

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

I. ROLL CALL

II. ACCEPTANCE OF MINUTES

Regular Meeting: April 24, 2018

III. PUBLIC PARTICIPATION

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS:

APPOINTMENTS:

REAPPOINTMENTS:

MAYOR'S REMARKS:

V. COUNCIL PRESIDENT

A. GENERAL COUNCIL BUSINESS:

RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS: Michael Church, Ethics Board (Alternate)

APPOINTMENTS: Michael Church, Ethics Board (Regular)
Nora Niedzielski-Eichner, Ethics Board (Alternate)
Darin L. Callahan, Assistant Corporation Counsel

EXECUTIVE SESSION

REAPPOINTMENTS:

B. CONSENT CALENDAR:

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

1. Authorization to Settle Claim: Austin Getner, ppa Amy Getner v. City of Norwalk, et al **EXECUTIVE SESSION**

VII. COMMON COUNCIL COMMITTEES

A. PUBLIC WORKS COMMITTEE

1. Authorize the Mayor, Harry W. Rilling, to execute all required documents related to the execution of the Easement Agreement between the City of Norwalk and the State of Connecticut Department of Transportation for a temporary construction easement of 11,130± square feet for the purpose of storage of construction materials and equipment during the Walk Bridge replacement project for a period of three (3) years, unless extinguished sooner by the State upon completion of the project, as depicted on a map prepared by the State of Connecticut Department of Transportation entitled "Compilation Plan Town of Norwalk Map Showing Easement Acquired From City Of Norwalk By The State Of Connecticut Department Of Transportation Walk Railroad Bridge Replacement," dated February 2018, or subsequent revisions, at a scale of 1" = 20' on file in the Department of Public Works in exchange for a payment of \$100,000.00.
2. Authorize the Mayor, Harry W. Rilling, to enter into an Agreement with WSP USA Inc. for State Project 102-360 Traffic Signal Upgrade and Installation of Dynamic Message Systems for an amount not to exceed \$604,661.00.

Account No. Grant – FHWA-State of Conn DOT CMAQ program.

3. Authorize the Purchasing Agent to issue a Purchase Order to Gabrielli Truck Sales for the purchase of one (1) 2018 Ford F-250, for a sum not to exceed \$36,754.00.

Account No. 09 18 4031 5777 C0313

4. Authorize the Mayor, Harry W. Rilling, to execute a 2nd Amendment to the June 5, 2017 Contract with Tighe and Bond, Inc., to provide professional engineering services relative to investigating deficiencies and options for the portion of the Norwalk Levee located south of the Perry Avenue Bridge, adjacent to the Norwalk River for an amount not to exceed \$148,200 for Construction Observation Services of Project No. PM 2018-1 Pavement Management Program.

Account No. 09 18 4021 5777 C0021

5. Authorize the Director of Public Works to execute Orders on Contract with The Grasso Companies, LLC for Project PM 2018-1 Pavement Management Program, for a sum not to exceed \$227,915.00.

Account No. 09 16 5010 5777 C0516; 09 19 5010 5777 C0516

- 6a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with P & S Paving, Inc. for Project PM 2018-2 Bituminous Concrete Permanent Repairs, for a sum not to exceed \$382,102.25.

Account No. 03 00 00 2602

- 6b. Authorize the Director of Public Works, to execute Orders on Contract with P & S Paving, Inc., for Project PM 2018-2 Bituminous Concrete Permanent Repairs, for a sum not to exceed \$38,210.23.

Account No. 03 00 00 2602

- 7a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Sealcoating Inc., for Project PM 2018-3 Crack Sealing at Various Locations, for a sum not to exceed \$18,775.00.

Account No. 09 18 4021 5777 C0021

- 7b. Authorize the Director of Public Works, to execute Orders on Contract with Sealcoating Inc., for Project PM 2018-3 Crack Sealing at Various Locations, for a sum not to exceed \$18,777.50.

Account No. 09 18 4021 5777 C0021

B. HEALTH, WELFARE AND PUBLIC SAFETY COMMITTEE

1. Authorize the Mayor, Harry W. Rilling, to execute a Sub-Grant Agreement between the City of Norwalk and Odyssey Learning, Inc. to provide for Child Day Care grant funding in the amount of \$714,228.32 for eligible program expenses.
2. Authorize the Mayor, Harry W. Rilling, to execute a Sub-Grant Agreement between the City of Norwalk and Growing Seeds Child Development Center, Inc., CDC, LLC to provide for Child Day Care grant funding in the amount of \$609,385.92 for eligible program expenses.
3. Authorize the Mayor, Harry W. Rilling, to execute a Sub-Grant Agreement between the City of Norwalk and Odyssey Learning, Inc. to allocate \$57,035.40 of Child Day Care grant funding for the operation of the 2018 summer child care programming for Head Start Children.
4. Authorize the Mayor, Harry W. Rilling, to execute a Sub-Grant Agreement between the City of Norwalk and Stepping Stones Museum for Children, Inc. to allocate \$57,862 of Child Day Care grant funding for the operation of the 2018 summer child care programming for Head Start Children.

C. PLANNING COMMITTEE

1. Authorize the Mayor, Harry W. Rilling, to execute separate Master Services Agreements with Decarlo & Doll and Andriopoulos Design Associates for on call professional consulting services to be performed on an as-needed basis related to peer architectural/planning review. The Scope of Work will be performed pursuant to individual Letters of Agreement detailing the scope of the work for each Project. Services will be paid for by individual applicants with the Department.
2. Authorize the Director of Planning and Zoning to execute the Letters of Agreement for individual projects on an as-needed basis to authorize the work to be done.

3. Approve the applications for Connecticut's 2018 Neighborhood Assistance Act Tax Credit Program (NAA-TCP) for referral to the State for inclusion in the NAA tax credit program.

D. LAND USE AND BUILDING MANAGEMENT COMMITTEE

- 1a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Innovative Engineering Services, LLC to provide commissioning services for the new Columbus School at Ely Site for a total not to exceed of \$51,400.

Account No. 09 18 5010 5777 C0607

- 1b. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$5,000.
- 2a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Colliers International to provide commissioning services for the Ponus Ridge Middle School additions and renovations for a total not to exceed of \$80,350.

Account No. 09 18 5010 5777 C0608

- 2b. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$8,000.
- 3a. Approve Norwalk Facilities Construction Commission (NFCC), acting in accordance with Norwalk Ordinances, as the Norwalk School Building Committee for the Norwalk High School Improvement Projects.
- 3b. Authorize the preparation of schematic drawings and outline specifications for the Norwalk High School Improvement Projects.
- 3c. Authorize the filing of a school grant application to the State Department of Administrative Services for the Norwalk High School Improvement Projects project. CT General Assembly defined project type is: (A) Alteration aka improvements or renovation) / CV (Code Violation, aka ADA).
4. Authorize to increase contingency allowance for Turco Golf Inc.'s contract for Oak Hill Park Improvement Project for an additional \$9,617.74 (total \$59,617.74) and authorize Office of Building Management to issue change orders on Contract. Funds are available from DEEP Grant.

Account No: 09 15 1340 5799 C0558

- 5a. Authorize the Mayor, Harry W. Rilling to execute a Contract with Supertech, Inc. for the Norwalk Concert Hall – Stage Lighting Control System Replacement Project for a total not to exceed \$37,986.00.

Account No: 09 14 4071 5777 C0439

- 5b. Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed \$3,798.00

6a. RESCIND Common Council Action of January 9, 2018, VII.,D.,1a &1b., which authorized the following:

“1a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Transfer Enterprises for the City Hall Community Room Improvement Project for a total not to exceed \$47,000.00 Acct. #09167100 5777 C0439

1b. Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed \$4,700.”

6b. NEW ACTION:

1a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Re-Tech, LLC for the Community Room upgrade project for a total not to exceed \$88,400.00. Acct. #09167100 5777 C0439

1b. Authorize the Office of Building Management to issue Change Order on Contract for a total not to exceed \$8,840.

7a. Authorize the Purchasing Agent, to issue a Purchase Order to Valley Communication Systems, Inc, for audio and visual equipment for the City Hall Community Room for a total not to exceed \$49,399.24.

Account No: 09 16 7100 5777 C0439

7b. Authorize the Office of Building Management to issue change orders on contract for a total not to exceed \$1,000.00

8. Authorize to increase Change Order Allowance with Domus Constructor, LLC for Mathews Mansion Museum ADA Improvement Project by \$27,115 (revised total allowance - \$60,000). \$17,115 is available from the State DECD grant Account No: 09 1777 100 5799 C0186 and \$10,000 from Historical Commission Capital Budget Account No: 09 17 6310 5777 C0186

9a. Approve the proposed acquisition of properties located at 4 Tito Court and 10 Tito Court through direct purchase and/or through Eminent Domain process for open space as part of the proposed new Columbus School project.

EXECUTIVE SESSION

9b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the acquisition of properties located at 4 Tito Court and 10 Tito Court.

EXECUTIVE SESSION

10. Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary to submit to applicable regulatory agencies and to implement the open space land swap necessary for the construction of the new Columbus School at Ely site. Proposed land swap will remove the federal and State Open Space restrictions on approximately 3.28 acres of Springwood Ely Park situated on Ingalls Avenue (District 5, Block 83, Lot 52) for the construction of the new Columbus School and encumber approximately 10.04 acres of City owned undeveloped property on Richards Avenue (District 5, Block 68, Lot 220) behind Norwalk Community College as Open Space land subject to federal and State use restrictions.

**COMMON COUNCIL
NORWALK, CONNECTICUT**

**AGENDA
7:30 PM EST**

**MAY 8, 2018
COUNCIL CHAMBERS**

- VIII. RESOLUTIONS FROM COMMON COUNCIL
- IX. MOTIONS POSTPONED TO A SPECIFIC DATE
- X. SUSPENSION OF RULES
- XI. ADJOURNMENT

APPOINTMENTS

ETHICS BOARD

C

Chapter 32-12

MICHAEL CHURCH (U)

Term Expires 03/10/2021

25 Cove Avenue

Regular

Norwalk, CT 06855

NORA NIEDZIELSKI-EICHNER (D)

Term Expires 03/10/2021

2 Splitrock Road

Alternate

Norwalk, CT 06854

**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.**

CALL TO ORDER

Mayor Rilling called the meeting to order at 7:30 p.m., led the assembly with the pledge of allegiance.

City Clerk King read the notice that this meeting is being videotaped with subtitles and audio recorded for public broadcast. She noted that assisted listening devices are available, and she asked everyone to speak clearly, one at a time, into the microphone.

I. ROLL CALL

City Clerk King called the roll. The following Council Members were present:

Council at Large:	Mr. Greg Burnett	Mr. Michael Corsello	Mr. Nick Sacchinelli
	Ms. Barbara Smyth	Mr. Doug Stern	
District A:	Ms. Eloisa Melendez	Mr. Chris Yerinides	
District B:		Mr. Travis Simms	
District C:	Mr. John Kydes	Ms. Beth Siegelbaum	
District D:	Mr. Doug Hempstead	Mr. George Tsiranides	
District E:	Mr. John Igneri	Mr. Thomas Livingston	

Mayor Harry Rilling, Mario Coppola, Corporation Counsel; City Clerk: Donna King. The meeting began with 14 present. Absent: Ms. Faye Bowman

II. ACCEPTANCE OF MINUTES - Regular Meeting – April 10, 2018

** Mr. Igneri moved the minutes for discussion. Ms. Seigelbaum noted a correction on page 1: Change 4 members ‘present’ to ‘absent.’

** MR. IGNERI MOVED TO APPROVE THE MINUTES OF APRIL 10, 2018 AS AMENDED WITH CORRECTION NOTES.

** MOTION PASSED WITH 13 VOTES IN FAVOR, NONE OPPOSED, AND ONE ABSTENTION (SMYTH).

Public Comments:

City Clerk King announced that there were no names on the sign-up sheet.

Mayor Rilling asked if there was anyone who wished to speak, and hearing none, closed the public participation portion of the meeting at 7:40 p.m.

RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS: None

APPOINTMENTS: Thomas M. Keegan, Conservation Commission (Alternate)
Peter Halladay, Fair Rent Commission (Alternate)
Frank Mancini, Zoning Commission (Alternate)

REAPPOINTMENT: C. Eric Rains, Parking Authority

**** MR. IGNERI MOVED TO APPROVE THE APPOINTMENT OF
THOMAS KEEGAN AS AN ALTERNATE ON THE CONSERVATION
COMMISSION.**

Comments in support of Mr. Keegan's appointment and his background and qualifications were made by Mr. Hempstead and Mr. Ignieri.

**** MOTION PASSED UNANIMOUSLY.**

**** MS. MELENDEZ MOVED TO APPROVE THE APPOINTMENT OF
PETER HALLADAY AS AN ALTERNATE ON THE FAIR RENT
COMMISSION.**

Comments in support of Mr. Halladay's appointment and his background and qualifications were made by Mr. Kydes and Ms. Melendez and Ms. Smyth.

**** MOTION PASSED UNANIMOUSLY.**

**** MR. KYDES MOVED TO APPROVE THE APPOINTMENT OF
FRANK MANCINI AS AN ALTERNATE ON THE ZONING COMMISSION.**

Comments in support of Mr. Mancini's appointment and his background and qualifications were made by Mr. Kydes and Mr. Yerinides.

**** MOTION PASSED UNANIMOUSLY.**

**** MR. CORSELLO MOVED TO APPROVE THE APPOINTMENT OF
ERIC RAINS TO THE PARKING AUTHORITY.**

Comments in support of Mr. Rains's reappointment and his service on the Authority were made by Mr. Tsiranides.

**** MOTION PASSED UNANIMOUSLY.**

City Clerk King administered the Oath of Office to the newly appointed members in attendance and they were sworn in to their positions.

MAYOR'S REMARKS:

Mayor Rilling announced the following:

- Last Saturday was Earth Day and a city-wide clean up was a huge success. He noted that over 200 residents participated in areas that included Jefferson School, SoNo, Golden Hill, and Camp Street with involvement of the Boy Scouts. He listed the amounts of tonnage of trash and brush that was collected at the transfer station, and reminded residents to be good citizens for Mother Earth.
- April 27 is Arbor Day and celebrations will be held at Tracy Elementary school to plant a tree and to promote the benefits of trees.
- Norwalk Police Athletic League (NPAL) Wine Tasting will be May 3 at the Norwalk Inn to benefit various youth programs.

CONSENT CALENDAR:

Mr. Kydes stated that the following item VI. A. was on consent to move to the end of the agenda for an Executive Session. Mr. Hempstead requested a motion to amend the agenda to add an Executive Session, and Attorney Coppola noted that there was an amended agenda issued by e-mail from the City Clerk.

Mr. Kydes asked Mr. Sachinelli to present the Consent Calendar, and the following items were read as approved on consent:

**VI.A. VII. A1, A2, A3, A4, A5, A6, A7. B1, B2a, B2b, 3;
C1 (TABLED—SENT BACK TO COMMITTEE**

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. GENERAL COUNCIL BUSINESS – EXECUTIVE SESSION

Authorize the Corporation Counsel to retain the law firms of Ventura Law and Branstetter, Stranch and Jennings, LLC to provide legal counsel to the City to pursue legal claims which the City may have arising out of the opioid epidemic, including but not limited to legal claims against the opioid manufacturer(s), distributor(s) or other third parties responsible for the opioid related municipal damages.

VII. COMMON COUNCIL COMMITTEES

The following items were approved on consent:

A. FINANCE COMMITTEE

- 1. Accept and Approve the Report of the Claims Committee Dated: April 12, 2018.**
- 2. For informational purposes only: Narrative on Tax Collections dated April 10, 2018.**

Consent Calendar -- Continued

FINANCE COMMITTEE—Continued

3. For informational purposes only: Monthly Tax Collector's Report: March 31, 2018.

4. Authorize the Mayor, Harry W Rilling, to submit an application to the State of Connecticut for grant funds provided under the State of Connecticut's Local Capital Improvement Fund for 2018 Local Capital Improvement Program (\$1,184,801- 2018 Entitlement).

5. Discuss and approve FY 2018-19 Parking Authority Budget.

6. Discuss and Approve FY 2018-19 Water Pollution Authority Budget.

7. RESOLVED, that a sum not to exceed \$276,422 be and the same is hereby transferred from Contingency to the Police Department to cover the purchase of 179 Electronic Control Weapons (ECW's) and 179 Body Cameras. (Account #01-3022-5329).

B. RECREATION, PARKS AND CULTURAL AFFAIRS COMMITTEE

1. Authorize the Mayor, Harry W. Rilling to enter into an agreement with National Marine Manufacturers Association to use Taylor Farm, Calf Pasture Beach, Shady Beach and The Marine School for parking during the Boat Show to be held Thursday, September 20, 2018 through Sunday, September 23, 2018.

2a. Authorize the Mayor, Harry W. Rilling to enter into an agreement with the Exchange Club of Norwalk for their use of Taylor Farm for the Gateway Antique Auto Show to be held Sunday, April 29, 2018 from 8:00AM-5:00PM. Set up to begin Sunday, April 29, 2018 at 6:00AM with tear down no later than 7:00 PM on Sunday, April 29, 2018.

2b. Approve the use of the Show Mobile by the Exchange Club of Norwalk for use at Taylor Farm on Sunday, April 29, 2018 from 8:00AM- 5:00 PM.

**3. Authorize the Mayor to enter into an agreement with the MBI -March Band NHS for their use of Andrews Field Parking Lot for a Treasures & Trinkets Tag Sale to be held on Sunday, May 20, 2018 from 9:00AM - 3:00 PM.
Set up to begin at 7:30AM. Rain Date Saturday, June 2, 2018. Estimated attendance 300.**

Consent Calendar -- Continued

C. PUBLIC WORKS COMMITTEE

ITEM MOVED ON CONSENT TO BE SENT BACK TO PUBLIC WORKS COMMITTEE:

1. Authorize the Mayor, Harry W. Rilling, to execute all required documents related to the execution of the Easement Agreement between the City of Norwalk and the State of Connecticut Department of Transportation for a temporary construction easement of 11,130± square feet for the purpose of storage of construction materials and equipment during the Walk Bridge replacement project, as depicted on a map prepared by the State of Connecticut Department of Transportation entitled "Compilation Plan Town of Norwalk Map Showing Easement Acquired from City of Norwalk by the State of Connecticut Department of Transportation Walk Railroad Bridge Replacement," dated February 2018, at a scale of 1" = 20' on file in the Department of Public Works in exchange for a payment of \$100,000.00.

General Council Business

**** MR. KYDES MOVED TO ENTER INTO AN EXECUTIVE SESSION FOR PURPOSES OF DISCUSSION OF THE FOLLOWING ITEM:**

Authorize the Corporation Counsel to retain the law firms of Ventura Law and Branstetter, Stranch and Jennings, LLC to provide legal counsel to the City to pursue legal claims which the City may have arising out of the opioid epidemic, including but not limited to legal claims against the opioid manufacturer(s), distributor(s) or other third parties responsible for the opioid related municipal damages.

**** MOTION TO ENTER EXECUTIVE SESSION PASSED UNANIMOUSLY.**

The Council went into Executive Session at 7:50 p.m. and reconvened into public session at 8:56 p.m. There was no vote or action taken.

Mr. Kydes read the following item and moved for approval. Mr. Livingston noted that approval would be under the terms and conditions as discussed during Executive Session.

**** MR. KYDES MOVED TO AUTHORIZE THE CORPORATION COUNSEL TO RETAIN THE LAW FIRMS OF VENTURA LAW AND BRANSTETTER, STRANCH AND JENNINGS, LLC TO PROVIDE LEGAL COUNSEL TO THE CITY TO PURSUE LEGAL CLAIMS WHICH THE CITY MAY HAVE ARISING OUT OF THE OPIOID EPIDEMIC, INCLUDING BUT NOT LIMITED TO LEGAL CLAIMS AGAINST THE OPIOID MANUFACTURER(S), DISTRIBUTOR(S) OR OTHER THIRD PARTIES RESPONSIBLE FOR THE OPIOID RELATED MUNICIPAL DAMAGES.**

**** MOTION TO APPROVE PASSED UNANIMOUSLY.**

**COMMON COUNCIL
NORWALK, CONNECTICUT**

**APRIL 24, 2018
REGULAR MEETING MINUTES**

VIII. RESOLUTIONS FROM COMMON COUNCIL – None

IX. MOTIONS POSTPONED TO A SPECIFIC DATE – None.

There was no further business.

**** MR. LIVINGSTON MOVED TO ADJOURN.
** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:58 p.m.

Respectfully submitted,

M. Knox; Telesco Secretarial Services

ATTEST _____
Donna King, City Clerk Date:

Michael Church

Real Estate Consultant

25 Cove Avenue, Norwalk CT 06855



Summary

I have a vast knowledge of Residential Real Estate, Commercial Real Estate, and Property Management. I thrive on getting answers to my clients promptly. My clients receive a Moral, Ethical Real Estate Consultant who practices good old fashioned values. I specialize in effective communication skills and the ability to work well with others in a supervisory role. I produce high quality work and meet deadlines in a fast paced, high volume environment successfully. I also actively network so that if I don't have the answer, I know the person that does.

Experience

Real Estate Consultant at William Pitt Sotheby's International Realty 2009 - Present

- Cartus Relocation Certified Specialist
- High-end Relocation Specialist
- Movers Advantage USAA Preferred Broker

Owner

2006 - Present

Cost effectively managing rental developments for owners who don't want the headaches of owning investment properties. Representing family owned properties. Treating all the properties I manage as if they were owned by me. In addition, I'm responsible for different types of projects including complete home rehabs, new kitchens, new bathrooms, interior and exterior painting, daily parking lot maintenance, sheet-rocking, light masonry, electrical work, plumbing, hardwood floors, tile and trim work, moving, landscaping, porch construction, framing, roofing, carpentry, cabinets, and window installation.

Real Estate Consultant at William Raveis Real Estate

February 2005 - September 2009

Assisting clients in the purchase and sale of their homes.

Job Site Supervisor 2003 – 2004

Overseeing landscaping, rehab, maintenance jobs. Making sure they were done timely, and within budget.

Education

University of Connecticut Psychology,
Sociology, 2001 - 2003

Honors and Awards

#1 Units Closed - Wilton Office, #7 Units Closed - Company Wide, Fairfield County "40 Under 40" Winner, BROKER OF THE YEAR, Associate of the Year, Leasing Agent of the Year



Nora Niedzielski-Eichner

4 Splitrock Road, Norwalk, CT 06854 · nora.niedzielski-eichner@yale.edu · (650) 814-9921

EDUCATION

YALE LAW SCHOOL

J.D. Candidate Expected May 2018

Activities Student Fellow, Solomon Center for Health Law and Policy at Yale Law School, 2016-17

Articles Editor, Yale Journal of Health Policy, Law, and Ethics, 2016-17

Editor, Yale Journal of Law and Feminism, 2016-17

Legislative Advocacy Chair, Law Students for Reproductive Justice, 2016-17

STANFORD UNIVERSITY

Ph.D., Art History June 2009

M.A., Art History January 2006

Honors Mellon Dissertation Fellowship

Graduate Dissertation Fellow, Clayman Institute for Gender Research

Dissertation *Integrating Modernism: The Migration Paintings of Aaron Douglas, Jacob Lawrence, and Romare Bearden* (impact of Black urbanization and political struggles on American artists)

UNIVERSITY OF CHICAGO

A.B., Art History June 2001

Honors Phi Beta Kappa

Student Marshal

Feitler Prize for the Outstanding Undergraduate Thesis in Art History

RELEVANT EXPERIENCE

JUDGE JEFFREY MEYER, New Haven, CT January 2018 – April 2018

Extern

Researched federal and state law relevant to cases assigned to the judge. Drafted memos summarizing research.

DEBEVOISE & PLIMPTON, New York, NY May 2017 – July 2017

Summer Law Clerk

Researched federal and state law related to class actions, bankruptcy, corporate purpose, statutory interpretation, consumer privacy, and constitutional rights. Wrote memos and draft motions. Assisted in deposition preparation.

PLANNED PARENTHOOD FEDERATION OF AMERICA, New York, NY May 2016 – August 2016

Intern, Litigation, Law and Policy

Researched state and federal law for multiple actions related to Medicaid exclusion, parental consent and notification, and constitutional rights. Wrote memos, deposition scripts, and draft arguments for briefs.

