



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

**DECEMBER 4, 2024, 7:00 PM
BY ZOOM VIRTUAL MEETING**

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



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



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Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email JoAnn Acquarulo, Buildings and Facilities Manager at jacquarulo@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. CALL TO ORDER

II. ROLL CALL

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: November 6, 2024

IV. PUBLIC PARTICIPATION

V. OLD BUSINESS

A. PV renewable energy generation at South Norwalk School

1. Approve to discontinue discussions with SNEW/CMEEC on a partnership to develop

PV renewable energy generation at South Norwalk School due to SNEW's (as a municipal utility company) commitment to provide favorable electric generation rates to the South Norwalk Community which impacts significantly on the financial viability of PV installation.

2. Authorize Building Management staff to continue to assess the financial feasibility for the installation of a rooftop PV system at South Norwalk School as a capital improvement project in the event that residual funds are available from the school construction project. Upon development of a financial pro forma for this scenario, staff will submit analysis to the Committee for consideration.

VI. NEW BUSINESS

A. South Norwalk Train Station

1. **Authorize Public Hearing during January's Land Use & Building Management Committee Meeting concerning VI.A.2.**
2. **Authorize the leasing of approx. 1059± sq. ft. of space at the South Norwalk Train Station (inbound side) to SoNo Brewing Company for a term of 10 years with three (3) lessee options to extend the term for consecutive (5) year's period each, rent to be negotiated and approved by the Norwalk Parking Authority.**
3. **8-24 Referral to Planning & Zoning Commission of leasing of approx. 1059± sq. ft. of space at the South Norwalk Train Station (inbound side) to SoNo Brewing Company for a term of 10 years with three (3) lessee options to extend the term for consecutive (5) year's period each for Review and Report.**

- B. **Authorize the Mayor, Harry W. Rilling, to execute an Early Guaranteed Maximum Price (Early GMP) Amendment to the Newfield Construction Group, LLC's contract for the new Norwalk Community Recreation Center at 98 South Main Street for a total not to exceed \$9,268,033.00. Funds are available from accounts:**

134030 5796 ABL01 – ARPA funds -for Community Rec Center

140000 5796 ACMF3 – ARPA funds for 98 South Main St./Comm. Rec Center

510000 5796 GGP02 – GGP funds for Comm. Rec. Center

09191340 5796 C0634 – GGP funds for Comm. Rec. Center

09256030 5777 C0719 – Capital Budget funds for 98 S. Main/Comm. Rec Center

Note: Balance of the trade packages are scheduled for rebid. Thereafter, a Final GMP will be submitted to the Council for approval subject to the availability of additional funds.

- C. **Authorize to increase the contingency allowance for the Construction Manager (CM) Newfield Construction Group, LLC for the South Norwalk Elementary School project for an additional not to exceed \$1,000,000. These funds will be available to implement improvements within the recently acquired Oxford Street properties. Acct. #09225010 5777 C0808.**

D. School Construction Updates

VII. DISCUSSION

- A. Review Building Management and other non-Building Management Capital Budget requests

VIII. ADJOURNMENT

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
NOVEMBER 6, 2024
VIA TELECONFERENCE**

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ATTENDANCE: Barbara Smyth, Chair; Nicol Ayers; Gregory Burnett; Heather Dunn; Nicole Eaddy; James Frayer; Dajuan Wiggling (7:08 p.m.)

STAFF: Alan Lo, Building and Facility Manager; JoAnn Acquarulo, Building and Facility Manager Assistant

OTHERS: Darlene Young, Common Council President; James Guiliano Construction Group; Bill Hodel, Norwalk Public Schools, Director of Facilities and Maintenance

Ms. Smyth called the meeting to order at 7:01 p.m.

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I. ROLL CALL

Ms. Smyth called the Roll as indicated above.

II. PUBLIC HEARING

Public hearing comments are not verbatim and represent a summarization of statements unless otherwise noted. Speakers are Norwalk residents unless otherwise noted.

Ms. Smyth introduced the following item:

A. Request for the naming of the walking track at Malmquist Field in memory of Ms. Mary Roman, a Norwalk resident who left an indelible mark on the City of Norwalk she called home for over half a century. She was an accomplished athlete who contributed substantially to the Norwalk athletic community.

Ms. Diane Lauricella spoke in support of naming the walking track in memory of Ms. Roman. She said it was a fitting honor to her and her family.

Ms. Diane Cece spoke in support of naming the walking track in memory of Ms. Roman and shared her memories of Ms. Roman along with her accomplishments.

Mr. Joseph Maddafari spoke in support of naming the walking track in memory of Ms. Roman. He shared her accomplishments and offered to work it out if there was an issue with the cost of the sign.

Mr. Wiggins joined the meeting at 7:08 p.m.

Ms. Darlene Young spoke in support of naming the walking track in memory of Ms. Roman. She said she was pleased this was moving along and said Ms. Roman was an outstanding woman.

Mr. Gregory Burnett spoke in support of naming the walking track in memory of Ms. Roman. He highlighted her many accomplishments across the country and the world. He asked if there was a timeline to updating the walking track. Ms. Young said it is moving along.

B. Close public hearing.

There were no further comments, and the public hearing was closed at 7:13 p.m.

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III. PUBLIC PARTICIPATION

Public participation comments are not verbatim and represent a summarization of statements unless otherwise noted. Speakers are Norwalk residents unless otherwise noted.

Ms. Diane Lauricella spoke about the Photovoltaic project related to the South Norwalk School. She said that for over 10 years she has been advocating for including ground mounted solar on buildings along with carport and roof mounted solar panels.

IV. MINUTES OF PREVIOUS MEETING(S)

Approve minutes of September 4, 2024

The following correction was made:

Chairman Smyth asked if there were currently floor tiles at Fox Run waiting for use should read, Chairperson Smyth asked if there were floor tiles that needed to be repaired.

**** MR. BURNETT MOVED TO ACCEPT THE MINUTES AS CORRECTED**
**** MOTION PASSED WITH ONE (1) ABSTENTION (MR. WIGGINS)**

Approve minutes of October 2, 2024

The following correction was made:

Correct the spelling of Ms. Nicol Ayers' name.

**** MR. FRAYER MOVED TO ACCEPT THE MINUTES AS CORRECTED**
**** MOTION PASSED WITH ONE (1) ABSTENTION (MR. WIGGINS)**

V. OLD BUSINESS

A. Review request for the naming of the Walking Track at Malmquist Field in memory of Ms. Mary Roman and refer the following to the Common Council for action:

**** MR. BURNETT MOVED TO APPROVE THE NAMING OF THE WALKING TRACK AT MALMQUIST FIELD IN MEMORY OF MS. MARY ROMAN, A NORWALK RESIDENT WHO LEFT AN INDELIBLE MARK ON THE CITY OF NORWALK SHE CALLED HOME FOR OVER HALF A CENTURY. SHE WAS AN ACCOMPLISHED ATHLETE AND CONTRIBUTED SUBSTANTIALLY TO THE NORWALK ATHLETIC COMMUNITY.**

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**** MOTION PASSED UNANIMOUSLY**

This item was moved to the full Common Council meeting on November 12, 2024

VI. NEW BUSINESS

A. Board of Education

1. Review bids for student locker replacement at Roton Middle School and refer the following to the Common Council for action:

**** MS. AYERS MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HERTZ FURNITURE FOR THE STUDENT LOCKER REPLACEMENT AT ROTON MIDDLE SCHOOL FOR A TOTAL NOT TO EXCEED \$159,900.00. FUNDS ARE AVAILABLE IN ACCT. #09255010 5777 C0722.**

AND TO AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL NOT TO EXCEED \$15,990.00. FUNDS ARE AVAILABLE IN ACCT. #09255010 5777 C0722."

Mr. Hodel reviewed the items and said the lockers are original to the school and in very poor condition.

**** MOTION PASSED UNANIMOUSLY**

B. Building Management

Ms. Smyth explained these are multiyear contracts.

Mr. Lo reviewed the requests.

**** MR. FRAYER MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ADT SECURITY SERVICES FOR THE CCTV AND SECURITY MONITORING SERVICES FOR 3 BELDEN AVENUE AT A TOTAL ANNUAL COST OF \$1,460.40. FUNDS ARE AVAILABLE FROM THE FOLLOWING ACCOUNT #014088 5298."**

**** MOTION PASSED UNANIMOUSLY**

**** MS. DUNN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A 5-YEAR AGREEMENT WITH SECURITY SPECIALISTS, A DIVISION OF ALERT SYSTEMS LLC, FOR THE SECURITY MONITORING SERVICES AT SOUTH NORWALK LIBRARY FOR AN ANNUAL COST OF \$480.00. FUNDS ARE AVAILABLE FROM THE FOLLOWING ACCOUNT #016220 5296.”**

Mr. Burnett noted both items are for security agreements and asked if they could achieve any savings by using one security monitoring service. He was told there is a three year contract in place at 3 Belden Avenue.

**** MOTION PASSED UNANIMOUSLY**

C. School Construction

1. Project updates-

- South Norwalk Elementary School

Mr. Lo updated the Committee members on the progress of the construction project. The school is scheduled to be completed by the end of summer 2025; however, they will not be able to confirm until mid-April 2025.

Mr. Lo reported they will be going out to bid on the furniture package. He presented photos showing the progress of the project.

Ms. Young asked about installing energy efficient solar panels in the project. Mr. Lo explained that all school projects are required to meet or exceed the high-performance standards. He added that this building is 75-80% electric and meets all the requirements.

Mr. Lo explained that he was directed to look at Photovoltaic as part of the building design. He said they are in compliance with the City’s intent to make the building as energy efficient as possible. He added that they would wait six months after the building is complete to install solar panels to ensure any miscellaneous leaks are addressed.

Ms. Young asked if special windows were needed because the building is located in an industrial area. Mr. Lo said this question was debated about on all of the buildings. He said opening the windows overrides the system and as a result, the decision was made to not have opening windows. The space is air quality managed and controlled, so sufficient fresh air comes into the building. Opening the windows will bring mold and pollen into the building.

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- Norwalk High School

Mr. Lo reported that the project is on schedule. They are sensitive to the residents living on King Street and have someone responsible for dust control.

- HVAC improvement projects

Mr. Lo reported they are in the middle of the designs for six schools – Brookside Elementary School, Marvin Elementary School, Silvermine Elementary School, Naramake Elementary School, Brien McMahon High School and Roton Middle School. These projects are funded by a grant with a 60% reimbursement.

Mr. Lo explained he has someone in house helping to manage these projects. They plan to go out to bid in February. He said they are working hard to develop a phasing plan and abatement plan. Each project will require its own approval.

2. South Norwalk Photovoltaic recommendation

**** MS. DUNN MOVED THE FOLLOWING ITEM**

REVIEW UPDATE ON THE POTENTIAL PARTNERSHIP WITH SNEW/CMEEC TO DEVELOP PV RENEWABLE ENERGY GENERATION AT SOUTH NORWALK SCHOOL SITE AND RESOLVE THAT WITH SNEW'S FAVORABLE ELECTRIC RATES TO SOUTH NORWALK COMMUNITY THE FINANCIAL VIABILITY OF PV INSTALLATION IS NEGATIVELY IMPACTED. THEREFORE, THE CITY WILL MOVE FORWARD TO CONSIDER OTHER INSTALLATION OPTIONS (IN LIEU OF A PARTNERSHIP WITH SNEW) TO INSTALL ROOFTOP SOLAR AT SOUTH NORWALK SCHOOL.

Mr. Lo reviewed the item and said he came up with the idea to use rooftop and ground mounted solar panels. He said he and Mr. Livingston have been meeting with representatives from SNEW (South Norwalk Electric and Water) to develop a partnership. He said SNEW has a lot of requirements and issues.

Ms. Smyth expressed appreciation to Mr. Lo for doing all this work to look at what they can and cannot do. She noted that if what they are doing is going to put a large burden on the taxpayer, they are going to have to question it.

Mr. Lo said he is prepared to move away from working with SNEW because the project would not financially work. He said they are not permitted to buy power from a third party and bring it to the SNEW area. He said he will continue to look at the project with a potential for 40% coming from tax credits.

Mr. Burnett said he would like to see the exact wording for this item. Ms. Dunn agreed and said she would rather not vote on this item without having the exact wording. Mr. Frayer said he did not see a problem with waiting another month.

**** MS. DUNN WITHDREW HER MOTION**

**** MS. SMYTH MOVED TO TABLE THE ITEM TO THE NEXT MEETING FOR MORE SPECIFIC WORDING**

**** MOTION PASSED UNANIMOUSLY**

VII. MISCELLANEOUS/DISCUSSION ITEMS

1. Review Operating budget for Building Management

Ms. Smyth introduced the item and asked the staff to provide an overview of some of the asks as they go into the budget season. She noted this is very early in the budget process.

Mr. Lo shared his screen and reviewed the department's different areas of responsibility.

Lockwood Mathews Mansion asked for building services in the Mansion. The department has also been asked to pick up the remainder of the fire stations; these additions will require additional staff. Mr. Lo said he believes they used the services of a Handy Man and some contractors. The Mansion did not have air conditioning and only a little heat; however, with the new system, they will be able to operate throughout the year. Mr. Burnett suggested the Mansion may not need a full-time person. He was told the individual would split their time between the Mansion and four fire stations. There is a lot of deferred maintenance at the fire stations.

Mr. Frayer suggested looking at other buildings. Ms. Dunn asked if they could get costs for each of the buildings to determine if this makes sense to the City.

Ms. Smyth commented that once the renovations at the Mansion are complete, they will be able to open year-round and bring in income that will help pay for maintenance services. Mr. Burnett suggested another option could be to use year-round contractor services.

Ms. Smyth said the Committee needs to focus on what the big asks are going to be going into the budget season. She said they will look at what the capital budget will be at the December meeting.

ADJOURN

**** MS. DUNN MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

There was no further discussion, and the meeting was unanimously adjourned at 9:03 P.M.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services



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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING AND FACILITIES MANAGER

RE : **SOUTH NORWALK SCHOOL –
PHOTOVOLTAIC (PV) DEVELOPMENT**

DATE: OCTOBER 25, 2024 (*REVISED IN ITALIC 11/7/2024*)

Consistent with the City of Norwalk's goals and the direction of the Land Use and Building Management Committee of Norwalk Common Council, all major municipal building construction projects are required to develop an energy evaluation as part of the design process. All school projects are required to comply with State's High Energy Performance Building Standards and for non-school buildings, our goal is to achieve LEED Silver or better for new building construction.

The proposed new South Norwalk Elementary School is located within South Norwalk Electric Works (SNEW) electric service boundaries. City staff has been in detailed discussions with SNEW representatives for more than a year on the assessment and the maximization of photovoltaic (PV) generation on the proposed property, former Hatch & Bailey property. Based on the site configuration, the property offers a unique opportunity to include a ground mounted system in addition to the development of a rooftop PV system. The ground mounted system would be located in approximately 1.7 acres of elevated area which is substantially higher than the rest of the property and is generally not ADA accessible. However, this area is generally flat without vegetation which is suitable for a ground mounted PV system.

SNEW and the City are extremely excited regarding the opportunity to enter into a unique partnership on the development of a ground mounted solar farm in this area together with a full rooftop PV system to generate renewable energy in South Norwalk, an urban area that has limited land for solar generation. Our initial analysis anticipated that we would generate more electricity than the electrical consumption

of the building. In order to further define the potential generation of the two PV systems, the City retained CES, an engineering firm, to design the two systems. Upon receipt of their design recommendations, SNEW and CMEEC (Connecticut Municipal Electric Energy Cooperative) which SNEW is a member, issued a Request for Proposals (RFP) for PV developers to implement this project through a Power Purchase Agreement (PPA).

As background information regarding the PPA process, the City, in collaboration with Norwalk Public Schools, has completed PV projects at Naramake School, Ponus School, Jefferson School and currently underway with Cranbury School. It is important to note that although these projects were completed in recent years, Eversource has recently restructured their incentive program, and available incentives have reduced significantly. Nevertheless, the standard financial package for a PV system would include utility company incentives, federal energy tax credits and financing from the solar developer. The system would be owned by the PV Developer and leased to the City based on kilowatt per hour of electricity generated by the system. Through this process, the City would avoid the upfront capital costs as well as operating maintenance and costs throughout the life of the PPA.

For the South Norwalk School project, it is important to note that as a municipal utility company, SNEW is committed to provide the lowest utility rate possible to the South Norwalk community. Their electric rate does not include set-aside for incentive programs and their current generation rate for their customers is only slightly higher than the wholesale rate. This is great for South Norwalk residents, however, their low generation rate and the lack of utility company incentives become a financial obstacle in the development of a financially viable PV project.

Upon receipt of the proposals through the RFP process, SNEW/CMEEC embarked on an extensive evaluation process and developed detailed financial pro forma for this project. Their analysis included various assumed costs and variables to be offset against the proposed PPA value. SNEW's conclusion is that this project would barely break even through the life of a 20-year PPA and that initial operating shortfall is expected. SNEW staff brought this matter to their Commission and the Commission has agreed to establish a capped operating loss of \$25,000 per year with the commitment that the City will be responsible for any overages.

Based on all of the information available from SNEW and their financial position/concerns, I would like to advise and confirm with the Committee that the City and SNEW would not be moving forward with the proposed partnership. Since the building has been designed with the capability to support a rooftop system, I

would like to continue to assess the feasibility of rooftop PV system as a capital project without SNEW's participation. I will work with the City's preferred PV developer to develop a financial pro forma with the intent to capture federal energy tax credits and potential reimbursement as a component of the school construction project. I will provide further recommendation to the Committee toward the later part of the school construction project as we determine the availability of free balance in our construction budget.

ACTION REQUESTED:

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



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

TO: Land Use & Building Management Committee

FROM: Bryan Lutz – Assistant Director of Parking

CC: Alan Lo – Building and Facilities Manager
JoAnn Acquarulo -Building and Facilities Assistant
James Travers – Director of Transportation, Mobility and Parking
Steve Kleppin -Director of Planning & Zoning

REF: December 4th Meeting Agenda Item – Authorization to hold public hearing to discuss continued use of the retail space that is available for lease at the South Norwalk Train Station.

DATE: November 20, 2024

Background:

The Norwalk Parking Authority (NPA) manages approximate 4390 sq. ft. of retail space at the South Norwalk Train Station located at 24 Monroe St and 1 State St Norwalk, CT 06854. Currently, two tenants occupy part of this area, leaving approximately 1,059 sq. ft. available for lease at \$2,000 per month. The allowable use of the premises will remain retail.

Authorizations – South Norwalk Train Station

1. Authorize Public Hearing during January's Land Use & Building Management Committee Meeting concerning VI.A.2.
2. Authorize the leasing of approx. 1059± sq. ft. of space at the South Norwalk Train Station (inbound side) to SoNo Brewing Company for a term of 10 years with three (3) lessee options to extend the term for consecutive (5) years period each, rent to be negotiated and approved by the Norwalk Parking Authority.
3. 8-24 Referral to Planning & Zoning Commission of leasing of approx. 1059± sq. ft. of space at the South Norwalk Train Station (inbound side) to SoNo Brewing Company for a term of 10 years with three (3) lessee options to extend the term for consecutive (5) year's period each for Review and Report.



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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER
RE : NORWALK COMMUNITY RECREATION CENTER
DATE : NOVEMBER 25, 2024

As you know, the City has been expediting the design and development of the old South Norwalk Community Center into a new Norwalk Community Recreation Center. This project consists of the complete renovation of the existing structure and the construction of a new gymnasium extension in the rear of the building. The existing building is approximately 22,000 square feet and the gym extension is approximately 10,000 square feet. The current project budget, including soft and hard costs, is \$13,274,000 and the source of funding is as follows:

- State DECD - \$ 1,200,000
- City GGP funds - \$ 1,200,000+
- ARPA funds - \$ 6,374,000
- HUD funds - \$ 2,000,000
- 2024-25 Capital Budget - \$ 2,500,000

Total Available - \$13,274,000

As part of the ARPA funding, there is a requirement that the ARPA funds MUST be committed before December 31, 2024, which is the primary factor that has been driving the project schedule for the past year. Silver Petrucelli & Associates (the Architect) completed the bid documents in September. Newfield Construction (the Construction Manager - CM), in collaboration with City Purchasing Department, issued the project for bids with a bid opening in October. Unfortunately, the bid amounts for a number of trade bid packages came in substantially higher than estimated values. This issue is contributed mostly to current construction market associated with municipal/institutional building construction as well as lack of sufficient time to fully value engineer the project prior to bidding. The total trade bid is approximately

\$3,000,000 above the Construction Manager's 90% document cost estimates. With the ARPA funding commitment deadline, the project team has been working to find additional value engineering saving items for deletion. The goal is to reduce as much of the overage as possible and to accept some of the trades packages in order to develop an approvable early Guaranteed Maximum Price (GMP) in meeting the ARPA funding requirements. Currently, we identified approximately \$1,000,000 in cost saving changes. Concurrently, Newfield Construction and Silver Petrucelli will modify the bid documents and issue the remaining trade packages for rebid. It is anticipated that the project will have a budget shortfall of approximately \$2,500,000. I am in communication with the administration and our Finance Director to consider financial options including Special Capital Appropriation or additional capital budget allocation in Recreation and Parks FY 2025-2026 capital budget request.

