessor's Field Card - Page 1

Vision Government Solutions

Page 1 of 3

61 CRESCENT ST

Location 61 CRESCENT ST

Mblu 2/ 19/ 5/ 0/

Acct# 3972

Owner CITY OF NORWALK

Assessment \$1,787,660

Appraisal \$2,553,790

PID 3972

Building Count 1

Assessing Distr...

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$706,050	\$1,847,740	\$2,553,790
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$494,240	\$1,293,420	\$1,787,660

Owner of Record

Owner CITY OF NORWALK
 Co-Owner C/O CONN RESOURCE RECOVERY AUTHORITY
 Address ATTN: DILENNE BYRD
 15 SOUTH SMITH ST
 NORWALK, CT 06855

Sale Price \$0
 Certificate 6948-34
 Book & Page 6940/34
 Sale Date 03/18/2009
 Instrument 15

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF NORWALK	\$0	6948-34	6948/34	15	03/18/2009
CONNECTICUT RESOURCES - - RECOVERY AUTHO	\$0	6948-34	6948/34	15	03/18/2009
CONNECTICUT RESOURCES - - RECOVERY AUTHO	\$0		2313/34		03/14/1989
NORWALK CITY OF	\$0		0/0		

Building Information

Building 1 : Section 1

Year Built: 1982
 Living Area: 8,875
 Replacement Cost: \$754,895
 Building Percent: 85
 Good:

Building Photo

<http://gis.vgsi.com/NorwalkCT/Parcel.aspx?pid=3972>

7/7/2016

Assessor's Field Card - Page 2

Vision Government Solutions

Page 2 of 3

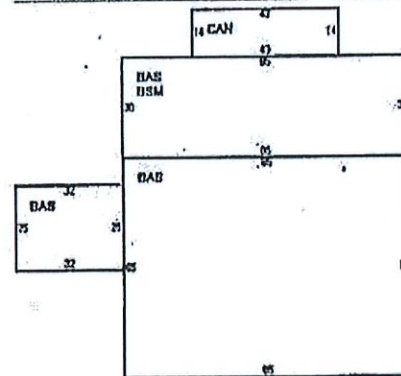
Replacement Cost
Less Depreciation: \$641,660

Building Attributes	
Field	Description
STYLE	Warehouse
MODEL	Industrial
Stories	1.00
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Percent	0
Heat Percent	0
Bldg Use	Wtr Treatmnt
Total Rooms	2
Bedrooms	0
FBM Area	
Heat/AC	None
Frame	Steel
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	30.00
% Sprinkler	0.00



(http://images.vgsi.com/photos/NorwalkCTPhotos/00\00
11\16.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	8,875	8,875
BSM	Basement	2,550	0
CAN	Canopy	602	0
		12,027	8,875

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ1	Mezzanine Unf.	500.00 S.F.	\$5,330	1

Land

Land Use

Use Code 924
Description Wtr Treatmnt

Land Line Valuation

Size (Acres) 2.82
Frontage

<http://gis.vgsi.com/NorwalkCT/Parcel.aspx?pid=3972>

7/7/2016

Vision Government Solutions

Page 3 of 3

Zone 11
 Neighborhood C430

Depth
 Assessed Value \$1,293,420
 Appraised Value \$1,847,740

Outbuildings

Outbuildings					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FOP	Open Porch	FR	Frame	180.00 S.F.	\$1,440	1
PAV1	Paving Asph.			10000.00 S.F.	\$10,500	1
SCL2	Scales Elec.			50.00 TONS	\$37,500	1
SH05	Shed - Quality	FR		34.00 S.F.	\$430	1
FN6	Fence 6'			600.00 L.F.	\$4,200	1
FOP	Open Porch	FR	Frame	192.00 S.F.	\$1,540	1
FN10	Fence 10'			300.00 L.F.	\$3,450	1

Valuation History

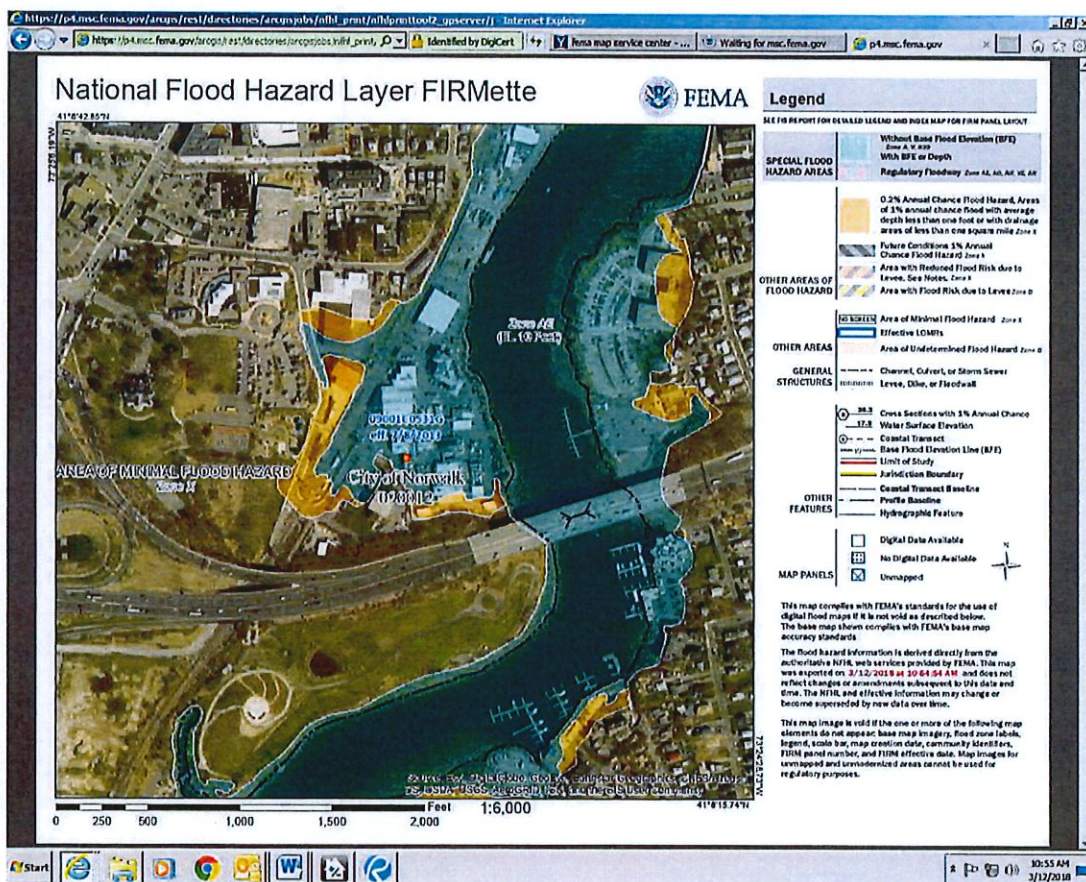
Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$706,050	\$1,847,740	\$2,553,790
2013	\$706,050	\$1,847,740	\$2,553,790
2012	\$702,500	\$1,824,600	\$2,527,100

