



REGULAR MEETING – WATER POLLUTION CONTROL AUTHORITY AGENDA

APRIL 20, 2026, 5:30 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 Dilene Byrd at dbyrd@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: March 16, 2026**
- IV. **PUBLIC PARTICIPATION**
- V. **OLD BUSINESS**
 - A. **Contract Operations Report:**
 1. **Veolia Monthly Operating Report — March 2026 (copy included)**
 2. **Major Repair or Replacement/Out of Scope Items:**
 - B. **Reports:**

1. FY 25/26 Revenues/Expenditures MUNIS Report (copy included)

C. Discussion on WPCA Engineering Projects:

1. WWTP- Final Settling Tanks Upgrade

2. Collection — City of Norwalk for Bettswood Road and Barbara Drive Drainage Improvements and Sewer Separation

3. Collection — Bouton Street Preliminary Engineering 30% Design

4. Collection — Fort Point Street PS Sewershed Rehabilitation (copy included)

D. Discussion on WPCA Construction Projects:

1. PS- Keeler Brook PS Replacement (copy included)

2. Collection — Beacon Street Sanitary Sewer Replacement (copy included)

E. Sewer Use Appeals/Adjustments Update

F. Information Copies:

1. Draft 2025 Nitrogen Credit (copy included)

VI. DISCUSSION

UPCOMING MEETINGS: MONDAY, MAY 18, 2026, 5:30 PM.

VII. ADJOURNMENT

**CITY OF NORWALK
WATER POLLUTION CONTROL AUTHORITY VIA ZOOM VIRTUAL
VIDEOCONFERENCE AND TELECONFERENCE
REGULAR MEETING
March 16, 2026**

Attendance: Darren Oustafine, Chairman
John Igneri, Vice Chairman
Anne Wennerstrand
John Bove
James Frayer
Josh Goldstein (arrived at 5:50 PM)

Staff: Ralph Kolb, Senior Environmental Engineer
Christine Pacelli, Wastewater Systems Manager

Others: Trever Steeprock, Project Manager, Veolia, Inc.
Ross Gambino, Asst. Project Manager, Veolia, Inc.
Michael Burke, President, Veolia, Inc.

I. CALL TO ORDER

Mr. Oustafine called the meeting to order at 5:30 PM.

III. ROLL CALL

Mr. Oustafine called the roll; all those listed in attendance were present.

III. ACCEPTANCE OF MINUTES

A. REGULAR MEETING- FEBRUARY 17, 2026

**** MR. BOVE MOVED TO APPROVE THE MINUTES AS SUBMITTED.
** THE MOTION PASSED UNANIMOUSLY.**

V. NEW BUSINESS

There was no new business discussed.

VI. OLD BUSINESS

A. Contract Operations Report:

1. Veolia Monthly Operating Report – February 2026 (copy included)

Mr. Steeprock reported that the Veolia collections system team completed 1.19 miles of TV inspection, 1.12 miles of sewer cleaning, and 14 manhole inspections. He noted that no SL Rat and hot list cleaning was not done due to heavy snowfall throughout the month. The collections team responded to 11 service calls. The IPP programs conducted 11 inspections at local businesses and establishments.

The main drive bearing in primary tank #3 was replaced, and the tank is back in operation. A new chlorine induction mixer was installed in the north chlorine contact chamber.

The facility experienced a critical equipment failure of the blower system, which affected the activated sludge treatment process. The blowers were returned to normal operation as quickly as possible, but there was some effect on the effluent.

The facility's nitrogen performance for February was 598 pounds per day. As a reminder, the target is 718 pounds per day or less.

Mr. Steeprock reported on the regular events and noted that all permit requirements were met in February, and all required reports were submitted to CTDEEP and the EPA. The facility exceeded the weekly average TSS limit due to the blower outage, but all numbers have returned to normal and have recovered well.

2. Major Repair or Replacement/Out of Scope Items:

a. Washpress# Replacement (copy included)

Mr. Steeprock said a project was completed a few months ago to replace a screw in the washpress, and another washpress also requires work. After evaluating the current washpress's condition and useful life, it was determined that it is time to replace it. Quotes were received from multiple manufacturers, and we have selected the most cost-effective, comparable replacement to what is currently in use.

B. Reports

1. FY 25/26 Revenues/Expenditures MUNIS Report (copy included)

There was no discussion.

C. Discussion on WPCA Engineering Projects:

1. WWTP - Final Settling Tanks Upgrade

Ms. Pacelli said staff have been working with Arcadis and are progressing toward the 60% design, and the WPCA is initiating a value-of-engineering task to keep the potential open for Clean Water Funds.

2. Collection - City of Norwalk for Bettswood Road and Barbara Drive Drainage Improvements and Sewer Separation

Mr. Kolb said the DPW and WPCA team continue to work with the consultant to finalize the bid documents. The project will go out to bid later this year.

3. Collection – Bouton Street Preliminary Engineering 30% Design

Mr. Kolb shared the draft price quote received from Woodard and Curran and said the staff are still reviewing it and will report their assessment to the board next month. The preliminary construction estimate is \$1.166 million, including the sewer laterals to the edge of the right-of-way. If work to install the service laterals at each property is included, it would add \$160,000, bringing the total to \$1.326 million. He said the next steps are to review this with Woodard and Curran, and to work with the Tax Assessor and Verrill Law regarding the freeholder process to refine the numbers on what the WPCA will be spending versus the potential benefit assessment on the properties based on their linear footage along the sewer line.

Ms. Valadares said that although this is not an action item, the reason staff is sharing the costs is based on the direction of the board, so they can have an understanding before deciding if the project will move forward, the project cost, and if the freeholders process will be pursued, and if so, how much would be recouped from that. Staff will review the design to present better numbers next time the project is presented, so the board can decide whether to move the project forward. They also do not want to continue with the design if the project will not move forward. Another thing to consider is that in the area they are proposing, it may be a hardship on property owners, depending on the benefit, and the sewer line serves approximately 8-10 residents. Also, the city has not paid for a new sewer line in decades. Not following the process may trigger many other issues. If the board decides to move forward, a public hearing will need to be scheduled.

Mr. Oustafine asked whether the value of the lowest-priced house in that area is known. Ms. Valadares said they do not have that information, but the cost to install the sewer cannot just be divided by the number of properties, and each house will need to be

assessed based on the benefit value that will be added to it, and the WPCA would be fully investing and bonding for the money in fiscal year 2026/27.

Mr. Frayer asked how much has already been invested in preparing the estimates and how much more is needed to proceed to the next level. Ms. Valadares said she does not have that number available, but she would report back. As of now, the only investment would be for staff, and she will not spend any additional money with the consultant to move this forward. There will also be some legal fees, but those costs should be minimal. Mr. Frayer suggested that before spending any additional money on this, the board decide soon rather than later if the project should move forward. Ms. Valadares said that staff does not plan to spend any additional money until they receive direction from the board, but reminded the board that those homeowners came before the board last year to express their concerns about their existing septic systems and the drainage in that area, which overloaded them. The city acknowledged that, and if a septic system fails, the homeowner is responsible for replacing it, and the cost will be at least \$20,000 to \$40,000, which is another reason staff looked into this.

Ms. Valadares said it may take staff more than a month to provide some answers, but once they are ready, they will report back to the board, including the impact.

4. Collection – Fort Point PS Sewershed Rehabilitation

Ms. Pacelli said the Veolia team has completed all of the CCTV and cleaning of both sewer sheds, one and two, that feed the Fort Point Street pump station, and that information has been provided to Brown and Caldwell, as they are developing the scope for the CIPP lining, and they are preparing their cost proposal for the project. The goal is still to have the bid documents ready for the summer.

D. Discussion on WPCA Construction Projects:

1. PS - Keeler Brook PS Replacement

Ms. Pacelli said the temporary bypass system continues to be maintained daily by Veolia. The WPCA staff continues to work with FEMA and the insurance on the claim for the storm damage that occurred in August 2024. The design consultant, Wright-Pierce, is working on the redesign of the pump station for the new location at 493 Connecticut Avenue. The other consultant, Tighe and Bond, is working on the site survey and has just issued a task order for the demolition of the building and the development of site grading for drainage in the new area where the pump station will be. The task order will be provided in the backup next month

2. Collection – Beacon Street Sanitary Sewer Replacement

Mr. Kolb said the Beacon Street sanitary sewer replacement project is progressing and has installed more than 500 feet of 24” sewer main, connected a new service lateral, and installed four manholes.

E. Sewer Use Appeals/Adjustments Update

Ms. Pacelli said the appeals/adjustments to date are \$ 20,352

F. Information Copies

1. Public Notice- FY 26/27 Approved Sewer Use Fees (copy included)

Ms. Pacelli said that the fiscal year 2026/27 approved sewer use fees were signed, posted by the city clerk, and published in The Hour.

VII. ADJOURNMENT

**** MR.IGNERI MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 5:59 PM.

Respectfully submitted,
Dilene Byrd

Norwalk Water Pollution Control Authority
Monthly Operating Report
March 2026

EXECUTIVE SUMMARY

March Highlights

- The Collections System team completed 2.61 miles of CCTV inspection, 2.14 miles of sewer cleaning, and 290 Manhole Inspections.
- 0 miles of SLRAT & Hotlist cleaning were completed this month.
- Veolia responded to 11 service calls.
- The IPP inspection program conducted 46 inspections.
- The Maintenance team completed the install of the new screenings washpress and the unit is online.
- The Maintenance team also made improvements to the North CCT which will improve cleaning efficiency and safety of routine maintenance.
- The Facility's Nitrogen Performance for March was 763 lbs/day.
- The average daily flow for March was 14.6 MGD with 4.43" of rainfall.