NEW YORK STATE AFTERSCHOOL NETWORK, New York, NY June 2012 – July 2015

Executive Director

Advocated successfully for the first increase to statewide afterschool funding since 2009. Negotiated the merger of the organization with another nonprofit. Tripled staff capacity from 2 to 6 full-time positions. Worked with multiple coalitions of diverse stakeholders to develop consensus policy agendas. Built relationships with elected officials, funders, providers, national experts, and others. Generated strategies, reports, presentations, other supporting materials, and partner communications to advance policy initiatives. 2014 Albany 40 Under 40.

MANATT, PHELPS & PHILLIPS, LLP, Albany, NY

January 2011 – June 2012

Senior Legislative Analyst

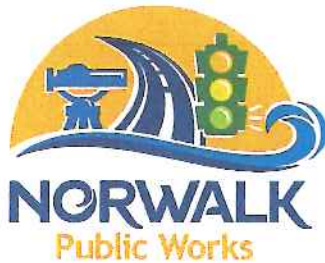
Managed firm's comprehensive coverage of New York's Medicaid reform process. Drafted nation's first comprehensive report on reproductive health and state-level implementation of federal health reform. Monitored state regulatory activities and state implementation of federal programs and regulations. Wrote and edited client memos relating to the New York budget process, major government initiatives, and the legislative session.

NEW YORK STATE SENATE, Albany, NY

September 2009 – December 2010

Legislative Analyst and Richard A. Wiebe Public Service Fellow, Majority Counsel and Program Office

Wrote bills, memos, bill analyses, and talking points related to the Education Committee. Provided special assistance on issues affecting women across multiple committees, including developing legislative packages and drafting memos in support of marriage equality, divorce reform, domestic violence reform, and pay equity.



CITY OF NORWALK
Paul L. Sotnik, P.E.
Senior Civil Engineer
psotnik@norwalkct.org

P: 203-854-7891 / F: 203-857-0143

Norwalk City Hall
125 East Avenue, P.O. Box 5125
Norwalk, CT 06856-5125

VI. A

MEMORANDUM

TO: Bruce J. Chimento, P.E. – Director of Public Works

CC: Lisa Burns, P.E. - Principal Engineer

FROM: Paul L. Sotnik, P.E. - Senior Civil Engineer *P.L.S.*

REF: Walk Bridge Project Easements – 61 Crescent Street

DATE: April 27, 2018

The Department of Public Works has received plans prepared by the State of Connecticut Department of Transportation for the "Walk Bridge Project" for an easement to be acquired from the City of Norwalk for the City parcel located at 61 Crescent Street (Transfer Station Facility). The easement is for the purpose indicated below.

- Construction easement for the storage of construction materials and equipment during the Walk Bridge replacement project. The area of this easement is 11,130± square feet. This easement is a temporary construction easement that will be extinguished after three (3) years, unless extinguished sooner by the State upon completion of the project. The area disturbed as part of this construction easement will be restored upon the completion of construction.

The State of Connecticut is making an offer of compensation to the City of Norwalk of \$100,000.00 for the temporary construction easement. Please see the attached letter from Ms. Marie B. Gaj of the State of Connecticut Department of Transportation dated April 4, 2018 and the Partial Take Land Appraisal Report prepared by Mr. Michael Aletta, Certified General Appraiser dated March 14, 2018.

The Planning Commission approved this Item at their April 17, 2018 meeting and pursuant to CGS Section 8-24, made recommendations to the Common Council regarding this required easement for the Project. Therefore, I would like to request that the following item be included on the agenda for the May 1, 2018 meeting of the Public Works Committee of the Common Council for approval.

- 1.) Authorize the Mayor, Harry W. Rilling, to execute all required documents related to the execution of the Easement Agreement between the City of Norwalk and the State of Connecticut Department of Transportation for a temporary construction easement of 11,130± square feet for the purpose of storage of construction materials and equipment during the Walk Bridge replacement project for a period of three (3) years, unless extinguished sooner by the State upon completion of the project, as depicted on a map prepared by the State of Connecticut Department of Transportation entitled "Compilation Plan Town of Norwalk Map Showing Easement Acquired From City Of Norwalk By The State Of Connecticut Department Of Transportation Walk Railroad Bridge Replacement," dated February 2018, or subsequent revisions, at a scale of 1" = 20' on file in the Department of Public Works in exchange for a payment of \$100,000.00.

If you have any questions, please do not hesitate to contact me.

[illegible][illegible]

COMPILATION PLAN

TOWN OF NORWALK
MAP SHOWING EASEMENT ACQUIRED FROM
CITY OF NORWALK

BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
WALK RAILROAD BRIDGE REPLACEMENT

SCALE 1"=20' MARK D. ROLFE, P.E. FEBRUARY 2016
CHIEF ENGINEER - BUREAU OF HIGHWAYS AND CONSTRUCTION

Digitized by
Rajendra Kumar
2018-04-01

ST AND CATH'S MED SCH, DUBLIN

GOVERNOR

SCALE IN FEET

DATE	REVISION	REQ. BY
6/20/18	EXTENDING/REWORK AREA	EQ

DATE	05/05/78
NO.	10
NAME	JOHN J. BROWN
DATE	05/05/78
NO.	10
NAME	JOHN J. BROWN

[illegible]



2016 AERIAL PHOTO DATA

1 inch = 30 feet



61 CRESCENT STREET - CONSTRUCTION EASEMENT



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-2418



April 4, 2018

VIA EMAIL
CERTIFIED MAIL

Diane Beltz-Jacobson, Esq.
Legal Department
Norwalk City Hall
125 East Avenue
Norwalk, Connecticut 06851

Dear Attorney Beltz-Jacobson;

Subject: File No.: 301-176-40
Owner(s): City of Norwalk
Town: Norwalk

The State of Connecticut Department of Transportation (Department) is now acquiring property for the Walk Railroad Bridge Replacement. In connection therewith, we enclose our map dated February 2018, detailing the acquisition of 0 ± square feet of land as well as certain easements and rights.

The State's offer, as evidenced by the enclosed offer letter, is \$ 100,000.00. This offer is based upon an appraisal as prepared by a licensed real estate appraiser.

As is standard of real estate acquisitions of this type, the conveyance of "good and sufficient title" is required from the owners of record. Should the Department's title examination of your property reflect encumbrances that prohibit the transfer of adequate title, your assistance will be required. In this regard, a copy of our title reports cover page is enclosed for your review and comment.

If the offer is acceptable, please execute the enclosed acceptance agreement and W-9 form and return them to my attention. Kindly include a resolution or other documentation indicating the person(s) authorized to sign on behalf of the City of Norwalk. You may keep the page marked "duplicate copy" for your records. Oral representations or promises made during the negotiation process are not binding on the Department.

I am available to meet with you to review the offer, the construction plans, and answer any questions you may have. Please contact me at the above telephone number or address no later than April 13th, 2018.

Very truly yours,

Marie B. Gaj
Acquisition/Relocation Section
Division of Rights of Way

Enclosures



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-2418

OWNER: City of Norwalk

PROPERTY FILE NO. 301-176-40

ADDRESS: 16 Crescent Street

TOWN: Norwalk

Pursuant to Connecticut General Statute(s) and as required for the Walk Railroad Bridge Replacement, the Commissioner of Transportation finds it necessary to acquire from you the following property rights as described on the attached map; as revised dated

Compensation payable to you for the proposed acquisition and all legal damages to any remainder is as follows:

Value of easements to be acquired:	\$ 100,000.00
Improvements: (Contributory Value *)	\$ 0.00
Damages to the remainder (Severance):	\$ 0.00
Total Compensation	\$ 100,000.00

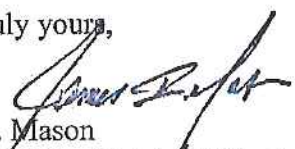
Building, structure and other improvements: * none

Tenant owned improvements not covered in offer: _____

The above represents an offer of just compensation for the property rights as developed by the Division of Rights of Way. Should you wish to accept this offer, please review and execute page two of this offer letter.

If you have any questions regarding this matter, please contact Marie B. Gaj at the telephone number or address shown above.

Very truly yours,


James I. Mason
Rights of Way Assistant Director
Connecticut Department of Transportation

Attachment: Taking Map

File No. 301-176-040

**PARTIAL TAKE
LAND APPRAISAL REPORT
FOR THE
STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
BUREAU OF ENGINEERING AND CONSTRUCTION**

Appraisal Firm Name:	Department of Transportation
Appraiser's Name:	Michael Aletta
Address:	2800 Berlin Turnpike Newington, CT 06131-7546
Telephone Number:	(860) 594-2425
Assisted By:	NA

Project and Serial Number:	301-176-040
Federal Aid Project Number:	N/A
Identity of Project:	Walk Railroad Bridge Replacement
Classification of Property Being Appraised:	Industrial Land (Municipal Transfer Facility)
Type of Taking:	Total: Partial: Easement: Other: X(Temporary Construction Easement)

Property Owner:	City Of Norwalk
Property Address:	61 Crescent Street Norwalk, CT 06854
Property Owner's Address:	125 East Avenue Norwalk, CT 06851
Date Property Owner Advised of Inspection:	February 28, 2018

Effective Date of Appraisal:	March 14, 2018
Before Value	\$2,457,000
After Value	<u>\$2,457,000</u>
Permanent Damages	\$ 0
Temporary Construction Easement Damages	\$ <u>100,000</u>
Total Damages	\$ 100,000

File No. 301-176-040

PROJECT NO: 301-176-040
OWNER: City of Norwalk
ADDRESS: 61 Crescent Street Norwalk, CT 06854

IDENTIFICATION OF THE APPRAISAL PROBLEM

1. **Client** - This report is written for the State of Connecticut DOT, Division of Rights of Way, its agents and its assigns.
2. **Intended use of the appraiser's opinions and conclusions** - This appraisal is written for the Commissioner of Transportation who shall utilize the appraisal as a basis to determine fair market value for the acquisition of real property not necessary for highway purposes. The opinions and conclusions are for general valuation purposes only.
3. **The type and definition of value** - Market Value in exchange in terms of US dollars. The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Any breakout of component values will result in a potentially different total value.
4. **Effective date of the appraiser's opinions and conclusions** - The property owner was sent an appraisal inspection letter dated February 28, 2018. See attached. The property was inspected with the City of Norwalk's representative, Paul Sotnick, on March 14, 2018. Please note that only the temporary construction easement area was inspected, not the municipal transfer facility.
5. **Characteristics of the property (location and property rights to be valued)** - The subject property's characteristics are included on the form provided in this appraisal. Any further particulars are explained in the appraiser's analysis section. Any applicable subject property taking maps, deeds and pertinent documentation are located in the addendum of this report. The property rights to be valued are fee simple. There is no personal property to be valued other than those items stated in the report.
6. **Extraordinary assumptions necessary for the assignment** - The subject property is located in an industrial area in close proximity/abutting the railroad line. This appraisal assumes that the subject property is "free and clear" of any hazardous materials or conditions. If this assumption is proven to be different, I reserve the right to change my opinion of value.
7. **Hypothetical conditions necessary to arrive at value** - The methodology used in this report is a standard state format in the form of a total valuation appraisal used for eminent domain purposes. This appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the State's project. I have based my appraisal report on the hypothetical condition that the proposed road or rail project will be completed as currently proposed, in the Department of Transportation construction plans, on the day after the "as of" date. No other conditions are necessary to arrive at a value.

SCOPE OF WORK

1. **Subject** - The property was inspected for comparison to the sales. The neighborhood was viewed to determine reasonable alternative uses of the subject property thus developing the Highest and Best Use and limitations on development.
2. **Sales data search** - I searched for comparable land sales in the market area considering zoning, lot sizes, highest and best use and other criteria. Data was obtained from previous staff appraisals, ConnComp, Commercial Record, computer obtained sales data and Town Records. The data collected, where possible and/or applicable, was verified with the grantors and/or grantees and/or their agents involved with the various real estate transactions, including town officials, brokers, attorneys and applicable documents of record. (The Cost and Income Approaches were considered but found to be not applicable as this is vacant land.)
3. **Public Records** - Public records were searched for sufficient information to make a reasonable study of both the subject and potential sales comparables. I discussed with the town real estate assessor, zoning official and wetlands administrator any pertinent information pertinent to either the subject property, potential sales comparables, local development, wetlands and zoning issues and property requirements.
4. **Neighborhood** - I investigated trends in the immediate and market area concerning any potential property development.
5. **Extraordinary Assumptions** - See Above.
6. **Hypothetical Conditions** - See Above.
7. **Zoning** - I investigated the existing zoning regulations, variance probabilities, and zoning changes and how they could possibly effect the highest and best use.
8. **Utilities** - I examined what limitations the existence or lack of utilities, along with their associated easements, had on the appraisal valuation process.
9. **Reporting** - The pertinent facts, analyses and conclusions were then reported in compliance with the requirements of the Federal Government (49 CFR §24.104), the State of Connecticut, and the Code of Professional Ethics, the Standards of Professional Practice of the Appraisal Foundation USPAP Std. 1 & 2), and USPAP sub standards, as found in the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The salient factors have been set forth on individual data sheets, including plot, sketch and photographs. The conclusions that follow are the appraiser's own conclusions based upon the market data researched. If the USPAP Supplemental Standards Rule or the Jurisdictional Exception Rule of the Uniform Standards of Professional Appraisal Practice (USPAP) was invoked in the writing of this review, the Appraiser has included the reasons in the body of this report.

LAND APPRAISAL REPORT

Page # 3

File No. 301-176-040

IDENTIFICATION	Borrower /Owner: <u>City of Norwalk</u>		Census Tract <u>0437.00</u>	Map Reference <u>NA</u>																																																																																
	Property Address <u>61 Crescent St</u>																																																																																			
	City <u>Norwalk</u>	County <u>Fairfield</u>	State <u>CT</u>	Zip Code <u>06854</u>																																																																																
	Legal Description <u>See Title Search & Large Map in State's file.</u>																																																																																			
NEIGHBORHOOD	Sale Price \$ <u>NA</u> /sq ft		Date of Sale <u>NA</u>	Loan Term <u>NA</u> yrs.																																																																																
	Actual Real Estate Taxes \$ <u>NA</u> (yr)		Loan charges to be paid by seller \$ <u>NA</u>																																																																																	
	Lender/Client <u>State of Connecticut DOT</u>		Address <u>Appraisal Section, Division of ROW, SOC Dept. of Transportation</u>																																																																																	
	Occupant <u>N/A / Vacant Land Appraised</u>		Appraiser <u>Michael Aletta</u>																																																																																	
	Instructions to Appraiser <u>Determine Estimate of Market Value for the proposed acquisition.</u>																																																																																			
	Location: ☐ Urban ☒ Suburban ☐ Rural Built Up: ☒ Over 75% ☐ 25% to 75% ☐ Under 25% Growth Rate: ☐ Fully Dev. ☐ Rapid ☒ Steady ☐ Slow Property Values: ☐ Increasing ☒ Stable ☐ Declining Demand/Supply: ☐ Shortage ☒ In Balance ☐ Oversupply Marketing Time: ☐ Under 3 Mos. ☒ 4-6 Mos. ☐ Over 6 Mos.		Employment Stability: ☐ Good ☒ Avg. ☐ Fair ☐ Poor Convenience to Employment: ☐ ☒ ☐ ☐ Convenience to Shopping: ☐ ☒ ☐ ☐ Convenience to Schools: ☐ ☒ ☐ ☐ Adequacy of Public Transportation: ☐ ☒ ☐ ☐ Recreational Facilities: ☐ ☒ ☐ ☐ Adequacy of Utilities: ☐ ☒ ☐ ☐ Property Compatibility: ☐ ☒ ☐ ☐ Protection from Detrimental Conditions: ☐ ☒ ☐ ☐ Police and Fire Protection: ☐ ☒ ☐ ☐ General Appearance of Properties: ☐ ☒ ☐ ☐ Appeal to Market: ☐ ☒ ☐ ☐																																																																																	
	Present Land Use: <u>25% 1 Family</u> <u>15% 2-4 Family</u> <u>5% Apts.</u> <u>% Condo</u> <u>25% Commercial</u> <u>24% Industrial</u> <u>1% Vacant</u> <u>5% Park & Hospital</u>																																																																																			
	Change in Present Land Use: ☒ Not Likely ☐ Likely (*) ☐ Taking Place (*) (*) From _____ To _____																																																																																			
	Predominant Occupancy: ☐ Owner ☒ Tenant <u>% Vacant</u> Single Family Price Range: \$ <u>NA</u> to \$ <u>NA</u> Predominant Value \$ <u>NA</u> Single Family Age: <u>NA</u> yrs. to <u>NA</u> yrs. Predominant Age <u>NA</u> yrs.																																																																																			
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <u>The subject property is located in a mixed use neighborhood of commercial, industrial and residential properties proximate to I-95, Route 7 and the Norwalk River.</u>																																																																																			
SITE	Dimensions <u>See Title Search and Taking Map</u> = <u>2.82</u> Sq. Ft. or Acres		☐ Corner Lot																																																																																	
	Zoning classification <u>I1, Industrial</u>		Present Improvements ☐ do ☒ do not conform to zoning regulations																																																																																	
	Highest and best use: ☒ Present use ☐ Other (specify) _____																																																																																			
	Public: ☒ Other (Describe) _____ Elec. ☒ Gas ☒ Water ☒ San. Sewer ☒ ☐ Underground Elec. & Tel.		OFF SITE IMPROVEMENTS Street Access: ☒ Public ☐ Private Surface: <u>Paved</u> Maintenance: ☒ Public ☒ Private ☒ Storm Sewer ☒ Curb/Gutter ☒ Sidewalk ☒ Street Lights																																																																																	
			Topo: <u>Fairly Level</u> Size: <u>Good - 2.82 +/- Acres or 122,839 +/- sq ft</u> Shape: <u>Irregular</u> View: <u>Industrial</u> Drainage: <u>Appears Adequate</u> Is the property located in a HUD identified Special Flood Hazard Area? ☐ No ☒ Yes																																																																																	
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): <u>The entire subject property is located within FEMA Flood Panel 09001C0531G, dated 7/8/2013. The majority of main parcel outside of the proposed temporary construction easement is located within a flood hazard area. The area affected by the temporary construction easement has a "zone x" delineation and is therefore not located in a flood hazard area.</u>																																																																																			
	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																			
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td><u>61 Crescent St</u> <u>Norwalk, CT 06854</u></td> <td><u>432 Fairfield Ave</u> <u>Stamford, CT 06902</u></td> <td><u>1925 W Main St</u> <u>Stamford, CT 06902</u></td> <td><u>50 Bouton St</u> <u>Norwalk, CT 06854</u></td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td><u>8.65 miles SW</u></td> <td><u>8.68 miles SW</u></td> <td><u>1.41 miles SW</u></td> </tr> <tr> <td>Sales Price</td> <td>\$ <u>NA</u> /sq ft</td> <td>\$ <u>44.68</u></td> <td>\$ <u>17.52</u></td> <td>\$ <u>17.08</u></td> </tr> <tr> <td>Price</td> <td>\$ <u>NA</u> Sale Price</td> <td>\$ <u>4,000,000</u></td> <td>\$ <u>14,500,000</u></td> <td>\$ <u>1,200,000</u></td> </tr> <tr> <td>Data Source</td> <td><u>Inspection/Town Recs.</u></td> <td><u>Town Land Records/DOT</u></td> <td><u>Town Land Records/DOT</u></td> <td><u>Town Land Records/DOT</u></td> </tr> <tr> <td>Date of Sale and Time Adjustment</td> <td><u>6/6/2017</u></td> <td><u>11/25/2014</u></td> <td><u>6/27/2016</u></td> <td><u>06/30/2016</u></td> </tr> <tr> <td>Location</td> <td><u>Average</u></td> <td><u>-13.4</u></td> <td><u>-3.50</u></td> <td><u>Average</u></td> </tr> <tr> <td>Site/View</td> <td><u>2.82 +/- ac/Avg</u></td> <td><u>2.055 +/- ac/Avg</u></td> <td><u>19 +/- ac/Avg</u></td> <td><u>1.6127 +/- ac/Avg</u></td> </tr> <tr> <td>Topography</td> <td><u>Fairly Level</u></td> <td><u>Level Front/SlpRear</u></td> <td><u>Fairly Level</u></td> <td><u>Sloping</u></td> </tr> <tr> <td>Zoning</td> <td><u>I1, Industrial</u></td> <td><u>MG, Industrial</u></td> <td><u>ML, Industrial</u></td> <td><u>I1, Industrial</u></td> </tr> <tr> <td>Utilities/Enbranc</td> <td><u>All Available/NKTAV</u></td> <td><u>All Available/NKTAV</u></td> <td><u>All Available</u></td> <td><u>All Avail/NKTAV</u></td> </tr> <tr> <td>H & B Use</td> <td><u>Indus Dev</u></td> <td><u>Indus Dev/Demo</u></td> <td><u>Ind/Com Dev/Demo/Envn</u></td> <td><u>Indus Dev</u></td> </tr> <tr> <td>Sales or Financing Concessions</td> <td><u>NKTAV</u></td> <td><u>NKTAV/Abutter Sale</u></td> <td><u>NKTAV</u></td> <td><u>Seller Financing</u></td> </tr> <tr> <td>Net Adj. (Total)</td> <td></td> <td>☐ + ☒ - \$ <u>-12.28</u></td> <td>☒ + ☐ - \$ <u>0.36</u></td> <td>☒ + ☐ - \$ <u>1.56</u></td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>\$ <u>32.4</u></td> <td>\$ <u>17.88</u></td> <td>\$ <u>18.64</u></td> </tr> </tbody> </table>				ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	<u>61 Crescent St</u> <u>Norwalk, CT 06854</u>	<u>432 Fairfield Ave</u> <u>Stamford, CT 06902</u>	<u>1925 W Main St</u> <u>Stamford, CT 06902</u>	<u>50 Bouton St</u> <u>Norwalk, CT 06854</u>	Proximity to Subject		<u>8.65 miles SW</u>	<u>8.68 miles SW</u>	<u>1.41 miles SW</u>	Sales Price	\$ <u>NA</u> /sq ft	\$ <u>44.68</u>	\$ <u>17.52</u>	\$ <u>17.08</u>	Price	\$ <u>NA</u> Sale Price	\$ <u>4,000,000</u>	\$ <u>14,500,000</u>	\$ <u>1,200,000</u>	Data Source	<u>Inspection/Town Recs.</u>	<u>Town Land Records/DOT</u>	<u>Town Land Records/DOT</u>	<u>Town Land Records/DOT</u>	Date of Sale and Time Adjustment	<u>6/6/2017</u>	<u>11/25/2014</u>	<u>6/27/2016</u>	<u>06/30/2016</u>	Location	<u>Average</u>	<u>-13.4</u>	<u>-3.50</u>	<u>Average</u>	Site/View	<u>2.82 +/- ac/Avg</u>	<u>2.055 +/- ac/Avg</u>	<u>19 +/- ac/Avg</u>	<u>1.6127 +/- ac/Avg</u>	Topography	<u>Fairly Level</u>	<u>Level Front/SlpRear</u>	<u>Fairly Level</u>	<u>Sloping</u>	Zoning	<u>I1, Industrial</u>	<u>MG, Industrial</u>	<u>ML, Industrial</u>	<u>I1, Industrial</u>	Utilities/Enbranc	<u>All Available/NKTAV</u>	<u>All Available/NKTAV</u>	<u>All Available</u>	<u>All Avail/NKTAV</u>	H & B Use	<u>Indus Dev</u>	<u>Indus Dev/Demo</u>	<u>Ind/Com Dev/Demo/Envn</u>	<u>Indus Dev</u>	Sales or Financing Concessions	<u>NKTAV</u>	<u>NKTAV/Abutter Sale</u>	<u>NKTAV</u>	<u>Seller Financing</u>	Net Adj. (Total)		☐ + ☒ - \$ <u>-12.28</u>	☒ + ☐ - \$ <u>0.36</u>	☒ + ☐ - \$ <u>1.56</u>	Indicated Value of Subject		\$ <u>32.4</u>	\$ <u>17.88</u>	\$ <u>18.64</u>
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Comments on Market Data: <u>This appraiser considered the income, cost and sales comparison approaches to value. The sales comparison approach was deemed the only applicable approach to estimate the subject's vacant land value.</u>																																																																																				
Comments and Conditions of Appraisal: <u>after adjusting for all factors affecting value, I estimate the subject property's land only value at \$20/sq ft or 122,839 sq ft x \$20/sq ft = \$2,457,000(rd). See Narrative</u>																																																																																				
RECONCILIATION	Final Reconciliation: <u>See Narrative</u>																																																																																			
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>March 14 2018</u> to be \$ <u>2,457,000</u>																																																																																			
	Appraiser(s) <u>Michael Aletta</u> ☒ Did ☐ Did Not Physically Inspect Property Review Appraiser (if applicable) _____																																																																																			

[Y2K]

Narrative Analysis

File No. 301-176-040

Borrower	Owner: City of Norwalk				
Property Address	61 Crescent St				
City	Norwalk	County	Fairfield	State	CT Zip Code 06854
Lender/Client	State of Connecticut DOT				

APPRAISERS ANALYSIS

The purpose of this appraisal is to estimate the fair market value damages of the State of Connecticut's proposed acquisition of a temporary construction easement area on a portion of the subject property. The subject property will be valued before and after the proposed partial acquisition. The difference between the before and after valuations equals the total fair market value permanent damages. Please be aware that because the proposed acquisition involves a temporary construction easement is for a 3 year duration, the before and after values within this report are the same. The value of the temporary construction easement is estimated at the end of the analysis as separate "temporary damages". There are no permanent damages within this report.