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$494,240	\$1,293,420	\$1,787,660
2013	\$494,240	\$1,293,420	\$1,787,660
2012	\$491,750	\$1,277,220	\$1,768,970

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FEMA Flood Panel 09001C0531G, dated 7/8/2013

Borrower	/Owner: City of Norwalk				
Property Address	61 Crescent St				
City	Norwalk	County	Fairfield	State	CT Zip Code 06854
Lender/Client	State of Connecticut DOT				



Property Owner Letter



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHTS OF WAY, APPRAISAL SECTION

2800 BERLIN TURNPIKE, P.O. BOX 317546

NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-2425

Fax: (860) 594-2494



February 28, 2018

The Honorable Harry W. Rilling, Mayor
City of Norwalk
125 East Avenue
Norwalk, Connecticut 06851

Dear Mayor Rilling,

Subject: Property Inspection
Owner: City of Norwalk
Project & Serial No.: 301-176-040
Town: New Haven

On February 20, 2018, correspondence was sent to you by the State of Connecticut regarding the State's proposed partial acquisition (temporary construction easement) on property located at 61 Crescent Street in Norwalk, CT.

An appraisal must be completed to determine the effect the State's proposed acquisition has on your property as part of the Walk Bridge Replacement project. To facilitate the appraisal process, a physical inspection of the exterior of your property must be made.

It is the policy of the Division of Rights of Way to offer the property owner the opportunity to accompany the appraiser on the inspection. Please contact me at 860-594-2425 to schedule a mutually convenient time. If I do not hear from you by March 15, 2018, I will assume that you do not wish to accompany me.

In approximately 90 days, a representative of the Acquisition Section will contact you to explain, in detail, the State's proposed purchase. The agent will answer any questions you may have. Please be assured you will be given ample time to consider the offer before further action is taken.

Please note that oral representations or promises made during the negotiation process are not binding on the Department of Transportation.

Very truly yours,

Michael Aletta
CT Certified General Appraiser
Division of Rights of Way

cc: Lisa Burns
125 East Avenue
Norwalk, CT 06851



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone:

April 26, 2018

Mr. Michael M. Yeosock, P.E.
Assistant Principal Engineer
City of Norwalk
125 East Avenue
Norwalk, Connecticut 06851

Dear Mr. Yeosock:

Subject: State Project No. 102-360
Federal-Aid Project No. 1102(120)
Traffic Signal Upgrades and Installation of Dynamic Message Systems
City of Norwalk (City)

The Department of Transportation (Department) has completed its review of the scope of services (dated November 15, 2017) and the negotiated fee package relative to design services to be provided by WSP, Inc. for the subject project. The City is hereby reminded that any modifications to the scope of services that differ from the approved CMAQ application must be approved by the Department.

The scope of services and the negotiated fee of Six Hundred Four Thousand Six Hundred Sixty One Dollars (\$604,661) which includes Seventy Four Thousand Seven Hundred and Twenty (\$74,720) for direct costs, are hereby approved. The City is authorized to proceed with preparing a City/Consultant Agreement with WSP, Inc. Please note that a draft of the agreement must be submitted and approved by this office prior to execution.

Please be advised that extra work assignments must be approved by the Department prior to authorizing the extra work. Failure to obtain prior approvals may jeopardize the reimbursement of such work. Additionally, the City is responsible for monitoring and verifying that the consultant fulfills the required eight percent (8%) DBE goal for this contract.

If you have any questions, please contact the Project Engineer, Ms. Laurie LaRocca, at (860) 594-3388.

Very truly yours,

Gregory M. Dorosh, P.E.
Manager of Highway Design
Bureau of Engineering and Construction

Laurie LaRocca:ll

 Digitally signed by Laurie LaRocca
DN: cn=Laurie LaRocca, email=Laurie.LaRocca@state.nh.gov, o=State of New Hampshire, ou=Office of the Secretary of the State, postalCode=03033, serialNumber=1017444000

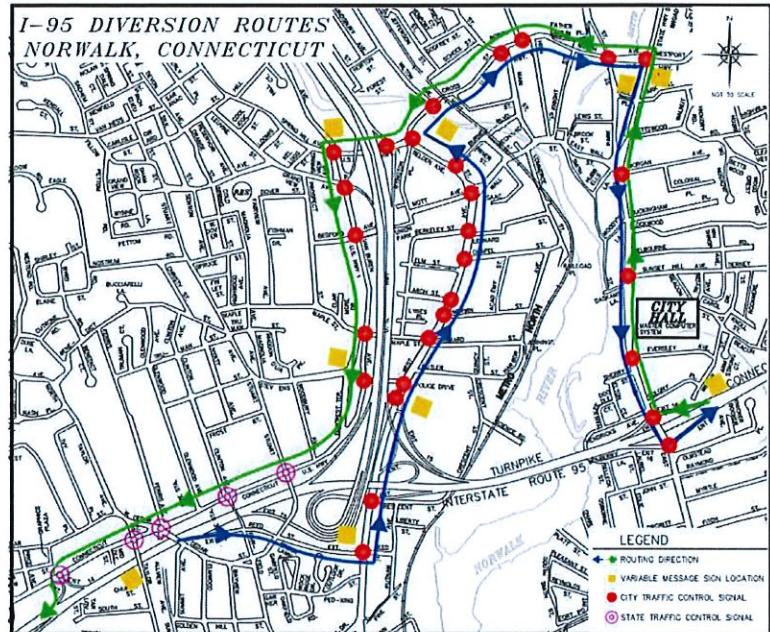
cc: Gregory Dorosh – Susan M. Libatique – Nilesch Patel

S:\Condes\SR\LAROC\CMAC\102-360\Negotiations, Fee Approval\negotiations approval.doc



PROJECT OVERVIEW

The City of Norwalk is embarking upon design and implementation of an intelligent transportation system on City and the State owned roadways to accommodating diverting traffic from Interstate-95 (I-95) onto local roadways. In conjunction with the diversionary route, the project will also include upgrading five traffic control signals, and disseminating traveler information to the public via dynamic message signs, optimizing traffic signal operations within the City limits and development of a Diversion Routes Operation Plan (DROP) as part of an overall Concept of Operations. The project goal is to improve operating conditions and maximize capacity



I-95 Diversion Routes for Exits 14, 15 and 16, City of Norwalk

during incidents on I-95 between interchange 14 through 16 within the City of Norwalk and improve traffic signal operations within the City limits.

