



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

**NOVEMBER 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.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ACCEPTANCE OF MINUTES**
 - A. Regular Meeting: 10-1-25**
- IV. PUBLIC PARTICIPATION**
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
 - A. Consider the request by the Library Board of Directors for the naming of the History room at Belden Library in Honor of Ralph C. Bloom and to schedule a public hearing.**

- B. Authorize the Purchasing Agent to issue a Purchase Order to Ring's End Inc. as the sole source provider for the purchase of the replacement doors and hardware for the Norwalk Concert Hall for a total not to exceed \$89,640.00. Funds are available from the following accounts 0923/25 5777 C0439, 0920/21/23 5777 C0536.**
- C. Authorize Mayor Harry W. Rilling to execute an amended license agreement with The Fairfield County Makers' Guild for the use of an additional 528 sq. ft. at 3 Belden Avenue, at a licensing fee of \$4.50 per square foot, for a revised rental payment of \$5,940 per year or \$1,485 per quarter.**
- D. RESOLVED, that the Norwalk Land Use & Building Management Committee is hereby established as the building committee with regard to the Columbus School at 46 Concord Underground Storage Tank Removal Project.**

RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Columbus School at 46 Concord Underground Storage Tank Removal Project.

RESOLVED, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Columbus School at 46 Concord Underground Oil Tank Removal Project.

- E. RESOLVED, that the Norwalk Land Use & Building Management Committee is hereby established as the building committee with regard to the Nathan Hale Middle School, Asbestos Abatement Project.**

RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Nathan Hale Middle School, Asbestos Abatement project.

RESOLVED, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Nathan Hale Middle School, Asbestos Abatement project.

- F. Authorize the Purchasing Agent to issue a Purchase Order to Red Thread for \$377,540.44 plus a contingency in the amount of \$8,000.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center.
Account #09256030 5777 C0719, 09247100 5779 G0050**

**Authorize the Purchasing Agent to execute a Purchase Order to Total Fitness Equipment for \$59,932.50 plus a contingency in the amount of \$5,000.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center.
Account #09256030 5777 C0719, 09247100 5779 G0050**

**Authorize the Purchasing Agent to execute a Purchase Order to Audio Visual Technology for \$5,141.00 plus a contingency in the amount of \$1,000.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center.
Account #09256030 5777 C0719, 09247100 5779 G0050**

Authorize the Purchasing Agent to execute a Purchase Order to Hertz Furniture for \$2,526.68 plus a contingency in the amount of \$750.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center.
Account #09256030 5777 C0719, 09247100 5779 G0050

- G. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with O’Riordan Migani Architects LLC for architectural services for the Calf Pasture Beach Camp renovation project for a total not to exceed \$119,480.00. Acct. # 09263110-5777-C0365.

Authorize architectural design contingency with O’Riordan Migani Architects LLC for the Calf Pasture Beach Camp renovation project for a total not to exceed \$11,948.00 - Acct. # 09263110-5777-C0365.

- H. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with A.V. Tuchy, Inc. as the Construction Manager (CM) for the Westport Avenue Fire Station (Station #4) Renovation and Expansion Project. Terms of the agreement shall include the following:

- a. Pre-construction Phase Services (including reimbursable allowance) \$12,000.00
 - b. CM Fees (% of total trade bids) - 5%
 - c. CM Contingency (% of total trade bids) – 6%
- Following the bidding process, final contract (GMP) will be submitted to the Common Council for approval.
Acct. # 09263110-5777-C0728.

- I. Authorize the Mayor, Harry W. Rilling, to execute the Guaranteed Maximum Price (GMP) Amendment with Newfield Construction Group, LLC for the Marvin Elementary School HVAC improvement project in the amount of \$2,981,136.00. Funds are available in Acct. #09245010 5777 C0841.

Authorize the Office of Building Management to issue Change Order on Contract for a total not to exceed \$298,113.00.
Funds are available in Acct. #09245010 5777 C0841.

VII. DISCUSSION

- A. Monthly School Construction Project Update

VIII. ADJOURNMENT