



**LAND USE AND BUILDING MANAGEMENT COMMITTEE
MEETING AGENDA
WEDNESDAY, FEBRUARY 7, 2024 @ 7:00 PM**

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



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



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



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



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

- I. ROLL CALL**
- II. PUBLIC PARTICIPATION**
- III. MINUTES OF PREVIOUS MEETING(S)**

Approve minutes of January 3, 2024

IV. OLD BUSINESS (None)

V. NEW BUSINESS

- A. Review proposed Guaranteed Maximum Price (GMP) from Newfield Construction for the new South Norwalk School project and refer the following to the Common Council for final action:

“a. Approve to reject construction bid from Shawn’s Lawns Inc.’s for site work for the proposed South Norwalk Elementary School project and proceed with the award to the next lowest responsible bidder.

b. 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.

c. Authorize Building Management to issue Change Orders on Contract for a total not to exceed \$2,500,000.00. Acct. #09225010 5777 C0808”

- B. Review proposed Guaranteed Maximum Price (GMP) from Gilbane Building Company for the new Norwalk High School project and refer the following to the Common Council for final action:

“a. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the Agreement with Gilbane Building Company as the Construction Manager (CM) for the Norwalk High School Project (State Project #103-0263N), to accept the Guaranteed Maximum Price (GMP) #1 Proposal for an amount not to exceed \$219,594,620.00. Acct. #09215010 5777 C0787.

b. Authorize Building Management to issue Change Orders on GMP #1 on Contract for a total not to exceed \$3,350,000 funded by the Owner’s Contingency. Acct. #09215010 5777 C0787.

c. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the Agreement with Gilbane Building Company as the Construction Manager (CM) for the Norwalk High School Project (non-State funding),

VIA TELECONFERENCE

to accept the Guaranteed Maximum Price (GMP) #2 Proposal for an amount not to exceed \$3,730,982.00. Acct. #0918/19 5010 5777 C0610.

D. Authorize Building Management to issue Change Orders on GMP #2 on Contract for a total not to exceed \$100,000 funded by the Owner's Contingency. Acct. #0918/19 5010 5777 C0610."

VI. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo
Date: February 5, 2024

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**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
JANUARY 3, 2023
VIA TELECONFERENCE**

ATTENDANCE: Barbara Smyth, Chair; Nicol Ayers; James Frayer; Jenn McMurrer; Dajuan Wiggins; Heather Dunn

STAFF: Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Assistant Building and Facilities Manager; Darin Callahan, Corporation Counsel; Robert Stowers, Director of Recreation and Parks

OTHERS: Doug Peoples, Resident; Robert Cashel, Family and Childrens Agency; Christene Freedman, CEO, YMCA; Dan Philips, Construction Solution Group

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.

A. Request for the naming of the patio at Oak Hills Park tennis facilities in honor of Mr. Arthur Goldblatt, local attorney, long-time Norwalk resident and dedicated supporter of tennis in the community with special interest in promoting tennis and education with urban kids.

Ms. Diane Lauricella spoke in support of the request and said she understood Mr. Goldblatt did a lot for the youth of South Norwalk.

Ms. Denise Brown, Oak Hills Park Authority Chair spoke in support of the request and said if there were no objections, they would like to name the patio in Mr. Goldblatt's honor.

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 news stand conversion at City Hall and asked about what type of security would be provided to keep the people protected. She suggested looking at the City of Stamford's security.

Ms. Lauricella spoke about the request for 98 South Main Street and noted a lot of resources of funding were cobbled together. She asked this Common Council to commit to having solar energy there and to green up this project with heat pumps and induction stoves. Ms. Lauricella asked that the architect for this project use renewable, green energy. Ms. Lauricella addressed the \$700,000 for remediation and asked for a second opinion on that cost.

IV. MINUTES OF PREVIOUS MEETING(S)

Approve minutes of December 6, 2023

**** MR. FRAYER MOVED TO ACCEPT THE MINUTES AS PRESENTED**
**** MOTION PASSED WITH ONE (1) ABSTENTION (MS. MCMURRER)**

V. OLD BUSINESS

A. Review request for the naming of the patio at Oak Hills Park tennis facilities in honor Mr. Arthur Goldblatt and refer the following recommendation to the Common Council for action:

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**** MS. MCMURRER MOVED TO APPROVE THE NAMING OF THE PATIO AT OAK HILLS PARK TENNIS FACILITIES IN HONOR OF MR. ARTHUR GOLDBLATT, LOCAL ATTORNEY, LONG-TIME NORWALK RESIDENT AND DEDICATED SUPPORTER OF TENNIS IN THE COMMUNITY WITH SPECIAL INTEREST IN PROMOTING TENNIS AND EDUCATION WITH URBAN KIDS."**

Ms. Smyth said this was discussed at last month's meeting and added that she was in full support. This item will go before the full Common Council next Tuesday.

**** MOTION PASSED UNANIMOUSLY**

**** MS. MCMURRER MOVED TO REVIEW REQUEST FROM PROPERTY OWNER AT 25 POGANY STREET FOR LAND SWAP FOR A PORTION OF FODOR FARM AND SUBJECT TO SUPPORT OF THE COMMITTEE, THEREAFTER, SCHEDULE FOR A PUBLIC HEARING.**

Ms. Smyth explained that Committee members had some questions for Mr. Lo. Mr. Lo reviewed the history of the Fodor Farm property. In the 1990s the City purchased the site, except for two acres. Mr. Peoples reached out to Mr. Lo to ask him about the open space area near his home. He is asking to swap the land.

Mr. Peoples explained that he is asking for a land swap that would be equal to what he has now. The property he owns is adjacent to the tree farm and he does not want to cut down trees adjacent to the tree farm. He noted that he already maintains the property. He said he had the property surveyed and would like to swap the wooded property for the open space. It would be an equal exchange with no exchange of money.

Ms. Acquarulo presented the site map.

Ms. Smyth said that Mr. Peoples has been an excellent home owner and steward of the land.