BEFORE: The property consists of a 2.82+/- acre or 122,839+/- sq ft of II, Industrial zoned site improved with an 8,875 sq ft warehouse type building utilized as a municipal transfer facility and other building improvements owned by the City of Norwalk. The subject property is legally permitted, conforming to zoning. The highest and best use of the subject as vacant is for industrial development. The highest and best use of the subject as improved would be for its continued existing use.

THE TAKING: The State of Connecticut (SOC) is proposing to acquire a temporary construction easement of 11,130+/- sq ft for storage of construction materials and equipment. The temporary construction easement area will be restored by the removal of the small metal building and jersey barriers, grading and seeding. This easement will be extinguished upon completion of the project, unless sooner extinguished by the State. Per the State of Connecticut, the duration of the temporary construction easement is for 3 years. Please note that the small metal building to be removed is not a City of Norwalk building but a private contractor building. This building is being removed at the request of the City of Norwalk. As of the date of inspection, it appears that this building has already been removed. This appraiser reserves the right to alter my estimate of damages if the 3 year duration of the temporary construction easement area is found to be incorrect. Please refer to the State's Taking Map, dated February 2018 (attached).

The proposed acquisition on the subject property affects land only, not the building improvements, therefore this appraisal values only the land and utilizes an "X" value to represent the unaffected building and site improvements.

The cost, income and sales comparison approaches to value, were considered, but only the sales comparison approach was deemed applicable in the subject's valuation herein. Three (3) comparable sales located in Stamford and Norwalk were utilized within this report. It should be noted by the reader of this report that there is a paucity of comparable sales within this marketplace. These comparables ranged, as unadjusted, from \$17.08/sq ft to \$44.68/sq ft. After adjustments for all factors including but not limited to location, site size and encumbrances, the comparables ranged from \$17.88/sq ft to \$32.40/sq ft.

There is a paucity of comparable sale within this marketplace. The comparable sales utilized within this report are the best comparable sales available. After adjusting for all factors affecting value, I estimate the subject's after value at \$20/sq ft.

AFTER: The property consists of a 2.82+/- acre or 122,839+/- sq ft of II, Industrial zoned site improved with an 8,875 sq ft warehouse type building utilized as a municipal transfer facility and other building improvements owned by the City of Norwalk. The subject property is legally permitted, conforming to zoning. The highest and best use of the subject as vacant is for industrial development. The highest and best use of the subject as improved would be for its continued existing use.

There is a paucity of comparable sale within this marketplace. The comparable sales utilized within this report are the best comparable sales available. After adjusting for all factors affecting value, I estimate the subject's after value at \$20/sq ft., the same as in the before valuation.

CONCLUSIONS:

Before:	122,839 sq ft x \$20/sq ft = \$2,456,780 + "X"	SAY	\$2,457,000(rd) + "X"
After:			
Unencumbered Land	122,839 sq ft x \$20/sq ft = \$2,456,780	SAY	\$2,457,000(rd) + "X"

Permanent Damages: \$ 0

Temporary Construction Easement Damages:

11,130 sq ft x \$20/sq ft x 15%* (Rate of Return) x 3 Years= \$100,170 SAY \$ 100,000(rd)

*The 15% rate of return is based upon the nature and use of the temporary proposed construction easement.

File No. 301-178-040

NON-COMPENSABLE ITEMS

The following is a list of items considered to be non-compensable and are excluded as elements of damage in appraising for eminent domain in the State of Connecticut.

Increased traffic
Diversion of traffic
Changed use of a Public Way
Exercise of police powers
Circuity of travel
Loss of Business (UASFLA - 2000, Sect. B-15, P.57)

The following two (2) items are not considered in the appraisal:

Tenant Relocation
Personal Property

Page # 4

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	61 Crescent St Norwalk, CT 06854	432 Fairfield Ave Stamford, CT 06902		1925 W Main St Stamford, CT 06902		50 Bouton St Norwalk, CT 06854	
Proximity to Subject		8.65 miles SW		8.68 miles SW		1.41 miles SW	
Sales Price	\$ /sq ft	\$ 44.68		\$ 17.52		\$ 17.08	
Price	\$ Sale Price	\$ 4,000,000		\$ 14,500,000		\$ 1,200,000	
Data Source	Inspection/Town Recs.	Town Land Records/DOT		Town Land Records/DOT		Town Land Records/DOT	
Date of sale and	DESCRIPTION	DESCRIPTION + (-)\$ Adjust.		DESCRIPTION + (-)\$ Adjust.		DESCRIPTION + (-)\$ Adjust.	
Time Adjustment	6/6/2017	11/25/2014		6/27/2016		06/30/2016	
Location	Average	Average+		Good/Rear		Average	
Site/View	2.82+/- ac/Avg	2.055+/- ac/Avg		19+/- ac/Avg		1.6127+/- ac/Avg	
Topography	Fairly Level	Level Front/SlpRear		Fairly Level		Sloping	
Zoning	M, Industrial	MG, Industrial		ML, Industrial		M, Industrial	
Utilities/Enbranc	All Available/NKTAV	All Available/NKTAV		All Available		All Avail/NKTAV	
H & B Use	Indus Dev	Indus Dev/Demo		Ind/ComDev/Demo/Envrn		Indus Dev	
Sales or Financing	NKTAV	NKTAV/Abutter Sale		NKTAV		Seller Financing	
Concessions							
Net Adj. (Total)		+ - \$ -12.28		+ - \$ 0.36		+ - \$ 1.56	
Indicated Value of Subject		\$ 32.4		\$ 17.88		\$ 18.64	
Comments: The proposed temporary construction easement is not considered in the above "after valuation" grid but is considered within the narrative addendum of this report as "temporary damages". See Attached Narrative							

Definitions & Limiting Conditions

File No. 301-176-040

Borrower	Owner: City of Norwalk				
Property Address	61 Crescent St				
City	Norwalk	County	Fairfield	State	CT Zip Code 06854
Lender/Client	State of Connecticut DOT				

DEFINITIONS AND LIMITING CONDITIONS**DEFINITIONS:**

Market Value is defined as the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Appraisal Standards for Federal Land Acquisitions, Appraisal Institute, 2000 Ed.)

Leased Fee is defined as a property held in fee with the right of use and occupancy conveyed by lease to others. A property consisting of the right to receive ground rentals over a period of time, plus the right of ultimate repossession at the termination of the lease. (Considered only if severance is valued in this appraisal.)

Highest and Best Use is defined as the most probable likely use to which a property can legally be put. My opinion of such use is based on the highest and most profitable continuous use to which the property is adapted, and likely to be in demand for the reasonably near future. Alternatively, it is that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in highest land value. Any elements affecting value which depend upon events or combination of occurrences which, while within the realm of possibility are not fairly shown to be reasonably probable, were excluded from consideration. Also, if the intended use was dependent on an uncertain act of another party, said use was not considered in this appraisal.

Fee Simple Interest is defined as an absolute fee: a fee without encumbrances or limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation. A Fee Simple Interest is usually considered to be an inheritable estate.

Appurtenances are defined as the incidental rights and interests (e.g. Rights of Way and Easements) over abutting property that attach to and will pass with the land.

Encumbrances are interests or rights in real property which diminish the value of the fee, but do not prevent conveyance of the fee by the owner. Mortgages, taxes and judgments are financial obligations or liens which are considered by the appraiser but usually they do not affect the utility or value of the property. Deed restrictions and easements often do affect the utility of the property and have a resulting influence on value.

Release Value In Assemblage is defined as the total value impact upon an improved or unimproved parcel of land when the release parcel is assembled to it. It includes the value of the release parcel itself, as well as any accruing value enhancements or diminutions, when combined with the first parcel. This value is usually estimated for nonconforming releases wherein the abutter's parcel is appraised first, the assemblage second, and the difference between the two becomes the estimated release value.

Marketing Time is the reasonable opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. It is based on statistical information about days on the market, information gathered through sales verification, interviews of market participants, and anticipated changes in market conditions.

Exposure Time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. In eminent domain appraising, it is presumed that this time period occurs prior to or culminates in the effective date of the appraisal. It is based on statistical information about days on the market, information gathered through sales verification and interviews of market participants.

This format is to be used for Acquisition, Release or Lease Appraisals on properties where estimated damages, excess property value or annual rental is \$25,000 or more, and where a complete appraisal is deemed necessary. If severance damage or plottage value is involved, adequate explanation is to be given in this appraisal.

LIMITING CONDITIONS:

The statements contained in this appraisal are true and the information upon which the opinions expressed herein are based, is correct to the best of my knowledge and belief subject to the limiting conditions herein set forth: (1) The legal description furnished is assumed to be correct. (2) No responsibility is assumed for matters legal in character, nor is any opinion rendered as to title, which is assumed to be good. (3) The plot in this report is included to help the reader to visualize the property. (4) No survey of this land has been furnished the appraiser, and no responsibility is assumed in connection therewith. (5) To the best of the appraiser's knowledge and belief, the statements and opinions contained in this report are supportable. The factual data has been compiled by the appraiser from sources deemed reliable, but no responsibility is assumed for its accuracy.

If the appraised value is a fractional interest, a physical segment, or a partial holding, as stated in the appraisal, the value of the property being appraised cannot be used to estimate the value of the whole simply by mathematical extension. The value of a separate partial interest may differ from its contribution to the whole.

The appraiser is not an expert in hazardous materials or contaminants. If any elements are known, they are reported in the appraisal. The appraisal is then based upon the site as if clean. The appraiser reserves the right to change his/her appraisal if substantial amounts are found to be present.

File No. 301-176-040

Borrower	/Owner: City of Norwalk				
Property Address	61 Crescent St				
City	Norwalk	County	Fairfield	State	CT Zip Code 06854
Lender/Client	State of Connecticut DOT				

I hereby certify:

1) That the preparation of the report and analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and USPAP substandards, as found in the Uniform Appraisal Standards for Federal Land Acquisitions.

2) I have personally inspected the property that is the subject of this report (proposed acquisition area only), and I have afforded the property owner the opportunity to accompany me at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales were as represented by the photographs contained in said appraisal.

3) To the best of my knowledge and belief, the statements of fact contained in the appraisal hereinabove set forth are true, and the information upon which the opinions expressed therein are based is correct, subject to the limiting conditions therein. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

4) I understand that such appraisal may be used in connection with acquisition or release of property by the State of Connecticut, possibly with the assistance of Federal Aid Funds. To the best of my knowledge, this appraisal has been made in conformity with Federal requirements and with the appropriate State laws, regulations, and policies and procedures applicable to appraisal for such purposes. This appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1 of the Uniform Appraisal Standards for Federal Land Acquisitions. No portion of the value assigned to such property consists of items which are noncompensable under the established laws of said State.

5) My engagement in this assignment was not contingent upon developing or reporting predetermined results. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. I have not performed any prior services regarding the subject property within the last 5 years.

6) Neither my employment nor my compensation for completing this assignment is contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

8) No one provided significant real property appraisal assistance to the person signing this report except as stated in this report.

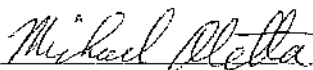
9) I will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Connecticut State Department of Transportation or proper officials of the Federal Government until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

10) I have not performed services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three year period immediately preceding this appraisal assignment.

11) My opinion of the Market Value is based upon my independent appraisal and the exercise of my professional judgment without collaboration or direction as to said value. My analyses, opinions and conclusions were developed independently.

12) As of March 14, 2016, the within described premises has a Market Value of \$2,457,000 + "X" Before, and a Market Value of \$2,457,000 + "X". After, resulting in Permanent Damages in the amount of \$0. plus \$100,000 Temporary Damages, resulting in Total Damages of \$100,000.

Signature



Name Michael Aletta

Date Signed

3/22/2016

State Certification #

RCG.0000020

State CT

Or State License #

State

Signature

Name

Date Signed

State Certification #

State

Or State License #

State

Subject Photo Page

Borrower	/Owner: City of Norwalk					
Property Address	61 Crescent St					
City	Norwalk	County	Fairfield	State	CT	Zip Code 06854
Lender/Client	State of Connecticut DOT					



Subject

61 Crescent St

Sales Price \$/sq ft

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location

Average

View

2.82+/- ac/Avg

Site

Quality

Age

Proposed Temporary
Construction Easement
Area



Subject

Proposed Temporary
Construction Easement
Area



Subject

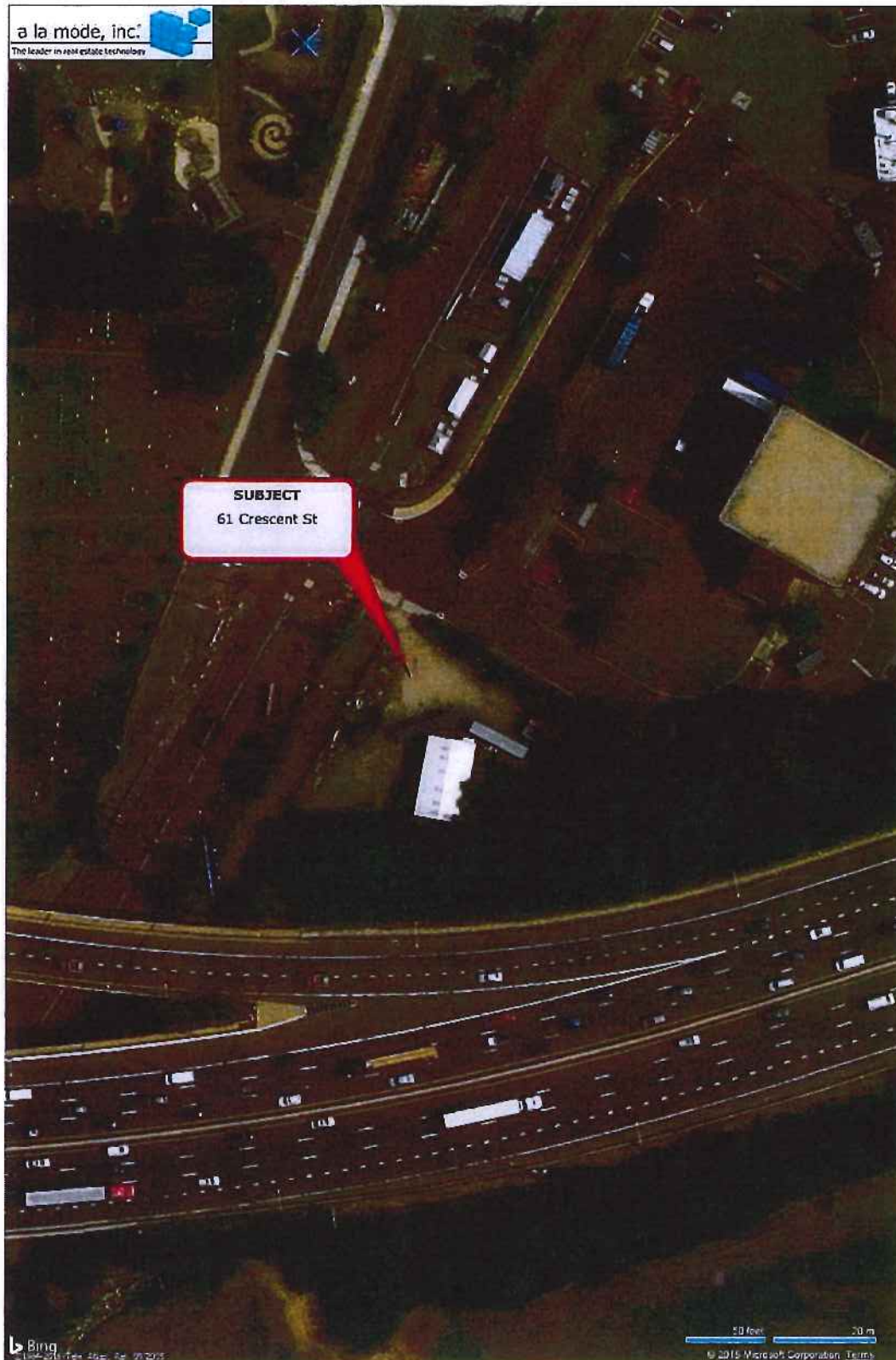
Street Scene

Norwalk Subject Google Street View



Subject Location Map

Borrower	/Owner: City of Norwalk		
Property Address	61 Crescent St		
City	Norwalk	County	Fairfield
		State	CT
		Zip Code	06854
Lender/Client	State of Connecticut DOT		

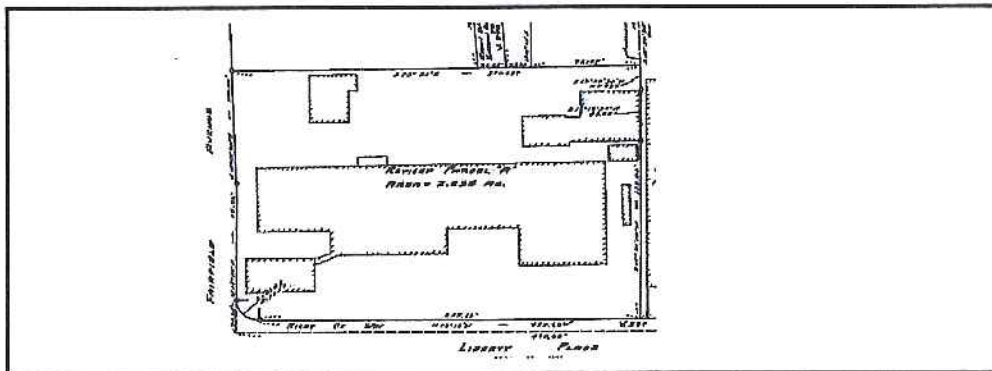


Comparable Sale 1

COMPARABLE # 1
PHOTOGRAPH

MAP: 137 BLK: 46 LOT: A1 & A2	STREET ADDRESS: 432 Fairfield Avenue
GRANTOR: Media Support Services, LLC	TOWN: Stamford
GRANTOR: 71 Sunnyside LLC et al	
VOL/PAGE: 11132/172 DEED TYPE: Sp Warr	DATE OF SALE: 11/20/2014
CONVEYANCE: TOWN: \$14,000.00 STATE: \$None Noted	RECORDED: 11/25/2014
DESCRIPTION OF FINANCING	INSPECTION DATE: 5/31/2017
First Bank of Greenwich, \$3,000,000, 10 Yrs, Adj Rate starting at 5.25%	SALE PRICE: \$4,000,000
CONDITIONS OF SALE:	SALES PRICE VERIFIED BY: Town
Market	NAME: MA
ZONING: MG, Industrial	DATE: 5/31/2017
HIGHEST AND BEST USE: Industrial Dev	RELATIONSHIP: Twm Rcd
CONFORMED TO ZONING AT DATE OF SALE?: Yes	BUILDING GROUND AREA: N/A
RESALE AS OF DATE OF APPRAISAL?: Yes	GROSS BUILDING AREA: N/A
EXISTING USE LEGALLY PERMITTED: Yes	NET USABLE AREA: N/A
ASSESSMENT, MILL RATE, TAXS, ON DATE OF SALE:	NUMBER OF STORIES: N/A
NA NA NA	YEAR BUILT: N/A
LAST YEAR OF REVALUATION: 2012	ROOMS ABOVE GRADE: N/A
UTILITIES: All Public	BATHS: N/A
DESCRIPTION AND TOPOGRAPHY:	BASEMENT AREA: N/A
ACRES 2.055	BASEMENT ROOMS: N/A
SQ.FT. 89,516	CONDITION AT TIME OF SALE: N/A
EXPLANATION: Purchase of 2.055 ac of industrial land	NUMBER OF UNITS: N/A
The site is at road grade with Fairfield Avenue then slopes	TYPE OF HEAT: N/A
downward & away to rear of the site. Site is located on the	
northwest corner of Fairfield Avenue & Liberty Street with	UNIT PRICING:
254.11 FF along Fairfield Avenue & 345.65 FF along Liberty	PER SQ.FT.: \$ 44.68
Place. Abutter purchase involved. Parcel "A" on Map on File	PER FRONT FT:
# 8962. Assessor's# 137-46-A1 & A2	PER ACRE: \$ 1,946,468
CONN.DOT REV.12/97	PER UNIT:

LOT SKETCH

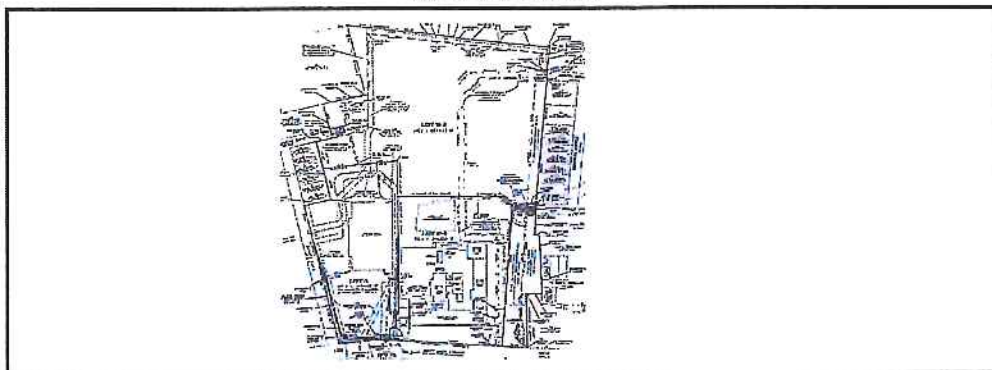


Comparable Sale 2

COMPARABLE # 2
PHOTOGRAPH

MAP: 125 BLK: 283 LOT: B2	STREET ADDRESS:	1925 West Main Street
GRANTOR: Cytec Industries Inc.	TOWN:	Stamford
GRANTOR: West Side Development Partners II LLC		
VOL/PAGE: 11509/305 DEED TYPE: Warranty		
CONVEYANCE: TOWN: \$71,000.00 STATE: \$108,750.00	DATE OF SALE:	6/27/2016
DESCRIPTION OF FINANCING	RECORDED:	6/30/2016
	INSPECTION DATE:	5/31/2017
Amalgamated Business Corp, \$8,500,000, 5%, 30 Days	SALE PRICE:	\$14,500,000
CONDITIONS OF SALE:	SALES PRICE VERIFIED BY:	Town
Market	NAME:	MA
	DATE:	5/31/2017
	RELATIONSHIP:	Twn Rcd
ZONING: ML, Industrial	BUILDING GROUND AREA:	N/A
HIGHEST AND BEST USE: Industrial/Comm Dev	GROSS BUILDING AREA:	N/A
CONFORMED TO ZONING AT DATE OF SALE?: Yes	NET USABLE AREA:	N/A
RESALE AS OF DATE OF APPRAISAL?: NO	NUMBER OF STORIES:	N/A
EXISTING USE LEGALLY PERMITTED: YES	YEAR BUILT:	N/A
ASSESSMENT, MILL RATE, TAXS, ON DATE OF SALE:	ROOMS ABOVE GRADE:	N/A
NA NA NA	BATHS:	N/A
LAST YEAR OF REVALUATION: 2012	BASEMENT AREA:	N/A
UTILITIES: All Public	BASEMENT ROOMS:	N/A
DESCRIPTION AND TOPOGRAPHY:	CONDITION AT TIME OF SALE:	N/A
ACRES 19.000758	NUMBER OF UNITS:	N/A
SQ.FT. 827,673	TYPE OF HEAT:	N/A
EXPLANATION: Purchase of 19.000758 ac of Indus land	UNIT PRICING:	
purchased from Cytec industrial lab. Parcel is fairly level & located to the	PER SQ.FT.:	\$ 17.52
rear of West Main Street (Route 1). Subject to ingress, egress & parking	PER FRONT FT.:	
easement agreements with abutter (Lot B-1) involving Route 1, Acosta	PER ACRE:	\$ 763,127
Street, Noble Street and Alvord Lane. Subject to a utility easement in favor	PER UNIT:	
of Lot B-1. Subject to a sewer esmt along rear boundary. Demo of older		
structure. Envin. Issues. Parcel is known as Lot B-2 on Stamford Town		
Clerk's Map on File - #14176.		
CONN.DOT REV.12/97		

