

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

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

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL
FROM: JOHN KYDES, CHAIRMAN
DATE: OCTOBER 28, 2021
RE: MEETING NOTICE

The next scheduled meeting of the Planning Committee of the Common Council will be held on Thursday, November 4, 2021 at 7:00pm. To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.



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



Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.



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



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Maritza Alvarado at malvarado@norwalkct.org to provide written public comment prior to the meeting.

**PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
NOVEMBER 4, 2021
7:00PM
AGENDA**

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. ADMINISTRATION

- A.** Approval of the Minutes of October 7, 2021 Meeting.

II. NEW BUSINESS

A. REDEVELOPMENT

1. CDBG – update
 - a. GIS Study – sidewalks
 - b. Soundview/Cliff/Oak – intersection improvements

B. TRANSPORTATION, MOBILITY AND PARKING

1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement between the City of Norwalk and Fuss & O'Neill for Design Services for the Wall Street Corridor Improvements in a total amount not to exceed \$350,000.
ACCT: 0922 3750 5777 C0800; West/Belden/Mott Intersection Improvements.

III. OLD BUSINESS

ADJOURNMENT

CITY OF NORWALK
REGULAR MEETING
PLANNING COMMITTEE OF THE COMMON COUNCIL
OCTOBER 7, 2021

ATTENDANCE: John Kydes, Chairman; Thomas Keegan; Lisa Shanahan; George Tsiranides; Tom Livingston; Barbara Smyth; Darlene Young (7:02 P.M.)

STAFF: Sabrina Church.

OTHER: Steve Kleppin, Head of Planning & Zoning; Diane Lauricella; Brian Bidolli, Head of Redevelopment

CALL TO ORDER

Chairman Kydes called the meeting to order at 7:01 P.M.

ROLL CALL

Chairman Kydes performed a roll call of all those present. There was a quorum present.

PUBLIC PARTICIPATION

I. ADMINISTRATION

A. APPROVAL OF THE MINUTES OF SEPTEMBER 2, 2021 MEETING.

**** MR. TSIRANIDES MOVED TO APPROVE THE MINUTES OF SEPTEMBER 2, 2021 AS SUBMITTED.**
**** THE MOTION PASSED WITH SIX IN FAVOR (KYDES; KEEGAN; TSIRANIDES; LIVINGSTON; SMYTH) AND ONE ABSTENTION (SHANAHAN).**

Ms. Young joined the meeting at 7:02 P.M.

II. NEW BUSINESS

**** MR.KYDES MOVED TO TABLE ITEM D. TRANSPORTATION, MOBILITY AND PARKING 1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF NORWALK AND VANESSA HANGEN BRUSTLIN, INC. (VHB, INC.) FOR THE SEAVIEW AVENUE CORRIDOR PRELIMINARY ENGINEERING AND CONCEPTUAL DESIGN SERVICES IN A TOTAL AMOUNT NOT TO EXCEED \$32,000. ACCT: 0918 4021 5777 C0599; SEAVIEW AVE. IMPROVEMENTS UNTIL THE NEXT MEETING.**
**** THE MOTION PASSED UNANIMOUSLY.**

A. PLANNING AND ZONING

1. UPDATE ON ZONING REWRITE

2. UPDATE ON INDUSTRIAL ZONES AND WATERFRONT STUDY

Mr. Kleppin came forward to discuss this item. He provided images and a plan for the Committee to review. Copies and emails have been submitted previously with the information for review. The key takeaways are as follows:

- Defining the types of industrial uses, including the types of contractor yards.
- Reshaping the areas where certain industrial uses can go.
- Incentivizing industrial areas to repurpose for a higher and better use.
- Defining and determining where the types of contractor yards can operate.
- Evaluating and enhancing screening and site remedial measures for certain uses.

He reviewed some of the difficulties such as movement of large amounts of earth in residential zones, existing boundaries to the district also existed and where they should exist. He presented a slide containing information on industrial uses. He suggested reclassifying the industrial use into four categories: Heavy Industrial, Mixed-Use Heavy, Mixed-Use Light, and Mixed-Use Artisan. He provided a map of the city with the proposed zoning use. He noted the following:

- Several parcels are not color-coated that are industrial or marine properties that will not be changed.
- The Norton site is unique and special and need specific care.
- Lakota Oaks Property which is a stymied property and will not be touched.