SCOPE OF SERVICES

The services to be performed by Parsons Brinckerhoff (PB) shall consist of the following:

- Preparation of an engineering study report
- Systems engineering
- Preparation of design plans, specifications, and cost estimates for five upgraded City of Norwalk Traffic Control Signals at the following intersections:
 - East Avenue and Eversley Avenue
 - East Avenue and St. John Street
 - West Avenue and Garner Street
 - West Avenue and 20 West Avenue
 - Route 53 and Allen Road
- Preparation of design plan for installation of Dynamic Message Signs and Smart Roadway Weather Sensors, connection to the City's existing fiber optic communication network and integration with City Traffic Management Center.
- Signal timing optimization at 70 intersections with consideration of leading pedestrian intervals (LPI) and concurrent pedestrian crossing up to five (5) and 15 critical locations, respectively.
- Preparation of schematic plan for Traffic Management Center.

The traffic control signal design included in this scope of services shall be within the limits of existing public right-of-way (ROW). This scope of services does not include detailed engineering design for



roadway and sidewalk reconstruction improvements or drainage. The construction plans will be prepared in English units, based on the City of Norwalk construction details, and the CTDOT standard drawings and specifications.

The design engineering services during construction shall be negotiated and be provided by PB under a supplemental agreement. The engineering services anticipated during construction include: attendance at preconstruction and construction coordination meetings, shop drawing/catalog cut reviews, respond to Request for Information (RFI's), preparing change orders, test witness verifying system integration/testing, fine tuning, after travel time study, and preparing as-built drawings.

Specifically, the project will include the following major elements:

- a. Redesign of traffic signals at five (5) intersections: East Avenue and Eversley Avenue, East Avenue and St. John Street, West Avenue and Garner Street, West Avenue and 20 West Avenue, and Route 53 and Allen Road. These improvements will include replacement of traffic signal equipment, signal timing and sequencing modifications, image vehicle detection, and interconnection with necessary appurtenances to accommodate the operation, and integration for monitoring of the five (5) intersections from the City of Norwalk Traffic Management Center (TMC).
- b. Design of up to fifteen (15) Dynamic Message Signs (DMS) along I-95 diversionary routes. The design process of the ITS elements includes reviewing the existing data, conducting a field condition review, and assessing the applicable technology for the City. Recommendations of the preferred DMS and collocated other project devices (if applicable) will be provided. In addition, communication revisions for five (5) State traffic signals on Route 1 with Cedar Avenue, Fairfield Avenue, Stuart Street, Taylor Avenue, and exit/Entrance #14 will be required. The City will execute the memorandum of understandings for ownership transfers to the City at these five (5) locations.
- c. Design of six (6) Smart Roadway Weather Sensors installation on city roadways (i.e., I-95 diversionary routes).
- d. Development of traffic signal optimization timing plans for up to 73 traffic signals within the City limits, inclusive of a traffic responsive control along the I-95 Diversionary routes for incident management.
- e. Systems engineering approach including the Concept of Operations (ConOps) Report. The systems engineering approach will be applied during the project to reduce risk, increase project effectiveness, and meet federal funding requirements. One critical part of the systems engineering approach is the ConOps reporting that will include a workshop seeking to obtain stakeholder consensus and buy-in on the why, who, and how for a new ITS complex project such as this one. The project is grounded in actual needs, shared goals, actual constraints, and realistic expectations. The vision that emerges from the ConOps report provides the framework which the design will be based, the design in turn guides the construction, integration, and testing that will ultimately yield a functional system that meets the original project goals.



CITY OF NORWALK
Chris Torre
Superintendent of Operations
ctorre@norwalkct.org
P: 203-854-3203 / F: 203-854-3224
15 South Smith Street
Norwalk, CT 06855

To: City of Norwalk, Department of Public Works Committee

From: Chris Torre, Superintendent of Operations

CC: Bruce Chimento, Director of Public Works
Kathryn Hebert, Administrative Services Manager

Date: April 25, 2018

Re: **Authorize Purchase of a 2018 Ford F-250**

Resolution:

Authorize the Purchasing Agent to issue a purchase order to Gabrielli Truck Sales of Milford, for the purchase of one (1) 2018 Ford F-250 for a sum not to exceed \$36,754.00.

Account # 09-18-4031-5777-C0313

COPY

1.1 PRICING SHEET# 3804-2018 Ford Truck for Department of Public Works

Vendor Name - Bridge-Haven Ford Truck Sales, Inc. dba Gabrielli Truck Sales			
Address - 401 Old Gate Lane, Milford, CT 06460			
Phone -	(203) 877-3281	Fax - (203) 877-0614	Email - rmocarski@gabriellitruck.com
Manager - Chris Stadler			Fed ID# 06-0891779

The undersigned hereby declares that he/she or they are thoroughly familiar with the specifications, the various sites, the City's requirements, and the objectives for each element of the project item or service and understands that in signing this proposal all right to plead any misunderstanding regarding the same is waived.

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 Vendor and the City.

A. 2018 Ford F-250 Super Duty 4x4 XL Regular Cab

Make / Model	Unit Cost
2018 Ford Super Duty F-250 4x4 XL Regular Cab*	\$36,754.00
Total Unit Cost in Writing: Thirty Six Thousand, Seven Hundred Fifty Four Dollars	

*Note: All equipment listed above shall include labor and delivery costs.



BTL

1.1 PRICING SHEET - #3804-2018 Ford Truck for Department of Public Works

Vendor Name - Bridge-Haven Ford Truck Sales, Inc. dba Gabrielli Truck Sales

DELIVERY in calendar days from date of order 104-120

WARRANTIES: - List all warranties provided by the manufacturer / dealer.