LOT SKETCH



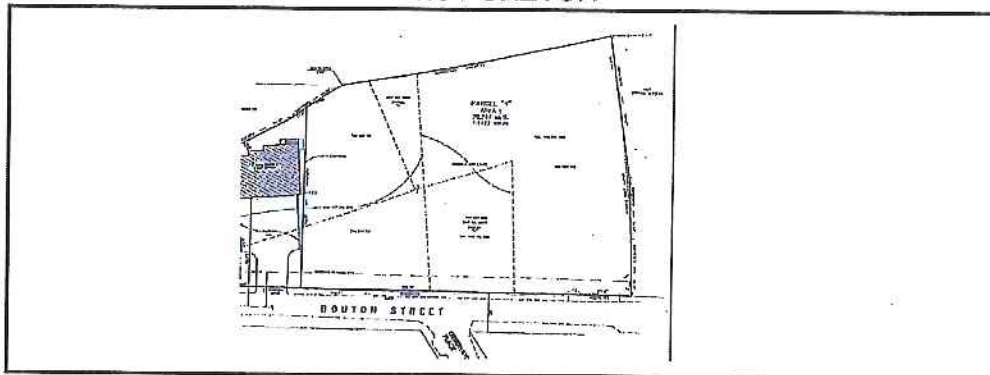
Comparable Sale 3

COMPARABLE # 3
PHOTOGRAPH

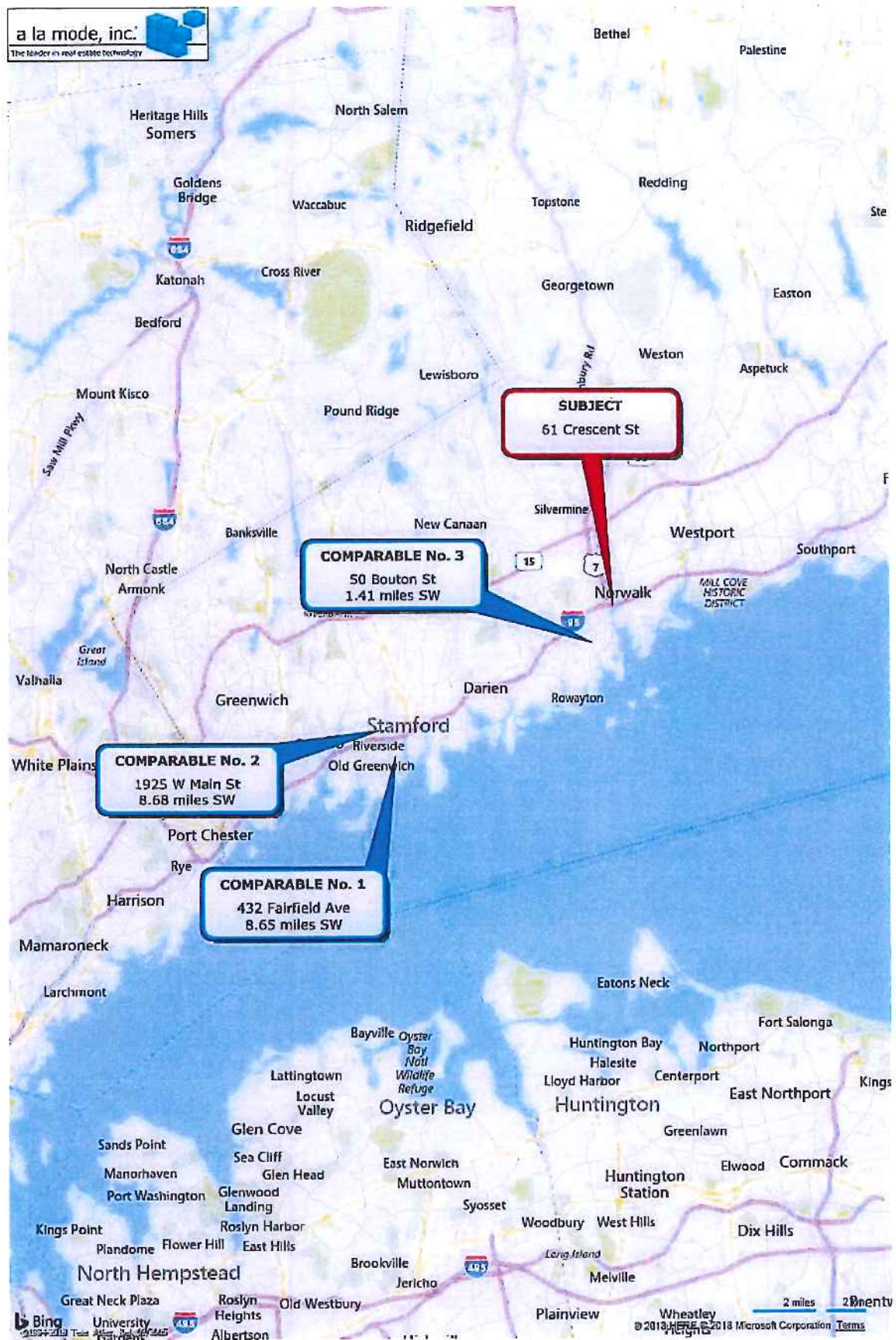
MAP: 5	BLK: 81	LOT: 120	STREET ADDRESS:	50 Bouton Street
GRANTOR:	Cutrone Properties, LLC		TOWN:	Norwalk
GRANTEE:	BST Enterprises, LLC			
VOL/PAGE:	8367/61	DEED TYPE: Warranty		
CONVEYANCE:	TOWN: \$6,000.00	STATE: \$11,000.00	DATE OF SALE:	6/30/2016
DESCRIPTION OF FINANCING			RECORDED:	6/30/2016
	PMM, \$700,000, 5 Yrs, 3%, Due 6/30/2021		INSPECTION DATE:	5/31/2017
CONDITIONS OF SALE:			SALE PRICE:	\$1,200,000
	NKTAV/Seller financing of \$700,000 at 3% for 5 years		SALES PRICE VERIFIED BY:	Town
ZONING:	I1, Industrial		NAME:	MA
HIGHEST AND BEST USE:	Industrial Dev		DATE:	5/31/2017
CONFORMED TO ZONING AT DATE OF SALE?:	Yes		RELATIONSHIP:	TwN Rcd
RESALE AS OF DATE OF APPRAISAL?:	No		BUILDING GROUND AREA:	N/A
EXISTING USE LEGALLY PERMITTED:	Yes		GROSS BUILDING AREA:	N/A
ASSESSMENT, MILL RATE, TAXES, ON DATE OF SALE:			NET USABLE AREA:	N/A
\$ - 0 \$ -			NUMBER OF STORIES:	N/A
LAST YEAR OF REVALUATION:	2013		YEAR BUILT:	N/A
UTILITIES:	All Public		ROOMS ABOVE GRADE:	N/A
DESCRIPTION AND TOPOGRAPHY:			BATHS:	N/A
ACRES	1.6127		BASEMENT AREA:	N/A
SQ.FT.	70,247		BASEMENT ROOMS:	N/A
EXPLANATION:			CONDITION AT TIME OF SALE:	N/A
Purchase of a 1.6127 acre or 70,247 sq ft of industrial land.			NUMBER OF UNITS:	N/A
Site is sloping downward from Bouton Street to the railroad			TYPE OF HEAT:	N/A
line along rear boundary. AKA 50 & 52 Bouton Street. Parcel			UNIT PRICING:	
Y on Town Clerk Map on File #12325			PER SQ.FT.:	\$ 17.08
			PER FRONT FT:	
			PER ACRE:	\$ 744,117
			PER UNIT:	

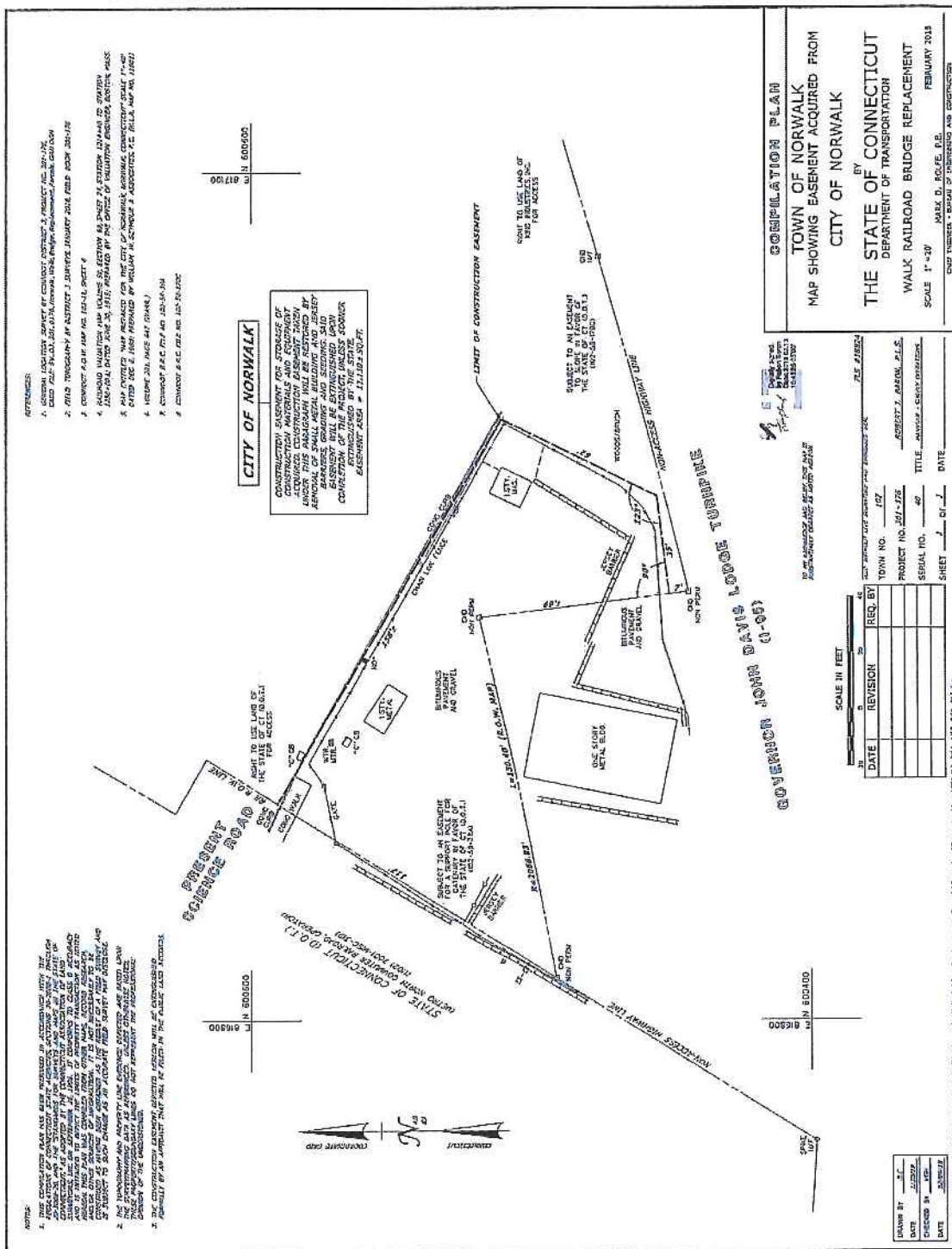
CONN.DOT REV.12/97

LOT SKETCH



Subject & Comparable Sales Location Map

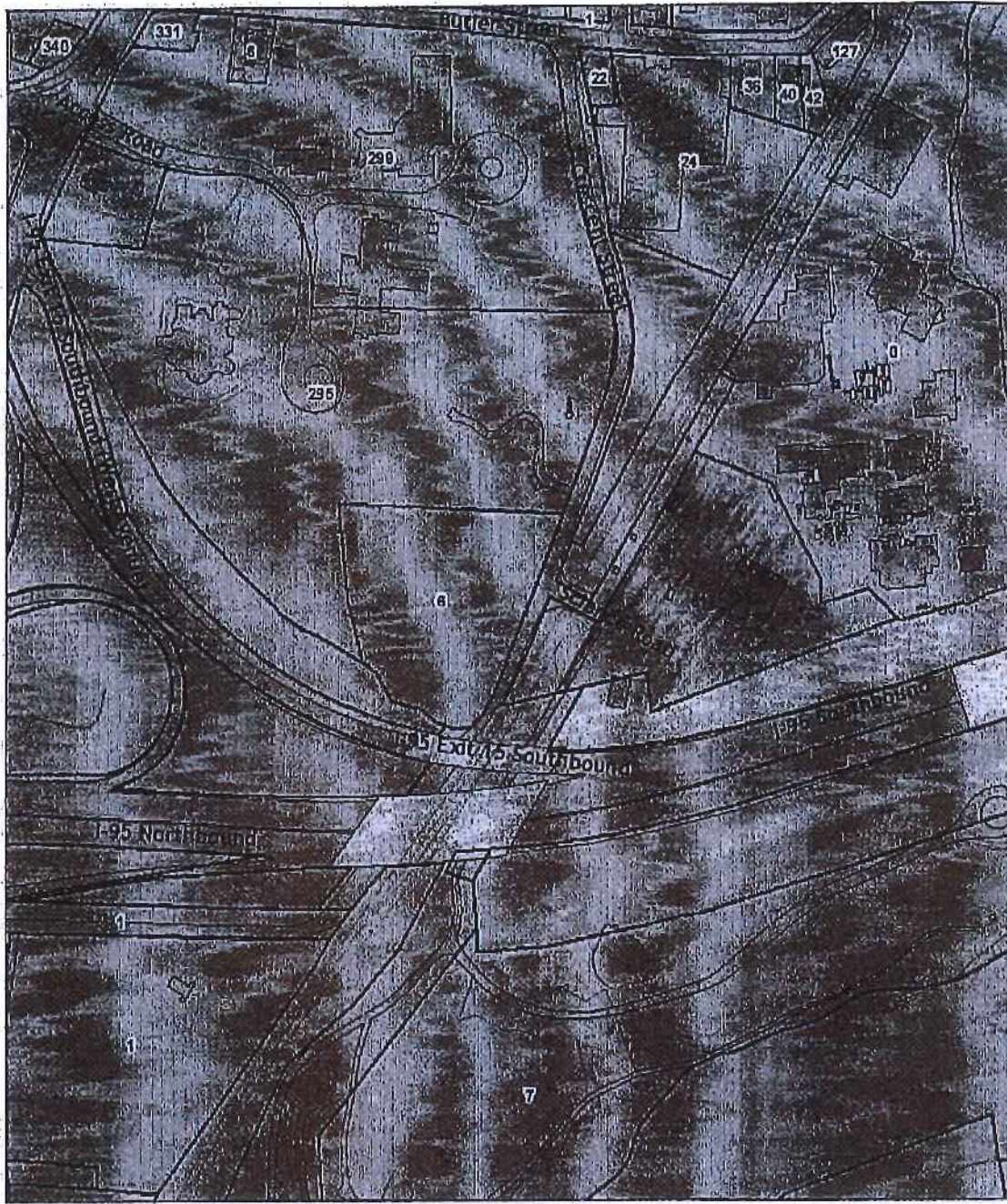




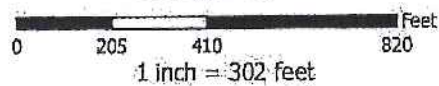
Form SCNLGL - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE



Title Data - Town Map Copy



Norwalk, CT



Title Data - Front Page of Title Search Data

Original Search
in file 102-348-002

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS

301-176
~~108-848~~
301-176
2-40

TITLE REPORT

LOCATION OF PROPERTY W/S I-95
STATION W/S Norwalk River
SHEET # 15
OWNER City of Norwalk

MAILING ADDRESS 125 East Avenue
Norwalk CT 06851

LEGAL ADDRESS Crescent Street

MAP # 1 BLOCK # 1
LOT # 1
FIELD CARD: VN NO DATE 1/29/86

PARCEL OUTLINED

SURVEY MAP Y
ASSESSOR MAP Y
SKETCH Y

2 YR. HISTORY Y
10 YR. FEDERAL TAX LBN Y

PROJECT # 108-848
MAP SERIAL # 2-40
TOWN/CITY Norwalk
ROAD I-95 - Crescent Street
SEARCH BY M. Long
DATE 1/29/86

UPDATE BY 1-100, 502
DATE 9/30/16, 11/16/17
BRING DOWN COMPLETION BY DATE
DATE DATE
DATE DATE
DATE DATE
DATE DATE
DATE DATE
DATE DATE

ENCUMBRANCES
(MORTGAGES, LIENS, LEASES, WATER PRIVILEGES, POLE LINES, RIGHT OF WAY)CONT. INSIDE VN Y

GRANTEE	INSTRUMENT	VOLUME	PAGE	DATE
(for Crescent St.)				
New York New Haven Hartford RR Co	QC	425	292	2/14/55
SOC DPT	Condemn	482	333	8/14/57
"	102-58-38A	1007	332	5/14/76

APPURTENANCES
(DRIVEWAY RIGHTS, UTILITY LINES)CONT. INSIDE VN Y

GRANTEE	INSTRUMENT	VOLUME	PAGE	DATE
(Access)				
State of Connecticut	QC	482	533	8/14/57
King Industries Inc	QC	2119	174	1/21/87

TITLE	RECORDING NUMBER	DATE
" Connecticut Resources August 12, 1957 "	11742	3/19/58
" City of Norwalk Dec. 8, 1958 "	10701	2/18/59
" King Industries November 4, 1981 "	9239	8/25/82
" Conveyed to City of Norwalk July 1951 "	3550	5/17/51

SPECIAL REMARKS (POWER OF ATTORNEY, ALL EING MORTGAGES)
fence agreement 425/292
City Landfill/Incinerator
NO ACTIVE LEASES

Assessor's Field Card - Page 1

Vision Government Solutions

Page 1 of 3

61 CRESCENT ST

Location 61 CRESCENT ST

Mblu 2/ 19/ 5/ 0/

Acct# 3972

Owner CITY OF NORWALK

Assessment \$1,787,660

Appraisal \$2,553,790

PID 3972

Building Count 1

Assessing Distr...

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$706,050	\$1,847,740	\$2,553,790
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$494,240	\$1,293,420	\$1,787,660

Owner of Record

Owner CITY OF NORWALK
 Co-Owner C/O CONN RESOURCE RECOVERY AUTHORITY
 Address ATTN: DILENNE BYRD
 15 SOUTH SMITH ST
 NORWALK, CT 06855

Sale Price: \$0
 Certificate 6948/34
 Book & Page 6948/34
 Sale Date 03/18/2009
 Instrument 15

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF NORWALK	\$0	6948/34	6948/34	15	03/18/2009
CONNECTICUT RESOURCES - - RECOVERY AUTHO	\$0	6948/34	6948/34	15	03/18/2009
CONNECTICUT RESOURCES - - RECOVERY AUTHO	\$0		2313/34		03/14/1989
NORWALK CITY OF	\$0		0/0		

Building Information

Building 1 : Section 1

Year Built: 1982
 Living Area: 8,875
 Replacement Cost: \$754,895
 Building Percent: 85
 Good:

Building Photo

<http://gis.vgsi.com/NorwalkCT/Parcel.aspx?pid=3972>

7/7/2016

Assessor's Field Card - Page 2

Vision Government Solutions

Page 2 of 3

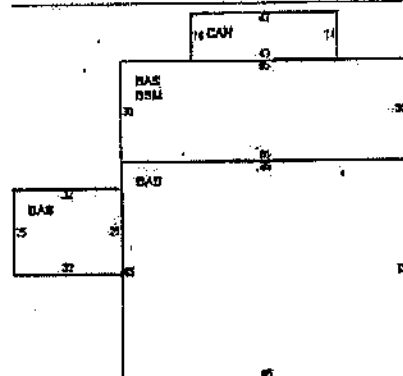
Replacement Cost
Less Depreciation: \$641,660

Building Attributes	
Field	Description
STYLE	Warehouse
MODEL	Industrial
Stories	1.00
Occupancy	1.00
Exterior Wall 1	Pre-finish Metal
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rollup Compos
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electric Baseboard
AC Percent	0
Heat Percent	0
Bldg Use	Wtr Treatment
Total Rooms	2
Bedrooms	0
FBM Area	
Heat/AC	None
Frame	Steel
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	30.00
% Sprinkler	0.00



(http://images.vgsi.com/photos/NorwalkCT/photos/08/00/11/16.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,875	6,875
BSM	Basement	2,550	0
CAN	Canopy	662	0
		12,027	6,875

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ1	Mezzanine Unf.	500.00 S.F.	\$5,330	1

Land

Land Use		Land Line Valuation	
Use Code	924	Size (Acres)	2.82
Description	Wtr Treatment	Frontage	

<http://gis.vgsi.com/NorwalkCT/Parcel.aspx?pid=3972>

7/7/2016

Vision Government Solutions

Page 3 of 3

Zone II
Neighborhood C430

Depth
Assessed Value \$1,293,420
Appraised Value \$1,847,740

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FOP	Open Porch	FR	Frame	180.00 S.F.	\$1,440	1
PAV1	Paving Asph.			10000.00 S.F.	\$10,500	1
SCL2	Scales Elec.			50.00 TONS	\$37,500	1
SHDS	Shed - Quality	FR		34.00 S.F.	\$430	1
FN6	Fence 6'			800.00 L.F.	\$4,200	1
FOP	Open Porch	FR	Frame	192.00 S.F.	\$1,540	1
FN10	Fence 10'			300.00 L.F.	\$3,450	1

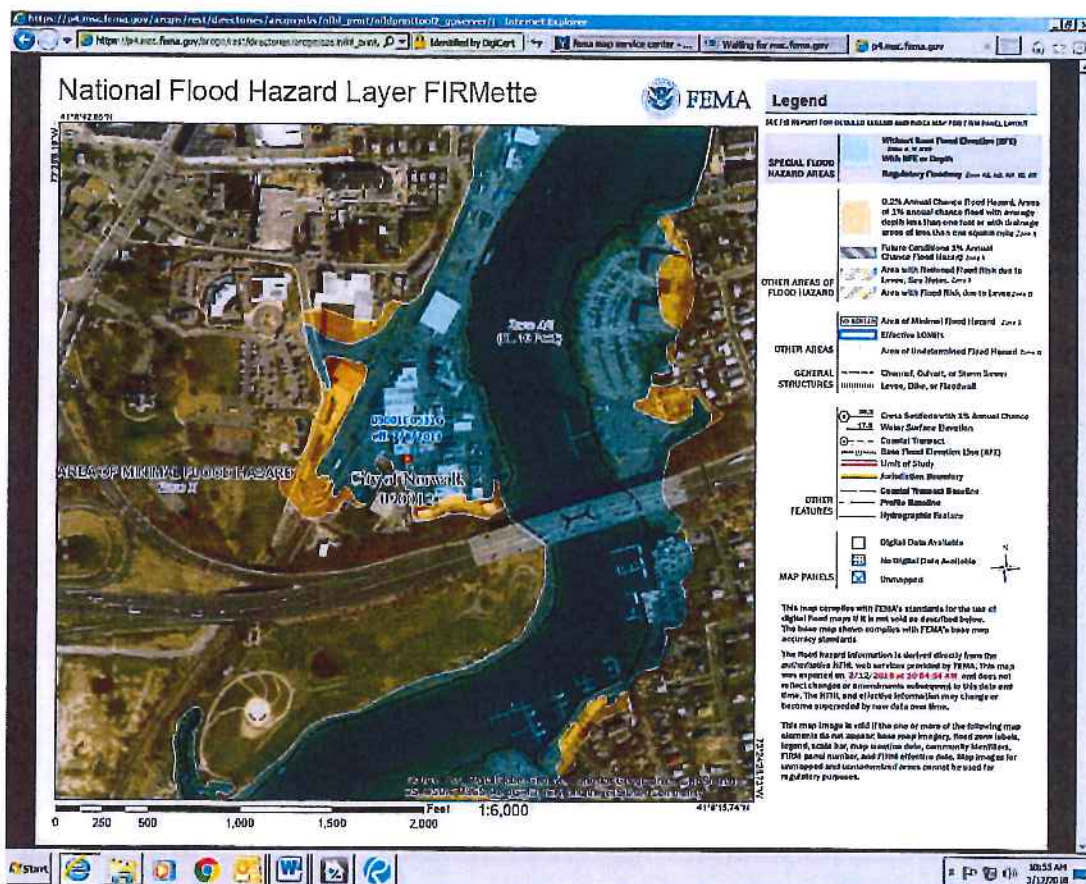
Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$706,050	\$1,847,740	\$2,553,790
2013	\$706,050	\$1,847,740	\$2,553,790
2012	\$702,500	\$1,824,600	\$2,527,100

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$494,240	\$1,293,420	\$1,787,660
2013	\$494,240	\$1,293,420	\$1,787,660
2012	\$491,750	\$1,277,220	\$1,768,970

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Borrower	/Owner: City of Norwalk				
Property Address	61 Crescent St				
City	Norwalk	County	Fairfield	State	CT Zip Code 06854
Lender/Client	State of Connecticut DOT				



Property Owner Letter



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DIVISION OF RIGHTS OF WAY, APPRAISAL SECTION

2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-2425

Fax: (860) 594-2494



February 28, 2018

The Honorable Harry W. Rilling, Mayor
City of Norwalk
125 East Avenue
Norwalk, Connecticut 06851

Dear Mayor Rilling,

Subject: Property Inspection
Owner: City of Norwalk
Project & Serial No.: 301-176-040
Town: New Haven

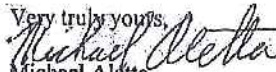
On February 20, 2018, correspondence was sent to you by the State of Connecticut regarding the State's proposed partial acquisition (temporary construction easement) on property located at 61 Crescent Street in Norwalk, CT.