They are looking to incentive different development on these properties. Modern industrial/manufacturing needs a taller ground floor. This will require an increased in allowed height with upper floors being used to cross-subsidize the lower floors. He also reviewed the impact of the property when in proximity to residential areas. He provided a map displaying the different areas for classification. Further discussion followed regarding the industrial regulations, zoning codes, and city layout. Their target approval is in March of 2022.

Mr. Keegan asked about what the maximum heights were in South and East Norwalk.

Mr. Kleppin said that they would have the industrial 1 go up to 85 feet, industrial 2 to 65, and central business district areas may have extra height as well.

Ms. Diane Lauricella came forward to speak on this item as a member of the public. She commended Mr. Kleppin, the consultants, and the committee. She noted that many people have a negative view of heavy industry similar to the 1930's, 1940's, and 1950's. She noted that this could be the way at times but they didn't want to discourage changes such as the installation of a machine shop or manufacturer or microgreens location. She noted that the City could use heavy industry and good-paying jobs.

No one else wished to speak at this time.

Mr. Kleppin noted that they were taking steps to ensure the industry would not have a major impact on things like water quality and would be open to other industries. Further discussion followed regarding

the impact in the City. They are aware of issues regarding water use in these properties. He answered the question to the satisfaction of the Commission.

Mr. Kleppin provided an update on the Zoning Regulations re-write. There had been a virtual charette in the prior weeks in which different topics were discussed. He asked them to contact him if there were any questions. A draft on the table of contents is currently underway. There are currently over 30 zones. Multiple areas can be consolidated. Once settled they will begin to work on the code.

Mr. Kydes left the meeting at 7:52 P.M. Mr. Tsiranides assumed the Chair.

B. BUSINESS DEVELOPMENT & TOURISM

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ALL DOCUMENTS TO INCREASE THE CONTRACT AMOUNT FOR MARKETING SERVICES BETWEEN THE CITY OF NORWALK AND DORENBURG KALLENBACH ADVERTISING, LLC, FIFTY THOUSAND DOLLARS (\$50,000) TO EXECUTE AN ECONOMIC DEVELOPMENT FOCUSED MARKETING CAMPAIGN AND WEBSITE. **ACCT: 0921 3780 5777 C0781**

Ms. Church came forward to discuss this item. In fiscal year 2021 the Council approved \$50,000 for an economic development strategy to draw citizens to Norwalk. She recounted their prior methods for doing this. They have also looked at different economic websites to see how they presented their city. She provided further detail on the company they were looking to hire and what they will need to perform the job.

Mr. Tsiranides asked if they would have an outreach program for other companies looking to open or move to Norwalk.

Ms. Church confirmed this. She said their normal strategy goes to a 50-mile radius and what they plan to be targeting once up and running. She is also looking into lead-generation software currently. They are also focused on entrepreneurship as well. She outlined the timeframe with the consultant group.

Ms. Young asked about the current state of the market in Norwalk in regard to space.

Ms. Church said that, across the entire county, there was large vacancies in office space due to multiple factors. Smaller spaces are performing better. Retail space is beginning to fill up again. The Class-A market is taking a large hit in general. They are expecting the site to be running in two to three months.

Mr. Keegan asked what the original contract was.

Ms. Church answered that it was \$100,000 to create the whole brand and all marketing associated with that brand.

**** MR. LIVINGSTON MOVED TO APPROVE ITEM 1: AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ALL DOCUMENTS TO INCREASE THE CONTRACT AMOUNT FOR MARKETING SERVICES BETWEEN THE CITY OF NORWALK AND DORENBURG KALLENBACH ADVERTISING, LLC, FIFTY**

THOUSAND DOLLARS (\$50,000) TO EXECUTE AN ECONOMIC DEVELOPMENT FOCUSED MARKETING CAMPAIGN AND WEBSITE. ACCT: 0921 3780 5777 C0781 AS SUBMITTED.

