



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA
DECEMBER 3, 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.



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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; Heather Dunn

OTHERS: Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Buildings and Facilities Manager; Alex Knopp; Moina Noor; Patsy Brescia; Henry Boers, Construction Solutions Group

**I. HEARING ON THE PROPOSED NAMING OF A ROOM IN THE NORWALK LIBRARY
TO BE "THE NORWALK HISTORY ROOM/ESTABLISHED BY RALPH C. BLOOM, 1972"**

Isabelle Bullen- 5 Napa Drive, Westport, CT.

Ms. Bullen stated that she is not a Norwalk resident, but from 1990 to 2006, she worked as Catalog Librarian at the Norwalk Public Library on Belden Avenue.

Ever since retiring in 2006, she has been a volunteer at the Norwalk Library, the last 11 years in the Norwalk History Room. I was also a volunteer in the Norwalk Museum archives from 2006 until 2012, when the Norwalk Museum closed. I realized then what a treasury of Norwalk history there was in the collection of manuscripts, books, maps, newspapers, photographs, etc., in those archives.

Those archives, as well as the Norwalk Museum itself, were created largely through the efforts of Ralph Bloom. When the Museum opened in 1972, Ralph Bloom became the Curator, a position he kept until he retired in 1999. After retiring, he remained active in promoting Norwalk's history. He also became a volunteer at the Norwalk Public Library, where I got to know him. He was in charge of the Library's very successful book sales.

In 2012, the City of Norwalk decided, for financial reasons, to close the Norwalk Museum. It was decided that the physical artifacts in the Museum would go to the Norwalk Historical Society, and that the archives would be moved to the Norwalk Library building on Belden Avenue. It was Ralph Bloom, familiar both with the archives and with the Library, who realized that it would be possible to fit the archives into the Library's lower level, and he arranged for that to be done.

The Norwalk History Room was opened in 2013. Since then, the History Room has been a vital source of information for those interested in Norwalk's history, with staff answering requests not only from local residents but also from across the United States and Canada.

From 1972 until the present, Ralph Bloom has worked to preserve this treasury of Norwalk's history and make it available to others. The Norwalk History Room and its archives would not exist without Ralph's efforts. Attaching his name to that of the Norwalk History Room would only be fitting, considering all he has done to collect and conserve the record of Norwalk's long and colorful history.

Moina Noor- 15 Pequot Drive

Ms. Noor stated that she is the President of the Norwalk Library Board. At their October 9th meeting, the Library Board of Directors unanimously voted to approve the following resolution that Mr. Alex Knopp put forth:

Resolved, that the Board of Directors of the Norwalk Public Library request that the Norwalk Common Council name the Norwalk Public Library's History Room at one Belden Avenue in honor of Ralph C. Bloom, a living person pursuant to section 271 of the Norwalk City Code in recognition of his significant contributions to the Norwalk Public Library's and the Norwalk community for preserving and celebrating the history of the City of Norwalk.

The Library Board of Directors respectfully requests that the Common Council name the history room at One Belden Avenue as the Norwalk History Room established by Ralph C. Bloom in 1972. 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. Until this year, Mr. Bloom served on the Norwalk Library Board and as an active volunteer at the Norwalk Library. Mr. Bloom's life's work profoundly enriched our community. The history room he founded endows that Norwalk's past remains a living resource for its future and will benefit our city for generations to come.

Alex Knopp

Mr. Knopp stated that he supports the board's request to name the history room after Ralph Bloom. He has had the pleasure of working with Mr. Bloom for 30 years as a legislator, mayor, and president of the Library Board, and, most recently, as a board member. He provided examples of what the history room means to the community. The history room has been a tremendous asset in creating a sense of community and moving it forward. Until last year, Mr Bloom headed up the Friends of Norwalk Library. In that role, he organized the book sale and set up a free book distribution at the library, which still exists today and has distributed over 60,000 books to Norwalk residents and raised money to purchase items like the book van.

Patsy Brescia

Ms. Brescia also supports the library board's request. She said that she has known Mr. Bloom for over 50 years, has watched his incredible love and admiration for Norwalk, and has taken on the chore of preserving its history for the rest of us as we move forward through the decades to come. She said she also served on the mayoral committee when the decision was made to move the city's archives and was a strong supporter of moving the archives to the library, knowing that Mr. Bloom would be the person caring for all those documents and history with the love and care he always shows. She hopes the committee finds this a wonderful thing to do for Norwalk, especially for Mr. Bloom.

Diane Lauricella- 21 Little Fox Lane

Ms. Lauricell stated that she supports this motion. The history room is important to our community, and if it weren't for Mr. Bloom, it would not be there. She said she cannot overstate how dedicated Mr. Bloom has been to Norwalk for decades, and that, with this kind of history, and could not be better served by naming this history room after him.

Cindy Lahey- 73 Grandview Avenue

Ms. Lahey stated that she is the Director of Library Information Services at the Norwalk Library and manages the adult reference department, which includes the Norwalk history room. Mr. Bloom is the treasurer and has worked tirelessly for the City of Norwalk and the Norwalk Public Library. She provided an overview of his background and said that Mr. Bloom has continued to offer his expertise to Norwalk residents, those new to Norwalk, and others that are more established, seeking historic

information, and has been an invaluable resource to the librarians. She could think of nothing more appropriate than to have the city officially designate the history room at the Norwalk Public Library as the Norwalk History Room, established by Ralph C. Bloom.

