



SPECIAL MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

**JANUARY 7, 2025, 6:00 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. PUBLIC HEARING

A. Parking Authority leasing of SoNo train station to SoNo Brewing Company

- 1. Authorize the leasing of approx. 1059± sq. ft. of space at the South Norwalk Train Station (inbound side) to SoNo Brewing Company for a term of 10 years with three (3) lessee options to extend the term for consecutive (5) years period each, rent to be negotiated and approved by the Norwalk Parking Authority.**

III. ROLL CALL

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: December 4, 2024

V. PUBLIC PARTICIPATION

VI. OLD BUSINESS

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VII. NEW BUSINESS

A. Review Final GMP for the Norwalk Community Recreation Center and refer the following to the Common Council for action:

- 1. Authorize the Mayor, Harry W. Rilling, to execute a Final Guaranteed Maximum Price (GMP) Amendment Two to Newfield Construction Group, LLC's contract for the new Norwalk Community Recreation Center at 98 South Main Street for a total not to exceed \$4,645,770.00. Terms of the Agreement shall include the following:**

- Total Trade costs - \$3,570,686.00**
- CM Fixed Fees at 1.95% for \$264,260.00**
- CM Contingency at 1.5% for \$192,581.00 (balance revert to the City at project completion)**
- General Conditions fee - \$618,243.00**

Funds are available from accounts:

134030 5796 ABL01 – ARPA funds -for Community Rec Center

140000 5796 ACMF3 – ARPA funds for 98 South Main Street Comm. Rec. Center

510000 5796 GGP02 – GGP funds for Comm. Rec. Center

09191340 5796 C0634 – GGP funds for Comm. Rec. Center

09256030 5777 C0719 – Capital Budget funds for 98 S. Main Comm. Center

Acct. TBD - 2025 Special Capital Budget Appropriation

09247199 5799 G0050 – State DECD

09247100 5779 G0050 - HUD

B. Review GMP Amendment for Cranbury Park/Gallaher Mansion improvement project and refer the following action to the Common Council:

- 1. Authorize the Mayor, Harry W. Rilling, to execute a Guaranteed Maximum Price (GMP) Amendment to the Downes Construction Company, LLC's Construction Manager (CM) contract for the Cranbury Park/Gallaher Mansion Improvement Project for a total amount not to exceed \$4,173,342.00. Terms of the agreement shall include:**

- Total Trade costs - \$3,298.884.00**
- CM Fixed Fees at 2.5% for \$102,991.00**

- **CM Contingency at 3% for \$121,554.00 (balance revert to the City at project completion)**
- **General Conditions fee - \$649,914.00.**

Funds for this agreement are available from the State DECD grant. Acct #09236030 5782 C0831

C. Board of Education Building Management System for the Kendall School

- 1. Authorize the City's Purchasing Agent to execute a Sole Source Agreement with Connecticut Temperature Controls, LLC for the Kendall School building management system for a total not to exceed \$94,127.00. Funding is available in the following account: Acct. #09255010 5777 C0721**

D. Building Management - LED Retrofit lighting projects at various locations:

- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at City Hall for a total not to exceed \$199,102.56.**
 - b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the City Hall LED Lighting Retrofit Improvements project.**
- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at the Norwalk Health Department for a total not to exceed \$35,622.16.**
 - b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the Norwalk Health Department LED Lighting Retrofit Improvements project.**
- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at the Nathaniel Ely Center for a total not to exceed \$60,493.39.**
 - b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the Nathaniel Ely Center LED Lighting Retrofit Improvements project.**
- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at Roosevelt Center for a total not to exceed \$41,548.66.**
 - b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the Roosevelt Senior Center LED Lighting Retrofit Improvements project.**

E. South Norwalk School- Review bid recommendation for furniture purchase and refer recommendation to the Common Council for action:

- a. Authorize the Purchasing Agent to issue a Purchase Order to W.B. Mason Co. Inc. for various furniture items for the South Norwalk Elementary School for a total sum of**

\$1,108,466. Funds are available in Acct. #0922 5010 5777 C0808.

b. Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed \$100,000.

VIII. DISCUSSION

A. Board of Education Monthly Project Updates

IX. ADJOURNMENT