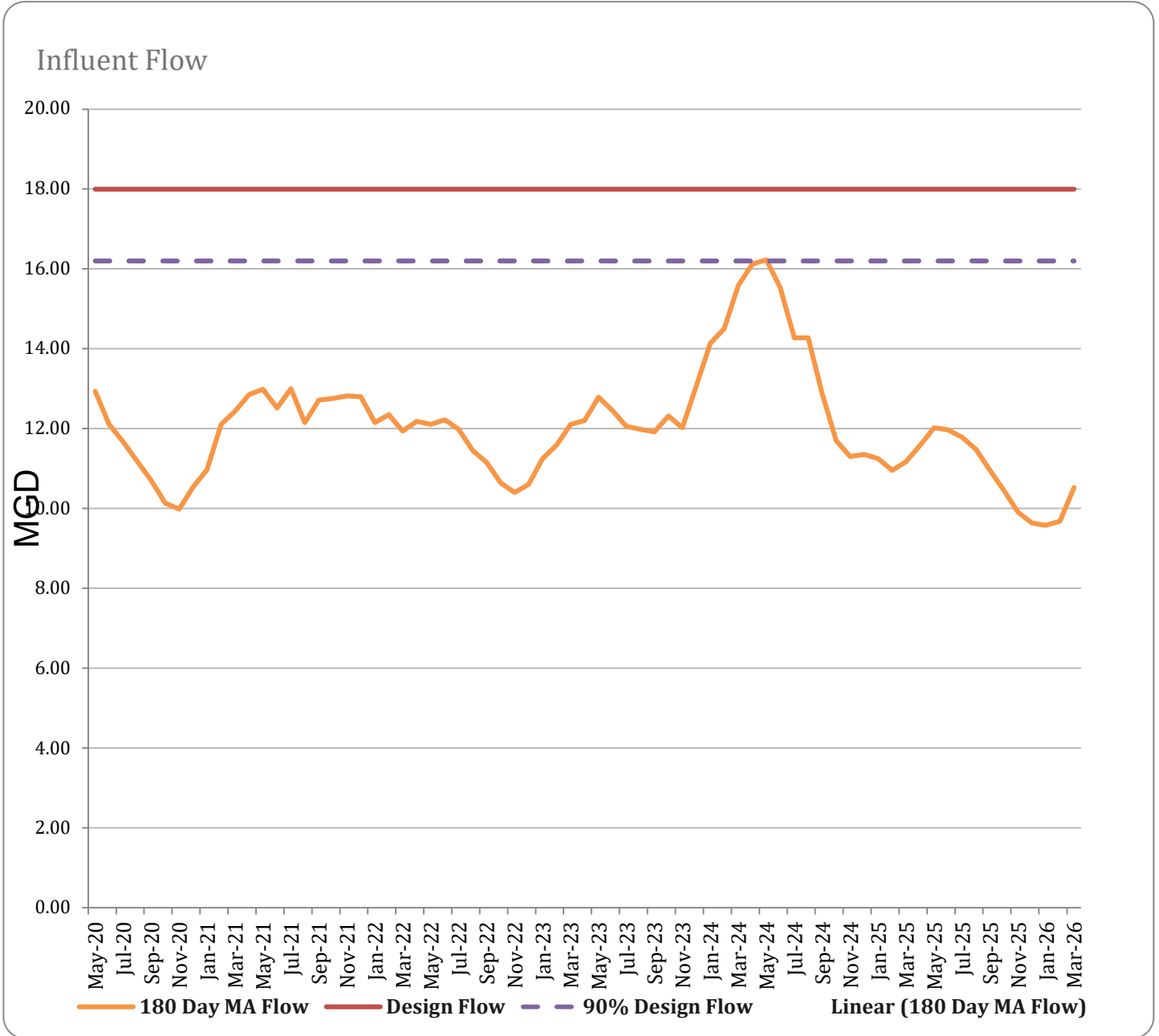
Regulatory Events.

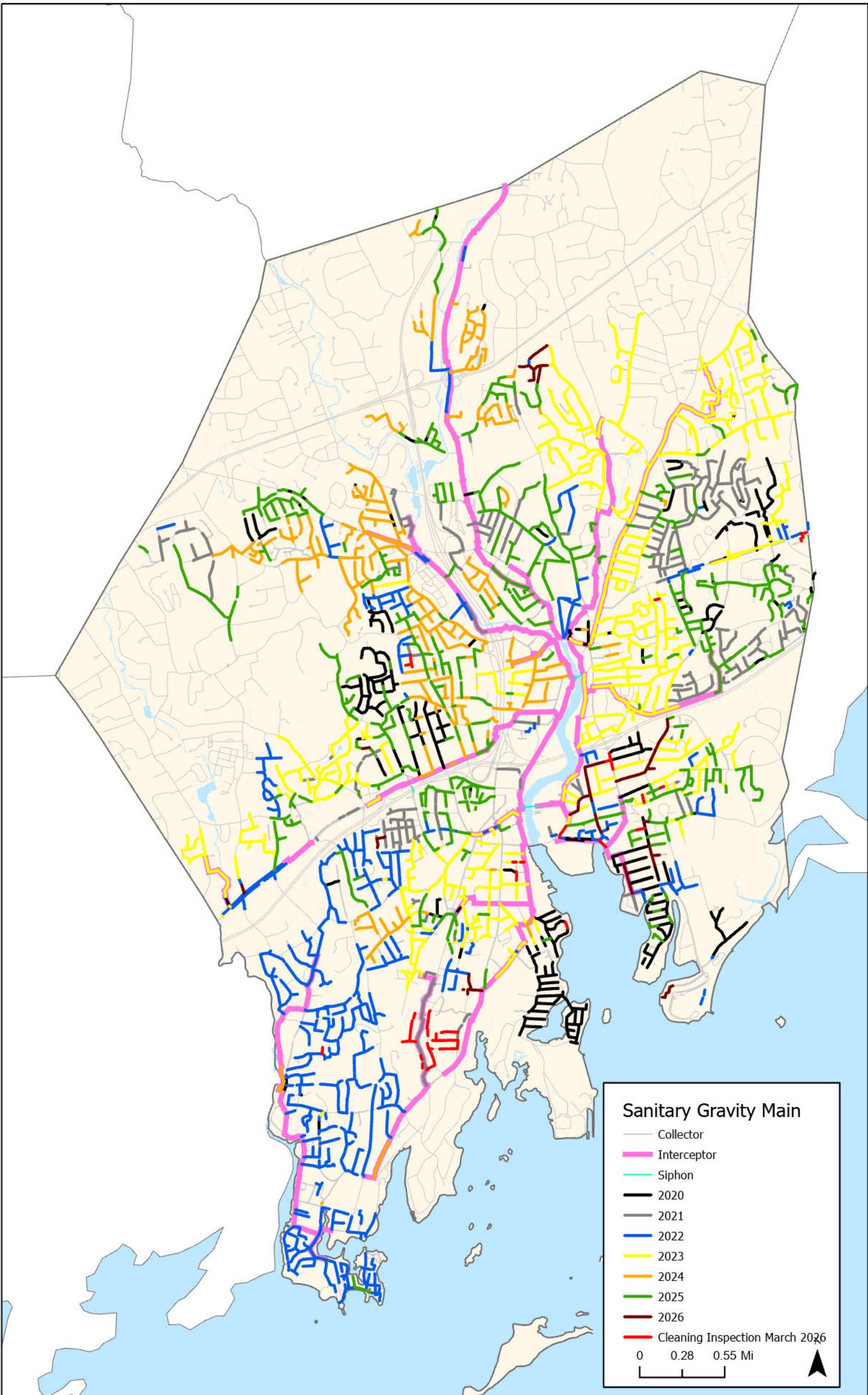
- The facility followed all permit requirements for the month of March.
- The netDMR, MOR, NAR, and Bi-monthly Sludge reports were submitted to CT-DEEP and EPA in March.
- The Quarterly Sludge Report was submitted to the facility's sludge hauler Synagro.

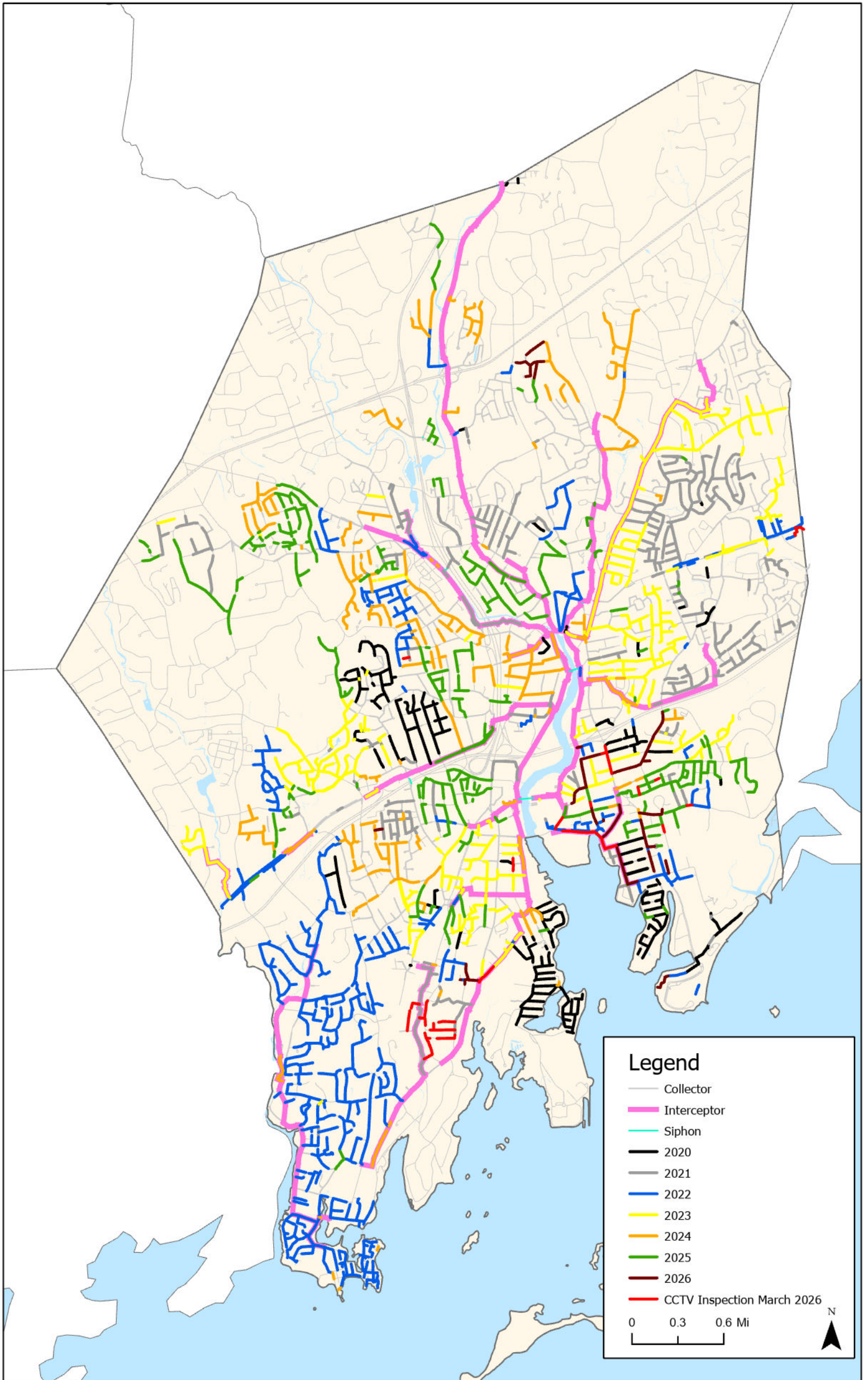
EXECUTIVE SUMMARY - Key Operational Parameters`