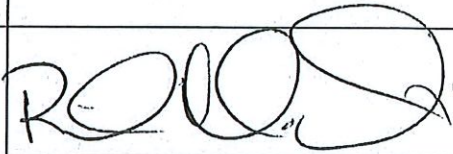
Basic: 36 months / 36,000 miles

Powertrain: 60 months / 60,000 miles, Safety Restraint: 60 months / 60,000 miles

Corrosion (Perforation only) 60 months / Unlimited mileage

Roadside Assistance Program: 60 months / 60,000 miles

Submitted by:

Print Name of Authorized Agent of Firm	Richard Mocarski
Signature of Authorized Agent of Firm	
Date	Jan 04, 2018

The above signatory acknowledges receipt of the following addenda issued during the bidding period and understands that they are a part of the bidding documents (if applicable):

Addendum #1, Dated -	01/03/18	Addendum #2, Dated -	
Addendum #3, Dated -		Addendum #4, Dated -	

23-0814-0-P006
April 10, 2018

Mr. Drew Berndlmaier
Senior Engineer
City of Norwalk
Department of Public Works
125 East Avenue
Norwalk, Connecticut 06856

**Re: 2018 Paving Program
Proposal for Construction Observation Services**

Dear Drew:

Tighe & Bond is pleased to present this proposal for construction observation services for the City of Norwalk's 2018 Paving Program.

It is our understanding that the City of Norwalk will be engaging a Contractor to perform milling, reclamation and paving operations on various roadways throughout the City. We have assumed that the construction duration will be provided on a full-time basis from May 1, 2018, through December 31, 2018. We have assumed a total of 1,400 hours of Construction Observation services. This proposal assumes that the City of Norwalk DPW will provide Construction Administration services for the project and coordinate operations with the Contractor. We have included a minor allowance of 20 hours for office engineering support by Tighe & Bond if required.

Scope of Work

We propose the following scope of services:

1. Provide full time on-site observation during periods of active construction. Observe the construction to verify conformance with the plans approved by the City of Norwalk. Notify the City of Norwalk regarding observed deficiencies in the work.
2. Prepare daily observation reports covering the work in progress, and documenting delays to construction, unusual events, visitors to the work site, etc. Provide coordination of the construction activity with the City and advise the primary contact at the Norwalk DPW of the status of construction activity.
3. Provide measurement, computation, or checking of quantities of work performed and quantities of materials in place for partial and final payments to the Contractor.
4. Provide limited office engineering support for the Construction Observer during the duration of Construction and project closeout. We have included an allowance of 20 hours for these services should they be required. We assume Construction Administration tasks, including review of shop drawings and other submittals, responses to Requests for Information (RFI's) and processing of requisitions and change orders will be performed by the City of Norwalk and are not included. Tighe & Bond will coordinate with the primary contact at the City to provide clarification and field support of the contract documents when required.
5. Provide coordination of outside testing and laboratory services. We have assumed that the City of Norwalk will contract directly with a materials testing laboratory for

these services. Tighe & Bond will arrange for and witness material testing to verify conformance with the approved plans and specifications.

6. Complete a final review of the completed construction with Norwalk DPW staff and prepare a punchlist of corrective actions required.

Assumptions and Exclusions

1. We have assumed that the construction observation services will be provided for a maximum of 1,400 hours (approximately 175 work days). Should additional construction observation services be required, an amendment can be provided for additional services.
2. Field survey services, including preparation of an as-built survey, are not included.
3. We have assumed the materials testing laboratory will be contracted directly by the City of Norwalk. Field and laboratory material testing costs are not included.
4. Review or processing of requisitions and change orders is excluded.
5. All services not specifically identified in the scope of work are excluded.
6. It should be understood that the intent of this agreement is that Tighe & Bond will observe the Contractor's work to ensure substantial conformance with the approved plans and specifications. Tighe & Bond WILL NOT provide supervisory personnel for the construction Contractor or have control over the Contractor's work or safety precautions.

Fee

Tighe & Bond will perform the scope of work noted above for a not to exceed fee of \$148,200. We will undertake this work on an hourly plus expense basis and you will be billed in accordance with the rates in the summary below. Reimbursable expenses performed by other than Tighe & Bond employees, such as subcontractors, materials purchased directly for this project, and permitting fees will be invoiced at cost plus ten percent.

In the event that the scope of work is increased for any reason, the limiting fee to complete the work shall be mutually revised by written amendment. Our attached Terms and Conditions are part of this letter agreement.

For information purposes, the below summary provides the anticipated break out of the project. The summary is presented to give the City of Norwalk a better understanding of how the project budget was developed. Invoices will be submitted based on the total project fee and not individual line item budgets.

Phase	Estimate of Professional Hours	Hourly Rate	Estimated Fee
Construction Observation Services	1,400	\$100*	\$140,000
Office Engineering Support	20	\$160	\$3,200
Reimbursables (Mileage)			\$5,000
Total			\$148,200

*Rate for Construction Observer 2. If entry level Staff Engineer 1 is utilized, hourly rate will be \$85/hour.

Authorization

We are prepared to provide the services outlined above on the basis of your execution of the acceptance statement on a copy of this letter to indicate your approval of the scope of work, budget, and method of payment described above. Please contact John Block at 203-712-1111 or Jon Richer at 203-712-1117 with any questions.

Sincerely,

TIGHE & BOND, INC.



Jonathan A. Richer, P.E.
Project Manager



John W. Block, P.E, L.S.
Senior Vice President

Acceptance:

On behalf of the City of Norwalk, the scope, fee, and terms of this proposal are hereby accepted.

Authorized Representative

Date

Enclosure: Terms & Conditions



Relating to Board of Education:

The Norwalk Board of Education has requested to partner with Norwalk DPW to perform the following additional work for Board of Education facilities as part of the PM2018-1 Pavement Management Program Contract:

- Tracey Elementary School – Pave parking lot, establish some ADA compliant ramps, etc.
- Silvermine Elementary School – Pave parking lot, establish some ADA compliant ramps, etc.