II. CALL TO ORDER

Ms. Smyth called the meeting to order at 7:20 PM. There was a quorum present.

III. ROLL CALL

Ms. Smyth called the roll, and all those listed in the attendance were present.

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: November 3, 2025

**** MS. EADDY MOVED TO APPROVE THE MINUTES AS SUBMITTED.**

**** THE MOTION PASSED UNANIMOUSLY.**

V. PUBLIC PARTICIPATION

There was no public participation this evening.

VI. OLD BUSINESS

A. APPROVE THE PROPOSED NAMING OF A ROOM IN THE NORWALK LIBRARY TO BE "THE NORWALK HISTORY ROOM/ESTABLISHED BY RALPH C. BLOOM, 1972"

Ms. Smyth said she strongly supports naming the history room. Mr. Bloom's contributions to the library and to the City of Norwalk have been profound.

Mr. Frayer said that when he was researching the Norwalk islands, he was astonished by the depth of information available in the library's history room. He said this honor is appropriate and would be hard-pressed to find information anywhere else if it were not for Mr. Bloom, and this is a great honor.

Ms. Eaddy said she thinks this would be a great opportunity and a blessing to honor someone and see the fruits of their labor while they are still alive.

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

I. NEW BUSINESS

A. REVIEW BID SURROUNDING PROJECT #4472 FOR THE STUDENT LOCKER REPLACEMENT AT NATHAN HALE MIDDLE SCHOOL & PONUS RIDGE STEAM ACADEMY AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HERTZ FURNITURE SYSTEMS, LLC FOR THE STUDENT LOCKER REPLACEMENT AT NATHAN HALE MIDDLE SCHOOL & PONUS RIDGE STEAM ACADEMY FOR A TOTAL NOT EXCEED \$460,000.00. FUNDS ARE AVAILABLE IN ACCT. 09255010 5777 CO722 AND ACCT. 09265010 5777 CO722.

Mr. Hodel said replacing the lockers at these two schools will be the final part of this project. The project went out to bid, and the same contractor who was awarded last year submitted the lowest bid. They did a fantastic job on the previous project.

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

AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL OF \$46,000.00. FUNDS ARE AVAILABLE IN ACCT. 09265010 5777 CO722.

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

B. TECHNICAL CORRECTION: OF CITY COUNCIL ACTION ON NOVEMBER 17, 2025, ITEM VII, D, 8A & 8B BY CORRECTING THE TYPO IN THE GMP AMOUNT TO PROPERLY REFLECT THE ACTUAL BID AMOUNT. NEW ACTION TO READ AS FOLLOWS:

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 \$3,086,483.00. FUNDS ARE AVAILABLE IN ACCT. #09245010 5777 C0841.

Mr. Lo said that since the Common Council approved this item a few weeks ago, when Newfield Construction was reviewing the GMP letter, they found a typo, resulting in a \$100,000 difference. This technical correction adjusts the numbers and includes a soft cost. There are funds available in the account noted to cover the costs.

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

AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDER ON CONTRACT FOR A TOTAL NOT TO EXCEED \$308,648.00. FUNDS ARE AVAILABLE IN ACCT. #09245010 5777 C0841.

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

VIII. DISCUSSION

A. MONTHLY SCHOOL CONSTRUCTION UPDATE

Mr. Boers provided an update on the HVAC projects, including pictures. He said that all nine rooftop units have been installed at Brookside School, with three still undergoing maintenance, and that closeout documentation is underway.

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

The old chiller at Brien McMahon High School has been completely removed, and the chiller pad for the outdoor unit is ready to be poured, but is awaiting the rebar delivery and inspection. All the piping for the new chiller has been installed, and the goal is to have the new chiller installed by April.

The new boilers and condensers at Silvermine School have been installed, and the boiler room painting is scheduled for next week. The goal is to close out this project by this fall.

The contractor has their trailers and storage containers on site at Naramake School and has begun an investigation inside the school. An ongoing phasing plan is under discussion.

Mr. Lo provided an update on the school construction projects, stating that the South Norwalk School project is complete and open. There was an installation issue with the polyurethane on the gym floor that will need to be addressed under warranty, and the goal is to complete it over winter break. Other than that, only a few minor punch-list items remain.

Mr. Lo said he is still looking to install rooftop solar at the school and is having the design team prepare a design-build construction bid package for advertising. As he mentioned some time ago, he was researching whether this could be done as a capital project instead of a joint venture with SNEW and in the most recent communication with the State Department of Administrative Services they would consider this capital installation as part of the overall project so therefore if approved, we should be entitled to 60% reimbursement for the installation which would make the project financially feasible. There are also residual funds for the project, and we will work with the finance department to return them promptly.

Mr. Lo provided an update and provided photos on the Norwalk High School project. He said the project is ongoing and on schedule, and suggested that the members of the Common Council take a progress tour if interested. He said the school is scheduled to open in the fall of 2027.

Mr. Lo said the next project to be submitted to the state will be for West Rocks School. Recently, the state approved potentially 5% reimbursement, so the finance department is investigating that, and staff are researching the legislation to see what some of the limitations are.

X. ADJOURNMENT

**** MR. FRAYER MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:50 PM.

Respectfully submitted,

Dilene Byrd