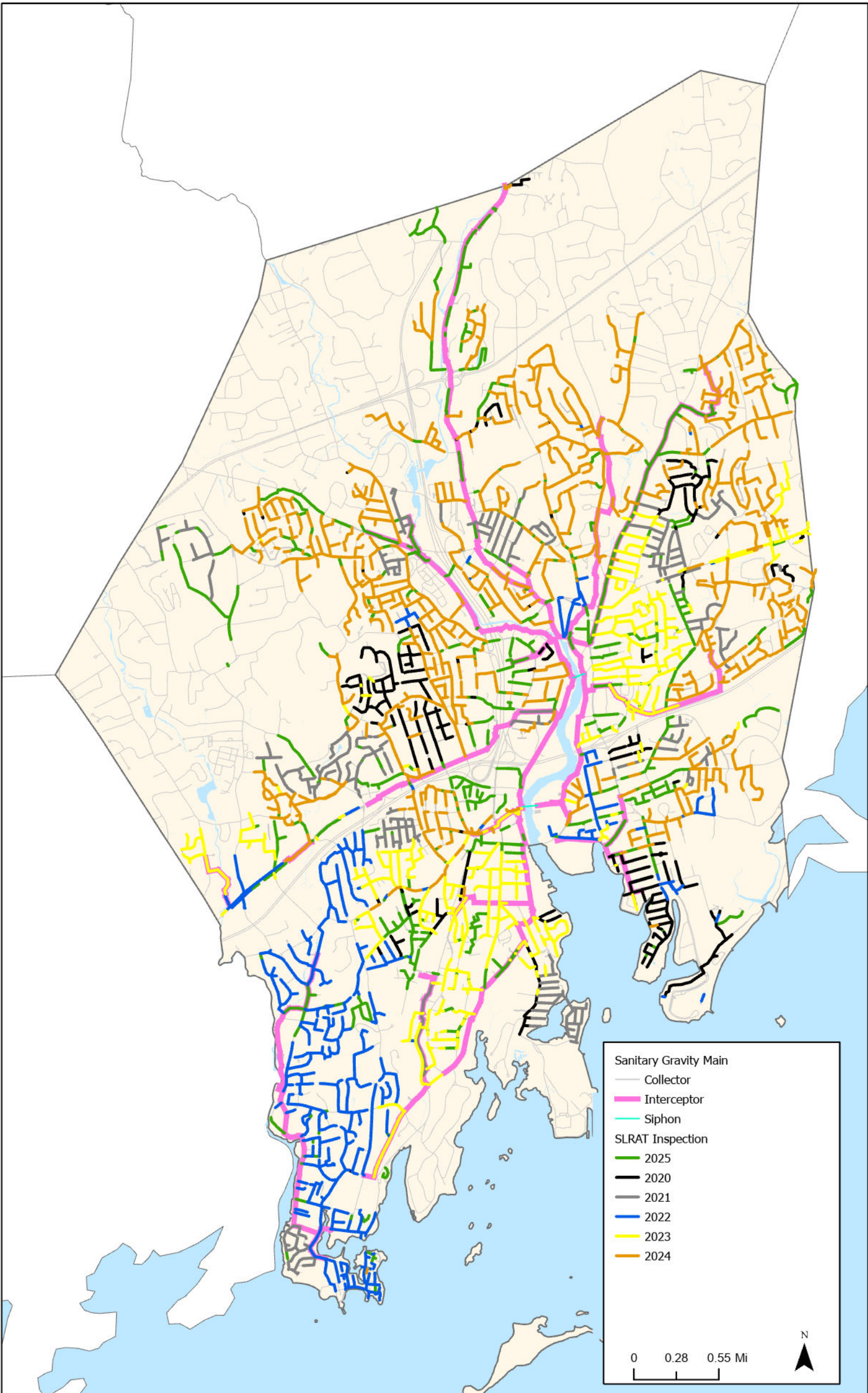
Parameter	Units	March Result	CYTD Result	Contract Limit
Average Daily Flow	MGD	14.4	n/a	n/a
180 Day Average Daily Flow	MGD	10.52	n/a	n/a
Effluent BOD	mg/l	5.7	n/a	10
Effluent TSS	mg/l	11.2	n/a	10
Effluent Fecal Coliform	# / 100 ml	2	n/a	10
Effluent Enterococci	# / 100 ml	4	n/a	30
Effluent Total Chlorine	mg/l	0.02	n/a	0.07
Effluent Total Nitrogen	lbs/day	763	n/a	1,000
Biosolids Quality (cake)	% solids	26	n/a	n/a
Biosolids Disposal (cake)	DT/month	272	n/a	n/a
Biosolids Disposal (liq)	DT/month	32	n/a	n/a
Biosolids Disposal (total)	DT/month	304	n/a	n/a
Grit and Screenings	WT/month	6	n/a	n/a
Chemicals – Hypochlorite	gal/month	6818	n/a	n/a
Chemicals – Bisulfite	gal/month	7274	n/a	n/a
Chemicals – Polymer	gal/month	1769	n/a	n/a
Chemicals – Odor Control	gal/month	0	n/a	n/a
Sewer Cleaning	Miles	2.14	17.03	3 miles (avg)
CCTV Inspection	Miles	2.61	20.40	2 miles (avg)
Odor Complaints	#	0	n/a	0
SL-RAT Inspection	Miles	0	13.5	60 months
Manhole Inspections	#	255	771	50/m
IPP Inspections	#	46	287	Approx. 500/year

