



SPECIAL MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA
MAY 5, 2025,
7:00 PM BY
ZOOM VIRTUAL
MEETING

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

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

 Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.

 Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email JoAnn Acquarulo, Buildings and Facilities Manager at jacquarulo@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

ATTENDANCE: Barbara Smyth, Chair; Nicole' Eaddy; Dajuan Wiggins; Greg Burnett;
Nicol Ayers; James Frayer

ABSENT: Heather Dunn

OTHERS: Alan Lo, Building and Facilities Manager; Bill Hodel; BOE, Director of Facilities and Maintenance; JoAnn Acquarulo; Asst. Building and Facilities Manager, James Giuliano, Construction Solutions Group; Darin Callahan, Asst. Corporation Counsel; Mary Oster, Early Childhood Coordinator

I. CALL TO ORDER

Ms. Smyth called the meeting to order at 7:02 PM. There was a quorum present.

II. ROLL CALL

Ms. Smyth called the roll, and all those listed in the attendance were present.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: April 2, 2025

**** MR. FRAYER MOVED TO APPROVE THE MINUTES AS SUBMITTED.**

**** THE MOTION PASSED WITH (5) FIVE IN FAVOR AND (1) ONE ABSTENTION- MR. WIGGINS**

II. IV. PUBLIC PARTICIPATION

There was no public participation this evening.

IV. OLD BUSINESS

There was no old business discussed this evening.

V. NEW BUSINESS

A. REVIEW BID RESPONSES FOR THE FOX RUN ELEMENTARY SCHOOL ASBESTOS FLOORING REMOVAL AND REPLACEMENT – STATE PROJECT 103-0268 CV – AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

- 1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HAZ PROS INC. (STATE CONTRACT: 103-0268 CV) FOR THE FOX RUN ELEMENTARY SCHOOL ASBESTOS FLOORING REMOVAL AND REPLACEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$265,000.00. FUNDS ARE AVAILABLE AS FOLLOWS:**

ACCT. # 09175010 5777 C0595

ACCT. # 09215010 5777 C0595

ACCT. # 09245010 5777 C0595

Mr. Hodel said last fall that this committee had approved filing the grant application, which was accepted. Following that, the committee had approved the plan specifications and professional cost estimate, at which time we went out to bid by working with the city's purchasing department. The bids came back very favorable, and we are recommending hiring Haz-Pros, whom we have worked with in the past and who were the lowest bidders.

**** MS. EADDY MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

- 2. AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL OF \$26,500.00. FUNDS ARE AVAILABLE IN ACCT. # 092150105777.**

**** MS. EADDY MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

- B. AUTHORIZE TO INCREASE CONTINGENCY ALLOWANCE IN THE AMOUNT \$583,668 TO NEWFIELD CONSTRUCTION GROUP, LLC'S CONTRACT FOR THE NORWALK COMMUNITY RECREATION CENTER TO COVER THE COSTS ASSOCIATED WITH WATER DAMAGE TO THE EXTERIOR BUILDING WALLS.
ACCT. #09256030 5777 C0719**

Ms. Acquarulo said the contingency needs to be increased so that Mr. Lo can sign change orders for any issues arising based on this finding.

Mr. Burnett asked about the criticality of the work that needs to be done and the current state of the rest of the building. Ms. Acquarulo provided an overview of the water damage. She said the only other concerns were some mold in different parts of the building, which has been taken care of, and the back corners of the wall, which are being repointed and resealed, but there are no concerns with the rest of the building.

Mr. Frayer asked if the entire building had been looked at initially because he was surprised that something this serious had been overlooked. Ms. Acquarulo said that besides the front lobby, the building has been vacant for many years, and the back wall is the most affected, but was discovered early on in the demolition process. Mr. Callahan said the building was in possession of NEON and the South Norwalk Community Center for some years. Hence, maintenance was not in the hands of the city for quite some time, and it was partially taken back when NEON went bankrupt, but it is hard to know what is behind the walls until they are pulled back.

**** MS. AYRES MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

**C. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE THE GUARANTEED
MAXIMUM PRICE AMENDMENT WITH NEWFIELD CONSTRUCTION GROUP, LLC FOR
THE ROWAYTON SCHOOL HVAC IMPROVEMENT PROJECT IN THE AMOUNT OF
\$10,308,938.00. FUNDS ARE AVAILABLE IN ACCT. #09245010 5777 C0843.**

Mr. Giuliano said the City of Norwalk had submitted six grant applications for improvements to their HVAC systems at several schools, one of which was Rowayton School. The other schools were Marvin, Brien McMahon, Silvermine, Brookside, and Naramake. The scope of services for Brookside was fairly simple, so it was bid to a mechanical contractor, which this committee had previously approved. The City has hired Newfield Construction to manage the other five schools because they are much more involved in the scope of services and work. He said the projects went out to bid three weeks ago and received the bids last Tuesday and is requesting approval for only Rowayton School at this point. The other projects came in slightly over budget, so they are currently reviewing the scope of those projects before requesting any approvals. Still, as the scope and budget issues get worked out, the other projects will be coming forward in the next few months to get those projects approved.

