



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE
AGENDA
JUNE 3, 2026, 7:00 PM
BY HYBRID VIA ZOOM**

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: Colin Hosten, Chair; Brian Bailey; Vice Chair; Nicole' Eaddy; Jan Degenstein; Johan Lopez; Duane Wiggins

OTHERS: Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Buildings and Facilities Manager; Neil Rennie, Building Management; William Hodel, Director of Facilities & Maintenance, NPS, David Westmoreland, Historical Commission; James Giuliano, Construction Solutions Group

I. CALL TO ORDER

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

II. ROLL CALL

Mr. Hosten called the roll, and all those listed in the attendance were present.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: May 6, 2026

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

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

IV. PUBLIC PARTICIPATION

Diane Lauricella- Gregory Blvd.

Ms. Lauricella said that Wolfpit School is in the sun for most of the day and asked what kind of reconnaissance had been conducted. As she stated in the past, there is a group called New England Energy Partnership that offers a program called zero energy schools. She asked whether that program has been used at Wolfpit School. She also asked whether the electrical upgrades are solely for the air conditioning and whether solar or battery-powered packs have been considered to help run some of the utilities in the schools.

VI. OLD BUSINESS

There was no old business discussed this evening.

V. NEW BUSINESS

A. 1. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE AN AGREEMENT WITH OLYMPUS CONSTRUCTION FOR PROJECT #4513- WOLFPIT ELEMENTARY SCHOOL AIR CONDITIONING AND ELECTRICAL UPGRADES FOR A TOTAL NOT TO EXCEED \$676,000.00. FUNDS ARE AVAILABLE IN ACCT. 09235010 5777 CO652, 09245010 5777 CO652 AND 09255010 5777 CO652.

**** MR. DEGENSHEIN MOVED TO APPROVE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

2. AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL OF \$67,600.00. FUNDS ARE AVAILABLE IN ACCT. 09255010 5777 CO652.

**** MR. DEGENSHEIN MOVED TO APPROVE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

B. 1. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE AN AGREEMENT WITH TITAN ENTERPRISES FOR PROJECT #4497- SMITH STREET JAIL RENOVATION FOR THE INTERIOR RESTORATION FOR A TOTAL NOT TO EXCEED \$478,000.00. FUNDS ARE AVAILABLE IN CAPITAL ACCOUNTS 0919/0922/0925/0926 6310 5777 C0430 SMITH STREET BUILDINGS, AND ADA ACCESS MILL HILL MASTER PLAN ACCOUNTS 0921/0922/0924 6310 5777 C0521.

**** MS. EADDY MOVED TO APPROVE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

2. AUTHORIZE THE BUILDING MANAGEMENT DEPARTMENT TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL OF \$47,800.00. FUNDS ARE AVAILABLE IN ACCOUNTS 0919/0922/0925/0926 6310 5777 C0430 SMITH STREET BUILDINGS AND ADA ACCESS MILL HILL MASTER PLAN 0921/0922/0924/6310 5777 C0521.

**** MS. EADDY MOVED TO APPROVE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

C. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO RAPTOR TECHNOLOGIES, LLC TO PROVIDE AN ANNUAL EMERGENCY/SECURITY MANAGEMENT SOFTWARE SUBSCRIPTION FOR CITY HALL FOR AN INITIAL FEE IN THE AMOUNT OF \$1,497.50 AND AN ANNUAL COST IN THE AMOUNT OF \$1,417.50 UNDER THE TIPS COOPERATIVE ASSOCIATION CONTRACT. FUNDS AVAILABLE FROM ACCOUNT # 014075 5296.

- ** MR. BAILEY MOVED TO APPROVE THE ITEM.**
- ** THE MOTION PASSED UNANIMOUSLY.**

D. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO UNIVERSAL BUILDING SERVICES, LLC FOR PROJECT #4492-BURNER CLEANING, EMERGENCY & REPAIR SERVICE AT VARIOUS NORWALK LOCATIONS. THE AGREEMENT INCLUDES A 3-YEAR INITIAL TERM FOR \$87,081.00, WITH TWO ONE-YEAR OPTIONS FOR \$31,934.00 IN FY 2029-2030 AND \$31,934.00 IN FY 2030-2031. ACCOUNT #'S: 014073 5298/014079 5298/013059 5298/014072 5298/013055 5298/016210 5298/016220 5298/014078 5298/ 014081 5298/014082 5298/014083 5298/014084 5298/014093 5298/016300 5298/014086 5298

- ** MR. BAILEY MOVED TO APPROVE THE ITEM.**
- ** THE MOTION PASSED UNANIMOUSLY.**

VI. DISCUSSION

A. NORWALK PUBLIC SCHOOLS CONSTRUCTION PROJECT UPDATES

Mr. Giuliano provided an update on the school construction projects and the HVAC projects.

VII. ADJOURNMENT

- ** MR. DEGENSHEIN MOVED TO ADJOURN.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Dilene Byrd