



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE
AGENDA
OCTOBER 1, 2025, 7:00 PM
BY HYBRID VIA ZOOM**

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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; James Frayer; Heather Dunn

OTHERS: Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Buildings and Facilities Manager; Michael Losasso, Antinozzi Associates; Sandra Faoies, Deputy Superintendent of Business and Operations, Norwalk Board of Education

I. CALL TO ORDER

Ms. Smyth called the meeting to order at 7:01 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: September 3, 2025

Under the attendance, add Ms. Dunn as being present.

**** MS. DUNN MOVED TO APPROVE THE MINUTES AS AMENDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

IV. PUBLIC PARTICIPATION

There was no public participation this evening.

V. OLD BUSINESS

There was no old business discussed this evening.

VI. NEW BUSINESS

- A. **1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT WITH THYSSENKRUPP ELEVATOR CORPORATION (TKE) FOR THE NORWALK MAIN LIBRARY ELEVATOR UPGRADE AND MODIFICATION PROJECT FOR A TOTAL NOT TO EXCEED \$171,033.32. ACCOUNT# 09267100 5777 C0119.**

Mr. Lo stated that over the past few years, discussions have been held regarding a new library project, with the idea that the elevator upgrade would be undertaken simultaneously. However, a full plan has not been developed, nor has funding been allocated. Nevertheless, building management believes it is important to upgrade the elevator. The current elevator is now in need of mechanical upgrades, aesthetic improvements, and modifications to support ADA compliance. The total cost will be \$170,000, and we have been working with the purchasing agent to finalize the proposals. We have decided to retain the current service provider, allowing the improvements to be managed and completed by the same company.

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

**** THE MOTION PASSED UNANIMOUSLY.**

AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO EXECUTE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$17,103.33 ACCOUNT # 09267100 5777 C0119.

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

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Frayer moved the item for discussion

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH SEAMAN CONSTRUCTION INC., FOR SNOW REMOVAL & ICE CONTROL SERVICES AT THE NORWALK POLICE HEADQUARTERS PARKING LOTS, 3 BELDEN AVENUE, AND THE BEN FRANKLIN CENTER. THE AGREEMENT WILL BE FOR THREE (3) YEARS WITH TWO (2) OPTIONAL YEARS BEGINNING NOVEMBER 1, 2025. ACCOUNTS #013055 5298, 014088 5298, AND 014074-5298

Mr. Lo said the parks department clears the snow from the sidewalks at the schools, but there are a lot more sidewalks at the police department and the library, so snow removal services were contracted out. It also requires a lot of maneuvering to plow the police department parking lot due to the cars, which necessitates the use of a smaller plow truck.

Ms. Smyth said the amount was not included in the authorization, but it was \$908.00, and asked if that was the annual amount. Mr. Lo said, "No, it is not, and it is based on accumulation, and that is the cost for two inches of snow."

Ms. Dunn asked if there is a cap. Mr. Lo said “No,” and it is based on weather conditions. However, over the past few years, the snowstorms have not been significant. He will email the committee members with the amount that has been budgeted each year.

**** MR. FRAYER MOVED TO AMEND THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH SEAMAN CONSTRUCTION INC., FOR SNOW REMOVAL & ICE CONTROL SERVICES AT THE NORWALK POLICE HEADQUARTERS PARKING LOTS, 3 BELDEN AVENUE, AND THE BEN FRANKLIN CENTER. THE AGREEMENT BEGINS 2025-26 FY FOR THREE (3) YEARS WITH AN OPTION OF TWO ADDITIONAL YEARS, INCLUDING A 2% INCREASE ANNUALLY FOR A TOTAL NOT TO EXCEED \$32,000/YR. ACCOUNTS #013055 5298, 014088 5298, 014074 5298.

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

**** THE MOTION PASSED UNANIMOUSLY.**

VII. DISCUSSION

A. NORWALK PUBLIC SCHOOLS CONSTRUCTION PROJECT UPDATES

Mr. Lo provided an update on Norwalk High School, stating that the project is ongoing and is progressing on schedule for occupancy in the fall of 2027. The steel erection was completed over a month ago, and the exterior wall, brickwork, and windows are now being installed. Finally, they are looking to secure the remaining amount required for this project, so a discussion about that will take place in the near future. Once the construction of the new building is completed, the existing building will be demolished, and the athletic facilities will be constructed.

Mr. Lo provided an update on the South Norwalk School, stating that the project has been completed and a ribbon-cutting ceremony was held this month. Overall, the project worked out very well, and there were no significant issues except for the typical punch list items that will be completed after school hours or on weekends over the next couple of months.

Mr. Lo provided an update on the HVAC upgrades, stating that the most critical at this stage are Rowayton and Silvermine Schools, as they are replacing the boilers at these two locations. The scheduled completion date is October 15th and is on schedule. The rooftop replacement HVAC unit project at Brookside School is 95% complete and is expected to be finished over the next couple of weeks. As a result, there will be no additional cost to rent a temporary chiller.