**** THE MOTION PASSED UNANIMOUSLY.**

2. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT WITH STUDIO 162, LLC (LAUREN CLAYTON) TO COMPLETE TWO MARTIN LUTHER KING, JR. CORRIDOR ART INSTALLATIONS IN A TOTAL AMOUNT NOT TO EXCEED \$26,500.
ACCT: 0921 1450 5777 C0792

**** MR. SHANAHAN MOVED TO APPROVE ITEM 2: AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT WITH STUDIO 162, LLC (LAUREN CLAYTON) TO COMPLETE TWO MARTIN LUTHER KING, JR. CORRIDOR ART INSTALLATIONS IN A TOTAL AMOUNT NOT TO EXCEED \$26,500. ACCT: 0921 1450 5777 C0792 AS SUBMITTED.**

Ms. Church said that she had come to the Committee the prior month to present the item. They were unsure if they needed a contract in place and one is required. There are requirements to protect both the City and Artist and to delineate from an insurance perspective. There is both a licensing agreement and a terms agreement.

Mr. Livingston asked if this was in addition to what had been authorized previously.

Ms. Church said no and that the prior meeting had just been informational

Ms. Young asked when this would start pending approval. It will go to council on the 12th. It should take approximately three weeks to do.

**** THE MOTION PASSED UNANIMOUSLY.**

C. REDEVELOPMENT

1. WEBSTER STREET RFQ UPDATE

D. TRANSPORTATION, MOBILITY AND PARKING

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF NORWALK AND VANESSA HANGEN BRUSTLIN, INC. (VHB, INC.) FOR THE SEAVIEW AVENUE CORRIDOR PRELIMINARY ENGINEERING AND CONCEPTUAL DESIGN SERVICES IN A TOTAL AMOUNT NOT TO EXCEED \$32,000.

ACCT: 0918 4021 5777 C0599; SEAVIEW AVE. IMPROVEMENTS

Mr. Bidolli came forward to discuss this item. He had sent an email to the entire council notifying that there had been a request for qualifications for a potential developer. The information will be presented to the market. This will determine what interest level exists. He provided a further update to the Committee.

III. OLD BUSINESS

There was no Old Business at this time.

ADJOURNMENT

**** MR. SHANAHAN MOTIONED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:12

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services.

THE PLANNING COMMITTEE OF THE COMMON COUNCIL

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

TO: MEMBERS, PLANNING COMMITTEE OF THE NORWALK COMMON COUNCIL

FROM: NORWALK REDEVELOPMENT AGENCY STAFF

DATE: NOVEMBER 2, 2021

RE: CDBG PROGRAM AND RESOURCE SUMMARY

CDBG Timeliness Requirements

Each year, Norwalk's CDBG funds are subject to a timeliness test in order for HUD to gauge the City's ability to spend grant funding in a timely manner. This test occurs 60 days before the end of each grantees program year and is an unavoidable test. The requirement of the test is that total balance of entitlement and program income balance be less than 1.5 times the grantee's entitlement grant amount. Norwalk's PY47(FY21) entitlement grant was \$897,508. In order to be timely by the May 2, 2022 deadline, Norwalk cannot exceed \$1,346,262 in combined entitlement and program income balance. Program income receipted during the year counts against the timeliness test.

A corrective plan is required to be submitted to HUD for entitlement communities who are untimely, with minimal punitive actions. Entitlement communities who are untimely two years in a row may be required to return HUD funding, typically have their upcoming year grant amounts reduced and are subject to HUD Community Planning and Development field offices. HUD has recently released a temporary memorandum to corrective actions related to timeliness, which limit and lessen its corrective action policy through FY2023. Meeting HUD's requirements for the timeliness test are essential for Norwalk to receive maximum yearly CDBG grant funding and structuring projects in a manner that allow the Norwalk Redevelopment Agency and the City of Norwalk to be timely are a priority.

To meet program spending requirements City of Norwalk and Redevelopment staff have been working to identify projects that can be delivered in the short term to meet timeliness targets as reflected in the following table.