**** MOTON PASSED UNANIMOUSLY**

A public hearing will take place at the next meeting of the Land Use and Building Management Committee.

VI. NEW BUSINESS

A. Review request for a lease extension with Family and Children's Agency at Ben Franklin Center and refer the following to the Common Council for action:

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**** MS. MCMURRER MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A LEASE AMENDMENT WITH FAMILY AND CHILDREN'S AGENCY FOR THE USE OF PORTIONS OF THE SECOND FLOOR AND THIRD FLOOR OF BEN FRANKLIN CENTER FOR ITS CHILDREN AFTERSCHOOL PROGRAMS AND ADMINISTRATIVE OFFICES FOR A PERIOD OF 5 YEARS. LEASE PAYMENTS SHALL BE AS FOLLOWS:**

**SEPTEMBER 1, 2024 TO AUGUST 31, 2025: \$3.00/SF
SEPTEMBER 1, 2025 TO AUGUST 31, 2026: \$3.25/SF
SEPTEMBER 1, 2026 TO AUGUST 31, 2027: \$3.50/SF
SEPTEMBER 1, 2027 TO AUGUST 31, 2028: \$3.75/SF
SEPTEMBER 1, 2028 TO AUGUST 31, 2029: \$4.00/SF"**

Mr. Lo reviewed the request. He said the Benjamin Franklin building has multiple tenants including the Family and Children's Agency. Their lease is scheduled to end on October 31, 2024 and they are requesting a five year lease extension. He described the lease structure.

Mr. Cashel described the programs they provide for area families. He added that as a non-profit, it is important to secure this space.

Mr. Wiggins asked if this was a competitive process and if people would have an opportunity to bid and pay more. Mr. Lo explained that when the space became available they were required to put out an RFP; however, they are not required to do that since this is an extension of a current lease.

**** MOTION PASSED UNANIMOUSLY**

This item will go before the Common Council next Tuesday.

B. Review request for agreements with YMCA for the proposed Norwalk Community Recreation Center at 98 South Main Street and refer following recommendations to the Common Council:

**** MS. MCMURRER MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER INTO A SUBGRANT AGREEMENT AND ALL OTHER RELATED HUD GRANT REQUIREMENTS/DOCUMENTS/AGREEMENTS AS MAY BE REQUIRED WITH RIVERBROOK REGINAL YOUNG MEN'S CHRISTIAN ASSOCIATION, INC. (YMCA) FOR THE DEVELOPMENT OF THE NORWALK COMMUNITY RECREATION CENTER AT 98 SOUTH MAIN STREET, AS NECESSARY FOR THE RECEIPT AND EXPENDITURE OF HUD GRANT IN THE AMOUNT NOT TO EXCEED \$1,750,000. THE CITY WILL**

HAVE FULL RESPONSIBILITIES IN COMPLIANCE WITH HUD GRANT REQUIREMENTS.

Ms. Smyth explained that the YMCA was supposed to take over the building; this is a sub grant so the money can continue to be used for the building.

Mr. Lo reviewed the item. Ms. Freedman explained that this YMCA is chartered to serve three towns only. She said they primarily provide summer camp programs and chronic disease programs in partnership with other groups for older adults. They also address food insecurity.

Ms. Dunn asked if the \$250,000 for fit out will stay with the building. Mr. Lo said that will stay with the building. Mr. Stowers reviewed the negotiations.

Ms. Ayers said that while she fully supports Mr. Stowers, she is uneasy, because they have been down this road before with the YMCA. She said she does not want the City to be stuck with a bill. She reiterated that this is nothing against Mr. Stowers, but she said she is uneasy with the partnership and will abstain until she has a better understanding of the contract.

Mr. Stowers explained that this is an operating contract and is being worked on by the attorneys. Tonight is not about the operating agreement. Mr. Ayers said she was uneasy because of what happened before.

Mr. Wiggins asked if the YMCA would have ownership in the building. Mr. Stowers said that Mayor Rilling and Congressman Himes worked out some tentative core terms. The YMCA will rent 2,000 sq feet for a symbolic fee of \$1.00. They will run programs in the building. He added that typically when there is a lease, the building belongs to the property owner.

Mr. Wiggins asked if other organizations have the opportunity to do what the YMCA is doing. Mr. Stowers said this is meant to be a recreational center. The City is going to run it as a true recreation community center. He added there will be two all purpose rooms that people can rent. They are not leasing out the building so non-profits can run the building. Based on the master plan, the City determined it wants to run a community recreation center.

Ms. Smyth said it was important to remember that the YMCA's commitment fell through because of the covid crisis and as a result, the City will take over running this as a recreation center.

Ms. McMurrer said she would vote in favor; the main goal is to make this a good place for all Norwalk residents. She added that she was hesitant because of past experience and asked if these programs would be actual sports or gaming. Mr. Stowers said they would be actual sports.

Mr. Lo explained that the fine terms of the contract will be worked out with the staff at the YMCA. Ms. Freedman said they did not receive the approval from HUD to make the City the sub recipient. This action gives the Mayor the opportunity to go into a sub agreement with the

YMCA. She added that this is a process. Mr. Lo explained that it is important to do this because HUD will ask if there is a sub agreement in place.

Mr. Frayer asked if they could adjust the language to “in anticipation” so the action does not read as a forgone conclusion. Mr. Callahan said the language could be modified to reflect the concerns of the Committee.

**** MS. MCMURRER MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER INTO A SUBGRANT AGREEMENT AND ALL OTHER RELATED HUD GRANT REQUIREMENTS/DOCUMENTS/AGREEMENTS AS MAY BE REQUIRED WITH RIVERBROOK REGINAL YOUNG MEN’S CHRISTIAN ASSOCIATION, INC. (YMCA) FOR THE DEVELOPMENT OF THE NORWALK COMMUNITY RECREATION CENTER AT 98 SOUTH MAIN STREET, AS NECESSARY FOR THE RECEIPT AND EXPENDITURE OF HUD GRANT IN THE AMOUNT NOT TO EXCEED \$1,750,000.**

IN ANTICIPATION THE CITY WILL HAVE FULL RESPONSIBILITIES IN COMPLIANCE WITH HUD GRANT REQUIREMENTS.