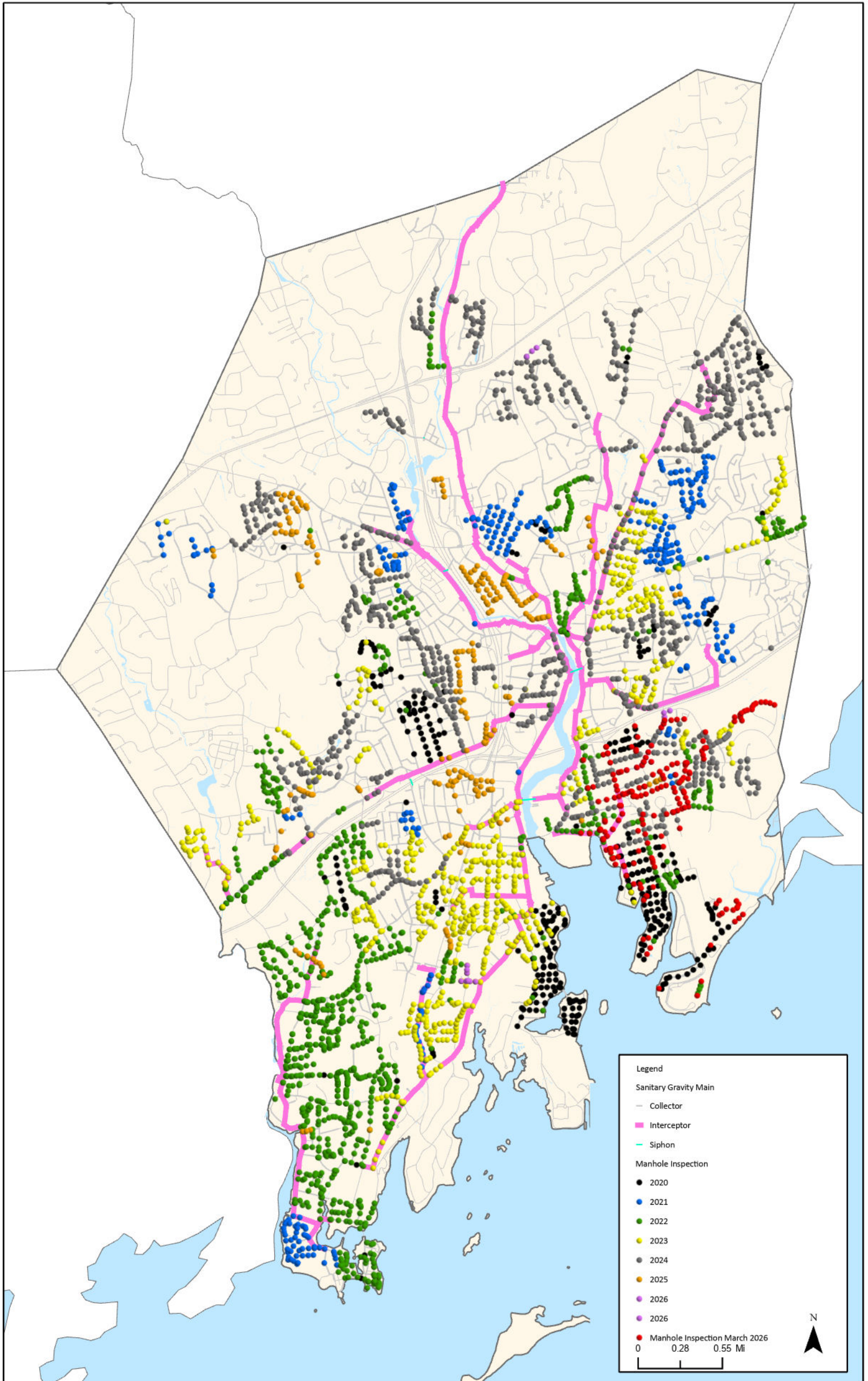
EXECUTIVE SUMMARY - Influent Flow

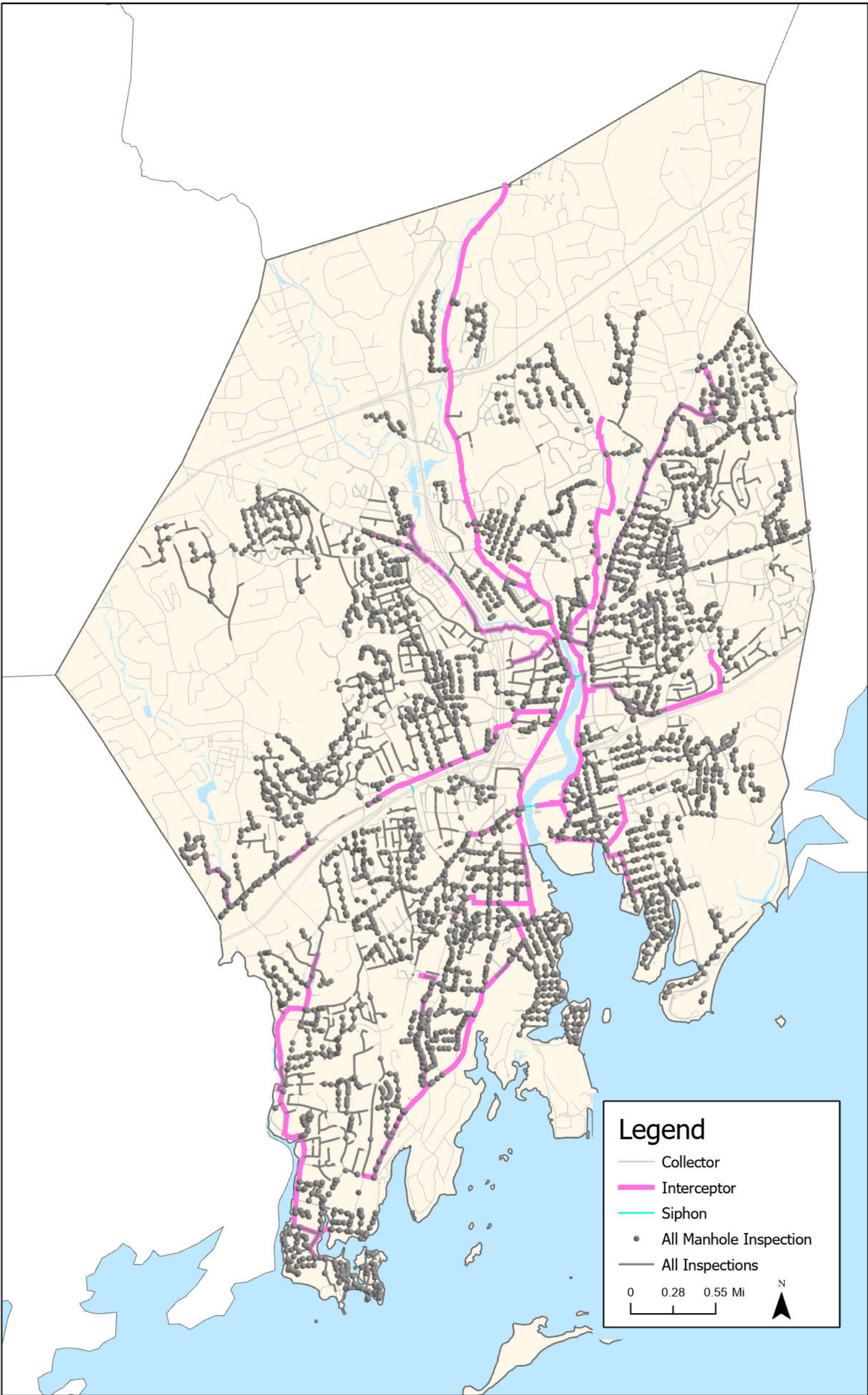












Legend

- Collector
- Interceptor
- Siphon
- All Manhole Inspection
- All Inspections

0 0.28 0.55 Mi

N

YEAR-TO-DATE BUDGET REPORT

FOR 2026 99

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
22 WATER POLLUTION CONTROL							
040 PUBLIC WORKS							
224062 WATER POLLUTION CONTROL							
224062 5110 WAGES & SA	716,169	0	716,169	488,212.23	.00	227,956.77	68.2%
224062 5120 WAGES & SA	100,000	0	100,000	3,780.15	.00	96,219.85	3.8%
224062 5140 WAGES & SA	36,000	0	36,000	.00	.00	36,000.00	.0%
224062 5150 LONGEVITY	1,225	0	1,225	2,500.00	.00	-1,275.00	204.1%
224062 5235 MEMBERSHIP	10,000	0	10,000	2,442.00	.00	9,558.00	4.4%
224062 5241 ELECTRIC	1,671,700	0	1,671,700	1,072,186.82	463,139.60	136,373.58	91.8%
224062 5245 TELEPHONE	2,000	0	2,000	1,444.85	.00	555.15	72.2%
224062 5252 LEGAL SERV	250,000	0	250,000	59,810.80	90,189.20	100,000.00	60.0%
224062 5258 VEOLIA	11,260,000	0	11,260,000	7,083,700.01	4,177,729.62	-1,429.63	100.0%
224062 5286 BUSINESS E	32,000	0	32,000	13,593.05	586.03	17,820.92	44.3%
224062 5295 SEMINAR&CO	20,000	0	20,000	5,503.37	.00	14,496.63	27.5%
224062 5298 OTHER	250,000	0	250,000	87,170.90	.00	162,829.10	34.9%
224062 5418 INSURANCE	82,675	0	82,675	82,675.00	.00	.00	100.0%
224062 5428 BENEFITS	381,718	0	381,718	381,718.00	.00	.00	100.0%
224062 5521 PRINCIPAL	0	0	0	2,933,154.51	.00	-2,933,154.51	100.0%
224062 5522 INTEREST	0	0	0	2,180,133.82	.00	-2,180,133.82	100.0%
224062 5523 BOND EXP	0	0	0	27,736.85	.00	-27,736.85	100.0%
224062 5651 TO G/F	768,460	0	768,460	768,460.00	.00	.00	100.0%
224062 5730 C0856 WPCA CAPIT	0	4,200,000	4,200,000	4,129,344.09	2,127.00	68,528.91	98.4%
224062 5741 IT HARDWAR	60,000	0	60,000	.00	.00	60,000.00	.0%
224062 5789 RESERVE	568,028	0	568,028	.00	.00	568,028.00	.0%
TOTAL WATER POLLUTION CONTROL	16,209,975	4,200,000	20,409,975	19,321,566.45	4,733,771.45	-3,645,362.90	117.9%
TOTAL PUBLIC WORKS	16,209,975	4,200,000	20,409,975	19,321,566.45	4,733,771.45	-3,645,362.90	117.9%
TOTAL WATER POLLUTION CONTROL	16,209,975	4,200,000	20,409,975	19,321,566.45	4,733,771.45	-3,645,362.90	117.9%
TOTAL EXPENSES	16,209,975	4,200,000	20,409,975	19,321,566.45	4,733,771.45	-3,645,362.90	117.9%

YEAR-TO-DATE BUDGET REPORT

FOR 2026 99

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
22 WATER POLLUTION CONTROL							
040 PUBLIC WORKS							
224062 WATER POLLUTION CONTROL							
224062 4051 INTEREST	-65,000	0	-65,000	-64,235.50	.00	-764.50	98.8%
224062 4121 NITROGEN	-30,000	0	-30,000	-33,720.00	.00	3,720.00	112.4%
224062 4451 SEWER PERM	-1,500	0	-1,500	-16,551.73	.00	15,051.73	1103.4%
224062 4453 SEPTIC LIC	-1,200	0	-1,200	-200.00	.00	-1,000.00	16.7%
224062 4513 SEWER CHRGR	-19,562,000	0	-19,562,000	-19,825,372.66	.00	263,372.66	101.3%
224062 4516 SPT DIS FE	-175,000	0	-175,000	-146,030.00	.00	-28,970.00	83.4%
224062 4521 WILTON SU	-850,000	0	-850,000	-924,017.11	.00	74,017.11	108.7%
224062 4522 SEWER USE	-45,000	0	-45,000	-83,019.00	.00	38,019.00	184.5%
224062 452C INDUSTRIAL	-175,000	0	-175,000	-181,500.00	.00	6,500.00	103.7%
224062 452D SEWER CONN	-150,000	0	-150,000	-215,308.24	.00	65,308.24	143.5%
224062 452E IPP INTERE	-5,000	0	-5,000	-5,507.26	.00	507.26	110.1%
224062 4632 C0856 LEASE REV	0	0	0	-43,078.22	.00	43,078.22	100.0%
224062 4807 REIMB EXP	-1,000	0	-1,000	-58,327.42	.00	57,327.42	5832.7%
224062 489F REIMB GF	-136,947	0	-136,947	-58,327.42	.00	-136,947.00	0%
224062 4901 INV INCOME	0	-110,000	-110,000	-91,867.03	.00	-18,132.97	83.5%
TOTAL WATER POLLUTION CONTROL	-21,197,647	-110,000	-21,307,647	-21,688,734.17	.00	381,087.17	101.8%
TOTAL PUBLIC WORKS	-21,197,647	-110,000	-21,307,647	-21,688,734.17	.00	381,087.17	101.8%
TOTAL WATER POLLUTION CONTROL	-21,197,647	-110,000	-21,307,647	-21,688,734.17	.00	381,087.17	101.8%
TOTAL REVENUES	-21,197,647	-110,000	-21,307,647	-21,688,734.17	.00	381,087.17	101.8%

PROFESSIONAL SERVICES TASK ORDER

Task Order Number: 09
Task Order Date: April 2026

Subject to the AGREEMENT FOR ON-CALL ENGINEERING SERVICES BY AND BETWEEN WATER POLLUTION CONTROL AUTHORITY OF THE CITY OF NORWALK AND BROWN AND CALDWELL, (hereinafter referred to as the "Agreement"), WPCA hereby directs ENGINEER to perform the professional engineering services specified in this Task Order in accordance with the Agreement.

1. Project Description:

Project Number: Task Order No. 9
Project Name: Fort Point Sewer Rehabilitation Design
Description: Evaluate sewer piping tributary to Fort Point Pump Station, sewer piping in low lying areas and known areas of concern to develop bid documents for the rehabilitation of selected sewer piping.

2. Scope of Work:

The Scope of Work to be performed hereunder consists of sewer rehabilitation design and is more fully described in the document entitled Task Order No. 9 Fort Point Sewer Rehabilitation Design attached hereto as Exhibit A.

3. Time Schedule:

Engineer shall complete the work required by this Task Order within 6 months of the notice to proceed.

4. Compensation:

Engineer shall be paid for the performance of services described in this Task Order in an amount not to exceed one hundred forty eight thousand and ten (\$148,010) Dollars. Services will be billed on a monthly basis on a percent complete by Task. A progress report providing a summary of the work performed during the billing period will accompany each invoice.

5. Special Conditions:

None

6. Amendment:

This Task Order amends a previously executed Task Order:
Previous Task Order Number: _____ Previous Task Order Date: _____

ISSUED AND AUTHORIZED BY:
WPCA

By: Ralph Z. Koll

Title: Sr. Environmental Engineer

ACCEPTED AND AGREED TO BY:
ENGINEER

By: Erin J. Min

Title: Senior Vice President

PROFESSIONAL SERVICES TASK ORDER
Task Order Number: 09

Exhibit A: Scope of Work

Task Order No. 9: Fort Point Sewer Rehabilitation Design

SCOPE OF SERVICES

Understanding

This scope of work provides for design and bid document development for sanitary sewer rehabilitation within the City of Norwalk. The design will be centered around rehabilitation of aging sanitary piping tributary and areas affected by tidal influence within the Fort Point Pump Station Sewershed. The project documents shall include project scope valued up to four and a half million dollars in construction costs. To complete this work five tasks are described in this Scope of Services:

Task 1 – Project Management

Task 2 – Data Collection

Task 3 – Analysis and Selection of Rehabilitation Locations

Task 4 – Design Document Package

Task 5 – Bidding

Task 1: Project Management

Objective: Provide for the initiation and overall management of Project activities.

Approach: An overall schedule and work plan will be implemented so that work activities are completed in an integrated and timely manner. In addition, this task includes those elements necessary to properly manage, lead, and control the Project.