In order to comply with ARPA funding schedule, we are recommending City approval of an Early Guaranteed Maximum Price (Early GMP) Amendment to Newfield Construction's contract in the amount of \$9,268,033.00. This cost includes, but is not limited to, the early and critical trades packages which include site work, steel, electrical, demolition and general trade. Our plan is to execute the Early GMP amendment before the end of December by using the ARPA funds and City funds. Concurrently, Newfield Construction will work with the design team to modify the remaining trade packages and engage with City's Purchasing Department to rebid. We are anticipating bid opening in early January so that we can finalize the total project costs and determine the project's overall funding shortfall. Thereafter, we will proceed with the Special Appropriation Process for additional funds and approval of the final GMP in February. It is important to note that this Early GMP only includes the trade costs. The required CM soft costs (ie. General Conditions, CM Fees and CM Contingencies) are to be submitted and approved as part of the Final GMP. At such time, we will also capture all Value Engineering savings and assign the balance of the funding (State DECD and HUD) to fully fund this project.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute an Early Guaranteed Maximum Price (Early GMP) Amendment to the Newfield Construction Group, LLC's contract for the new Norwalk Community Recreation Center at 98 South Main Street for a total not to exceed \$9,268,033.00. Funds are available from accounts:

134030 5796 ABL01 – ARPA funds -for Community Rec Center
140000 5796 ACMF3 – ARPA funds for 98 South Main St./Comm. Rec Center
510000 5796 GGP02 – GGP funds for Comm. Rec. Center
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09256030 5777 C0719 – Capital Budget funds for 98 S. Main/Comm. Rec Center

Note: Balance of the trade packages are scheduled for rebid. Thereafter, a Final GMP will be submitted to the Council for approval subject to the availability of additional funds.

GMP Amendment - Partial

November 26, 2024

Mr. Alan Lo, Building and Facilities Manager
City of Norwalk
125 East Avenue
Norwalk, CT 06856

RE: Norwalk Community Recreation Center Addition and Renovation Project
City of Norwalk Project #4401
Trade Contract Awards, Guaranteed Maximum Price (GMP) - Partial

Dear Alan,

Newfield Construction, Inc. ("CMR") hereby submits to the City of Norwalk, Connecticut ("Owner") this document regarding Partial Contract Amendment Guaranteed Maximum Price (GMP) for trade bid packages 02 Hazmat & Demolition, 03 Concrete, 04 Masonry, 05 Metals, Structural Detailing, 06 General Trades, 07 Roofing, 09 Drywall & Framing, 09.1 Acoustical Ceilings, 26 Electrical, Communications & Fire Alarm, 31 Site Construction for the construction of Norwalk Community Recreation Center Addition and Renovation Project, in accordance with the CMR Agreement dated May 14, 2024, ("Agreement"). This document includes the requested items indicated in the Table of Contents below.

Table of Contents

- a. GMP Amount
 - i. GMP Recapitulation
 - ii. GMP General Conditions and Reimbursables
 - iii. CMR - Value Engineering Log
- b. List of Drawings
- c. List of Specifications
- d. Clarifications and Assumptions
- e. Allowances
- f. Unit prices
- g. Alternates
- h. Project Schedule
- i. Formal Recommendation for Approval of Listed Trade Contractors
- j. Trade Rejection Letters for Non-compliance

a. GMP Amendment Amount – See attached breakdown

The Partial GMP Amendment amount is, **Nine Million Two Hundred Sixty-Eight Thousand Thirty-Three Dollars, \$9,268,033.00.**

Included for reference is the CMR Value Engineering Log. The value engineering costs will be reflected on the Full GMP at a later date.

- b. List of Drawings - See attached**
- c. List of Specifications - See attached**
- d. Clarifications and Assumptions - See attached**
- e. Allowances - See attached (allowances are included in GMP)**

- f. **Unit Prices - See attached**
- g. **Alternates - See attached (alternates are not included in GMP)**
- h. **Project Schedule - See attached**
- i. **Recommendations for Approval of Listed Trade Contractors**

Pursuant to the attached bid tabulation Newfield Construction has conducted scope reviews with the apparent low qualified bidders for bid package work required to be performed. We recommend for award the following qualified low Bidders:

Bid Package 02	Hazmat & Demo	American Environmental, Inc.
Bid Package 03	Concrete	Capasso Enterprises, Inc.
Bid Package 04	Masonry	Connecticut Mason Contractors, Inc.
Bid Package 05	Metals	XTX Associates LLC
Bid Package 06	General Trades	Conn Acoustics, Inc.
Bid Package 07	Roofing	Premier Building Associates LLC
Bid Package 09	Drywall & Framing	Conn Acoustics, Inc.
Bid Package 09.1	Acoustical Ceilings	Conn Acoustics, Inc.
Bid Package 26	Electrical	Ferguson Electric Company Inc.
Bid Package 31	Site Construction	H. I. Stone & Son, Inc.

- j. **Trade Rejection Letters for Non-Compliance – See attached.**

In light of the above Newfield Construction requests the GMP package be approved so the work can be contracted and scheduled.

Should you have any questions please feel free to contact this office.

Respectfully submitted,



Michael D'Angelo
Project Executive
Newfield Construction Group, LLC



Norwalk Community Recreation Center Addition and Renovation
GMP Amendment One

EXHIBIT – Part A
GMP Amount

**Norwalk Community Recreation Center Addition and Renovation Project
GMP Recapitulation**

Bid Package	Trade	Projected Trade Contractor	Bid Amount w/Accepted Alternates	Scope Review Completed	Notes
1	Final Cleaning	TBD			To be included as part of full GMP
2	Hazmat & Demolition	American Environmental, Inc.	337,169.00	Yes	
3	Concrete	Capasso Enterprises, Inc	523,500.00	Yes	
4	Masonry	Connecticut Mason Contractors, Inc	993,700.00	Yes	
5	Metals	XTX Associates LLC	347,000.00	Yes	
6	General Trades	Conn Acoustics, Inc	1,526,743.00	Yes	
7	Roofing	Premier Building Associates LLC	532,000.00	Yes	
7.1	Firestopping	TBD			To be included as part of full GMP
8	Aluminum Openings	TBD			To be included as part of full GMP
9	Drywall & Framing	Conn Acoustics, Inc	657,785.00	Yes	
9.1	Acoustical Ceilings & Systems	Conn Acoustics, Inc	136,136.00	Yes	
9.2	Tiling & Wood Flooring	TBD			To be included as part of full GMP
9.3	Carpet, Resilient and Wood Flooring	TBD			To be included as part of full GMP
9.4	Painting	TBD			To be included as part of full GMP
11	Food Service Equipment	TBD			To be included as part of full GMP
14	Elevators	TBD			To be included as part of full GMP
21	Fire Protection	TBD			To be included as part of full GMP
22	Plumbing	TBD			To be included as part of full GMP
23	Mechanical	TBD			To be included as part of full GMP
26	Electrical, Communications, Fire Alarm	Ferguson Electric Company	2,474,000.00	Yes	
31	Site Construction	H. I. Stone & Sons	1,740,000.00	Yes	
Estimated Trade Costs		Total Trade Bids	9,268,033.00		
ESTIMATE CONTINGENCY 1.5%			in trades		
ESCALATION 6.0%			in trades		
CM CONTINGENCY 1.5%			Full GMP		CM Contingency excluded from Partial GMP. To be included as part of Full GMP.
GL INSURANCE 0.75%			Full GMP		GL Insurance excluded from Partial GMP. To be included as part of Full GMP.
PERMIT FEE 1.5%			waived		
CM GENERAL CONDITIONS (see attached breakdown)			Full GMP		General Conditions and Reimbursables excluded from Partial GMP. To be included in Full GMP.
PRECON FEE			in soft costs		
CM BOND 0.67%			Full GMP		CM Bond excluded from Partial GMP. To be included in Full GMP.
CM FEE 1.95%			Full GMP		CM Fee excluded from Partial GMP. To be included in Full GMP.
		Projected GMP	9,268,033.00		

Norwalk, CT Name: Norwalk Community Recreation Center Construction Management Services - CM at Risk												Staffing Matrix																											
Staffing Bar Chart	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26		Total hours	Hourly Rate	Total										
	1	2	3	4	5	6	7	8	9	10	11	12																											
Pre-Construction Staff																																							
Total Preconstruction Phase Staff Costs																																							
Construction Phase Staff													1	2	3	4	5	6	7	8	9	10	11	12	13														
Project Manager (full-time)													80	40	40	40	40	40	40	40	40	40	40				480	\$ 128.00	\$ 61,440.00										
Project Superintendent (full-time)													173	173	173	173	173	173	173	173	173	173	173	86			1989	\$ 110.00	\$ 218,790.00										
Project Engineer													173	40	8	8	8	8	8	8	8	8	173	86			536	\$ 60.00	\$ 32,160.00										
Optional Staff:																																							
General Superintendent													8	8	16	16	16	16	16	16	16	16	16				176	\$ 140.00	\$ 24,640.00										
Other:																											0	\$ -	\$ -										
Total Construction Phase Staff Costs																												3181		\$ 337,030.00									

Norwalk Community Recreation Center Addition and Renovation Project
Construction Management Services - CM at Risk

General Conditions and Reimbursables

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25				Total
	1	2	3	4	5	6	7	8	9	10	11	12	13				
Project Staff Support																	
Field Office-CM	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	0	0	0				\$11,000
Field Office-Cleaning	100	100	100	100	100	100	100	100	100	100	0	0	0				\$1,000
Field Office- Utilities (By Owner)	0	0	0	0	0	0	0	0	0	0	0	0	0				\$0
Telephones-CM (Including Cell Phones)	75	75	75	75	75	75	75	75	75	75	75	75	0				\$900
Procure	15,000	0	0	0	0	0	0	0	0	0	0	0	0				\$15,000
Computer Equipment/IT - Field	1,500	0	0	0	0	0	0	0	0	0	0	0	0				\$1,500
Computer Support	150	150	150	150	150	150	150	150	150	150	150	150	0				\$1,800
Internet	400	400	400	400	400	400	400	400	400	400	400	400	0				\$4,800
Office Supplies	250	100	100	100	100	100	100	100	100	100	100	200	0				\$1,450
Copy Machine	350	350	350	350	350	350	350	350	350	350	350	350	0				\$4,200
Furniture	2,000	0	0	0	0	0	0	0	0	0	0	0	0				\$2,000
Water & Coffee	125	125	125	125	125	125	125	125	125	125	125	125	0				\$1,500
First Aid Supplies	125	125	125	125	125	125	125	125	125	125	125	125	0				\$1,500
Vehicle	375	375	375	375	375	375	375	375	375	375	375	375	0				\$4,500
Field Office Security	0	0	0	0	0	0	0	0	0	0	0	0	0				\$0
Photos	\$0	0	0	0	0	0	0	0	0	0	0	0	0				\$0
Reproductions	1,500	0	0	0	0	0	0	0	0	0	0	0	0				\$1,500
Safety	2,625	0	0	0	0	0	0	0	0	0	0	0	0				\$2,625
BIM Coordinator	0	0	0	0	0	0	0	0	0	0	0	0	0				\$0
Temporary Toilets - Trailer	0	0	0	0	0	0	0	0	0	0	0	0	0				\$0
Certified Payroll Processor	950	950	950	950	950	950	950	950	950	950	950	950	950				\$12,350
Steel Detailing	10,000	10,000	5,000	0	0	0	0	0	0	0	0	0	0				See GMP
General & Pro Liability Insurance; total cost of work	70,553	0	0	0	0	0	0	0	0	0	0	0	0				See GMP
Payment & Performance Bonds; total cost of work	73,307	0	0	0	0	0	0	0	0	0	0	0	0				See GMP
SUB-TOTAL																	\$67,625
TOTAL																	\$67,625.00

Norwalk Community Recreation Center
VALUE ENGINEERING LOG

TOTAL CONSTRUCTION BUDGET: \$10,660,444	
	DELTA FROM BUDGET
TOTAL CONSTRUCTION COST (INITIAL BIDS): \$13,957,654	(\$3,297,210)
VALUE ENGINEERING ELIMINATED COSTS: (\$1,282,674)	
TOTAL CONSTRUCTION COST W/VALUE ENGINEERING ELIMINATED COSTS: \$12,674,980	(\$2,014,536)

NO.	DESCRIPTION	BP#	CONTRACTOR	INCLUDED IN PARTIAL GMP (Yes or No)	ALT/VM AMOUNT	STATUS	DEFERRED AMOUNT	ELIMINATED AMOUNT
1	Remove Bleachers from Scope of Work <i>Fixed Audience Seating</i>	6	6	Yes	\$24,000	NOT ACCEPTED		
2	Remove Gym Divider Curtain from Scope of Work <i>Gym Divider Curtain</i>	6	6	Yes	\$20,000	NOT ACCEPTED		
3	Remove Signage Scope of Work <i>Remove Signage Scope of Work</i>	6	6	Yes	\$24,000	NOT ACCEPTED		
	Remove Storage Rack Scope <i>Remove Storage Racks Scope of Work</i>	6	6	Yes	\$12,000	ELIMINATED		\$12,000
	Remove Window Shade Scope of Work <i>Remove Window Shade Scope of Work</i>	6	6	Yes	\$17,000	NOT ACCEPTED		
	Remove Visual Display Surfaces <i>Eliminate Spec Section 10 11 00 Visual Display Units & 10 11 46 Visual Display Fabric</i>	6	6	6	\$30,750	ELIMINATED		\$30,750
	<i>Eliminate (50%) the mirrors in Community Meeting #A112 & Fitness Center #A114</i>	6	6	6	\$8,500	ELIMINATED		\$8,500
	Revise Wood Flooring to an Panelized Wood Flooring System <i>Revise Wood Flooring to an Panelized Wood Flooring System (estimate)</i>	9.3	TBD	No	\$35,000	ELIMINATED		\$35,000

Norwalk Community Recreation Center
VALUE ENGINEERING LOG

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NO.	DESCRIPTION	BP#	CONTRACTOR	INCLUDED IN PARTIAL GMP (Yes or No)	ALT/VM AMOUNT	STATUS	DEFERRED AMOUNT	ELIMINATED AMOUNT
	Revise Teaching Kitchen To Standard Room							
	Remove Food Service Equipment	11	TBD	No	\$68,533	NOT ACCEPTED		
	Reduce MEP Requirements (estimated cost)	MEPs	MEPs	No	\$25,000	NOT ACCEPTED		
	Reduce AV Scope of Work							
	Deferred AV Equipment	26	Ferguson Electric	Yes	\$150,000	NOT ACCEPTED		
	Eliminate AV Equipment	26	Ferguson Electric	Yes	\$383,000	ELIMINATED		\$383,000
	Deferred WAPs Equipment	26	Ferguson Electric	Yes	\$18,000	NOT ACCEPTED		
	AV Equipment Rough-in Reduction(50%) (estimated cost)	26	Ferguson Electric	Yes	\$20,000	ELIMINATED		\$20,000
	Reduce Security Scope of Work							
	Defer Security Camera Equipment	26	Ferguson Electric	Yes	\$58,000	NOT ACCEPTED		
	Eliminate Security Camera Equipment	26	Ferguson Electric	Yes	\$100,000	ELIMINATED		\$100,000
	Security Camera Count Reduction (75%) (estimated cost)	26	Ferguson Electric	Yes	\$20,000	ELIMINATED		\$20,000
	Aluminum Openings, Glass and Glazing VM							
	Remove Ballistic Glazing At Entry & Transaction Window - Replace with 1" Thermal	8	TBD	No	\$17,000	NOT ACCEPTED		
	Aluminum Storefront Hardware (estimate)	8	TBD	No	\$25,000	ELIMINATED		\$25,000
	Remove Reglazing Skylight	8	TBD	No	\$15,000	ELIMINATED		\$15,000
	Reduce Scope of Window, Including the Gymnasium (estimate)	8	TBD	No	\$25,000	ELIMINATED		\$25,000
	Revise Gymnasium Masonry Wall System							
	Revise Gymnasium Exterior Wall System to be 12" insulated block vs block and brick	4	CT Masons	Yes	\$150,000	NOT ACCEPTED		

Norwalk Community Recreation Center
VALUE ENGINEERING LOG

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NO.	DESCRIPTION	BP#	CONTRACTOR	INCLUDED IN PARTIAL GMP (Yes or No)	ALT/VM AMOUNT	STATUS	DEFERRED AMOUNT	ELIMINATED AMOUNT
	Revise Scope of Wall Coverings							
	Eliminate (75%) Spec Section 09 72 00 Wall Coverings.	9&9.1	Conn Acoustics	Yes	\$64,328	ELIMINATED		\$64,328
	Eliminate (75%) Spec Section 10 26 00 Wall & Door Protection	9&9.1	Conn Acoustics	Yes	\$13,050	ELIMINATED		\$13,050
	Revise Tile Scope of Work							
	Remove Tile from Restrooms - Gym (estimated)	9.2	TBD	Yes	\$5,000	ELIMINATED		\$5,000
	Add Epoxy Paint to Cover Tile Locations - Gym (estimated)	9.4	TBD	Yes	(\$1,000)	ELIMINATED		(\$1,000)
	Remove Tile from Restrooms - Existing (estimated)	9.2	TBD	Yes	\$20,000	ELIMINATED		\$20,000
	Add Epoxy Paint to Cover Tile Locations - Existing (estimated)	9.4	TBD	Yes	(\$3,000)	ELIMINATED		(\$3,000)
	Revise Millwork Scope							
	Standard laminate ILO fingerprint resistant laminate	6	Conn Acoustics	Yes	\$0			
	White melamine interior ILO laminate interior	6	Conn Acoustics	Yes	\$0			
	Solid surface countertops ILO quartz	6	Conn Acoustics	Yes	\$0			
	Eliminate 2nd floor gym window sills	6	Conn Acoustics	Yes	\$0			
	Reduce scope of millwork, i.e. rooms	6	Conn Acoustics	Yes	\$0			
		ESTIMATE	ESTIMATE	ESTIMATE	\$50,000	ELIMINATED		\$50,000
	Revise Metal Composite Wall Panels							
	Provide standard color in lieu of custom color	6	Conn Acoustics	Yes	\$0			
		ESTIMATE	ESTIMATE	ESTIMATE	\$5,000	ELIMINATED		\$5,000
	Revise Metal Plate Panels							
	Provide (1) standard color in lieu of (6) custom colors	6	Conn Acoustics	Yes	\$0			
	Alternate Product - Guage Steel Panel in lieu of .125 aluminum Plate	6	Conn Acoustics	Yes	\$0			
		ESTIMATE	ESTIMATE	ESTIMATE	\$8,000	ELIMINATED		\$8,000

Norwalk Community Recreation Center
VALUE ENGINEERING LOG

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NO.	DESCRIPTION	BP#	CONTRACTOR	INCLUDED IN PARTIAL GMP (Yes or No)	ALT/VM AMOUNT	STATUS	DEFERRED AMOUNT	ELIMINATED AMOUNT
	Revise Doors Frames and Hardware							
	Standard HMF and standard STC 37/39 Wood door ILO Spec 083473.16 Wood Sound Control Door	6	Conn Acoustics	Yes	\$0			
	A Grade ILO AA Grade wood doors	6	Conn Acoustics	Yes	\$0			
	Standard HMF and HMD ILO Spec 081743 FRP Flush Doors and Frames (delete this spec)	6	Conn Acoustics	Yes	\$0			
		ESTIMATE	ESTIMATE	ESTIMATE	\$30,000	ELIMINATED		\$30,000
	Revise Drywall and Insulation Scope							
	Replace sprayed cellulosic insulation at exterior wall (per note #89 on A101) with standard batt insulation (full height) & drywall to 6" above ceiling	9	Conn Acoustics	Yes	\$40,750	ELIMINATED		\$40,750
	Top of Wall Firestopping/Smoke Sealing Removal							
	Top of Wall Firestopping Removal	7.1	TBD	No	\$15,000	ELIMINATED		\$15,000
	MEP Cost Reductions							
	Fixture Types Cost Reduction (estimate)	22	TBD	No	\$10,000	ELIMINATED		\$10,000
	Mechanical Equipment Open Spec (estimate)	23	TBD	No	\$20,000	ELIMINATED		\$20,000
	Copper Feeders to Aluminum	26	Ferguson Electric	Yes	\$13,000	ELIMINATED		\$13,000
	Site Work Reductions							
	Eliminate (2) trees and surrounds on Front Sidewalk	31	HI Stone	Yes	\$5,000	NOT ACCEPTED		
	Retention System Product Efficiency	31	HI Stone	Yes	\$15,000	ELIMINATED		\$15,000
	Gymnasium Ceiling Decking and Painting							
	Eliminate Gymnasium Ceiling Paint (estimated)	9.4	TBD	No	\$5,000	NOT ACCEPTED		
	Revised Decking Type from galvanize to painted	5	XTX	Yes	\$10,000	ELIMINATED		\$10,000
	Roofing Material Efficiency (20 Warranty)							
	Switch from current Elevate .080 fleeceback TPO to an Elevate .060 TPO membrane	7	Premier	Yes	\$12,000	ELIMINATED		\$12,000
	Switch from .063 coping metal .040 metal	7	Premier	Yes	\$3,000	ELIMINATED		\$3,000
	Remove Coverboard from Roofing System	7	Premier	Yes	\$12,000	ELIMINATED		\$12,000

Norwalk Community Recreation Center
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NO.	DESCRIPTION	BP#	CONTRACTOR	INCLUDED IN PARTIAL GMP (Yes or No)	ALT/VM AMOUNT	STATUS	DEFERRED AMOUNT	ELIMINATED AMOUNT
	Bond Waiver							
	BP#01				\$ 445.80	NOT ACCEPTED		
	BP#02				\$ 2,023.01	NOT ACCEPTED		
	BP#03				\$ 3,141.00	NOT ACCEPTED		
	BP#04				\$ 5,962.20	NOT ACCEPTED		
	BP#05				\$ 2,082.00	NOT ACCEPTED		
	BP#06				\$ 9,160.46	NOT ACCEPTED		
	BP#07				\$ 3,192.00	NOT ACCEPTED		
	BP#07.1				\$ 514.66	NOT ACCEPTED		
	BP#08				\$ 3,994.50	NOT ACCEPTED		
	BP#09				\$ 3,946.71	NOT ACCEPTED		
	BP#09.1				\$ 816.82	NOT ACCEPTED		
	BP#09.2				\$ 2,257.98	NOT ACCEPTED		
	BP#09.3				\$ 1,980.00	NOT ACCEPTED		
	BP#09.4				\$ 804.00	NOT ACCEPTED		
	BP#11				\$ 1,601.78	NOT ACCEPTED		
	BP#21				\$ 1,354.20	NOT ACCEPTED		
	BP#22				\$ 5,193.60	NOT ACCEPTED		
	BP#23				\$ 9,271.20	NOT ACCEPTED		
	BP#26				\$ 14,844.00	NOT ACCEPTED		
	BP#31				\$ 10,440.00	NOT ACCEPTED		
	General Requirements Reduction							
	Reduce Temporary Protection Requirements	6	Conn Acoustics	Yes	\$15,000	ELIMINATED		\$15,000