**** MOTION PASSED AS AMENDED WITH ONE (1) ABSTENTION (MS. AYERS) AND ONE (1) VOTE IN ABSTENTION (MR. WIGGINS)**

**** MS. MCMURRER MOVED TO Authorize the Mayor, Harry W. Rilling to enter into a 5-year operating License Agreement with Riverbrook Reginal Young Men’s Christian Association, Inc. (YMCA) to operate recreation programs at the proposed Norwalk Community Recreation Center at 98 South Main Street. Terms of the Agreement shall be as recommended by the Land Use and Building Management Committee. (Please be advised that detailed terms for the operating agreement are continued to be developed.**

Additional details and adjustments to the above terms will be available at the January 3, 2024 meeting.)”

Ms. Dunn asked about the financial liability. Mr. Lo explained the YMCA is bringing capital to the building and will pay common charges that include utilities. Mr. Stowers added that the original intent was for Recreation and Parks to run the building. Mr. Callahan said there is a cost to keep the building open currently.

Mr. Stowers said there are no recreation community centers in the City. The City needs at least three. This building is going to be completely renovated and run by the City. Mr. Frayer suggested adding that the YMCA would be responsible for their proportion of the operating expenses. Mr. Callahan said he will collaborate the cost sharing in the agreement.

Mr. Stowers said this item will go through the Recreation and Parks Committee. Ms. Smyth suggested holding a joint meeting.

**** MOTION PASSED WITH TWO (2) ABSTENTIONS (MS. AYERS AND MR. WIGGINS)**

C. Review recommendation to retain Silver Petrucelli + Architects for the proposed Norwalk Community Recreation Center at 98 South Main Street and refer recommendation to the Common Council for action:

**** MS. MCMURRER MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH SILVER PETRUCELLI + ASSOCIATES FOR ARCHITECTURAL DESIGN SERVICES FOR THE PROPOSED NORWALK COMMUNITY RECREATION CENTER AT 98 SOUTH MAIN STREET FOR A TOTAL NOT TO EXCEED \$662,751.00. FUNDS FOR THIS AGREEMENT ARE AVAILABLE FROM ARPA FUNDS. ACCT. #134030-5796-ABL01**

ANS TO AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR ADDITIONAL SERVICES AS MAY BE REQUIRED FOR A TOTAL NOT TO EXCEED \$60,000. ACCT. #134030-5796-ABL01”

Mr. Lo reviewed the request and said they received seven qualification packages. Silver Petrucelli + Associates was one of the three shortlisted firms with the lowest fee proposal.

Mr. Wiggins asked about inclusiveness and said he did not see any diversity. He asked if any Minority firms applied. Mr. Callahan explained that the grading for this would have to be based solely on the qualifications listed in the RFP.

Mr. Wiggins asked if any Minority owned groups applied. Ms. Smyth said she did not see anyone who applied comment on that in their proposal. Mr. Wiggins said this was important that the people who are building this understand the community. He said they need representation from the community.

Ms. Ayers said she understood what Mr. Wiggins was talking about, but said this needs to come from the Ordinance Committee. Without guidelines, it is unfair to ask Mr. Lo to look for something he is not empowered to look for. The process needs to start with the Ordinance Committee.

Ms. Ayers asked what was going to happen with the parking lot. Mr. Stowers said that the City will look to work out a parking arrangement with the surrounding churches. He added that

nationwide, they do not build parking lots for community centers, because typically the youth do not drive and find a way to get there.

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

D. South Norwalk School – update on the proposed acquisition of abutting properties along Oxford Street and South Main Street.

Mr. Callahan reviewed the item and said that in September they went before the Common Council and were granted authorization to acquire five properties. At that time, they said they would come back once they were able to negotiate a price. They had appraisals prepared as a starting point. He said they have a tentative agreement on the acquisition price on three of the five properties.

Mr. Callahan described 20 Oxford Street and said they came to a settlement of \$372,000. He described 38 Oxford Street and said they came to a settlement of \$532,500. He described 32-36 Oxford Street and said they came to a settlement for \$1.76 million. He said they have a statutory and moral obligation to help these families find a new place to live.

E. Update on School Construction projects.

Mr. Philips reviewed the three school construction projects, Cranbury Elementary School, the South Norwalk School and the new Norwalk High School.

The Cranbury Elementary School was completed for occupancy in the fall. The existing building was demolished.

On December 18th, approval from the State was received to go out to bid for the construction of the new South Norwalk School. The bids are due back by January 11th. Construction is scheduled to begin during the winter of 2024 with the school being completed by August 2025.

Approvals were received to go out to bid on November 11th for the new Norwalk High School. The proposed occupancy will be in August 2027. The existing Norwalk High School is expected to be demolished during the summer of 2027.

Mr. Frayer asked Mr. Lo if he met with Lisa Wilson Grant to discuss the possible graveyard on the Naramake/Norwalk High School property. Mr. Lo said he was very open minded about this and if there is a possible location identified, he wants to know about it before they start. He said he talked to Ms. Wilson Grant a few times and they had a good dialogue and went through all the items. She is interested in starting ground penetrating radar but Mr. Lo wants her to identify the highest potential area.

Mr. Lo said the area of the football field was not a part of the Alms House property. Also, the football field has been excavated and graded eight feet down. He said there was a very small chance there is anything there. He said he did not disagree the presence of old graves on Naramake Elementary property, but in order to look they need to suggest an area. He said he would work with Ms. Wilson Grant to determine the area. He noted that all of the areas have been graded and excavated.

Mr. Lo said he and Ms. Wilson Grant tried to determine the highest probability of where the graveyard could be. The only place it may be would be the small softball field at Naramake Elementary School. Mr. Lo said she did a lot of work and they had many constructive conversations. He said he was 100% supportive, but needs a focused on a location.

