



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

**FEBRUARY 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.

REVISED 2/4/2025

I. CALL TO ORDER

II. ROLL CALL

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: January 7, 2025

IV. PUBLIC PARTICIPATION

V. OLD BUSINESS

A. Land swap of portion of Fodor Farm with adjacent neighbor at 25 Pogany Street and

refer recommendation to Common Council for final action:

1. Authorize the Mayor, Harry W. Willing, to execute any and all documents relating to the proposed equal land swap with property owner of 25 Pogany Street for a portion of Fodor Farm property.

B. South Norwalk School - Photovoltaic discussion and action.

1. Approve to discontinue discussions with SNEW/CMEEC on a partnership to develop PV renewable energy generation at South Norwalk School due to SNEW's (as a municipal utility company) commitment to provide favorable electric generation rates to the South Norwalk Community which impacts significantly on the financial viability of PV installation.
2. Authorize Building Management staff to continue to assess the financial feasibility for the installation of a rooftop PV system at South Norwalk School as a capital improvement project in the event that residual funds are available from the school construction project. Upon development of a financial pro forma for this scenario, staff will submit analysis to the Committee for consideration.

VI. NEW BUSINESS

A. Board of Education -Approve contractor for the Brookside and Tracey Elementary School underground fuel tank removal projects

1. a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with B&W Paving & Landscaping, LLC, for the Brookside Elementary School Oil Tank Removal Project (State Proj. 103-0266 CV) (\$196,000.00) and Tracey Elementary School Oil Tank Removal & Boiler Igniter Conversion Project (State Proj. 103-0267 CV) (\$391,000) for a total not exceed \$587,000.00.

Funding is available in:

Acct. #09235010 5777 CO789

Acct. #09245010 5777 CO789

Acct. #09255010 5777 CO789

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- b. Authorize the NPS Facilities Department to issue Change Orders on this contract (*Brookside Elementary School Oil Tank Removal Project (State Proj. 103-0266 CV) (\$19,600.00) and Tracey Elementary School Oil Tank Removal and Boiler Igniter Conversion Project (State Proj. 103-0267 CV) (\$39,100.00)* for a total not to exceed \$58,700.00.

Funding is available in: Acct. #09255010 5777 CO789.

B. Removal of asbestos tiles for Fox Run School

1. Authorize the Chairman of the City of Norwalk Land Use & Building Management Committee, to certify the City of Norwalk, Land Use & Building Management Committee's approval of final plans, project manual, and cost estimate for the Fox Run Elementary School Asbestos Floor Tile Abatement & Replacement Floor Tile Project – State Proj. #103-0268 CV.

C. Review bids for the Tracey School Air Conditioning and Electrical Upgrades project and refer recommendation to Common Council for action:

1. a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Olympus Construction- A Division of Cattaruzza, LLC for the Tracey School Air

Conditioning and Electrical Upgrades Project for a total not to exceed \$526,800.00. Funds are available in Acct. #09215010 5777 C0652.

b. Authorize the NPS Facilities Department to issue Change Orders on this contract for a total not to exceed \$52,680.00 Funds are available in Acct. # 09255010 5777 C0652.

D. Approve Construction Manager for 5 School HVAC projects

1. Rowayton Elementary School

- a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Rowayton School HVAC improvement project. Terms for the agreement shall be as follows:**

Pre-construction Services – \$21,044.00.

CM Contingency – 1.85%

CM Fee – 2.20%

General Condition amount to be determined as part of the GMP

Funds are available in Acct. #09245010 5777 C0843.

- b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed \$2,500.00. Acct. #09245010 5777 C0843.**

2. Naramake Elementary

- a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Naramake School HVAC improvement project. Terms for the agreement shall be as follows**

Pre-construction Services – \$14,029.00

CM Contingency – 1.85%

CM Fee – 2.20%

General Condition amount to be determined as part of the GMP

Funds are available in Acct. #09245010 5777 C0844.

- b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed \$2,500.00. Acct. #09245010 5777 C0844.**

3. Marvin Elementary School

- a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Marvin School HVAC improvement project. Terms for the agreement shall be as follows:**

Pre-construction Services – \$9,119.00

CM Contingency – 1.5%

CM Fee – 2.20%

General Condition amount to be determined as part of the GMP

Funds are available in Acct. #09245010 5777 C0841.

- b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed \$2,500.00. Acct. #09245010 5777 C0841.**

4. Silvermine Elementary School

- a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Silvermine School HVAC improvement project. Terms for the agreement shall be as follows:**

Pre-construction Services – \$7,015.00

CM Contingency – 1.5%

CM Fee – 2.20%

General Condition amount to be determined as part of the GMP

Funds are available in Acct. #09245010 5777 C0842.

- b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed \$2,500.00. Acct. #09245010 5777 C0842.**

5. Brien McMahon High School

- a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Brien McMahon High School HVAC improvement project. Terms for the agreement shall be as follows:**

Pre-construction Services - \$18,939.00

CM Contingency- 1.5%

CM Fee- 2.20%

General Condition amount to be determined as part of the GMP

Funds are available in Acct. #09245010 5777 C0839

- b. Authorize allowance for additional services for Pre-Construction Services phase for a total not to exceed \$2,500.00. Acct.#09245010 5777 C0839**

E. Approve bids for Brookside School HVAC improvement project - contractor recommendation to be provided at meeting.

- 1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with *F&F Mechanical Enterprises, Inc.* for the Brookside Elementary School HVAC Improvement Project (103-005 HVACN) for a total not to exceed \$2,084,000.00. Funds are available in Acct. #09245010 5777 C0840.**
- 2. Authorize the Office of Building Management to issue Change Orders on this contract for a total not to exceed \$208,400.00. Funds are available in Acct. #09245010 5777 C0840.**

F. Approve South Norwalk School technology package

1. a. Authorize the Purchasing Agent to issue a Purchase Order to TOTAL Communications (State Contract #18PSX0202) for the TE-01 LAN Network Switches for the South Norwalk Elementary School for a total sum of \$162,831.66. 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 \$8,000.
2. a. Authorize the Purchasing Agent to issue a Purchase Order to Connecticut Communications (State Contract #18PSX0097) for the TE-02 Phone System for the South Norwalk Elementary School for a total sum of \$39,433.00. 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 \$2,000.
3. a. Authorize the Purchasing Agent to issue a Purchase Order to Environmental Systems Corporation (State Contract #19PSX0015) for the TE-03 Display Signage for the South Norwalk Elementary School for a total sum of \$14,173.00. 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 \$1,000.
4. a. Authorize the Purchasing Agent to issue a Purchase Order to Raptor Technologies for the TE-04 Visitor Management System for the South Norwalk Elementary School for a total sum of \$1,786.91. 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 \$500.

G. Review request for construction contingency allowance for Norwalk Community Recreation Center Project and refer the following action to Common Council for action:

1. Approve an Owner Construction Contingency Allowance with Newfield Construction Group, LLCs for the new Norwalk Community Recreation Center at 98 South Main Street for a total not to exceed \$423,329.00. Acct. #09256030 5777 C0719

H. Review request for construction contingency allowance for Cranbury Park/Gallaher Mansion Improvement Project and refer the following action to Common Council for action:

1. Approve an Owner Construction Contingency Allowance with Downes Construction Company, LLC for the new Cranbury Park/Gallaher Mansion Improvement Project for a total not to exceed \$125,640. Funds are available from the State DECD grant. Acct #09236030 5782 C0831

VII. DISCUSSION

- A. School Construction Project Update- Norwalk High School, South Norwalk School and HVAC improvement projects
- B. Continue discussion regarding facility management

VIII. ADJOURNMENT