

**ALL COMMON COUNCIL ACTIONS TAKEN AT THIS MEETING TO APPROVE EXPENDITURES
AND CONTRACTS OR TO ACCEPT BIDS AND OTHER PROPOSALS REQUIRING THE
EXPENDITURE OF CITY FUNDS ARE SUBJECT TO THE AVAILABILITY OF FUNDS**

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.org/meetings



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I. ROLL CALL

II. ACCEPTANCE OF MINUTES

Regular Meeting: July 26, 2022

III. PUBLIC PARTICIPATION

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS: Brian Baxendale, Planning and Zoning Commission

APPOINTMENTS: Michael Matthews, Harbor Management Commission

REAPPOINTMENTS:

MAYOR'S REMARKS:

V. COUNCIL PRESIDENT

A. GENERAL COUNCIL BUSINESS:

1. Initiation and Creation of 2022-2023 Norwalk Charter Revision Commission

RESIGNATION AND APPOINTMENTS

RESIGNATIONS: Kara Murphy, Board of Ethics

APPOINTMENTS:

REAPPOINTMENTS:

B. CONSENT CALENDAR:

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

VII. COMMON COUNCIL COMMITTEES

A. PUBLIC WORKS COMMITTEE

1. Authorize the Mayor, Harry W. Rilling, to execute a Seventh Amendment to the August 28, 2007 Agreement for Professional Engineering Services between the City of Norwalk and A. DiCesare Associates, P.C., regarding the East Avenue Reconstruction Project, for an amount not to exceed \$165,000.00 in accordance with the attached scope of services dated August 1, 2022.

Account No. 09 22 4021 5777 C0471
09 23 4021 5777 C0471

2. Authorize the Mayor, Harry W. Rilling to execute the First Amendment to the January 24, 2022 Agreement with Colonna Concrete & Asphalt Paving LLC, for Project DRG2021-1 Dreamy Hollow/Betts Brook Area Drainage, Sanitary Sewer & Water Main Improvements, for an amount not to exceed \$ 1,955,000.00.

Account No. 09 20 4062 5777 C0361
09 22 4062 5777 C0361
13 40 5796 APW01
13 40 5796 APW06

B. LAND USE & BUILDING MANAGEMENT

- 1a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Consulting Engineering Services, Inc. to provide building commissioning services for the Norwalk High School project for a total not to exceed \$208,880.00 Acct. #09215010 5777 C0787.

- 1b. Authorize the Office of Building Management to execute Change Orders on Contract for additional services for a total not to exceed \$20,000 Acct. #09215010 5777 C0787.
- 2a. Authorize the Purchasing Agent to issue a Purchase Order to Antinozzi Associates, PC to provide conceptual design services and professional cost estimates for West Rocks and Roton Middle Schools for a total not to exceed \$25,000.00 Acct. #09175010 5777 C06585.
- 2b. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$2,500.00
- 3a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with J. Antonelli Roofing (a div. of the Property Group CT, Inc.) for the Norwalk Public Works Center Salt Shed Roof Replacement project for a total not to exceed \$72,250.00. Funds are available from account #09237100 5777 C0119
- 3b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$7,225.00.

C. ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

1. Authorize the Mayor, Harry W. Rilling, to execute any and all documentation to ratify and approve the Industrial Zones Study.

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

X. SUSPENSION OF RULES

XI. ADJOURNMENT

APPOINTMENTS

HARBOR MANAGEMENT COMMISSION

M/C

Nrwlk Code 69

Michael Matthews (D)
20 Day Street
Norwalk, CT 06854

Term Expires –12/31/25

COMMON COUNCIL REGULAR MEETING JULY 26, 2022
NORWALK, CONNECTICUT COMMON COUNCIL CHAMBERS &
VIA TELECONFERENCE

**ALL COMMON COUNCIL ACTIONS TAKEN AT THIS MEETING TO
APPROVE EXPENDITURES AND CONTRACTS OR TO ACCEPT BIDS AND
OTHER PROPOSALS REQUIRING THE EXPENDITURE OF CITY FUNDS
ARE SUBJECT TO THE AVAILABILITY OF FUNDS**

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Mayor Rilling called the meeting to order at 7:33 p.m. and led the Assembly in reciting the Pledge of Allegiance.

Mayor Rilling asked for a moment of silence in memory of former Mayor of Norwalk, William Collins.

I. ROLL CALL

Ms. Dixon called the Roll:

Council at Large:	Mr. Gregory Burnett Ms. Dominique Johnson	Mr. Joshua Goldstein Ms. Barbara Smyth
District A:	Ms. Nicol Ayers	Mr. David Heuvelman
District B:	Ms. Darlene Young	
District C:	Mr. John Kydes	Ms. Jenn McMurrer
District D:	Ms. Heidi Alterman	Mr. Bryan Meek
District E:	Mr. Thomas Livingston	

At Roll Call there were twelve (12) Council members present and three (3) absent (Ms. Niedzielski Eichner, Ms. Revolus and Ms. Shanahan). A Quorum was present.

Also present were Mayor Harry Rilling, City Clerk, Irene Dixon, Assistant City Clerk, Jordan Schantz and Corporation Counsel, Mario Coppola.

II. ACCEPTANCE OF MINUTES

Regular Meeting: July 12, 2022

**** MS. SMYTH MOVED TO ACCEPT THE MINUTES AS PRESENTED**
**** MOTION PASSED UNANIMOUSLY**

III. PUBLIC PARTICIPATION

There were no members of the public who wished to participate this evening.

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

There were no resignations or appointments this evening.

RESIGNATIONS:

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APPOINTMENTS:

REAPPOINTMENTS:

MAYOR'S REMARKS:

Mayor Rilling announced that four pickleball courts were unveiled at the Woodward Avenue Park. He thanked Ms. Young, Mr. Stowers Mr. Hughes and the Recreation and Parks Committee. He said they will be looking for other places with room for pickleball courts. He also thanked Ms. Young and Mr. Goldstein, who were present at the unveiling today.

Mayor Rilling announced tomorrow's groundbreaking of the Safe Routes to School Sidewalks Project on Highland Avenue and remarked how it will improve public safety in Norwalk.

V. COUNCIL PRESIDENT

A. GENERAL COUNCIL BUSINESS:

Mr. Livingston announced that Ms. Smyth would be reading this evening's Consent Calendar.

B. CONSENT CALENDAR:

**** MS. SMYTH MOVED TO APPROVE THE FOLLOWING CONSENT CALENDAR:**

VII.A.1, VII.B.1, VII.B.3, VII.B.4A, VII.B.4B, VII.B.5A, VII.B.5B, VII.B.5C, VII.B.9, VII.C.1

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

VII. COMMON COUNCIL COMMITTEES

A. RECREATION, PARKS & CULTURAL AFFAIRS COMMITTEE

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER INTO A CONTRACT WITH PETER GISOLFI ASSOCIATES, PROJECT # 4179A, FOR ARCHITECT AND ENGINEERING SERVICES FOR CRANBURY PARK, FEE SCHEDULES ATTACHED. FUNDING PROVIDED THROUGH THE STATE OF CONNECTICUT, OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT, URBAN ACT PROGRAM, 4-66C.

B. FINANCE & CLAIMS COMMITTEE

1. ACCEPT AND APPROVE THE REPORT OF THE CLAIMS COMMITTEE DATED: JULY 14, 2022

3. FOR INFORMATIONAL PURPOSES ONLY: MONTHLY TAX COLLECTOR'S REPORT DATED: JUNE 2022

4A. AUTHORIZE THE MAYOR TO EXECUTE A THREE (3) YEAR AGREEMENT WITH TAXSERV CAPITAL SERVICES, LLC, FOR THE 4109 –COLLECTION AGENCY SERVICES.

4B. AUTHORIZE THE TAX COLLECTOR OR DESIGNEE TO ISSUE TWO (2) ONE (1) YEAR CONTRACT EXTENSIONS ON THE TAXSERV CAPITAL SERVICES, LLC CONTRACT.

5A. AUTHORIZE THE MAYOR TO EXECUTE A THREE (3) YEAR AGREEMENT WITH CANON SOLUTIONS AMERICA, INC FOR THE 4181-CITY AND BOE CENTRALIZED MAILROOM SERVICES FOR A TOTAL NOT TO EXCEED \$243,036.00. FUNDING AVAILABLE FROM ACCOUNT 011362-5259

5B. AUTHORIZE THE PURCHASING AGENT TO ISSUES CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$24,304.00.

5C. AUTHORIZE THE PURCHASING AGENT OR DESIGNEE TO ISSUE TWO (2) ONE (1) YEAR CONTRACT EXTENSIONS ON THE CANON SOLUTIONS AMERICA, INC CONTRACT.

6. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EXECUTE MEMORANDUM OF UNDERSTANDING REGARDING PAYMENTS IN LIEU OF TAXES BETWEEN THE CITY OF NORWALK AND THE HOUSING AUTHORITY OF THE CITY OF NORWALK. CONSENT TO TABLE

9. RESOLUTION: REQUESTING FOR CITY OF NORWALK'S RECREATION AND PARKS DEPARTMENT AGGREGATING IN THE AMOUNT OF \$2,000,000 FROM THE ARPA (AMERICAN RESCUE PLAN ACT) FUND. ACCOUNTS: 134010-5796-ARP01 PLAYGROUND REPLACEMENTS FOR \$1,400,000; 134010-5796-ARP02 STAFFING AND EQUIPMENT FOR \$380,000 AND 134010-5796-ARP03 PLANNING AND SYSTEM ADMINISTRATION FOR \$220,000.

C. ORDINANCE COMMITTEE

1. APPROVE AMENDMENT TO CITY CODE. CHAPTER 17 (AQUIFER PROTECTION AGENCY), SUBSECTION 1 (DESIGNATION; MEMBERSHIP; TECHNICAL TRAINING).

**** MOTION PASSED UNANIMOUSLY**

VII. COMMON COUNCIL COMMITTEES

A. RECREATION, PARKS & CULTURAL AFFAIRS COMMITTEE

**** MS. YOUNG MOVED THE FOLLOWING:**

AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER INTO A THREE YEAR CONTRACT WITH ACTIVE NETWORK, LLC FOR THE PURCHASE OF RECREATION MANAGEMENT SOFTWARE IN AN AMOUNT NOT TO EXCEED \$51,475.00 FOR YEAR 1, \$28,875.00 FOR YEAR 2, \$30,319 FOR YEAR 3, \$31,835 FOR YEAR 4 (EXTENSION) AND \$33,427.00 FOR YEAR 5 (EXTENSION). FUNDING FOR YEAR 1 THROUGH THE ARPA ACCOUNT, YEARS 2, 3, 4 AND 5 THROUGH THE RECREATION AND PARKS OPERATING BUDGET.

2A. AUTHORIZE THE DIRECTOR OF RECREATION AND PARKS, OR A REPRESENTATIVE, TO ISSUE YEARLY CHANGE ORDERS IN AMOUNT NOT TO EXCEED \$5,147.00 PER FISCAL YEAR.

2B. AUTHORIZE THE DIRECTOR OF RECREATION AND PARKS, OR A REPRESENTATIVE, TO APPROVE TWO 1-YEAR CONTRACT EXTENSIONS.

Mr. Stowers reviewed the items and said they have an outdated, inefficient scheduling system. He described the proposed system and said it covers everything they want to do and is conducive to the MUNIS system. He said they have first year funds.

Ms. Sandy Korkatzis added that this system will help analyze data to determine success of the programs. In addition, they want to make it easier for Norwalk families to use the system. Mr. Stowers said they are negotiating a joint platform with Norwalk Public Schools which will allow them to have a global view of their scheduling. One person will be dedicated to implementing this system for one year.

Ms. Young said this item speaks to Mr. Stowers and Ms. Korkatzis' commitment to the public.

Mr. Dachowitz, Chief Financial Officer said this sounds good, but why they were asking to approve the contract extension now. Mr. Stowers explained that this is subscription based. It will be looked at and integrated into the system.

Mr. Heuvelman asked if this system can migrate data from the existing system. Mr. Stowers said it can do data migration and allows them to do a more accurate migration from the Mayor's dashboard. He added that it has fantastic accounts payable and accounts receivable.

**** MOTION PASSED UNANIMOUSLY**

B. FINANCE & CLAIMS COMMITTEE

2. FOR INFORMATIONAL PURPOSES ONLY: NARRATIVE ON TAX COLLECTIONS DATED: JULY 14, 2022

Mr. Burnett explained there is no vote required for this item; however, there is valuable information to share. He said he wanted to highlight the work of the Tax Collector's office which exceeded 99% in terms of tax collection.

Ms. Biagiarelli, Tax Collector added that her office provides a monthly report detailing tax collection. They ended the month of June with 99% tax collection, which exceeded what the Chief Financial Officer expected. A high tax collection rate allows the policy makers to set a lower mill rate. As of today, they are at 38% of the tax levy for the current collection period. Mayor Rilling noted that the tax collection rate is extremely high.

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**** MR. BURNETT MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AGREEMENT WITH QUALITY DATA SERVICE. A TOTAL AMOUNT NOT TO EXCEED \$125,000 ACCOUNTS: 011321-5258 TAX ASSESSOR OTHER PROFESSIONAL**

Mr. Burnett explained that this is a request for a soft ware upgrade out of the Tax Assessor's office. Mr. Ford, Tax Assessor explained that Norwalk is the only municipality in the state using their current system. He noted that Quality Data Service is used by over 90% of the municipalities in the state.

Mr. Meek explained that he could not vote in favor of this item, because there were no other bids.

**** MOTION PASSED WITH ONE (1) VOTE IN OPPOSITION (MR. MEEK)**

**** MR. BURNETT MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS AND/OR AMENDMENTS AS MAY BE NECESSARY TO ENTER INTO AGREEMENT WITH RECOVERY NETWORK OF PROGRAMS INC., FOR THE SOLE SOURCE CONTRACTING FOR EMBEDDED SOCIAL WORKERS, AMOUNT NOT TO EXCEED \$216,000.00 ANNUALLY. ARPA FUNDS, ACCOUNT 133010-5796-APD01.**

AND TO AUTHORIZE THE CHIEF OF POLICE, THOMAS KULHAWIK, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS AND AMENDMENTS AS MAY BE NECESSARY TO IMPLEMENT THE RECOVERY NETWORK OF PROGRAMS, COMMUNITY RESPONSE INITIATIVE WITHIN THE CITY OF NORWALK.

Mr. Burnett explained that these items were presented to the Finance Claims Committee so they could properly assign the ARPA codes.

Ms. McMurrer reviewed the item and said this is a request to fund a Social Worker and a half time Social Worker.

Chief Kulhawik thanked all for their support and for moving this request forward. He noted that Stamford has had this initiative in place for about eight months and it has been very successful.

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Mr. Daniels, Chief of Community Services said this partnership is uniquely qualified because they provide a lot of regional services to our residents.

Members of the Common Council expressed their support for this initiative. Mr. Daniels said this is another tool and they are also working with the Mayor's office to promote 988. People will either call 911 or 988, which circles back to 911 if it warrants an immediate response. Mr. Daniels explained that 988 is the universal number for national mental health crisis. Connecticut will still use 211 and all 988 calls will be routed to the 211 call center for individuals to get help and support.

Mr. Burnett said this is a great partnership and asked how they will determine the success of this partnership. Chief Kulhawik explained that he and Mr. Daniels will be looking at the program to determine if this is something they want to fund going forward. He added that they will be looking at Stamford's results.

Ms. Ayers said that Norwalk will have to learn from Stamford and there has to be a level of flexibility.