An appraisal must be completed to determine the effect the State's proposed acquisition has on your property as part of the Walk Bridge Replacement project. To facilitate the appraisal process, a physical inspection of the exterior of your property must be made.

It is the policy of the Division of Rights of Way to offer the property owner the opportunity to accompany the appraiser on the inspection. Please contact me at 860-594-2425 to schedule a mutually convenient time. If I do not hear from you by March 15, 2018, I will assume that you do not wish to accompany me.

In approximately 90 days, a representative of the Acquisition Section will contact you to explain, in detail, the State's proposed purchase. The agent will answer any questions you may have. Please be assured you will be given ample time to consider the offer before further action is taken.

Please note that oral representations or promises made during the negotiation process are not binding on the Department of Transportation.

Very truly yours,

Michael Aletta
CT Certified General Appraiser
Division of Rights of Way

cc: Lisa Burns
125 East Avenue
Norwalk, CT 06851



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone:

April 26, 2018

Mr. Michael M. Yeosock, P.E.
Assistant Principal Engineer
City of Norwalk
125 East Avenue
Norwalk, Connecticut 06851

Dear Mr. Yeosock:

Subject: State Project No. 102-360
Federal-Aid Project No. 1102(120)
Traffic Signal Upgrades and Installation of Dynamic Message Systems
City of Norwalk (City)

The Department of Transportation (Department) has completed its review of the scope of services (dated November 15, 2017) and the negotiated fee package relative to design services to be provided by WSP, Inc. for the subject project. The City is hereby reminded that any modifications to the scope of services that differ from the approved CMAQ application must be approved by the Department.

The scope of services and the negotiated fee of Six Hundred Four Thousand Six Hundred Sixty One Dollars (\$604,661) which includes Seventy Four Thousand Seven Hundred and Twenty (\$74,720) for direct costs, are hereby approved. The City is authorized to proceed with preparing a City/Consultant Agreement with WSP, Inc. Please note that a draft of the agreement must be submitted and approved by this office prior to execution.

Please be advised that extra work assignments must be approved by the Department prior to authorizing the extra work. Failure to obtain prior approvals may jeopardize the reimbursement of such work. Additionally, the City is responsible for monitoring and verifying that the consultant fulfills the required eight percent (8%) DBE goal for this contract.

If you have any questions, please contact the Project Engineer, Ms. Laurie LaRocca, at (860) 594-3388.

Very truly yours,

Gregory M. Dorosh, P.E.
Manager of Highway Design
Bureau of Engineering and Construction

Laurie LaRocca:ll

 Digitally signed by Laurie LaRocca
DN: cn=Laurie LaRocca, o=SR, ou=SR, email=ll@sr.com, c=US

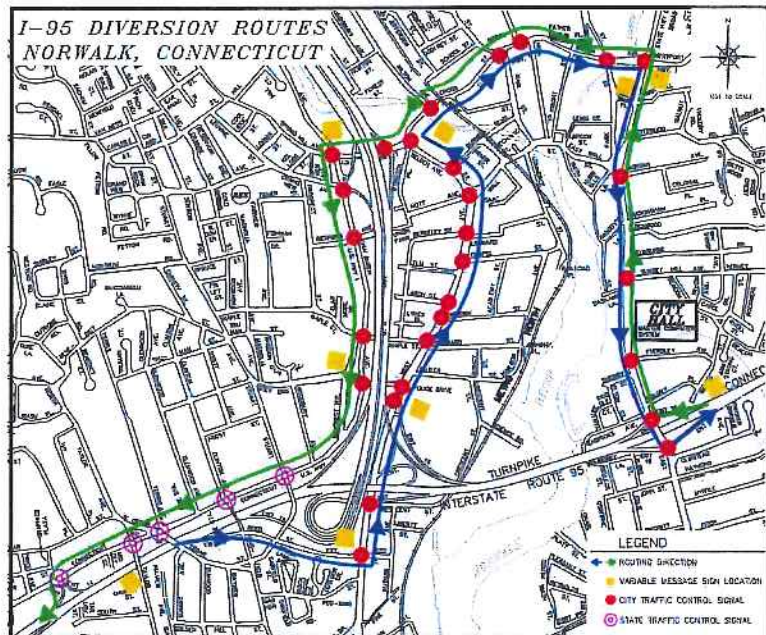
cc: Gregory Dorosh – Susan M. Libatique – Nilesch Patel

S:\Condes\SR\LAROC\CMQ\102-360\Negotiations, Fee Approval\negotiations approval.doc



PROJECT OVERVIEW

The City of Norwalk is embarking upon design and implementation of an intelligent transportation system on City and the State owned roadways to accommodating diverting traffic from Interstate-95 (I-95) onto local roadways. In conjunction with the diversionary route, the project will also include upgrading five traffic control signals, and disseminating traveler information to the public via dynamic message signs, optimizing traffic signal operations within the City limits and development of a Diversion Routes Operation Plan (DROP) as part of an overall Concept of Operations. The project goal is to improve operating conditions and maximize capacity



I-95 Diversion Routes for Exits 14, 15 and 16, City of Norwalk

during incidents on I-95 between interchange 14 through 16 within the City of Norwalk and improve traffic signal operations within the City limits.

SCOPE OF SERVICES

The services to be performed by Parsons Brinckerhoff (PB) shall consist of the following:

- Preparation of an engineering study report
- Systems engineering
- Preparation of design plans, specifications, and cost estimates for five upgraded City of Norwalk Traffic Control Signals at the following intersections:
 - East Avenue and Eversley Avenue
 - East Avenue and St. John Street
 - West Avenue and Garner Street
 - West Avenue and 20 West Avenue
 - Route 53 and Allen Road
- Preparation of design plan for installation of Dynamic Message Signs and Smart Roadway Weather Sensors, connection to the City's existing fiber optic communication network and integration with City Traffic Management Center.
- Signal timing optimization at 70 intersections with consideration of leading pedestrian intervals (LPI) and concurrent pedestrian crossing up to five (5) and 15 critical locations, respectively.
- Preparation of schematic plan for Traffic Management Center.

The traffic control signal design included in this scope of services shall be within the limits of existing public right-of-way (ROW). This scope of services does not include detailed engineering design for



roadway and sidewalk reconstruction improvements or drainage. The construction plans will be prepared in English units, based on the City of Norwalk construction details, and the CTDOT standard drawings and specifications.

The design engineering services during construction shall be negotiated and be provided by PB under a supplemental agreement. The engineering services anticipated during construction include: attendance at preconstruction and construction coordination meetings, shop drawing/catalog cut reviews, respond to Request for Information (RFI's), preparing change orders, test witness verifying system integration/testing, fine tuning, after travel time study, and preparing as-built drawings.

Specifically, the project will include the following major elements:

- a. Redesign of traffic signals at five (5) intersections: East Avenue and Eversley Avenue, East Avenue and St. John Street, West Avenue and Garner Street, West Avenue and 20 West Avenue, and Route 53 and Allen Road. These improvements will include replacement of traffic signal equipment, signal timing and sequencing modifications, image vehicle detection, and interconnection with necessary appurtenances to accommodate the operation, and integration for monitoring of the five (5) intersections from the City of Norwalk Traffic Management Center (TMC).
- b. Design of up to fifteen (15) Dynamic Message Signs (DMS) along I-95 diversionary routes. The design process of the ITS elements includes reviewing the existing data, conducting a field condition review, and assessing the applicable technology for the City. Recommendations of the preferred DMS and collocated other project devices (if applicable) will be provided. In addition, communication revisions for five (5) State traffic signals on Route 1 with Cedar Avenue, Fairfield Avenue, Stuart Street, Taylor Avenue, and exit/Entrance #14 will be required. The City will execute the memorandum of understandings for ownership transfers to the City at these five (5) locations.
- c. Design of six (6) Smart Roadway Weather Sensors installation on city roadways (i.e., I-95 diversionary routes).
- d. Development of traffic signal optimization timing plans for up to 73 traffic signals within the City limits, inclusive of a traffic responsive control along the I-95 Diversionary routes for incident management.
- e. Systems engineering approach including the Concept of Operations (ConOps) Report. The systems engineering approach will be applied during the project to reduce risk, increase project effectiveness, and meet federal funding requirements. One critical part of the systems engineering approach is the ConOps reporting that will include a workshop seeking to obtain stakeholder consensus and buy-in on the why, who, and how for a new ITS complex project such as this one. The project is grounded in actual needs, shared goals, actual constraints, and realistic expectations. The vision that emerges from the ConOps report provides the framework which the design will be based, the design in turn guides the construction, integration, and testing that will ultimately yield a functional system that meets the original project goals.



CITY OF NORWALK
Chris Torre
Superintendent of Operations
ctorre@norwalkct.org
P: 203-854-3203 / F: 203-854-3224
15 South Smith Street
Norwalk, CT 06855

To: City of Norwalk, Department of Public Works Committee

From: Chris Torre, Superintendent of Operations

CC: Bruce Chimento, Director of Public Works
Kathryn Hebert, Administrative Services Manager

Date: April 25, 2018

Re: **Authorize Purchase of a 2018 Ford F-250**

Resolution:

Authorize the Purchasing Agent to issue a purchase order to Gabrielli Truck Sales of Milford, for the purchase of one (1) 2018 Ford F-250 for a sum not to exceed \$36,754.00.

Account # 09-18-4031-5777-C0313

COPY

1.1 PRICING SHEET# 3804-2018 Ford Truck for Department of Public Works

Vendor Name - Bridge-Haven Ford Truck Sales, Inc. dba Gabrielli Truck Sales			
Address - 401 Old Gate Lane, Milford, CT 06460			
Phone -	(203) 877-3281	Fax - (203) 877-0614	Email - rmocarski@gabriellitruck.com
Manager - Chris Stadler			Fed ID# 06-0891779

The undersigned hereby declares that he/she or they are thoroughly familiar with the specifications, the various sites, the City's requirements, and the objectives for each element of the project item or service 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 Vendor and the City.

A. 2018 Ford F-250 Super Duty 4x4 XL Regular Cab

Make / Model	Unit Cost
2018 Ford Super Duty F-250 4x4 XL Regular Cab*	\$ 36,754.00
Total Unit Cost in Writing: Thirty Six Thousand, Seven Hundred Fifty Four Dollars	

*Note: All equipment listed above shall include labor and delivery costs.



BTL

1.1 PRICING SHEET - #3804-2018 Ford Truck for Department of Public Works**Vendor Name -** Bridge Haven Ford Truck Sales, Inc. dba Gabrielli Truck Sales**DELIVERY** in calendar days from date of order 104-120**WARRANTIES:** - List all warranties provided by the manufacturer / dealer.

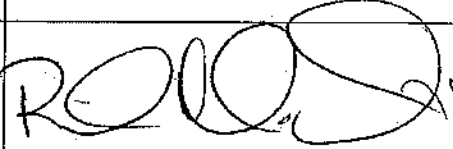
Basic: 36 months / 36,000 miles

Powertrain: 60 months / 60,000 miles, Safety Restraint: 60 months / 60,000 miles

Corrosion (Perforation only) 60 months / Unlimited mileage

Roadside Assistance Program: 60 months / 60,000 miles

Submitted by:

Print Name of Authorized Agent of Firm	Richard Mocarski
Signature of Authorized Agent of Firm	
Date	Jan 04, 2018

The above signatory acknowledges receipt of the following addenda issued during the bidding period and understands that they are a part of the bidding documents (if applicable):

Addendum #1, Dated -	01/03/18	Addendum #2, Dated -	
Addendum #3, Dated -		Addendum #4, Dated -	

23-0814-0-P006
April 10, 2018

Mr. Drew Berndtmaier
Senior Engineer
City of Norwalk
Department of Public Works
125 East Avenue
Norwalk, Connecticut 06856

**Re: 2018 Paving Program
Proposal for Construction Observation Services**

Dear Drew:

Tighe & Bond is pleased to present this proposal for construction observation services for the City of Norwalk's 2018 Paving Program.

It is our understanding that the City of Norwalk will be engaging a Contractor to perform milling, reclamation and paving operations on various roadways throughout the City. We have assumed that the construction duration will be provided on a full-time basis from May 1, 2018, through December 31, 2018. We have assumed a total of 1,400 hours of Construction Observation services. This proposal assumes that the City of Norwalk DPW will provide Construction Administration services for the project and coordinate operations with the Contractor. We have included a minor allowance of 20 hours for office engineering support by Tighe & Bond if required.

Scope of Work

We propose the following scope of services:

1. Provide full time on-site observation during periods of active construction. Observe the construction to verify conformance with the plans approved by the City of Norwalk. Notify the City of Norwalk regarding observed deficiencies in the work.
2. Prepare daily observation reports covering the work in progress, and documenting delays to construction, unusual events, visitors to the work site, etc. Provide coordination of the construction activity with the City and advise the primary contact at the Norwalk DPW of the status of construction activity.
3. Provide measurement, computation, or checking of quantities of work performed and quantities of materials in place for partial and final payments to the Contractor.
4. Provide limited office engineering support for the Construction Observer during the duration of Construction and project closeout. We have included an allowance of 20 hours for these services should they be required. We assume Construction Administration tasks, including review of shop drawings and other submittals, responses to Requests for Information (RFI's) and processing of requisitions and change orders will be performed by the City of Norwalk and are not included. Tighe & Bond will coordinate with the primary contact at the City to provide clarification and field support of the contract documents when required.
5. Provide coordination of outside testing and laboratory services. We have assumed that the City of Norwalk will contract directly with a materials testing laboratory for

these services. Tighe & Bond will arrange for and witness material testing to verify conformance with the approved plans and specifications.

6. Complete a final review of the completed construction with Norwalk DPW staff and prepare a punchlist of corrective actions required.

Assumptions and Exclusions

1. We have assumed that the construction observation services will be provided for a maximum of 1,400 hours (approximately 175 work days). Should additional construction observation services be required, an amendment can be provided for additional services.
2. Field survey services, including preparation of an as-built survey, are not included.
3. We have assumed the materials testing laboratory will be contracted directly by the City of Norwalk. Field and laboratory material testing costs are not included.
4. Review or processing of requisitions and change orders is excluded.
5. All services not specifically identified in the scope of work are excluded.
6. It should be understood that the intent of this agreement is that Tighe & Bond will observe the Contractor's work to ensure substantial conformance with the approved plans and specifications. Tighe & Bond WILL NOT provide supervisory personnel for the construction Contractor or have control over the Contractor's work or safety precautions.

Fee

Tighe & Bond will perform the scope of work noted above for a not to exceed fee of \$148,200. We will undertake this work on an hourly plus expense basis and you will be billed in accordance with the rates in the summary below. Reimbursable expenses performed by other than Tighe & Bond employees, such as subcontractors, materials purchased directly for this project, and permitting fees will be invoiced at cost plus ten percent.

In the event that the scope of work is increased for any reason, the limiting fee to complete the work shall be mutually revised by written amendment. Our attached Terms and Conditions are part of this letter agreement.

For information purposes, the below summary provides the anticipated break out of the project. The summary is presented to give the City of Norwalk a better understanding of how the project budget was developed. Invoices will be submitted based on the total project fee and not individual line item budgets.

Phase	Estimate of Professional Hours	Hourly Rate	Estimated Fee
Construction Observation Services	1,400	\$100*	\$140,000
Office Engineering Support	20	\$160	\$3,200
Reimbursables (Mileage)			\$5,000
Total			\$148,200

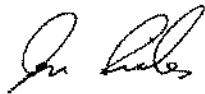
*Rate for Construction Observer 2. If entry level Staff Engineer 1 is utilized, hourly rate will be \$85/hour.

Authorization

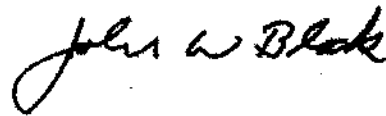
We are prepared to provide the services outlined above on the basis of your execution of the acceptance statement on a copy of this letter to indicate your approval of the scope of work, budget, and method of payment described above. Please contact John Block at 203-712-1111 or Jon Richer at 203-712-1117 with any questions.

Sincerely,

TIGHE & BOND, INC.



Jonathan A. Richer, P.E.
Project Manager



John W. Block, P.E, L.S.
Senior Vice President

Acceptance:

On behalf of the City of Norwalk, the scope, fee, and terms of this proposal are hereby accepted.

Authorized Representative

Date

Enclosure: Terms & Conditions



Relating to Board of Education:

The Norwalk Board of Education has requested to partner with Norwalk DPW to perform the following additional work for Board of Education facilities as part of the PM2018-1 Pavement Management Program Contract:

- Tracey Elementary School – Pave parking lot, establish some ADA compliant ramps, etc.
- Silvermine Elementary School – Pave parking lot, establish some ADA compliant ramps, etc.



BID SHEET

PROJECT: PM 2018-2 BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

DATE: THURSDAY, MARCH 29, 2018 2:00PM

BIDDER	BID AMOUNT	BID BOND
Deering Construction, Inc. 20 Sheehan Avenue Norwalk, CT 06854	\$ 396,963.75	15% Travelers Casualty And Surety Company of America
Laydon Industries, LLC 51 Longhini Lane New Haven, CT 06519	\$623,615.00	15% Travelers Casualty And Surety Company of America
P&S Paving, Inc. 461 North Main Street Seymour, CT 06483	\$382,102.25 (Corrected Value)	15% Western Surety Company

PROJECT: PM2018-2 BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

Sealed bids will be received at the Office of the City Clerk of the City of Norwalk, at the City Hall, 125 East Avenue, PO Box 5125, Norwalk, Connecticut 06856-5125, **PM2018-2 – Bituminous Concrete Permanent Pavement Repairs at Various Locations**, until **2:00 P.M. on Thursday, March 29, 2018**, at which time and place said bids will be opened publicly and read aloud.

Contract documents may be obtained from the City of Norwalk's electronic procurement bidding system. A complete copy of the bid documents is available online through the City of Norwalk's website www.norwalkct.org via the Department of Purchasing and Central Services. Plans, Specifications and addenda will be present in pdf format. It is the responsibility of the prospective bidder to review all sheets of the set, all specification pages and any addenda issued. The contract documents can also be viewed in person at the Office of the Director of Public Works, 125 East Avenue, Norwalk, Connecticut.

The Contractor shall be responsible for checking the City of Norwalk's website for any addenda issued one week prior to the date of the bid opening. The Contractor shall also be responsible for checking the City of Norwalk's website for any revisions to the date of the Bid Opening twenty-four (24) hours prior to the date of the bid opening. All questions pertaining to this bid shall be directed to the Department of Public Works.

This project includes, but is not limited to providing all labor, materials, supervision, etc for the City's annual permanent pavement repair contract. The awarded bidder is also responsible for most incidentals related to this work, such as traffic control, some concrete sidewalk, driveway or curb replacement, resetting structures if necessary, etc.

The minimum prevailing wage rates to be paid for labor of the various classifications shall be in accordance with prevailing State and/or Federal Wage Rates, Schedules provided within the Contract Documents. **See Special Notes for further information.**

All bidders are required to inform themselves fully regarding all conditions impacting the construction of the Project described herein. This responsibility shall include carefully examining plans, specifications and all other requirements for the project, including the contract documents, as well as personally examining and inspecting the location of the project and all conditions impacting the work to be performed, together with the local sources of labor, supplies and materials. Each bidder must understand the conditions impacting the required performance of the work. All claims of any misunderstanding or lack of information regarding any of the foregoing shall be waived as a result of the responsibilities hereunder.

The City of Norwalk, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority and disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation, and that they will not be discriminated against on the grounds of race, color, national origin, or sex, in consideration for an award.

All bids **must** include the following documentation:

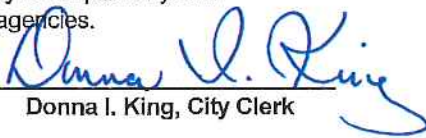
- A certified check or bid bond in the amount of 15% of the total bid amount. All checks and Bonds posted will be returned to unsuccessful bidders upon award of the Contract.
- For State funded projects, a Connecticut Department of Transportation Bid Proposal Request or Submission – Qualification Affidavit – signed and notarized on behalf of the bidder. **(Not Required for This Project)**
- For City funded projects, a Bidder's Qualification Statement - signed and notarized on behalf of the bidder. **(Required for This Project – Form Included)**
- A sworn statement/affidavit on behalf of the bidder certifying that the bidder has not, either directly or indirectly, entered into an agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the contract to be awarded. **(part of bid proposal form)**

Out of State Contractors will be required to provide proof of complying with State of Connecticut Department of Revenue Services Form AU-766 **(See Special Notes and the Appendix)** prior to contract signing.

The successful bidder will be required to furnish a performance bond, and a labor and materials bond for the amount of the total bid prior to signing a contract. A certified check cannot be substituted for either bond. The City of Norwalk reserves the right to alter quantities and to accept or reject any or all bids or any portion of any bids, for any or no reason, including unavailability of appropriated funds, as it may deem to be in its best interests.

All bidders are requested to note that the award of this Contract is subject to the following conditions and contingencies:

1. The approval of such governmental agencies as may be required by law.
2. The appropriation of adequate funds by the proper agencies.


Donna I. King, City Clerk

ITEMIZED PROPOSAL

For Construction

PROJECT: PM2018-2 Bituminous Concrete Permanent Pavement Repairs

The Work Proposed Herein Must be Completed within 180 calendar days of the date of this Contract.

Honorable Mayor and
Members of the Common Council
of the City of Norwalk, Connecticut

Gentlemen:

In submitting this bid the undersigned declares that he and the entity on behalf of which this bid is made is or they are the only person or persons interested in the said bid; that the bid is made without any connection with any person making another bid for the same contract; that the bid is in all respects fair and without collusion, fraud or mental reservation; and that no official of 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 has, either for himself or on behalf of the entity he represents carefully examined the plans, specifications, and form of contract, for this project has personally inspected the actual location of the work together with the local sources of supply, and is satisfied as to all the quantities and conditions, and understands that in signing this proposal he or the entity that he represents waives all rights to plead any misunderstanding regarding the same.

The undersigned further understands and agrees that he is to furnish and provide for the respective item price bid 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 complete the improvements of the aforementioned Project (DRG2016-2), which plans and specifications it is agreed are a part of this proposal, and to accept in full compensation therefore the amount of the summation of the products of the approximate quantities multiplied by the unit prices bid. This summation will hereinafter be referred to as the gross sum bid.

The values and costs submitted in this proposal shall include the value of all work included in the plans and specifications including, specifically, all work that may be performed by subcontractors.

The undersigned further agrees to accept the aforesaid unit bid prices in compensation for any additions or deductions caused by variation in quantities due to more accurate measurement, or by any changes or alterations in the plans or specifications of the work and for use in the computation of the value of the work performed for monthly estimates.

Every proposal must be accompanied by a certified check or bank cashier's check or bid bond
Project No. PM2018-2

payable to the City of Norwalk in the amount of fifteen (15) percent of the bid.