- Biweekly conference calls with the team to provide updates and confirm project direction.
- Monthly status updates with City staff and provide information on the activities, information needs, schedule, and budget for the various tasks. The monthly status update will be included with the invoice.
- A Project Schedule showing dates for deliverables and anticipated dates for workshops, QC reviews, meetings, and submittals will be prepared and provided.
- Conference calls will be scheduled as needed to resolve questions, obtain direction, and communicate with City staff.
- Manage the health, safety, and environmental activities of its staff to achieve compliance with applicable health and safety laws and regulations. In accordance with standard procedures, prepare Field Safety Instructions that contain fundamental health and safety information that must be followed by employees involved in field activities.
- Maintain Project records, manage and process Project communications, and coordinate Project administrative matters.

Deliverables:

- Project Schedule
- Monthly Status Updates

Task 2: Data Collection & Review

Objective: Review CCTV footage and GIS data that was collected by Veolia and provided to BC by the City of Norwalk to identify and prioritize pipe assets that may need more data to be collected.

Approach: BC will review existing data related to the sanitary sewer system including previous engineering studies, sewer construction and as-built plans and profiles, closed circuit television (CCTV) inspection, PACP data and GIS data.

Norwalk WPCA & Veolia will perform manhole inspections to inspect the condition of the manhole, up and downstream sewer piping visible from the manhole interior, and measure invert depth from the manhole rim.

A log will be developed and shared with BC to include in the project documents

Deliverables:

- Data Collection Log
- Site Challenges and Mitigation Log

Task 3: Analysis and Selection of Rehab Locations

Objective: Analyze the collected data to identify and select rehabilitation and repair locations.

Approach: BC will build an initial list of pipe lengths identified for rehabilitation based on age, material, and location. The listing will then be refined based on analysis of the data collected under Task 2.

Manholes found through the inspection effort requiring rehabilitation will also be identified. A recommended rehabilitation method will be identified for each location. Pipe segments suspected of requiring point repairs will be performed by the Norwalk WPCA outside of this project's scope.

Rehabilitation will consist of lining of sewers, lining of manholes including cementitious or epoxy lining of manholes, and lateral lining where applicable.

BC will use industry standard linear footage repair costs along with the costs of past WPCA projects to approximate construction totals and recommend which repairs should be performed within the 4 and a half million-dollar construction scope of this project.

Deliverables:

- Recommended Rehabilitation List

Task 4: Design Document Package

Objective: Develop bid ready contract documents for the purpose of constructing sewer rehabilitation.

Approach: BC will prepare three separate final design review packages, each package including drawings and specifications to show the scope, extent and character of the work to be furnished and performed by Contractor. One package will be provided at 50% complete design, one at 90% complete design, and a final review set at 100% complete.

Drawings will be developed in 2D and utilize GIS linework as the design backgrounds. BC will prepare 50% and 90% complete design specifications. 100% specifications will include all proposed specifications required for bidding documents. Design specification will be prepared using BC standard and Construction Specification Institutes (CSI) 3-part, 50-Division Master Format edited to incorporate the WPCA's standards for front end bidding and contracting purposes

Design documents will be provided in electronic format.

A 10-day review period will be provided for Norwalk for each design deliverable.

Deliverables:

- 50% Design Drawings and Specifications
- 90% Design Drawings and Specifications
- 100% Design Drawings and Specifications

Task 5: Bidding

Objective: Assist the WPCA during the bidding process and recommend award.

Approach: BC to assist in advertising, obtaining bids and maintaining a record of prospective bidders to whom Bidding Documents have been issued, attend pre-bid conferences and receive and process deposits for Bidding Documents.

Issue addenda as appropriate to interpret, clarify or expand the Bidding Documents.

Consult with and advise Client as to the acceptability of subcontractors, suppliers and other persons and organizations proposed by the prime contractor(s) (herein called "Contractor(s)") for those portions of the work as to which such acceptability is required by the Bidding Documents.

Consult with Client concerning and determine the acceptability of substitute materials and equipment proposed by Contractor(s) when substitution prior to the award of contracts is allowed by the Bidding Documents.

Attend the bid opening, prepare bid tabulation sheets and assist Client in evaluating bids or proposals and in assembling and awarding contracts for construction, materials, equipment and services

Deliverables:

- Bid Tabulation
- Recommendation of Award Letter

ESTIMATED STAFF EFFORT AND COSTS - TASK ORDER NO.9 Fort Point Sewer Rehabilitation										
	Principal	Project Manager	Senior Engineer	Civil Lead	Engineer	Admin	Hours	Labor	Expenses	Total
	Eric Muir	Dylan Dorris	Susanne Lockhart	Marissa Villafuerte	Molly Larson	Julia Radzewicz				
	\$305	\$245	\$280	\$180	\$160	\$120				
1. Project Management								\$ 12,890		\$ 12,890
Project Meetings & Coordination	2	40			8	10	60	\$ 12,890		\$ 12,890
2. Data Collection								\$ 21,100		\$ 21,100
Desktop GIS Analysis		8		10	48		66	\$ 11,440		\$ 11,440
Manhole & Lateral Log Review		8		8	8		24	\$ 4,680		\$ 4,680
CCTV Review		4		8	16		28	\$ 4,980		\$ 4,980
3. Selection of Rehab Locations								\$ 10,160		\$ 10,160
Identify Assets for Rehabilitaiton		8		10	40		58	\$ 10,160		\$ 10,160
4. Design Activites								\$ 91,270		\$ 91,270
50% Design Plans and Specs	2	40	8	40	160	20	270	\$ 47,850		\$ 47,850
90% Design Plan and Specs	2	40	8	24	80	20	174	\$ 32,170		\$ 32,170
100% Design Plan and Specs	2	16	4	8	20	8	58	\$ 11,250		\$ 11,250
5. Bidding								\$ 12,590		\$ 12,590
Pre Bid Conference Support		4		2	2	4	12	\$ 2,140		\$ 2,140
Support and Addenda Development		8		8	10		26	\$ 5,000		\$ 5,000
Bid Evaluation		4			2		6	\$ 1,300		\$ 1,300
Conformed Contract Documents	2	4			10	8	24	\$ 4,150		\$ 4,150
Total	10	184	20	118	404	70	806	\$ 148,010	\$ -	\$ 148,010

**Task Order No. 003
In accordance with
June 30, 2025 Agreement
By and Between
Tighe & Bond, Inc.
and
City of Norwalk**

**Project #4433 WPCA Engineering Qualifications Request
Norwalk, CT**

1. Scope of Services:

This Task Order includes the preparation of plans and specifications to be used for the abatement and demolition of the existing building and for the management of soil and groundwater associated with the proposed relocation of the Keeler Brook Pump Station. The scope also includes a geotechnical evaluation and the development of site/civil and grading plans to prepare the site for construction of the proposed pump station.

Service Description

60% Design Submission

Subtask 1: Soil and Groundwater Waste Characterization and Underground Storage Tank (UST) Removal Specifications:

The following activities are anticipated for assessment and management of potentially impacted soil and groundwater:

1. Review the Limited Subsurface Environmental Investigation Summary Report for the site prepared by HRP and finalize the analytical testing parameters and locations based on the proposed design of the new pump station.
2. Perform an underground survey to locate utilities, underground storage tanks (USTs), and other subsurface structures (drywells, etc.) in the area of the proposed Keeler Brook Pump Station and proposed boring locations. We have included one day of underground surveying services to locate existing utilities.
3. Conduct in situ soil pre-characterization to collect samples for waste disposal laboratory testing typically required for beneficial reuse of excess material or off-site disposal. Based on the information provided, soil will need to be managed for the construction of the relocated Keeler Brook Pump Station. Until the design is complete, an estimate of soil to be excavated cannot be determined, but in order to provide reference we have assumed that up to 1,000 tons of material may be excavated and disposed of from the site. Tighe & Bond proposes to pre-characterize the in-place soil be characterized via the advancement of up to two borings. Soil samples will be laboratory analyzed for constituents of concern (COCs) required for characterization.
 - a. Borings will be advanced to a target depth of 15 feet below grade.
 - b. Two composite soil samples will be submitted to a CT Certified Environmental Laboratory with a requested standard (7 to 10 day) turnaround time for typical waste characterization parameters.

- c. Following receipt of the laboratory analytical results, Tighe & Bond will review the data and prepare a short letter transmittal that will contain a data summary table, map, and laboratory analytical reports.
4. Provide commentary concerning the environmental results with respect to potential CT Department of Energy and Environmental Protection (DEEP) reporting conditions included in the new Release Based Cleanup Regulations (RBCRs) that will take effect on March 1, 2026. Based on previous soil assessments conducted at the site, we anticipate that some form of release reporting may be required; however, we are not able to determine the level of effort necessary for potential reporting until the explorations are conducted and the laboratory analytical results are obtained. Recommendations will be provided if additional site assessment, sampling, remediation and/or reporting is warranted.
5. Prepare technical plans and specifications for management of impacted soil during the demolition and construction phase of the project and removal and closure of the UST in accordance with the Connecticut UST Regulations.

Subtask 2: Hazardous Building Materials Assessment (HBMA)

The following activities are anticipated for HBMA:

1. Asbestos Assessment: The asbestos assessment work will be performed by State of Connecticut-licensed Asbestos Consultant - Inspectors. We will conduct an assessment of suspect ACM observed at the Site in accordance with United States Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAPs) regulations (Title 40, CFR Part 61, Subpart M) and Connecticut Department of Public Health (CTDPH) regulations.

This process includes locating and sampling suspect materials through the entire Site. The assessment will include interior and exterior visible and accessible materials as well as exploratory destructive demolition. Exterior facade exploratory demolition will be conducted to access potential concealed materials (e.g. caulks, flashing, waterproofing, etc.). Interior destructive testing will be done to access potential concealed materials (e.g. piping and flooring) and will be patched by our sampling team. Inaccessible materials may be assumed to exist, quantified, and included in the assessment.

Roof materials will be sampled with the aid of a sub-contracted roofing company in order to perform exploratory roof cuts. The roofs will be patched by the roofing company so that water intrusion issues do not occur in the interim before demolition. One site visit for the roofing company has been included in this proposal.

Samples of suspect bulk materials will be collected for analysis by Polarized Light Microscopy (PLM) using EPA-approved protocol in accordance with accreditation of the National Institute of Standards and Technology (NIST). Additionally, in accordance with EPA guidance documents, we will have non-friable organically bound materials (NOB) (e.g. mastics, adhesives, etc.) with results between 0% and <1% via PLM further analyzed by Transmission Electron Microscopy (TEM) to confirm PLM analysis. This sampling will be performed in accordance with the EPA requirements for asbestos identification.

Samples of suspect asbestos containing materials will be sent to EMSL Analytical, Inc. (EMSL), a State of Connecticut-approved laboratory for analyses on a one-week

laboratory turnaround. If no asbestos is observed during analyses of the set of samples, the suspect material will be determined to be negative for asbestos content. We have included 200 PLM and 5 TEM samples in this proposal.