**** MOTION PASSED UNANIMOUSLY**

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

There were no none this evening.

X. SUSPENSION OF RULES

Mr. Meek shared memories of the late Mayor William Collins and noted he was a hard campaigner. He said he witnessed changes that came about under his leadership and suggested naming North Main Street as Collins Way to honor his legacy

XI. ADJOURNMENT

**** MS. MCMURRER MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 8:29 p.m.

ATTEST: _____

Irene Dixon, City Clerk

City of Norwalk

Common Council

July 26, 2022

Common Council Chambers

And Via Teleconference

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MICHAEL R. MATTHEWS

20 Day Street Apt. 205 Norwalk, Connecticut 06854
Phone: +1 (703) 888-6509 Email: mrmatthews.86@gmail.com

PROFESSIONAL EXPERIENCE**WORLD FORUM OFFSHORE WIND | New York, NY | Jul. 2021 - Present*****U.S. Representative***

- Lead efforts to increase organization's presence in the U.S. by engaging policy makers, planning and executing knowledge exchanges, and developing strategic partnerships with industry leaders
- Serve as U.S. Representative for the German Offshore Wind Initiative aimed at developing market entry pathways for German small-to-medium enterprises in the U.S.
- Serve as member of the Offshore Wind Working Group of the U.S.-Germany Climate and Energy Partnership created by Chancellor Angela Merkel and President Joe Biden
- Travel regularly to emerging offshore wind markets both domestic and abroad to represent the interests of WFO member companies

BANTAM COMMUNICATIONS | New York, NY | Oct. 2020 – Jun. 2021***Managing Account Director, Clean Energy***

- Managed the execution of public relations and communications services for all clean energy clients, accounting for more than 4 gigawatts (GW) of U.S. wind and solar projects
- Developed and ensured the timely delivery of stakeholder engagement strategies and coalition development plans aimed at mobilizing communities in support of local clean energy initiatives
- Crafted messaging strategies to combat disinformation from anti-clean energy groups, and educated local communities on the long-term economic benefits of the clean energy economy

DC DEPARTMENT OF ENERGY AND ENVIRONMENT | Washington D.C. | Aug. 2016 – Oct.***2020 Public Information Officer***

- Monitored and evaluated offshore wind market developments as well as policy and regulatory updates from neighboring states in order to inform potential market entry case for the District of Columbia
- Designed and executed outreach strategies aimed at engaging a diverse set of DC residents around agency programs
- Educated community stakeholders and local elected officials on the Clean Energy DC, Sustainable DC, and Climate Ready DC plans aimed at curbing carbon emissions and mitigating the effects of climate change on DC and its residents

MAYOR'S OFFICE OF COMMUNITY RELATIONS & SERVICES | Washington D.C. | Jan. 2015 – Aug.***2016 Ward 3 Liaison***

- Resolved cases raised by constituents by partnering with city government agencies and elected officials
- Represent and communicate the goals and positions of the Mayor at monthly civic association meetings in Ward 3
- Develop lasting relationships with community and agency leaders to gauge the issues of importance to the community

OFFICE OF THE LIEUTENANT GOVERNOR | Richmond, VA | Nov. 2013 – Jan. 2015***Director of Constituent Services and Scheduling***

- Cultivated relationships with a diverse group of external organizations
- Managed responses to a high daily volume of constituent inquiries received via phone, email, and in-person

EDUCATION**JOHNS HOPKINS UNIVERSITY | Washington, DC | May 2020**

Master of Science in Energy Policy and Climate

UNIVERSITY OF NORTH FLORIDA | Jacksonville, FL | Aug. 2011

Bachelor of Science in Communications: Journalism major, Political Science minor

RESOLUTION OF THE NORWALK COMMON COUNCIL

V A.1

RE: INITIATION AND CREATION OF THE 2022-2023 NORWALK CHARTER REVISION COMMISSION

WHEREAS, the Charter of the City of Norwalk ("City") was last amended on November 8, 2016; and

WHEREAS, pursuant to the provisions of C.G.S. §7-187, *et seq.*, the Common Council is the appointing authority for a Charter Revision Commission and, acting by a two-thirds (2/3rds) vote of its entire membership, may initiate a charter revision; and

WHEREAS, the Council has retained the services of Attorney Steven G. Mednick as charter revision counsel to (1) consult with the Common Council and the Office of the Corporation Counsel; and (2) provide such assistance to the Charter Revision Commission as deemed necessary; and

WHEREAS, the Council has, from time to time, encountered issues of substance and import to the operation of the City and effective representation of the people of this City that would benefit from a thorough review of the Charter by a Charter Revision Commission; and

WHEREAS, among those issues ripe for review are the need to (1) re-structure and re-organize the Charter into a more accessible and understandable document, both for our residents who expect an accountable and responsible government and for our public officials who are charged with the responsibility of conducting the business of government in accordance with the provisions of the Charter; and (2) determine the relevance and utility of provisions of the historical Special Acts, which form the foundation of the Charter, to a 21st century municipality, including the roles of the Mayor and the executive departments and other public entities, the legislative functions of the Common Council, the budget process, the regulatory, oversight and policy roles and responsibilities of Boards and Commissions, and certain elected positions established by the Charter.

NOW, THEREFORE, BE IT RESOLVED, pursuant to the provisions of C.G.S. §7-187 through 7-194, specifically §7-188(b), the Common Council hereby initiates an action to amend the current Charter by authorizing the creation of a Charter Revision Commission, acting by a two-thirds (2/3rds) vote of its entire membership; and be it further

RESOLVED, that said Commission shall be empaneled for the purpose of undertaking a thorough review of the current Charter, including but not limited to a reorganization of the document that is more accessible to our residents and useful in the day-to-day governance of the City; in this respect, the Commission shall review all aspects of the structure of City Government as part of its overall charge; and be it further

RESOLVED, pursuant to C.G.S. §7-190, that within thirty (30) days following initiation of the charter revision process, this Council shall, by resolution,

RESOLUTION OF THE NORWALK COMMON COUNCIL

RE: INITIATION AND CREATION OF THE 2022-2023 NORWALK CHARTER REVISION COMMISSION

(1) appoint a Charter Revision Commission consisting of not fewer than five (5) nor more than fifteen (15) electors, not more than one-third ($1/3^{\text{rd}}$) of whom may hold public office in the City, and not more than a bare majority of whom shall be members of any one political party, which Commission shall designate a Chair, Vice-Chair and Secretary and proceed forthwith to draft any such charter amendments; and

(2) establish the timeframe for submission of a draft and final report by said Commission.



CITY OF NORWALK
Norwalk City Hall
125 East Avenue, PO Box 5125
Room 225
Norwalk, CT 06856-5125
P: 203-854-7791 / F: 203-857-0143

VII A

NORWALK COMMON COUNCIL
REQUEST FOR ITEM TO BE PLACED ON AGENDA

DATE OF REQUEST: August 1, 2022

(Note - Agenda closes 12:00 Noon on the Thursday before the Council meeting.)

PERSON/DEPARTMENT/COMMITTEE MAKING REQUEST: Vanessa Valadares, Principal Engineer/ Public Works Committee

SECTION ON AGENDA WHERE ITEM IS TO APPEAR: Public Works

HAS ITEM BEEN TO A COUNCIL COMMITTEE? NO WHICH ONE? Public Works

HAS THE ITEM BEEN REVIEWED BY THE P&Z COMMISSION UNDER Section 8-24 OF THE STATE STATUTES? YES NO N/A XX

LIST ITEMS AND ACTION TO BE TAKEN: (Attach document to be approved or backup material. If a contract is to be awarded, please include name of contractor, amount of contract to be awarded and account from which payment will be made.)

1. Authorize the Mayor, Harry W. Rilling, to execute a Seventh Amendment to the August 28, 2007 Agreement for Professional Engineering Services between the City of Norwalk and A. DiCesare Associates, P.C., regarding the East Avenue Reconstruction Project, for an amount not to exceed \$165,000.00 in accordance with the attached scope of services dated August 1, 2022.

Account No. 09 22 4021 5777 C0471
09 23 4021 5777 C0471

2. Authorize the Mayor, Harry W. Rilling to execute the First Amendment to the January 24, 2022 Agreement with Colonna Concrete & Asphalt Paving LLC, for Project DRG2021-1 Dreamy Hollow/Betts Brook Area Drainage, Sanitary Sewer & Water Main Improvements, for an amount not to exceed \$ 1,955,000.00.

Account No. 09 20 4062 5777 C0361
09 22 4062 5777 C0361
13 40 5796 APW01
13 40 5796 APW06

STATUTORY AUTHORITY UNDER WHICH ACTION IS BEING TAKEN:

Section 1-189 Charter of the City of Norwalk & Section 8-24 of the Connecticut General Statutes

EFFECTIVE DATE OF ACTION (if applicable):

Upon adoption and compliance with Charter provisions

A handwritten signature in blue ink, consisting of several loops and a final horizontal stroke.

Signature of Person Making Request

Please fill in all blanks and note if an item is not applicable.

Amended 4/13/84

A. DiCesare Associates, P.C.
690 Clinton Avenue, Bridgeport, Connecticut 06604 phone:
*203-696-0444 * website: www.adicesarepc.com*

August 1, 2022

Mr. Anthony R. Carr, P.E.
Chief of Operations and Public Works
City of Norwalk
Department of Public Works
125 East Avenue, City Hall
Norwalk, Connecticut 06856-0798

Attn: Mrs. Vanessa Valadares, P.E.
Project Manager

Re: Task Order Services along East Avenue – AUP Design for TTD Service
Addendum No. 7
ADA File No. 207023

Dear Mrs. Valadares:

Transmitted herewith is our Scope of Work & Cost Proposal to perform services in connection with the above referenced project. We hope and trust the supporting documentation is adequate and appropriate.

Should there be any questions or need for additional information, please do not hesitate to contact me.

Very truly yours,
The Office of
A.DiCesare Associates, P.C.



Arthur DiCesare, P.E. Engineer-in-Charge

Task Order Services for
the City of Norwalk
ADDENDUM NO. 7

Advanced Utility Relocation
Roadway Improvements along East Avenue
Project No. 102-297

SCOPE OF SERVICES

August 1, 2022

INTRODUCTION

The East Avenue Roadway Improvements Project (Project No. 102-297) has been designed by A.DiCesare Associates, P.C. (ADA) for the City of Norwalk. The design process was integrated into the Connecticut Department of Transportation (CTDOT) project to replace the Norwalk River Railroad Bridge including other bridges in proximity. Specifically, East Avenue Roadway Improvements will be performed in conjunction with, an Advanced Utility Project along East Avenue to place overhead utilities underground, and replacement to the East Avenue Railroad Bridge.

The Advanced Utility Project along East Avenue has been divided by work associated with the East Avenue Bridge replacement (State Project No. 0301-0515) and work associated beyond the extents of the East Avenue Bridge Project (City Project No. 0102-0297). The overall purpose of the Advanced Utility Project is to establish a corridor without overhead utilities and utility poles along East Avenue from Winfield Street to Fort Point Street (State Project No. 0301-0515) and from Fort Point Street to Olmstead Place (City Project No. 0102-0297).

Working in conjunction with the Third Taxing District (TTD) & Cristino Associates, Inc. (CAI) plans, specifications, and construction cost & duration estimates were prepared for the segment from Fort Point Street to Olmstead Place (City Project No. 102-297).

TASKS

- Task Order No. 1: Develop Conceptual Plans & Specifications for the removal of TTD overhead utility lines and respective utility poles coupled with the installation of underground duct banks and utility vaults.
- Task Order No. 2: Perform Construction Inspection Activities
- Task Order No. 3: Coordinate Design & Construction Activities with TTD & CAI

BUDGET

In to perform the work shown above the following budgetary amounts have been estimated. Actual cost will be invoiced for services provided.

- Task Order No. 1: \$ 78,000 (see backup attached)
- Task Oder No. 2: \$75,000 (estimated to 12-31-22)
- Task Order No. 3: \$ 12,000

TOTAL: \$ 165,000

Third Taxing District

City Project SPN102-297

East Ave Roadway

Third Taxing District Labor Breakdown:		Item	Quantity	Units	Unit Cost	Cost
2018/2019	Mike Adams (General Line Foreman)		38	Hours	\$ 87.39	\$ 3,321
2019/2020	Mike Adams (General Line Foreman)		108	Hours	\$ 89.79	\$ 9,697
2020/2021	Mike Adams		96	Hours	\$ 92.04	\$ 8,832
2021 / Present	Mike Adams		76	Hours	\$ 94.11	\$ 7,152
2021 / Present	Bill Ruedeman (Chief Lineman)		18	Hours	\$ 87.91	\$ 1,582
2021 / Present	Paul Hedrick (Lineman)		22	Hours	\$ 82.20	\$ 1,808
CAI Engineering Invoices						\$ 44,610
Total					Total	\$ 77,010



REDDING, CT 06875
T 203-938-0500
F 203-938-0511

6/1/2021

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

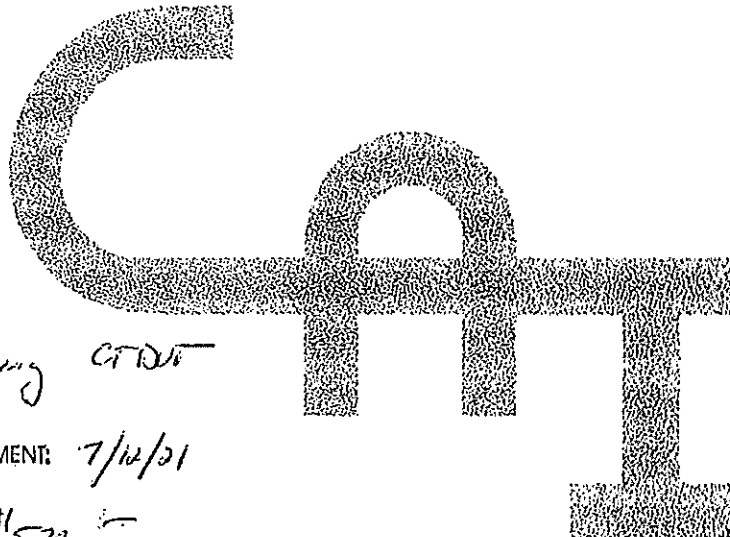
TERMS

PROJECT

Net 30

18-1112E East A

QUANTITY	DESCRIPTION	RATE	AMOUNT
4	Technician - 5/4/21	65.00	
1	Technician - 5/5/21	65.00	
1	Technician - 5/10/21	65.00	
1	Technician - 5/14/21	65.00	
1	Technician - 5/18/21	65.00	



Est. Local Working CT DOT

APPROVED FOR PAYMENT: 7/16/21
DATE:
G/L #: 107-116
TOTAL AMOUNT: \$1500.00
APPROVED:

R. Scapellato

TIN 06-1309083

TOTAL



PO BOX 1238
REDDING, CT 06875
T 203-938-0500
F 203-938-0511

DATE: 1/4/2022

1/4/2022

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

APPROVED FOR PAYMENT: 1/10/22
DATE:
G/L #: 107-116
TOTAL AMOUNT: \$250.00
APPROVED:

R. Scaford

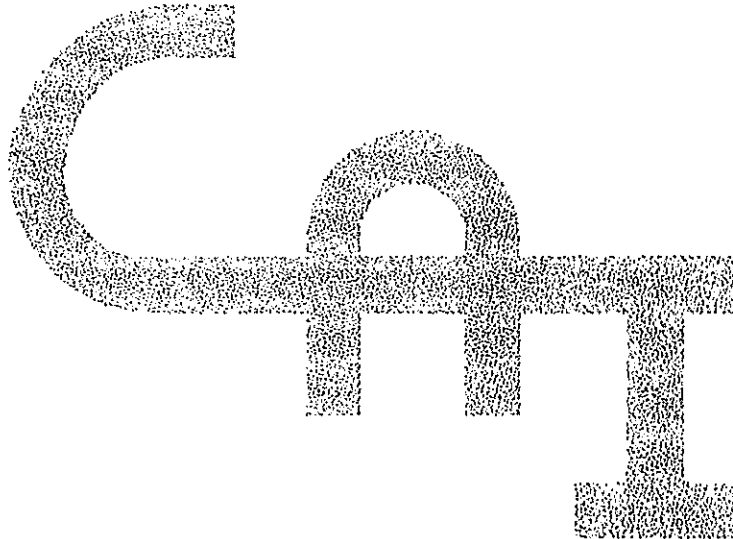
etc

P.O. NUMBER	TERMS	PROJECT
-------------	-------	---------

Net 30

18-1112B East A'

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Principal Engineer - 12/15/21		250.00



TIN 06-1309083

TOTAL





PO BOX 1238
REDDING, CT 06875
T 203-938-0500
F 203-938-0511

DATE 2/1/2022 INVO

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER TERMS PROJECT
Net 30 18-1112E East Av

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Principal Engineer - 1/4/22		250.00
1	Technician - 1/10/22		65.00
5	Technician - 1/11/22		65.00
7	Technician - 1/12/22		65.00
5	Technician - 1/13/22		65.00
2	Technician - 1/14/22		65.00
3	Technician - 1/17/22		65.00
3	Technician - 1/20/22		65.00
2	Principal Engineer - 1/20/22		250.00
1	Technician - 1/31/22		65.00

CT DOT/CITY
EA BA Road Work
APPROVED FOR PAYMENT: 2/3/22
DATE:
G/L #: 107-116
TOTAL AMOUNT: 2,505.00
APPROVED:
R. Scofield

TIN 06-1309083

TOTAL





CRISTINO ASSOCIATES INC.
PO BOX 1238
REDDING, CT 06875
T 203-938-0500
F 203-938-0511

DATE
3/1/2022

IN

BILL TO:

First Facing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

TERMS

PROJECT

Net 30

18-1112E East Av

QUANTITY	DESCRIPTION	RATE	AMO
1	Principal Engineer - 2/2/22	250.00	
1	Technician - 2/2/22	65.00	
3	Technician - 2/3/22	65.00	
2	Technician - 2/4/22	65.00	
3	Technician - 2/7/22	65.00	
4	Technician - 2/8/22	65.00	
2	Technician - 2/9/22	65.00	
1	Technician - 2/10/22	65.00	
2	Technician - 2/14/22	65.00	
3	Technician - 2/16/22	65.00	
1	Technician - 2/18/22	65.00	

ET Redding Project

DATE FOR PAYMENT: 3/4/22

NO. 107-46

AMOUNT: \$1,600.00

REMARKS:

R. Sargent

[Signature]

TIN 06-1309083

TOTAL





C&T ASSOCIATES INC.
PO BOX 1238
REDDING, CT 06875
T 203-938-0500
F 203-938-0511

DATE

4/1/2022

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

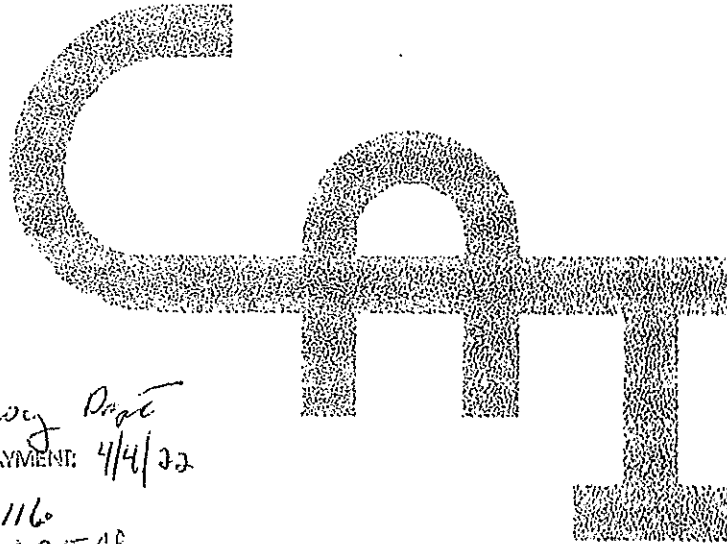
TERMS

PROJECT

Net 30

18-1112E East A

QUANTITY	DESCRIPTION	RATE	AM
2	Technician - 3/3/22 check photometrics	65.00	
1	Technician - 3/4/22 check photometrics	65.00	



EA Roadway Dept
APPROVED FOR PAYMENT: 4/4/22
DATE:
G/L #: 107-116
TOTAL AMOUNT: 195.00
PERIOD:
R. Serfaty

TIN 06-1309083

TOTAL





PO BOX 1238
REDDING, CT 06875
T 203-938-0500
F 203-938-0511

9/1/2020

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

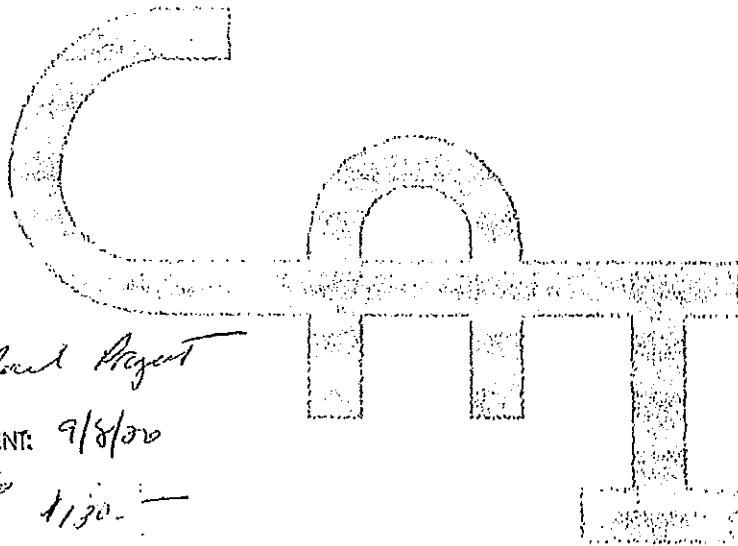
TERMS

PROJ

Net 30

18-1112E East Av

QUANTITY	DESCRIPTION	RATE
1	Technician - 8/26/20	65.00
1	Technician - 8/31/20	65.00



EAST AVE Road Project

APPROVED FOR PAYMENT:

DATE:

G/L #:

TOTAL AMOUNT:

APPROVED:

R. Scofield

etc

11/30/20

TIN 06-1309083

TOTAL





REDDING, CT 06875
T 203-938-0500
F 203-938-0511

10/1/2020

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

TERMS

PROJ

Net 30

18-11128 Enst /

QUANTITY	DESCRIPTION	RATE	A
1	Principal Engineer - 9/10/20	250.00	
1	Technician - 9/11/20	65.00	
3	Technician - 9/14/20	65.00	
5	Technician - 9/15/20	65.00	
5	Technician - 9/16/20	65.00	
6	Technician - 9/17/20	65.00	
6	Technician - 9/18/20	65.00	
3	Technician - 9/21/20	65.00	
4	Technician - 9/22/20	65.00	
5	Technician - 9/23/20	65.00	
2	Technician - 9/24/20	65.00	
2	Technician - 9/25/20	65.00	

EA Road Widening Project

APPROVED FOR PAYMENT:

DATE:

G/L #: 107-116

TOTAL AMOUNT:

APPROVED:

R. Seafelt

OK

10/5/20

TIN 06-1309083

TOTAL



286471



REDDING, CT 06875
T 203-938-0500
F 203-938-0511

11/1/2020

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

CTDOT EA Rev. 10

APPROVED FOR PAYMENT: 11/1
DATE: 10/2-11/6
G/L #: 102-116
TOTAL AMOUNT: \$12
APPROVED:

R. Scifield

P.O. NUMBER

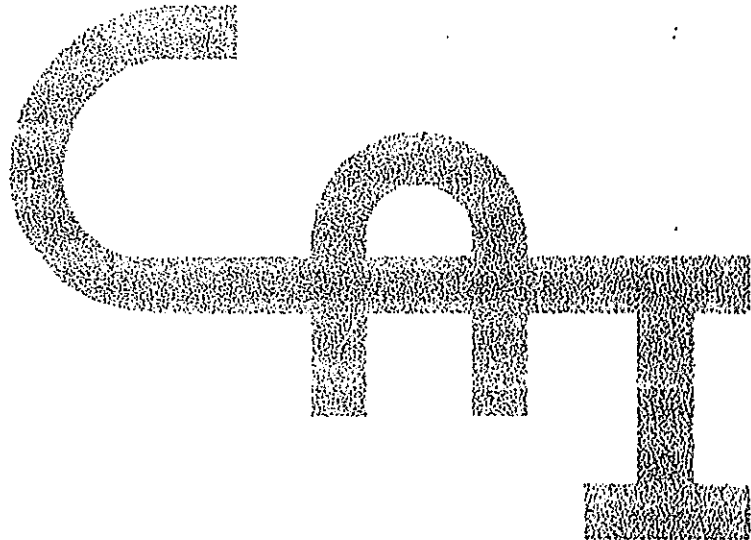
TERMS

PROJ

Net 30

18-111212 East Av

QUANTITY	DESCRIPTION	RATE	
1	Principal Engineer - 10/16/20	230.00	



TIN 06-1309083

TOTAL



000000



REDDING, CT 06875
T 203-938-0500
F 203-938-0511

12/1/2020

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

EA Road widening R
APPROVED FOR PAYMENT: 12/7/
DATE:
BY: 167-110
TOTAL AMOUNT: 1250.00
APPROVED:
R. Seaford

P.O. NUMBER

TERMS

PROJ.

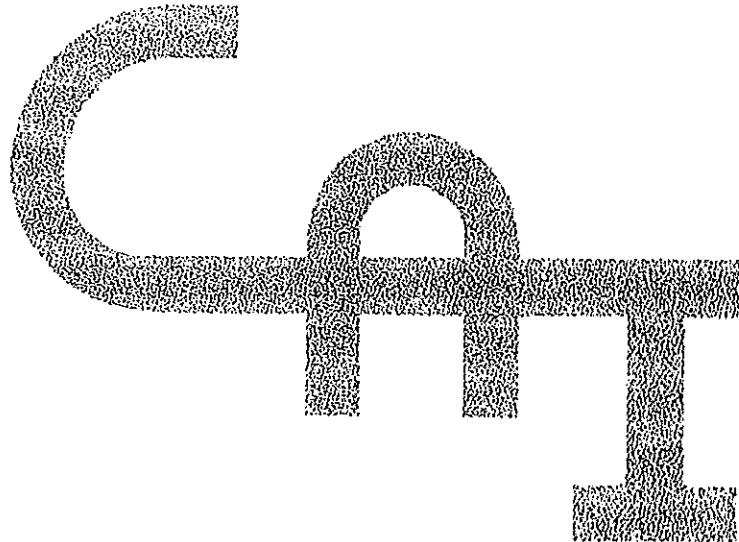
Net 30

18-1112E East /

QUANTITY	DESCRIPTION	RATE	AMOUNT
----------	-------------	------	--------

1 Principal Engineer - 11/6/20

250.00



TIN 06-1309083

TOTAL



PO BOX 1238
REDDING, CT 06875
T 203-938-0500
F 203-938-0511

1/1/2021

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

TERMS

PROJE

Net 30

18-1112E East Av

QUANTITY	DESCRIPTION	RATE	AM
2	Principal Engineer - 12/1/20	250.00	
1	Principal Engineer - 12/2/20	250.00	

CTDOT EA Roadway

Project / City

APPROVED FOR PAYMENT: 1/11/21

DATE:

IN. NO. 102-116

EXAL AMOUNT:

\$750. -

R. Sinfelt

W. J. C.

TIN 06-1309083

TOTAL

30RA7



90R671



REDDING, CT 06875
T 203-938-0500
F 203-938-0511

4/1/2021

BILL TO

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

TERMS

PROJECT

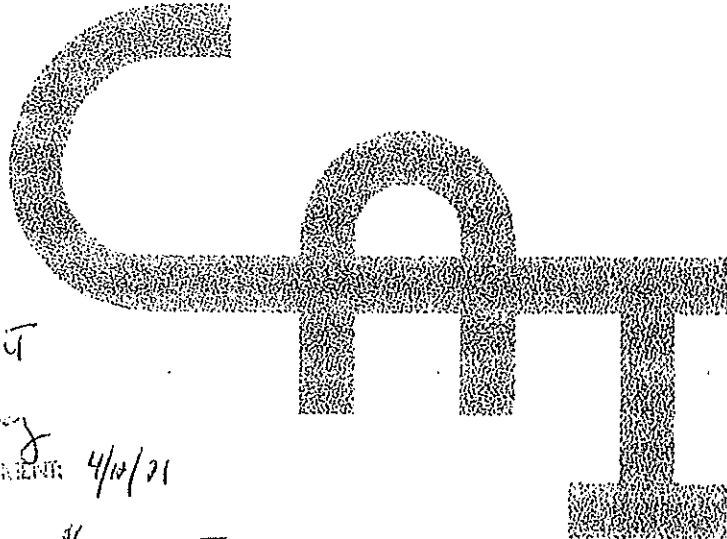
Net 30

18-1112E East Av

QUANTITY	DESCRIPTION	RATE	AM
----------	-------------	------	----

7 Technician - 3/29/21
7 Technician - 3/30/21
8 Technician - 3/31/21

65.00
65.00
65.00



CTDOT Project

EA R. Lundy

APPROVED FOR PAYMENT

4/10/21

107-116

SEE ATTACHED

\$1,430

R. Scifano

4/1/21

TIN 06-1309083

TOTAL



REDDING, CT 06875
T 203-938-0500
F 203-938-0511

5/1/2021

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

TERMS

PROJ

Net 30

18-11128 East Av

QUANTITY	DESCRIPTION	RATE	AMOUNT
5.5	Technician - 4/1/21	65.00	
1	Principal Engineer - 4/6/21	250.00	
4	Technician - 4/12/21	65.00	
4	Technician - 4/15/21	65.00	
2	Technician - 4/16/21	65.00	
1	Technician - 4/20/21	65.00	
2	Technician - 4/21/21	65.00	
6	Technician - 4/22/21	65.00	
6	Technician - 4/23/21	65.00	
4	Technician - 4/26/21	65.00	
7	Technician - 4/27/21	65.00	
4	Technician - 4/28/21	65.00	
2.5	Technician - 4/29/21	65.00	
4	Technician - 4/30/21	65.00	

EA Redding

APPROVED FOR PAYMENT: 5/10/21
DATE:
G/L #: 107-116
TOTAL AMOUNT: \$3,630.00
APPROVED:

R. Scafield

TIN 06-1309083

TOTAL



PO BOX 1238
REDDING, CT 06875
T 203-938-0500
F 203-938-0511

DATE

8/1/2019

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

EA Road Widening Project

APPROVED FOR PAYMENT: *8/5/19*

DATE:

G/L #: *107-114*

TOTAL AMOUNT: *\$12,057.00*

APPROVED:

R. Sinfeld

P.O. NUMBER

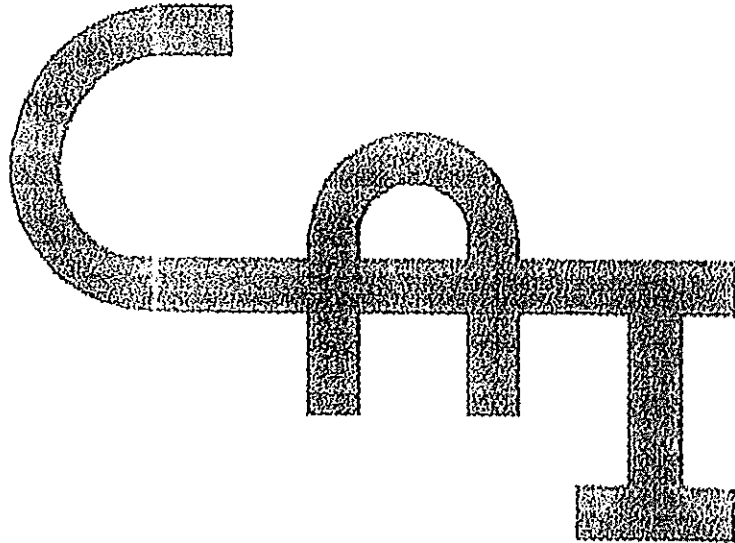
TERMS

PR

Net 30

18-1112B Ensl

QUANTITY	DESCRIPTION	RATE
4	Principal Engineer - 7/23/19	250.00
5.5	CAD Technician - 7/29/19	65.00
3.5	CAD Technician - 7/30/19	65.00
4	CAD Technician - 7/31/19	65.00
1	Principal Engineer - 7/31/19	250.00



TIN 06-1309083

TOTAL





REDDING, CT 06875
T 203-938-0500
F 203-938-0511

9/1/2019

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

TERMS

PRO

Net 30

18-1112E E

QUANTITY	DESCRIPTION	RATE
2	CAD Technician - 8/1/19	65.00
4	CAD Technician - 8/2/19	65.00
1.5	CAD Technician - 8/5/19	65.00
4	Principal Engineer - 8/5/19	250.00
4	CAD Technician - 8/6/19	65.00
2	CAD Technician - 8/6/19	65.00
4	CAD Technician - 8/7/19	65.00
7	CAD Technician - 8/9/19	65.00
6.5	CAD Technician - 8/13/19	65.00
4	Principal Engineer - 8/13/19	250.00
2	CAD Technician - 8/13/19	65.00
2	CAD Technician - 8/13/19	65.00
0.5	CAD Technician - 8/29/19	65.00

EA Road Work
Engineering Work

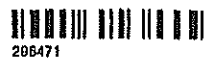
APPROVED FOR PAYMENT: 9/9/19
DATE:
B/L #: 107-116
TOTAL AMOUNT: \$4,307.50
APPROVED:

R. Scofield

ole
H/C

TIN 06-1309083

TOTAL





PO BOX 1238
REDDING, CT 06875
T 203-938-0500
F 203-938-0511

DATE

11/1/2019

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

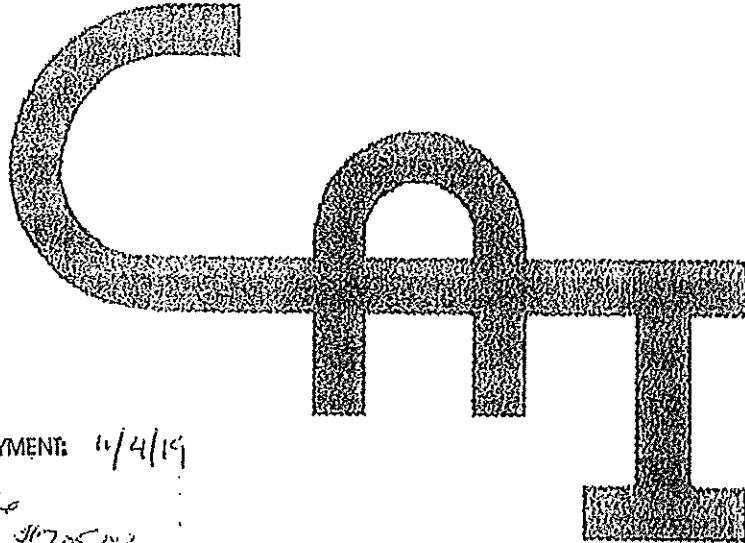
TERMS

PRO

Net 30

18-11126 B

QUANTITY	DESCRIPTION	RATE
2	Technician - 10/9/19	65.00
1	Technician - 10/10/19	65.00
1	Principal Engineer - 10/11/19	250.00
4	Technician - 10/11/19	65.00



APPROVED FOR PAYMENT: 11/4/19

DATE:

G/L #: 107-116

TOTAL AMOUNT: \$1,705.00

APPROVED:

R. Scarpato

etc

J. C. L.

TIN 06-1309083

TOTAL





REDDING, CT 06875
T 203-938-0500
F 203-938-0511

3/1/2020

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

EPA Road Widening Project

APPROVED FOR PAYMENT: *3/6/20*

DATE:

GAL #: *107-116*

TOTAL AMOUNT:

APPROVED:

R. Scordell

\$11,440.00

off

P.O. NUMBER

TERMS

PRO

Net 30

18-1112B E

QUANTITY	DESCRIPTION	RATE
6	Principal Engineer - 2/10/20	250.00
8	Technician - 2/11/20	65.00
2	Principal Engineer - 2/11/20	250.00
6	Technician - 2/12/20	65.00
1	Principal Engineer - 2/12/20	250.00
5	Technician - 2/13/20	65.00
7	Technician - 2/14/20	65.00
2	Principal Engineer - 2/14/20	250.00
6	Technician - 2/18/20	65.00
1	Principal Engineer - 2/18/20	250.00
7	Technician - 2/19/20	65.00
3.5	Engineering Technician - 2/19/20	75.00
6	Technician - 2/20/20	65.00
8	Engineering Technician - 2/20/20	75.00
2	Principal Engineer - 2/20/20	250.00
7	Technician - 2/21/20	65.00
1	Principal Engineer - 2/21/20	250.00
3.5	Engineering Technician - 2/24/20	75.00
6.5	Technician - 2/24/20	65.00
2	Engineering Technician - 2/25/20	75.00
4.5	Technician - 2/25/20	65.00
8	Technician - 2/26/20	65.00
2	Principal Engineer - 2/26/20	250.00
1.5	Engineering Technician - 2/27/20	75.00
8	Technician - 2/27/20	65.00
1	Principal Engineer - 2/27/20	250.00
6.5	Technician - 2/28/20	65.00

TIN 06-1309083

TOTAL





PO BOX 1238
REDDING, CT 06875
T 203-938-0500
F 203-938-0511

DATE

4/1/2020

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

CTDOT Workbridge Projects / EA Bridge

APPROVED FOR PAYMENT: *4/1/20*
DATE:
G/L #: *107-117*
TOTAL AMOUNT: *\$2,640*
APPROVED: *R. Scalfid*

P.O. NUMBER

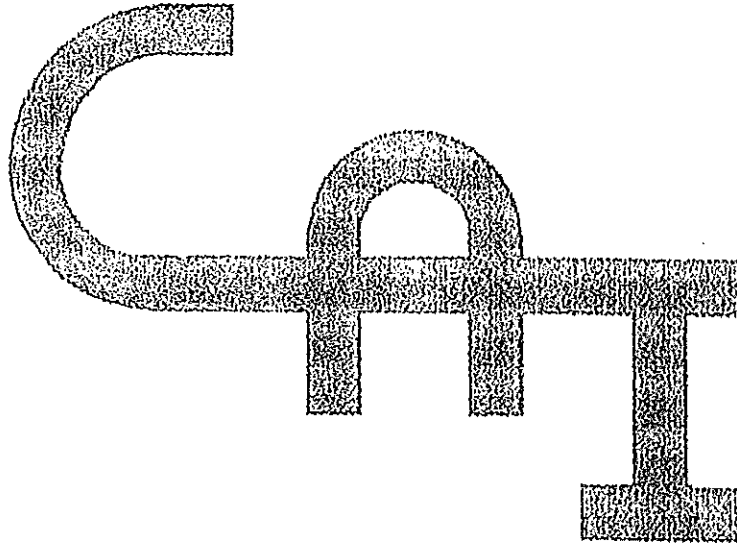
TERMS

PRO

Net 30

18-1112E B

QUANTITY	DESCRIPTION	RATE
8	Technician - 3/2/20	65.00
3	Technician - 3/3/20	65.00
6	Technician - 3/4/20	65.00
6	Technician - 3/5/20	65.00
3	Technician - 3/6/20	65.00
4	Principal Engineer - 3/13/20	250.00



TIN 06-1309083

TOTAL



KRISTINA ASSOCIATES INC.
PO BOX 1238
REDDING, CT 06875
T 203-938-0500
F 203-938-0511

DATE
6/1/2020

BILL TO:

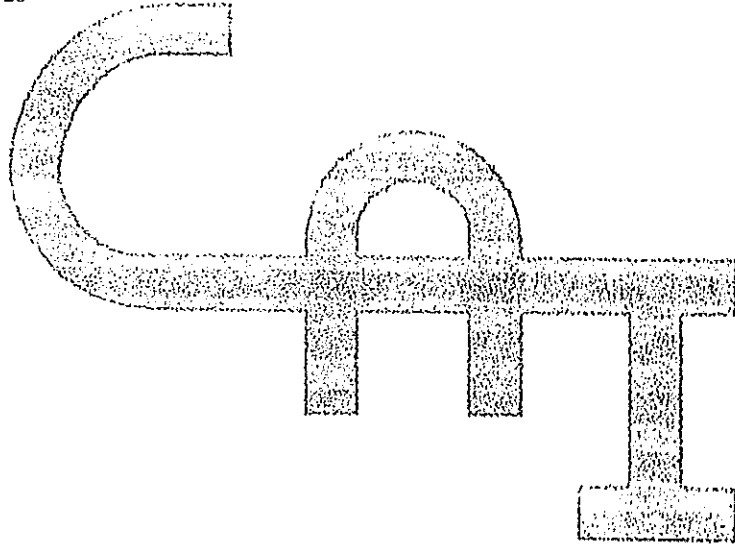
2 Second Street
Norwalk, CT 06855

EA Road project Engineering work

APPROVED FOR PAYMENT: *6/5/20*
DATE:
G/L #: *107-116*
TOTAL AMOUNT:
APPROVED:
R. Seinfeld

P.O. NUMBER	TERMS	PR
	Net 30	18-1112E1E1

QUANTITY	DESCRIPTION	RATE
2	Technician - 5/15/20	65.00
1	Principal Engineer - 5/15/20	250.00
2	Technician - 5/18/20	65.00
1	Principal Engineer - 5/18/20	250.00
2	Technician - 5/19/20	65.00
1	Technician - 5/22/20	65.00
6	Technician - 5/26/20	65.00
5	Principal Engineer - 5/26/20	250.00
8	Technician - 5/27/20	65.00



TIN 06-1309083

TOTAL





PO BOX 1238
REDDING, CT 06876
T 203-938-0500
F 203-938-0511

BY N/A

1/1/2019

BILL TO:

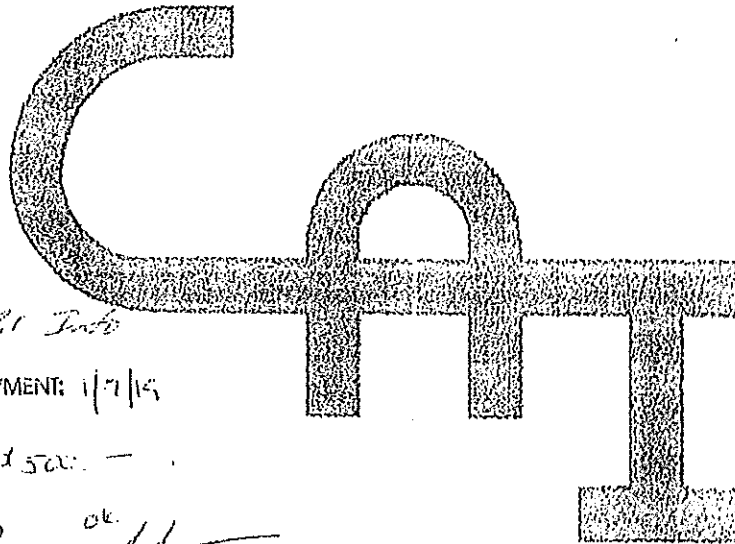
Third Taxing District
PO Box 451
Norwalk, CT 06856

P.O. NUMBER	TERMS	PRO
-------------	-------	-----

Net 30

18-1112D East

QUANTITY	DESCRIPTION	RATE
2	Principal Engineer - 12/28/18	250.00



Review Tax P.1 Into

APPROVED FOR PAYMENT: 1/7/19

DATE:

B/L #: 107-116

TOTAL AMOUNT: \$500.00

APPROVED:

R. Scarghile

ok. [Signature]

TIN 06-1309083

TOTAL





REDDING, CT 06875
T 203-938-0500
F 203-938-0511

4/1/2019

BILL TO:

Third Taxing District
2 Second Street
Norwalk, CT 06855

P.O. NUMBER

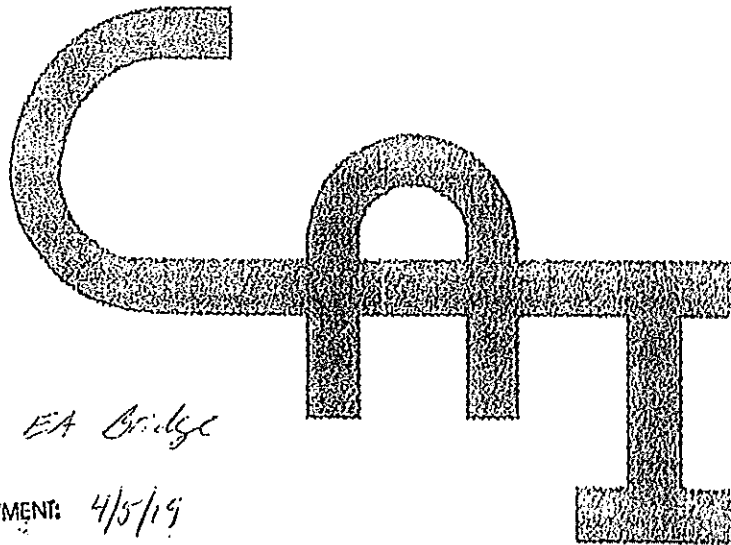
TERMS

PROJ

Net 30

18-1112E East A

QUANTITY	DESCRIPTION	RATE
2	CAD Technician - 3/6/19	65.00
4	CAD Technician - 3/7/19	65.00
2	CAD Technician - 3/8/19	65.00



CAD WORK EA Bridge

APPROVED FOR PAYMENT: 4/5/19
DATE:
G/L #: 107-116
TOTAL AMOUNT: \$650.00
APPROVED:

R. Seaford

per

TIN 06-1309083

TOTAL



BILL TO:

Third Taxing District
PO Box 451
Norwalk, CT 06856

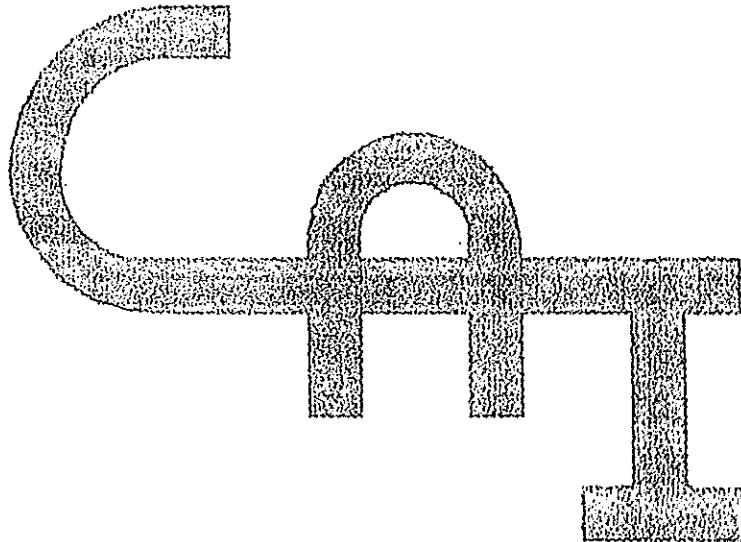
East Avenue Road Widening

APPROVED FOR PAYMENT: 9/5/17
DATE:
G/L #: 923-40
TOTAL AMOUNT:
APPROVED: R. Scofield

CT DOT

P.O. NUMBER	TERMS	PRO.
Verbal	Net 30	16-1066 East Ave

QUANTITY	DESCRIPTION	RATE
3	Principal Engineer - 8/1/17 Walk Bridge/East Ave widening meeting	230.00



© 2003 INTUIT INC # 306 1-800-433-8810

TIN 06-1309083

TOTAL



REDDING, CT 06875
T 203-938-0500
F 203-938-0511

10/2/2017 ✓ ✓

BILL TO:

Third Fixing District
PO Box 451
Norwalk, CT 06856

P.O. NUMBER	TERMS	PHC
Verbal	Net 30 ✓	16-1066 East Ave

QUANTITY	DESCRIPTION	RATE
4	CAD Technician - 9/7/17	65.00
1	CAD Technician - 9/8/17	65.00
2	Principal Engineer - 9/8/17	230.00
6	CAD Technician - 9/11/17	65.00
3	CAD Technician - 9/19/17	65.00
4	CAD Technician - 9/20/17	65.00
2	CAD Technician - 9/21/17	65.00
0.5	CAD Technician - 9/25/17	65.00
0.5	CAD Technician - 9/27/17	65.00
0.5	CAD Technician - 9/28/17	65.00

EAST AVE
PL. Layout CAD WORK

APPROVED FOR PAYMENT: 10/6/17

DATE:

G/L #: 923-40 ✓

TOTAL AMOUNT:

APPROVED:

R. Scofield

4/1

TIN 06-1309083

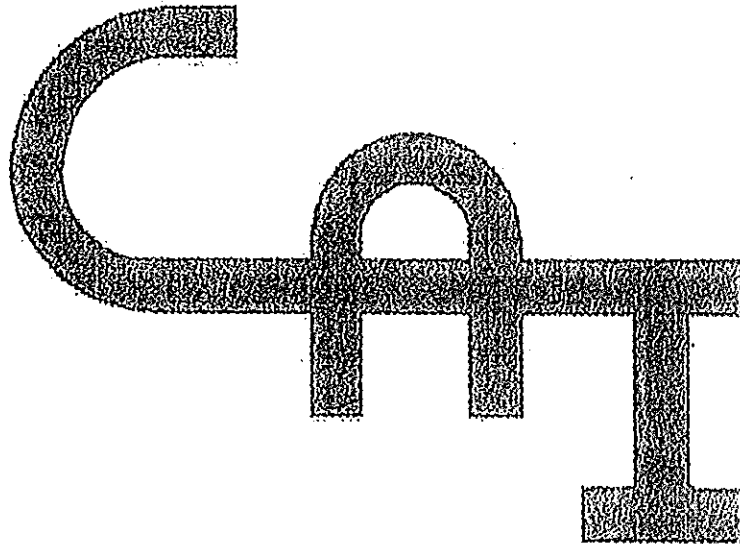
TOTAL ✓

BILL TO:

Third Taxing District
PO Box 451
Norwalk, CT 06856

EAST Mch. Road W.
APPROVED FOR PAYMENT: 12
DATE:
G/L #: *12-1-17*
TOTAL AMOUNT: *4,753.57*
APPROVED:
R. Scorsone

P.O. NUMBER		TERMS	PRO
Verbal		Net 30	16-1066 East
QUANTITY	DESCRIPTION	RATE	
1	CAD Technician - 11/2/17	65.00	
3	Principal Engineer - 11/16/17	230.00	



96-1309083

TOTAL

BILL TO:

Third Taxing District
PO Box 451
Norwalk, CT 06856

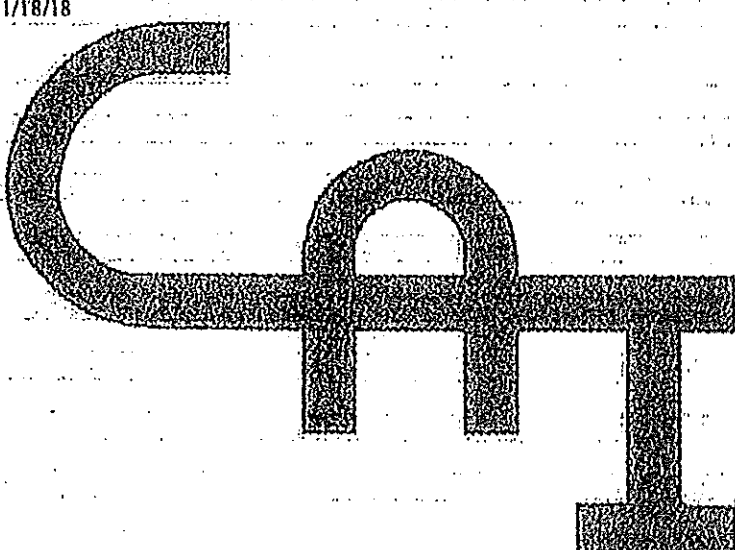
EAST Avenue Road Widening

APPROVED FOR PAYMENT: 2/6/18
DATE:
G/L #: 107-166
TOTAL AMOUNT: \$ 910. —
APPROVED:

R. Sanford

ok

P.O. NUMBER	TERMS	PRO.
Verbal	Net 30	16-1066 East A

QUANTITY	DESCRIPTION	RATE
3	CAD Technician - 1/3/18	65.00
3	CAD Technician - 1/5/18	65.00
3	CAD Technician - 1/12/18	65.00
1	CAD Technician - 1/15/18	65.00
2	CAD Technician - 1/16/18	65.00
1	CAD Technician - 1/17/18	65.00
1	CAD Technician - 1/18/18	65.00
		
TIN 06-1309083		TOTAL

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MEMORANDUM

TO: Vanessa Valadares, P.E. – Interim Chief of Operation & Public Works/Principal Engineer

FROM: Christine Cardascia – Junior Engineer

CC: Drew Berndlmaier, PE – Senior Engineer

REF: Public Works Committee Agenda Item – DRG2021-2 Dreamy Hollow/Betts Brook Drainage, Sanitary Sewer & Water Main Improvements

DATE: July 29, 2022

The project required an expanded scope to include sewer improvements along Saddle Road and additional pile caps for both the sewer and storm systems based on geotechnical investigation. We recommend the 1st Amendment to this contract to fund the additional scope of work. For the sewer work and associated pile caps WPCA will fund \$1,500,000, which was approved during the WPCA Board Meeting – See Minutes Attached. The additional funding DPW is requesting will be for the re-designed pile caps which were identified through the geotechnical report. Breakdown is provided below;

WPCA: \$1,500,000
DPW: \$200,000
Contingency (15%): \$255,000
Total: \$1,955,000

I would like to request that the following item be included on the agenda for the August 2nd 2022 Public Works Committee meeting.

Authorize the Mayor, Harry W. Rilling to execute the First Amendment to the January 24, 2022, Agreement with Colonna Concrete & Asphalt Paving LLC, for Project DRG2021-1 Dreamy Hollow/Betts Brook Area Drainage, Sanitary Sewer & Water Main Improvements, for an amount not to exceed \$1,955,000.00.

Account No.

09204062-5777-C0361
09224062-5777-C0361
13 40 5796 APW 01
13 40 5796 APW 06

*Colonna Concrete & Asphalt Paving LLC
1233 Johnson Road
Woodbridge, CT 06525
(203) 397-2287 Office, (203) 266-1116 Fax
Office@colonnaconcrete.com*

"Affirmative Action/Equal Opportunity Employer"

June 24, 2022

Drew Berndlmaier, PE
Senior Engineer
Department of Public Works
City of Norwalk, CT

Re: DRG2021 Dreamy Hollow / Betts Brook Area

Dear Mr. Berndlmaier

Our company has reviewed your letter dated 6/10/22 and accompanying plan revisions. As per your request we have evaluated the above and are proposing unit costs for the additional quantities. We have made every effort to maintain our unit prices. We have only proposed increases in unit prices where absolutely necessary.

070200 Furnish Timber Piles (LF) 15114LF \$36/LF

Colonna proposes an increase of \$6/LF for this item. This is due to increase in material cost since the original project bid date.

0702000 Driving Timber Piles (LF) 15114LF \$36/LF

Colonna proposes an increase of \$6/LF for this item. The project was bid on the pattern for the box culvert, which had pairs of piles installed. The proposed piling for the sanitary sewer has a single row, which reduces the production of pile driving per linear footage. Please note that all the sanitary sewer piles must be installed in the first mobilization. The second mobilization for the box culvert pile driving must occur in a separate mobilization and there are no economies of scale with the increased work.

0702004A Reinforced Concrete Pile Cap (CY) 341 CY \$650/CY

Colonna proposed an increase from the original bid price of \$350/CY. The original price was

bid based on a simple bulk design which amounted to 0.77 CY per LF of Cap. The current design is a much different configuration and is only 0.22/CY per LF (and average of both the sewer pile cap and the manhole pile cap.). There is also much more steel reinforcement, and instead of a signal row of rebar there is a more involved double cage of rebar. The original price was based on 22 LF of rebar per CY of concrete, and the new design of the cap will have approximately 78 LF of rebar per CY of concrete.

Please note that although it was not requested, the reinforced price for the Culvert Pile Cap will also need to be revised by the revised design. The current design is a different configuration and is only 0.52/CY per LF compared to the original of 0.77 CY per LF of Cap. There is also much more steel reinforcement, and instead of a signal row of rebar there is a more involved double cage of rebar. The original price was based on 22 LF of rebar per CY of concrete, and the new design of the cap will have approximately 69 LF of rebar per CY of concrete. Colonna's proposed unit price revision is \$550/LF. The total cost for this item will be somewhat reduced due to the expected decrease in CY of Concrete Pile cap resulting from the design change.

944003A	Furnishing and Placing Topsoil	257 SY	\$10.00/SY (No Change Requested)
0950019A	Turf Establishment – Lawn	257 SY	\$ 6.00/SY (No Change Requested)
1400000A	Test Pit Excavation San. Sewer	16 EA	\$1,000.00/EA (No Change Requested)
1401642	Service Lateral – San. Sewer	15 EA	\$2,500.00/EA (No Change Requested)
1401662	Sanitary Manhole (4" DIA) 0'-10'	27.74 VF	\$1,000.00/VF (No Change Requested)
1401980	8" PVC Pipe (Sanitary Sewer)	314 LF	\$100.00/LF (No Change Requested)
700.1C	8" Ductile Iron Pipe (Watermain)	-179 LF	\$150.00/LF (No Change Requested)

Please note that although we are not seeking a change in the unit price from this deduction, we have purchased the materials based on approvals and we should get compensated in some form. Also, we believe the reduction cited above is underestimated.

800.01	Water Services	-70LF	\$150.00/LF (No Change Requested)
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Please note that although we are not seeking a change in the unit price from this deduction, we have purchased the materials based on approvals and we should get compensated in some form. Also, we believe the reduction cited above is underestimated.

Please contact me with any questions on this matter.

Sincerely,

Joseph Michelangelo

Joseph Michelangelo, PE

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and 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 on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



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 read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Dilene Byrd at dbyrd@norwalkct.org to provide written public comment prior to the meeting.

**CITY OF NORWALK
WATER POLLUTION CONTROL AUTHORITY VIA ZOOM VIRTUAL
VIDEOCONFERENCE AND TELECONFERENCE
REGULAR MEETING
July 18, 2022**

Attendance: Darren Oustafine, Chairman
John Igneri, Vice Chairman
Barbara Smyth
John Bove
Chris Mannella
Edwin Camacho
Neil Konstantin

Staff: Anthony Carr, Chief of Operations and Public Works
Vanessa Valadares, DPW Principal Engineer
Chris Torre, DPW Superintendent of Operations

Others: John Marcin, Project Manager, Veolia
Matthew Brown, Asst. Project Manager, Veolia
Vanessa McPherson, ARCADIS

1. CALL TO ORDER

Mr. Oustafine called the meeting to order at 5:30PM.

2. APPROVE THE MINUTES FROM WPCA MEETING HELD ON JUNE 21, 2022
(COPY INCLUDED)

**** MR.IGNERI MOVED TO APPROVE THE MINUTES AS AMENDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

3. AUTHORIZE THE CHIEF OF OPERATIONS AND PUBLIC WORKS TO ISSUE
ORDERS ON CONTRACT WITH COLONNA CONCRETE & ASPHALT PAVING
LLC FOR THE PROJECT DRG2021-1 DREAMY HOLLOW/BETTS BROOK AREA
DRAINAGE, SANITARY SEWER & WATER MAIN IMPROVEMENTS PROJECT
FOR AN AMOUNT NOT TO EXCEED \$1,500,000.00 (COPY INCLUDED)

ACCOUNT NO. 09204062-5777-C0361 AND 09224062-5777-C0361

Mr. Carr said the Dreamy Hollow drainage project has been on the books for decades and thanks to DPW engineering staff, WPCA staff and the consultant they have been able to facilitate a solution to mitigate the flooding conditions in the friendly pond area. This particular change order is for \$1.5 million dollars and is due to the construction of approximately 300' of additional 8" sanitary sewer on the south side of Saddle Road. The original design that went out to bid had the north side of Saddle Road sanitary sewer between numbers seven and fifteen but the south side of the street was not originally proposed as part of the original bid documents, but at the time of bidding and contract procurement they did not have the additional geotechnical information or subsurface information on the soil types in the ground that would be below the sanitary sewer on the north side, and after further investigation because of the condition and direction on the pitch of the pipe thought it was prudent at this time to request the change order to install the sanitary sewer on the south side. He said the 1.5-million-dollar request includes the installation of the sanitary sewer on the south side as well as the pilings on the north side as well as the south side and to restore the right of way to preexisting conditions.

Ms. Smyth said she has spoken to a lot of homeowners on Saddle Road last summer and she is in full support of this change order. Mr. Igneri said he is also in total support of the change order.

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

**** THE MOTION PASSED UNANIMOUSLY.**

4. BE IT RESOLVED THAT IT IS IN THE BEST INTERESTS OF THE WATER POLLUTION CONTROL AUTHORITY FOR THE CITY OF NORWALK TO ENTER INTO CONTRACTS WITH THE DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION FOR WPCF FACILITIES PLAN UPDATE. IN FURTHERANCE OF THIS RESOLUTION, DARREN OUSTAFINE, THE CHAIRMAN IS DULY AUTHORIZED TO ENTER INTO AND SIGN SAID CONTRACTS ON BEHALF OF THE WATER POLLUTION CONTROL AUTHORITY FOR THE CITY OF NORWALK. THE CHAIRMAN IS FURTHER AUTHORIZED TO PROVIDE SUCH ADDITIONAL INFORMATION AND EXECUTE SUCH OTHER DOCUMENTS AS MAY BE REQUIRED BY THE STATE OR FEDERAL GOVERNMENT IN CONNECTION WITH SAID CONTRACTS AND TO EXECUTE ANY AMENDMENTS, RESCISSIONS, AND REVISIONS THERETO.