Accompanying this proposal is a certified check or bank cashier's check or bid bond payable to the City of Norwalk in the amount of \$_____. In case this proposal shall be accepted by the City of Norwalk, and the undersigned shall fail to execute the contract, the monies represented by such certified check or bank cashier's check or bid bond shall be regarded as liquidated damages and shall be forfeited and become the property of the City of Norwalk. Said checks or bid bonds shall be returned to the unsuccessful bidders upon the Award of Contract.

When work is required in which no specific payment item is listed in the Proposal Form the cost of such work shall be included in the unit prices bid.

All unit prices, lump sums, etc. listed in the bid proposal are firm and not subject to change for one hundred twenty (120) days from the day bids are opened.

Within ten (10) calendar days from the date of a notice of acceptance of this proposal, the undersigned agrees to execute the Contract and to furnish to the City a satisfactory "Faithful Performance Bond" and Labor and Material Bond" in the amount of 100% of the contract price.

All work to be performed under the Contract shall be completed within the time stated in the Agreement for the project or within such extended time for completion as may be granted by the Director.

As a condition of the contract award, the successful bidder shall provide proof, from the Connecticut Secretary of State's office, of its current authorization to do business in Connecticut. All Connecticut corporations must provide a Certificate of Good Standing from the Secretary of State's Office. All foreign (out of State) corporations shall provide a valid license to do business in Connecticut, in the form of a current Certificate of Authority from the Secretary of State's office and evidence of compliance with the bond requirements of the Connecticut Department of Revenue Services. These documents must be presented within thirty (30) days from the date of the bid opening.

Bidder acknowledges receipt of the Addenda listed below and further acknowledges that the provisions of each Addendum have been included in the preparation of this bid.

Addendum No.	Date Received	Addendum No.	Date Received
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

COMPANY NAME (BIDDER): _____

Address of Bidder: _____

Phone Number: Area Code () _____

Project No. PM2018-2

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
0304002	115	PROCESSED AGGREGATE BASE <u>per CUBIC YARD</u>	<u>33.00</u>	<u>3,795.00</u>
0404110A	20	PERMANENT ASPHALT PLUGS <u>per EACH</u>	<u>50.00</u>	<u>1,000.00</u>
0406201A	300	ROAD ENCROACHMENT PERMANENT PAVEMENT REPAIR (MAJOR ARTERIAL) MIN BID - SEE SPECIAL NOTES <u>per SQUARE YARDS</u>	<u>150.00</u>	<u>45,000.00</u>
0406202A	800	ROAD ENCROACHMENT PERMANENT PAVEMENT REPAIR (MINOR ARTERIAL) MIN BID - SEE SPECIAL NOTES <u>per SQUARE YARDS</u>	<u>112.00</u>	<u>89,600.00</u>
0406203A	750	ROAD ENCROACHMENT PERMANENT PAVEMENT REPAIR (COLLECTOR) MIN BID - SEE SPECIAL NOTES <u>per SQUARE YARDS</u>	<u>104.00</u>	<u>78,000.00</u>
0406204A	1500	ROAD ENCROACHMENT PERMANENT PAVEMENT REPAIR (LOCAL) MIN BID - SEE SPECIAL NOTES <u>per SQUARE YARDS</u>	<u>59.00</u>	<u>88,500.00</u>

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 1 of 6

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
0406279A	550	MILL FULL LANE 1.5" (40 LF TO 200 LF) <i>per</i> SQUARE YARDS	15.50	8,525.00
0406280A	535	MILL FULL LANE 1.5" (>200 LF) <i>per</i> SQUARE YARDS	15.50	8,292.50
0406451A	40	BITUMINOUS CONCRETE 1.5" OVERLAY FULL LANE (40LF TO 200LF) <i>per</i> TONS	253.00	10,120.00
0406452A	50	BITUMINOUS CONCRETE 1.5" OVERLAY FULL LANE (> 200LF) <i>per</i> TONS	174.00	8,750.00
0507001A	5	TYPE "C" CATCH BASIN <i>per</i> EACH	700.00	3,500.00
0507781	5	RESET MANHOLE <i>per</i> EACH	485.00	2,425.00
0507792	5	RECONSTRUCT CATCH BASIN <i>per</i> VERTICAL FEET	248.00	1,240.00
0811001A	75	CONCRETE CURBING <i>per</i> LINEAR FEET	39.50	2,962.50

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 2 of 6

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
0815001	125	BITUMINOUS CONCRETE LIP CURBING <i>per</i> LINEAR FEET	9.50	1,187.50
0921001A	225	CONCRETE SIDEWALK <i>per</i> SQUARE FEET	19.50	4,387.50
0921011A	265	CONCRETE DRIVEWAY RAMP <i>per</i> SQUARE FEET	24.00	6,360.00
0921014A	30	PRECAST CONCRETE PAVER SIDEWALK AND DRIVEWAY <i>per</i> SQUARE FEET	30.00	900.00
0921021A	30	RELAY PRECAST CONCRETE PAVER SIDEWALK AND DRIVEWAY <i>per</i> SQUARE FEET	24.00	720.00
0921099A	50	FLEXI-PAVE PAVEMENT <i>per</i> SQUARE FEET	29.00	1,450.00
0922001A	100	BITUMINOUS CONCRETE SIDEWALK <i>per</i> SQUARE YARDS	49.00	4,900.00

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 3 of 6

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
0922501A	50	BITUMINOUS CONCRETE DRIVEWAY <i>per</i> SQUARE YARDS	<u>49.00</u>	<u>2,450.00</u>
0924007A	10	HANDICAP RAMPS (ADA COMPLIANT) <i>per</i> SQUARE FEET	<u>29.50</u>	<u>295.00</u>
0944003A	10	FURNISHING AND PLACING TOPSOIL <i>per</i> SQUARE YARDS	<u>49.00</u>	<u>490.00</u>
0950003A	10	TURF ESTABLISHMENT (LAWN) <i>per</i> SQUARE YARDS	<u>N/C</u>	<u>-0-</u>
0975004A	1	MOBILIZATION AND PROJECT CLOSEOUT (MAX 3% OF BID) <i>per</i> LUMP SUM	<u>4,000.00</u>	<u>4,000.00</u>
1111051A	10	LOOP VEHICLE DETECTOR <i>per</i> LINEAR FEET	<u>30.00</u>	<u>300.00</u>
1112012	10	LOOP DETECTOR SAWCUT <i>per</i> LINEAR FEET	<u>25.00</u>	<u>250.00</u>

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 4 of 6

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
1210101	150	4" WHITE EPOXY RESIN PAVEMENT MARKINGS <i>per</i> LINEAR FEET	<u>\$.40</u>	<u>60.00</u>
1210102	200	4" YELLOW EPOXY RESIN PAVEMENT MARKINGS <i>per</i> LINEAR FEET	<u>\$.40</u>	<u>80.00</u>
1210103	300	4" DOUBLE YELLOW EPOXY RESIN PAVEMENT MARKINGS <i>per</i> LINEAR FEET	<u>\$.80</u>	<u>240.00</u>
1210105	350	EPOXY RESIN PAVEMENT MARKINGS - SYMBOLS AND LEGENDS <i>per</i> SQUARE FEET	<u>3.40</u>	<u>1,190.00</u>
1210106	115	12" WHITE EPOXY RESIN PAVEMENT MARKINGS <i>per</i> LINEAR FEET	<u>3.40</u>	<u>391.00</u>
1210124	75	24" WHITE EPOXY RESIN PAVEMENT MARKINGS <i>per</i> LINEAR FEET	<u>7.25</u>	<u>543.75</u>
1302060	5	RESET GATE BOXES <i>per</i> EACH	<u>49.50</u>	<u>247.50</u>

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 5 of 6

Project Number: PM2018-2

Project Name: BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

<u>ITEM NUMBER</u>	<u>QUANTITY</u>	<u>UNIT PRICE IN WORDS</u>	<u>UNIT PRICE</u>	<u>AMOUNT BID</u>
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TOTAL AMOUNT: \$ 382,152.25

Three Hundred Eight-Two Thousand One Hundred Fifty-Two and 25/100 Dollars

TOTAL IN GROSS SUM WRITTEN IN WORDS

CONTRACTOR'S NAME: P & S Paving, Inc.

PROPOSAL

Page 6 of 6

BIDDER'S QUALIFICATION STATEMENT

The Bidder is required to submit the following information at the time of bid.

Name of Project submitted for: PM2018-2 BITUMINOUS CONCRETE PERMANENT PAVEMENT REPAIRS

1. How many years has your organization been in business as a general contractor: 25 yrs.
2. How many years has your organization been in business under its present name? 25 yrs.

a. If applicable, under what other names has your organization operated?

- i. _____
- ii. _____
- iii. _____

3. If a corporation, please answer the following:

- a. Date of Incorporation: March 13, 1995
- b. State of Incorporation: Connecticut
- c. President's Name: Joseph Taccone
- d. Vice-President's Name(s) _____

- d. Secretary's Name: Philip Marini, Jr.
- e. Treasurer's Name Silvio Trofa

4. If a partnership, please answer the following: N/A

- a. Date of Organization: _____
- b. State type of partnership: _____
- c. Name(s) of general partner(s) _____

5. If your organization is individually owned, please answer the following: N/A

- a. Date of Organization: _____
- b. Name of Owner: _____

6. If the form of your organization is other than those listed above, please describe and name the principals: N/A



BID SHEET

PROJECT: PM 2018-3 CRACKSEALING AT VARIOUS LOCATIONS

DATE: THURSDAY, APRIL 26, 2018 2:00PM

BIDDER

BID AMOUNT

BID BOND

Sealcoating, Inc. 825 Granite Street Braintree, MA 02184	Fidelity and Deposit Company of Maryland (15%)	\$187,775.00

Project Number: PM2018-3

Project Name: CRACK SEALING AT VARIOUS LOCATIONS

Item Number	Description	Quantity	Unit	Apparent Low Bidder		Second Bidder		Third Bidder		Engineer's Estimate	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
0406211 A	CRACK SEALING	14500.00	GALLON	\$12.95	\$187,775.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.50	\$268,250.00
					\$187,775.00		\$0.00		\$0.00		\$268,250.00

Apparent Low Bidder = Sealcoating, Inc., Braintree, MA

Second Bidder = N/A

Third Bidder = N/A



VII. B

TO: Members of the Health, Welfare and Public Safety Committee
FROM: Mary Oster, Early Childhood Coordinator
SUBJECT: Lease Agreements, Ben Franklin and Nathaniel Ely Centers
DATE: March 26, 2018

The Norwalk Common Council will be asked to approve a second amendment to the management agreements with Growing Seeds, CDC and Odyssey Learning, Inc. to operate toddler and preschool programs at Ben Franklin and Nathaniel Ely Centers through June 30, 2020. These programs are funded by the Child Daycare Contract grant from the state.

The programs receive all approvals necessary from the State of Connecticut, Office of Early Childhood (OEC) licensing division to operate a childcare program in those centers.

Action to be taken:

1. Authorize the Mayor, Harry W. Rilling, to execute a Sub-Grant Agreement between the City of Norwalk and Odyssey Learning, Inc. to provide for Child Day Care grant funding in the amount of \$714,228.32 for eligible program expenses.
2. Authorize the Mayor, Harry W. Rilling, to execute a Sub-Grant Agreement between the City of Norwalk and Growing Seeds Child Development Center, Inc., CDC, LLC to provide for Child Day Care grant funding in the amount of \$609,385.92 for eligible program expenses.



TO: Members of the Health, Welfare and Public Safety Committee
FROM: Mary Oster, Early Childhood Coordinator
SUBJECT: Summer Lease Agreement, Nathaniel Ely Center
DATE: March 26, 2018

The Norwalk Common Council will be asked to approve an agreement with Odyssey Learning, Inc. to operate a 5-week summer program starting July 5 through August 3, 2018 at Nathaniel Ely Center. This program is for children currently enrolled in CDI/Head Start during the school year (CDI/Head Start does not operate a summer program). The Child Daycare Contract grant from the state that would normally fund a summer program will be used for the program. This will help to ensure that this vulnerable group of children, many of whom are going to kindergarten in the fall are engaged for five weeks during the summer.

The program operated by Odyssey has obtained all approvals necessary for a summer camp program for children and are in receipt of a summer camp license from the State of Connecticut, Office of Early Childhood (OEC).

Action to be taken:

Authorize the Mayor, Harry W. Rilling, to execute a Sub-Grant Agreement between the City of Norwalk and Odyssey Learning, Inc. to allocate \$57,035.40 of Child Day Care grant funding for the operation of the 2018 summer child care programming for Head Start Children.



TO: Members of the Health, Welfare and Public Safety Committee
FROM: Mary Oster, Early Childhood Coordinator
SUBJECT: Summer Lease Agreement, Ben Franklin Center
DATE: March 26, 2018

The Norwalk Common Council will be asked to approve an agreement with Stepping Stones Museum for Children to operate a 5-week summer program starting July 5 through August 3, 2018 at Ben Franklin Center. This program is for children currently enrolled in CDI/Head Start during the school year (CDI/Head Start does not operate a summer program). The Child Daycare Contract grant from the state that would normally fund a summer program will be used for the program. This will help to ensure that this vulnerable group of children, many of whom are going to kindergarten in the fall are engaged for five weeks during the summer.

The program operated by Stepping Stones has obtained all approvals necessary for a summer camp program for children and are in receipt of a summer camp license from the State of Connecticut, Office of Early Childhood (OEC).

Action to be taken:

Authorize the Mayor, Harry W. Rilling, to execute a Sub-Grant Agreement between the City of Norwalk and Stepping Stones Museum for Children, Inc. to allocate \$57,862 of Child Day Care grant funding for the operation of the 2018 summer child care programming for Head Start Children.

VII.C



Memorandum

April 23, 2018

To: Planning Committee, Common Council

From: Steve Kleppin, Planning & Zoning Director

Re: Master Service Agreement, Architectural/Planning Peer Review

On March 15th, 2017, the Zoning Commission approved an amendment to the zoning regulations which allows them to hire independent, third party consultants to review various technical aspects of applications that come before the Commission.

On any application, the Commission or Board may retain an architect, engineer, landscape architect, professional land use planner, and/or other consultant to review, comment, and guide its deliberations on any application. If the Commission or Board determines that such consultant(s) are necessary, the Zoning Inspector shall obtain estimates from such consultant(s). The Zoning Inspector shall collect 150% of the estimate from the applicant which shall be held in escrow until the technical reviews are completed. Any excess amount collected over the actual cost shall be refunded to the applicant. This payment shall be considered as an integral part of the application. The failure by the applicant to make this payment shall render the application incomplete.

This amendment provides the Zoning Commission with a valuable tool when reviewing applications. Prior to this amendment, there was no mechanism within the regulations where the Commission could require an applicant to pay for such review. Obviously, the City could retain its own consultant but that places additional strain on an already tight budget. The Commission has been fortunate of late that during their reviews of the mall application and the Village application, the applicant agreed to fund an outside peer review of traffic, even though they weren't obligated to. More recent applications could have benefited by an architectural peer review.

Last Fall Council authorized the Zoning Commission to enter into an agreement with two peer-review traffic consultants. One of the consultants could not meet the city's contract terms so we now have one consultant onboard and have since used their services on a recent application.

An RFP for architectural/planning peer review services was submitted and four (4) responses were received. Zoning Commissioners and staff screened the proposals and conducted interviews with each of the candidates. Two (2) firms: Decarlo & Doll and Andriopoulos Design Associates were ultimately selected to serve as on-call architectural and planning peer review consultants at the discretion of the Commission. Two consultants were chosen so we would have alternatives in case there is a conflict of interest with one of the firms or other reasons preventing either of them from assisting us within the statutory timeframe we require. In addition, staff may recommend the Commission choose 1 consultant verses another based on the scale and scope of the project, which could ultimately save the applicant time and money.

I believe it is important to note that there is no cost to the city and the applicant has no choice but to comply with this requirement since this is codified in the regulations.

Common Council Actions:

1. Authorize the Mayor, Harry W. Rilling, to execute separate Master Services Agreements with Decarlo & Doll and Andriopoulos Design Associates for on call professional consulting services to be performed on an as-needed basis related to peer architectural/planning review. The Scope of Work will be performed pursuant to individual Letters of Agreement detailing the scope of the work for each Project. Services will be paid for by individual applicants with the Department.

2. Authorize the Director of Planning and Zoning to execute the Letters of Agreement for individual projects on an as-needed basis to authorize the work to be done.

END

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS OF THE NORWALK COMMON COUNCIL
FROM: SABRINA CHURCH, COMMUNITY DEVELOPMENT PLANNER
RE: 2018 NEIGHBORHOOD ASSISTANCE ACT (NAA) TAX CREDIT PROGRAM
DATE: MAY 1, 2018

The City of Norwalk received 10 applications for Connecticut's 2018 Neighborhood Assistance Act Tax Credit Program (NAA-TCP), which provides a tax credit to business firms making cash investments in qualifying community programs conducted by tax exempt or municipal agencies. Please note:

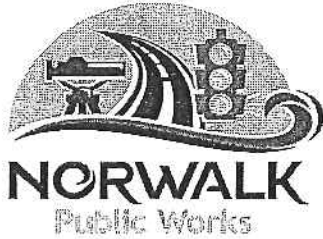
- This is not a Norwalk grants program, nor are any funds controlled by the City of Norwalk involved.
- The City's role is one of acknowledging the existence of the non-profits, their proposed services to the community, and their stated needs to the state and corporate seekers of tax credit opportunities.
- Application review and award of tax credits is carried out by the State's Department of Revenue Services.

Under statute, the non-profits must be referred by the local legislative body following a public hearing. This hearing took place at the Planning Committee meeting on May 3, 2018. Following the public hearing, the Committee was asked to advance to the Common Council any or all of the following applications received. The Planning Committee recommended all 10 of the applications. The full applications are posted here:

<http://www.norwalkct.org/1709/Neighborhood-Assistance-Act-Tax-Credit-P>

Organizaiton	Program Title	Amount Requested	Credit % Requested
Broad River Homes	Window Replacement at Broad River Homes	\$ 120,000	100%
Connecticut Radio Information Systems	Audio Access for People Who are Blind or Print Challenged	\$ 5,000	60%
Human Services Council	Energy Efficient Improvements to 40 South Main Street, Supportive Housing Units	\$ 95,342	100%
Keystone House	Elmcrest Terrace Group Home Engery Efficiency Project	\$ 122,590	100%
Liberation Programs	Enhacing Childcare for Women Recovering from the Disease of Addiction	\$ 102,940	60%
Maritime Aquarium	Building Management System - Technology Upgrade Phase II	\$ 150,000	100%
Open Door Shelter	Changing Lives Through Living Wage Jobs	\$ 150,000	60%
STAR	Replace Skylights at STAR Center for People with Disabilities	\$ 24,500	100%
Stepping Stones	Open Arms Accessibility Initiative	\$ 20,000	60%
Triangle Community Center	Drop In Center Program Renovation	\$ 60,000	60%

REQUESTED ACTION: Approve the 2018 applications for referral to the State for inclusion in the NAA tax credit program.



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 D

142

TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
COMMITTEE MEMBERS OF NFCC

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

RE : NEW COLUMBUS SCHOOL AT ELY SITE & PONUS RIDGE
SCHOOL

DATE: MAY 2, 2018

In November 2014, the Norwalk Board of Education initiated a district wide Facilities Improvements Study to identify system wide needs. The study consisted of three components: a) evaluate existing building physical conditions and identify improvement needs; b) assess current student enrollment statistics, develop enrollment projections and identify space deficiencies; and c) develop a building improvement strategy in response to enrollment needs.

The final Facilities Improvement Plan identified a deficiency of approximately 900 seats at the elementary level. In order to address this need, the Plan proposes to construct a new Columbus School at Ely Site and an addition to the Ponus Ridge Middle School for grades PK – 5, creating 900 new seats. Upon relocation of Columbus School students, the existing Columbus School building will be renovated to accommodate additional student enrollment. Similarly, once the addition at the Ponus Ridge Middle School is completed the Jefferson School will be vacated in order to renovate it. At the completion of both renovations (the old Columbus School and Jefferson) the 900 seats will be available. Subsequent to Board of Education approval of the Facilities Improvement Plan, the City allocated \$41,912,000 for the New Columbus School and \$43,348,333 for the addition and renovation to the existing Ponus Ridge Middle School as part of the City's 2017-2018 Capital Budget. State approval for these projects are in process.

As part of the requirements for State funding, the City must follow Connecticut High Performance Building Standards (CHPBS) of which there is a requirement to hire a Commissioning Agent (CxA). A Commissioning Agent provides preconstruction HVAC coordination services and is an integral part of the verification of equipment installation, operation and start-up/equipment programming process. Request for Qualifications/Proposals were publically advertised and the Purchasing Department received a total of 6 responses for the New Columbus School and 5 responses for the Ponus Ridge School project. The proposals were reviewed and it was discovered through a conversation with Consulting Engineering Services (CES) that they omitted the commissioning services for the existing building on the Ponus Ridge project, thereby eliminating CES for contention for that particular project.

Attached is a summary of the fees for both projects. After a review of the responses and the fees it is our recommendation to approve Innovative Engineering Services, LLC for the New Columbus School @ Ely Site in the amount of \$51,400.00 and Colliers International for the Ponus Ridge School in the amount of \$80,350.00.

ACTION REQUESTED:

- 1a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Innovative Engineering Services, LLC to provide commissioning services for the new Columbus School at Ely Site for a total not to exceed of \$51,400. Acct. #09185010 5777 C0607**
- 1b. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$5,000.**
- 2a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Colliers International to provide commissioning services for the Ponus Ridge Middle School additions and renovations for a total not to exceed of \$80,350. Acct. #09185010 5777 C0608**
- 2b. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$8,000.**



INNOVATIVE ENGINEERING
SERVICES, LLC

AN INTEGRATED ENGINEERING + DESIGN FIRM

April 25, 2018

James Giuliano, MCPPD, CDP
Construction Solutions Group, LLC
P.O. Box 271860
West Hartford, CT 06127

RE: Clarification of Scope of Services for Commissioning Services at the New South Norwalk School @ Ely Site State Project No. 103-0248-N

IES Scope of Services listed below are to clarify specific items per phase that IES will complete. Please note Scope of Services provided by IES shall be in strict accordance with the listed RFP document above.

Site Visits

IES will provide the required meetings and site visits to cover the requirements described in the scope of work identified in Section 1.3 and the schedule provided in the anticipated milestone schedule.

To clarify our exclusions in proposal:

Building Envelope per Addendum 1

- Review of construction documents as it pertains to the roof, exterior walls and exterior windows with provision of comments on potential design issues at the end of each phase DD and CD.
- Review of select building envelope submittals pertaining to roofing systems, walls and windows to ensure compliance with design requirements. Review comments provided to architect/owner for architect's inclusion into their own review and comment.
- On site spot checks of installation with site observation reports provided to the owner and design team including review of any envelope mock-ups.
- Develop and witness of window testing: Not Provided; this shall be performed by a third-party testing agency hired by the owner if required to insure conformance to reference standards within the project specifications.
- IES will provide an infrared scan of the roof based on any penetrations and spot checking walls identifying any potential thermal breaks and or water infiltration.
- Aside from infrared scan any additional building envelope testing shall be performed by others and will be referenced as such and specification sections as coordinated with the design team.

Information Technology

IES will provide spot checking of CAT five and CAT six cable associated with the electricians and control contractors scope of work. IES will not commission the servers and or provide testing of the cabling. Telecommunications will be commissioned to include telephone public address A/V systems per addendum 1.

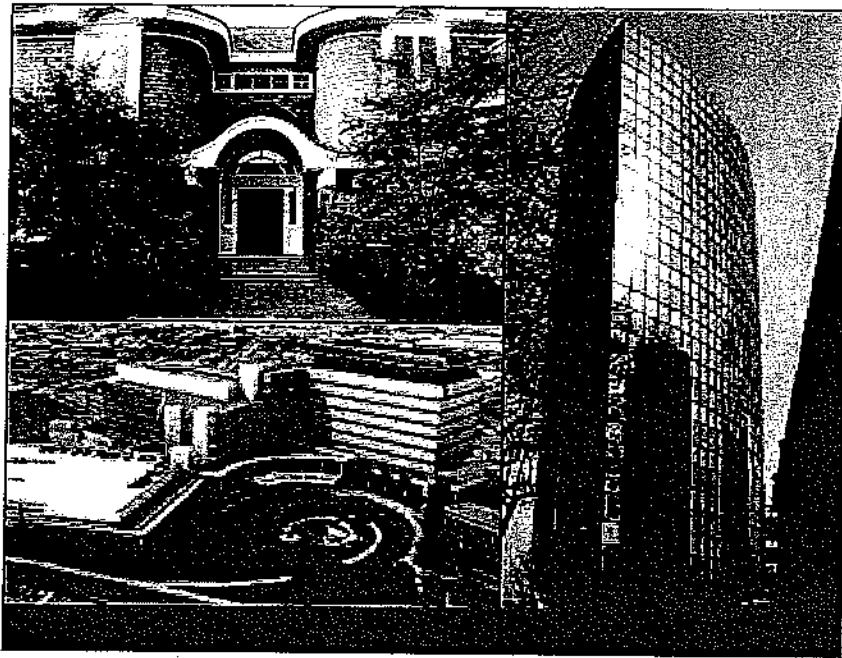
Terms and Conditions

IES will utilize the Terms and Conditions form provided by the owner's representative.