2. Lead-Based Paint Determination: Tighe & Bond's State of Connecticut-certified Lead Inspector will perform lead-based paint (LBP) determination of the painted surfaces within the building. We will conduct LBP field screening using an X-Ray Fluorescence (XRF) analyzer for the purpose of confirming LBP content of the painted surfaces. We have included 1 day of onsite XRF screening in this proposal.

This work shall be conducted in consultation with the Occupational Safety and Health Administration (OSHA) Lead in Construction regulation (Title 29 CFR, Part 1926.62) and the EPA Resource Conservation and Recovery Act Hazardous Waste regulations (Title 40 CFR, Parts 261 – 266).

The results of the lead sampling are intended to provide guidance to contractors for occupational lead exposure controls. It is the responsibility of the contractor to ensure the safety of their employees. Building components coated with any lead levels may cause exposures to lead above OSHA standards during proposed renovation activities.

3. Polychlorinated Biphenyl (PCB) Bulk Sampling: Tighe & Bond will conduct sampling for potential PCB source materials including caulks, window glazing, and paints. Based on these initial source material results, we may return to the site in order to collect samples from substrate materials (i.e. brick, concrete, and mortar) in contact with known PCB-containing source materials to determine if and to what extent PCBs have leached into the substrate.

We will collect a minimum of three samples of each source material as is consistent with the U.S. EPA sampling guidelines. If PCBs are found to be present in source materials at concentrations exceeding 1 part per million (ppm), then sampling of associated substrate materials including but not limited to; brick, brick mortar, cement, and exterior soils will be necessary to determine if and to what extent PCBs may have leached into these materials. Two samples of each substrate in contact with each source materials will be collected for PCB analysis and to comply with the requirements and guidance of the U.S. EPA Region I and CT DEEP. The Client will be charged for laboratory analysis of the actual number of samples collected during the inspection in accordance with the unit costs provided in the fee proposal. A total of 75 source and 50 substrate PCB samples have been included in this proposal.

4. Universal Wastes and Other Regulated Building Wastes Inventory: Due to the age of the buildings, the Site is assumed to contain universal waste and/or other regulated building wastes. These wastes include but are not limited to fluorescent light bulbs, lighting ballasts, mercury-containing switches and thermostats, oil containing equipment, and unused or waste maintenance supplies. Our inventory of these items will include a review of the following:

PCB/DEHP Containing Light Ballasts, Wet Transformers, and Electrical Equipment
- We will conduct a visual assessment for the presence of lighting ballasts, wet transformers, electrical switches, and small electrical motor capacitors. We will inspect the light fixtures/bulbs to confirm their PCB content or di-ethyl-hexyl-phthalate (DEHP) and will record the locations and estimated quantities of the listed equipment throughout the building. No sampling will be conducted of lighting ballasts or electrical equipment.

Mercury Containing Items – Our inspection team will conduct a visual assessment for the presence of mercury vapor lamps, switches, and/or thermostats to potentially contain mercury. We will provide the location, size, and estimated quantity of fluorescent lamps and mercury containing components throughout the buildings.

Chlorofluorocarbons - We will conduct a visual assessment for the presence of compressors and other equipment containing Chlorofluorocarbons. The most common type of Chlorofluorocarbons is Freon (refrigerants). We will provide an inventory of equipment that contains compressors with Freon gas. The Freon gas must be reclaimed if equipment will be impacted resulting in a potential release.

Other Regulated Building Wastes - An inventory of building waste materials, such as fire extinguishers, smoke detectors, emergency lights, and exit signs that may contain hazardous or regulated substances will be conducted. Miscellaneous items not listed above, that may require special handling or disposal, will also be noted such as cleaning chemicals, electronic equipment, paints, oils, and gasoline.

5. Hazardous Building Material Assessment Report: We will develop a report detailing the work completed and findings of the HBMA assessment. The report will summarize sampling activities, observations and laboratory results and provide an inventory of the identified hazardous building materials. The report will include the location and quantity of each type of hazardous building material identified along with sample logs, laboratory chain-of-custody forms, inspectors' accreditations, and licenses.

Subtask 3 Abatement Design Development and OPCC

1. Tighe & Bond's State of Connecticut Department of Public Health Licensed Project Designers will develop a Hazardous Building Materials Abatement Design for the required HBM abatement work in accordance with all local, State, and Federal requirements. Design documents will include Abatement Drawings and Technical Specifications. Based on the results of our HBMA, the abatement design documents will potentially address the abatement of asbestos, lead-based paint, PCBs, and universal waste. We will utilize the drawings provided by the Client and on-site measurements to develop CAD drawings in preparation for the abatement/demolition drawings and specifications.
2. Tighe & Bond will prepare an Opinion of Probable Construction Cost (OPCC) for abatement, demolition, and waste disposal of identified hazardous building materials. The estimate will be developed using recent as-bid pricing from projects of similar size and scope, industry standard pricing, and published costing resources such as RSMeans™. Please note Tighe & Bond has no control over the cost or availability of labor, equipment, or materials, or over market conditions or the Contractor's method of pricing, and that the OPCC will be made on the basis of the Tighe & Bond's professional judgment and experience. Tighe & Bond makes no guarantee nor warranty, expressed or implied, that the bids or the negotiated cost of the services will not vary from this OPCC.

Subtask 4 Building Demolition and Structural Drawings

1. Perform a site visit and review any existing documents and building information that is available. Review the condition of the building and provide a conditions assessment for the section of wall to remain.

2. Prepare demolition design for implementation by the City's selected Contractor. Consider the sequencing of work and structural considerations that may affect the demolition work. It is our understanding based on our experience with similar projects that the demolition work could impact the adjacent properties resulting in concerns about safety, noise, dust and other potential disturbances. Prepare notes or specifications to address these potential issues.
3. Develop a typical cross section of the buttressed wall and coordinate with geotechnical investigation on soil parameters for backfilling. Since the demolition contractor will have their own means and methods for removal of the building, the details provided will be conceptual only and will provide the contractor with information needed to safely remove the building structure while supporting the adjacent parcel.
4. Prepare demolition drawings for the existing building including typical structural notes.

Subtask 5 Geotechnical Investigation

The existing building partially retains a portion of the adjacent 495 Connecticut Avenue site. An existing retaining wall to the south of the existing building, approximately 10 to 12 feet high, also retains the adjacent property. A new retaining wall is proposed to contain the proposed site grading outside of the FEMA flood hazard zone. The geotechnical evaluation scope in this proposal assumes a new segmental retaining wall system will be constructed to retain the proposed grading. It is anticipated that the retaining wall system will be constructed in conjunction with the building demolition.

Tighe & Bond will perform a geotechnical subsurface exploration program and geotechnical evaluation for the proposed project. Based on a preliminary review of available USGS mapping for the area, it is assumed that subsurface conditions at the site will consist of fill overlying glacial till overlying bedrock, which is mapped as gneiss. The surficial geology map shows shallow bedrock and outcrops within the site.

For the purposes of this proposal, it is assumed that the retaining wall will be founded on non-cohesive and reasonably dense soils suitable to support a conventional, shallow spread footing foundation system. If actual subsurface conditions require a deep foundation or ground improvement to support the proposed structure, additional explorations, laboratory testing, and analyses may be required under a revised scope and fee.

Based on the anticipated subsurface conditions and the above assumptions, the subsurface exploration program will include the following:

1. Exploration Layout and Coordination: Mark the proposed exploration locations in the field. Locations will be established by measuring off of existing site features. The locations should be considered accurate to the degree implied by the method used. Once exploration locations are marked, Tighe & Bond will coordinate with our drilling subcontractor to perform utility clearance notification with Call Before You Dig (CBYD) and non-member utility companies.

CBYD only clears utilities on public roads. Underground utility locating performed during Subtask 1 will be used to inform utility clearances on private property. Tighe & Bond and our drilling subcontractor will not be responsible for damages to utilities that are not clearly marked on the property.

2. **Borings:** Subcontract with a drilling contractor to complete one day of borings with a truck-mounted drill rig. This scope assumes the driller does not need to be compensated using prevailing wage rates. It is anticipated that up to three borings will be completed within the time budgeted. Borings not completed within this timeframe will be truncated, eliminated, or completed under a contract amendment.

The borings will be advanced with hollow-stem augers or flush-joint casing using drive-and-wash methods to a maximum depth of 20 to 40 feet bgs, or refusal, whichever is shallower. Split-spoon samples using Standard Penetration Test procedures will be obtained continuously through existing fill or organic soils to a maximum depth of 12 feet, and at 5-foot intervals thereafter. Up to 5 feet of rock coring will be performed at one boring if refusal is encountered within a depth of 10 feet. Otherwise, refusal will be confirmed by split-spoon refusal, and the boring will be terminated. Groundwater monitoring wells are not proposed but groundwater levels will be noted during drilling, if encountered. The number, location and depth of the proposed borings may be modified in the field based on actual conditions encountered during drilling.

Boreholes will be backfilled with drill cuttings or sand if there is an insufficient amount of drill cuttings to fill the hole. Any drill cuttings unable to be returned to the hole will be spread near the boring location in a vegetated upland area. Asphalt cold patch will be placed at the ground surface at borings completed in paved areas and the area will be swept clean. No other surface repair is included.

We anticipate, and this proposal assumes, that no investigation derived waste (IDW) requiring off-site disposal will be generated. IDW, consisting of subsurface materials containing visual or olfactory indicators of potential contamination, if encountered and identified as material that should not be placed on the ground surface or returned to the borehole, will be drummed, labeled, and left on site at a location identified by the Norwalk WPCA. Tighe & Bond will conduct sampling and analytical testing of the drummed soils and coordinate transportation and disposal of the soils with a disposal contractor under a mutually agreed upon under a contract amendment. The Norwalk WPCA will be responsible for engaging and compensating the disposal contractor directly for the transportation and disposal of the drummed material

Tighe & Bond will be on site to coordinate the drilling subcontractor, observe and document drilling and in-situ testing, log soil samples using the modified Burmister classification method, and record rock core recovery and Rock Quality Designation.

3. **Test Pits:** Subcontract with an excavation contractor to conduct one day of test pits with a backhoe or compact excavator. Test pits not completed within this timeframe will be eliminated or completed under a contract amendment. It is anticipated that up to two test pits will be completed within the time budgeted. Test pits will be excavated at the existing retaining wall south of the building to the bottom of the base blocks, or to maximum depths of 6 feet bgs, or refusal, whichever is shallower.

This scope assumes test pits will be located in paved areas. It should be noted that test pits are expected to disturb an area of approximately 6 feet by 12 feet at each exploration location, and the resulting ground surface including pavement will be disturbed by the excavation work. Test pits will be backfilled with excavated materials placed in lifts and compacted with the heel of the bucket. No pavement will be replaced, and no other surface repair is included.

Tighe & Bond will be on site to coordinate the excavation subcontractor, observe and document test pits, log soil samples using the modified Burmister classification method, and record groundwater level if observed.