BID SHEET

PROJECT: PM 2018-2 BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

DATE: THURSDAY, MARCH 29, 2018 2:00PM

BIDDER	BID AMOUNT	BID BOND
Deering Construction, Inc. 20 Sheehan Avenue Norwalk, CT 06854	\$ 396,963.75	15% Travelers Casualty And Surety Company of America
Laydon Industries, LLC 51 Longhini Lane New Haven, CT 06519	\$623,615.00	15% Travelers Casualty And Surety Company of America
P&S Paving, Inc. 461 North Main Street Seymour, CT 06483	\$382,102.25 (Corrected Value)	15% Western Surety Company

PROJECT: PM2018-2 BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

Sealed bids will be received at the Office of the City Clerk of the City of Norwalk, at the City Hall, 125 East Avenue, PO Box 5125, Norwalk, Connecticut 06856-5125, **PM2018-2 – Bituminous Concrete Permanent Pavement Repairs at Various Locations**, until **2:00 P.M. on Thursday, March 29, 2018**, at which time and place said bids will be opened publicly and read aloud.

Contract documents may be obtained from the City of Norwalk's electronic procurement bidding system. A complete copy of the bid documents is available online through the City of Norwalk's website www.norwalkct.org via the Department of Purchasing and Central Services. Plans, Specifications and addenda will be present in pdf format. It is the responsibility of the prospective bidder to review all sheets of the set, all specification pages and any addenda issued. The contract documents can also be viewed in person at the Office of the Director of Public Works, 125 East Avenue, Norwalk, Connecticut.

The Contractor shall be responsible for checking the City of Norwalk's website for any addenda issued one week prior to the date of the bid opening. The Contractor shall also be responsible for checking the City of Norwalk's website for any revisions to the date of the Bid Opening twenty-four (24) hours prior to the date of the bid opening. All questions pertaining to this bid shall be directed to the Department of Public Works.

This project includes, but is not limited to providing all labor, materials, supervision, etc for the City's annual permanent pavement repair contract. The awarded bidder is also responsible for most incidentals related to this work, such as traffic control, some concrete sidewalk, driveway or curb replacement, resetting structures if necessary, etc.

The minimum prevailing wage rates to be paid for labor of the various classifications shall be in accordance with prevailing State and/or Federal Wage Rates, Schedules provided within the Contract Documents. **See Special Notes for further information.**

All bidders are required to inform themselves fully regarding all conditions impacting the construction of the Project described herein. This responsibility shall include carefully examining plans, specifications and all other requirements for the project, including the contract documents, as well as personally examining and inspecting the location of the project and all conditions impacting the work to be performed, together with the local sources of labor, supplies and materials. Each bidder must understand the conditions impacting the required performance of the work. All claims of any misunderstanding or lack of information regarding any of the foregoing shall be waived as a result of the responsibilities hereunder.

The City of Norwalk, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority and disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation, and that they will not be discriminated against on the grounds of race, color, national origin, or sex, in consideration for an award.

All bids **must** include the following documentation:

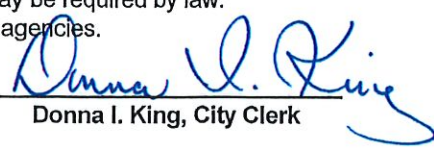
- A certified check or bid bond in the amount of 15% of the total bid amount. All checks and Bonds posted will be returned to unsuccessful bidders upon award of the Contract.
- For State funded projects, a Connecticut Department of Transportation Bid Proposal Request or Submission – Qualification Affidavit – signed and notarized on behalf of the bidder. **(Not Required for This Project)**
- For City funded projects, a Bidder's Qualification Statement - signed and notarized on behalf of the bidder. **(Required for This Project – Form Included)**
- A sworn statement/affidavit on behalf of the bidder certifying that the bidder has not, either directly or indirectly, entered into an agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the contract to be awarded. **(part of bid proposal form)**

Out of State Contractors will be required to provide proof of complying with State of Connecticut Department of Revenue Services Form AU-766 **(See Special Notes and the Appendix)** prior to contract signing.

The successful bidder will be required to furnish a performance bond, and a labor and materials bond for the amount of the total bid prior to signing a contract. A certified check cannot be substituted for either bond. The City of Norwalk reserves the right to alter quantities and to accept or reject any or all bids or any portion of any bids, for any or no reason, including unavailability of appropriated funds, as it may deem to be in its best interests.

All bidders are requested to note that the award of this Contract is subject to the following conditions and contingencies:

1. The approval of such governmental agencies as may be required by law.
2. The appropriation of adequate funds by the proper agencies.


Donna I. King, City Clerk

ITEMIZED PROPOSAL

For Construction

PROJECT: PM2018-2 Bituminous Concrete Permanent Pavement Repairs

The Work Proposed Herein Must be Completed within 180 calendar days of the date of this Contract.

Honorable Mayor and
Members of the Common Council
of the City of Norwalk, Connecticut

Gentlemen:

In submitting this bid the undersigned declares that he and the entity on behalf of which this bid is made is or they are the only person or persons interested in the said bid; that the bid is made without any connection with any person making another bid for the same contract; that the bid is in all respects fair and without collusion, fraud or mental reservation; and that no official of the City, or any person in the employ of the City is directly or indirectly interested in said bid or in the supplies or work to which it relates, or in any portion of the profits thereof.

The undersigned also hereby declares that he has, either for himself or on behalf of the entity he represents carefully examined the plans, specifications, and form of contract, for this project has personally inspected the actual location of the work together with the local sources of supply, and is satisfied as to all the quantities and conditions, and understands that in signing this proposal he or the entity that he represents waives all rights to plead any misunderstanding regarding the same.

The undersigned further understands and agrees that he is to furnish and provide for the respective item price bid 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 complete the improvements of the aforementioned Project (DRG2016-2), which plans and specifications it is agreed are a part of this proposal, and to accept in full compensation therefore the amount of the summation of the products of the approximate quantities multiplied by the unit prices bid. This summation will hereinafter be referred to as the gross sum bid.

The values and costs submitted in this proposal shall include the value of all work included in the plans and specifications including, specifically, all work that may be performed by subcontractors.

The undersigned further agrees to accept the aforesaid unit bid prices in compensation for any additions or deductions caused by variation in quantities due to more accurate measurement, or by any changes or alterations in the plans or specifications of the work and for use in the computation of the value or the work performed for monthly estimates.

Every proposal must be accompanied by a certified check or bank cashier's check or bid bond

Project No. PM2018-2

payable to the City of Norwalk in the amount of fifteen (15) percent of the bid.

Accompanying this proposal is a certified check or bank cashier's check or bid bond payable to the City of Norwalk in the amount of \$_____. In case this proposal shall be accepted by the City of Norwalk, and the undersigned shall fail to execute the contract, the monies represented by such certified check or bank cashier's check or bid bond shall be regarded as liquidated damages and shall be forfeited and become the property of the City of Norwalk. Said checks or bid bonds shall be returned to the unsuccessful bidders upon the Award of Contract.