Sincerely,

Innovative Engineering Services, LLC

Peter L. Pryce, PE
Principal



Headquarters

33 North Plains Industrial Road
 Wallingford, Connecticut 06492
 203.467.4370
 212.627.5035 New York Office
www.iesllc.biz

Firm Profile

Innovative Engineering Services, LLC (IES) is a fully integrated engineering and design firm that specializes in structural, mechanical, electrical, plumbing, fire protection, and technology engineering design and commissioning services. Over the past fifteen years, we have broadened our expertise to include renewable energy systems and solutions. With our combined years of hands-on experience, expanding knowledge base and established reputation, we can provide these services for a wide range of project parameters, including commercial, educational, health care, municipal, industrial and high-end residential. By closely monitoring evolving green initiatives, we offer the client the opportunity to save time and capital through implementation of energy saving emerging technologies.

IES has developed a service called Building Files. This suite of services provides a program which entails the process of electronically generating and managing building information during its life cycle. Building Files is a cloud-based Building Information Management system to organize and access all your facility documents utilizing our unique interactive technology.

The Start

In 2000 the three principals, Peter J. Pycela, Thomas E.A. Massaro and David Maurer, joined efforts to start their own business venture with a corporate office in the New Haven, Connecticut area and a satellite office in New York City. Since its inception, the firm has grown to become an award-winning organization comprised of professional engineers and highly skilled technical/design personnel, many of whom are LEED accredited professionals.

The Team

Team IES is committed to providing superior solutions using creative design approaches to today's construction process. The three principals have employed a project team approach, complete with professionals in each design discipline, contributing to the development of one cohesive and focused group. This collaborative model is reinforced in the field solving each project's unique challenges.

Services

- Structural
- Mechanical
- Electrical
- Plumbing
- Fire Protection
- Security
- Energy
- Commissioning
- Technology Integration
- BIM
- Building Files
- Facility Management



INNOVATIVE ENGINEERING
 SERVICES, LLC

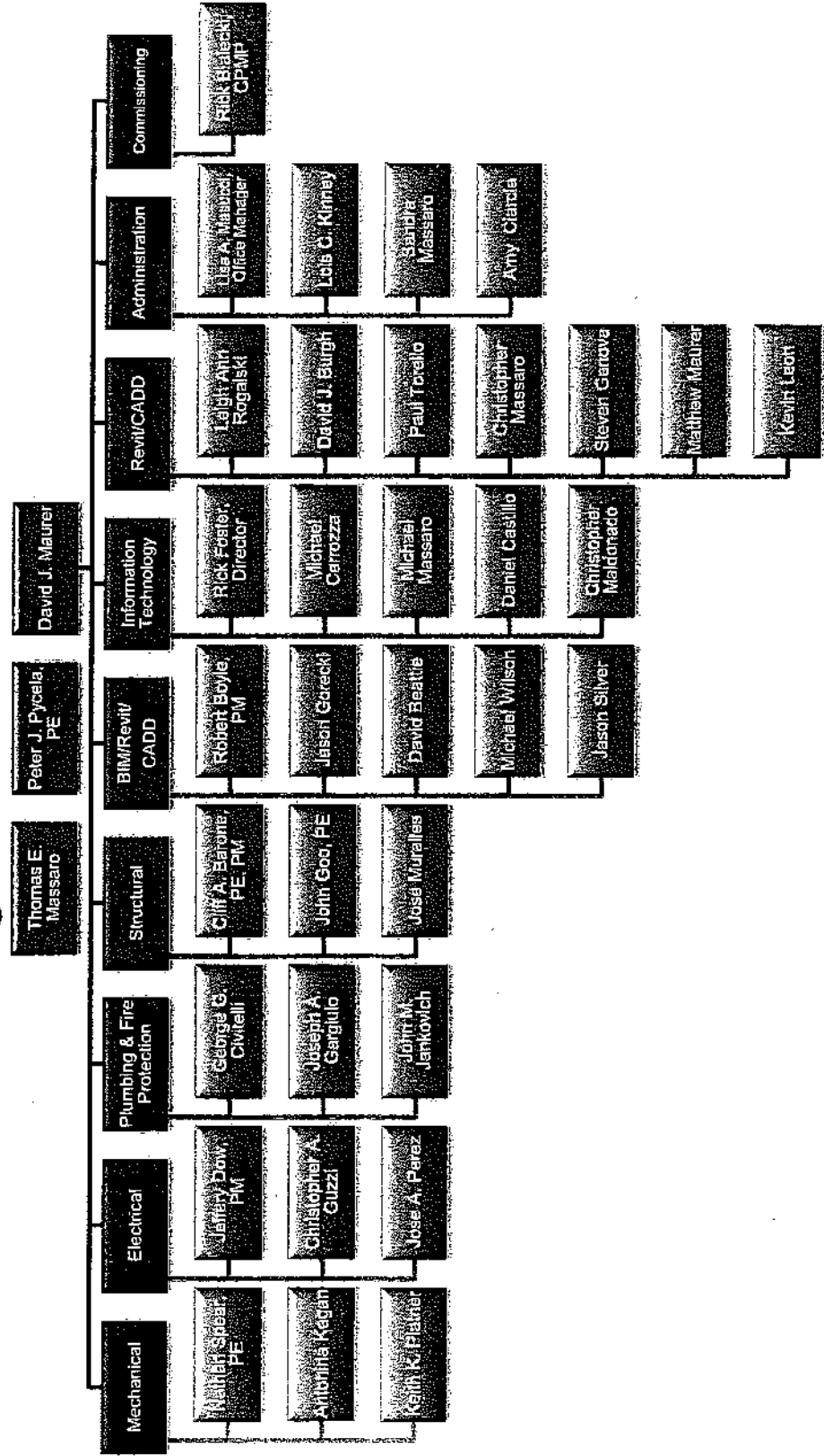
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INNOVATIVE ENGINEERING
SERVICES, LLC

AN INTEGRATED ENGINEERING + DESIGN FIRM

Organizational Chart



Manager of Commissioning Services

CPMP

Education:

B.S. Business
Management

Minor in Operations
Management and
Marketing

Johnson, Wales
University
Providence, RI

Professional Registrations

Certification -
Commissioning Process
Management
Professional

Professional Affiliations

American Society of
Heating, Refrigeration
and Air Conditioning
Engineers (ASHRAE)

Building Commissioning
Association (BCA)

U.S. Green Building
Council

National Fire Protection
Association (NFPA)

Richard J. Bialecki

Professional Experience

Mr. Bialecki possesses outstanding communication and interpersonal skills which allow him to execute all projects to the highest caliber. Rick is well organized, detail-oriented and resourceful, which are all qualities that drive him to be an excellent decision maker. He is an extraordinarily supportive team member, which makes completing tasks easier and more enjoyable for co-workers and clients alike. Rick is highly self-motivated and will go above and beyond what is expected of him to achieve company and client goals and objectives. Rick has been with IES for eleven years.

Selected Commissioning Project Experience

Central High School, Bridgeport, CT: Commissioning of an existing high school currently in use, the project calls for the existing 280,000 square foot 1,800 student school to be renovated to new and (3) additions to the existing building.

Harding High School, Bridgeport, CT: Commissioning of a new 144,000 square foot facility on a new site scheduled to be completed in August 2017. The school will include state of state-of-the-art computer labs, virtual and traditional science labs, a graphics lab, music rooms, art classroom spaces, and athletic spaces as necessary.

Saxe Middle School, New Canaan, CT: Commissioning of an Auditorium Renovation of 8,200 SF facility, Music/ VPA Classroom Expansion and renovation at 15,425 SF and a classroom expansion design of approximately 25,000 SF. improvements, alterations, renovations and other desirable options necessary to bring the Auditorium into compliance with all applicable code and safety standards

Black Rock Elementary School, Bridgeport, CT: Commissioning of a 18,000 SF addition

Moser School, Rocky Hill, CT: New intermediate school, \$48 million building to include 79,000 square feet and accommodate 582 students in fourth and fifth grades. It is expected to open for the 2019-2020 school year.

Frank T. Wheeler School, Plainville, CT: Phased like-new renovation to classrooms, main office, nurse suite, and all spaces to a 50,000 SF building

Historic Colt Building, Hartford, CT: Office space renovation the 4th floor East Armory 140 Huyshope Avenue of approximately 20,000 SF and Enhanced Commissioning as required in accordance with LEED EAc3

West Shore Middle School, Milford, CT: Commissioning agent of the indoor air quality and M/E/P system improvements during the construction of phased renovations and new additions consisting of a gymnasium expansion, main office, and a PPT conference room totaling 10,151 SF. These additions to the existing facility will create a facility of approximately 82,930 SF.

Lee Company, Westbrook, CT: Design and commissioning of a new building 88,000 SF consisting of a mix of office space and manufacturing facilities



INNOVATIVE ENGINEERING
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Commissioning



INNOVATIVE ENGINEERING
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PROJECT APPROACH AND METHODOLOGY

Innovative Engineering Services, LLC will represent the Owner's interest, ensuring that the building's array of systems is installed and tested to perform according to the design intent and the building owner's operational needs. Our primary goal as the Commissioning Agent (CxA) is to coordinate effective team collaboration. We will work with the Owner and the other construction professionals in determining the Facility's requirements regarding such issues as energy conservation, indoor environment, staff training, as well as "Day 2" operation and maintenance. The commissioning process shall be in accordance with the High Performance Building Construction Standards for State-funded buildings, as required by section 16a-38 of the Connecticut General Statutes. As shown on our organizational chart, we have a team dedicated to the commissioning effort which is part of a larger professional engineering firm equipped to assist as necessary.

Our firm places considerable emphasis on functional testing that are tailored to each manufacturer and installation, and verification that the building systems perform interactively in accordance with the project documents, resulting in lower operating costs. These tests are documented to clearly describe the individual systematic test procedures, as well as the expected systems response or acceptance criteria.

A building can be designed with the most innovative and energy-efficient technologies available, however if those systems are not installed and functioning properly, the efforts put into the design are not effective. Our team will confirm proper installation and verify all energy-related systems comply with the Owners Project Requirements (OPR) and the designers Basis of Design (BOD). We will identify any issues that may contribute to inefficiency or inadequacy of the building systems. Finally, we will verify the resolution of any issues identified during the functional testing process and effectively communicate the commissioning activities and results to the owner. Our firm works with architects, contractors, and manufacturers, performing multi-stage design drawing reviews, shop drawing reviews, site review services, on-site performance verification, and warranty follow-up to ensure OPR compliance throughout design, manufacture, and site assembly. Follow-up field and infrared thermographic surveys confirm OPR compliance, specifically in these problem areas.

Building envelope commissioning ensures the building envelope performs as intended and meets the established performance criteria by providing the desired thermal properties and resisting air and water migration. Due to the increased reliance by the mechanical systems on building envelope performance, failure of the building envelope can result in reduced occupant comfort, unrealized energy savings, and deterioration of some building envelope components. These building envelope failures can also result in costly repairs. As energy savings are associated closely with improved building envelopes, commissioning the envelope is critical to ensure that the performance criteria are achieved and the anticipated energy savings are realized. Performing a study in the schematic design phase leaves numerous stages at which design influences and coordination detailing can corrupt the intended service parameters of the envelope, which will be discussed later. In addition to mechanical system and building envelope integration, the general quality of the building envelope benefits from the commissioning process. Transitions between building envelope components or assemblies generally total less than 1% of the building envelope area but can account for 90% of failures and leakage (NIBS Annex U 2006).

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FAX +1 203 779 5661



April 26, 2018

Mr. Jim Giuliano
Program Manager
City of Norwalk
125 East Avenue, Room 116
Norwalk, CT 06856

Subject: *COMMISSIONING SCOPE OF SERVICES CLARIFICATION
Addition & Renovations to the Ponus Ridge Middle School
Project No. 3827 / State Project No. 103-0246 EA/EC/CV*

Dear Jim:

It was a pleasure speaking with you yesterday regarding our proposal to provide commissioning services for the Additions & Renovations to the Ponus Ridge Middle School for the City of Norwalk.

Colliers Fee Proposal to provide commissioning services will cover all the services requested in the scope of services in the RFQ/P. In addition, the number of meetings outlined in our proposal is our suggested number of meetings to commission the systems outlined in the RFQ/P. We understand that additional meetings may be required which are covered in our fee.

Please feel free to contact me at (860) 395-0055 ext. 135 or frank.baldino@colliers.com if you have any additional questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Frank Baldino".

Frank Baldino, PE, CCP
Director, Commissioning & Energy Services



April 11, 2018

Ms. Sharon Connors
Purchasing Officer
City of Norwalk
125 East Avenue, Room 103
Norwalk, CT 06856

Subject: *Proposal to Provide Commissioning Services
Addition & Renovations to the Ponus Ridge Middle School
Project No. 3827 / State Project No. 103-0246 EA/EC/CV*

Dear Ms. Connors:

Colliers' Commissioning & Energy Services team has an extensive history providing commissioning, retro-commissioning, and energy services throughout the Northeast. Founded as Strategic Building Solutions, the Commissioning & Energy Services team has been providing commissioning services since 1996 and has become a clear leader in the commissioning industry based on our proven success with clients and our role shaping and galvanizing the field.

Colliers is honored to have previously worked with Norwalk Public Schools by providing a retro-commissioning survey to identify energy conservation measures, preliminary implementation costs, and energy savings for the Norwalk High School and Brien McMahon High School.

Based upon our understanding of the requirements and complexities of the Addition and Renovations to the Ponus Ridge Middle School and the role intended for the commissioning agent, there is no doubt in my mind that the skills, experience and perspective that Colliers can provide are very closely aligned with the needs of the project.

Colliers' Commissioning & Energy Services team has extensive experience providing commissioning services for public schools throughout Connecticut including:

- › Branford's Walsh Intermediate School *Connecticut High Performance*
- › Clinton's Morgan High School *Connecticut High Performance*
- › ACES Leeder Hill *Connecticut High Performance*
- › Hartford's West Middle School *Connecticut High Performance*
- › Hartford Magnet Trinity College Academy *Connecticut High Performance*
- › Hartford's Weaver High School *Connecticut High Performance*
- › Bloomfield's Wintonbury Early Childhood Magnet School *LEED Silver Certified*
- › Bloomfield's High School
- › Bridgeport's Fairchild Wheeler Interdistrict Multi-Magnet HS *LEED Gold Certified*
- › Ella T. Grasso Technical High School *Connecticut High Performance*
- › Bristol's Forestville School *LEED Silver Certified / Connecticut High Performance*
- › Bristol's West Bristol School *LEED Silver / Connecticut High Performance*
- › Seymour's Chaffield-Lopresti Elementary School *Connecticut High Performance*
- › West Haven's High School *Connecticut High Performance*
- › Capitol Regional Education Council (CREC) Medical Professions & Teacher Preparation Magnet School *LEED Silver Certified*
- › Capitol Regional Education Council (CREC) Public Safety Academy
- › Emmett O'Brien Vocational Technical High School



As a firm committed to providing commissioning services for more than two decades, we have always recognized the clear link between a building's mechanical and electrical systems and the success of a project. As a result, more and more educational institutions are turning to Colliers for assistance with their facility needs because of our:

- › Team of experienced professionals with backgrounds in mechanical and electrical engineering, architecture, commissioning, construction, energy management, facilities planning and physical plant operations
- › Knowledge and experience with issues of sustainable design including an extensive list of more than **200 LEED Certified projects** as well as more than **50 Connecticut High Performance Projects**
- › Team-based approach which offers the depth and capacity to serve all of their technical needs at every phase of a project

We hope that this submission meets with your expectations. I acknowledge that we have received and reviewed Addendum #1 issued on April 6, 2018.

Colliers is also submitting a proposal to provide commissioning services for the New South Norwalk School Project. If Colliers was awarded both projects we could potentially reduce our fees for service due to possible efficiencies on overlapping project schedules.

I am personally committed to helping you meet your objectives. If you have questions or require additional information, you can contact me at (860) 395-0055 ext. 135 or frank.baldino@colliers.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Frank Baldino".

Frank Baldino, PE, CCP
Director, Commissioning & Energy Services

EXECUTIVE SUMMARY

Colliers' Commissioning & Energy Services team has an extensive history providing commissioning, retro-commissioning, and energy services throughout the Northeast. Founded as Strategic Building Solutions, LLC, the Commissioning & Energy Services team has been providing commissioning services since 1996 and has become a clear leader in the commissioning industry based on our proven success with clients and our role shaping and galvanizing the field. Provided below is a brief overview of the key qualities that distinguish Colliers from other commissioning firms.



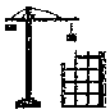
EXPERIENCE PROVIDING COMMISSIONING FOR PUBLIC K-12 ACADEMIC BUILDINGS

Colliers' Commissioning & Energy Services team was established to provide educational clients with managerial, technical and analytical support throughout the facilities planning, construction, and occupancy process. With this mission, Colliers has developed a very successful niche in ensuring that, at the end of capital projects, institutions and communities take ownership of a building that functions as intended. Through years of providing comprehensive commissioning services to a wide range of educational clients, our staff has developed a strong understanding of the inherent dynamics and demands on school facilities across the Northeast. *An overview of Colliers experience with similar public school building projects is provided in our completed SF 330 in Section IV.*



MULTI-DISCIPLINED IN-HOUSE TECHNICAL CAPABILITY

Colliers employs a multi-disciplined team of in-house experienced engineers, constructors, architects, and building operators to ensure that personnel with expertise in the required disciplines are delivering all areas of our commissioning services; from carefully reviewing the design solutions proposed, to watching over their installation, and ultimately making sure they perform as intended. Our staff of licensed architects and engineers also brings significant experience in system design and design critique. For example, Colliers has added significant value to our clients through our design review services. These design reviews have produced documented savings for the Owner including avoided change orders, reduced energy and O&M costs and enhanced value for the project's initial capital costs.



IN-HOUSE BUILDING ENVELOPE EXPERTISE

Colliers has been involved in and advocating for building envelope commissioning services since before the ANSI standards were released. We recognized that high-performance mechanical systems could not operate without highly performing enclosures and enlisted the help of architects within Colliers with building envelope expertise to create our own internal team. We developed standards and since that time have commissioned building enclosures throughout the Northeast on a wide variety of enclosure types.

SCOPE OF SERVICES

The Colliers' commissioning team is actively helping to establish guidelines and best practices for the commissioning industry. ***As a BCA corporate provider firm, our commissioning processes comply with the BCA's "Essential Attributes of Commissioning" and are structured to follow the most current and up-to-date ASHRAE, NIBS and LEED commissioning guidelines.*** Above and beyond the industry standards, Colliers has helped take the process to new levels by developing unique processes and procedures for delivering building commissioning such as: system construction quality control, performance testing procedures, commissioning observation reporting and tracking, master list of findings, and operator training, to name a few.

At Colliers, we believe our commissioning team possesses the technical knowledge required to critique system design and performance plus the operational experience to understand how equipment actually works on the ground. This unique dual perspective informs how we approach our work and distinguishes us from our competition.



Be Proactive Colliers has trained our commissioning team to anticipate potential issues at all key project junctures whether the project is in the design, construction or occupancy phase. Tactics such as operations & maintenance focused design reviews and mock ups of critical systems or components during construction, are examples of a few of the field tested ways Colliers anticipates and prevents potential project issues.



Team Approach Colliers believes that a successful commissioning effort requires a combined effort of all the key project parties working collaboratively. Our goal as a commissioning provider is to be seen by the entire project team as a facilitator, a source of sound technical advice, and a fair and reasonable advocate for the Owner that is continually working towards a truly successful project.



Hands-On The Colliers approach is different from many providers in that we advocate maintaining a strong presence and hands-on approach throughout the entire commissioning process. This is especially true during the performance verification process. We believe that the majority of system functional performance tests and tests designed to verify the appropriate interaction between different systems is best led by the commissioning provider in collaboration with the Owner's operations and maintenance staff, and assisted as necessary by the contractor. This hands-on approach has proven to be a very powerful and effective way to train the facilities O&M staff, bridge the gap between construction and operations, and encourage the facilities operations personnel to take ownership of the facility and systems.

A summary of project phase goals along with a listing of typical key tasks to be performed by the commissioning agent appear on the following pages. **A detailed breakdown by project phase of our proposed commissioning tasks as well as an estimated number of hours anticipated for this project have been included in Section II of this proposal.**



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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
NFCC

FROM: ALAN LO, BUILDING & FACILITIES MANAGER *AL*

RE: NORWALK HIGH SCHOOL IMPROVEMENT PROJECT

DATE: MAY 2, 2018

Norwalk High School has an enrollment of 1,616 students. The building was constructed in 1971 and has approximately 310,000 square feet. In 2005, the City implemented a major improvement project which included the construction of a new science wing, a new music wing, replacement of the HVAC system, various infrastructure improvements and code updates. Most of the work was reimbursable by the State leaving substantial needed, but non-reimbursable, improvements untouched.

In November 2014, the Norwalk Board of Education initiated a district wide Facilities Improvements Study to identify system wide needs. The study consisted of three components: a) evaluate existing building physical conditions and identify improvement needs; b) assess current student enrollment statistics, develop enrollment projections and identify space deficiencies; and c) develop a building improvement strategy in response to enrollment needs.

The final Facilities Improvement Plan identified specific deficiencies in each of Norwalk's schools, including Norwalk High School, and recommendations to correct them. Parallel to this effort, in March of 2017, the Norwalk High School's School Governance Council, prepared a study of their own, identifying programmatic and aesthetic improvements for Norwalk High School. Subsequent to the Board of Education's approval of the Facilities Improvement Plan, the City allocated \$1,500,000 as part of the City's 2017-2018 Capital Budget and \$5,000,000 as part of the City's 2018-2019 Capital budget for improvements at Norwalk High School.

With the approval of the budget in April of 2017, the school facilities improvement team (the Team), consisting of City staff, Norwalk Public Schools staff and members of the Norwalk High School, School Governance Council met to review both the Board of Education's Facilities plan and the Norwalk High School's Governance Council's report to identify and collate projects into specific categories; reimbursed projects and non-reimbursed projects. In order to expedite the improvements on the High School it was decided by the Team to identify a number of projects that were reimbursable (therefore

they have to go through the State's approval process) and therefore need specific approvals from the City.

Once the projects were identified an Office of School Construction Grants and Review (OSCG&R) application needs to be submitted. The projects for which we are submitting for OSCG&R grant are:

- ADA upgrades to all toilet rooms
- Expansion of the Culinary Arts Program

ACTION REQUESTED:

Approve Norwalk Facilities Construction Commission (NFCC), acting in accordance with Norwalk Ordinances, as the Norwalk School Building Committee for the Norwalk High School Improvement Projects.

Authorize the preparation of schematic drawings and outline specifications for the Norwalk High School Improvement Projects.

Authorize the filing of a school grant application to the State Department of Administrative Services for the Norwalk High School Improvement Projects project. CT General Assembly defined project type is: (A) Alteration aka improvements or renovation) / CV (Code Violation, aka ADA).



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

TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : OAK HILLS PARK – TURCO CONSTRUCTION CONTRACT

DATE: APRIL 23, 2018 (Revised May 2, 2018)

A couple years ago, the City received a \$1,500,000 grant from State DEEP for improvements at the Oak Hills Park. With close coordination with Oak Hills Park Authority (OHPA), we have completed various improvements which included the following:

- Development of a facilities improvement plan;
- Construction of an equipment wash bay – a significant environmental friendly improvement;
- Design and construction of the Great Lawn and the Fountain Garden;
- Substantial improvements to the golf course (final work at Hole #3 and #4 to be completed within a month); and
- Remediation of underground contamination from abandoned underground heating oil tanks.