Total available funds	\$	1,961,105.20	
Total available with PI estimate	\$	2,190,105.20	
Program Income	\$	30,470.72	
Revolving Loan	\$	288,926.00	
Entitlement	\$	1,641,708.48	
Project	Organization	Program/Project	Funds Allocated
Public Services	East Norwalk Library	Robotics Program	\$ 9,000.00
	Malta House	Residential and Partnering Success Program	\$ 50,000.00
	Open Door Shelter	Job Placement Program	\$ 35,000.00
	Person to Person	Eviction and Utility Shutoff Prevention	\$ 32,434.00
	Supportive Housing Works	Rent Relief and Eviction Prevention Program	\$ 37,500.00
	Fairfield County Mutual Housing	Interim Assistance for Tenant Relocation	\$ 24,954.09
	Subtotal		\$ 188,888.09
Public Facilities	Carver Foundation	Roof Replacement	\$ 87,500.00
	Domestic Violence Crisis Center	Office to Bedroom Conversion	\$ 25,500.00
	City of Norwalk/ RDA	Project Delivery/ Design Costs	\$ 164,000.00
	TMP/ RDA	GIS Study & Soundview Ave Sidewalks	\$ 175,000.00
	Malta House	Facility Improvements at New Location	\$ 50,000.00
	City of Norwalk/ RDA	EPA Brownfields Cleanup Funds	\$ 100,000.00
	City of Norwalk/ RDA	Fund Reserve (Walk Bridge Mitigation)	\$ 275,448.00
	Subtotal		\$ 877,448.00
Housing	Home Front	Critical Home Repairs	\$ 17,000.00
	Open Door Shelter	Exterior Door Replacement	\$ 36,280.00
	Keystone House	Genoa Deck Replacement	\$ 12,900.00
	City of Norwalk/ RDA	Rehab Administration	\$ 98,430.81
	MLK Phase 1 Recipients	Remaining Rehab Budget for Program Phase 1	\$ 38,212.13
	Home Front	PY45 + PY46 Remaining Funding	\$ 24,741.00
	Norwalk Housing Authority	PY46 Ludlow Village Balance to be Reallocated	\$ 8,731.93
	Open Door Shelter	PY46 ODS balance to be Reallocated	\$ 176.79
	Subtotal		\$ 236,472.66
Admin	Norwalk Redevelopment Agency	Admin & Planning	\$ 253,026.31
	Subtotal		\$ 253,026.31
Economic Development	City of Norwalk/ RDA	Job Creation/ Retention: Minority & Small Business Resource Center	\$ 300,000.00
	Subtotal		\$ 300,000.00

REQUESTED ACTIONS:

- No action is required at this time



CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7260
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

To: Norwalk Planning Committee

From: Jim Travers, Director Transportation, and Mobility & Parking
Garrett Bolella, P.E., PTOE, Assistant Director, Transportation

Date: October 27, 2021

Subject: Authorize the Mayor, Harry W. Rilling, to execute an Agreement between the City of Norwalk and Fuss & O'Neill for Design Services for the Wall Street Corridor Improvements in a total amount not to exceed \$350,000.