Mr. Lo stated that the new chiller at Brien McMahon High School will be installed in the loading dock area, which is why the two underground oil tanks had to be removed. Contamination was found, so they are seeking an environmental consultant and remediation contractor to address those spills. The goal is to have the site prepped and to have ordered the chiller, which is scheduled to be delivered between February and March. The goal is to have it operational by summer.

Mr. Lo said the projects at Naramake and Rowayton School are continuing and will be completed by the end of next year.

Mr. Lo said the project at Marvin School is more complicated, as the bids came in very high last May, but there was not a lot of bidding activity, so they decided to postpone the project and are now at the point of going out to bid and going through the approval process to order the equipment to have it ready for installation next summer.

Mr. Lo said the West Rocks School project will be presented, which was presented to the Facilities Committee for the Board of Education last night, and will be presented to this committee for transparency. Through conversations over the past few years, it was questioned how the city could afford to build new schools and undertake major renovations financially. It has been determined, through collaboration with the finance committee and the finance department, that the city can reasonably afford to undertake a major school project every three years. If this project is in the best interest of the city and the board of education, a capital budget request would need to be submitted in December to initiate the process, allowing them to submit it to the state for project approval and secure reimbursement.

Ms. Faoies stated that they are often asked how the decision is made regarding which school to choose, and that a comprehensive study was conducted in 2021, which can be found on their website. The study tiered the schools and prioritized them based on the most expensive repairs that needed to be made and could not be deferred much longer. West Rocks School was chosen next on the list.

Mr. Losasso presented the conceptual design for the West Rocks School project and stated that once the new building is developed and the existing school is removed, the balance of the site will be redeveloped to accommodate the replacement of the new athletic field and a new multi-purpose field.

Ms. Smyth said she knows there have been two items of concern to the public, one regarding the drainage issues in the back field area, and asked Mr. Losasso to address that. Mr. Losasso stated that, in the case of any school property, they are statutorily required to prevent the discharge of stormwater from the site. As part of the development of this particular site, they would implement storm water management, which would include forms of either retention or detention, which is essentially below-grade storage that allows water to leach back into the ground and has the capacity to hold large storm events and manage its dispersal in a way that doesn't overcharge the storm system or overflow into adjacent properties. There are also several construction techniques that can be employed to enhance soil bearing capacity, as well as implement various types of protection to prevent moisture infiltration into the lower level.

Ms. Smyth expressed another concern of the public, stating that the new school would be built on the current field, and asked Mr. Losasso to address the timing. Mr. Lo said that Norwalk High Soccer is played on those fields in the fall semester, and that school is scheduled to open in the fall of 2027, so Norwalk High School will still be using the soccer field, which is why the strategy is to begin working on the project in the spring of 2028. Therefore, this field can be removed from circulation. The project is anticipated to take two years to complete, so the opening is expected to be in the fall of 2030.

Ms. Eaddy asked if there would be solar on the school, and what type of field they would be. Mr. Lo said that this committee and the city plan to install solar panels on every school building. At the South Norwalk School, it was a challenge because it is served by SNEW, a municipal utility company, and its financials are significantly different, making it difficult to align the numbers, especially now that the federal tax credit is no longer available. He said that, as far as the field is concerned, they are still considering artificial turf. For the high school, they have met with four different manufacturers and discussed environmental concerns, and can obtain all the necessary documentation to confirm that the chemicals they previously used are no longer in use. The desire to use artificial turf is partially because Norwalk is an urban city, and turf fields provide the option for continuous play.

Ms. Dunn said she has a significant issue with the sighting, which is densely populated with condominiums, due to concerns from her constituents regarding runoff and

disruption. She does not know why a building will be pushed up against a very densely populated area without the buffer of the fields. Ms. Smyth said that DPW will be very much involved in this, and there will need to be a lot of communication and engagement with the people who live there. Ms. Dunn said the residents in the area already have a lack of trust with the city overall due to the flooding issues being handled and what they were put through during the field construction, and she is personally not in favor of the new site plan. Ms. Smyth said she knows there were some issues but it is her understanding that the runoff issues were addressed and she has not heard any recent complaints, but as previously stated the requirements this will truly be an opportunity to address the drainage problems there and make things better for those who live there, but with that being said they are going to have an entire school where they currently have a field so she thinks upfront engagement with the community will be really important. Mr. Frayer said there will be better drainage with increased pervious surface, and it sounds like this will be an improvement to what is currently there.

Mr. Lo said he will be sending an invitation to the full Common Council to a meeting that is scheduled for next Tuesday, October 7, 2025, at 7:00 PM at West Rocks Middle School. Ms. Dunn requested that the invitation be sent to the presidents of the three condo associations on Aiken Street so they can express any concerns they may have.

VIII. ADJOURNMENT

**** MS. EADDY MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Dilene Byrd