F. Review bid result for the renovation of the old newsstand at City Hall for a new Customer Services Center and refer recommendation to the Common Council for action:

**** MS. MCMURRER MOVED TO** Authorize the Mayor, Harry W. Rilling, to execute an agreement with HV Contractor Corporation for the Customer Service Center Renovation Project at City Hall for a total not to exceed \$68,000.00.
Account# 014071 5561.

And to Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$6,800.00. Account# 014071 5561.”

Ms. Smyth reviewed the item and asked if they would be able to enhance the security in that area. Mr. Lo said it is about finding a balance. He said when Mr. Livingston was Chair, they reviewed security issues. Ms. McMurrer said this matter needs to be addressed.

VII. MISCELLANEOUS/DISCUSSION ITEMS

There were no other discussion items presented this evening.

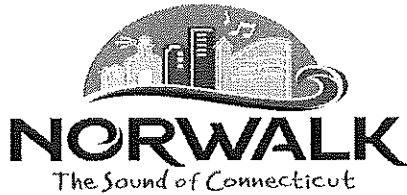
**** MS. MCMURRER MOVED TO ADJOURN**
**** MOTION PASSED UNANIMOUSLY**

The meeting was unanimously adjourned at 9:30 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

City of Norwalk
Land Use and Building Management Committee
January 3, 2023
Via Teleconference
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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 *ll*
RE: **SOUTH NORWALK SCHOOL - APPROVAL OF CM GMP
AMMENDMENT**
DATE: FEBRUARY 2, 2024

The Board of Education and City have been working closely together for many years to construct a new South Norwalk School serving the educational needs of the South Norwalk Community. Through an evolution of ideas, a new concept was developed during the summer of 2021 which incorporated a significant number of the educational, community and financial objectives. This resulted in a Special Appropriation in the amount of \$72 million to acquire a new parcel of land in South Norwalk and to construct a new 682 student South Norwalk Pre-K to 5 neighborhood school. In June of 2022 an additional Capital Appropriation in the amount of \$4 million was approved by Common Council for the purchase of the old Hatch and Bailey lumber yard property at 1 Meadow Street Extension. Combined, the current project budget is \$76 million.

The City hired Tecton Architect (Design Architect) and Newfield Construction (Construction Manager - CM) in September 2022 and October 2022 respectively for the planning and design of the project. Through the design process, the project team implemented a community outreach program and held a few public meetings with the South Norwalk Community and parents from the current South Norwalk School. Additionally, the project team provided monthly updates to the Land Use and Building Management Committee together with specific design review/approval at critical stages during the design process. On December 18, 2023 the project received approval from Connecticut DAS/Grants Administration to go out to bid. The Purchasing Department advertised the project in December 2023 and received trade contractor bids in January 2024. Subsequent to bid openings, the CM

conducted extensive “Scope Review” meetings with the apparent low bidders to confirm that their bids are complete and comply with the bid documents. Their recommendation of the lowest responsible bidders for each trade together with all associated hard construction costs are assembled into the Guaranteed Maximum Price (GMP) herein. Currently, Newfield Construction is under contract with the City for Pre-Construction Phase Services. The acceptance of the GMP will be made as an amendment to the agreement. Attached are excerpts from the GMP with detailed cost breakdowns of the construction costs.

As part of the GMP breakdown and the recommendation for selection/award of the apparent low bidders, the project team evaluated Shawn’s Lawns Inc. as the apparent low bidder for site work in the amount of \$6,575,000. SLI Norwalk, LLC, a related entity of Shawn’s Lawns Inc., is currently the property owner at 2 Muller Avenue, Norwalk. We have since determined that they are not in compliance with City Ordinance Chapter 19 – Bidding and Purchasing which states the following:

§ 19-3Responsible bidders. [Added 2-10-2015]

- E.** Notwithstanding the above, the City may, in its discretion, determine a bidder not to be responsible if such bidder or a related legal entity has uncured violations of the Norwalk City Code, or has had such a violation(s) within the past 12 months.
- F.** Notwithstanding the above, the City reserves the right to reject any or all bids and/or bidders as it may consider to be in its best interests or when it is determined that the public interest would be served by doing so.
- G.** Whenever any contract is not awarded to the lowest bidder, the City will provide a statement of the reasons for such rejection.

Therefore, as a separate but related action to the approval of the GMP, we are requesting formal action by the Common Council to reject Shawn’s Lawns Inc.’s bid for the South Norwalk School project.

The GMP consists of the following four major components:

- A. CM Fee — 1.25%
- B. CM Contingency — 1.50%
- C. Total Trade Contractor Costs – See GMP Summary
- D. General Conditions Costs – See GMP Summary

South Norwalk Elementary School is the first Norwalk school that is being implemented under the recently approved State reimbursable rate of 60% which provides substantial local cost savings compared to the previous State

reimbursement rate of 22.3%. Detailed construction estimates were prepared and reconciled at the completion of each design phase, ensuring the project remained on budget. The resulting GMP and final trade costs are within the construction budget with all soft costs, which includes an Owner Contingency of approximately 5% of the construction costs with other trade allowances to cover potential costs.

Subject to Common Council approval of the GMP in February 2024, construction will commence immediately in March 2024. The project is scheduled to be completed by August 2025 with the project team providing a confirmation of completion date by April 2025. Together, the City and Norwalk Board of Education will assess building construction status, off-site improvements status, students/families enrollment interests and staffing strategies in determining final school opening schedule.