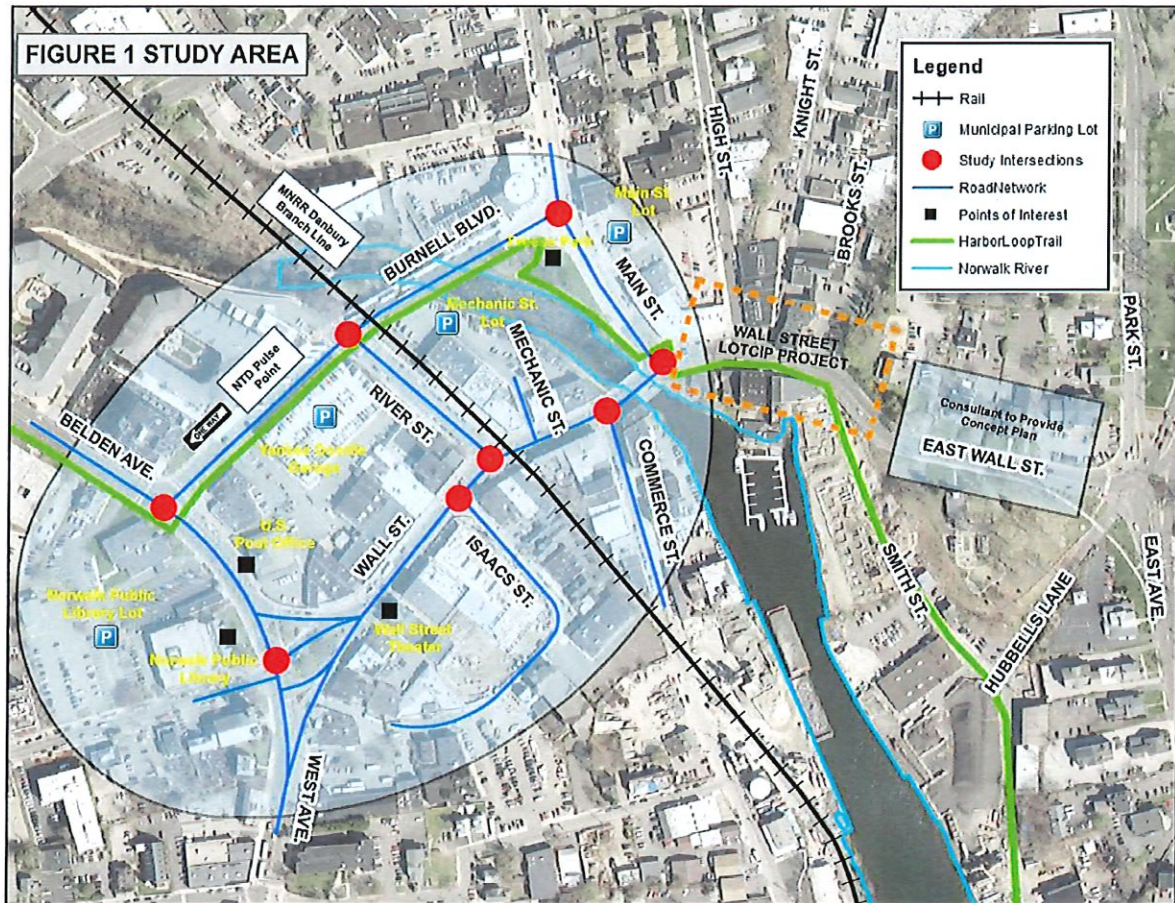
Memorandum

The City of Norwalk issued a Request for Proposals (RFP) to multi-disciplinary engineering consultant firms for design services for Wall Street Corridor Improvements on August 2nd, 2021. The design services require the selected Consultant to complete a number of tasks including preliminary engineering and survey of the neighborhood, a traffic operations and safety study, extensive public engagement (including numerous stakeholder meetings, public meetings, design charrettes, etc.) as well as prepare shovel ready final design documents (Specifications, Bid Documents and Cost Estimates) for a considerable segment of Wall Street and adjacent intersections/roadways.

The RFP closed on September 20th, 2021. The City received five (5) submissions from consulting firms. All five (5) consulting firms were interviewed by a selection committee comprising members of Economic Development, Transportation, Mobility and Parking, and the Norwalk Redevelopment Agency within the presence of the City's purchasing agent. Each of the candidates proposals/interviews were evaluated based their successful completion of past projects, technical qualifications, project understanding, plans of action, proposed fees, and overall presentation. Based on the results of the evaluation, Fuss & O'Neill scored highest and the selection committee recommends that they be awarded the contract for Design Services for the Wall Street Corridor.

Please find enclosed a general map of the larger Study Area included as part of the RFP (Attachment A), a proposed plan of action submitted by the Consultant for this Phase of the project (Attachment B) and the Consultant's proposal response form which identifies the proposed fees corresponding to each task/description (Attachment C).

Attachment A



Our Team

This project has the potential to transform the corridor. It could become an economic driver for the City, and could connect neighborhoods, people and businesses. This project, which stems from the your Citywide Traffic Management Plan (2012), could become a signature showpiece and a pivotal moment of change for your community. As part of the Traffic Management Plan, Fuss & O'Neill assisted the City of Norwalk in implementing a blueprint for meeting the City's long-term transportation goals. Concepts were created during a design team charrette based on the new design guidelines. This baseline work will be utilized and incorporated in Task 4 of the vision described herein. The project team to transform this dream into a reality must understand your vision, must have directly relatable experience, and must understand that the time is now to capture the imagination of stakeholders and build upon that excitement. We have assembled that team.