In regard to golf course improvements, Turco, our contractor, is installing sod, additional drainage and final paving of the new access cart path at Hole #3 and #4. Their original contract was \$980,413.75. As we proceeded with the construction, OHPA and I worked closely with Turco to refine the scope of work in an effect and to maximize the available State funds. We were able to secure additional drainage improvement work, improvements to the greens and additional cart path to improve safety. The Common Council had approved a contingency allowance

of \$50,000 for Turco's contract. At this time, we are prepared to closeout Turco's contract and an additional allowance of \$9,617.74 is required.

ACTION REQUESTED:

Authorize to increase contingency allowance for Turco Golf Inc.'s contract for Oak Hill Park Improvement Project for an additional \$9,617.74 (total \$59,617.74) and authorize Office of Building Management to issue change orders on Contract. Funds are available from DEEP Grant. Account No: 09151340 5799 C0558



Oak Hills Park Authority

Alan Lo
Buildings and Facilities Manager
City of Norwalk
P.O. Box 5125
Norwalk, CT 06856-5125

Dear Alan:

On behalf of the Oak Hills Park Authority, I would like to thank the City's efforts in assisting the Authority to implement the various improvements at Oak Hills Park, specifically, the completion of the golf course improvements by Turco Golf.

It is my understanding that you will be submitting a request to increase the change order allowance by \$9,617.74 in order to compensate for the final change order for some additional drainage work along the cart path at Hole #1 and Hole #3 as well as final quantity adjustments.

Approval of this increase will allow us to closeout this project. We have managed to maximum the State funds in completing various needed improvements and used approximately 6% of the project contingency.

Thank you for your help in moving Oak Hills Park to the next level.

Jerry Crowley
Chairman, Oak Hills Park Authority



CITY OF NORWALK
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Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS & FACILITIES MANAGER 

RE: **CITY HALL – CONCERT HALL STAGE LIGHTING CONTROLS REPLACEMENT**

DATE: APRIL 24, 2018

The Norwalk Concert Hall has two lighting systems: a house lighting system which controls the lights in the seating area and a separate system for stage lighting. As part of the 2013-2014 Capital Budget, \$85,000 was allocated for the repair of the light equipment. The house lighting controller and associated electrical equipment were replaced about two years ago. At this time, Building Management is prepared to proceed with Phase 2 of the project in replacing the stage lighting control system (excludes stage lighting fixtures).

On March 22, 2018 the City's Purchasing Department solicited bids for the replacement of the stage lighting control system. The City received a total of two (2) bids. The results are as follows:

FIRM	TOTAL LUMP SUM BID
Supertech, Inc	\$37,986.00
Luminous Environments, LLC	\$45,000.00

After reviewing the proposals and a follow-up scope review with the apparent low bidder the Purchasing Department and the Office of Building Management would like to recommend the award to Supertech, Inc.

ACTION REQUESTED:

- a. Authorize the Mayor, Harry W. Rilling to execute a Contract with Supertech, Inc. for the Norwalk Concert Hall – Stage Lighting Control System Replacement Project for a total not to exceed \$37,986.00. Acct. # 0914 4071 5777 C0439
- b. Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed \$3,798.00



CITY OF NORWALK
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TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDING & FACILITIES MANAGER 
RE: CITY HALL – COMMUNITY ROOM UPGRADES
DATE: APRIL 26, 2018

As part of the 2015 – 2016 Capital Budget Request, Building Management requested monies for upgrading the City Hall Community Room. The Community Room is a multipurpose room that has served the public and City Hall functions extensively through the years. The Community Room was renovated in 1987 as part of the City Hall renovation project. This was formerly the Norwalk High School Library.

On January 9, 2018, the Common Council awarded a contract to Transfer Enterprises for 1) the installation of glass cabinets with lighting, shelving and locks; 2) replacement of the fabric pin board; and 3) wood panel restoration and replacement. Unfortunately, Transfer Enterprises (as the apparent low bidder) and the apparent second lowest bidder have both withdrawn their bids. In lieu of considering the third lowest bidder whose bid was in excess of \$100,000, Building Management and the Purchasing Department decided to advertise the project for rebid.

Recently, the City received one (1) bid. The result is as follow:

FIRM	TOTAL LUMP SUM BID (incl. wood replacement allow.)
Re-Tech, LLC	\$88,400.00

After reviewing the bid submission and a follow-up scope review with the apparent low bidder, the Purchasing Department and the Office of Building Management would like to recommend the award to Re-Tech, LLC.

ACTION REQUESTED:

Rescind Common Council Action of January 9, 2018, VII., D. 1a & 1b which authorized the following:

"1a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Transfer Enterprises for the Community Room Upgrade Project for a total not to exceed \$47,000.00. Acct. # 0916 7100 5777 C0439

1b. Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed \$4,700.00"

New Action:

a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Re-Tech, LLC for the Community Room Upgrade Project for a total not to exceed \$88,400.00. Acct. # 0916 7100 5777 C0439

b. Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed \$5,000.00



CITY OF NORWALK
Department of Information Technology

To: Members of the Land Use Committee

From: Larry Manzi, E-government Coordinator

Re: City Hall Community Room Audio Visual System

Date: April 25, 2018

It has been a priority for The City of Norwalk to enhance the audio system and to allow for presentations and video recording of meetings and events in the community room. The room currently has no video recording capability and has no presentation capability. This new system will allow us to record public meetings, mayor's night out meetings, commission and committee meetings, other meetings and events, and broadcast them on channel 79 public access channel. It will also allow for audio and video presentations.

This project was suggested a few years ago but was officially started in October 2016 by hiring The JaffeHolden Company to design a presentation, capture and record system. JaffeHolden will also be responsible for the construction administration of the new system in the community room and they will confirm all work is in accordance with the audio/video drawings and specifications, and they will conduct the final testing of the system.

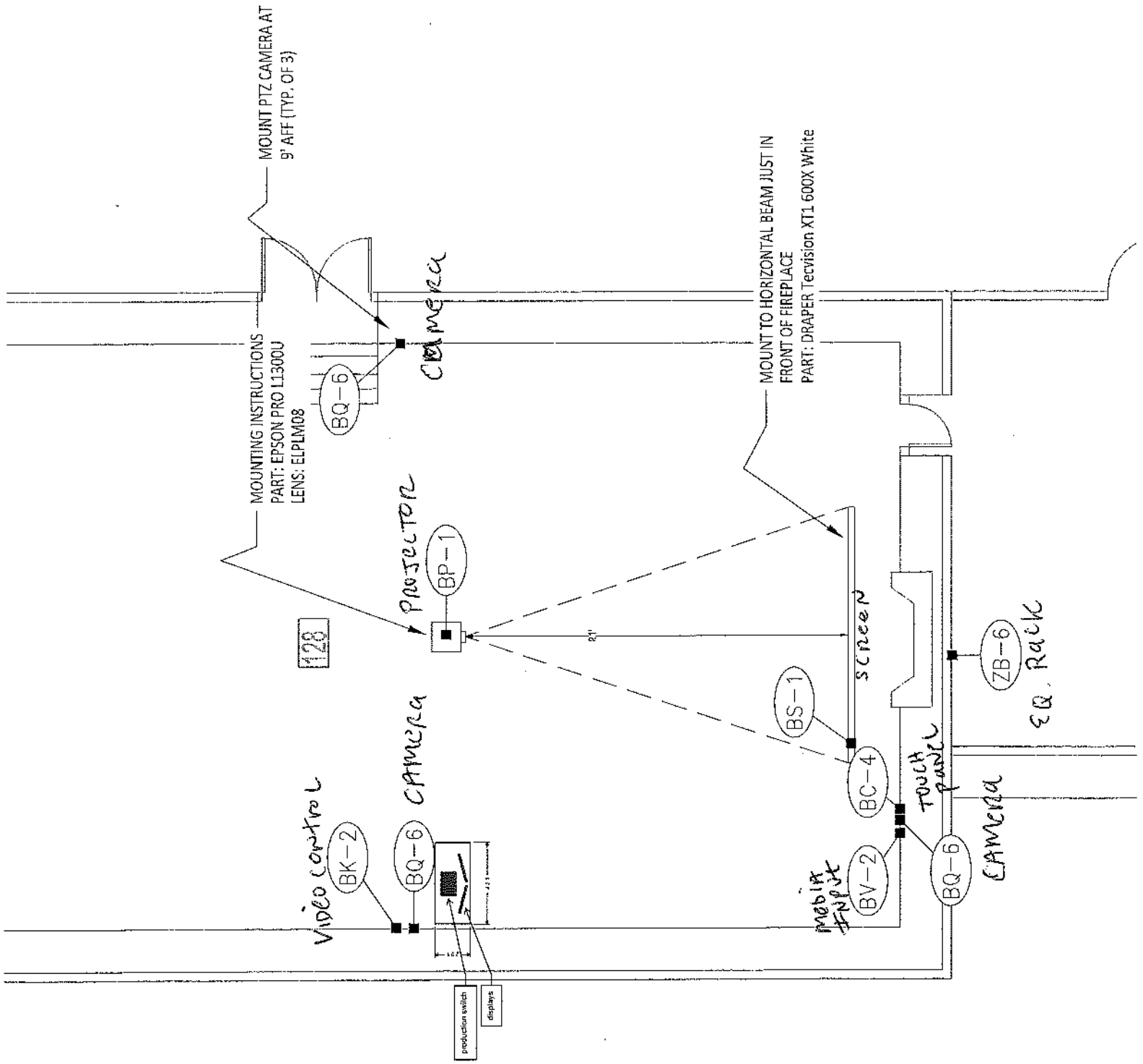
We have acquired most of the hardware for the community room audio visual system via several Area Nine Cable Council Grants over the past 18 months. These grants are available to Norwalk for hardware that will be used to record and broadcast meetings on the government public access channel 79.

In February 2018, the Purchasing Department solicited bids for the community room audio visual system. It was advertised in the legal section of The Hour, City of Norwalk Website-Bid Posting section, State of Connecticut Department of Administrative Services Solicitation Portal and Purchasing Department subscribed solicitation portal-Bonfire. The vendor Valley Communications Systems Inc. came in at \$49,300, below the anticipated pricing that The Jaffe Holden Company projected. Valley Communications Systems, Inc. is also on the State of Connecticut Contract (#13PSX0090) for these services.

ACTION REQUESTED:

a. Authorize the Purchase Agent, to issue a Purchase Order to Valley Communication Systems, Inc, for a total not to exceed \$49,399.24. Funds are available from account #0916 7100 5777 C0439

b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$1,000.00





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

TO : MEMBERS OF NORWALK COMMON COUNCIL
MEMBERS OF LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : LOCKWOOD MATHEWS MANSION MUSEUM –
ADA IMPROVEMENTS PROJECT

DATE: MAY 2, 2018

As part of our continuing efforts to provide ADA accessibility to the Lockwood Mathews Mansion Museum, we installed an elevator in the building as well as new multi-stalls restrooms in the building approximately 3 years ago. Last year, the City received a \$500,000 improvement grant from the State of Connecticut – DECD to improve site accessibilities together with various improvements corresponding to the unique architecture of the Mansion.

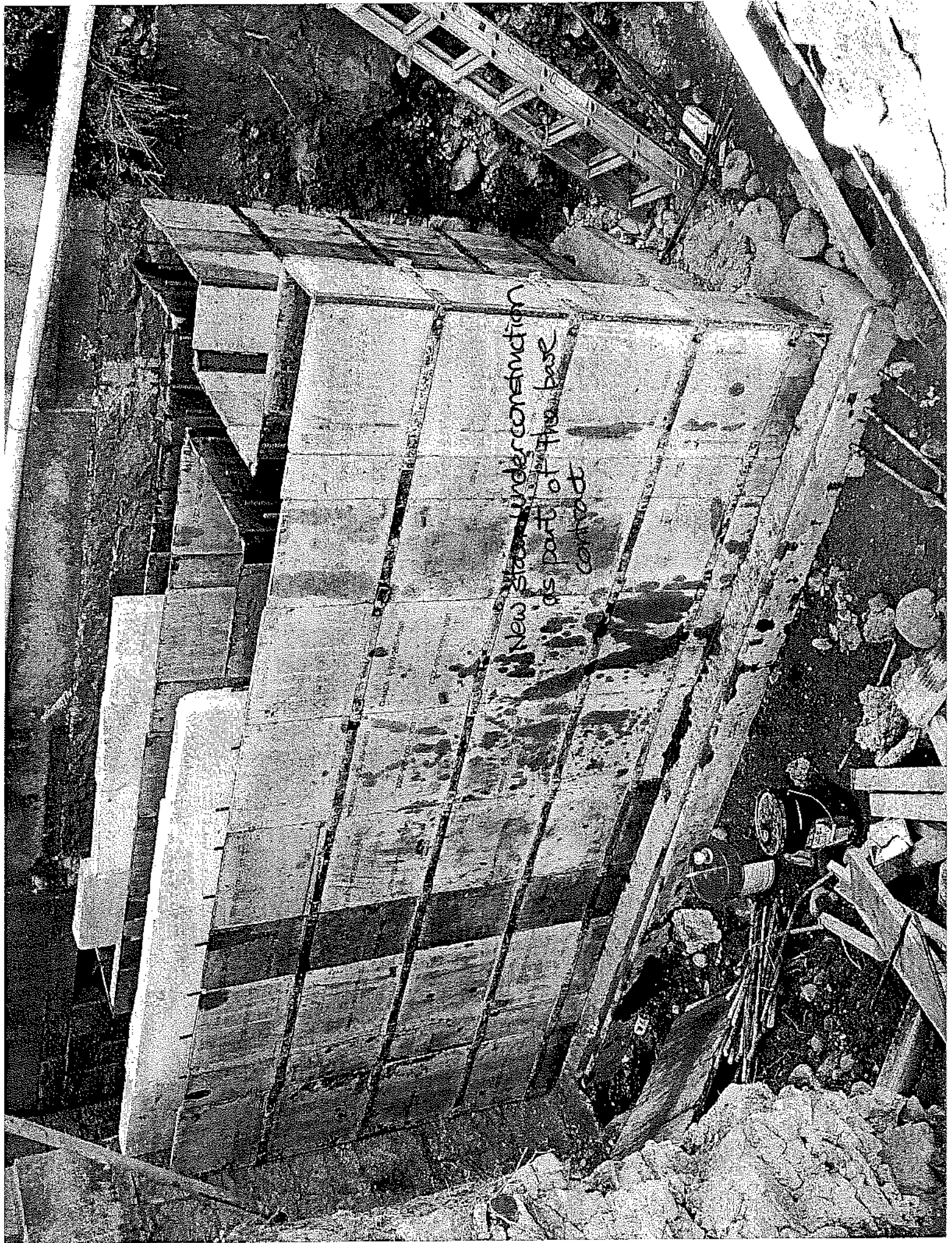
The Contract was awarded to Domus Constructors LLC last year in the amount of \$422,474 together with a contingency of \$32,885.00. Due to LMMM's program activities, a decision was made to start construction in the spring of 2018. Demolition and excavation began about 3 weeks ago. During the process, we exposed the back side of a stone retaining to the basement which is constructed of stacked stones without footing or reinforcement. This wall must be completely removed and replaced with a new reinforced concrete retaining wall with proper concrete footing. The entire stair will need to be rebuilt as well. Please see attached photographs.

At this time, I would like to request Common Council approval to increase the construction contingency from \$32,885 by \$27,115 for a total contingency amount of \$60,000, of which \$10,000 will be available from the Historic Commission capital budget account and the balance from the State grant.

ACTION REQUESTED:

- a. **Authorize to increase Change Order allowance with Domus Constructor, LLC for Mathews Mansion Museum ADA Improvement Project by \$27,115 (revised total allowance of \$60,000). \$17,115 is available from the State DECD grant Acct. #09177100 5799 C0186 and \$10,000 from Historical Commission Capital Budget Acct. 09176310 5777 C0186**





New station under construction
is part of the base
contact



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

TO : MEMBERS OF COMMON COUNCIL

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : **NEW COLUMBUS SCHOOL PROJECT – ACQUISITION OF
PROPERTIES ON TITO COURT**

DATE: May 3, 2018

The City is proceeding with the proposed plan to construct a new Columbus School on the site of Springwood Ely Park. The new school is designed to serve pre-kindergarten children to 8th graders. The building will be approximately 66,000 square feet. Since the new school will occupy existing park open space, the City is required to replace the open space in order to meet State's open space requirements.

As part of our efforts to minimize the replacement of open space land that will be occupied by the new school, the proposed plan includes the acquisition of two properties abutting the Springwood Ely Park for the purposes open space. The acquisition of these two properties will:

- Reduce the net open space area to be occupied by the new school;
- Reduce the land value of the open space land swap;
- Provide public access from Lexington Avenue and Tito Court to the new school and to the new recreation facilities;
- Construction of a new multi-purpose field with parking for school and community use.

In order to proceed with the land acquisition process, Norwalk Common Council approval of the proposed acquisition is required. In accordance with Freedom of Information requirements, discussion relating to real estate transaction can be

conducted within Executive Session. Additional information, including but not limited to appraisals, will be provided at such time.

ACTION REQUESTED:

- a. Approve the proposed acquisition of properties located at 4 Tito Court and 10 Tito Court through direct purchase and/or through Eminent Domain process for open space as part of the proposed new Columbus School project.
- b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the acquisition of properties located 4 Tito Court and 10 Tito Court.



CITY OF NORWALK
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Norwalk, CT 06856-5125

TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT
COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER 

RE : NEW COLUMBUS SCHOOL – OPEN SPACE LAND SWAP

DATE: APRIL 26, 2018

In November 2014, the Norwalk Board of Education initiated a district wide School Facilities Improvements Study to identify district wide needs. The study consisted of three components: a) evaluate existing building physical conditions and identify improvement needs; b) assess current student enrollment statistics, develop enrollment projections and identify space deficiencies; and c) develop a building improvement strategy in response to enrollment needs.

The final Facilities Improvement Plan identified a deficiency of approximately 900 seats at the elementary level. In order to address this need, the Plan proposes to construct a new South Norwalk School at Ely Site as the new Columbus School. Upon relocation of Columbus School students, the existing Columbus School building will be renovated to accommodate additional student enrollment. The new Columbus School will be a PreK-to-8 school and will continue to operate under the Bank Street educational model. The School's total enrollment will be 480 students. The new building will be approximately 66,031 square feet and will meet/exceed the latest standards in technology and building construction. Subsequent to Board of Education approval of the Facilities Improvement Plan, the City allocated \$41,912,000 as part of the City's 2017-2018 Capital Budget for this project.

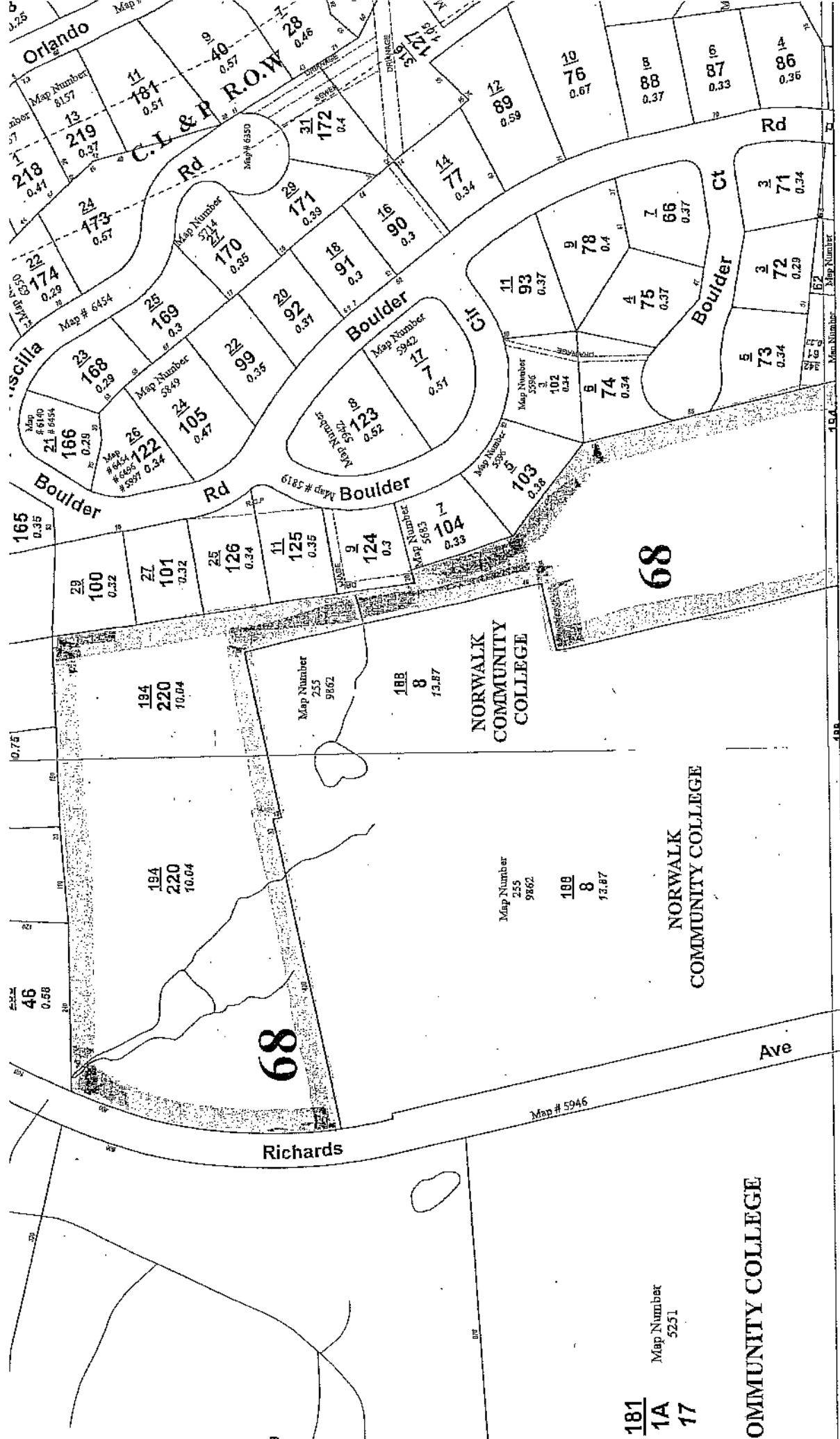
In addition, the existing school building (approximately 48,968 square feet) will be substantially renovated to meet district enrollment and programming needs.

Since the new Columbus School will be constructed in Springwood Ely Park (District 5, Block 83, Lot 52), replacement of open space to be occupied by the school is required. The total footprint of the building with its associated parking and bus loop will occupy approximately 4.21 acres. As part of the proposed plan for the school, the City is proceeding with the approval process to acquire two Tito Court properties for a total of approximately 0.93 acre. These properties will be designated as new open space. The net area required for open space land swap will be reduced to 3.28 acres.

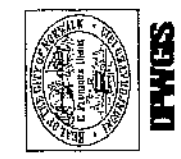
The proposed open space replacement land is located behind Norwalk Community College. This property (District 5, Block 68, Lot 220) currently serves as a buffer zone between Norwalk Community College and the residential neighborhood. It is 10.04 acres. This property was never designated or deeded as open space. The proposed open space land swap will result in the amendment of the property deed to include an open space deed restriction. Based on real estate appraisals, the two areas of the open space land swap have similar land values.

ACTION REQUESTED:

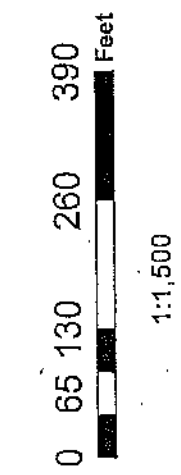
Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary to submit to applicable regulatory agencies and to implement the open space land swap necessary for the construction of the new Columbus School at Ely site. Proposed land swap will remove the federal and State Open Space restrictions on approximately 3.28 acres of Springwood Ely Park situated on Ingalls Avenue (District 5, Block 83, Lot 52) for the construction of the new Columbus School and encumber approximately 10.04 acres of City owned undeveloped property on Richards Avenue (District 5, Block 68, Lot 220) behind Norwalk Community College as Open Space land subject to federal and State use restrictions.



CITY



DPWES



2NE	6SW	6SE
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181
1A
17

Map Number
5251

COMMUNITY COLLEGE

Map Number
255
9862

188
8
13.87

NORWALK
COMMUNITY COLLEGE

NORWALK
COMMUNITY COLLEGE

Map Number
255
9862

188
8
13.87

184
220
10.04

184
220
10.04

Richards

Ave

68

68

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