When work is required in which no specific payment item is listed in the Proposal Form the cost of such work shall be included in the unit prices bid.

All unit prices, lump sums, etc. listed in the bid proposal are firm and not subject to change for one hundred twenty (120) days from the day bids are opened.

Within ten (10) calendar days from the date of a notice of acceptance of this proposal, the undersigned agrees to execute the Contract and to furnish to the City a satisfactory "Faithful Performance Bond" and Labor and Material Bond" in the amount of 100% of the contract price.

All work to be performed under the Contract shall be completed within the time stated in the Agreement for the project or within such extended time for completion as may be granted by the Director.

As a condition of the contract award, the successful bidder shall provide proof, from the Connecticut Secretary of State's office, of its current authorization to do business in Connecticut. All Connecticut corporations must provide a Certificate of Good Standing from the Secretary of State's Office. All foreign (out of State) corporations shall provide a valid license to do business in Connecticut, in the form of a current Certificate of Authority from the Secretary of State's office and evidence of compliance with the bond requirements of the Connecticut Department of Revenue Services. These documents must be presented within thirty (30) days from the date of the bid opening.

Bidder acknowledges receipt of the Addenda listed below and further acknowledges that the provisions of each Addendum have been included in the preparation of this bid.

Addendum No.	Date Received	Addendum No.	Date Received
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

COMPANY NAME (BIDDER): _____

Address of Bidder: _____

Phone Number: Area Code (_____) _____

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
0304002	115	PROCESSED AGGREGATE BASE <u>per</u> CUBIC YARD	<u>33.00</u>	<u>3,795.00</u>
0404110A	20	PERMANENT ASPHALT PLUGS <u>per</u> EACH	<u>50.00</u>	<u>1,000.00</u>
0406201A	300	ROAD ENCROACHMENT PERMANENT PAVEMENT REPAIR (MAJOR ARTERIAL) MIN BID - SEE SPECIAL NOTES <u>per</u> SQUARE YARDS	<u>150.00</u>	<u>45,000.00</u>
0406202A	800	ROAD ENCROACHMENT PERMANENT PAVEMENT REPAIR (MINOR ARTERIAL) MIN BID - SEE SPECIAL NOTES <u>per</u> SQUARE YARDS	<u>112.00</u>	<u>89,600.00</u>
0406203A	750	ROAD ENCROACHMENT PERMANENT PAVEMENT REPAIR (COLLECTOR) MIN BID - SEE SPECIAL NOTES <u>per</u> SQUARE YARDS	<u>104.00</u>	<u>78,000.00</u>
0406204A	1500	ROAD ENCROACHMENT PERMANENT PAVEMENT REPAIR (LOCAL) MIN BID - SEE SPECIAL NOTES <u>per</u> SQUARE YARDS	<u>59.00</u>	<u>88,500.00</u>

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 1 of 6

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
0406279A	550	MILL FULL LANE 1.5" (40 LF TO 200 LF) <i>per</i> SQUARE YARDS	15.50	8,525.00
0406280A	535	MILL FULL LANE 1.5" (>200 LF) <i>per</i> SQUARE YARDS	15.50	8,292.50
0406451A	40	BITUMINOUS CONCRETE 1.5" OVERLAY FULL LANE (40LF TO 200LF) <i>per</i> TONS	253.00	10,120.00
0406452A	50	BITUMINOUS CONCRETE 1.5" OVERLAY FULL LANE (> 200LF) <i>per</i> TONS	174.00	8,750.00
0507001A	5	TYPE "C" CATCH BASIN <i>per</i> EACH	700.00	3,500.00
0507781	5	RESET MANHOLE <i>per</i> EACH	485.00	2,425.00
0507792	5	RECONSTRUCT CATCH BASIN <i>per</i> VERTICAL FEET	248.00	1,240.00
0811001A	75	CONCRETE CURBING <i>per</i> LINEAR FEET	39.50	2,962.50

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 2 of 6

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
0815001	125	BITUMINOUS CONCRETE LIP CURBING <i>per</i> LINEAR FEET	9.50	1,187.50
0921001A	225	CONCRETE SIDEWALK <i>per</i> SQUARE FEET	19.50	4,387.50
0921011A	265	CONCRETE DRIVEWAY RAMP <i>per</i> SQUARE FEET	24.00	6,360.00
0921014A	30	PRECAST CONCRETE PAVER SIDEWALK AND DRIVEWAY <i>per</i> SQUARE FEET	30.00	900.00
0921021A	30	RELAY PRECAST CONCRETE PAVER SIDEWALK AND DRIVEWAY <i>per</i> SQUARE FEET	24.00	720.00
0921099A	50	FLEXI-PAVE PAVEMENT <i>per</i> SQUARE FEET	29.00	1,450.00
0922001A	100	BITUMINOUS CONCRETE SIDEWALK <i>per</i> SQUARE YARDS	49.00	4,900.00

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 3 of 6

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
0922501A	50	BITUMINOUS CONCRETE DRIVEWAY <i>per</i> SQUARE YARDS	49.00	2,450.00
0924007A	10	HANDICAP RAMPS (ADA COMPLIANT) <i>per</i> SQUARE FEET	29.50	295.00
0944003A	10	FURNISHING AND PLACING TOPSOIL <i>per</i> SQUARE YARDS	49.00	490.00
0950003A	10	TURF ESTABLISHMENT (LAWN) <i>per</i> SQUARE YARDS	N/C	-0-
0975004A	1	MOBILIZATION AND PROJECT CLOSEOUT (MAX 3% OF BID) <i>per</i> LUMP SUM	4,000.00	4,000.00
1111051A	10	LOOP VEHICLE DETECTOR <i>per</i> LINEAR FEET	30.00	300.00
1112012	10	LOOP DETECTOR SAWCUT <i>per</i> LINEAR FEET	25.00	250.00