ACTION REQUESTED:

- a. **Approve to reject construction bid from Shawn's Lawns Inc.'s for site work for the proposed South Norwalk Elementary School project and proceed with the award to the next lowest responsible bidder.**
- b. **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.**
- c. **Authorize Building Management to issue Change Orders on Contract for a total not to exceed \$2,500,000.00. Acct. #09225010 5777 C0808.**



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

GMP Amendment

February 1, 2024

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

RE: South Norwalk Elementary School
State Project Number: 103-0264 N
Trade Contract Awards, Guaranteed Maximum Price (GMP)

Dear Alan,

Newfield Construction, Inc. ("CMR") hereby submits to the City of Norwalk, Connecticut ("Owner") this document regarding Contract Amendment Guaranteed Maximum Price (GMP) for trade bid packages 01 Final Cleaning, 02 Hazmat & Demo, 03 Concrete, 04 Masonry, 05 Structural Steel, Structural Detailing, 05.1 Miscellaneous Metals, 06 General Trades, 07 Roofing, 07.1 Firestopping, 07, 08 Aluminum Openings, 09 Drywall & Framing, 09.1 Acoustical Ceilings, 09.2 Tiling, 09.3 Carpet, Resilient, and Wood Flooring, 09.4 Painting, 10 Visual Display & Toilet Room Equipment, 11 Food Service Equipment, 14 Elevators, 21 Fire Protection, 22 Plumbing, 23 Mechanical, 26 Electrical, 27 Communications, 28 Fire Alarm, 31 Site Construction, 32 Landscaping for the construction of South Norwalk Elementary School, in accordance with the CMR Agreement dated December 16, 2021, ("Agreement"). This document includes the requested items indicated in the Table of Contents below.

Table of Contents

- a. GMP Amount
- 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 GMP Amendment amount is, Fifty-One Million Eight Hundred Thirty Thousand Six Hundred Eleven Dollars, \$51,830,611.00.

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 01	Final Cleaning	Orissa, LLC
Bid Package 02	Hazmat & Demo	Bestech, Inc. of Connecticut
Bid Package 03	Concrete	Marguerite Concrete, Inc.
Bid Package 04	Masonry	Acranom Masonry, Inc.
Bid Package 05	Structural Steel	Eastern Metal Works, Inc.
Bid Package 05.1	Miscellaneous Metals	General Welding and Fabrication, Inc.
Bid Package 06	General Trades	Conn Acoustics, Inc.
Bid Package 07	Roofing	Young Developers, LLC
Bid package 07.1	Firestopping	Barber Fire Systems, LLC
Bid Package 08	Aluminum Openings	Cherry Hill Glass Co., Inc.
Bid Package 09	Drywall & Framing	Conn Acoustics, Inc.
Bid Package 09.1	Acoustical Ceilings	Conn Acoustics, Inc.
Bid Package 09.2	Tiling	Spectrum Floors, Inc.
Bid Package 09.3	Carpet Resilient Wood Flooring	M. Frank Higgins & Company, Inc.
Bid Package 09.4	Painting	Decco International, LLC
Bid Package 10	Visual Display/Toilet Equipment	CSNE, LLC
Bid Package 11	Food Service Equipment	11400, Inc.
Bid Package 14	Elevators	Kone, Inc.
Bid Package 21	Fire protection	Blackwater Services Group, LLC
Bid Package 22	Plumbing	MJ Daly LLC
Bid Package 23	HVAC	P&D Mechanical, Inc.
Bid Package 26	Electrical	TBD
Bid Package 27	Communications	NET Services, LLC
Bid Package 28	Fire Alarm	NET Services, LLC
Bid Package 31	Site Construction	TBD
Bid Package 32	Landscaping	Stonehedge Landscaping, 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



South Norwalk Elementary School
State Project #103-0264 N
GMP Recapitulation

Bid Package	Trade	Projected Trade Contractor	Bid Amount w/Accepted Alternates	Scope Review Completed	Notes
1	Final Cleaning	Orissa, LLC	123,000.00	Yes	
2	Hazmat & Demo	Bestech, Inc. of Connecticut	547,142.00	Yes	
3	Concrete	Marguerite Concrete, Inc.	1,978,000.00	Yes	
4	Masonry	Acranom Masonry, Inc.	2,050,000.00	Yes	
5	Structural Steel	Eastern Metal Works, Inc.	2,540,863.00	Yes	
5.1	Miscellaneous Metals	General Welding and Fabrication, Inc.	485,000.00	Yes	
6	General Trades	Conn Acoustics, Inc.	3,891,132.00	No	
7	Roofing	Young Developers LLC	1,199,650.00	Yes	
7.1	Firestopping	Barber Firestop Systems, LLC	173,777.00	Yes	
8	Aluminum Openings	Cherry Hill Glass Co., Inc.	1,621,006.00	No	
9	Drywall & Framing	Conn Acoustics, Inc.	4,246,925.00	Yes	
9.1	Acoustical Ceilings	Conn Acoustics, Inc.	723,911.00	Yes	
9.2	Tiling	Spectrum Floors, Inc.	388,444.00	Yes	
9.3	Carpet, Resilient and Wood Flooring	M. Frank Higgins & Company, Inc.	1,247,814.00	Yes	
9.4	Painting	Deco International, LLC	317,785.00	Yes	
10	Visual Displays/Toilet Room Equipment	CSNE, LLC	616,061.00	Yes	
11	Food Service Equipment	11400, Inc.	458,000.00	Yes	
14	Elevators	Kone, Inc.	155,800.00	No	
21	Fire Protection	Blackwater Services Group, LLC	448,000.00	Yes	
22	Plumbing	MJ Daly LLC	2,250,000.00	Yes	
23	Mechanical	P&D Mechanical, Inc.	7,476,000.00	Yes	
26	Electrical	TBD	5,100,000.00	No	Estimated Value
27	Communications	NET Services, LLC.	2,410,000.00	Yes	
28	Fire Alarm	NET Services, LLC.	In BP#27 Comm	Yes	
31	Site Construction	TBD	7,100,000.00	Yes	
32	Landscaping	Stonehedge Landscaping, Inc.	514,100.00	Yes	
Estimated Trade Costs			Total Trade Bids		
ESTIMATE CONTINGENCY			in trades		
ESCALATION			in trades		
CM CONTINGENCY			720,966.00		
GL INSURANCE			356,133.00		
PERMIT FEE			waived		
CM GENERAL CONDITIONS (see attached breakdown)			1,683,103.00		CM General Conditions (Staffing) = \$1,353,052.00; CM General Conditions (Project Requirements) = \$330,051.00
PRECON FEE			in soft costs		
CM BOND			370,512.00		
CM FEE			635,487.00		
			Projected GMP		
			51,830,611.00		

General Conditions and Reimbursables

[illegible]



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: **NORWALK HIGH SCHOOL - APPROVAL OF CM GMP
AMMENDMENT**
DATE: FEBRUARY 2, 2024

As part of the 2020-2021 capital budget allocation, the Board of Education requested and the City allocated funding for the new Norwalk High School (NHS) project. This project was approved via special legislation in September of 2020 with a grant application deadline of December 31, 2020. The budget request at that time was \$225 million and the State set an arbitrary budget of \$189 million. However, as the City developed the building program/design and with the uncertain construction market during the Covid years, the Norwalk State delegation requested an increase of the project budget to \$239 million which was approved on May 4, 2022. This project was funded by the State based on an 80% reimbursement rate for eligible improvements.