Mr. Carr said the WPCA staff in consultation with ARCADIS submitted a proposal from ARCADIS to the CT DEEP for review to determine based on the proposal what cost would be eligible for Clean Water Funds to update the wastewater treatment plant and the CTDEEP has determined that if and when the plan is approved that the costs are eligible for reimbursement.

Ms. McPherson said the actual application package has not yet been submitted and this resolution and supplemental documents will be part of the application once it has been compiled.

Ms. McPherson said the last facility plan was done in 2009 and are still within the allowable planning period for the last version of the facility plan that was issued, but there has been an update to the permit that the wastewater treatment plant operates under so part of ARCADIS's scope will be to review that for the next 20 years and what the planning period for the wastewater treatment plant will be going forward and will focus on the aeration tanks, wet weather treatment and the final settling tanks.

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

**** THE MOTION PASSED UNANIMOUSLY.**

5. AUTHORIZE THE TRANSFER OF BALANCES IN THE FOLLOWING ACCOUNTS SET ASIDE IN FISCAL YEAR 2021-22 TO FISCAL YEAR 2022-23 TO BE USED FOR THE SAME PURPOSE THE FUNDS WERE INTENDED FOR.

<u>Account No.</u>	<u>Amount</u>	<u>Vendor</u>
224062-5258	\$2,562,123.84	Veolia
224062-5298	\$10,637.50	Snyder Group

Mr. Carr said this request is to cover the expenses of ongoing work on the WPCA website with the Snyder Group and for Veolia.

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

**** THE MOTION PASSED UNANIMOUSLY.**

6. CONTRACT OPERATIONS REPORT:

- a. Veolia Monthly Operating Report – June 2022 (copy included)

Mr. Marcin reported and said that the Veolia collections system team completed over 2.9 miles of TV inspections along with cleaning of over 1.9 miles of sewer lines and seven manhole inspections. The team also spent time cleaning over 0.7 miles of hot spots.

Mr. Marcin said there was a failure of the Westport pump station force main that occurred on June 15th at the bottom of Strawberry Hill Avenue and the staff from Veolia, the city along with the subcontractors worked in coordination to identify and complete the repairs and the repairs were completed and the road was opened by 5:00AM the next morning. He said there have been no problems since the repair. Ms. Smyth said she received a complaint regarding how long the sewer repair on Strawberry Hill Avenue was taking and asked Mr. Marcin to explain how fast the work on the sanitary sewer was done. Mr. Marcin said the report of the failure had come in at the end of the workday and they immediately mobilized their teams and were able to identify that it was a force main leak and mobilized the contractors and were able to find and repair the failure and restore the pumping service before midnight and the road was open before 5:00AM the next day and was a great coordinated effort. Mr. Carr said that Burns Construction is working for the gas company and is performing work in the area.

Mr. Marcin said the wastewater treatment plant was in compliance with all permit limits for the month of June and the nitrogen was at 518 lbs per day which continued to lower the annual average down to 567 lbs per day.

- b. Orchard Street Sanitary Sewer Improvements Update

Mr. Marcin said the Orchard Street sanitary sewer improvements project will be scheduled for August.

- c. Major Repair or Replacement / Out of Scope Items: None

7. Reports:

- a. FY 21/22 Revenues/ Expenditures MUNIS Report (copy included)

There was no discussion.

- b. Discussion on WPCA Projects:

- 1) WPCF Facility Plan Update- Engineering Task Order 10:

- a. CT DEEP July 11, 2022, letter (copy included)
- b. Signed Task Order 10 (copy included)
- c. WPCA May 19, 2022, letter (copy included)

Mr. Carr said as part of the consent order they are required to submit an updated facility plan which staff had been working on prior to the consent order. Ms. McPherson said they will focus on the three areas that she had mentioned earlier as well as future flows and loads. She also said they will work with P&Z to make sure they understand what the capacity of the plant is and what the future development plans are but the good news is that the state has approved the scope of work, and have deemed the costs to be eligible for Clean Water Funds and will be eligible for 55% grant as a planning study and ARCADIS will be putting together the Clean Water Fund application with the resolution that was approved tonight.

2) WWTP- Aeration Tanks Electrical Infrastructure Improvements

Ms. McPherson said this is an active construction project and is bringing all of the electrical and control conduit and cable that serves the instrumentation in those tanks up above the operating platform which will be great for resiliency and maintenance of the conduit and cable and to also be able to run additional conduit as needed for future process improvements at the aeration tanks. She said the project is going very well and the communication with the contractor and staff has been excellent and is on schedule and on budget.

3) Consent Order:

a. 2022 Annual Progress Report (copy included)

Mr. Carr said the goal is to provide a comprehensive master plan which is currently in draft form and under review by the WPCA's outside legal counsel and the first draft is off to a healthy comprehensive start

b. Collection System Master Plan Update (copy included)

Mr. Carr said that Brown and Caldwell have been making good progress and have almost mapped the entire system which will determine the current condition of the sanitary sewers and look at future scenarios for planning purposed.

c. Sewer Use Bill Appeals/Adjustments Update

1) Appeal status

Mr. Carr said the appeals to date are \$23,700 and noted that there were 227 multi-unit residential parcels that were billed too high which was due to a software glitch but has been corrected and the new bills have been issued

d. Information Copies: None

8. ADJOURNMENT

**** MR. IGNERI MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:18PM.

Respectfully submitted,

Dilene Byrd



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.org P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

VII B

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE: **NORWALK HIGH SCHOOL – NEW SCHOOL COMMISSIONING
AGENT SERVICES (STATE PROJECT NO. 103-0263 N)**

DATE: JULY 22, 2022

As part of the 2020-2021 capital budget allocation, the Board of Education requested and the City allocated funding for the new Norwalk High School (NHS) project. This project was approved via special legislation in September of 2020 with a grant application deadline of December 31, 2020. Due to budget constraints and increased escalation costs, the City and the Board of Education then engaged their State delegation requesting an increase of the total project budget which was approved on May 4, 2022.

The new Norwalk High School is a 328,000 square foot project to replace the existing Norwalk High School on the same property. It will be comprised of 2 “schools” on a single campus: the P-TECH School consisting of 500 students and a comprehensive High School of 1,500 students which includes a visual and performing arts pathway. The project will include the construction of a new pool.

As part of the requirements for State funding, the City must follow the Connecticut High Performance Building Standards (CTHPBS) of which there is a requirement to hire a Commissioning Agent (CxA). A commissioning Agent provides preconstruction HVAC & Building Envelope coordination services and is an integral part of the verification of equipment installation, operation, building envelope testing and start-up/equipment programming process. The Request for Proposals was publically advertised and the Purchasing Department received six responses.

After a review of the proposals, it is our recommendation to approve Consulting Engineering Services, Inc. in the amount of \$208,880. This decision was made based on their qualifications and total fee. The proposal demonstrated relevant experience on High School projects and knowledge of the Connecticut High Performance Building Standards (CTHPBS) requirements.

The following is a summary of the fee proposals:

Firm	Total Fee
M/E Engineering	\$158,100
Consulting Engineering Services, Inc.	\$208,880
Sustainable Engineering, LLC	\$219,000
FST-HEA, LLC	\$252,540
Stantec Consulting Services, Inc.	\$258,160
Harris Energy Solutions, LLC	\$446,360

Please note, although M/E Engineering's proposal had the lowest total fee, however, the firm was not recommended based on their qualifications. Provided resumes did not demonstrate experience with new construction in the K-12 market sector, specifically High School education level. The provided reference projects value/size were not comparable to the scope of this project. Additionally, the proposal did not indicate any experience working in Connecticut. Reference attached bid comparison form and review of proposal/qualifications for more detail.

ACTION REQUESTED:

- 1. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Consulting Engineering Services, Inc. to provide building commissioning services for the Norwalk High School project for a total not to exceed \$208,880.00 Acct. #09215010 5777 C0787.**
- 2. Authorize the Office of Building Management to execute Change Orders on Contract for additional services for a total not to exceed \$20,000 Acct. #09215010 5777 C0787.**

BID COMPARISON

DATED: 7/22/2022

Project 4212 - Commissioning Services: New Norwalk High School State Project No. 103-0263N

	M/E Engineering	Consulting Engineering Services, Inc.	Sustainable Engineering, LLC	EST-HRA, LLC	Stantec Consulting Services, Inc.	Harris Energy Solutions, LLC
Contact	Kenneth Swan, Associate	Michael Walsh, PE, President	Ernest Lawas, Principal	Jonathan Friedman, Regional Director	Jan Wei, Senior Associate	Jessica Harris, President
Phone	518-533-2171	860-832-1682	860-270-0413	212-400-3700	212-366-5600	512-719-3114
Email	liswan@meengineering.com	mwals@cseng.com	elawas@sustainable-eng.com	jfriedman@horizon-engineering.com	jan.wei@stantec.com	jessica@hiescnnhcc.com
Address	Schenectady, NY	Middletown, CT	Berlin, CT	New York, NY	New York, NY	Round Rock, TX
Distance from Norwalk	159 miles	56 miles	55 miles	51 miles	51 miles	1,780 miles
Total Fee	\$ 158,100.00	\$ 208,880.00	\$ 219,000.00	\$ 252,540.00	\$ 258,160.00	\$ 446,360.00
Exceptions	No exceptions	No exceptions	Professional Liability Insurance \$3M per occurrence / \$3M aggregate, does not include \$5M/\$5M. *Can adjust proposal value to include.	No exceptions	Reviewed RFP and will negotiate mutually satisfactory contract.	Many exceptions taken, see proposal form.
Bid Breakdown						
Design Phase	\$ 15,000.00	\$ 20,835.00	\$ 7,000.00	\$ 20,270.00	\$ 17,000.00	\$ 21,800.00
Bid Phase	\$ 1,500.00	\$ 1,985.00	\$ 500.00	\$ 2,800.00	\$ 1,800.00	\$ 18,400.00
Construction Document Review	\$ 8,000.00	\$ 3,970.00	\$ 10,000.00	\$ 11,500.00	\$ 3,700.00	\$ 22,400.00
Commissioning Plan	\$ 4,000.00	\$ 990.00	\$ 1,500.00	\$ 4,200.00	\$ 1,800.00	\$ 13,850.00
Mechanical and Electrical Submittal Review	\$ 3,000.00	\$ 3,965.00	\$ 4,500.00	\$ 15,300.00	\$ 3,800.00	\$ 19,850.00
Controls Software Review	\$ 5,000.00	\$ 2,980.00	\$ 2,000.00	\$ 2,800.00	\$ 2,200.00	\$ 16,050.00
Pre-Functional Test Sheets, Development & Commissioning Log Books	\$ 4,000.00	\$ 1,985.00	\$ 3,000.00	\$ 9,000.00	\$ 6,000.00	\$ 24,450.00
On-Site Construction Observation/Meetings	\$ 44,000.00	\$ 61,575.00	\$ 37,500.00	\$ 58,700.00	\$ 76,800.00	\$ 82,600.00
Develop Functional Test Procedures	\$ 6,000.00	\$ 3,965.00	\$ 4,000.00	\$ 9,100.00	\$ 15,360.00	\$ 29,200.00
Develop Commissioning Schedule	\$ 3,000.00	\$ 1,985.00	\$ 500.00	\$ 4,400.00	\$ 2,000.00	\$ 13,400.00
Preparation for Testing, Adjusting & Balancing Work	\$ 4,000.00	\$ 4,960.00	\$ 500.00	\$ 8,000.00	\$ 3,500.00	\$ 14,600.00
Perform Functional Test Procedures & Document Results	\$ 24,000.00	\$ 57,545.00	\$ 110,500.00	\$ 46,100.00	\$ 95,000.00	\$ 31,400.00
Review Contractor's O&M Manuals, Warranties As-Built Documentation	\$ 4,000.00	\$ 3,970.00	\$ 1,500.00	\$ 4,000.00	\$ 2,500.00	\$ 17,200.00
Provide Operation Staff Systems Training	\$ 3,000.00	\$ 3,970.00	\$ 3,000.00	\$ 4,800.00	\$ 2,500.00	\$ 19,200.00
Final Commissioning Report	\$ 5,000.00	\$ 3,970.00	\$ 1,500.00	\$ 11,000.00	\$ 6,500.00	\$ 19,200.00
Warranty Period Review	\$ 4,000.00	\$ 19,840.00	\$ 2,000.00	\$ 10,800.00	\$ 2,500.00	\$ 33,800.00
Reimbursable Expenses (Not to Exceed)	\$ 8,000.00	Included	\$ 9,000.00	\$ 8,970.00	\$ 1,000.00	\$ 33,760.00
Commissioning Services for Accessory Buildings Field Lighting	\$ 12,000.00	\$ 10,440.00	\$ 20,500.00	\$ 20,800.00	\$ 13,000.00	\$ 15,200.00
CALCULATED TOTAL FEE	\$ 158,100.00	\$ 208,880.00	\$ 219,000.00	\$ 252,540.00	\$ 257,460.00	\$ 446,360.00
Hourly Rates						
Principal-In-Charge	\$ 250.00	\$ 265.00	\$ 220.00	\$ 250.00	Not Provided	\$ 250.00
Project Manager	\$ 170.00	\$ 220.00	\$ 180.00	\$ 225.00	Not Provided	\$ 200.00
Project Engineer	\$ 150.00	\$ 175.00	\$ 160.00	\$ 130.00	-	-
Addenda						
Acknowledge Addendum No. 1 - 6/22/2022	Yes	Yes	Yes	Yes	Yes	Incorrect Date
Review of Proposal/Qualifications						
Office Location	Schenectady, NY - 159 miles from Norwalk	Middletown, CT - 56 miles from Norwalk	Berlin, CT - 55 miles from Norwalk	New York, NY - 51 miles from Norwalk	New York, NY - 51 miles from Norwalk	Round Rock, TX - 1,780 miles from Norwalk
Resumes	Provided resumes do not demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. No experience working in Connecticut.	Provided resumes demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. The size of High Schools align with the scope of New NHS. Experience working in Connecticut and in the educational market.	Provided resumes demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. The size of High Schools align with the scope of New NHS. Experience working in Connecticut (including Norwalk) and in the educational market.	Project Team w/ Relevant Experience	Project Team lacks Relevant Experience	
Reference Projects	The referenced projects do not include any new construction in K-12 market sector, more specifically High School education level. Project values/size are not comparable to scope of this project. No projects in Connecticut.	The referenced demonstrate adequate experience with new construction in K-12 market sector, including High School education level. Project values/size are comparable to scope of this project. Projects in Connecticut, including education and High School level.	The referenced demonstrate extensive experience with new construction in K-12 market sector, including High School education level. Project values/size are the most comparable for all proposals received. Projects in Connecticut, including education and High School level.	Strong K-12 School Experience, including High Schools. Experience on Connecticut Projects including in Norwalk	Lacks K-12 School Experience. Lacks Connecticut Projects	

Review of Proposal/Qualifications

Project 4212 - Commissioning Services: New Norwalk High School State Project No. 103-0263N