4. Coordination: Noise from the drill rig can be disruptive. However, it is assumed that explorations can be performed within an 8-hour period during weekdays sometime between 7 am and 5 pm without interruption. We assume the City will coordinate all communication with the tenants.
5. Material Testing: Engage the services of a certified materials testing laboratory to conduct up to four index property tests (grain size analyses, Atterberg limits tests, or organic content tests) to aid in soil classifications, assist with correlating properties of the subsurface materials, and evaluation of the suitability of materials for re-use as fill on-site.

Tighe & Bond will evaluate the results of the subsurface exploration program and geotechnical recommendations will be incorporated into the Design Drawings, herein. Subsurface exploration logs and geotechnical laboratory test results will be included in the construction specifications as part of the Project Manual.

Subtask 6 Site/Civil Design

The following scope is anticipated for the site/civil design:

1. Prepare two schematic grading plans for City review. The first plan will show the infill of the existing building (once demolished) using an earth slope approach with the toe of the slope outside the floodplain boundary and grading at a stable slope to an elevation that meets TR-16 requirements and meets existing grades. The second plan will show a segmental block wall outside the floodplain boundary with the top of the wall at an elevation that meets TR-16 requirements and meets the surrounding grades. Each plan will depict the grading, proposed pump station footprint (provided by others), and limits of usable area remaining on the site for potential future use.

The purpose of these grading plans will be to better inform the City regarding the potential for alternate site uses in the future. Based on preliminary discussions, we have assumed that the sloped approach will be preferable, however the segmental block wall option will be prepared in an effort to explore potential options for the site and maximize usable area.

2. Prepare the following drawings for the proposed site improvements. We have assumed that all work within the State Right-of-Way (Connecticut Avenue, Route 1) will be designed by Wright-Pierce.
 - a. General Notes, Standard Abbreviations, and Legend (1 Sheet)
 - b. Existing Conditions Plan (1 Sheet)
 - c. Site Demolition Plan (1 Sheet)
 - d. Grading and Restoration Plan (1 Sheet)
 - e. Soil Erosion and Sedimentation Control Plan and Details (2 Sheets)
 - f. Details (Up to 4 Sheets)
3. Coordinate site/civil drawing package with the Wright-Pierce pump station design. We have assumed that Wright-Pierce will share their design in DWG format.
4. Prepare technical specifications for Tighe & Bond's scope of work on the parcel.

Subtask 7 Local Permitting

1. We have assumed that a portion of the work will occur in the upland review area of Keeler Brook and that the project would qualify as either a Minor Regulated Activity or Intermediate Regulated Activity according to the Inland Wetlands and Watercourses Regulations of the City of Norwalk. We assume that the \$600 filing fee for an Intermediate Regulated Activity Permit Application and Legal Notice Fee will be paid by the WPCA. We have assumed attendance at one meeting with the Norwalk Inland Wetlands and Watercourses will be necessary and have included an hourly budget for this permitting effort.
2. We have assumed that the work within the floodplain may consist of removing existing bituminous pavement and concrete, and replacing with topsoil and seed at the same elevations and slopes as existing. Tighe & Bond will meet with Planning and Zoning (assume virtually) to determine what local permitting may be required to meet Article 6 of Norwalk's Zoning Regulations. We have included an hourly budget for this coordination and preparing any requested information.
3. All proposed work is assumed to be outside of the floodway, and no filling is expected to occur within the floodplain. Therefore, floodway/floodplain related permitting is not expected to be required and is not included in this proposal.

Subtask 8 Wetland Delineation

Work under this task will include field locating the wetland boundary south of the parcel for the purpose of establishing the regulated area on the Site. The scope of services for this subtask is as follows:

1. Tighe & Bond will perform a wetland delineation of the project area in accordance with Connecticut Inland Wetlands and Watercourses Regulations and Federal wetland regulations. The limit of wetlands and watercourses will be marked with numbered survey tape (flags). Flags will be located with Global Positioning System (GPS) data collection equipment. Field information will be collected during the delineation regarding the conditions of the wetlands and watercourses to support future permitting efforts.
2. The results of the wetland delineation will be summarized in a technical memorandum.

Final Design Submission

Subtask 9 Final Design Drawings and Specifications (All disciplines)

1. Prepare and update the following drawings. Coordinate with pump station design drawings.
 - a. Cover Sheet (1 Sheet)
 - b. General Notes, Standard Abbreviations, and Legend (1 Sheet)
 - c. Existing Conditions Plan (1 Sheet)
 - d. Site Demolition Plan (1 Sheet)
 - e. Grading and Restoration Plan (1 Sheet)
 - f. Soil Erosion and Sedimentation Control Plan and Details (2 Sheets)
 - g. Soil Management Plan (1 Sheet)
 - h. Details (Up to 4 Sheets)
 - i. Abatement Drawing(s)
 - j. Building Demolition Drawing(s)

2. Demolition design deliverables will include technical specifications, drawings and contract documents to detail the specific task requirements and contractual parameters for implementation by a qualified demolition contractor. The technical design package will include base specifications which address measurement, price and payment procedures, administrative requirements including City specific requirements, control of work, health and safety, general environmental procedures, meetings, quality requirements, work summary, permit requirements, schedules, general execution requirements and contract closeout. Technical specifications will include those sections pertaining to the actual work to be conducted at the site and will generally include work area preparation and demolition.
3. Update technical plans and specifications for all project specifications based on City comments.
4. We have assumed that the City will prepare the "Front End" sections of the Project Manual (Divisions 0 and 1). Tighe & Bond will provide bidding quantities, scope of work narratives, and other relevant items to the outlined scope of work as requested by the City.

Subtask 10 Bidding Assistance

1. Prepare written responses to prospective bidder questions and issue addenda to the bid documents, if necessary.
2. Attend one pre-bid meeting hosted by the WPCA. Prepare and distribute meeting minutes.
3. Review bids for accuracy and completeness and prepare a bid tabulation spreadsheet. Identify the apparent low bidder.
4. Provide a written bid evaluation memorandum.

Project Meetings

Subtask 11 Coordination Meetings

1. Attend up to eight (8) coordination meetings with City staff and Wright-Pierce to discuss environmental, structural, geotechnical, and civil design. We have assumed that each meeting will be held virtually. We have assumed that our project management staff will attend all meetings, and various discipline representatives from HBMA, Environmental, Geotechnical, and Structural will attend at appropriate milestones.

Assumptions & Exclusions

In an effort to provide the City of Norwalk with a reasonable budget for the desired services, we have prepared a scope of services based upon our understanding of your needs. The following section describes our assumptions along with those services that were not included in the development of our budgetary estimates. If these services are required, we will modify our Task Order to meet your needs.

Assumptions

1. The City will provide free and clear access to the property, including execution of any required access agreements.

2. The sale of the property has been finalized, and all subconsultants will be able to initiate work immediately upon authorization under this Task Order with reasonable notice to the City.
3. Wetland delineation activities will be conducted when ground conditions are not frozen.
4. Soil disturbance will be less than one acre, and the project will be locally approvable; therefore, coverage under the General Permit for the Discharge of Stormwater from Construction Activities is not required.
5. In soils, groundwater, and other subsurface investigations, conditions may vary significantly between explorations and sample intervals and at locations other than where observations, exploration, and investigations have been made, including the existence or possible existence of hazardous materials substances at the site. Because of the variability of conditions and the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that may affect overall project costs and/or execution. These variable conditions, or related impacts on cost, project execution, are not the responsibility of Tighe & Bond. By authorizing Tighe & Bond to proceed with the site investigation services, the Norwalk WPCA confirms that Tighe & Bond has not created nor contributed to the presence of any existing hazardous substances or conditions at or near the site.

Exclusions

The following services are not included in the scope or budget:

1. Spill reporting or any reporting that may be required by the Release Based Cleanup Regulations (RBCRs).
2. Preparation of a detailed soil/groundwater assessment report and/or a Remedial Action Plan.
3. Underground Storage Tank (UST) closure sampling and associated documentation.
4. Additional soil or groundwater sampling or laboratory analysis beyond what is explicitly stated in the Scope of Services.
5. Preparation of a groundwater management plan or discharge permits.
6. Disposal of soil or groundwater waste generated during pre-characterization activities.
7. Construction phase services; these services may be provided under a separate Task Order if requested.
8. Hazardous Building Material (HBM) and/or PCB sampling beyond what is specifically identified in the Scope of Services.
9. Preparation of notifications or documentation for submission to the Connecticut Department of Public Health (CTDPH), Connecticut Department of Energy and Environmental Protection (CTDEEP), or the U.S. Environmental Protection Agency (EPA).
10. HBM Abatement, demolition, soil management, UST removal, site restoration, and/or any construction phase monitoring services; these services may be provided under a separate Task Order if requested.
11. Preparation of a PCB cleanup plan in accordance with 40 CFR 761, otherwise known as the Toxic Substances Control Act, or TSCA,
12. Capacity analysis of existing building members and the design of any reinforcement or repairs of members to remain.

2. Time Schedule:

Services as described in this Task Order shall begin upon notice to proceed with the execution of this Task Order. Preparation of 60% design plans and specifications will be completed within twelve weeks of receipt of the topographic survey (Task Order 2). The schedule of completion of all scope items is dependent on subconsultant availability and assumes that a qualified soil boring subcontractor is available, open and free access to the Site is granted, and absence of significant snow, ice or other limiting Site conditions. Final design plans and specifications will be completed 8 weeks after receipt of the City of Norwalk’s comments on the 60% design submission.

3. Compensation:

Services shall be provided on an hourly plus expense basis with a budget allocation of \$187,700 as detailed below. Hourly charges will be invoiced in accordance with the rate schedule in the Agreement. Outside services for retention of driller, underground surveyor, and lab fees will be invoiced at cost plus a 10% markup. If the estimated level of effort is insufficient to conduct the services described in this Task Order, we will provide an estimate of the additional effort for approval under an amendment to this Task Order. Invoicing will be in accordance with the terms of the Agreement.


Subtask	Description	Labor Effort	Subconsultants and Expenses
Subtask 1	Soil Characterization	\$17,600	\$9,100
Subtask 2	Hazardous Building Material Assessment ¹	\$6,400	\$16,800
Subtask 3	Abatement Design and OPCC	\$15,100	
Subtask 4	Building Demolition and Structural Drawings	\$16,400	\$150
Subtask 5	Geotechnical Investigation	\$14,800	\$8,900
Subtask 6	Site/Civil Design	\$20,000	\$100
Subtask 7	Local Permitting	\$10,500	
Subtask 8	Wetland Delineation ²	\$4,400	\$100
Subtask 9	Final Design	\$32,900	
Subtask 10	Bidding Assistance	\$7,300	\$250
Subtask 11	Meetings	\$6,900	
	Total	\$152,300	\$35,400

¹ Inclusive of a \$2,875 allowance for optional roof repairs by a roofing contractor, if requested by the city and deemed necessary.