Our organizational chart, which is contained in the following subsection, lists all of the talented individuals that make up our comprehensive team. But individual talents alone are not what will make this project ultimately successful. It is how those individual talents come together, how they work together, that will make all the difference. Though we intend to work with four subconsultants on this project, each of these teaming partners was selected for a very specific reason. We recognize that funding requirements may necessitate use of a DBE/MBE/SBE partner. Connecticut Counts is certified in Connecticut as an MBE/DBE. For deep bench strength, we are working with Haley & Aldrich, who has a nationwide team with a location nearby the project site. As part of our local support, we are working with Pereira Engineering. Given that a major component of this project will be landscape architecture, placemaking, and master planning, it seemed proactive to again team up with Wesley Stout Associates to bring you collaborative design options.

Our internal team and our external teaming partners have all worked together many, many times. There are countless benefits to these established relationships, but here we would like to focus on one, the one we think is most important - collaboration. An established team does not worry about "stepping on toes" - it works efficiently and respectfully, knowing that everyone shares the unified goal of producing the best product. In this case, this team will be balancing connective design in a finite space. This project needs to design safety solutions, keep traffic flowing smoothly, create an inviting open space, possibly design a pedestrian bridge, and consider both existing and future site conditions. This means that the overall design has to be collaborative and has to be considerate of the needs and restraints of each task and each specialty. This team was put together for exactly this purpose - to work together to come up with the best solution, the best design, and the best plan forward for the City.

We invite you to learn more about each of the individuals that make up this team in the "Resumes" subsection contained herein.



Approach

Our approach to this project is detailed in the “Project Approach” subsection contained herein. As a preview, here are what we consider to be the most important aspects of this transformative project:

Honor History and How It Shapes Today

- 1955 Flood
- Demise of a Downtown
- Trolley Cars Laid Current Traffic Patterns
- Economic Hub “The Downtown Center”

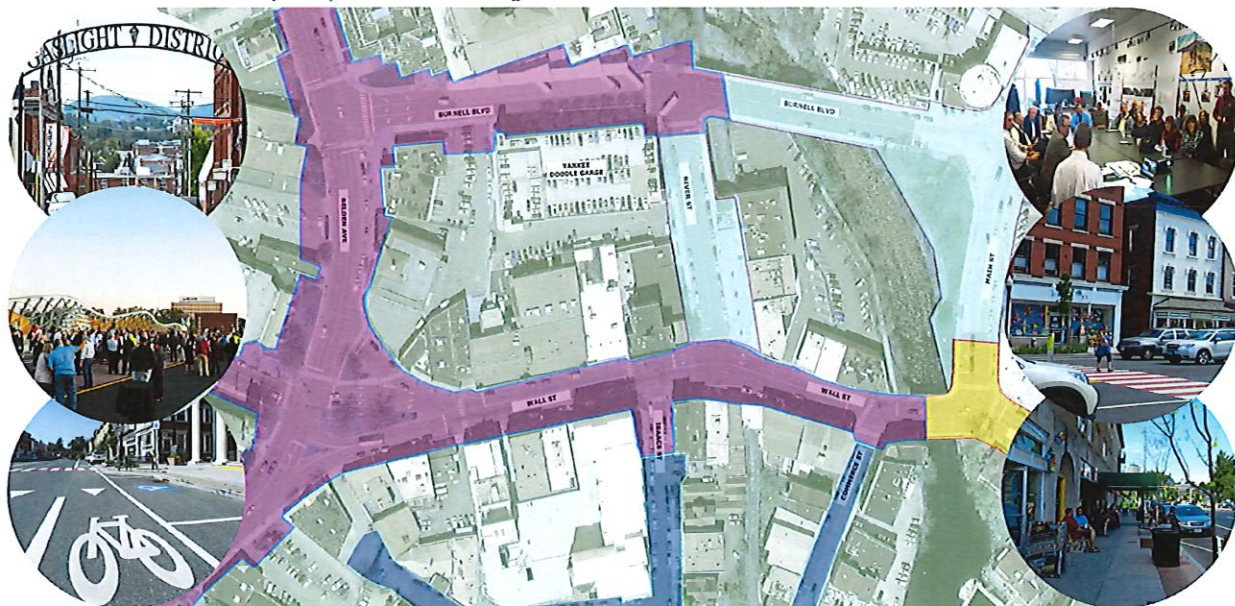
Creative Funding Solutions

- Additional Funding/Grant Resources
- Phasing the Vision



Achieving Project Goals: Recapturing Its Prominence as a Downtown

- Revisioning
- Collaboration with Stakeholders, Artist Community, and the Public
- Spur Economic Development
- Create a Sense of Place with Gateway and Gathering Nodes
- Pedestrian Safety, Walkability, and Connectivity
- Festivals and Events (Festival Streets)
- Set the Future (Climate Resiliency, Technology, and Connected Transportation)
- Create a Shovel-ready Project That Will Spark Future Phases