In addition to the state grant commitment, the City has a previous allocation of \$6.5 million that is available in the City capital funds budget for Norwalk High School. The local funding is available to cover project costs that are not eligible for state reimbursement. This allows the City to maximize reimbursement within the grant commitment budget. Combined the total project budget is \$245.5 million.

The City hired Kaestle Boos Associates, Inc. (Design Architect) and Gilbane Building Company (Construction Manager - CM) in April 2021 and December 2021 respectively for the planning and design of the project. Detailed construction estimates were prepared and reconciled at the completion of each design phase, ensuring the project remained on budget. As the design progressed, the project did encounter budget challenges. Together the City, Board of Education, Architect and Construction Manager reviewed and accepted value engineering options to keep the

budget on track. The accepted options were evaluated in great detail to make sure city standards and the requirements outlined in the educational specifications were maintained.

As the City completes various design phases, the project received approval from Connecticut DAS/Grants Administration to go out to bid on November 3, 2023. The Purchasing Department advertised the project in November 2023 and received trade contractor bids in January 2024. The CM conducted "Scope Review" meetings with the apparent low bidders to confirm that their bids are complete and comply with the bid documents. Their recommendation of the lowest responsible bidders for each trade together with all associated hard construction costs are assembled into two Guaranteed Maximum Price (GMP) proposals. GMP #1 includes eligible construction costs and Construction Manager mark-ups. GMP #2 includes ineligible project costs (concession building, turf and offsite traffic improvements) that will be covered by the local funding. Currently, Gilbane Building Company is under contract with the City for Pre-Construction Phase Services. The acceptance of GMP #1 and GMP #2 will be made as amendments to the agreement. Attached are excerpts from the GMP's with detailed cost breakdowns of the construction costs.

Each GMP consists of the following four major components:

- A. CM Fee — 1.85%
- B. CM Contingency — 2.5%
- C. Total Trade Contractor Costs – See GMP Summary
- D. General Conditions Costs – See GMP Summary

The proposed GMP #1 is for the amount of \$219,594,620 and GMP #2 is for the amount of \$3,730,982. Although the combined total is within our budget at this time, it is important to note that these numbers are not comprehensive. The construction of this project is five years and we have yet to bid out demolition of the existing building, purchase of FF&E, determination of actual quantity/cost of soil removal and refinement of Owner Contingency needs. We are currently carrying a contingency of 1.5% of GMP and we are anticipating that as the project progresses in the next two years the remaining costs will be defined. The City may need to seek a budget adjustment with the State to recover any excess amounts that are unknown at this time.

Upon the approval of GMP #1 and #2 by the Common Council, construction will commence March 2024. Phase 1 of the project includes the construction of the new school from March 2024 through August 2027. Phase 2 includes demolition of the existing school, constructing the main parking lot, football/track/stadium,

concession building and the field house from summer 2027 through August 2028 with the tennis courts completing in fall of 2028.

ACTION REQUESTED

- a. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the Agreement with Gilbane Building Company as the Construction Manager (CM) for the Norwalk High School Project (State Project #103-0263N), to accept the Guaranteed Maximum Price (GMP) #1 Proposal for an amount not to exceed \$219,594,620.00. Acct. #09215010 5777 C0787.**
- b. Authorize Building Management to issue Change Orders on GMP #1 on Contract for a total not to exceed \$3,350,000 funded by the Owner's Contingency. Acct. #09215010 5777 C0787.**
- c. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the Agreement with Gilbane Building Company as the Construction Manager (CM) for the Norwalk High School Project (non-State funding), to accept the Guaranteed Maximum Price (GMP) #2 Proposal for an amount not to exceed \$3,730,982.00. Acct. #0918/19 5010 5777 C0610.**
- d. Authorize Building Management to issue Change Orders on GMP #2 on Contract for a total not to exceed \$100,000 funded by the Owner's Contingency. Acct. #0918/19 5010 5777 C0610.**



02/01/2024

City of Norwalk
Mr. Alan Lo - City of Norwalk Building and Facilities Manager
125 East Avenue
Norwalk, CT 06851

RE: Norwalk High School & P-Tech Project
State Project No. 103-0263N
GBCO Project No. J09330.000
Guaranteed Maximum Price (GMP) Proposal - GMP #1

Dear Mr. Lo

Gilbane Building Company is pleased to provide the enclosed Guaranteed Maximum Price (GMP) proposal (GMP #1) for the Norwalk High School & P-Tech Project located in Norwalk, CT as per our proposed agreement. Please note that GMP#1 schedule and costs are based on Approval to Proceed for both GMP#1 and GMP#2.

The Project's Substantial Complete Date is 11/29/2028, based on construction start date of 02/21/2024 and execution of this GMP by 02/13/2024.

The execution of this GMP acknowledges approval of the awards to the contractors listed in Exhibit A at the stated sums. Upon execution of this GMP we will contract with the listed Trade Contractors and direct them to immediately commence their work.

We look forward to continuing our relationship, and to the successful completion of this exciting project.