Norwalk Community Recreation Center
VALUE ENGINEERING LOG

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NO.	DESCRIPTION	BP#	CONTRACTOR	INCLUDED IN PARTIAL GMP (Yes or No)	ALT/VM AMOUNT	STATUS	DEFERRED AMOUNT	ELIMINATED AMOUNT
Allowance Reductions								
	BP#01 Final Cleaning - Allowance Reduction				\$ 5,272.50	ELIMINATED		\$5,273
	BP#02 Hazmat & Demolition - Allowance Reduction				\$ 24,502.05	ELIMINATED		\$24,502
	BP#03 Concrete - Allowance Reduction				\$ 9,960.00	ELIMINATED		\$9,960
	BP#04 Masonry - Allowance Reduction				\$ 15,750.00	ELIMINATED		\$15,750
	BP#05 Metals - Allowance Reduction				\$ 12,150.00	ELIMINATED		\$12,150
	BP#06 General Trades - Allowance Reduction				\$ 20,121.00	ELIMINATED		\$20,121
	BP#07 Roofing - Allowance Reduction				\$ 9,750.00	ELIMINATED		\$9,750
	BP#7.1 Firestopping - Allowance Reduction				\$ 7,500.00	ELIMINATED		\$7,500
	BP#08 Aluminum Glass and Glazing - Allowance Reduction				\$ 2,700.00	ELIMINATED		\$2,700
	BP#09 Drywall and Framing - Allowance Reduction				\$ 14,336.25	ELIMINATED		\$14,336
	BP#09.1 Acoustical Systems - Allowance Reduction				\$ 4,875.00	ELIMINATED		\$4,875
	BP#09.2 Tiling and Wood Flooring - Allowance Reduction				\$ 2,700.00	ELIMINATED		\$2,700
	BP#09.3 Carpet and Resilient				\$ 2,700.00	ELIMINATED		\$2,700
	BP#09.4 Painting				\$ 11,250.00	ELIMINATED		\$11,250
	BP#21 Fire Protection				\$ 9,000.00	ELIMINATED		\$9,000
	BP#23 Mechanical				\$ 18,000.00	ELIMINATED		\$18,000
	BP#26 Electrical				\$ 19,230.00	ELIMINATED		\$19,230
	BP#31 Site Construction				\$ 61,500.00	ELIMINATED		\$61,500
OTHER								
	CM Contingency Reduction				\$50,000	NOT ACCEPTED		
	Owner Contingency Reduction				\$250,000	NOT ACCEPTED		
					TOTAL VE PROPOSED		DEFERRED	ELIMINATED
					\$2,267,233		\$0	\$1,282,674



EXHIBIT – Part B
List of Drawings

Norwalk Community Recreation Center		REVISION DATE
	COVER SHEET	9/13/2024
G001	GENERAL INFORMATION & DRAWING LIST	11/4/2024
G002	BUILDING CODE PLANS & INFORMATION	9/13/2024
G003	BUILDING CODE EGRESS PLANS	9/13/2024
Civil		
C1	SITE DEMOLITION PLAN	9/13/2024
C2	SITE PLAN	9/13/2024
C3	GRADING & UTILITY PLAN	9/13/2024
C4	SOIL EROSION & SEDIMENTATION CONTROL PLAN	9/13/2024
C5	DETAILS	9/13/2024
C6	DETAILS	9/13/2024
Environmental		
HZ100	1ST & 2ND FLOOR ASBESTOS ABATEMENT LOCATIONS	9/13/2024
Structural		
S001	GENERAL NOTES	9/13/2024
S002	GENERAL NOTES	9/13/2024
S003	TYPICAL DETAILS	9/13/2024
S004	TYPICAL DETAILS	9/13/2024
S005	TYPICAL DETAILS	9/13/2024
S101	FOUNDATION PLAN	10/30/2024
S102	SECOND FLOOR & LOW ROOF FRAMING PLAN	10/30/2024
S103	ROOF FRAMING PLAN	10/30/2024
S200	ELEVATIONS	9/13/2024
S201	ELEVATIONS	10/30/2024
S250	CANOPY DETAILS	10/30/2024
S251	DECORATIVE COLUMN DETAILS	9/13/2024
S300	SECTIONS	10/30/2024
S301	SECTIONS	10/30/2024
S400	PILE CAP PLAN & COLUMN SCHEDULE	9/13/2024
Architectural		
A000	OVERALL EXISTING FLOOR PLANS	9/13/2024
A010	DEMOLITION PLANS	10/30/2024
A100	OVERALL FLOOR PLANS	9/13/2024
A101	FIRST FLOOR PLANS	11/4/2024
A102	SECOND FLOOR PLANS	11/4/2024
A103	ROOF PLANS	10/30/2024
A211	FIRST FLOOR FINISH PLANS	9/13/2024
A212	SECOND FLOOR FINISH PLAN, FINISH & WALL BOARD SCHEDULES	11/4/2024
A213	ENLARGED FLOOR PATTERN PLANS	9/13/2024
A230	FURNITURE PLANS (FOR REFERENCE ONLY – NOT FOR CONSTRUCTION)	9/13/2024
A251	FIRST FLOOR CEILING PLANS- PARTS "A" & "B"	10/30/2024
A252	SECOND FLOOR CEILING PLAN- PART "A"	10/30/2024
A260	CEILING DETAILS	10/30/2024
A300	OVERALL EXTERIOR ELEVATIONS	10/30/2024
A400	BUILDING SECTIONS	9/13/2024
A401	BUILDING SECTIONS	9/13/2024
A420	WALL SECTIONS	10/30/2024
A421	WALL SECTIONS	10/30/2024
A500	PLAN DETAILS	10/30/2024
A510	SECTION DETAILS	9/13/2024
A511	SECTION DETAILS	10/30/2024
A512	SECTION DETAILS	11/4/2024
A530	TYPICAL ROOF DETAILS	10/30/2024
A600	WINDOW ELEVATIONS	11/4/2024
A610	WINDOW DETAILS	10/30/2024
A611	WINDOW DETAILS	11/4/2024
A700	ENLARGED PARTIAL PLANS	11/4/2024
A701	ENLARGED CATERING KITCHEN PLAN, EQUIPMENT SCHEDULE, AND ELEVATIONS	10/30/2024
A702	ENLARGED TEACHING KITCHEN PLAN, EQUIPMENT SCHEDULE & ELEVATIONS	11/4/2024

Norwalk Community Recreation Center		REVISION DATE
A710	TOILET ROOM ELEVATIONS	9/13/2024
A711	TOILET ROOM ELEVATIONS	10/30/2024
A712	TOILET ROOM ELEVATIONS	10/30/2024
A730	INTERIOR ELEVATIONS	11/4/2024
A731	INTERIOR ELEVATIONS	9/13/2024
A732	INTERIOR ELEVATIONS	9/13/2024
A733	INTERIOR ELEVATIONS	9/13/2024
A734	INTERIOR ELEVATIONS	9/13/2024
A735	INTERIOR ELEVATIONS	9/13/2024
A736	INTERIOR ELEVATIONS	11/4/2024
A737	INTERIOR ELEVATIONS	9/13/2024
A738	INTERIOR ELEVATIONS	9/13/2024
A739	INTERIOR ELEVATIONS	9/13/2024
A740	INTERIOR ELEVATIONS	9/13/2024
A741	INTERIOR ELEVATIONS	9/13/2024
A742	INTERIOR ELEVATIONS	10/30/2024
A743	INTERIOR ELEVATIONS	11/4/2024
A800	CASEWORK DETAILS	9/13/2024
A801	CASEWORK DETAILS – YMCA RECEPTION DESK	9/13/2024
A802	CASEWORK DETAILS – TEACHING KITCHEN	9/13/2024
A803	CASEWORK DETAILS – OPEN OFFICE RECEPTION DESK	11/4/2024
A900	PARTITION TYPES	10/30/2024
A930	DOOR SCHEDULE	11/4/2024
A940	DOOR DETAILS	11/4/2024
A950	SIGNAGE	11/4/2024
Fire Protection		
FP000	FIRE PROTECTION NOTES, SCHEDULES & LEGENDS	9/13/2024
FP010	FIRE PROTECTION DEMOLITION PLANS	9/13/2024
FP101	FIRST FLOOR – FIRE PROTECTION	9/13/2024
FP102	SECOND FLOOR – FIRE PROTECTION	9/13/2024
FP300	FIRE PROTECTION DETAILS	9/13/2024
Plumbing		
P000	PLUMBING NOTES, ABBREVIATIONS & LEGEND	9/13/2024
P010	PLUMBING DEMOLITION PLANS	9/13/2024
P011	PLUMBING ROOF DEMOLITION PLAN	9/13/2024
P101	FIRST FLOOR PLANS-PLUMBING	10/30/2024
P102	SECOND FLOOR PLANS- PLUMBING	10/30/2024
P103	ROOF PLAN-PLUMBING	10/30/2024
P201	ENLARGED KITCHEN PLANS	9/13/2024
P202	TOILET ROOM ENLARGED PLANS	9/13/2024
P301	PLUMBING DETAILS	9/13/2024
P302	PLUMBING DETAILS	9/13/2024
P401	PLUMBING SCHEDULES	11/4/2024
Mechanical		
M001	MECHANICAL SYMBOL	9/13/2024
M011	MECHANICAL FIRST FLOOR DEMO PLAN	9/13/2024
M012	MECHANICAL SECOND FLOOR DEMO PLAN	9/13/2024
M013	MECHANICAL DEMO ROOF PLAN	9/13/2024
M101	MECHANICAL FIRST FLOOR	9/13/2024
M102	MECHANICAL SECOND FLOOR PLAN	11/4/2024
M103	MECHANICAL ROOF PLAN	9/13/2024
M200	MECHANICAL DETAILS	9/13/2024
M201	MECHANICAL DETAILS	9/13/2024
M202	MECHANICAL FLOW DIAGRAMS	9/13/2024
M300	MECHANICAL SCHEDULES	9/13/2024
M301	MECHANICAL SCHEDULES	10/30/2024
Electrical		
E001	GENERAL NOTES & LEGEND	9/13/2024
E010	ELECTRICAL FIRST & SECOND FLOOR POWER DEMOLITION PLANS	9/13/2024

Norwalk Community Recreation Center		REVISION DATE
E011	ELECTRICAL ROOF DEMOLITION POWER PLAN	9/13/2024
E012	ELECTRICAL FIRST & SECOND FLOOR LIGHTING DEMOLITION PLANS	9/13/2024
E110	ELECTRICAL FIRST FLOOR LIGHTING PLAN	9/13/2024
E111	ELECTRICAL SECOND FLOOR LIGHTING PLAN	9/13/2024
E210	ELECTRICAL FIRST FLOOR POWER PLAN	10/18/2024
E211	ELECTRICAL SECOND FLOOR POWER PLAN	9/13/2024
E212	ELECTRICAL ROOF POWER PLAN	9/13/2024
E400	ELECTRICAL ONE LINE RISER DIAGRAM	10/18/2024
E401	FIRE ALARM ONE RISER DIAGRAM	9/13/2024
E500	ELECTRICAL SCHEDULES	11/4/2024
E501	ELECTRICAL SCHEDULES	10/18/2024
E502	ELECTRICAL SCHEDULES	9/13/2024
E600	ELECTRICAL DETAILS	9/13/2024
E601	ELECTRICAL DETAILS	9/13/2024
E602	ELECTRICAL DETAILS	9/13/2024
ES001	ELECTRICAL DEMOLITION SITE PLAN	9/13/2024
ES100	ELECTRICAL NEW WORK SITE PLAN	10/18/2024
Technology		
T010	TECHNOLOGY FIRST & SECOND FLOOR DEMOLITION PLANS	9/13/2024
T600	TECHNOLOGY DETAILS	10/30/2024
T601	TECHNOLOGY DETAILS	9/13/2024
TA001	AUDIO VISUAL - SYMBOL LEGEND & GENERAL NOTES	10/25/2024
TA101	AUDIO VISUAL - 1ST FLOOR PLAN	10/25/2024
TA102	AUDIO VISUAL - 2ND FLOOR PLAN	10/25/2024
TA201	AUDIO VISUAL - DETAILS	10/25/2024
TA301	AUDIO VISUAL - WIRING DIAGRAMS & PANELS	10/25/2024
TA302	AUDIO VISUAL - WIRING DIAGRAMS	10/25/2024
TA304	AUDIO VISUAL - WIRING DIAGRAMS	10/25/2024
TY001	SECURITY - SYMBOL LEGEND & GENERAL NOTES	10/25/2024
TY101	SECURITY - 1ST FLOOR PLAN	10/25/2024
TY102	SECURITY - 2ND FLOOR PLAN	10/25/2024
TY201	SECURITY - DETAILS	10/25/2024
TY202	SECURITY - DETAILS	10/25/2024
TY301	SECURITY - WIRING DIAGRAMS	10/25/2024
ADDENDA NUMBER		DATE ISSUED
ADDENDUM #1		10/18/2024
ADDENDUM #2		10/25/2024
ADDENDUM #3		10/30/2024
ADDENDUM #4		11/4/2024
ADDENDUM #5		11/8/2024



EXHIBIT – Part C
List of Specifications

Division 00 - BIDDING AND CONTRACT REQUIREMENTS		REVISION DATE
00015	List of Drawing Sheets	
000210	Invitation to Bid	
000220	Instruction to Bidders, AIA Document A701	
000230	Supplemental Instructions to Bidders	
000230 A	City Project Bid Cover Information	
000235	CHRO Requirements	
000240	Bid Proposal Form	
000250	Bid Bond, AIA A310	
000260	Contractors Qualification Statement, AIA A305	
003100 A	Preliminary Construction Schedule	
003100 B	Phasing & Logistics Plan	
003100 C	Sample AIA Pay Application	
003100 D	Sample Trade Contractor PCO Form	
003100 E	Sample Subcontractor CO Form	
003100 G	City of Norwalk Hiring Ordinance Chapter 34 & Section 5	
003100 J	Existing Drawings (File Share)	
003100 K	Soils Management Plan - March 21, 2024	
005000	Standard Form Agreement between owner (City of Norwalk) and Construction Manager at Risk (Newfield Construction Group, LLC)	
005100	Form of Agreement Between Construction Manager and Trade Contractor	
005200	General Conditions of the Contract for Construction for Construction Manager at Risk (CMR)	
005300	Special Project Conditions	
005400	Prevailing Wage Rates	
009001	Bid Package 01 – Final Cleaning (SET ASIDE Contract)	
009002	Bid Package 02 – Hazmat & Demolition	
009003	Bid Package 03 – Concrete	
009004	Bid Package 04 – Masonry	
009005	Bid Package 05 – Metals	
009006	Bid Package 06 – General Trades	
009007	Bid Package 07 – Roofing	
009007.1	Bid Package 07.1 – Firestopping (SET ASIDE Contract)	
009008	Bid Package 08 – Aluminum Openings, Glass & Glazing	
009009	Bid Package 09 – Drywall & Framing	
009009.1	Bid Package 09.1 – Acoustical Ceilings and Systems	
009009.2	Bid Package 09.2 – Tiling and Wood Flooring	
009009.3	Bid Package 09.3 – Carpet, Resilient (SET ASIDE Contract)	
009009.4	Bid Package 09.4 – Painting (SET ASIDE Contract)	
009011	Bid Package 11 – Food Service Equipment	
009021	Bid Package 21 – Fire Protection	
009022	Bid Package 22 – Plumbing	
009023	Bid Package 23 – Mechanical	
009026	Bid Package 26 - Electrical, Communications and Fire Alarm	
009031	Bid Package 31 – Site Construction	
Division 01 - GENERAL REQUIREMENTS		
012100	Allowances	9/13/2024
012200	Unit Prices	9/13/2024
012300	Alternates	9/13/2024
012500	Substitution Procedures	9/13/2024
012600	Contract Modification Procedures	9/13/2024
012900	Payment Procedures	9/13/2024
013100	Project Management and Coordination	9/13/2024
013200	Construction Progress Documentation	9/13/2024
013233	Photographic Documentation	9/13/2024
013300	Submittal Procedures	9/13/2024
014000	Quality Requirements and Statement of Special Inspections	9/13/2024
014200	References	9/13/2024
015000	Temporary Facilities and Controls	9/13/2024
016000	Product Requirements	9/13/2024
017300	Execution	9/13/2024
017419	Construction Waste Management and Disposal	9/13/2024
017700	Closeout Procedures	9/13/2024
017823	Operation and Maintenance Data	9/13/2024
017839	Project Record Documents	9/13/2024
017900	Demonstration and Training	9/13/2024

Division 2 - EXISTING CONDITIONS		
024119	Selective Demolition	9/13/2024
024213	Reclaiming of Acoustical Ceiling Panels	9/13/2024
028213	Hazardous Materials Specifications	9/13/2024
Division 3 – CONCRETE		
031000	Concrete Forming and Accessories	9/13/2024
032000	Concrete Reinforcing	9/13/2024
033000	Cast-In-Place Concrete	9/13/2024
035416	Hydraulic Cement Underlayment	9/13/2024
Division 4 – MASONRY		
042000	Unit Masonry	9/13/2024
Division 5 - METALS		
051200	Structural Steel Framing	9/13/2024
052100	Steel Joist Framing	9/13/2024
053100	Steel Decking	9/13/2024
055000	Metal Fabrications	9/13/2024
Division 6 - WOOD, PLASTICS, AND COMPOSITES		
061000	Rough Carpentry	9/13/2024
061600	Sheathing	9/13/2024
062023	Interior Finish Carpentry	9/13/2024
064116	Plastic-Laminate-Clad Architectural Cabinets	9/13/2024
Division 7 - THERMAL AND MOISTURE PROTECTION		
070150.19	Preparation for Reroofing	9/13/2024
071326	Self-Adhering Sheet Waterproofing	9/13/2024
072100	Thermal Insulation	9/13/2024
072713	Modified Bituminous Sheet Air Barriers	9/13/2024
072726	Fluid-Applied Membrane Air Barriers	9/13/2024
074213.16	Metal Plate Wall Panels	9/13/2024
074213.23	Metal Composite Material Wall Panels	9/13/2024
075423	Thermoplastic Polyolefin (TPO) Roofing	9/13/2024
076200	Sheet Metal Flashing and Trim	9/13/2024
077100	Roof Specialties	9/13/2024
078413	Penetration Firestopping	9/13/2024
079200	Joint Sealants	9/13/2024
079500	Expansion Control	9/13/2024
Division 8 - OPENINGS		
081213	Hollow Metal Frames	9/13/2024
081416	Flush Wood Doors	9/13/2024
081743	FRP Flush Wood Doors and Frames	9/13/2024
083113	Access Doors and Frames	9/13/2024
083313	Coiling Counter Doors	9/13/2024
083473.16	Wood Sound Control Door Assemblies	9/13/2024
083800	Impact Traffic Doors	9/13/2024
084113	Aluminum-Framed Entrances and Storefronts	9/13/2024
084413	Glazed Aluminum Curtain Walls	9/13/2024
085653	Security Windows	11/4/2024
087100	Door Hardware	9/13/2024
088000	Glazing	9/13/2024
088300	Mirrors	9/13/2024
089000	Louvers and Vents	9/13/2024
Division 9 - FINISHES		
090000	Schedule of Finishes	9/13/2024
092216	Non-Structural Metal Framing	9/13/2024
092900	Gypsum Board	9/13/2024
093000	Tiling	9/13/2024
095113	Acoustical Panel Ceilings	9/13/2024
096466	Wood Athletic Flooring	9/13/2024
096513	Resilient Base and Accessories	9/13/2024
096516	Resilient Sheet Flooring	9/13/2024
096519	Resilient Tile Flooring	9/13/2024
096566	Resilient Athletic Flooring	9/13/2024
096723	Resinous Flooring	9/13/2024
096813	Tile Carpeting	9/13/2024
097200	Wall Coverings	9/13/2024
098433	Sound-Absorbing Wall Units	9/13/2024
098436	Sound-Absorbing Ceiling Units	9/13/2024
099113	Exterior Painting	9/13/2024