To realize this project, we have outlined seven steps to success:



Step 1: Collect

Collect data (traffic and safety information) and analyze the project area to recommend the best intersection configuration and to determine how a two-way roadway conversion impacts the area. **This will eliminate rework later.**



Step 2: Collaborate

Develop the peoples' vision and shared visions amongst many parties. Collaborate with stakeholders, City staff, business owners, the art community, and citizens. Work together to develop the overall vision and theme. Collaboration yields public buy-in that allows momentum and long-term commitment to the resulting vision.

Step 3: Conceptualize



Create a graphically-oriented user-friendly Master Plan. The Master Plan will address: placemaking, theme and branding, gathering spaces, festivals, climate resiliency, green infrastructure, connectivity, walkability, wayfinding, ride shares, deliveries, connecting the Harbor Loop trail, and bike lanes. Prepare three iterative renditions of the Master Plan throughout the collaboration process. **Pictorial depiction brings an idea to life and ensures that everyone can see the vision. This is imperative for establishing consensus.**



Step 4: Categorize/Prioritize

Throughout the Master Plan development, identify a catalyst project, provide sequential phasing, and identify short-term, low-hanging fruit projects. Identify future grant funding. **We have good cases studies for using green infrastructure climate money to build new infrastructure and spur economic growth/development.**



Step 5: Create

Develop the Phase I catalyst project. This phasing will generate construction documents consisting of plans, specifications, and estimate for your first shovel-ready project.



Step 6: Construct

Provide bidding assistance for the Phase I project. We can provide construction administration if requested. Our project knowledge will be invaluable as part of the construction process. We will be able to easily answer questions from the contractor and will ensure that your project is built to your standards and vision



Step 7: Communicate

Even after Phase I, we will continue to communicate with the City. Help you find additional funding and ways to implement the overall Master Plan. **Be your strategic partner until the vision is fully implemented.**

Attachment C

CITY OF NORWALK
PURCHASING DEPARTMENT

1.1 PROPOSAL RESPONSE FORM

Vendor Name - Fuss & O'Neill, Inc.		
Address - 146 Hartford Road, Manchester, CT 06040		
Phone - 860-646-2469	Fax - 860-643-6313	Email - mvertucci@fando.com
Manager - Mark Vertucci, PE, PTOE		Fed ID# 06-0845648

The undersigned hereby declares that he has or they have carefully examined the plans, specifications and project sites and has satisfied themselves as to all the quantities and conditions, and understands that in signing this proposal he waives all right to plead any misunderstanding regarding the same.

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

It is further understood and agreed that all information included in, attached to, or required by the Request for Proposal shall be public record upon delivery to the City.

A. PROPOSED FEES

TASK / DESCRIPTION*		FEE
1	Task 1: Preliminary Engineering & Survey	\$49,000
2	Task 2: Traffic Operations and Safety Study	\$14,000
3	Task 3: Stakeholder Meetings & Public Involvement	\$29,000
4	Task 4: Concept Design	\$49,000
5	Task 5: Utility Notification Letter, Meetings & Coordination	\$15,000
6	Task 6: Preliminary Design (30%)	\$33,500
7	Task 7: Geotechnical Services	\$21,500
8	Task 8: Semi-Final Design (70%)	\$79,000
9	Task 9: Final Design, Specifications, Bid Documents, Including Cost Estimates	\$43,500
10	Task 10: Bid-Phase Services and Design Services During Construction	\$12,500
11	Reimbursable, as per RFP, not to exceed.	\$4,000
TOTAL PROPOSAL COST (Items 1-11)		\$350,000

Note : Where applicable, the fees detailed above were developed based upon our understanding of the City of Norwalk's highest priorities and reflect completing that portion of the scope of work in Phase I only.