Respectfully submitted,
GILBANE BUILDING COMPANY

Michael A. O'Brien
Digitally signed by Michael A. O'Brien
DN: cn=US,
email=Michael.A.O'Brien@gilbaneco.com,
o=Gilbane Building Company,
cn=Michael A. O'Brien
Date: 2024.02.01 10:14:34-0500

Michael A. O'Brien
Senior Vice President - Division Leader

Attachments

Exhibit A - GMP #1



Bid Package #	Bid Package Description	Base Bid Value	Accepted Alternates (Applied to GMP #1)	GMP #1 Trade Cost Subtotal w/Accepted Alternates	TOTAL GMP #1 + GMP #2	Proposed Subcontractor
0	00A Site Services	\$ 4,406,487		\$ 4,406,487	\$ 4,406,487	Refer to Exhibit B
1	03A Concrete	\$ 6,870,000		\$ 6,870,000	\$ 6,870,000	Marguerite Concrete, Inc.
2	04A Masonry	\$ 9,000,000	\$ -	\$ 9,000,000	\$ 9,000,000	Acranom Masonry, Inc.
3	05A Structural Steel	\$ 10,745,000		\$ 10,745,000	\$ 10,745,000	Schenectady Steel Co., Inc.
4	05B Miscellaneous Metals - Set Aside	\$ 3,138,000	\$ -	\$ 3,138,000	\$ 3,138,000	Steeltech Building Products, Inc.
5	06A Millwork	\$ 1,353,027		\$ 1,353,027	\$ 1,383,284	Legere Group, LTD
6	07A Roofing	\$ 3,025,768	\$ (28,021)	\$ 2,997,747	\$ 3,014,239	Young Developers, LLC
7	07B Spray on Fireproofing - Set Aside	\$ 1,598,000		\$ 1,598,000	\$ 1,598,000	MacKenzie Service Corporation
8	08A Glass & Glazing & Metal Panels	\$ 7,788,000	\$ 21,902	\$ 7,809,902	\$ 7,887,507	Norwalk Glass Company
9	08B Doors, Frames, & Hardware	\$ 2,465,471	\$ 39,433	\$ 2,504,904	\$ 2,562,906	Builders Hardware, Inc.
10	09A Drywall & Related Work	\$ 18,891,000	\$ (976,546)	\$ 17,914,454	\$ 17,983,438	Acoustics, Inc.
11	09B Acoustical Ceilings	\$ 4,475,657		\$ 4,475,657	\$ 4,475,657	Acoustics, Inc.
12	09C Tile - (Set Aside)	\$ 1,344,904	\$ 1,023,355	\$ 2,368,259	\$ 2,368,259	Atlantic Masonry Products Corp.
13	09D Flooring - Set Aside	\$ 4,599,000		\$ 4,599,000	\$ 4,599,000	M. Frank Higgins & Co., Inc.
14	09E Carpet - Set Aside	\$ 419,104		\$ 419,104	\$ 419,104	M. Frank Higgins & Co., Inc.
15	09F Painting - Set Aside	\$ 1,044,000	\$ 7,995	\$ 1,051,995	\$ 1,066,990	Decco International, LLC
16	09G Resinous Flooring - Set Aside	\$ 707,170	\$ 75,000	\$ 782,170	\$ 827,170	MacKenzie Service Corporation
17	10A Toilet Compartments - Set Aside	\$ 314,165	\$ 16,736	\$ 330,901	\$ 345,048	CSNE LLC
18	10B Signage - Set Aside (Owner Allowance)	\$ 113,363	\$ 3,500	\$ 116,863	\$ 118,363	TBD
19	10C Lockers	\$ 807,180	\$ 298,625	\$ 1,105,805	\$ 1,105,805	CSNE LLC
20	11A Kitchen Equipment	\$ 1,897,771		\$ 1,897,771	\$ 1,897,771	Singer MA, LLC dba Singer Kirtledge (Alternate #10 was included in the base bid)
21	11B Gym Equipment	\$ 489,975		\$ 489,975	\$ 489,975	National Equipment and Facility Solutions
22	11C Stage Rigging	\$ 1,561,567		\$ 1,561,567	\$ 1,561,567	Wenger Corporation
23	11D Fixed Audience Seating	\$ 384,780		\$ 384,780	\$ 384,780	Wenger Corporation
24	12A Lab Casework	\$ 1,513,118		\$ 1,513,118	\$ 1,513,118	Northeast Interior Systems of New England, Inc.
25	12B Window Treatments (Owner Allowance)	\$ 668,800		\$ 668,800	\$ 668,800	TBD
26	13A Swimming Pool Work	\$ 2,530,000		\$ 2,530,000	\$ 2,530,000	Main Line Commercial Pools, Inc.
27	14A Elevators	\$ 631,500		\$ 631,500	\$ 631,500	Otis Elevator
28	21A Fire Protection	\$ 2,049,733		\$ 2,049,733	\$ 2,049,733	Blackwater Services Group, LLC
29	22A Plumbing	\$ 7,471,000	\$ 97,100	\$ 7,568,100	\$ 7,702,100	M.J. Daly, LLC
30	23A HVAC	\$ 21,225,000	\$ 75,000	\$ 21,300,000	\$ 21,400,000	F+E Mechanical Enterprises, Inc.
31	26A Electrical & Fire Alarm	\$ 24,426,000	\$ 1,765,000	\$ 26,191,000	\$ 26,476,000	Ducci Electrical Contractors, Inc.
32	27A Tele Data, AV & Security - Set Aside	\$ 6,527,000	\$ 26,000	\$ 6,553,000	\$ 6,587,000	Net Services, LLC
33	31A Sitework	\$ 28,437,000	\$ 195,000	\$ 28,632,000	\$ 31,383,000	Gerber Construction Inc
34	32A Site Concrete (Owner Allowance)	\$ 968,461	\$ 105,000	\$ 1,073,461	\$ 1,173,461	TBD
35	32B Landscaping - Set Aside	\$ 1,108,279	\$ 52,690	\$ 1,160,969	\$ 1,160,969	T.C. Lawncare, LLC
36	99A Final Cleaning (Owner Allowance)	\$ 175,000		\$ 175,000	\$ 175,000	TBD
37	Additional Polluted and Contaminated Soils (Owner Allowance)	\$ 1,000,000		\$ 1,000,000	\$ 1,000,000	
38	Football Field Videoboard (Owner Allowance)	\$ 150,000		\$ 150,000	\$ 150,000	
39	Main Gymnasium Videoboard (Owner Allowance)	\$ 75,000		\$ 75,000	\$ 75,000	
40	Grandstands and Press Box (Owner Allowance)	\$ 2,523,000		\$ 2,523,000	\$ 2,523,000	
41	Additional Excavation and Setting of Solar Panels Foundations (Owner Allowance)	\$ 60,000		\$ 60,000	\$ 60,000	
42	Demolition of Concession Building within New Building Footprint (Owner Allowance)	\$ 30,000		\$ 30,000	\$ 30,000	
43	Relocation of Existing Kitchen Hood (Owner Allowance)	\$ 5,500		\$ 5,500	\$ 5,500	
44	Post Tension Tennis Courts (Owner Allowance)	\$ 1,750,000		\$ 1,750,000	\$ 1,750,000	
45	Trade Contractor Subtotal	\$ 100,657,760	\$ 2,797,769	\$ 103,455,529	\$ 107,292,531	
46	CM Contingency (2.5%)				\$ 4,932,313	Inclusive of GMP #1 & GMP #2
47	Field Office Support Cost (See Exhibit L)				\$ 3,809,951	Inclusive of GMP #1 & GMP #2
48	Contract General Conditions Staffing Costs (See Exhibit J)				\$ 9,727,202	Inclusive of GMP #1 & GMP #2
49	State Education Fee (\$0.26/\$1000)				\$ 51,296	Inclusive of GMP #1 & GMP #2
50	Builder's Risk Insurance (Estimated)				\$ 790,000	Inclusive of GMP #1 & GMP #2
51	Preconstruction Services (See Exhibit L)				\$ 392,360	Inclusive of GMP #1 & GMP #2
52	Amendment #1				\$ 263,285	Inclusive of GMP #1 & GMP #2
53	General Liability Insurance (\$0.997/\$1,000)				\$ 2,226,556	Inclusive of GMP #1 & GMP #2
54	CM P&P Bond (\$8.04/\$1,000)				\$ 1,795,538	Inclusive of GMP #1 & GMP #2
55	CM Fee (1.85%) Lump Sum				\$ 4,044,570	Inclusive of GMP #1 & GMP #2
56	Subtotal				\$ 26,033,071	
57	Total GMP #1 & GMP #2				\$ 223,325,602	
58	Total GMP #1 (Amendment #2)				\$ 219,594,620	