1) M/E Engineering

- a. Total Fee: \$158,100
- b. Office Location: Schenectady, NY – 159 miles from site
- c. Resumes: **Provided resumes do not demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. No experience working in Connecticut.**
 - i. Kenneth Swan
 - ii. Michael Sullivan
 - iii. Steven Hollis
 - iv. Michael Wenzel
 - v. Peter Murrer
- d. Reference Projects: **The referenced projects do not include any new construction in K-12 market sector, more specifically High School education level. Project values/size are not comparable to scope of this project. No projects in Connecticut.**
 - i. Brighton Central School District Capital Improvement Commissioning
 1. \$22M total for district wide improvements
 2. Includes Elementary, Middle and High Schools
 3. Renovation/upgrades
 - ii. Buffalo Public Schools – Emerson Culinary Arts School – Commissioning
 1. \$40M / 104,000 SF
 2. High School (Culinary specific building)
 3. Renovation
 - iii. Cheektowaga Central School District Capital Reconstruction Commissioning
 1. \$20M total for district wide improvements
 2. Includes Elementary, Middle and High Schools
 3. Renovation/upgrades
 - iv. Hudson Valley Community College Science Building Commissioning
 1. \$81M construction cost noted, description describes \$35M project/ 114,000 SF
 2. College (Science specific building)
 3. New construction
 - v. Jamestown Community College Science Instruction Bldg. Commissioning
 1. \$12M / 25,000 SF
 2. College (Science specific building)
 3. New construction
 - vi. Marcus Whitman Central School District Capital Improvements – Commissioning
 1. \$26M total for district wide improvements
 2. Education level not defined
 3. Additions (20 classrooms) /upgrades
 - vii. Medina Central School District 2017-2019 Capital Improvement Commissioning
 1. \$28M total for district wide improvements
 2. Includes Elementary, Middle and High Schools (also includes District Bus Garage in total construction cost)
 3. Renovation/upgrades
 - viii. Newark Central School District Wide Capital Program Commissioning
 1. \$32M total for district wide improvements (1 phases)
 2. Includes Elementary, Middle and High Schools
 3. Renovation/upgrades
 - ix. Niagra Univ. Golisano Center for Integrated Science Bldg. Commissioning
 1. \$58M / 47,000 SF
 2. University (Science specific building)
 3. New construction
 - x. Skidmore College – Zankel Music Center Commissioning
 1. Construction cost not provided / 120,000 SF
 2. College (Music center specific)
 3. New construction
 - xi. SUNY Albany – Emerging Technologies & Entrepreneurial Complex Commissioning
 1. \$175M / 225,000 SF

2. University (research facility / incubator business)
3. New construction
- xii. SUNY at Delhi Farrell Student Center Commissioning
 1. \$15M / 92,000 SF
 2. University (Student Center – rec. areas, food service, cafeteria, lounges, offices, performance hall)
 3. Renovation/upgrades
- xiii. UB – Clinical Translational Research Center Commissioning
 1. \$291M (within \$171M vascular institute facility)
 2. University
 3. Addition – Not clear if this is an addition, renovation or new construction
- xiv. University of Massachusetts Physical Sciences Bldg. Commissioning
 1. \$164M construction cost noted, description describes \$80M cost
 2. University (Science specific)
 3. New construction
- xv. UMU – CNY Biotechnology Research Cntr. Commissioning
 1. No cost provided / 40,000 SF
 2. University (Biotech specific)
 3. New construction

2) Consulting Engineering Services, LLC.

- a. Total Fee: \$208,880
- b. Office Location: Middletown, CT - 56 miles from site
- c. Resumes: **Provided resumes demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. The size of High Schools align with the scope of New NHS. Experience working in Connecticut and in the educational market.**
 - i. Michael Walsh – Guilford High School 207,000 SF (new construction), Saugus Middle/High School 227,000 SF (new construction)
 - ii. Jeanine Palmieri - Guilford High School 207,000 SF (new construction), Harvard Ellis Tech High School 185,000 SF (new construction), Saugus Middle/High School 227,000 SF (new construction)
 - iii. George McFee – Attleboro High School 480,000 SF (new construction), Guilford High School 207,000 SF (new construction), Saugus Middle/High School 227,000 SF (new construction), Stoughton High School 216,000 SF (new construction)
 - iv. Christopher Walczak – Nauset Regional High School 214,250 SF (new construction), North Branford High School 106,000 SF (new construction), Saugus Middle/High School 227,000 SF (new construction)
 - v. Brian Maher - Nauset Regional High School 214,250 SF (new construction), North Branford High School 106,000 SF (new construction)
- d. Reference Projects: **The referenced demonstrate adequate experience with new construction in K-12 market sector, including High School education level. Project values/size are comparable to scope of this project. Projects in Connecticut, including education and High School level.**
 - i. Cranbury Elementary School
 1. \$45M / 50,000 SF
 2. Elementary School
 3. New Construction
 - ii. Holbrook PreK-12 School
 1. \$80M / 220,000 SF
 2. PreK-12 (includes High School level)
 3. New Construction
 - iii. Jefferson Elementary School
 1. \$30M / 60,000 SF renovation & 10,000 addition
 2. Elementary School
 3. Renovate as new (note, project is in progress)
 - iv. Mansfield Elementary School
 1. \$40.6M / 78,000 SF
 2. Elementary School
 3. New Construction
 - v. Miller Driscoll K-2 School
 1. \$44M / 32,000 SF new construction & 94,000 SF renovation
 2. PreK-2
 3. New Construction & Renovation
 - vi. New Lebanon Elementary School
 1. \$28M / 71,000 SF

- 2. Elementary School
 - 3. New Construction
 - vii. Rocky Hill High School
 - 1. \$54M / 160,000 SF
 - 2. High School
 - 3. Renovate as New
 - viii. Saugus Middle + High School
 - 1. \$128M / 270,000 SF
 - 2. Middle + High School
 - 3. New Construction
- 3) Sustainable Engineering, LLC
 - a. Total Fee: \$219,000 *Need adjusted value for insurance requirements per sample contract
 - b. Office Location: Berlin, CT - 55 miles from site
 - c. Resumes: **Provided resumes demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. The size of High Schools align with the scope of New NHS. Experience working in Connecticut (including Norwalk) and in the educational market.**
 - i. Ernest Lawas – Trumbull High School 361,000 SF, Naugatuck High School 341,000 SF, Enfield High School 312,000 SF, Berlin High School 265,000 SF, Stratford High School 219,000 SF
 - ii. Walker Greeno - Trumbull High School 361,000 SF, Naugatuck High School 341,000 SF, Enfield High School 312,000 SF, Berlin High School 265,000 SF, Stratford High School 219,000 SF
 - iii. Sean Hayes - Trumbull High School 361,000 SF, Naugatuck High School 341,000 SF, Enfield High School 312,000 SF, Berlin High School 265,000 SF, Stratford High School 219,000 SF, Nokomis Middle/High School 212,500 SF
 - iv. Brian Messerschmidt - Naugatuck High School 341,000 SF, Enfield High School 312,000 SF, Berlin High School 265,000 SF, Nonnewaug High School 144,000 SF
 - v. Sean Delaney - Enfield High School 312,000 SF, Berlin High School 265,000 SF, Stratford High School 219,000 SF, Nokomis Middle/High School 212,500 SF, Nonnewaug High School 144,000 SF
 - vi. Joe Tuxbury - Stratford High School 219,000 SF, Nokomis Middle/High School 212,500 SF, Nonnewaug High School 144,000 SF
 - d. Reference Projects: **The referenced demonstrate extensive experience with new construction in K-12 market sector, including High School education level. Project values/size are the most comparable for all proposals received. Projects in Connecticut, including education and High School level.**
 - i. Orchard Hill Elementary School
 - 1. \$26M / 72,000 SF
 - 2. Elementary School
 - 3. New Construction
 - ii. CREC Museum Academy
 - 1. \$25M / 65,000 SF
 - 2. PreK-5
 - 3. New Construction
 - iii. Berlin High School
 - 1. \$101M / 265,000 SF
 - 2. High School
 - 3. New Construction
 - iv. Carrington Elementary School
 - 1. \$25M / 76,000 SF
 - 2. Elementary School
 - 3. New Construction
 - v. Waterbury Career Academy
 - 1. \$55M / 155,000 SF
 - 2. High School
 - 3. Renovate-as-new
 - vi. Enfield High School
 - 1. \$102M / 312,000 SF
 - 2. High School
 - 3. New Construction



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
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125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*

RE: WEST ROCKS & ROTON MIDDLE SCHOOLS—CONCEPT DESIGN/PROFESSIONAL COST ESTIMATE

DATE: AUGUST 3, 2022

The Connecticut State Legislature has increased school construction reimbursement rates for districts with a total population of eighty thousand or greater to 60% in accordance with Connecticut General Assembly Bill No. 5506 passed in February 2022. Since the City of Norwalk falls within this defined population range, the City will have greater financial ability to implement needed capital school improvement projects in the future as the City's reimbursement rate will increase from approximately 32% for improvement projects and 22% for renovate-as-new/new building construction projects.

Recently, Norwalk Public Schools (NPS) started to review the condition of their facilities in the context of a Facilities Plan completed in March 2021 together with the most recent enrollment study. In an effort to formulate a long term improvement strategy, NPS requested the City to assist in soliciting architectural firms to provide conceptual designs and professional cost estimates in order to provide swing space necessary to implement renovate-as-new and/or new middle school construction projects. This design evaluation will focus on West Rocks Middle School and Roton Middle School sites.

It was determined to evaluate the following two options:

1. A new school or renovation-as-new school at West Rocks if it could be done in a manner which limits disruption to the students
2. A new school adjacent to Roton Middle School, keeping the existing Roton Middle School as "swing space" for West Rocks Middle School and/or Nathan Hale Middle School

The City with the assistance of the Purchasing Department issued a Request for Proposals for architectural and professional cost estimating services for these two options. The results of the RFP's are presented below.

Firm	Architectural Fee
Antinozzi Associates, PC	\$25,000.00
Friar Architecture, Inc.	\$50,200.00
Silver Petrucelli + Associates	\$100,206.00
Russell & Dawson Inc.	\$140,000.00
Fuller & D'Angelo, P.C., Architects and Planners	\$160,350.00
Geddis Architects, PC	\$163,000.00
LAN Associates, Engineering, Planning, Architecture, Surveying, LLP	\$164,000.00
The S/L/A/M Collaborative, Inc.	\$168,000.00

Since Antinozzi Associates is currently providing excellent design services to the City and their proposal has the lowest fee structure, I would like to recommend the award of this project to them.

ACTION REQUESTED:

- a. **Authorize the Purchasing Agent to issue a Purchase Order to Antinozzi Associates, PC to provide conceptual design services and professional cost estimates for West Rocks and Roton Middle Schools for a total not to exceed \$25,000.00 Acct. #09175010 5777 C06585.**
- b. **Authorize to establish a contingency for additional services as may be required for a total not to exceed \$2,500.00**

July 25, 2022

Sharon Conners, Purchasing Agent
Purchasing Department, City of Norwalk
125 East Avenue, Room 202
Norwalk, CT 06856-5125

Re: Request for Proposals; Conceptual Design and Estimating Services;
West Rocks and Roton Middle Schools

Dear Ms. Conners and Members of the Selection Committee:

On behalf of the Antinozzi Associates team, we are eager to provide the professional design services required for the conceptual study of the West Rocks and Roton Middle Schools. As an architecture and interior design firm focused on public school design for over 65 years, we have teamed with numerous Connecticut municipalities, including Norwalk, to work on the study, design, and/or construction of hundreds of school projects. This submission package will clearly indicate our recent experience with the design of K-12 public school facilities.

Antinozzi Associates has already been actively involved with several projects for the Norwalk Public School District, including conceptual studies for Jefferson, Cranbury, and Naramake Elementary Schools. Following the completion of these studies, we were subsequently awarded the full design and construction of these projects, based upon our in-depth experience, competitive fee, and successful relationship with the municipal and educational leaders in Norwalk.

Regarding middle school design, we were integrally involved in the Town of Branford and the Francis Walsh Intermediate School. Constructed in 1970, the existing building was approximately 191,000 SF and located on 29 acres. In 2016, Antinozzi Associates was awarded the commission to provide design and construction administration services to completely renovate 25% of the existing middle school's common spaces and replace 75% of the facility with a new academic addition for almost 1,000 students. The phased construction of the facility was completed earlier this year, and remained in operation throughout the construction process.

In Plainville, we worked alongside CSG to assess the condition of their existing middle school, as well as assist in the development of educational specifications to meet new programming standards. Earlier this year, we developed a conceptual plan and cost estimate similar to the services expected for these Norwalk middle schools.

If selected, we will work closely with the City and School District in accomplishing the goals listed in your RFP's Scope of Services (listed under Section 2.1 and 2.3) and address cost effectiveness, maintenance factors, flexibility, High Performance Building Standards, safety and security, and the OSCG&R grant application process. Most importantly, we intend to complete this conceptual study in the 9-week time frame listed under Section 2.2 in your RFP, and further assist the City/District in the coordination of an application for submission to the State of Connecticut Office of School Construction Grants and Review by the required deadline.



ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS

271 Fairfield Avenue
Bridgeport, Connecticut 06604

t 203.377.1300 f 203.378.3002
architects@antinozzi.com
www.antinozzi.com

Ms. Sharon Conners

July 25, 2022

Page 2 of 2

The Antinozzi Associates study team will execute the vision for two state-of-the-art middle school facilities through the implementation of appropriately-sized, cost-conscious, and creative design solutions for the students of Norwalk. In addition to a highly qualified in-house team, we have composed an exceptional team of consultants that will bring the expertise, passion, and commitment desired by the City of Norwalk and Norwalk Public School District.

The Antinozzi Associates team looks forward to discussing this middle school study in further detail, and to share our personal approach in reaching your goals and objectives. Please feel free to contact me if you have any questions.

Thank you for your consideration.

Very truly yours,

ANTINOZZI ASSOCIATES, PC

A handwritten signature in black ink, appearing to read 'F. Michael Ayles', with a stylized flourish at the end.

F. Michael Ayles, FAIA

Principal

1.1 PROPOSAL RESPONSE FORM

Vendor Name - Antinozzi Associates, PC		
Address - 271 Fairfield Avenue, Bridgeport CT 06604		
Phone - (203) 377 - 1300	Fax - (203) 378 - 3002	Email - mayles@antinozzi.com
Manager - F. Michael Ayles, FAIA Principal		Fed ID# 06-0936476

In submitting this proposal the undersigned declares that this is made without any connection with any persons making another bid or the same contract; that the bid is in all respects fair and without collusion, fraud or mental reservation; and that no official or the City, or any person in the employ of the City is directly or indirectly interested in said bid or in the supplies or work to which it relates, or in any portion of the profits thereof.

The undersigned also hereby declares that he/she or they have carefully considered objectives of each element of this project, the desired end result, the environment in which services and or products are to perform and are satisfied as to all the quantities and conditions, and understands that in signing this proposal all right to plead any misunderstanding regarding the same is waived.

The undersigned further understands and agrees that he will furnish and provide all the necessary material, machinery, implements, tools, labor, services, and other items of whatever nature, and to do and perform all the work necessary under the aforesaid conditions, to carry out the contract and to accept in full compensation therefore the amount of the contract as agreed to by the Contractor and the City.

A. PROPOSED FEES: Conceptual Design and Estimating Services for the West Rocks Middle School Project and Roton Middle School Project.

