



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE
AGENDA
NOVEMBER 5, 2025, 7:00 PM
BY HYBRID VIA ZOOM**

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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; Nicol Ayers; Heather Dunn (arrived at 7:02 PM); Darlene Young (arrived at 7:25 PM)

OTHERS: Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Buildings and Facilities Manager; Neil Rennie, Building Management; Alex Knopp;

Moina Noor; Patsy Brescia; James Giuliano, Construction Solutions Group, Bill Hodel

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: October 1, 2025

**** MS. EADDY MOVED TO APPROVE THE MINUTES AS SUBMITTED.
** THE MOTION PASSED UNANIMOUSLY.**

IV. PUBLIC PARTICIPATION

Diane Lauricella- 21 Little Fox Lane

Ms. Lauricella congratulated all those who ran and those who won the election.

Ms. Lauricella commented on policy decisions regarding the removal of underground fuel tanks. Columbus School has one that has come to her attention, and she asked how many more are still in the public system. There is a significant risk in waiting 30 years before an underground fuel tank is removed, even though that is the deadline the State of Connecticut gives. They are ticking time bombs, and they asked if they can be removed before the 30-year deadline.

Ms. Lauricella commented on the recreation center at Calf Pasture Beach related to the policy of designing projects without first assessing whether they can be built as net-zero energy public buildings, as well as to clean energy. She said the city could do better with our policy of clean energy adoption up front when a building is being designed. She asked why the roof at the Recreation and Parks center, which has a new roof, does not have solar to reduce the electricity costs.

V. OLD BUSINESS

There was no old business discussed this evening.

VI. NEW BUSINESS

A. CONSIDER THE REQUEST BY THE LIBRARY BOARD OF DIRECTORS OF NAMING THE HISTORY ROOM AT BELDEN LIBRARY IN HONOR OF RALPH C. BLOOM AND TO SCHEDULE A PUBLIC HEARING.

Ms. Noor stated that she is the Director of the Norwalk Library Board and that she had submitted a letter to the Land Use Committee on why the Library Board of Directors requests that the naming of the history room at the Belden Avenue Library in honor of Ralph C. Bloom to the full Common Council. This honor would recognize Mr. Bloom's foundational role in establishing and maintaining the history room and acknowledge his nearly 40 years of service as Norwalk's official city historian. It would also celebrate his extensive contributions through scholarship, museum administration, and preservation advocacy. Mr. Bloom's hard work has profoundly enriched our community. The history room he founded ensures that Norwalk's past remains a living resource for its future and will benefit our city for generations to come. She thanked the committee for its consideration of this request.

Mr. Knopp stated that Mr. Bloom has made tremendous contributions to the Norwalk Public Library system in addition to his contributions to the preservation and education of Norwalk's history for many years. He also organized free book giveaways, which allowed over 30,000 books to be distributed free to patrons of the library so in addition to his unique role as a guardian of Norwalk's history, he has also played a very important role strengthen and enhancing the role of the library in our community and urged the committee move this matter to a public hearing and support naming the history room after Ralph Bloom.

Ms. Brescia stated that she is the Vice Chair of the Library Board and that, in addition to what Mr. Bloom has done at the library, he helped move the city's archives there. She said it would be most appropriate to move this forward as quickly as possible. She said that Mr. Bloom was instrumental in helping preserve the WPA paintings around City Hall, which are well known for having one of the best collections in the country.

Ms. Smyth said Mr. Bloom's contribution has been profound and extensive to Norwalk and thanked the Library Board for coming forward with this request.

Ms. Ayers asked what process, if any, the library uses to vet the names of individuals brought forth in our community. Ms. Noor said that since the ordinance change, this is the first request for naming a space, and the library board voted unanimously on the resolution.

Ms. Dunn stated that this is an amazing thing for Mr. Bloom and that he has done an amazing thing for the city and requested that the stack of index cards with everything on them to be made part of the library. She said that she is absolutely in favor of moving this request forward.

Mr. Frayer stated that Mr. Bloom epitomized Norwalk's history, was the source for everything there was to know, and that, because of his efforts, the library's history is one of the finest research facilities available in Fairfield County and maybe even in Connecticut, and he can't think of a way to better celebrate his life, to put his name on the history room at the library.

Ms. Noor said that in her conversations with Mr. Bloom, he did not want the history room called the Ralph Bloom History Room because that would imply it is his history. He wants it to be named the Norwalk History Room, established by Ralph Bloom.

**** MS. DUNN MOVED TO APPROVE SCHEDULING A PUBLIC HEARING AT THE NEXT LAND USE COMMITTEE MEETING TO BE HELD ON DECEMBER 3, 2025, AT 7:00 PM.
** THE MOTION PASSED UNANIMOUSLY.**

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.

Mr. Rennie provided an overview of the project and said it had gone out to bid some time ago, but the bids came in high at \$187,000, which was well over the budget but through Rings End were able to source the doors and hardware to be installed at a later date, which they think could be done at approximately \$40,000 less than the bid amount.

Ms. Dunn asked if there is an ADA Component. Ms. Rennie said, "Yes," and that the doors will have a door assist.

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

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.

Mr. Rennie said that the Makers Guild has requested an expansion of its footprint. Economic Development, along with Redevelopment, has recently moved out of some offices, so there is space for expansion, and we are hoping to accommodate that request.

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

**** THE MOTION PASSED UNANIMOUSLY.**

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.

Mr. Hodel provided a background and said six years ago there were 21 underground oil storage tanks in the district, and today there are five. This is a continuation of this project. Two of the 16 tanks removed had contaminated soil, which was not from a leaking tank, so not every tank removed was leaking. The contaminated soil was due to a historical leak prior to the tank

removal. He said that of the 16 tanks removed, five had had their boilers converted from oil to gas, and Eversource installed the infrastructure at no cost.