02/01/2024

City of Norwalk
Mr. Alan Lo - City of Norwalk Building and Facilities Manager
125 East Avenue
Norwalk, CT 06851

RE: Norwalk High School & P-Tech Project
State Project No. 103-0263N
GBCO Project No. J09330.000
Guaranteed Maximum Price (GMP) Proposal - GMP #2

Dear Mr. Lo

Gilbane Building Company is pleased to provide the enclosed Guaranteed Maximum Price (GMP) proposal (GMP #2) for the Norwalk High School & P-Tech Project located in Norwalk, CT as per our proposed agreement. Please note that GMP#2 schedule and costs are based on Approval to Proceed for both GMP#1 and GMP#2.

The Project's Substantial Complete Date is 11/29/2028, based on construction start date of 02/21/2024 and execution of this GMP by 02/13/2024.

The execution of this GMP acknowledges approval of the awards to the contractors listed in Exhibit A at the stated sums. Upon execution of this GMP we will contract with the listed Trade Contractors and direct them to immediately commence their work.

We look forward to continuing our relationship, and to the successful completion of this exciting project.

Respectfully submitted,
GILBANE BUILDING COMPANY

Digitally signed by Michael A. O'Brien
DN: cn=US,
email=m.Obrien@gilbaneco.com,
o=Gilbane Building Company,
c=Michael A. O'Brien
Date: 2024.02.01 16:13:58-05'00'

Michael A. O'Brien
Senior Vice President - Division Leader

Attachments

Exhibit A - GMP #2



	Bid Package #	Bid Package Description	GMP #2 (Accepted Alternates Applied to GMP #2)	Proposed Subcontractor
1	04A	Masonry	\$ -	Acranom Masonry, Inc.
2	05B	Miscellaneous Metals - Set Aside	\$ -	Steeltech Building Products, Inc.
3	06A	Millwork	\$ 30,257	Legere Group, LTD
4	07A	Roofing	\$ 16,492	Young Developers, LLC
5	08A	Glass & Glazing & Metal Panels	\$ 77,605	Norwalk Glass Company
6	08B	Doors, Frames, & Hardware	\$ 58,002	Builders Hardware, Inc.
7	09A	Drywall & Related Work	\$ 68,984	Acoustics, Inc.
8	09F	Painting - Set Aside	\$ 14,995	Decco International, LLC
9	09G	Resinous Flooring - Set Aside	\$ 45,000	MacKenzie Service Corporation
10	10A	Toilet Compartments - Set Aside	\$ 14,147	CSNE LLC
11	10B	Signage - Set Aside (Owner Allowance)	\$ 1,500	TBD
12	11A	Kitchen Equipment	Included in GMP #1	Singer MA, LLC dba Singer Kittredge (Alternate #10 was included in the base bid)
13	22A	Plumbing	\$ 134,000	M.J. Daly, LLC
14	23A	HVAC	\$ 100,000	F+F Mechanical Enterprises, Inc.
15	26A	Electrical & Fire Alarm	\$ 285,000	Ducci Electrical Contractors, Inc.
16	27A	Tele Data, AV & Security - Set Aside	\$ 34,000	Net Services, LLC
17	31A	Sitework	\$ 2,751,000	Gerber Construction Inc
18	32A	Site Concrete (Owner Allowance)	\$ 100,000	TBD
19	Total GMP #2 (Trade Cost Only)		\$ 3,730,982	