099123	Interior Painting	9/13/2024
099300	Staining and Transparent Finishes	9/13/2024
099600	High-Performance Coatings	9/13/2024
Division 10 - SPECIALTIES		
101100	Visual Display Units	9/13/2024
101146	Visual Display Fabrics	9/13/2024
101200	Display Cases	9/13/2024
101400	Signage	9/13/2024
101419	Dimensional Letter Signage	9/13/2024
102113.20	Solid Surface Toilet Compartments	9/13/2024
102600	Wall and Door Protection	9/13/2024
102800	Toilet, Bath, and Laundry Accessories	9/13/2024
104300	Emergency Aid Specialties	9/13/2024
104413	Fire Protection Cabinets	9/13/2024
104416	Fire Extinguishers	9/13/2024
105113	Metal Lockers	9/13/2024
105613	Metal Storage Shelving	9/13/2024
107119.16	Removable Aluminum Flood Barriers	9/13/2024
Division 11 - EQUIPMENT		
113100	Residential Appliances	9/13/2024
114000	Foodservice Specifications	9/13/2024
116623	Gymnasium Equipment	9/13/2024
116653	Gymnasium Dividers	9/13/2024
Division 12 - FURNISHINGS		
122413	Roller Window Shades	9/13/2024
123661.16	Solid Surfacing Countertops	9/13/2024
123661.19	Quartz Agglomerate Countertops	9/13/2024
126613	Fixed Tiered Seating	11/4/2024
124816	Entrance Grilles	9/13/2024
DIVISION 13 – SPECIAL CONSTRUCTION		
Not included in Specification	Not included in Specification	
Division 14 – CONVEYING EQUIPMENT		
Not included in Specification	Not included in Specification	
DIVISION 21 - FIRE PROTECTION		
210100	General Conditions for Fire Protection Trade	9/13/2024
210517	Sleeves and Sleeve Seals for Fire-Suppression Piping	9/13/2024
210518	Escutcheons for Fire-Suppression Piping	9/13/2024
210523	General-Duty Valves for Fire Water-Based Fire-Suppression Piping	9/13/2024
210548	Vibration & Seismic Controls for Fire-Suppression Piping & Equipment	9/13/2024
210553	Identification for Fire-Suppression Piping and Equipment	9/13/2024
211119	Fire Department Connections	9/13/2024
211313	Wet-Pipe Sprinkler Systems	9/13/2024
Division 22 - PLUMBING		
220100	General Conditions for Plumbing Trade	9/13/2024
220513	Common Motor Requirements for Plumbing Equipment	9/13/2024
220516	Expansion Fittings and Loops for Plumbing Piping	9/13/2024
220517	Sleeves and Sleeve Seals for Plumbing Piping	9/13/2024
220518	Escutcheons for Plumbing Piping	9/13/2024
220519	Meters and Gages for Plumbing Piping	9/13/2024
220523.12	Ball Valves for Plumbing Piping	9/13/2024
220523.13	Butterfly Valves for Plumbing Piping	9/13/2024
220523.14	Check Valves for Plumbing Piping	9/13/2024
220529	Hangers and Supports for Plumbing Piping and Equipment	9/13/2024
220553	Identification for Plumbing Piping and Equipment	9/13/2024
220719	Plumbing Piping Insulation	9/13/2024
221116	Domestic Water Piping	9/13/2024
221119	Domestic Water Piping Specialties	9/13/2024
221316	Sanitary Waste and Vent Piping	9/13/2024
221319	Sanitary Waste Piping Specialties	9/13/2024
221319.13	Sanitary Drains	9/13/2024
221416	Storm Drainage Piping	9/13/2024
221423	Storm Drainage Piping Specialties	9/13/2024
221623	Natural-Gas Piping	9/13/2024
223400	Fuel-Fired, Domestic-Water Heaters	9/13/2024
224213.13	Commercial Water Closets	9/13/2024
224213.16	Commercial Urinals	9/13/2024
224216.13	Commercial Lavatories	9/13/2024
224216.16	Commercial Sinks	9/13/2024

224223	Commercial Showers	9/13/2024
224716	Pressure Water Coolers	9/13/2024
Division 23 - HEATING, VENTILATING AND AIR CONDITIONING		
230000	Basic Mechanical Requirements	9/13/2024
230100	Mechanical Demolition	9/13/2024
230500	Common Work Results for HVAC	9/13/2024
230513	Common Motor Requirements for HVAC Equipment	9/13/2024
230517	Sleeves and Sleeve Seals for HVAC Piping	9/13/2024
230529	Hangers and Supports for HVAC Piping and Equipment	9/13/2024
230548	Vibration and Seismic Controls for HVAC Piping	9/13/2024
230553	Identification for HVAC Piping and Equipment	9/13/2024
230593	Testing, Adjusting, and Balancing for HVAC	9/13/2024
230713	Duct Insulation	9/13/2024
230926	Automatic Temperature Controls	9/13/2024
230993	Sequence of Operation	9/13/2024
233113	Metal and Non-Metal Ducts	9/13/2024
233300	Air Duct Accessories	9/13/2024
233423	HVAC Power Ventilators	9/13/2024
233533	Listed Kitchen Ventilation System Exhaust Ducts	9/13/2024
233600	Air Terminal Units	9/13/2024
233713	Diffusers, Registers, and Grilles	9/13/2024
233813	Commercial Kitchen Hoods	10/18/2024
237416.11	Packaged Rooftop Air-Conditioning Units	9/13/2024
237423	Outdoor, Indirect, Fuel-Fired, Heating Only, Make-Up Air Units	9/13/2024
237435	Condensing Units	9/13/2024
238219	Ducted Fan Coil Units	9/13/2024
238240	Electric Heaters	9/13/2024
Division 26 - ELECTRICAL		
260500	Common Work Results for Electrical	9/13/2024
260509	Electrical Demolition Requirements	9/13/2024
260519	Low-Voltage Electrical Power Conductors and Cables	9/13/2024
260523	Control-Voltage Electrical Power Cables	9/13/2024
260526	Grounding and Bonding for Electrical Systems	9/13/2024
260529	Hangers and Supports for Electrical Systems	9/13/2024
260533	Raceway and Boxes for Electrical Systems	9/13/2024
260543	Underground Ducts and Raceways for Electrical Systems	9/13/2024
260544	Sleeves and Sleeve Seals for Electrical Raceways and Cabling	9/13/2024
260548	Vibration and Seismic Controls for Electrical Systems	9/13/2024
260553	Identification for Electrical Systems	9/13/2024
260573	Overcurrent Protective Device Coordination Study	9/13/2024
260574	Overcurrent Protective Device Arc-Flash Study	9/13/2024
260923	Lighting Control Devices	9/13/2024
262413	Switchboards	9/13/2024
262416	Panelboards	9/13/2024
262713	Electricity Metering	9/13/2024
262726	Wiring Devices	9/13/2024
262813	Fuses	9/13/2024
262816	Enclosed Switches and Circuit Breakers	9/13/2024
262913	Enclosed Controllers	9/13/2024
262923	Variable Frequency Motor Controllers	9/13/2024
263323.11	Inverter/Battery Equipment for Emergency Lighting	9/13/2024
265119	LED Interior Lighting	9/13/2024
265219	Emergency and Exit Lighting	9/13/2024
265619	LED Exterior Lighting	9/13/2024
DIVISION 27 - COMMUNICATIONS		
270528	Pathways for Communications Systems	9/13/2024
270544	Sleeves and Sleeve Seals for Communications Pathways and Cabling	9/13/2024
271100	Communications Equipment Room Fittings	9/13/2024
271300	Communications Backbone Cabling	9/13/2024
271500	Communications Horizontal Cabling	9/13/2024
274100	Audio Video Systems	10/25/2024
275116	Public Address System	10/25/2024
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY		
281300	Access Control System	10/25/2024
281600	Intrusion Detection System	10/25/2024
282300	Video Surveillance System	10/25/2024
283111	Digital, Addressable Fire Alarm System	9/13/2024

Division 31 – EARTHWORK		
310515	Soils and Aggregates for Earthwork	9/13/2024
311000	Site Clearing	9/13/2024
312000	Earthwork	9/13/2024
312333	Trenching and Backfilling	9/13/2024
312500	Erosion and Sedimentation Controls	9/13/2024
Division 32 – EXTERIOR IMPROVEMENTS		
321123	Aggregate Base Courses	9/13/2024
321216	Asphalt Paving	9/13/2024
321623	Sidewalks	9/13/2024
Division 33 – UTILITIES		
330513	Manholes, Catch Basins, and Structures	9/13/2024
333100	Sanitary Utility Sewerage Piping	9/13/2024
334100	Storm Utility Drainage Piping	9/13/2024

ADDENDA NUMBER	DATE ISSUED
ADDENDUM #1	10/18/2024
ADDENDUM #2	10/25/2024
ADDENDUM #3	10/30/2024
ADDENDUM #4	11/4/2024
ADDENDUM #5	11/8/2024



EXHIBIT – Part D
Clarifications and Assumptions

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EXHIBIT – Part E
Allowances

BID PACKAGE #	TRADE	Allowance Description	UNIT	QUANTITY	VALUE	TOTAL USED	% COMPLETE	REMAINING
BP#02								
2	Demolition/Hazmat	Note 1.24 - Demolition Laborer Hours	HRS	360	\$ 27,669.40	\$ -	0.00%	\$ 27,669.40
2	Demolition/Hazmat	Note 1.25 - Lead Paint Removal (2'x2')	EA	10	\$ 5,000.00	\$ -	0.00%	\$ 5,000.00
BP#03								
3	Concrete	Note 1.33 - Carpenter Labor Hours	HRS	160	\$ 13,280.00	\$ -	0.00%	\$ 13,280.00
BP#04								
4	Masonry	Note 1.29 - Mason, Laborer, Operator Labor Hours	HRS	184	\$ 21,000.00	\$ -	0.00%	\$ 21,000.00
BP#05								
5	Structural Steel	Note 1.28 - Iron Worker Labor Hours	HRS	120	\$ 16,200.00	\$ -	0.00%	\$ 16,200.00
BP#06								
6	General Trades	Note 1.35 - Carpenter , Laborer Labor Hours	HRS	320	\$ 28,828.00	\$ -	0.00%	\$ 28,828.00
BP#07								
7	Roofing	Note 1.1 - Roofer Labor Hours	HRS	160	\$ 13,000.00	\$ -	0.00%	\$ 13,000.00
BP#09								
9	Drywall and Framing	Note 1.20 - Carpenter, Laborer Labor Hours	HRS	240	\$ 19,115.00	\$ -	0.00%	\$ 19,115.00
BP#09.1								
9.1	Acoustical Ceilings	Note 1.20 - Carpenter, Laborer Labor Hours	HRS	80	\$ 6,500.00	\$ -	0.00%	\$ 6,500.00
BP#26								
26	Electrical	Note 1.38 - Temporary Service Fees	LUMP	1	\$ 10,000.00	\$ -	0.00%	\$ 10,000.00
26	Electrical	Note 1.39 - Electrical Journeyman Labor Hours	HRS	160	\$ 15,458.00	\$ -	0.00%	\$ 15,458.00
26	Electrical	Note 1.40 - Elevator Modernization	LUMP	1	\$ 10,000.00	\$ -	0.00%	\$ 10,000.00
26	Electrical	Note 1.79 - Low Voltage Labor Hours	HRS	80	\$ 7,729.00	\$ -	0.00%	\$ 7,729.00
26	Electrical	Note 1.123 - Elevator Modernization Low Voltage/Fire Alarm	LUMP	1	\$ 5,000.00	\$ -	0.00%	\$ 5,000.00
BP#31								
31	Grading/ Site Work	Structural Fill and Install	CY	300	\$ 24,600.00	\$ -	0.00%	\$ 24,600.00
31	Grading/ Site Work	Off-Site Transportation and Disposal of Polluted Soils	TON	200	\$ 33,600.00	\$ -	0.00%	\$ 33,600.00
31	Grading/ Site Work	Off-Site Transportation and Disposal of Contaminated Soils	TON	200	\$ 33,600.00	\$ -	0.00%	\$ 33,600.00
31	Grading/ Site Work	Trench Rock Removal by with Splitters, Jack Hammer, Hoe Ram	CY	200	\$ 30,000.00	\$ -	0.00%	\$ 30,000.00
31	Grading/Site Work	Note 1.50 - Water Service Fees - (WPCA Connection Fee)	LUMP	1	\$ 26,500.00	\$ -	0.00%	\$ 26,500.00
31	Grading/ Site Work	Note 1.52 - Phasing and Restoration Areas - Loader CAT 918, Operator, Laborer Hours	HRS	360	\$ 42,000.00	\$ -	0.00%	\$ 42,000.00



EXHIBIT – Part F
Unit Prices

GMP Amendment One

Part F Unit Prices



The Trade Contractors agree that the following unit prices shall be the basis for computing extra costs to the contract for additional work and credits for deleted work. Unit prices shall include costs for all materials, equipment, tools, small tools, labor, permits, fees, overhead, profit, supervision, home office support, project management, estimating, safety, travel, shop drawings and as built drawings for all parties involved in the work. Unit prices shall apply to both the trade contractors and their subcontractors. All work is to be accomplished in accordance with applicable Sections of the Specifications. The Owner reserves the right to selectively reject any of the unit prices without any affect on the remainder of the bid.

Unit Prices do not include CM Bond Costs or CM Fees.

Unit Prices listed below are considered additive unit pricing, deductive unit prices will be based on the prices below less ten percent (10%).

CY= cubic yard
SY= square yard
LF = linear foot

SF= square foot
HR= hour
LB= pound

FIT=fittings
CU FT = cubic foot
TON = ton

GAL=gallon
EA = each

Unit Price #	Unit Price Description	Unit	Trade Price
1	Structural Fill Furnish and Install	CY	\$82.00
2	Trench Rock Removal, with rock splitters, jack hammer, hoe ram	CY	\$150.00
3	Boulders (2) Two Cubic Yards or Greater	CY	\$45.00
4	Off-Site Transportation and Disposal of Polluted Soil	TON	\$168.00
5	Off-Site Transportation and Disposal of Contaminated Soil.	TON	\$168.00
6	Off-Site Transportation and Disposal of Hazardous Waste/Soils.	TON	\$600.00
7	Off Site Transportation and Disposal of Unsuitable Soils.	TON	\$40.00
8	Mass Rock Removal, removed by ripping or other methods	CY	\$60.00
9	Asbestos Pipe Insulation (Large Areas)	LF	\$7,500.00
10	Asbestos Pipe Insulation (Tent Area - <150lf)	LF	\$3,500.00
11	Asbestos Pipe Insulation (Glove Bag - <3lf)	EA	\$250.00
12	Asbestos Coated Sinks	EA	\$300.00
13	Asbestos Floor Tile & Mastic	SF	\$4.50
14	Asbestos Chalk Board/Tack Board Adhesive	SF	\$8.00

GMP Amendment One

Part F Unit Prices



15	Asbestos Countertop Linoleum & Adhesive	SF	\$6.00
16	Asbestos Fire Doors	EA	\$125.00
17	Asbestos Ceramic Adhesive	SF	\$12.00
18	Asbestos HVAC Tar on Condensate Trays	EA	\$150.00
19	Asbestos HVAC Vibration Cloth	EA	\$150.00
20	Asbestos Roof Drain Bowl Insulation	EA	\$300.00
21	Asbestos Interior Diodes of Small and Large Motors	EA	\$150.00
22	Asbestos Electrical Equipment Boards/Panel Boards	EA	\$100.00
23	Asbestos Interior of Transformers & Fuse Boxes	EA	\$75.00
24	Asbestos Slab Moisture Barrier	SF	\$25.00
25	Asbestos Foundation Mastic	SF	\$25.00
26	Asbestos Window and Door Caulk	EA	\$300.00
27	Asbestos Transite Drainage Pipe	LF	\$35.00
28	Decontamination Unit	EA	\$1,500.00



Norwalk Community Recreation Center Addition and Renovation
GMP Amendment One

EXHIBIT – Part G
Alternates

Alternate Prices do not include CM Bond Costs or CM Fees.

ALTERNATE No. 1: ADD Sound Absorbing Wall Units - Gymnasium

1. Add Sound Absorbing Wall Panels to the Gymnasium per Specification 098433 and as shown on the Contract Drawings (A737). Sound Absorbing Wall Panel in the Gymnasium are not part of the Base Bid and will not be included unless this Alternate is elected. Sound Absorbing Wall Panels are to be furnished and installed by Bid Package#09.1 – Acoustical Ceilings and Systems.

ADD/DEDUCT: \$31,055.00

- BP#09.1 Acoustical Ceilings and Systems - \$31,055.00

ALTERNATE No. 2: ADD Sound Absorbing Wall Units - Lounge

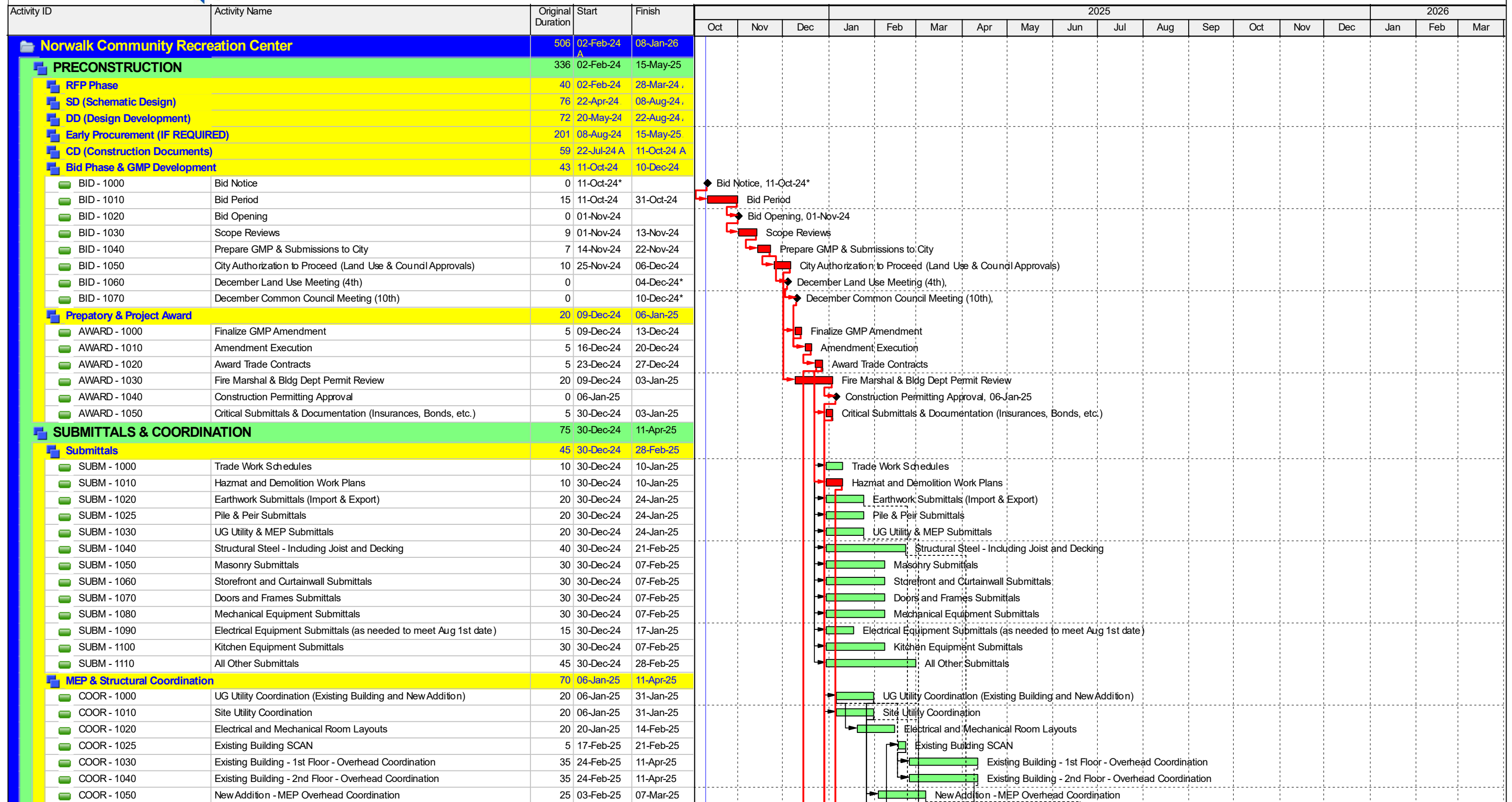
1. Add Sound Absorbing Wall Panels to the Gymnasium per Specification 098433 and as shown on the Contract Drawings (A733). Sound Absorbing Wall Panel in the Lounge are not part of the Base Bid and will not be included unless this Alternate is elected. Sound Absorbing Wall Panels are to be furnished and installed by Bid Package#09.1 – Acoustical Ceilings and Systems.