Mr. Hodel said this request is to remove the underground oil storage tank at Columbus School, located at 46 Concord Street, and they plan to apply for a state grant, for which they would receive 60% reimbursement. A building committee will be formed to review the bids and specifications.

Mr. Lo noted that two of the existing underground oil storage tanks at Norwalk High School will be removed as part of the project. The only other underground storage tank is at the main library, which has a monitoring device to detect potential fuel leakage.

Ms. Young asked how long it would take to remove the tank. Mr. Hodel said that once all approvals are received, the tank will be removed in only one day, and they plan to have it removed over the summer, when school is not in session.

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

**** THE MOTION PASSED UNANIMOUSLY.**

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.

Mr. Hodel said they will also be applying for a grant for this project and need to meet the first three criteria noted earlier. He noted that the floor tiles at Fox Run Elementary School were abated last summer and that a number of tasks have been completed as part of an asbestos management plan, which is filed with the state and updated every 3 years. There are

approximately 6 projects left to complete, and it is noted that the asbestos is not airborne but still needs to be removed under the asbestos management program.

Mr. Frayer asked whether it was possible to complete the entire project this summer rather than split it over two summers. Mr. Hodel said the way they have been doing the projects in the past is that if it were an elementary school, it is done in one summer, middle schools are done in two summers, due to all of the obstacles that are in the way and don't want to take the chance of the school not being ready by the first day of school. Mr. Frayer asked whether that would increase the price. Mr. Hodel said the cost for the two years of the project is included in the bid price. Ms. Smyth said the asbestos removal is a major undertaking, and the risk of not being able to let the teachers and kids into the classroom at the start of school is a major concern. Mr. Frayer said it may not be feasible, but someone should research the possibility, including the cost and the savings. Ms. Smyth requested that Mr. Frayer follow up with Mr. Hodel offline.

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

**** THE MOTION PASSED WITH (4) FOUR IN FAVOR AND (1) OPPOSED- MR. FRAYER.**

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

Mr. Lo noted that the Norwalk Community Recreation Center is moving along well and is scheduled to be completed in March, but Eversource may need to install a new gas line main in the street. But they will not be able to install it until the spring; however, they will allow using the existing gas line to provide minimal heat.

Ms. Acquarulo said they were fortunate to find state contract pricing and these items include the purchase of some of the equipment for the YMCA as well.

Mr. Stowers said they are fortunate to be able to open these community recreation centers with almost all the furnishings needed, and staff have worked closely with the consultant on the furniture and exercise equipment.

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

**** THE MOTION PASSED UNANIMOUSLY.**

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.

Mr. Hughes said a few years ago, a summer camp was started at Calf Pasture Beach, which is very popular with kids. However, some kids had to be turned away because there was not enough space. The beach buildings are old and not suitable for a summer camp. When there was inclement weather, all the kids had to be taken to Marvin School because there weren't enough covered areas at the beach. The request is to renovate an existing building and include installing roof covering, creating usable play spaces, a classroom, and a learning center. There are also currently unusable bathrooms in the building, which will be updated. In 2023, a conceptual plan for this project was prepared and presented for \$1.7 million in capital funding. We were awarded \$1.2 million, so we are confident that some work will be needed to design a building within the budget.

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

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.**

Ms. Acquarulo provided an overview of the project and said a bid for construction management had gone out, and A.V. Tuchy was the lowest bidder.

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

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.**

Mr. Lo said they had gone to the state for approval for the HVAC projects at six schools and had contracted five of them and bid out the HVAC project for Marvin School earlier this year, but the

prices came back very high, and they decided to rescope the project and rebid it, which has recently come back and is now within budget. The goal is to get committee and Common Council approval now and sign the contract with Newfield Construction. Thereafter, will authorize them to sign with the mechanical contractor so the equipment can be ordered in time for installation next summer.

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

**** THE MOTION PASSED UNANIMOUSLY.**

VII. DISCUSSION

A. NORWALK PUBLIC SCHOOLS CONSTRUCTION PROJECT UPDATES

Mr. Giuliano provided an update on the school construction projects, stating that the South Norwalk School project is complete and occupied. There are a few minor outstanding items that will be completed by this December, and then we will work on the financial close-out of the project with the construction manager and the State of Connecticut. He said they are also working with Facilities to ensure they are happy with how the building has been turned over to them and that it is operating as it should.

Mr. Giuliano provided an update and provided photos on the Norwalk High School project. It is a big project, so there aren't many changes on a monthly basis, but one of the unique things about this project is that, because it is so big, they are able to work on finishes and interiors in one section of the building while the other section of the building remains wide open.

Mr. Giuliano provided an update on the HVAC projects and said that all nine rooftop units have been installed at Brookside School, and closeout documentation is underway. A walkthrough was held last week for the engineer and the contractor to review the installation and operation of the rooftop units. The engineer had some minor comments that the contractor is working on correcting.

The new boiler has been installed at Rowayton School, and the startup took place on October 10th. The chimney has been repointed and relined, and they are still working in the boiler room on minor punch-list items.

The chiller pad at Brien McMahon High School is being slightly redesigned, but the plans are to finish it up in the very near future, and it will not affect the schedule.

The new boilers and condensers at Silvermine School have been installed, and boiler start-up was on October 13th, but some control work will need to be done throughout the building. The contractor is in the process of turning over the controls to the city.

The logistics plans for work during the school year at Naramake School are in progress, and the office trailer is on-site. The equipment trailer is scheduled to be delivered

Mr. Giuliano said, as mentioned earlier, the rebid for the project at Marvin School was successful, and the work will start shortly.

VIII. ADJOURNMENT

**** MS. AYERS MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Dilene Byrd