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 4 of 6

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
1210101	150	4" WHITE EPOXY RESIN PAVEMENT MARKINGS <i>per</i> LINEAR FEET	<u>\$.40</u>	<u>60.00</u>
1210102	200	4" YELLOW EPOXY RESIN PAVEMENT MARKINGS <i>per</i> LINEAR FEET	<u>\$.40</u>	<u>80.00</u>
1210103	300	4" DOUBLE YELLOW EPOXY RESIN PAVEMENT MARKINGS <i>per</i> LINEAR FEET	<u>\$.80</u>	<u>240.00</u>
1210105	350	EPOXY RESIN PAVEMENT MARKINGS - SYMBOLS AND LEGENDS <i>per</i> SQUARE FEET	<u>3.40</u>	<u>1,190.00</u>
1210106	115	12" WHITE EPOXY RESIN PAVEMENT MARKINGS <i>per</i> LINEAR FEET	<u>3.40</u>	<u>391.00</u>
1210124	75	24" WHITE EPOXY RESIN PAVEMENT MARKINGS <i>per</i> LINEAR FEET	<u>7.25</u>	<u>543.75</u>
1302060	5	RESET GATE BOXES <i>per</i> EACH	<u>49.50</u>	<u>247.50</u>

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 5 of 6

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
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TOTAL AMOUNT: \$ 382,152.25

Three Hundred Eight-Two Thousand One Hundred Fifty-Two and 25/100 Dollars

TOTAL IN GROSS SUM WRITTEN IN WORDS

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 6 of 6

BIDDER'S QUALIFICATION STATEMENT

The Bidder is required to submit the following information at the time of bid.

Name of Project submitted for: PM2018-2 BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

1. How many years has your organization been in business as a general contractor: 25 yrs.
2. How many years has your organization been in business under its present name? 25 yrs.

a. If applicable, under what other names has your organization operated?

i. _____

ii. _____

iii. _____

3. If a corporation, please answer the following:

a. Date of Incorporation: March 13, 1995

b. State of Incorporation: Connecticut

c. President's Name: Joseph Taccone

d. Vice-President's Name(s) _____

d. Secretary's Name: Philip Marini, Jr.

e. Treasurer's Name Silvio Trofa

4. If a partnership, please answer the following: N/A

a. Date of Organization: _____

b. State type of partnership: _____

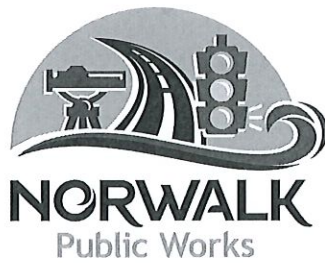
c. Name(s) of general partner(s) _____

5. If your organization is individually owned, please answer the following: N/A

a. Date of Organization: _____

b. Name of Owner: _____

6. If the form of your organization is other than those listed above, please describe and name the principals: N/A



BID SHEET

PROJECT: PM 2018-3 CRACKSEALING AT VARIOUS LOCATIONS

DATE: THURSDAY, APRIL 26, 2018 2:00PM

BIDDER

BID AMOUNT

BID BOND

Sealcoating, Inc. 825 Granite Street Braintree, MA 02184	Fidelity and Deposit Company of Maryland (15%)	\$187,775.00

9a & 9b

Project Number: PM2018-3

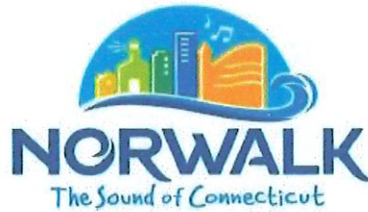
Project Name: CRACK SEALING AT VARIOUS LOCATIONS

Item Number	Description	Quantity	Unit	Apparent Low Bidder		Second Bidder		Third Bidder		Engineer's Estimate	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
0406211 A	CRACK SEALING	14500.00	GALLON	\$12.95	\$187,775.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.50	\$268,250.00
					\$187,775.00		\$0.00		\$0.00		\$268,250.00

Apparent Low Bidder = Sealcoating, Inc., Braintree, MA

Second Bidder = N/A

Third Bidder = N/A



To: Bruce Chimento, Director of Public Works
 Lisa Burns, Principal Engineer
 Kathryn Hebert, DPW Administrative Services Manager
 Robert Barron, Director of Management & Budgets
 Chris Torre, Superintendent of Operations
 Dilene Byrd, Administrative Assistant

From: Jessica C. Paladino, Waste Programs Manager

Date: April 12, 2018

Re: MSW and Recycling Report - March 2018

MSW Collection and Disposal				
Municipal Solid Waste (MSW)	Previous FY: Mar-17	Current FY: Mar-18	Change	FY 17/18 Cumulative
Curbside tonnage	1,174.13	1,172.73	-0.1%	11,009.64
MSW tonnage out	1,726.29	1,775.26	2.8%	16,505.25
Transfer station operating fee	\$65,625.00	\$66,875.00	1.9%	\$601,875.00
Transport and disposal fee	\$150,187.23	\$156,222.88	4.0%	\$1,452,462.00
Curbside collection fee	\$90,053.17	\$92,754.75	3.0%	\$834,792.75
Total operating costs (less curbside)	\$215,812.23	\$223,097.88	3.4%	\$2,054,337.00

MSW Consolidated Budget	
FY 17/18 Budget	\$3,968,057.00
Amount expended	\$2,889,129.75
Percent remaining	27.2%

Recycling Collection				
Recycling Collection	Previous FY: Mar-17	Current FY: Mar-18	Change	FY 17/18 Cumulative
Curbside tonnage	672.94	666.36	-1.0%	6,250.60
Transfer station tonnage	40.76	42.06	3.2%	353.84
Total monthly tonnage	713.7	708.42	-0.7%	6,604.44
Curbside collection fee	\$87,418.17	\$90,040.75	3.0%	\$810,366.75

Recycling Budget	
FY 17/18 Budget	\$1,080,489.00
Amount expended	\$810,366.75
Percent Remaining	25.0%

MSW and Recycling Revenues				
MSW and Recycling Revenues	Previous FY: Mar-17	Current FY: Mar-18	Change	FY 17/18 Cumulative
Transfer station tip fees	\$34,009.75	\$34,233.05	0.7%	\$294,535.65
Recycling revenue (curbside)	\$11,776.45	\$11,661.30	-1.0%	\$109,385.50
Recycling revenue (T.S.)	\$713.30	\$736.05	3.2%	\$6,192.20
Total revenues	\$46,499.50	\$46,630.40	0.3%	\$410,113.35

A



CITY OF NORWALK
Jessica C. Paladino
Waste Programs Manager
jpaladino@norwalkct.org
P: 203-854-3215 / F: 203-854-3224
15 South Smith Street
Norwalk, CT 06855

April 17, 2018

Ms. Paula Guerrero
Bureau of Materials Management & Compliance Assurance
Recycling Office
Department of Energy & Environmental Protection
79 Elm Street, 4th Floor
Hartford, CT 06106-5127

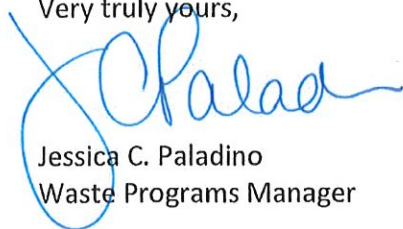
Subject: City of Norwalk
Quarterly Report – 1st Quarter 2018

Dear Ms. Guerrero:

Enclosed please find the quarterly report for the First Quarter 2018 (January, February, and March) for the City of Norwalk Transfer Station at 61 Crescent Street, Norwalk CT.