ADD/DEDUCT: \$8,935.00

- BP#09.1 Acoustical Ceilings and Systems - \$8,935.00



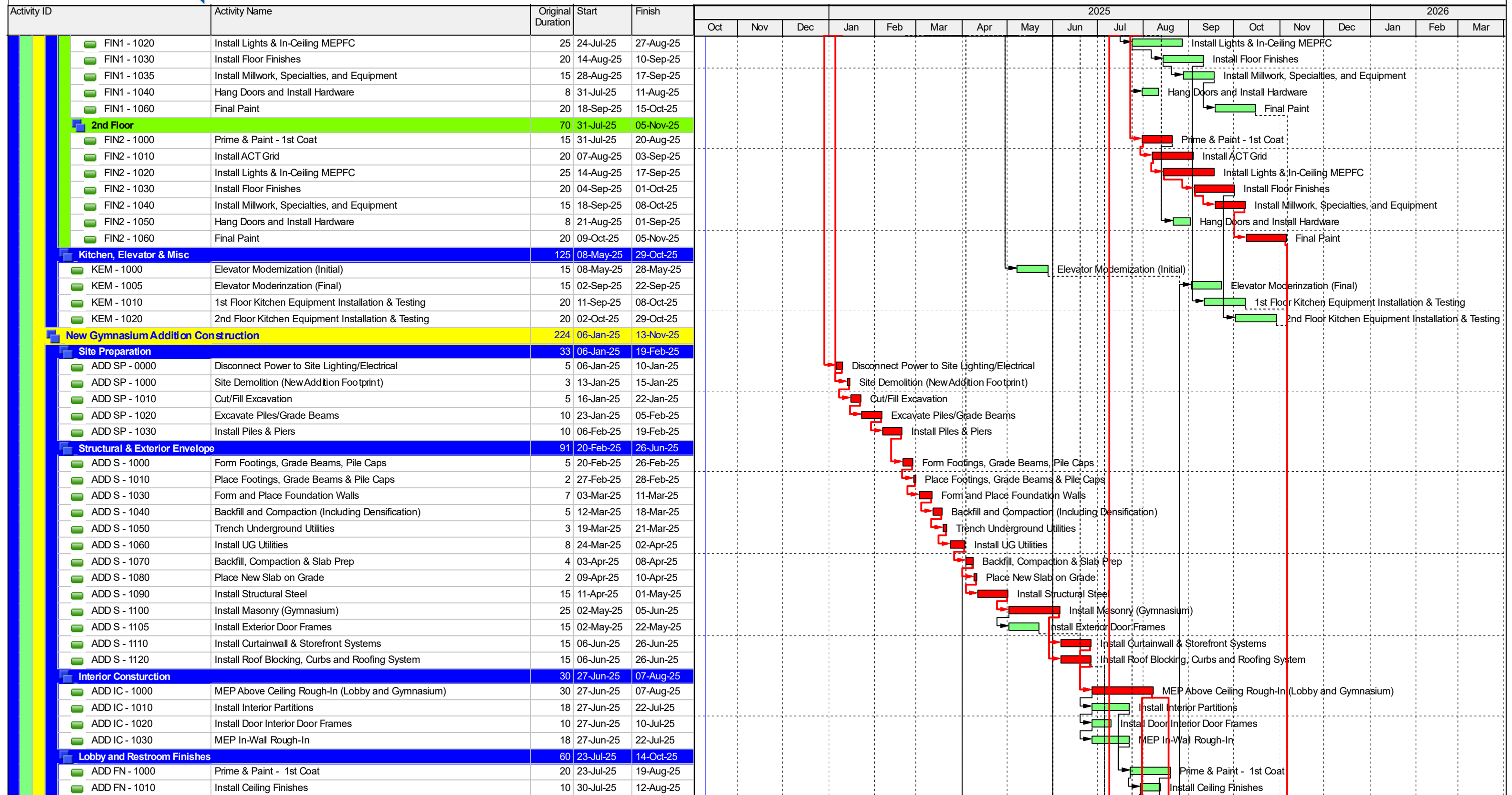
EXHIBIT – Part H
Project Schedule



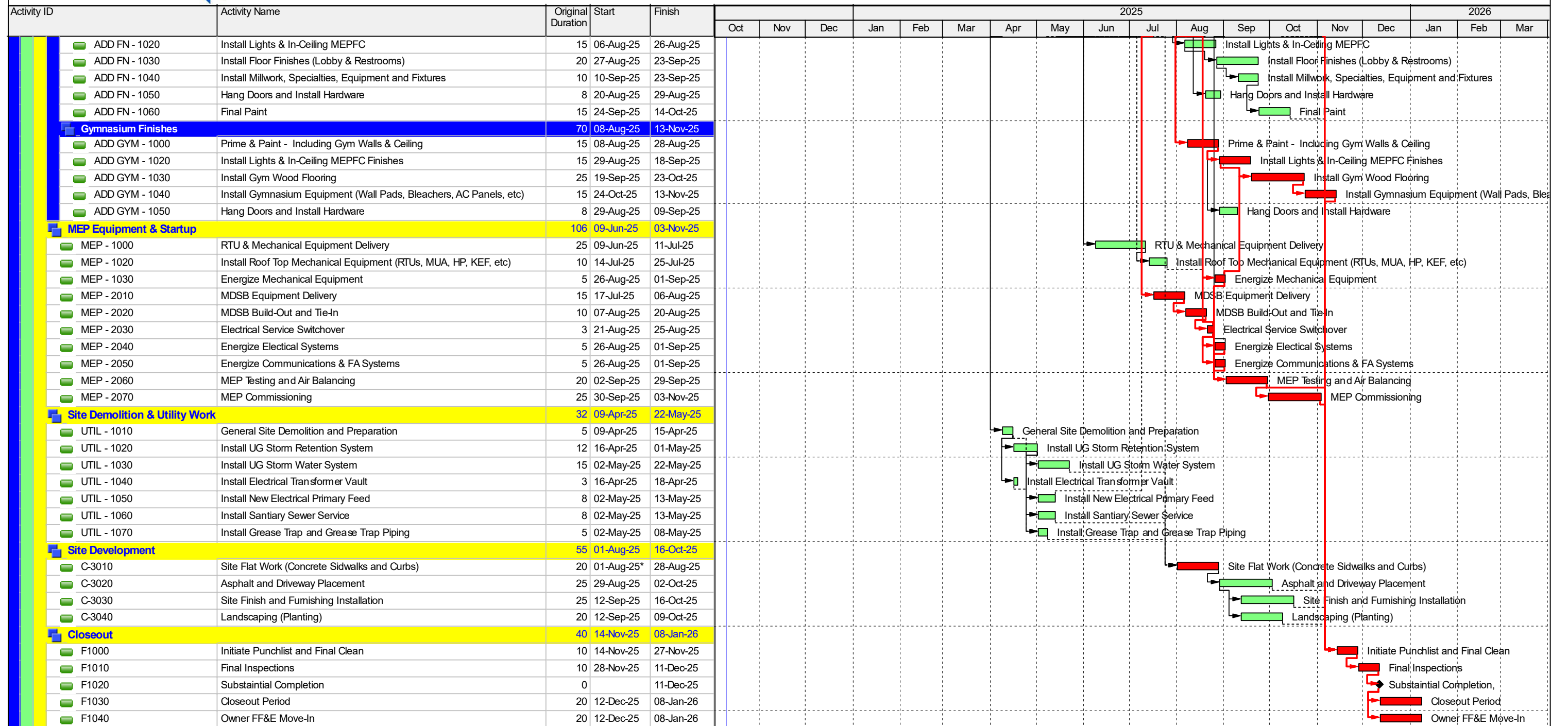
Actual Level of Effort Critical Remaining Work
Actual Work Milestone
Remaining Work



Data Date: 10-Oct-24
Run Date: 11-Oct-24



Actual Level of Effort Critical Remaining Work
Actual Work Milestone
Remaining Work



Actual Level of Effort Critical Remaining Work
Actual Work Milestone
Remaining Work



EXHIBIT – Part I
Formal Recommendation for Approval of Listed Trade Contractors
(See GMP Letter)



EXHIBIT – Part J
Trade Rejection Letters for Non-Compliance



225 Newfield Avenue
Hartford, CT 06106
860-953-1477
Fax 860-953-1712

Sent via Email

November 25, 2024

Mr. Alan Lo, Building and Facilities Manager
City of Norwalk
125 East Avenue
Norwalk, CT 06856

RE: Norwalk Community Recreation Center Addition and Alteration Project
Bid Package 03 - Concrete
Non-Compliant Low Bid

Dear Alan:

Newfield Construction has reviewed the bid proposal from the apparent Bid Package #03 - Concrete low bidder, Acranom Masonry Inc., and has determined them non-responsive having inconsistencies within the bid proposal and having failed to meet the required qualifications. Per the attached letter, dated November 25th, 2024, to Acranom Masonry, Inc., Acranom Masonry, Inc. does not possess the requisite experience, skill and integrity and, as such, is not a responsible qualified bidder. The conditions and reasoning within the attached letter remain as they relate to the Norwalk Community Recreation Center Addition and Alteration Project.

In closing, the above requirements were a prerequisite to bidding, therefore Acranom Masonry, Inc. bid proposal is not being considered.

Sincerely,

Michael D'Angelo
Project Executive
Newfield Construction



225 Newfield Avenue
Hartford, CT 06106
860-953-1477
Fax 860-953-1712

Sent via Email

November 25, 2024

Mr. Salvatore Monarca, II
Acranom Masonry, Inc.
80 Industrial Park Access Road
Middlefield, CT 06455

RE: Norwalk Community Recreation Center Addition and Alteration Project
Bid Package 03 - Concrete
Non-Compliant Low Bid

Mr. Monarca,

Newfield Construction has reviewed Acranom Masonry, Inc.'s bid proposal for Bid Package #03 – Concrete and has determined it nonresponsive having failed to meet the required qualifications.

Per the attached letter, dated May 23rd, 2024, to Acranom Masonry, Inc., Acranom Masonry, Inc. does not possess the requisite experience, skill and integrity and, as such, is not a responsible qualified bidder. The conditions and reasoning within the attached letter remain as they relate to the Norwalk Community Recreation Center Addition and Alteration Project.

In closing, the above requirements were a prerequisite to bidding, therefore Acranom Masonry, Inc. bid proposal is not being considered.

Sincerely,

Michael D'Angelo
Project Executive
Newfield Construction



225 Newfield Avenue
Hartford, CT 06106
860-953-1477
Fax 860-953-1712

Sent via Email

November 25, 2024

Mr. Alan Lo, Building and Facilities Manager
City of Norwalk
125 East Avenue
Norwalk, CT 06856

RE: Norwalk Community Recreation Center Addition and Alteration Project
Bid Package 04 - Masonry
Non-Compliant Low Bid

Dear Alan:

Newfield Construction has reviewed the bid proposal from the apparent Bid Package #04 - Masonry low bidder, Acranom Masonry Inc., and has determined them non-responsive having inconsistencies within the bid proposal and having failed to meet the required qualifications. Per the attached letter, dated November 25th, 2024, to Acranom Masonry, Inc., Acranom Masonry, Inc. does not possess the requisite experience, skill and integrity and, as such, is not a responsible qualified bidder. The conditions and reasoning within the attached letter remain as they relate to the Norwalk Community Recreation Center Addition and Alteration Project.

In closing, the above requirements were a prerequisite to bidding, therefore Acranom Masonry, Inc. bid proposal is not being considered.

Sincerely,

Michael D'Angelo
Project Executive
Newfield Construction



225 Newfield Avenue
Hartford, CT 06106
860-953-1477
Fax 860-953-1712

Sent via Email

November 25, 2024

Mr. Salvatore Monarca, II
Acranom Masonry, Inc.
80 Industrial Park Access Road
Middlefield, CT 06455

RE: Norwalk Community Recreation Center Addition and Alteration Project
Bid Package 04 - Masonry
Non-Compliant Low Bid

Mr. Monarca,

Newfield Construction has reviewed Acranom Masonry, Inc.'s bid proposal for Bid Package #04 – Masonry and has determined it nonresponsive having failed to meet the required qualifications.

Per the attached letter, dated May 23rd, 2024, to Acranom Masonry, Inc., Acranom Masonry, Inc. does not possess the requisite experience, skill and integrity and, as such, is not a responsible qualified bidder. The conditions and reasoning within the attached letter remain as they relate to the Norwalk Community Recreation Center Addition and Alteration Project.

In closing, the above requirements were a prerequisite to bidding, therefore Acranom Masonry, Inc. bid proposal is not being considered.

Sincerely,

Michael D'Angelo
Project Executive
Newfield Construction



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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER
RE: **SOUTH NORWALK ELEMENTARY SCHOOL – CONSTRUCTION
MANAGER CONTINGENCY ALLOWANCE INCREASE**
DATE: NOVEMBER 21, 2024

In February 2024, the City Common Council authorized a not to exceed contract for Newfield Construction Group, LLC to provide Construction Manager (CM) Services for the South Norwalk Elementary School project. This approval included two action items as noted below.

1. *AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH NEWFIELD CONSTRUCTION GROUP, LLC AS THE CONSTRUCTION MANAGER (CM) FOR THE CONSTRUCTION OF THE NEW SOUTH NORWALK ELEMENTARY SCHOOL, TO ACCEPT THE GUARANTEED MAXIMUM PRICE IN THE AMOUNT NOT TO EXCEED \$51,830,611.00. ACCT. #09225010 5777 C0808.*
2. *AUTHORIZE BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$2,500,000.00. ACCT. #09225010 5777 C0808.*

In September 2023, the City Common Council authorized The City of Norwalk pursue the acquisition of five (5) additional properties for the South Norwalk Elementary School project. The approval included the following action with the properties listed.

AUTHORIZATION: The City of Norwalk is hereby authorized to purchase, acquire and/or take the properties listed below, and further, that the Mayor, Harry W. Rilling, or his designee, is authorized to execute and deliver any and all agreements, documents, and other instruments necessary to purchase, acquire and/or take such properties. Account No. 0919 205010 5777 C0619

(1) 28 Oxford Street, Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

(2) 32 Oxford Street, Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

(3) 36 Oxford Street, Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

(4) 38 Oxford Street, Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

(5) 16 Meadow Street Ext., Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

The additional construction necessary to develop these properties was not anticipated or captured in Newfield Construction's original Guaranteed Maximum Price proposal for the project as approved in February 2024. The additional construction work includes demolition of existing buildings with required hazardous material remediation, site work with drainage, site lighting, new driveway entrances, improved parking lot layout, additional landscaping, changes to school bus drop-off area and new basketball court. Newfield Construction has solicited pricing from the trade contractors and prepared a detailed cost proposal to complete this work. The change order value for this work is \$2,159,350. Concurrently, requests have been made to the State to include this additional scope as part of the ongoing project in an effort for this work to be eligible for reimbursement.

Although the project currently has adequate Construction Manager – Owner Contingency remaining to cover the development costs on the additional properties, current and future changes will require additional contingency funding. In order to accommodate current and future change items, the South Norwalk Elementary School project is requesting a contingency increase of \$1,000,000. With this increase the revised Construction Manager – Owner Contingency will be \$3,500,000 and will leave an uncommitted budget balance of \$1,340,000.

ACTION REQUESTED:

Authorize to increase the contingency allowance for the Construction Manager (CM) Newfield Construction Group, LLC for the South Norwalk Elementary School project for an additional not to exceed \$1,000,000. These funds will be available to implement improvements within the recently acquired Oxford Street properties. Acct. #09225010 5777 C0808.



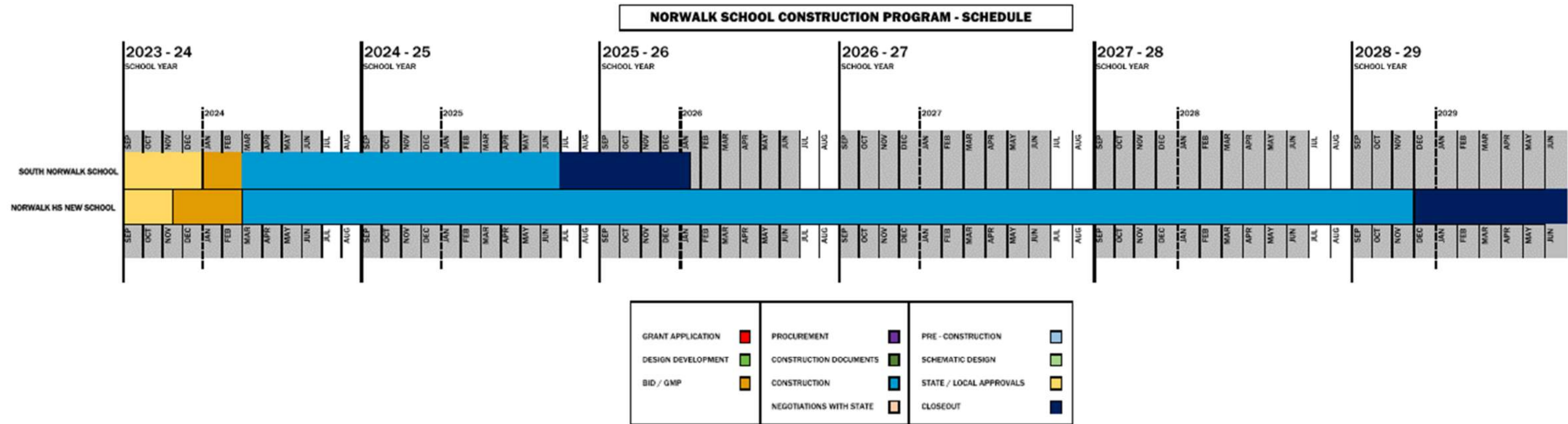
CONSTRUCTION
SOLUTIONS GROUP

NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – NOVEMBER 2024



Norwalk School Construction Program
MASTER CONSTRUCTION PROGRAM SCHEDULE



South Norwalk Elementary School

NEW CONSTRUCTION

PROJECT SCOPE:

Construct a new Pre-K – 5th grade neighborhood school in South Norwalk. The new school will be approximately 86,332 square feet with a capacity of 682 students. The new school will have a separate gymnasium and cafeteria and will be located in the South Norwalk neighborhood.

UPDATE:

Site preparation and grading ongoing through the end of the year.

Building B (East) – Exterior cold formed metal framing (CFMF) is complete and exterior sheathing is being installed. Interior framing is ongoing with door frames being set. Interior masonry walls have started. MEP rough-in is being installed in select areas. Roof blocking is complete and roofing insulation has been loaded for installation.

Building A (West) – The 2nd Floor concrete slab has been placed. Exterior CFMF for walls and parapets is ongoing. Roof blocking is underway. MEP overhead is beginning in select areas.



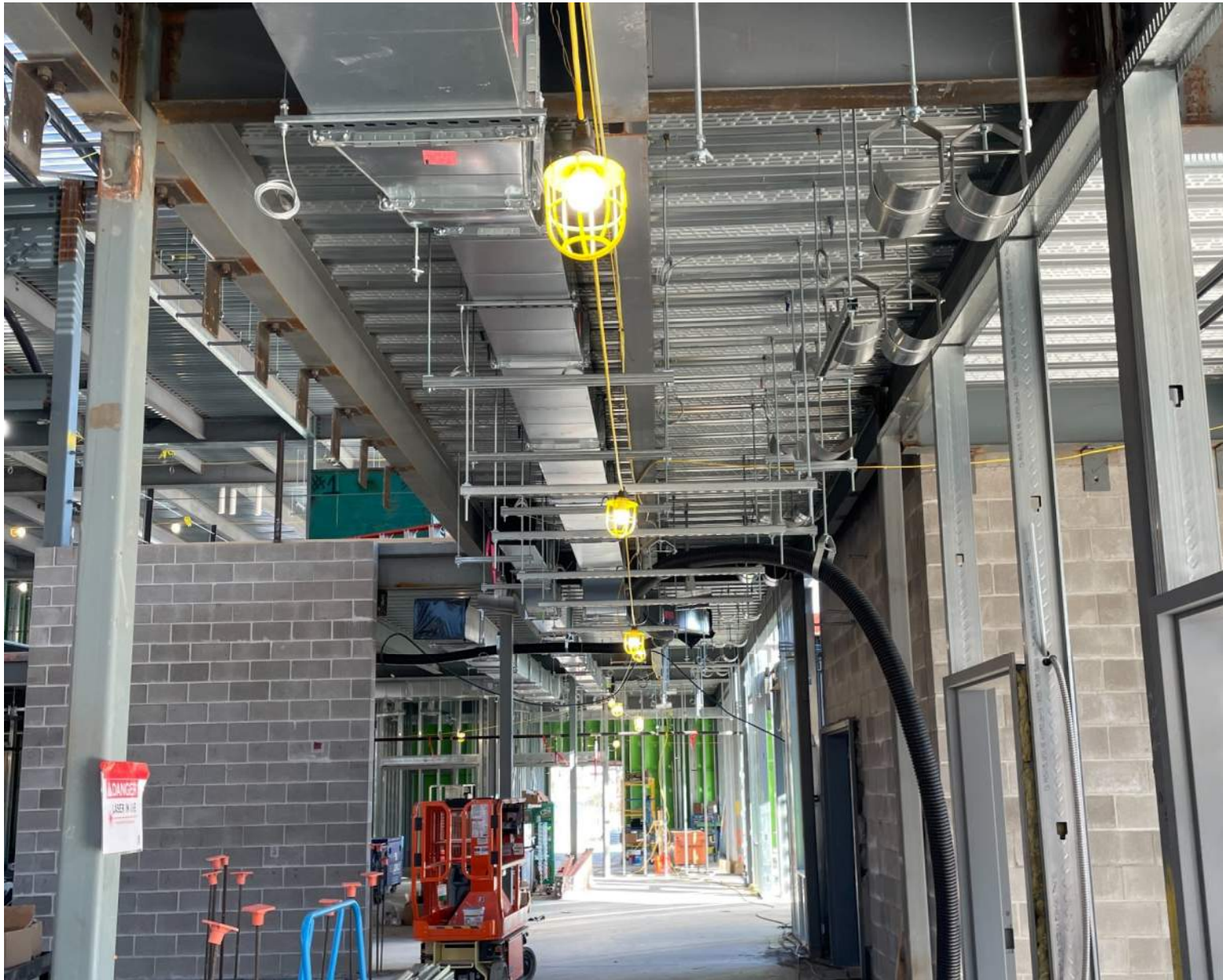
State Project Number: 103-0264 N

BUDGET:

	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget	60%	\$76,000,000	\$26,189,658	\$49,810,342	\$2,340,000
Additional Land Acquisition	NONE	\$2,900,000	N/A	\$2,900,000	\$0.00
Additional Land Acquisition & Development	TBD	\$3,375,000	\$200,000	\$3,170,000	\$0.00



East Elevation – CFMF & Exterior Sheathing Complete 11/15/24



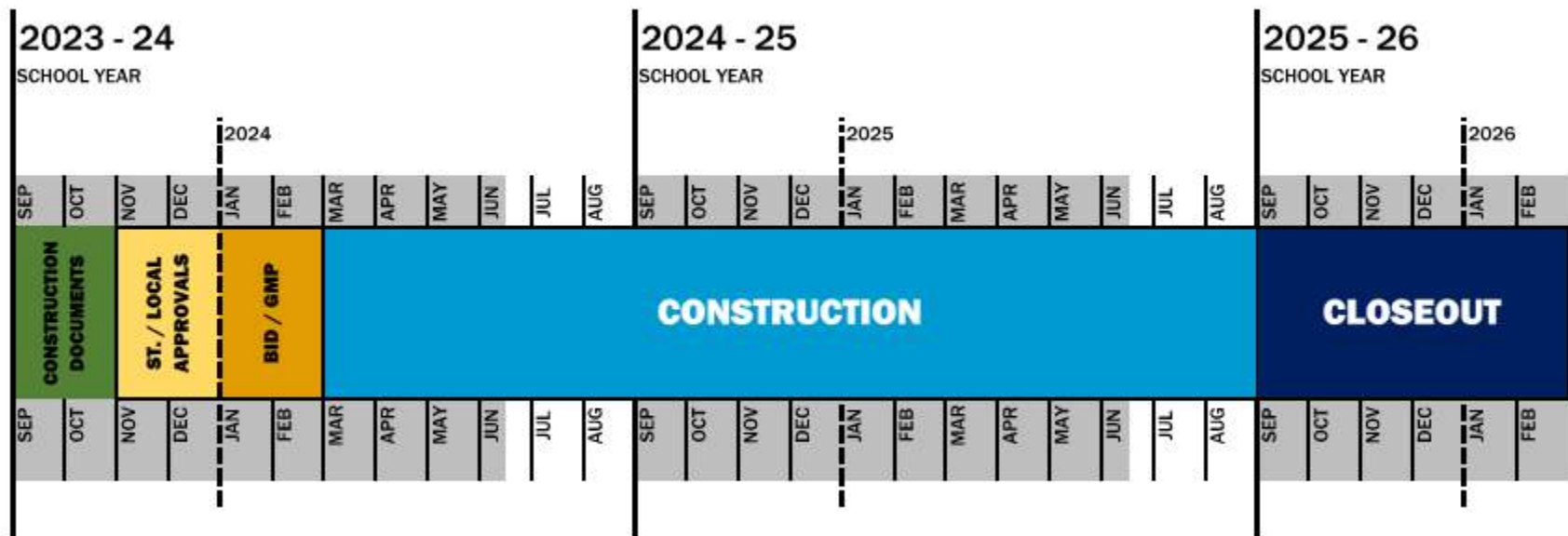
Interior Framing & Door Frames, Interior Masonry, MEP Rough-in 11/15/24



Rough decking, Equipment/Skylight Curbs, Roof Insulation 11/13/24

SOUTH NORWALK SCHOOL – NEW CONSTRUCTION SCHEDULE:

A schedule of the project has been provided below for your review.