1. Conceptual Design Services, West Rocks Middle School: Lump Sum in numbers and words,	
\$ 9,000	Fee in words: Nine Thousand Dollars
2. Estimating, West Rocks Middle School: Lump sum in numbers and words,	
\$ 3,500	Fee in words: Three Thousand Five Hundred Dollars
3. Conceptual Design Services, Roton Middle School: Lump Sum in numbers and words,	
\$ 9,000	Fee in words: Nine Thousand Dollars
4. Estimating, Roton Middle School: Lump sum in numbers and words,	
\$ 3,500	Fee in words: Three Thousand Five Hundred Dollars
5. TOTAL FEE (1-4)	
\$ 25,000	Total Fee in words: Twenty Five Thousand Dollars



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
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Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

3

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER 

RE: PUBLIC WORKS CENTER SALT SHED – ROOF
REPLACEMENT

DATE: JULY 25, 2022

DPW salt shed located on the DPW garage property was originally constructed in 1988. The building has a high concrete foundation wall to retain salt pile. The upper structure is wood frame with asphalt shingles pitch roof. The original roofing shingles are 34 years old and full replacement is required.

On June 23, 2022 the City's Purchasing Department solicited bids for the Roof Replacement project. The City received two (2) bids as follows:

FIRM	Bid
J. Antonelli Roofing (a div. of the Property Group CT, Inc.)	\$72,250.00
Global Hill Construction Corporation CT	\$72,869.00

Building Management is recommending the award to the apparent low bidder J. Antonelli Roofing (a div. of the Property Group CT, Inc.)

ACTION REQUESTED:

- Authorize the Mayor, Harry W. Rilling, to execute an agreement with J. Antonelli Roofing (a div. of the Property Group CT, Inc.) for the Norwalk Public Works Center Salt Shed Roof Replacement project for a total not to exceed \$72,250.00. Funds are available from account #09237100 5777 C0119
- Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$7,225.00.

Memorandum

June 30, 2022

To: Economic & Community Development Committee

From: Steve Kleppin, Planning & Zoning Director

Re: Update to the Citywide Plan (POCD) – Industrial Zones Study

Introduction and Background

Following up on our discussion from your June meeting, we wanted to provide some context and discussion options as well as provide some background justification to support the proposed zoning recommendations and why they are appropriate and will foster the highest and best outcomes for the City.

The Industrial Zones Study had three principal tasks:

1. Ensure there was adequate land left for future economic growth in the City,
2. Identify the types of businesses that could be successful, and Norwalk should target,
3. Reduce or remove conflicts between land uses that historically have been inappropriately located.

Taking into consideration the significant investment of time and funding the City has allocated for the new South Norwalk school, we understand the need to ensure that the students who attend the school have safe access to the campus, no matter what mode of transportation is used. We also know that many of the existing uses in the Meadow Street area are not desirous of the neighborhood community.

Retaining industrial zoned land was one of the principal goals of the Industrial Zones study and is recognized as a goal within the Citywide Plan. This goal was the justification cited when the City and Common Council allocated funds to conduct the Industrial Zones Study. To support these goals, we need to strike a balance between neighborhood improvement and economic growth which bolsters Norwalk positively and sustainably.

There are numerous factors to consider when thinking about the broader needs of the City, while also improving the neighborhood around the new school site:

1. Can you and/or how do you change the uses of some of the properties?
2. How do you reduce the impacts from the commercial uses, including truck traffic in the area?
3. What infrastructure and traffic improvements are needed prior to the school becoming operational?

4. How do we incentivize commercial uses for these properties that will result in positive change on those properties?

Nonconformities/Eminent Domain

The proposed rezoning removes several of the uses that are objectionable to residential neighbors; and while some remain, others like contractor yards are proposed to become Special Permit uses versus Site Plan uses. *The below highlighted uses are either no longer permitted or are required to become special permit uses.*

I1 Site Plan Uses Currently Allowed

Brewpub/Distillery
Building Materials Storage Yard
Contractor's Yard
Distribution
Indoor Contractor Parking Facility
Manufacturing
Municipal Sewage
Offices
Printing Establishment
Public Utility supply & storage
Retail/Personal Svc
Storage (self-storage)
Transportation & Bus Storage
Warehousing

I1 Special Permit Uses Currently Allowed

Adult Day Care
Animal Care Center
Asphalt/concrete plants
Commercial Recreation Establishments
Gasoline station/motor vehicle sales
Helicopter landing site (accessory use)
Hotel
Motor vehicle storage & junk yard
Multi-family Dwelling (east Norwalk station)
Municipal utility plant or storage yard
Propane gas storage
Solid Waste Transfer Station

I1 Site Plan Uses Proposed

Brewpub/Distillery
Building Materials Storage Yard
Commercial Vehicle Storage
Indoor Contractor Facility
Manufacturing (all)
Municipal Sewage
Printing Establishment
Public Utility supply & storage
Research & Development Facilities
Transportation & Bus Storage
Warehousing

I1 Special Permit Proposed

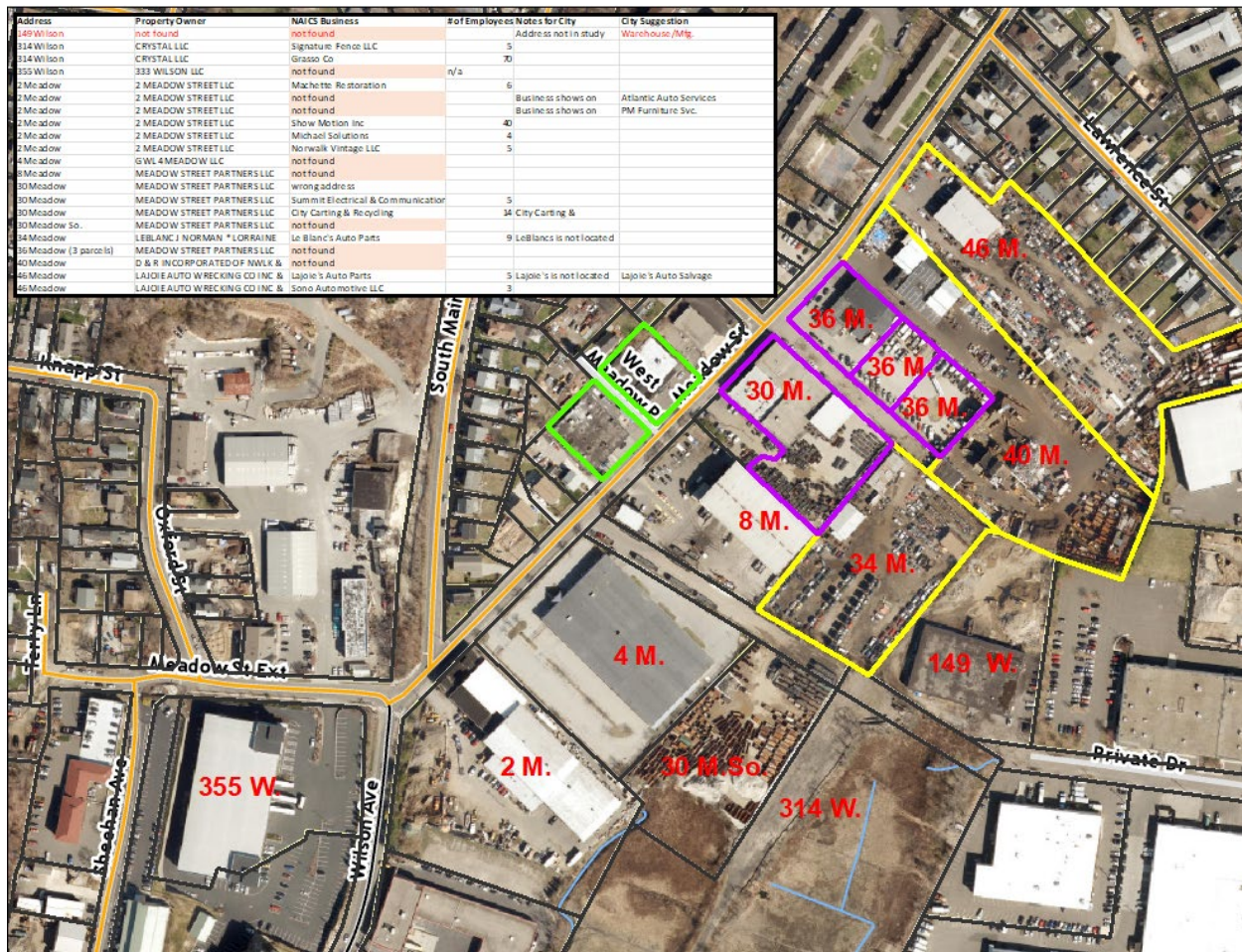
Animal Care Center
Concrete plants
Distribution Facilities
Earth Processing & Contractor Yards
Indoor Rock Crushing
Municipal utility plant or storage yard
Oil & Petroleum Storage Facilities
Propane gas storage
Solid Waste Transfer Station
Structures exceeding 65' in height

Regardless of whether the area remains in the I1 Zone, or it is rezoned to something else, ALL the existing uses can continue to operate in perpetuity, regardless of whether the ownership changes or not. Purchasing the properties or seeking them through eminent domain are probably not realistic options considering the high cost of industrially zoned land. In addition, it is possible that there could be environmental issues on many of these sites, based on the nature of the businesses, which makes redevelopment to residential or many other uses potentially more expensive deeming them undesirable. It is financially possible that higher density residential could work in this location, but the density would have to be significant enough to cover the land acquisition and any remediation costs.

In looking at the land uses within proximity to the school site, Meadow Street is predominantly heavy industrial on the east side of the street from Meadow Street Extension, north to Lajoie's (ending at #48 Meadow Street).

The west side is a mix of residential and industrial uses from Meadow Street extension, north to Novak Street, including some legally nonconforming commercial uses. To avoid pedestrian conflict, the City can consider placing crossing guards at the intersections of Meadow Street and Meadow Street Extension and Meadow Street and Novak Street, to direct pedestrians from Meadow Street and onto Novak Street to avoid this section of road. The City could also consider seeking the removal of truck access on Oxford, Novak, and Knapp Street to avoid conflicts with pedestrians.

The map below indicates the effects of the proposed rezoning on this section of Meadow Street. The parcels outlined in yellow would become legally nonconforming, while the parcels outlined in purple would become Special Permit uses verse Site Plan Uses. *Note: the green outlined parcels on the west side of Meadow Street, are legally nonconforming commercial uses, that operate within a residential zone.*



Goals & Consistency of POCD

Considering that the City is actively targeting residential development in areas around mass transit and infrastructure that supports residential growth, high density residential would not be appropriate for this area.

Maintaining industrial land and expanding commercial growth were important considerations and discussion points within the Citywide Plan. This consideration holds true as many potential businesses and tenants have a desire for industrial space and its characteristics based on market trends. While the Citywide Plan may not foresee all potential changes and outcomes, such as a new school campus, maintaining flexibility is important to realize other POCD goals such as ensuring the City's educational system is a community strength.

City as Applicant

It is important to note that the City is bound to the same development standards as any other applicant. If road and infrastructure improvements are necessary for the completion of the project, the applicant would have to complete them as a part of their approval. Below are some recent projects that were approved or are pending with the Planning & Zoning Commission which were asked to conduct road improvements:

- 10 Monroe St.: Intersection and lane adjustments at Monroe Street and South Main Street.
- Wegmans (CT Ave.): Purchase of additional property to align a key access point to an existing signalized intersection.

The City will have to consider whether the sidewalk network is adequate to support the development.

1. Are there missing sections of sidewalks to be completed?
2. Are there crosswalks or intersection improvements needed?
3. Can modifications to road lanes be made to calm traffic?

Plan Recommendations Relevant to Subject Area:

So how do we realize positive change for the area while accommodating the needs of the school and expanding the business potential for the City? Recognizing the legal rights of the existing businesses and the desire to bring about positive change for the area, the Plan provides incentives for property owners to reconsider alternate uses for their properties. The incentives include increased number of stories for buildings, reduction in the amount of required parking and flexibility in uses and approval.



Figure 37. Brooklyn Navy Yard Building 127 (Brooklyn, NY)



Figure 38. Raymond Flynn Marine Industrial Park (Boston, MA)



Figure 39. Pennovation Works (Philadelphia, PA)



Figure 40. Farm Fresh RI Food Hub (Providence, RI)

The images above are indicative of the plan's aspirations. Appendix C of the Plan, provides an analysis of the potential impacts should the City be fortunate to obtain a different dynamic in terms of the proposed uses, focusing on job growth. As you can see from the examples provided, there are significant advantages in terms of job growth and in terms of the impacts, or lack of impacts, the proposed uses will have on the neighborhood if the City rethinks the types of uses allowed. I would stress, while these uses remain predominantly commercial, the impacts on the neighborhood are significantly less than many of the current uses.

So how do we bring this to fruition? First, enact changes to the regulations that allow this type of development to potentially occur. Second, the City needs to proactively seek these types of businesses through marketing and through cooperation with the State of CT Department of Economic & Community Development, AdvanceCT, and through such programs such as CTNext.

An alternate option is to downzone this section of Meadow Street to the proposed Industrial No. 2, which is less intensive than Industrial No. 1. This change would result in other # 30 Meadow and the properties listed as #36 Meadow Street becoming legally non-conforming. Industrial No. 2 also allows additional uses, including residential, provided the primary and ground floor uses remain a commercial use. The full list of allowed Industrial No. 2 uses can be found at: [12-Changes-2322 \(norwalkct.org\)](https://www.norwalkct.org/12-Changes-2322)

Summary

In South Norwalk, the proposed changes result in an approximately 75% reduction in the amount of Industrial 1 zoned land and an approximately 25% overall reduction in industrial zoned land overall. The plan seeks to rectify, over time, many of the land-use conflicts that occur based on uses that have been permitted where they are not appropriate or are allowed without enough consideration of the abutting users.

There are potentially other options available to the City such as eminent domain, purchasing the properties in the area the City finds objectionable or downzoning the areas to something like residential. However, in our opinion, this is directly contradictory to the goals of the Citywide Plan and are contrary to the long term needs of the City. We believe there are ways to accommodate the commercial needs of the City while allowing South Norwalk to thrive, including the proposed school becoming a source of pride for the entire City.

Staff would recommend maintaining the Industrial No. 1 zoning for this section of Meadow Street, but would also support downzoning to Industrial No. 2 as well.

ACTION: Authorize the Mayor, Harry W. Rilling, to execute any and all documentation to ratify and approve the Industrial Zones Study.

Certified Resolution of the Norwalk Common Council

**2019-2029 Plan of Conservation & Development (Citywide Plan)
Industrial Zones Study Amendment**

The Economic and Community Development Committee of Common Council of the City of Norwalk met on July 7, 2022 and adopted the following resolution by the vote of 5 to 0 :

Authorize the Mayor, Harry W. Rilling, to execute any and all documentation to ratify and approve the Industrial Zones Study.

The Common Council of the City of Norwalk met on August 9, 2022 and adopted the following resolution by the vote of to :

- (1) **Be it resolved** that the Common Council of the City of Norwalk recommends approval of the amendments to the **Norwalk Citywide Plan: 2019-2029**, *Plan of Conservation and Development*, which incorporate the ***Industrial Zones Study***;
- (2) **Be it resolved** that the Common Council of the City of Norwalk recommends that 333 and 355 Wilson Avenue, 2, 4, 8, 30, 34, 36, 40, 46 and 120 Meadow Street and 149 Woodward Avenue be zoned as Industrial No. 2 verse Industrial No. 1, as initially proposed;
- (3) **Be it further resolved** that the Common Council authorizes **Mayor Harry Rilling** to sign the amended **Norwalk Citywide Plan: 2019-2029**, *Plan of Conservation and Development*;
- (4) **Be it further resolved** that the amended **Norwalk Citywide Plan: 2019-2029**, *Plan of Conservation and Development*, be effective upon adoption of the Planning and Zoning Commission and signature of the Mayor.

Attested to by:

Name: _____

Title: _____

(City Clerk)

Date: _____