If you should have any questions or require additional information, please feel free to contact me at 203-854-3215.

Very truly yours,



Jessica C. Paladino
Waste Programs Manager

cc: DPW File

MUNICIPAL TRANSFER STATION (TS) QUARTERLY REPORT FORM (9/23/2016 version)

(For **Municipal** Transfer Stations (1) Receiving Solid Waste and/or Recyclables from One Municipality **or** (2) Receiving Solid Waste & Recyclables from Fewer than Four Municipalities with No Scale to Separately Track Amounts Received from Each Municipality)

REPORTING FACILITY	Facility Name: City of Norwalk Transfer Station
	Facility Location - Street: 61 Crescent St.
	Town: Norwalk State: CT Zipcode: 06850 Phone: 203-854-3200

REPORTING QUARTER YEAR: 2018 QUARTER: ☒ 1ST-Jan-Mar; ☐ 2ND Apr-Jun; ☐ 3RD Jul-Sep; ☐ 4TH Oct-Dec

Are loads of waste and/or recyclables weighed at the transfer station when received? ☒ Yes ☐ No

(1) If no, please describe method for estimating tonnage reported received:

(2) If yes, and this transfer station receives waste and/or recyclables from more than one municipality, are the weights from each municipality weighed and tracked separately when received at the transfer station? ☐ Yes ☒ No

If the answer to (2) is yes; please contact Judy Belaval at DEEP (860) 424-3237 to request a multi-town TS quarterly reporting form.

PART 1: QUANTITIES (TONS) OF SOLID WASTE & RECYCLABLES RECEIVED

CT CITY(ies) OR CT TOWN(s) of ORIGIN	City of Norwalk
--------------------------------------	-----------------

Does the MSW tonnage include non-residential waste? ☒ Yes ☐ No;

If Yes – what is your ballpark estimate % of MSW that is non-residential? 25%

TYPE of SOLID WASTE or RECYCLABLE RECEIVED	TONS RCVD this QTR
MSW ¹	5,213.19 Tons
OVERSIZED MSW (e.g. furniture, carpets, etc)	
CONSTRUCTION & DEMOLITION (C&D) WASTE (e.g. dry wall, brick, concrete, lumber, etc.)	
MIX – OVERSIZED MSW/C&D WASTE	
LANDCLEARING DEBRIS (LOGS/STUMPS)	269.11 Tons
SPECIAL ²	
RECYCLABLES – Type: Single Stream Recycling ☒ Res or ☒ NonRes	2,114.29 Tons
RECYCLABLES – Type: Scrap Metal ☒ Res or ☒ NonRes	98.72 Tons
RECYCLABLES – Type: Electronics ☒ Res or ☒ NonRes	39.26 Tons
RECYCLABLES – Type: Tires ☒ Res or ☒ NonRes	3.25 Tons
RECYCLABLES – Type: ☐ Res or ☐ NonRes	

¹ MSW is solid waste from residential, commercial and industrial sources; excluding hazardous, bulky, biomedical, sludge, or scrap metal waste.

² SPECIAL WASTE is any waste other than hazardous or biomedical which requires special handling for safe disposal

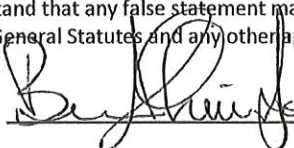
PART 2: QUANTITIES (TONS) of SOLID WASTE and RECYCLABLES TRANSFERRED

TYPE of WASTE or RECYCLABLE TRANSFERRED	DESTINATION Name/Location Of Disposal Facility Receiving Waste Or Recycling Facility Receiving Recyclables	TONNAGE TRANSFERRED OUT THIS QUARTER
MSW	Bridgeport RESCO 6 Howard Avenue, Bridgeport CT	5,213.19 Tons
C&D Waste		
Oversized MSW		
MIX C&D Waste & Oversized MSW		
OTHER – Type: Landclearing (Logs/ Stumps/ Woodchips)	DW Transport & Leasing 140 Route 32 North Franklin, CT	269.11 Tons
RECYCLABLE Type: Single-Stream	City Carting Taylor Reed Facility Taylor Reed Avenue, Stamford CT	2,114.29 Tons
RECYCLABLE Type: Scrap Metal	LaJoie's Auto & Scrap 40 Meadow St, Norwalk CT	98.72 Tons
RECYCLABLE Type: Electronic Waste	Newtech Recycling 600A Apgar Drive, Somerset NJ	39.26 Tons
RECYCLABLE Type: Tires	Empire Tire 1414 Norwich Road, Plainfield CT	3.25 Tons
RECYCLABLE Type:		

PART 3 - CERTIFICATION and SIGNATURE

This document, which is required to be submitted to the Commissioner of the Department of Energy and Environmental Protection, shall be signed by the Permittee or, if Permittee is not an individual, by Permittee's chief executive officer or a duly authorized representative of such officer, as those terms are defined in §22a-430-3(b)(2) of the Regulations of Connecticut State Agencies, and by the individual(s) responsible for actually preparing such document, and each such individual shall certify in writing as follows:

"I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify, based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, that the submitted information is true, accurate and complete to the best of my knowledge and belief. I understand that any false statement made in the submitted information may be punishable as a criminal offense under §53a-157b of the Connecticut General Statutes and any other applicable law."

Signature of permittee or duly authorized representative of permittee: 

Date: 4/16/18

Printed name: Bruce Chimento

Title: Director of Public Works

Signature of person responsible for preparing report: 

Date: 4/16/18

Printed name: Jessica C. Paladino

Title: Waste Programs Manager

Phone #: 203-854-3215

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