Norwalk High School / P-TECH

NEW CONSTRUCTION

PROJECT SCOPE:

The new Norwalk High School is a 328,000 square foot \$239 million project to replace the existing Norwalk High School on the same property. It will be comprised of 2 “schools” on a single campus: the P-TECH School consisting of 500 students and a Comprehensive High School of 1,500 students which includes a visual and performing arts pathway. The new building will be constructed on the existing football field complex.

UPDATE:

Building concrete perimeter walls and interior footings/piers are in progress and will continue into early 2025. Steel erection will begin in early 2025.

Underslab utilities are underway and follow the foundation progress.

The pool slab and wall concrete has been poured. Forms have been removed.

A temporary electrical service has been installed to support building construction and will be energized on November 21st.



State Project Number: 103-0263 N

BUDGET:

	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget (GMP #1)	80%	\$239,000,000	\$20,901,035	\$218,098,965	\$0.00
Additional City Funds (GMP #2)	NONE	\$6,500,000	N/A	\$6,500,000	\$0.00
Future Application for Additional 4% Contingency	TBD (80%)	-	-	-	-



Drone Image – Foundations, Underslab Utilities, Pool Concrete 10/31/24



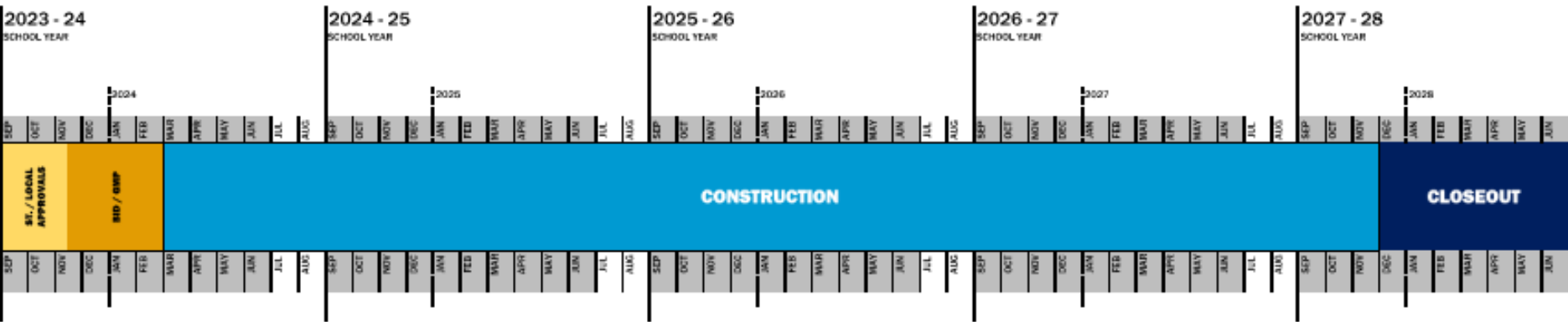
Pool Concrete 10/30/24



Foundation Work 11/18/24

NORWALK HIGH SCHOOL / P-TECH – NEW CONSTRUCTION SCHEDULE:

A schedule of the project has been provided below for your review.



Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC Upgrades

PROJECT SCOPE:

The City of Norwalk was awarded \$21.5 million in State Grants to enhance HVAC systems at six Norwalk Public Schools. Funding is for indoor air quality (IAQ) upgrades to improve the heating and cooling systems.

The enhancements will benefit the following schools: Rowayton Elementary School, Brien McMahon High School, Naramake Elementary School, Marvin Elementary School, Silvermine Dual Language Magnet School, and Brookside Elementary School.

UPDATE:

Design Documents are in progress and RFP is being developed for CM services for Rowayton, Brien McMahon, and Naramake. Marvin, Silvermine and Brookside to be direct bid.

Scope development and scheduling upcoming work activities in progress.



State Project Number: 103-001 HVACN Rowayton, 103-002 HVACN Brien McMahon, 103-003 HVACN Naramake, 103-004 HVACN Marvin, 103-005 HVACN Brookside, 103-006 HVACN Silvermine

BUDGET:

	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
103-001 HVACN Rowayton	60%	\$ 10,658,618.00	\$ 2,131,723.60	\$ 8,526,894.40	\$0.00
103-002 HVACN Brien McMahon	60%	\$ 8,302,296.00	\$ 1,660,459.20	\$ 6,641,836.80	\$0.00
103-003 HVACN Naramake	60%	\$ 6,461,876.00	\$ 1,292,375.20	\$ 5,169,500.80	\$0.00
103-004 HVACN Marvin	60%	\$ 4,125,212.00	\$ 825,042.40	\$ 3,300,169.60	\$0.00
103-005 HVACN Brookside	60%	\$ 3,327,252.00	\$ 665,450.40	\$ 2,661,801.60	\$0.00
103-006 HVACN Silvermine	60%	\$ 3,025,516.00	\$ 605,103.20	\$ 2,420,412.80	\$0.00

ROWAYTON ELEMENTARY SCHOOL

TOTAL PROJECT COST

\$10.7 MILLION

IN-STATE AIR CONDITIONING
CLEAN AIR GRANT

\$6.3 MILLION

SPECIAL CITY CAPITAL
APPROPRIATION

\$4.4 MILLION



BRIEN MCMAHON HIGH SCHOOL

TOTAL PROJECT COST

\$8.3 MILLION

IN-STATE AIR CONDITIONING
CLEAN AIR GRANT

\$4.9 MILLION

SPECIAL CITY CAPITAL
APPROPRIATION

\$3.4 MILLION



NARAMAKE ELEMENTARY SCHOOL

TOTAL PROJECT COST

\$6.5 MILLION

IN-STATE AIR CONDITIONING
CLEAN AIR GRANT

\$3.8 MILLION

SPECIAL CITY CAPITAL
APPROPRIATION

\$2.7 MILLION





MARVIN ELEMENTARY SCHOOL
TOTAL PROJECT COST

\$4.1 MILLION

IN-STATE AIR CONDITIONING
CLEAN AIR GRANT

\$2.4 MILLION

SPECIAL CITY CAPITAL
APPROPRIATION

\$1.7 MILLION



BROOKSIDE ELEMENTARY SCHOOL
TOTAL PROJECT COST

\$3.3 MILLION

IN-STATE AIR CONDITIONING
CLEAN AIR GRANT

\$2.0 MILLION

SPECIAL CITY CAPITAL
APPROPRIATION

\$1.3 MILLION



SILVERMINE DUAL LANGUAGE MAGNET SCHOOL
TOTAL PROJECT COST

\$3.0 MILLION

IN-STATE AIR CONDITIONING
CLEAN AIR GRANT

\$1.8 MILLION

SPECIAL CITY CAPITAL
APPROPRIATION

\$1.2 MILLION

Capital Improvement Projects

OPERATIONS AND PUBLIC WORKS

BUILDING MAINTENANCE

Summary Page

#	Project Title	Project	2026	2027	2028	2029	2030	Total
H01	CITY HALL REPAIRS & IMPROVEMENTS	C0439	\$220,000	\$600,000	\$1,180,000	\$750,000	\$50,000	\$2,800,000
H02	ROOSEVELT CENTER IMPROVEMENTS	C0683	\$100,500	\$0	\$0	\$0	\$0	\$100,500
H03	BEN FRANKLIN IMPROVEMENTS	C0295	\$1,047,500	\$65,000	\$0	\$0	\$0	\$1,112,500
H04	POLICE FACILITIES	C0137	\$610,000	\$560,000	\$315,000	\$0	\$0	\$1,485,000
H05	PUBLIC WORKS CENTER IMPROVEMENTS	C0119	\$377,000	\$885,000	\$0	\$0	\$0	\$1,262,000
H06	VARIOUS CITY BLDG REPAIRS	C0476	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$300,000
H07	MAIN LIBRARY	C0133	\$540,000	\$415,000	\$0	\$0	\$0	\$955,000
H08	ELECTRIC VEHICLES / SUSTAINABILITY PROJECTS	C0718	\$75,000	\$150,000	\$150,000	\$150,000	\$150,000	\$675,000
H09	ENVIRONMENTAL REMEDIATION	C0543	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
H10	BRANCH LIBRARY IMPROVEMENTS	C0644	\$385,000	\$0	\$0	\$0	\$0	\$385,000
H11	FIRE HEADQUARTERS	NEW	\$45,000	\$350,000	\$0	\$0	\$0	\$395,000
H12	HEALTH DEPARTMENT	C0645	\$290,000	\$0	\$175,000	\$0	\$0	\$465,000
H13	NATHANIEL ELY IMPROVEMENTS	C0266	\$330,000	\$0	\$0	\$0	\$0	\$330,000
H14	MATTHEWS PARK	C0717	\$0	\$0	\$0	\$0	\$0	\$0

			2026	2027	2028	2029	2030	Total
H15	SIDEWALK & CURB BLDG MGT	C0583	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000	\$225,000
H16	ELECTRICAL SYSTEMS SURVEYS	NEW	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Total			\$4,175,000	\$3,205,000	\$2,000,000	\$1,080,000	\$380,000	\$10,840,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0439
Project Name CITY HALL REPAIRS & IMPROVEMENTS
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion
Ranking # H01

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

Concert Hall entrance upgrades are needed for accessibility and safety. Carpeting throughout the building has been stained and worn down over the years and requires replacement. Mechanical upgrades. Electric vehicle charging station installations.

Is this request for new construction/equipment? ☒ Yes ☐ No
 Is this request for replacement/refurbishment ? ☒ Yes ☐ No

Project Description

#	FYE	Description	Amount	Justification
1	2026	Fan Coil Unit Upgrades	\$ 50,000	The perimeter fan coils unit upgrades
2	2026	Security Upgrades	\$ 20,000	Replace CCTV server and installing new cameras
3	2026	Design Service	\$ 10,000	Design Service for Heating / Cooling plant change over
4	2026	Mechanical Upgrades	\$ 115,000	Heating/ cooling plant change over valves are leaking by and require replacement. The expansion tanks are 30 years old and require replacement.
5	2026	Interior Painting Plan	\$ 25,000	Funding is required to continue a five-year painting program to include but not limited to offices, restrooms, hallways, doors and trim, wallpaper, etc.
6	2027	Design Service	\$ 50,000	Design Service for FCU Replacement
7	2027	Fan Coil Unit Replacement	\$ 500,000	The perimeter fan coils are currently 33 years old and are beginning to fail. The units will be replaced with more energy efficient units and upgraded controls.
8	2027	Interior Painting Plan	\$ 50,000	Funding is required to continue a five-year painting program to include but not limited to offices, restrooms, hallways, doors and trim, wallpaper, etc.
9	2028	Fan Coil Unit Replacement	\$ 700,000	The perimeter fan coils are currently 33 years old and are beginning to fail. The units will be replaced with more energy efficient units and upgraded controls.
10	2028	Interior Upgrades	\$ 300,000	Building interior finishes and equipment such as but not limited to; door hardware, ceiling and floor tiles, wallpaper, and other interior finishes require replacement.
11	2028	KMC BACnet Controllers	\$ 130,000	Converting the current KMD digital controllers to KMC BACnet Conquest Controllers.
12	2028	Interior Painting Plan	\$ 50,000	Funding is required to continue a five-year painting program to include but not limited to offices, restrooms, hallways, doors and trim, wallpaper, etc
13	2029	Fan Coil Unit Replacement	\$ 700,000	The perimeter fan coils are currently 33 years old and are beginning to fail. The units will be replaced with more energy efficient units and upgraded controls.
14	2029	Interior Painting Plan	\$ 50,000	Funding is required to continue a five-year painting program to include but not limited to offices, restrooms, hallways, doors and trim, wallpaper, etc
15	2030	Interior Painting Plan	\$ 50,000	Funding is required to continue a five-year painting program to include but not limited to offices, restrooms, hallways, doors and trim, wallpaper, etc
Project Total			\$ 2,800,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 10,000	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 60,000
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 190,000	\$ 550,000	\$ 1,180,000	\$ 750,000	\$ 50,000	\$ 2,720,000
Equipment/Materials	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,000
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 220,000	\$ 600,000	\$ 1,180,000	\$ 750,000	\$ 50,000	\$ 2,800,000
Net Appropriations	\$ 220,000	\$ 600,000	\$ 1,180,000	\$ 750,000	\$ 50,000	\$ 2,800,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0683
Project Name ROOSEVELT CENTER IMPROVEMENTS
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion
Ranking # H02

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

Replace Sewer in domestic water line. Replace 2 Entry/Exit Doors. Courtyard Ramp Installation Including Pathway. The offices and meeting rooms were originally designed for an elementary school environment, and not conducive to the needs of today's seniors.

Is this request for new construction/equipment? ☒ Yes ☐ No
 Is this request for replacement/refurbishment ? ☒ Yes ☐ No

Project Description

#	FYE	Description	Amount	Justification
1	2026	Replace 2 Entry/Exit Doors	\$ 28,500	Replace entry/exit door for the kitchen and courtyard to meet ADA standards for auto opening/closing. Doors are original to the building over 83 years old.
2	2026	Office and Meeting Rooms Upgrades	\$ 72,000	Painting, carpentry, carpeting, and select lighting. The offices and meeting rooms were originally designed for an elementary school environment (chalkboards, cubbies) and not conducive to the needs of today's seniors.
3	2027		\$ 0	
4	2028		\$ 0	
5	2029		\$ 0	
6	2030		\$ 0	
7	2030		\$ 0	
Project Total			\$ 100,500	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 100,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,500
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 100,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,500
Net Appropriations	\$ 100,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,500

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0295
Project Name BEN FRANKLIN IMPROVEMENTS
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion
Ranking # H03

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

Ben Franklin Center perimeter heating system improvements, roof replacement, window replacement, and gym floor replacement.

Is this request for new construction/equipment? ☒ Yes ☐ No
 Is this request for replacement/refurbishment ? ☒ Yes ☐ No

Project Description

#	FYE	Description	Amount	Justification
1	2026	Design Service	\$ 10,000	Design services for fan coil unit replacement project.
2	2026	Fan coil unit replacement	\$ 550,000	The fan coils and associated piping supporting heating and air conditioning are approximately 30 years old and require replacement.
3	2026	Design Service	\$ 5,000	Design services for roof replacement project for Crystal Theater.
4	2026	Crystal Theater Roof	\$ 275,000	Roof is showing signs of tears with leaks. Roof is 34 years old and will be in the third phase of roof replacement.
5	2026	Design Service	\$ 7,500	Design Service for Crystal Theater window replacement.
6	2026	Crystal Theater Windows	\$ 100,000	Windows are original to the building (1930). Crystal Theater will fund \$90,000.
7	2026	Crystal Theater HVAC	\$ 100,000	The (4) HVAC units are beyond their service life (20yrs+) and require replacement
8	2027	Synthetic gym floor	\$ 65,000	The synthetic gym floor is heavily used, mostly in the winter season and requires repairs and repainting.
9	2028		\$ 0	
10	2029		\$ 0	
11	2030		\$ 0	
Project Total			\$ 1,112,500	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 22,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 22,500
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 1,025,000	\$ 65,000	\$ 0	\$ 0	\$ 0	\$ 1,090,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 1,047,500	\$ 65,000	\$ 0	\$ 0	\$ 0	\$ 1,112,500
Net Appropriations	\$ 1,047,500	\$ 65,000	\$ 0	\$ 0	\$ 0	\$ 1,112,500

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0137
Project Name POLICE FACILITIES
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion
Ranking # H04

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

The buildings Data Center & Dispatch Center cooling units' replacements. Site improvements. Hot water boiler replacement. Rear Parking Lot Paving. KMC BACnet Controller upgrades. Fuel Island & Fuel Mgmts. system.

	Yes	No
Is this request for new construction/equipment?	☒	☐
Is this request for replacement/refurbishment ?	☒	☐

Project Description

#	FYE	Description	Amount	Justification
1	2026	Data Center & Dispatch Center Cooling Units	\$ 300,000	The critical air conditioning units that service the data center and the dispatch center are approaching the end of their life cycle and need to be replaced.
2	2026	Design Services	\$ 10,000	Design services for Site improvements
3	2026	Site Improvements	\$ 300,000	Funding is requested to begin a five year plan for replacing deteriorated front plaza concrete walkway, pavers and asphalt paved areas in the rear parking lot.
4	2027	Design Service	\$ 10,000	Design services for the rear parking lot paving.
5	2027	Rear Parking Lot Paving	\$ 350,000	Parking lot is 15 yrs. old. Has multiple cracks & potholes.
6	2027	Fuel Island & Fuel Mgmts. System	\$ 100,000	Fuel Island is falling apart & tearing into PD cars' tire. The Fuel Mgmt. System has never worked properly.
7	2027	Interior Painting Program	\$ 100,000	Funding is requested to begin a five year painting plan to include but not limited to offices, restrooms, hallways, doors and trim, wall paper, window sills etc.
8	2028	Hot water boilers	\$ 150,000	The hot water boilers are nearing their end of life (17 yrs.) and have been plagued with repairs over the last few years.
9	2028	Design Service	\$ 10,000	Design services for BACnet Controllers project.
10	2028	KMC BACnet Conquest Controllers	\$ 155,000	Existing DDC (Direct Digital Control) Building Automation System, installed in 2005, is becoming antiquated and parts may become unavailable. New BACnet communication protocol and equipment will replace DDC system. Approximately 35% of building is alr
11	2029		\$ 0	
12	2030		\$ 0	
Project Total			\$ 1,485,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 10,000	\$ 10,000	\$ 10,000	\$ 0	\$ 0	\$ 30,000
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 600,000	\$ 550,000	\$ 305,000	\$ 0	\$ 0	\$ 1,455,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 610,000	\$ 560,000	\$ 315,000	\$ 0	\$ 0	\$ 1,485,000
Net Appropriations	\$ 610,000	\$ 560,000	\$ 315,000	\$ 0	\$ 0	\$ 1,485,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0119
Project Name PUBLIC WORKS CENTER IMPROVEMENTS
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion
Ranking # H05

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

Roofing and mechanical upgrades for the Administration, Dispatch.

Is this request for new construction/equipment?

Yes	No
☒	☐

Is this request for replacement/refurbishment ?

Yes	No
☒	☐

Project Description

#	FYE	Description	Amount	Justification
1	2026	Design Service	\$ 5,000	Design service for energy efficient mechanical equipment installation project.
2	2026	Mechanical Equipment Upgrade	\$ 90,000	Install new energy efficient mechanical equipment
3	2026	Outer Door Replacements	\$ 20,000	OSHA requirement
4	2026	Salt Shed Structural Design	\$ 50,000	Phase II- Design Services for Salt Shed Improvements
5	2026	Salt Shed Structural Improvements	\$ 200,000	Phase II- Salt Shed is in need of structural improvements
6	2026	Supervisor / Weighmaster Building Flooring	\$ 12,000	Flooring needs to be replaced
7	2027	Siding Panel & Trim Replacement	\$ 80,000	Replacement of the corrugated siding panels that have been damaged over the years.
8	2027	Dispatch Bldg. Roof Coating	\$ 160,000	The buildings current roofing membrane is approaching its life expectancy. Recently we have experienced several leaks in the building. Roof will need to be coated with elastomeric roofing membrane.
9	2027	Paving	\$ 200,000	Phase III
10	2027	Weighmaster's Building Door Replacement	\$ 20,000	Door Frame needs to be replaced.
11	2027	LED Lighting	\$ 20,000	Replace existing lighting with LED lights
12	2027	Administration Bldg. Roof Coating	\$ 405,000	The buildings current roofing membrane is approaching its life expectancy. Recently we have experienced several leaks in the building. Roof will need to be coated with elastomeric roofing membrane.
13	2028		\$ 0	
14	2029		\$ 0	
15	2030		\$ 0	
Project Total			\$ 1,262,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 5,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,000
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 372,000	\$ 885,000	\$ 0	\$ 0	\$ 0	\$ 1,257,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 377,000	\$ 885,000	\$ 0	\$ 0	\$ 0	\$ 1,262,000
Net Appropriations	\$ 377,000	\$ 885,000	\$ 0	\$ 0	\$ 0	\$ 1,262,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0476
Project Name VARIOUS CITY BLDG REPAIRS
Project Life 30 YEARS
Schedule Start 7/1/2025
Schedule Completion 30 YEARS
Ranking # H06

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

Capital replacements and repairs to infrastructure at City buildings.