**** MR. FRAYER MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

VII. DISCUSSION

A. BOARD OF EDUCATION MONTHLY CONSTRUCTION UPDATES

Mr. Giuliano provided an update on the South Norwalk School and said it is on schedule to open for the 2025/26 school year. He said some additional property was purchased adjacent to the original school property, and the site work has begun. The brickwork, interior ceiling work, and painting continue, so the finishes are moving along.

Mr. Burnett said last month that an item could potentially impact the school's opening and asked if all of the issues had been resolved so that the school could open in August. Mr. Giuliano said, "Yes," they are on track to open in August, and the problem has been resolved. They came up with an alternate method to open the school.

Mr. Giuliano provided an update on Norwalk High School and said the under-slab utilities are continuing, and a portion of the concrete slab has been placed, as well as some of the slab on deck. The crane has moved to the second location, and the steel erection continues, and the building is beginning to take shape. The project is on schedule, and we are not anticipating the same issues with the electrical gear on this project. There are no impending issues, and the project is moving forward as planned.

Mr. Giuliano said that, as previously stated, the HVAC projects went out to bid, and that four out of the six projects came in over budget and have previously approved the project at Brookside and Rowayton School was just approved and are currently working on Silvermine, Brien McMahon, Marvin, and Naramake Schools to get those within budget.

Mr. Frayer said he is concerned about the tariffs and asked if all materials that will be needed in the foreseeable future have been ordered and received. Mr. Giuliano said they have structural steel that is in the process of being fabricated. The exposure will be on the aluminum for the curtain wall of the high school and the electrical conduit, but approximately 65% past any effective tariffs, and are not anticipating any issues with the SONO School since it is so far along. Mr. Frayer asked if there was any need to expedite the material purchase. Mr. Giuliano said he will have that discussion at the weekly meeting that is being held on Wednesday to see the status of the purchase of those materials.

D. EXECUTIVE SESSION – SETTLEMENT OF CLAIM (C.G.S. §§ 1-200(6)(B) AND (E), AND 1-21(B)(10))

**** MR. FRAYER MOVED TO ENTER INTO EXECUTIVE SESSION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The executive session began at 7:34 PM.

The executive session ended at 8:31 PM.

During the executive session, there were no motions made, and no votes were taken.

AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A NEW MANAGEMENT AGREEMENT WITH GROWING SEEDS TOO, CHILD DEVELOPMENT CENTER, INC. (“GROWING SEEDS”) (OR EXTEND THE EXISTING ONE, AS APPLICABLE) FOR A TERM OF 2 YEARS (JULY 1, 2025 – JUNE 30, 2027) TO CONTINUE PROVIDING EARLY CARE AND EDUCATION SERVICES OUT OF THE SAME SPACE CURRENTLY OCCUPIED BY GROWING SEEDS UNDER THE EXISTING MANAGEMENT AGREEMENT AT 165 FLAX HILL RD.

Ms. Oster said these programs have been operating in city buildings under a management agreement and have also been subcontractors. The Office of Early Childhood will change that, so instead of contracting with the city and the providers, they will be contracting directly with the programs themselves in those same buildings. A new management agreement is needed for the management portion, but the language regarding the grant will be removed because they will be contracting directly with the state.

**** MR. BURNETT MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A NEW MANAGEMENT AGREEMENT WITH CONNECTICUT INSTITUTE FOR COMMUNITIES, INC. (“CIFIC”) (OR EXTEND THE EXISTING ONE, AS APPLICABLE) FOR A TERM OF 2 YEARS (JULY 1, 2025 – JUNE 30, 2027) TO CONTINUE PROVIDING EARLY CARE AND EDUCATION SERVICES OUT OF THE SAME SPACE CURRENTLY OCCUPIED BY CIFIC UNDER THE EXISTING MANAGEMENT AGREEMENT AT 11 INGALLS AVE AND 165 FLAX HILL RD.

**** MR. BURNETT MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

VIII. ADJOURNMENT

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Dilene Byrd