² Optional task if determined necessary by the City.

Accepted by:

CITY OF NORWALK

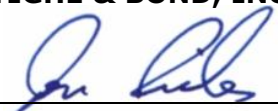


 Authorized Representative

3/10/2026

 Date

TIGHE & BOND, INC.



 Authorized Representative

March 3, 2026

 Date

Beacon Street Sanitary Sewer Replacement Project

Last Update: April 17, 2026

Key Items	Original Scope	Change Orders	Total Project	Completed	% Completed
24" PVC (LF)	1,783	0	1,783	635	36%
15" PVC (LF)	26	0	26	0	0%
6" PVC (LF)	20	0	20	0	0%
Service Laterals (EA)	16	0	16	1	6%
Sanitary Sewer Manhole (EA)	15	0	15	5	33%



NOTICE OF PROPOSED VALUE OF AN EQUIVALENT NITROGEN CREDIT FOR CALENDAR YEAR 2025

To: Connecticut Municipalities with Water Pollution Control Facilities (WPCFs)

From: Emma Cimino, Deputy Commissioner, Department of Energy and Environmental Protection

The Connecticut Department of Energy and Environmental Protection, in conjunction with the Nitrogen Credit Advisory NCAB (NCAB), has established a Nitrogen Credit Exchange Program (Exchange Program) to comply with Connecticut General Statutes (CGS) Sections 22a-521 through 22a-527, and has issued the General Permit for Nitrogen Discharges (NGP) to assist with the implementation of the Total Maximum Daily Load (TMDL) for Nitrogen in Long Island Sound.

Under the Exchange Program, a Water Pollution Control Facility (WPCF) that does not meet its Nitrogen General Permit (NGP) is required to buy credits in the amount by which it exceeded its assigned Nitrogen load, while a WPCF that meets its load, sells its excess allowance in the form of credits. The cost of a nitrogen credit, for both buyers and sellers, is calculated on an annual basis.

On March 12, 2026, pursuant to CGS Section 22a-527(b), the NCAB proposed an annual value of \$5.26 for buyers, and a value of \$0.6142 for sellers for an equivalent nitrogen credit for calendar year 2026. The value for buyers of \$5.26 was derived by dividing the total annual project cost, which is based on capital repayment of Nitrogen Removal Project loans and ongoing operation and maintenance costs at Project Facilities (\$35,787,266 as shown in Table 1 entitled "Draft Total Annual Project Cost 2025"), by the total annual nitrogen reduction at Project Facilities from the TMDL baseline (6,800,300.4 eq. lbs., as shown in Table 2 entitled "Draft Cost of Equalized Nitrogen Credits for Buyers 2025").

The cost of a seller's equivalent nitrogen credit at \$0.6142 was derived by dividing the total revenue from the buyers (\$713,320, as shown in Table 3 entitled "Nitrogen Credit Exchange Buyers and Sellers") by the sellers' equivalent nitrogen credits (3,181.91 eq. lbs./d multiplied by 365 days/year as shown in Table 3 entitled "Draft Nitrogen Credit Exchange Buyers and Sellers"). The buyers' payments are shared proportionally amongst the sellers. Per Public Act 15-38, there will be no purchase of excess credits.

For the calendar year 2025, Connecticut WPCFs discharged an annual average of 6,331 equalized pounds of nitrogen per day (eq. lbs. N/day), which is in compliance with the statewide

TMDL allocation of 9,162 eq. lbs. N/day, as shown in Table 4 entitled “Draft Total Nitrogen Balance Sheet 2025”. The steady warm and dry weather experienced in 2025, especially during the colder months in conjunction with the continuous optimization of treatment and operation at project facilities resulted in enhanced nitrogen removal.

In accordance with CGS Section 22a-527(c), the NCAB hereby gives notice of the 2025 buyer’s and seller’s credit values as noted above. As provided in CGS Section 22q-527(d), a municipality or group of municipalities have fifteen (15) business days after issuance of this notice by the Commissioner to petition the NCAB to review the proposed value of credits. Please review the data for your facility and if you have any questions or objections, please contact Iliana Raffa at 860-424-3758 or iliana.raffa@ct.gov.

Pursuant to CGS Section 22a-527(c), the Commissioner’s draft ruling shall become final if no municipality or group of municipalities petitions for a review of the proposed values within 15 business days after the issuance date of the Commissioner’s notice. **Final invoices will be issued by the Commissioner pursuant to CGS Section 22a-524(c)(1)(C) following the draft ruling becoming final. Please don’t submit payment until the facility is notified of the final value of an equivalent nitrogen credit.**

If your WPCF discharged more nitrogen than allowed by its General Permit load allocation, the Exchange Program will require payment by check, money order, or other form of payment acceptable to the Office of the State Treasurer in the full amount listed on the final invoice no later than July 31, 2026. If your WPCF performed better than its NGP limit, the Exchange Program will issue a check for the full amount shown on the final invoice to the Water Pollution Control Authority of the municipality on or after August 15, 2026.

Enclosed with this notice is the preliminary buyers and sellers table under the Exchange Program for calendar year 2025. As noted above, please don’t submit payment until notified to do so.


Emma Cimino
Deputy Commissioner

Date: March 27, 2026

e-copies:
Nisha Patel, CTDEEP
Ivonne Hall, CTDEEP
Rebecca Augur, Office of Policy and Management
William P. Brink, Stamford Water Pollution Control Authority
Joseph Megale, Greater New Haven WPCA
Kimberly Masson, Office of the State Treasurer
Thomas Tyler, The Metropolitan District Commission
Gary Zrelak, Greater New Haven WPCA

Table 3

Draft Nitrogen Credit Exchange Buyers and Sellers 2025

Selling Credits

Plant Name	Equalized Credits	Cost Eq.Lbs Credit at \$0.6141913
STAMFORD WPCF	626.00	\$140,337
NEW HAVEN EAST WPCF	516.00	\$115,677
WATERBURY WPCF	228.60	\$51,248
MERIDEN WPCF	171.50	\$38,447
NORWALK WPCF	151.00	\$33,851
MILFORD HOUSATONIC WPCF	122.61	\$27,487
BRIDGEPORT EAST WPCF	121.55	\$27,249
STRATFORD WPCF	111.22	\$24,933
TORRINGTON WPCF	108.00	\$24,211
BRIDGEPORT WEST WPCF	93.50	\$20,961
WEST HAVEN WPCF	83.40	\$18,697
GREENWICH	79.00	\$17,710
MATTABASSETT WPCF	79.00	\$17,710
FAIRFIELD WPCF	75.65	\$16,959
SOUTHINGTON WPCF	66.15	\$14,829
DANBURY WPCF	61.18	\$13,715
BRANFORD WPCF	49.80	\$11,164
NEW CANAAN WPCF	48.00	\$10,761
WESTPORT WPCF	46.75	\$10,480
NORTH HAVEN WPCF	45.60	\$10,223
MILFORD BEAVER BROOK WPCF	34.17	\$7,660
MANCHESTER WPCF	32.68	\$7,326
NAUGATUCK TREATMENT CO.	26.40	\$5,918
ENFIELD WPCF	24.32	\$5,452
CHESHIRE WPCF	15.19	\$3,405
ROCKY HILL WPCF	15.00	\$3,363
NEWTOWN WPCF	14.26	\$3,197
SIMSBURY WPCF	13.68	\$3,067
RIDGEFIELD SOUTH ST.	13.00	\$2,914
VERNON WPCF	11.78	\$2,641
MONTVILLE WPCF	10.62	\$2,381
THOMASTON WPCF	10.20	\$2,287
NEW LONDON WPCF	9.18	\$2,058
FARMINGTON WPCF	8.82	\$1,977
SEYMOUR WPCF	7.37	\$1,652
PLAINVILLE WPCF	7.02	\$1,574
WINDHAM WPCF	6.75	\$1,513
SUFFIELD WPCF	4.75	\$1,065
GLASTONBURY WPCF	4.20	\$942
EAST HARTFORD WPCF	4.18	\$937
GROTON CITY WPCF	4.14	\$928
EAST WINDSOR WPCF	3.23	\$724
WINDSOR LOCKS WPCF	2.28	\$511
PUTNAM WPCF	2.24	\$502
UCONN WPCF	1.95	\$437
GROTON TOWN WPCF	1.80	\$404
STONINGTON MYSTIC WPCF	1.26	\$282
PLAINFIELD VILLAGE WPCF	1.12	\$251
LICHFIELD WPCF	1.05	\$235
STONINGTON PAWCATUCK WPCF	1.02	\$229
PLAINFIELD NORTH WPCF	0.98	\$220
LEDYARD WPCF	0.72	\$161
NORFOLK WPCF	0.70	\$157
STAFFORD SPRINGS WPCF	0.60	\$135
BRISTOL WPCF	0.54	\$121
PORTLAND	0.20	\$45
	3181.91	\$713,320

Buying Credits

Plant Name	Equalized Credits	Cost Eq.Lbs Credit at \$5.26
NORWICH WPCF	95.76	\$183,850
WINDSOR POQUONOCK WPCF	68.59	\$131,686
WALLINGFORD WPCF	66.60	\$127,865
HARTFORD WPCF	41.40	\$79,484
SHELTON WPCF	22.11	\$42,449
EAST HAMPTON WPCF	20.00	\$38,398
BEACON FALLS WPCF	14.07	\$27,013
PLYMOUTH WPCF	13.86	\$26,610
NORTH CANAAN WPCF	5.60	\$10,751
CANTON WPCF	4.50	\$8,640
WINSTED WPCF	3.42	\$6,566
SALISBURY WPCF	3.15	\$6,048
THOMPSON WPCF	3.08	\$5,913
SOUTH WINDSOR WPCF	3.04	\$5,836
SPRAGUE WPCF	1.76	\$3,379
JEWETT CITY WPCF	1.70	\$3,264
KILLINGLY WPCF	1.54	\$2,957
STONINGTON BOROUGH	0.90	\$1,728
NEW MILFORD WPCF	0.46	\$883
DERBY WPCF	0.00	\$0
Total	371.54	\$713,320

The Self-Sufficient Program was approved under Public Act 15-38 in 2016. The program consists of the buyers purchasing the credits (371.54, equalized at \$5.26) they need to meet their General Permit with those payments (\$713,320) being shared amongst the sellers (3,181.91 equalized at \$0.6141913) proportionally. There will be no State purchase of excess credits. The 2025 year data is traded in 2026.

If the Water Pollution Control Facility discharged more nitrogen than required by its Nitrogen General Permit, the Nitrogen Exchange Program will require payment by July 31, 2026.

The Commissioner will purchase credits by August 15, 2026.

Bold = Project Facilities (is defined as any facility with a fully operational nitrogen removal system of any scale as of January 1st of the trading year).
 There is one Project Facility in 2025 (Vernon)