Is this request for new construction/equipment? ☒ Yes ☐ No
 Is this request for replacement/refurbishment ? ☒ Yes ☐ No

Project Description

#	FYE	Description	Amount	Justification
1	2026	Various capital replacements and repairs	\$ 60,000	Capital replacements and repairs to infrastructure at City buildings.
2	2027	Various capital replacements and repairs	\$ 60,000	Capital replacements and repairs to infrastructure at City buildings.
3	2028	Various capital replacements and repairs	\$ 60,000	Capital replacements and repairs to infrastructure at city buildings.
4	2029	Various capital replacements and repairs	\$ 60,000	Capital replacements and repairs to infrastructure at city buildings.
5	2030	Various capital replacements and repairs	\$ 60,000	Capital replacements and repairs to infrastructure at city buildings.
Project Total			\$ 300,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000
Net Appropriations	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0133
Project Name MAIN LIBRARY
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion 20 YEARS
Ranking # H07

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

Main Library elevator, and mechanical systems upgrades.

Is this request for new construction/equipment? ☒ Yes ☐ No
 Is this request for replacement/refurbishment ? ☒ Yes ☐ No

Project Description

#	FYE	Description	Amount	Justification
1	2026	Design Service	\$ 10,000	Design services for roof replacement
2	2026	Roof Replacement	\$ 320,000	Roof is over 20 years old and is experiencing multiple leaks from roofing system and coping stones.
3	2026	Design Service	\$ 10,000	Design services for elevator cab modernization.
4	2026	Elevator cab modernization	\$ 200,000	The elevator cab will be modernized and upgraded to comply with ADA requirements.
5	2027	Design Service	\$ 10,000	Design services for mechanical system upgrades.
6	2027	Mechanical system upgrades	\$ 405,000	Replacement of the oil/steam system with a natural gas and hydronic system. Currently the library has limited control on the air conditioning and heating system.
7	2028		\$ 0	
8	2029		\$ 0	
9	2030		\$ 0	
Project Total			\$ 955,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 10,000	\$ 10,000	\$ 0	\$ 0	\$ 0	\$ 20,000
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 530,000	\$ 405,000	\$ 0	\$ 0	\$ 0	\$ 935,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 540,000	\$ 415,000	\$ 0	\$ 0	\$ 0	\$ 955,000
Net Appropriations	\$ 540,000	\$ 415,000	\$ 0	\$ 0	\$ 0	\$ 955,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0718
Project Name ELECTRIC VEHICLES / SUSTAINABILITY PROJECTS
Project Life 30 YEARS
Schedule Start 7/1/2025
Schedule Completion 30 YEARS
Ranking # H08

POCD Code:

Alignment with Plan of Conservation & Development

Expansion of charging station installations throughout various city buildings needed for the City of Norwalk GO GREEN initiative.

Is this request for new construction/equipment? ☐ Yes ☒ No
 Is this request for replacement/refurbishment ? ☐ Yes ☒ No

Project Description

#	FYE	Description	Amount	Justification
1	2026	Electric Vehicle/Sustainability Projects	\$ 75,000	Continue expansion of EV charging station installations and sustainability projects throughout various city buildings needed for the City of Norwalk GO GREEN initiative.
2	2027	Electric Vehicle/Sustainability Projects	\$ 150,000	Continue expansion of EV charging station installations and sustainability projects throughout various city buildings needed for the City of Norwalk GO GREEN initiative.
3	2028	Electric Vehicle/Sustainability Projects	\$ 150,000	Continue expansion of EV charging station installations and sustainability projects throughout various city buildings needed for the City of Norwalk GO GREEN initiative.
4	2029	Electric Vehicle/Sustainability Projects	\$ 150,000	Continue expansion of EV charging station installations and sustainability projects throughout various city buildings needed for the City of Norwalk GO GREEN initiative.
5	2030	Electric Vehicle/Sustainability Projects	\$ 150,000	Continue expansion of EV charging station installations and sustainability projects throughout various city buildings needed for the City of Norwalk GO GREEN initiative.
Project Total			\$ 675,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 75,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 675,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 75,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 675,000
Net Appropriations	\$ 75,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 675,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0543
Project Name ENVIRONMENTAL REMEDIATION
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion 20 YEARS
Ranking # H09

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

Funds required for unforeseen environmental testing and abatement at City buildings.

Is this request for new construction/equipment? ☐ Yes ☒ No
 Is this request for replacement/refurbishment ? ☐ Yes ☒ No

Project Description

#	FYE	Description	Amount	Justification
1	2028	Environmental remediation	\$ 20,000	Funds required for unforeseen environmental testing and abatement at City buildings.
2	2026	Environmental remediation	\$ 20,000	Funds required for unforeseen environmental testing and abatement at City buildings.
3	2027	Environmental remediation	\$ 20,000	Funds required for unforeseen environmental testing and abatement at City buildings.
4	2029	Environmental remediation	\$ 20,000	Funds required for unforeseen environmental testing and abatement at City buildings.
5	2030	Environmental remediation	\$ 20,000	Funds required for unforeseen environmental testing and abatement at City buildings.
Project Total			\$ 100,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Net Appropriations	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0644
Project Name BRANCH LIBRARY IMPROVEMENTS
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion
Ranking # H10

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

The security system is outdated and no longer serviceable. The restrooms need to be updated. The roof is showing signs of tears and we have experienced several leaks over the past couple of years.

Is this request for new construction/equipment? ☒ Yes ☐ No
 Is this request for replacement/refurbishment ? ☒ Yes ☐ No

Project Description

#	FYE	Description	Amount	Justification
1	2026	Design Service	\$ 10,000	Design services for roof replacement.
2	2026	Roof Replacement	\$ 150,000	Roof is over 17 years old and is experiencing multiple leaks from roofing system and coping stones.
3	2026	Design Service	\$ 10,000	Design services for renovation of 5 restrooms
4	2026	Restroom upgrades	\$ 215,000	Renovation of five restrooms.
6	2027		\$ 0	
7	2029		\$ 0	
8	2030		\$ 0	
Project Total			\$ 385,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,000
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 365,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 365,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 385,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385,000
Net Appropriations	\$ 385,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 385,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID NEW
Project Name FIRE HEADQUARTERS
Project Life 15 YEARS
Schedule Start 7/1/2025
Schedule Completion 15 YEARS
Ranking # H11

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

The domestic hot water heaters are approaching their normal life cycle and require replacement. The normal life cycle for hot water heaters is approximately ten (10) years and these units are approaching that point.

Is this request for new construction/equipment? ☒ Yes ☐ No
 Is this request for replacement/refurbishment ? ☒ Yes ☐ No

Project Description

#	FYE	Description	Amount	Justification
1	2026	Design Service	\$ 10,000	Design services for Hot Water Heater replacement
2	2026	Hot Water Heater Replacement	\$ 25,000	The domestic hot water heaters are approaching their normal life cycle and require replacement. The normal life cycle for hot water heaters is approximately ten (10) years and these units are approaching that point.
3	2026	Design Service	\$ 10,000	Design services for the replacement of the roof.
4	2027	Roof Replacement	\$ 350,000	Replacement of the roof due to numerous leaks and difficulty in inspecting the cause of leaks due to ballast materials and roof access.
5	2028		\$ 0	
6	2029		\$ 0	
7	2030		\$ 0	
Project Total			\$ 395,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 10,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,000
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 35,000	\$ 350,000	\$ 0	\$ 0	\$ 0	\$ 385,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 45,000	\$ 350,000	\$ 0	\$ 0	\$ 0	\$ 395,000
Net Appropriations	\$ 45,000	\$ 350,000	\$ 0	\$ 0	\$ 0	\$ 395,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS

Department BUILDING MAINTENANCE

Project Status EXISTING

Project ID C0645

Project Name HEALTH DEPARTMENT

Project Life 20 YEARS

Schedule Start 7/1/2025

Schedule Completion

Ranking # H12

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

The roof is approaching its useful life and will need to be replaced in the upcoming years. RTU's will be 20 years old and will need to be replaced to include BMS controller upgrades.

Yes No

Is this request for new construction/equipment?

☒ ☐

Is this request for replacement/refurbishment ?

☒ ☐

Project Description

#	FYE	Description	Amount	Justification
1	2026	Design Service	\$ 10,000	Design services for roof replacement.
2	2026	Roof Replacement	\$ 280,000	Roof is over 25 years old and is experiencing multiple leaks from roofing system and coping stones.
3	2027		\$ 0	
4	2028	RTU Replacement	\$ 175,000	RTU's will be 20 years old and will need to be replaced. to include BMS controller upgrades.
5	2029		\$ 0	
6	2030		\$ 0	
Project Total			\$ 465,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 10,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,000
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 280,000	\$ 0	\$ 175,000	\$ 0	\$ 0	\$ 455,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 290,000	\$ 0	\$ 175,000	\$ 0	\$ 0	\$ 465,000
Net Appropriations	\$ 290,000	\$ 0	\$ 175,000	\$ 0	\$ 0	\$ 465,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0266
Project Name NATHANIEL ELY IMPROVEMENTS
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion
Ranking # H13

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

Hot water heater is approaching its life cycle and needs to be replaced with a high efficiency system. The single pane windows at the rear of the building are original to the building (1955). They show signs of wear, safety concerns and are not energy efficient.

Is this request for new construction/equipment? ☒ Yes ☐ No
 Is this request for replacement/refurbishment ? ☒ Yes ☐ No

Project Description

#	FYE	Description	Amount	Justification
1	2026	Window replacement	\$ 295,000	The single pane windows at the rear of the building are original to the building (1955). They show signs of wear, safety concerns and are not energy efficient.
1	2026	Hotwater heater	\$ 25,000	Heater is approaching its life cycle and needs to be replaced with a high efficiency system
1	2026	Design Service	\$ 10,000	Design service for window replacement.
1	2027		\$ 0	
1	2028		\$ 0	
1	2029		\$ 0	
1	2030		\$ 0	
Project Total			\$ 330,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 10,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10,000
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 320,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 320,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 330,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 330,000
Net Appropriations	\$ 330,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 330,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0717
Project Name MATTHEWS PARK
Project Life 20 YEARS
Schedule Start 7/1/2024
Schedule Completion 7/1/2029
Ranking # H14

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

The Gate Lodge (Historical Building) 1st floor unit is beyond its service life (20yrs) and 2nd floor unit is not operational. Units would be replaced with high efficiency heat pumps (heat is oil fired now) \$15,000 possible incentive available from Eversource

Is this request for new construction/equipment? ☒ Yes ☐ No
 Is this request for replacement/refurbishment ? ☒ Yes ☐ No

Project Description

#	FYE	Description	Amount	Justification
1	2026		\$ 0	
1	2027		\$ 0	
1	2028		\$ 0	
1	2029		\$ 0	
1	2030		\$ 0	
Project Total			\$ 0	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Net Appropriations	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID C0583
Project Name SIDEWALK & CURB BLDG MGT
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion 20 YEARS
Ranking # H15

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

The proposed funding will provide for only the most critical of sidewalk repairs at City facilities.

Is this request for new construction/equipment? ☒ Yes ☐ No
 Is this request for replacement/refurbishment ? ☒ Yes ☐ No

Project Description

#	FYE	Description	Amount	Justification
1	2026	Sidewalks and Curbing	\$ 25,000	The proposed funding will provide for only the most critical of sidewalk repairs at City facilities
2	2027	Sidewalks and Curbing	\$ 50,000	The proposed funding will provide for only the most critical of sidewalk repairs at City facilities
3	2028	Sidewalks and Curbing	\$ 50,000	The proposed funding will provide for only the most critical of sidewalk repairs at City facilities.
4	2029	Sidewalks and Curbing	\$ 50,000	The proposed funding will provide for only the most critical of sidewalk repairs at City facilities.
5	2030	Sidewalks and Curbing	\$ 50,000	The proposed funding will provide for only the most critical of sidewalk repairs at City facilities.
Project Total			\$ 225,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 225,000
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 225,000
Net Appropriations	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 225,000

Capital Budget Form

Division OPERATIONS AND PUBLIC WORKS
Department BUILDING MAINTENANCE
Project Status EXISTING
Project ID NEW
Project Name ELECTRICAL SYSTEMS SURVEYS
Project Life 20 YEARS
Schedule Start 7/1/2025
Schedule Completion
Ranking # H16

POCD Code: 11.1.B

Alignment with Plan of Conservation & Development

Continue to update, modernize, and maintain Norwalk's infrastructure and city facilities.

As buildings age and changes/ additions are made it is important to have electrical line riser diagrams for various projects performed throughout the buildings. The buildings to be inspected will be the Ben Franklin Center, Public Works Center, Nathaniel Ely Center and the Norwalk Public Library.

Is this request for new construction/equipment? ☐ Yes ☒ No
 Is this request for replacement/refurbishment ? ☐ Yes ☒ No

Project Description

#	FYE	Description	Amount	Justification
1	2029	Electrical line drawings	\$ 50,000	As buildings age and changes/ additions are made it is important to have electrical line riser diagrams for various projects performed throughout the buildings. The buildings to be inspected will be the Ben Franklin Center, Public Works Center, Nath
2	2026	Electrical line drawings	\$ 50,000	As buildings age and changes/ additions are made it is important to have electrical line riser diagrams for various projects performed throughout the buildings. The buildings to be inspected will be the Ben Franklin Center, Public Works Center, Nath
3	2027	Electrical line drawings	\$ 50,000	As buildings age and changes/ additions are made it is important to have electrical line riser diagrams for various projects performed throughout the buildings. The buildings to be inspected will be the Ben Franklin Center, Public Works Center, Nath
4	2028	Electrical line drawings	\$ 50,000	As buildings age and changes/ additions are made it is important to have electrical line riser diagrams for various projects performed throughout the buildings. The buildings to be inspected will be the Ben Franklin Center, Public Works Center, Nath
5	2030	Electrical line drawings	\$ 50,000	As buildings age and changes/ additions are made it is important to have electrical line riser diagrams for various projects performed throughout the buildings. The buildings to be inspected will be the Ben Franklin Center, Public Works Center, Nath
Project Total			\$ 250,000	

Expenditure/Revenue Schedule

Expenditures	2025-26 REQ	2026-27 REQ	2027-28 REQ	2028-29 REQ	2029-30 REQ	Total
Engineering/Design	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Site Costs & Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Construction (includes remediation)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Equipment/Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other/Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Expenditures	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Net Appropriations	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000

Region	Asset Name	Asset#	Serial#	Asset Class	In-Service Date	Manufacturer	Model	Asset Status	Status Comments	Asset Description	Warranty Effective Date	Warranty Expiration Date	Property	Space	Room/Area	Purchase Date	Purchase Amount	Asset Comments	Scheduled?	Status	Estimated Life(yrs)
Norwalk	AC-1 Air Handler	AC-1 Air Handler	n/a	HVAC - Air Handlers	NA	Other	Other	Out of Service					Concert Hall- ENG	Penthouse			0		N	Inactive	20
Norwalk	AC-2 Air Handler	AC-2 Air Handler	n/a	HVAC - Air Handlers	NA	Other	Other	Out of Service					Concert Hall- ENG	Penthouse			0		N	Inactive	20
Norwalk	AC-5 Trane Air Handler	AC-5	C15M07856	HVAC - Air Handlers	5/1/2017	Trane	SCWGU2048WOC02	Out of Service		Air Handler for Common Council Chambers on 3rd floor.			Norwalk City Hall & Concert Hall- ENG	Penthouse			0	Common Council Chambers on 3rd	Y	Inactive	20
Norwalk	City Hall - Roof Inspection	Inspection	na	Miscellaneous	NA	None	None	Out of Service		City Hall - Roof Inspection			Concert Hall- ENG	General	All Roofs		0		N	Active	0
Norwalk	DC-1 Dry Cooler	DC-1 Dry Cooler	n/a	Dry Coolers	NA	Other	Other	Out of Service					Concert Hall- ENG	Roof			0		N	Inactive	20
Norwalk	DC-2 Dry Cooler	DC-2 Dry Cooler	n/a	Dry Coolers	NA	Other	Other	Out of Service					Concert Hall- ENG	Roof			0		N	Inactive	20
Norwalk	Edpac-1 A/c Unit	Edpac-1 A/c Unit	n/a	HVAC - AC Units	NA	Other	Other	Out of Service					Norwalk City Hall & Concert Hall- ENG	2nd Floor Computer Room			0		N	Inactive	20
Norwalk	Edpac-2 A/c Unit	Edpac-2 A/c Unit	n/a	HVAC - AC Units	NA	Other	Other	Out of Service					Norwalk City Hall & Concert Hall- ENG	2nd Floor Computer Room			0		N	Inactive	20
Norwalk	ACP-1 Air Compressor	ACP-1 Air Compressor	A507050187A	Air Compressors	11/1/1987	inc.	ES100	In Service					Concert Hall- ENG	Boiler Room	Boiler Room		0		Y	Active	20
Norwalk	ACP-2 Air Compressor	ACP-2 Air Compressor	EA4210099	Air Compressors	11/2/2022	inc.	ES100A	In Service					Concert Hall- ENG	Boiler Room	Boiler Room		0		Y	Active	20
Norwalk	AHU-1	AHU-1	35G000452-04	HVAC - Air Handlers	6/1/1987	McQuay	L5L128DH	In Service		Filter: (2) - 24x120 Belt: (1) - RSV710			Concert Hall- ENG	Penthouse	Penthouse		0	Belt: (1) - RSV710	Y	Active	25
Norwalk	AHU-10	AHU-10	0694750394	HVAC - Air Handlers	6/10/1993	Carrier	39LC1031CA1124-L	In Service		Filter: (2) - 16x28x2 Belt: (1) - A23			Concert Hall- ENG	Hall	Dressing Rm		0	Belt: (1) - A23	Y	Active	25
Norwalk	AHU-2	AHU-2	35G000453-04	HVAC - Air Handlers	3/5/1987	McQuay	L5L128DH	In Service					Norwalk City Hall & Concert Hall- ENG	Penthouse	Penthouse		0	24 Ring Link Panel Belt: (1) SVX-800	Y	Active	25
Norwalk	AHU-3	AHU-3	35G000454-04	HVAC - Air Handlers	2/1/1987	McQuay	L5L128DH	In Service		Filter size: (2) 120 x 24 Ring Link Panel Belt: (1) SVX-800			Norwalk City Hall & Concert Hall- ENG	Penthouse	Penthouse		0	24 Ring Link Panel Belt: (1) SVX-800	Y	Active	25
Norwalk	AHU-4	AHU-4	35G00451-04	HVAC - Air Handlers	6/1/1987	McQuay	L5L141DH	In Service		Filters: (1) - 24x120 & (1) - 12x120 Ring link panel. Belt: (1) - SVX1060			Norwalk City Hall & Concert Hall- ENG	Concert Hall - MER	Concert Hall - MER		0	& (1) - 12x120 Ring link panel. Belt: (1) -	Y	Active	25
Norwalk	AHU-5	AHU-5	K16A00034	HVAC - AC Units	4/25/2015	Trane	SCWGU2042	In Service	BX 67, Filter:	AH section located in the ceiling of the Community Room Kitchen ceiling. The Condenser unit is on the roof of the Community room out side of the mayors admin area. Belt: A45 Filter: (4) 16 x 20 x 2			Concert Hall- ENG	Penthouse	Penthouse		0	Belt: (1) BX 67 Filter: (8) 18 x 25 x 2	Y	Active	25
Norwalk	AHU-6	AHU-6	35G0045-06	HVAC - Air Handlers	6/1/1987	McQuay	ISL104CH	In Service		Filter: (4) - 16 x 20 x 2 Belt: (1) - A45			Concert Hall- ENG	Room	Basement Light bulb Rm		0	2 Belt: (2) - A45	Y	Active	25
Norwalk	AHU-7 Split Unit	AHU-7 Split Unit	35G00456-06	HVAC - Split Systems	6/1/1987	McQuay	L5L104CH	In Service					Norwalk City Hall & Concert Hall- ENG	1st Floor Kitchen	Community Rm Kitchen & Roof		0	the ceiling of the Community Room Kitchen ceiling. The Condenser unit is on the roof of the	Y	Active	25
Norwalk	AHU-8	AHU-8	0694750500	HVAC - Air Handlers	6/1/1987	Carrier	39LC1061CA1124-B	In Service					Concert Hall- ENG	General	Green Room tunnel		0		Y	Active	25
Norwalk	AHU-9	AHU-9	0794750414	HVAC - Air Handlers	7/8/1993	Carrier	39NXH111	In Service		Filter: (2) - 16x24x2 Belt: (1) - B39			Concert Hall- ENG	Hall	Mary McCarthy Hall		0	Belt: (1) - B39	Y	Active	25
Norwalk	Air Dryer	Air Dryer	H035A115080405	Air Dryer	8/18/2011	Hankison	HPR35-115	In Service					Concert Hall- ENG	Boiler Room	Boiler Room		0		N	Active	20
Norwalk	Air Station	Air Station	none	HVAC Equipment	10/31/2009	None		In Service					Concert Hall- ENG	Boiler Room	Boiler Room		0		N	Active	0
Norwalk	B-1 Boiler	B-1 Boiler	1408384166	Boilers	11/6/2014	Raypak	H7-1505A	In Service					Concert Hall- ENG	Boiler Room	Boiler Room		0		Y	Active	25
Norwalk	B-2 Boiler	B-2 Boiler	1408384164	Boilers	11/6/2014	Raypak	H7-1505A	In Service					Concert Hall- ENG	Boiler Room	Boiler Room		0		Y	Active	25
Norwalk	B-3 Boiler	B-3 Boiler	1408384165	Boilers	11/6/2014	Raypak	H7-1505A	In Service					Concert Hall- ENG	Boiler Room	Boiler Room		0		Y	Active	25
Norwalk	BOE IT AC 1	BOE IT AC 1	63A004638	HVAC - AC Units	6/16/2018	Mitsubishi	PLA-A-EA7	In Service		BOE IT AC 1 Check and clean condenser as necessary			Norwalk City Hall & Concert Hall- ENG	General	3rd FL BOE IT Space		0	Unit PW 1253	Y	Active	25
Norwalk	BOE IT AC 2	BOE IT AC 2	63A004748	HVAC - AC Units	6/16/2018	Mitsubishi	PLA-A-EA7	In Service		BOE IT AC 2 Check and clean condenser as necessary			Norwalk City Hall & Concert Hall- ENG	General	3rd FL BOE IT Space		0	Unit PW 1253	Y	Active	25
Norwalk	BOE-CU-1	BOE Condensing Unit	n/a	HVAC - Split Systems	2/8/2018	Mitsubishi	PUYA42NKA7	In Service		BOE-CU-1			Concert Hall- ENG	General	Outside roof		0		N	Active	25
Norwalk	BOE-CU-2	BOE-CU-2	n/a	HVAC - Split Systems	2/8/2018	Mitsubishi	PUYA42NKA7	In Service		BOE-CU-2			Concert Hall- ENG	General	Outside roof		0		N	Active	25
Norwalk	City Hall ChillGard LE Filter	City Hall ChillGard LE Filter	na	HVAC	9/6/2012	MSA	ChillGard LE	In Service		Refrigerant Monitor Contact Vendor below for annual calibration service:-Jay Harding NECI Reliability Services NECI 9 Oxford Rd. Mansfield MA. 02048 USA Tel: +1 508 851 2444 Fax: +1 508 339 9144 jharding@neci.com			Norwalk City Hall & Concert Hall- ENG	Boiler Room			0		Y	Active	25
Norwalk	City Hall CW Sand Filter	City Hall CW Sand Filter	4597	HVAC	9/2/2016	Water Systems	TSA-116-0-5	In Service		Sand Filter			Concert Hall- ENG	Boiler Room			0		Y	Active	0
Norwalk	City Hall Elevator A	Recall Test	FFX790	Elevator	9/10/1987	Montgomery	158-38-140-5	In Service		City Hall Elevator A Recall Test			Concert Hall- ENG	General			0	Recall Test	Y	Active	30
Norwalk	City Hall Elevator B	Recall Test	FFX791	Elevator	9/10/1987	Montgomery	158-30-140-5	In Service		City Hall Elevator B Recall Test			Concert Hall- ENG	General			0	Recall Test	Y	Active	30
Norwalk	City Hall Freight Elevator	Elevator Recall Test	CP60530	Elevator	9/10/1987	Montgomery	S431-170	In Service		City Hall Freight Elevator Recall Test			Concert Hall- ENG	General			0	Elevator Recall Test	Y	Active	30
Norwalk	City Hall Lobby Patio Drain Cleaning	City Hall Front Drain Cleaning	NA	Plumbing	NA	None		In Service		Clean paver stone drain located on lobby patio			Norwalk City Hall & Concert Hall- ENG	General	Front lobby patio		0	Clean in and around paver stone drain	Y	Active	0
Norwalk	Rm. Ex. Fans	Rm. Ex. Fans	na	HVAC	NA	None		In Service		City Hall Transformer Elec Rm. Ex. Fans			Concert Hall- ENG	General	Stair D Elec Rms.		0	Check	Y	Active	0
Norwalk	City Hall Water Fountains	City Hall Water Fountains	n/a	Plumbing	4/9/2020	Elkay	LZSRWSLP	In Service		Serial #'s 200419056 200419061 200419617 200419619 200419621 200419622			Norwalk City Hall & Concert Hall- ENG	General			0	Change filters on (6) water fountains	Y	Active	15
Norwalk	City Hall Boiler Relief Testing	City Hall Boiler Relief Testing	na	Boilers	NA		None	In Service		Boilers 1 2 and 3 Watts / M1 / 740 / 3/4" / 60psi / 156600 BTU/HR			Norwalk City Hall & Concert Hall- ENG	Boiler Room			0		Y	Active	5
Norwalk	City Hall DHW Heater Relief Testing	City Hall DHW Heater Relief Testing	J10H000229398	Water - Heaters	NA	Lochinvar	CWN199PM	In Service		Cash Acme / NCLX-1 Ser 8 / 3/4" / 150psi /500000 BTU/HR			Norwalk City Hall & Concert Hall- ENG	Boiler Room			0		Y	Active	5
Norwalk	City Hall DHW Tank Relief Testing	City Hall DHW Tank Relief Testing	C11100027050	Water - Heaters	NA	Lochinvar	RJ5085	In Service		Watts / M15 1109R/ 40XL 7 / 150psi / 500000 BTU/HR			Norwalk City Hall & Concert Hall- ENG	Boiler Room			0		Y	Active	5
Norwalk	Water Filter	Water Filter	n/a	Plumbing	NA	R.G. Ray	S00001-2	In Service		Change Filter- AP-110			Concert Hall- ENG	Engineers Office			0	110	Y	Active	0
Norwalk	City Hall Main Roof	City Hall Main Roof	n/a	Miscellaneous	2/28/2017	Sopra	180/Sopralene Flam 180 FR GR	In Service		City Hall Main Roof	2/28/2017	2/28/2042	Concert Hall- ENG	Roof		2/28/2017	0		Y	Active	25
Norwalk	City Hall New Generator	Generator	95020500001	Generator	12/15/2014	MTU	D51000-XC6D72	In Service					Concert Hall- ENG	General	Outside Concert Hall		0		N	Active	25
Norwalk	City Hall- Roof Inspection	Inspection	n/a	Miscellaneous	NA	Other	Other	In Service		City Hall- Roof Inspection			Concert Hall- ENG	Roof	and MM room roofs		0		N	Active	20
Norwalk	CRAC - 9	CRAC - 9	W090628279	HVAC - AC Units	8/13/2009	MAGIC AIRE	BVE20-4D	In Service		CRAC - 9 (1) - 4L540 BELT (2) - 16X25X2 FILTERS			Norwalk City Hall & Concert Hall- ENG	2nd Floor Computer Room			0		Y	Active	25
Norwalk	CT-1 Cooling Tower	CT-1 Cooling Tower	8-332947	HVAC - Cooling Tower	5/1/2008	Evapco	LSTA-5-1245	In Service					Concert Hall- ENG	Roof			0		Y	Active	25
Norwalk	CT-2 Cooling Tower	CT-2 Cooling Tower	8-332947	HVAC - Cooling Tower	5/1/2008	Evapco	LSTA-5-1245	In Service					Concert Hall- ENG	Roof			0		Y	Active	25
Norwalk	Daylight Savings Time	Daylight Savings Time	N/A	Miscellaneous	NA	Other	Other	In Service		Clocks and Timers			Concert Hall- ENG	General			0		N	Active	20
Norwalk	Domestic Water Filter1	Domestic Water Filter1	none	Plumbing	NA	Cuno	S58 EPE-316L	In Service		Uses 8: AP110 Filters			Concert Hall- ENG	Engineers Office	Main Water Supply		0	Uses 8: AP110 Filters	N	Active	0
Norwalk	EF 12 Mary McCarthy	EF 12 Mary McCarthy	N/A	Exhaust - Fans	NA	Other	Other	In Service		1/2 HP 460 VOLT			Concert Hall- ENG	Hall	Mary McCarthy Roof		0		Y	Active	0
Norwalk	EF-1 Ladies Room	EF-1 Ladies Room	87J00386	Exhaust - Fans	1/1/1987	Greenheck	GB-10-3	In Service		1/3 HP 115 VOLT			Concert Hall- ENG	Roof	PH Roof		0		Y	Active	20
Norwalk	EF-10 Coffee Shop	EF-10 Coffee Shop	13623405	Exhaust - Fans	8/15/2013	Greenheck	G-090-DGEX-QD	In Service		1/15 HP 115 VOLT			Concert Hall- ENG	Roof			0		Y	Active	25
Norwalk	EF-13 Atrium Smoke	EF-13 Atrium Smoke	87J00391	Exhaust - Fans	1/1/1987	Greenheck	GB-30-20	In Service		2 HP 460 VOLT			Concert Hall- ENG	Roof	PH Roof		0		Y	Active	25
Norwalk	EF-15 DPW	EF-15 DPW	89J05882	Exhaust - Fans	1/1/1989	Greenheck	G-95-DGEX-QD	In Service		1/15 HP 115 VOLT			Concert Hall- ENG	Roof	Roof		0		Y	Active	25
Norwalk	EF-16 3rd flr lounge	EF-16 3rd flr lounge	88B05846	Exhaust - Fans	1/1/1988	Greenheck	GB-14-LMD	In Service		1/4 HP 208 VOLT			Concert Hall- ENG	Roof	Roof		0		Y	Active	25
Norwalk	EF-17 2nd flr lounge	EF-17 2nd flr lounge	88B05544	Exhaust - Fans	1/1/1988	Greenheck	GB-14-LMD	In Service		1/4 HP 208 VOLT			Concert Hall- ENG	Roof	Roof		0		Y	Active	25
Norwalk	EF-2 Men's Room	EF-2 Men's Room	87J00387	Exhaust - Fans	1/1/1987	Greenheck	GB-10-3	In Service		1/3 HP 115 VOLT			Concert Hall- ENG	Roof	PH Roof		0		Y	Active	20
Norwalk	EF-3 Basement Toilet	EF-3 Basement Toilet	14763722 16J	Exhaust - Fans	1/1/2016	Greenheck	GB-101-LMDX-QD	In Service		1/3 HP 115 VOLT			Concert Hall- ENG	Roof	Roof		0		Y	Active	25
Norwalk	EF-4 Exhaust Fan	EF-4 Exhaust Fan	87J00384	Exhaust - Fans	1/1/1987	Greenheck	BSQ-16-3	In Service		1/3 HP 115 VOLT			Concert Hall- ENG	Generator Room	Generator Room		0		Y	Active	25
Norwalk	EF-5 Mayor's Toilet	EF-5 Mayor's Toilet	88A07748	Exhaust - Fans	1/1/1988	Greenheck	G-90-DGEX-QD	In Service		1/16 HP 115 VOLT			Concert Hall- ENG	Roof	Roof		0		Y	Active	25
Norwalk	EF-6 Super's Toilet	EF-6 Super's Toilet	1389-858 1410	Exhaust - Fans	9/5/2013	Greenheck	G-070-DCEX-QD	In Service		1/13 HP 115 VOLT			Concert Hall- ENG	Roof	Roof		0		Y	Active	25
Norwalk	EF-7 Penthouse	EF-7 Penthouse	87J00389	Exhaust - Fans	1/1/1987	Greenheck	GB-18-5	In Service		1 HP 460 VOLT			Concert Hall- ENG	Roof	PH Roof		0		Y	Active	25

EG-1 Emergency Generator		EG-1 Emergency Generator		870880745		Generator		4/20/1988		Onan	250.ODFM-17R/27619N		In Service		Onan 250 Gen Set Model #N185SG3 Mfg 3/87 Engine #11391434		Norwalk City Hall & Concert Hall- ENG		Generator Room		Generator Room				0	N	Active	25
Norwalk	Ejector Pumps 1 & 2	Ejector Pumps 1 & 2	N/A	HVAC	NA		Hydromatic	SK60M1	In Service							.60hp 12amps 1phase	Concert Hall- ENG	Room	Basement					0	Y	Active	0	
Norwalk	Ejector Pumps 3 & 4	Ejector Pumps 3 & 4	N/A	HVAC	NA	3/5/1987	Hydromatic	SK60M1	In Service							.60hp 12amps 1phase	Concert Hall- ENG	Boiler Room						0	Y	Active	15	
Norwalk	FCU	FCU	none	HVAC	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	0	
Norwalk	FCU 102 A	FCU 102 A	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 102 B	FCU 102 B	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 102 C	FCU 102 C	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 102 E	FCU 102 E	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 103 A	FCU 103 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB061DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 103 B	FCU 103 B	N/A	HVAC Equipment		1/1/1987	McQuay	TSB061DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 104 A	FCU 104 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 104 B	FCU 104 B	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 104 C	FCU 104 C	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 105 A	FCU 105 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 105 B	FCU 105 B	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 105 C	FCU 105 C	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 105 D	FCU 105 D	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 105 E	FCU 105 E	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 105 F	FCU 105 F	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 106 A	FCU 106 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 106 B	FCU 106 B	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 106 C	FCU 106 C	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 106 D	FCU 106 D	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 106 E	FCU 106 E	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 106 G	FCU 106 G	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 114 A	FCU 114 A	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 114 B	FCU 114 B	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 114 C	FCU 114 C	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 114 D	FCU 114 D	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 114 E	FCU 114 E	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 114 F	FCU 114 F	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 114 G	FCU 114 G	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 115 A	FCU 115 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 115 B	FCU 115 B	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 121 A	FCU 121 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 121 B	FCU 121 B	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 121 C	FCU 121 C	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 121 D	FCU 121 D	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 121 E	FCU 121 E	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 122 A	FCU 122 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 122 B	FCU 122 B	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 122 C	FCU 122 C	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 122 D	FCU 122 D	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 123 A	FCU 123 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 123 B	FCU 123 B	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 123 C	FCU 123 C	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 124 A	FCU 124 A	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 124 B	FCU 124 B	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 125 A	FCU 125 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 125 B	FCU 125 B	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 127 A	FCU 127 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 128 A	FCU 128 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 128 B	FCU 128 B	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 128 C	FCU 128 C	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 128 D	FCU 128 D	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 128 E	FCU 128 E	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 128 F	FCU 128 F	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 128 H	FCU 128 H	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 128 I	FCU 128 I	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 A	FCU 129 A	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 B	FCU 129 B	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 C	FCU 129 C	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 D	FCU 129 D	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 E	FCU 129 E	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 F	FCU 129 F	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 G	FCU 129 G	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 H	FCU 129 H	N/A	HVAC Equipment	NA		McQuay	N/A	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 I	FCU 129 I	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 J	FCU 129 J	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 129 K	FCU 129 K	N/A	HVAC Equipment		1/1/1987	McQuay	TSB041DL	In Service								Concert Hall- ENG	General						0	N	Active	20	
Norwalk	FCU 202 A	FCU 202 A																										

									Product Description The ACI/WP Series is a high output low differential pressure transducer designed for wet to wet differential pressure measurements of liquids or gases. The ACI/WP is ideally suited for use with any harsh media wet or dry that is compatible with 17-4PH stainless steel 300 series stainless steel Viton and Silicon O-rings. Some of the most common applications for the ACI/WP are: Energy Management Systems Pumps and Compressors Process Controls Systems Pressure Drop Across Filters Flow Measurement of Gases or Liquids The ACI/WP uses a fast-response capacitive sensor and signal conditioned electronic circuitry to provide a highly accurate linear analog output proportional to the input pressure. A unique isolation system transmits the motion of the differential pressure sensing diaphragm from the h																	
Norwalk	PressureTransducer01	PressureTransducer01	??	HVAC Equipment	6/16/2011	ACI	A/WP-100	In Service				Norwalk City Hall & Concert Hall- ENG	Concert Hall - MER	AHU-4 MER				0		N	Active				0	
									Product Description The ACI/WP Series is a high output low differential pressure transducer designed for wet to wet differential pressure measurements of liquids or gases. The ACI/WP is ideally suited for use with any harsh media wet or dry that is compatible with 17-4PH stainless steel 300 series stainless steel Viton and Silicon O-rings. Some of the most common applications for the ACI/WP are: Energy Management Systems Pumps and Compressors Process Controls Systems Pressure Drop Across Filters Flow Measurement of Gases or Liquids The ACI/WP uses a fast-response capacitive sensor and signal conditioned electronic circuitry to provide a highly accurate linear analog output proportional to the input pressure. A unique isolation system transmits the motion of the differential pressure sensing diaphragm from the h																	
Norwalk	PressureTransducer02	PressureTransducer02	??	HVAC Equipment	6/16/2011	ACI	A/WP-100	In Service				Norwalk City Hall & Concert Hall- ENG	General	2nd FI Redevelopment Rm202 ceiling				0	2nd FI Redevelopment 4 ceiling tiles in front of FCU202 B	N	Active				0	
Norwalk	PressureTransducer03	PressureTransducer03	81431170	HVAC Equipment	6/16/2011	ACI	A/GP-200	In Service				Concert Hall- ENG	Boiler Room	Air Station				0		N	Active				0	
Norwalk	Refrigerant Monitor	Refrigerant Monitor	C11-3705028-10	HVAC Equipment	NA	MSA	A-LE-D-4-1-0-1-1-4-0-1-0-0-0-0-0-0	In Service	Call to get Refrigerant Monitor in chiller room calibrated. New England Controls- 508-339-5522			Norwalk City Hall & Concert Hall- ENG	General					0		Y	Active				0	
Norwalk	RM-1 Chiller	RM-1 Chiller	STNU110200188	HVAC - Chillers	2/10/2011	McQuay	WMC2500B5-ER10	In Service				Concert Hall- ENG	Boiler Room	Basement Chiller Plant				119000		Y	Active				25	
Norwalk	RM-2 Chiller	RM-2 Chiller	STNU110200186	HVAC - Chillers	2/10/2011	McQuay	WMC2500B5-ER10	In Service				Concert Hall- ENG	Boiler Room	Basement Chiller Plant				119000		Y	Active				25	
Norwalk	Security & Fire alarm batteries	Security & Fire alarm batteries	N/A	Fire Alarm System	NA		None	In Service	Replace batteries for all security panels and main fire alarm system			Norwalk City Hall & Concert Hall- ENG	General					0		Y	Active				0	
Norwalk	Traffic Office AC Unit	Traffic Office AC Unit	02A04649A	HVAC - Split Systems	8/12/2021	Mitsubishi	PLA-A36EA7	In Service	Traffic Office AC Unit			Concert Hall- ENG	General	Traffic Office 1st fl.				0		Y	Active				25	
Norwalk	Condensing Unit	Condensing Unit	02U19809A	HVAC - Split Systems	8/12/2021	Mitsubishi	PUY-A36NKA7	In Service	Traffic Office Condensing Unit			Concert Hall- ENG	General	Outside roof				0		Y	Active				25	
Norwalk	Transfer Switch	Old Gen ATS	D870891137	Miscellaneous	10/15/1987	Onan	OTCU400-G/110G	In Service				Concert Hall- ENG	Generator Room					0		N	Active				25	
Norwalk	Transfer Switch	ATS-2 New Gen	1083041WE	Miscellaneous	10/30/2014	Emerson	G03ATS833000NGXM	In Service				Concert Hall- ENG	General	Outside Concert Hall				0		N	Active				25	
Norwalk	VFD-1	VFD-1	00032H151	Variable Frequency Drives	4/29/2011	Danfoss	FC-102P11KT4P21H2XG	In Service				Concert Hall- ENG	Boiler Room	Chiller Plant	4/29/2011			0		Y	Active				15	
Norwalk	VFD-2	VFD-2	00032H151	Variable Frequency Drives	4/29/2011	Danfoss	FC-102P11KT4P21H2XG	In Service				Concert Hall- ENG	Boiler Room	Chiller Plant	4/29/2011			0		Y	Active				15	
Norwalk	VFD-3	VFD-3	00032H151	Variable Frequency Drives	4/29/2011	Danfoss	FC-102P15KT4P21H2XG	In Service				Concert Hall- ENG	Boiler Room	Chiller Plant	4/29/2011			0		Y	Active				15	
Norwalk	VFD-4	VFD-4	00032H151	Variable Frequency Drives	4/29/2011	Danfoss	FC-102P15KT4P21H2XG	In Service				Concert Hall- ENG	Boiler Room	Chiller Plant	4/29/2011			0		Y	Active				15	
Norwalk	VFD-6	VFD-6	00032H151	Variable Frequency Drives	4/29/2011	Danfoss	FC-102P11KT4P21H2XG	In Service				Concert Hall- ENG	Boiler Room	Chiller Plant	4/29/2011			0		Y	Active				15	
Norwalk	VFD-7	VFD-7	00032H151	Variable Frequency Drives	4/29/2011	Danfoss	FC-102P11KT4P21H2XG	In Service				Concert Hall- ENG	Boiler Room	Chiller Plant	4/29/2011			0		Y	Active				15	
Norwalk	Water Filter	1		1 Plumbing	1/2/2007		None	In Service	Main Building Water Filters			Concert Hall- ENG	General	Engineers Office				0	filters Quant = 8	N	Inactive				20	
Norwalk	Water Heater	Water Heater	J10H00229398	Water - Heaters	5/5/2011	Lochinvar	CWN199PM	In Service				Concert Hall- ENG	Boiler Room	Boiler Room	5/5/2011			0	purchased and serviced annually.	Y	Active				25	
Norwalk	Water Heater Tank	Water Heater Tank	C11J00027050	Plumbing	5/5/2011	Lochinvar	RJ5085	In Service				Norwalk City Hall & Concert Hall- ENG	Boiler Room	Boiler Room				0	P/N WTR2505.	Y	Active				25	
									Contact Vendor below for annual service:																	
									Kevin S. Haley Service Manager																	
									Diamond Water Systems Inc. Phone: (800) 245-6601 Web: www.diamondwater.com																	