



**LAND USE AND BUILDING MANAGEMENT COMMITTEE
MEETING AGENDA
WEDNESDAY, MARCH 6, 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 Hearing:** on the proposed equal exchange of land (approximately 2,000 square feet) at City owned Fodor Farm on Flax Hill Road with adjacent property owner at 25 Pogany Street

III. PUBLIC PARTICIPATION

IV. MINUTES OF PREVIOUS MEETING(S)

Approve minutes of February 7, 2024

V. OLD BUSINESS

- A. Review request for land swap of approximate 2,000 square feet of City property at Fodor Farm and 25 Pogany Street. Subject to recommendation of the Committee, this item will be forwarded to the Planning and Zoning Commission for Section 8-24 Review in accordance with State Statutes and be forwarded to the full Common Council for final action thereafter.

VI. NEW BUSINESS

- A. Review recommendation for Construction Manager for the Norwalk Community Recreation Center and refer recommendation to the Common Council for action:

“1. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Newfield Construction Group LLC as the Construction Manager for the Norwalk Community Recreation Center at 98 South Main Street. Terms of the agreement shall include:

- **Preconstruction Services - \$17,000**
- **CM Fixed Fees – 1.95%**
- **CM Contingency-1.5% (balance revert to the City at project completion)**
- **General Conditions fee - \$519,785 (actual amount to be determined at the time of Guaranteed Maximum Price GMP)**

Subsequent to trade contractors’ bidding, final GMP amendment will be submitted to the Common Council for approval. Funds for the Preconstruction Phase for this agreement are available from ARPA funds – Acct. #134030-5796-ABL01

2. Authorize Building Management to issue Change Orders on Contract (example destructive testing) for a total not to exceed \$10,000.00 Acct. #134030-5796-ABL01”

VIA TELECONFERENCE

- B. Review request to provide relocation assistance relating to the acquisition of properties abutting new South Norwalk School and refer the following to the Common Council for action:
“Authorize Building Management to process relocation payments to residential tenants, residential owners and businesses at 28, 32, 36 and 38 Oxford Street and 16 Meadow Street Extension relating to the City’s acquisition of said properties (subject to Health Department’s review and recommendation) for a total not to exceed \$75,000. Acct. #09245010 5777 C0834 and #09225010 5777C0808”
- C. Review request to reimburse Norwalk Public Schools for Norwalk High School transportation costs for student athletes and refer the following to the Common Council for approval:
“Authorize Building Management to reimburse Norwalk Public Schools for the costs to provide transportation for Norwalk High School student athletes to offsite locations through the spring 2024 semester as a result of the Norwalk High School development project for a total not to exceed \$15,000.00. Acct. #0918/195010 5777 C0610”
- D. Review bids for window cleaning at various City buildings and refer the following to the Common Council for action:
**“Authorize the Purchasing Agent to issue a Purchase Order to Integrity Cleaning to provide annual window washing cleaning services for various city buildings for an initial term of 3 years in the amount of \$71,804.66 plus two - one (1) year options. Effective dates from 4/1/2024– 6/30/2027 and two – one (1) year options from 7/1/2027 – 6/30/2029.
Account #s: 013055 5298 013154 5298
012012 5269 014075 5298
016210 5269 016220 5269”**

VII. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo
Date: March 1, 2024

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT
REGULAR MEETING
FEBRUARY 7, 2024**

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

OTHERS: Alan Lo, Building Management Director; JoAnn Acquarulo, Asst. Building and Facilities Manager; Eddie Widofsky, Tecton Architects, Mike D'Angelo, Jim Giuliano, Amar Shamas, Gilbane Building Company; Scot Mangiagli, Dan Phillips

CALL TO ORDER

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

ROLL CALL

She introduced the members of the Committee. A quorum was present.

PUBLIC PARTICIPATION

Ms. Smyth reviewed the rules for public participation.

APPROVAL OF MINUTES

**** MS. MCMURRER MOVED THE MINUTES OF THE JANUARY 3, 2024 MEETING.
** THE MOTION TO APPROVE THE JANUARY 3, 2024 MEETING MINUTES
PASSED WITH FIVE (5) IN FAVOR (AYERS, FRAYER, MCMURRER, DUNN, AND
WIGGINS) AND ONE (1) ABSTENTION (BURNETT).**

OLD BUSINESS

There was no old business to consider at this time.

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”

Ms. Smyth explained they would be considering Agenda Item A as a separate item for a vote.

**** MR. FRAYER MOVED THE FOLLOWING ITEM:**

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.

Ms. Smyth explained that Shawn’s Lawns had some long standing violations and they did not wish to award the project to them while the business was in violation of City ordinances.

Mr. Lo gave an overview of the status of school construction. He said that Newfield Construction had reviewed the bids.

Mr. Lo then spoke about Shawn’s Lawns and gave a brief overview of the current violations. He said that it was important for the contractors are in compliance with the City ordinances. He explained that Newfield Constructions would not necessarily have the authority to reject the violations.

Mr. Frayer asked if the wording was “may disqualify” or “should disqualify”. Mr. Lo said that the Council “may disqualify”. He went on to explain that it had been some time since the problem had been discovered but was not corrected. The “may” aspect would come into play if the problem could be corrected in two weeks.

Mr. Burnett asked if the City had reminded the company that they were in violation. Mr. Lo said that Mr. D’Angelo was representing Newfield Construction and was present on the video call. Mr. Lo confirmed that the City staff had informed Newfield Construction of the problem and they had passed the information on to Shawn ‘s Lawns. It is basically a zoning violation and it has not been corrected since 2019.

Ms. McMurrer said that she would like to go on record stating that she did not feel comfortable having a company in violation working for the City. Ms. Smyth agreed. Mr. Lo said that they had spoken with Corporation council about this issue. He then reviewed the details of the bidding process and subsequent selection of the contracting award.

**** THE MOTION TO APPROVE THE REJECTION OF THE 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 WAS UNANIMOUS.**

**** MS. MCMURRER MOVED THE FOLLOWING ITEMS:**

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.

Mr. Lo said that Mr. Widofsky from Tetron was present on the video conference along with Mr. Guiliano and Mr. D'Angelo from Newfield Construction. Mr. Lo provided a overview of the project and the bidding process. The GMP is within the budget and the project is scheduled to be completed for the 2025 fall semester.

Mr. Lo said that he will inform Board of Education by April of 2025 to confirm project completion date. It will be important to keep the parents of the students informed. The school may not be filled immediately and the 4th and 5th graders may remain at their current locations. It will probably be mostly the students from existing South Norwalk School occupying the building, but this is up to the Board of Education.

Mr. Burnett asked for confirmation on the amount of \$51 million and the reimbursement rate. Mr. Lo said that the reimbursement rate was 60%. If they had not filed last year, it would have been significantly less.

Ms. McMurrer asked if there was a timeline for the reimbursement. Mr. Guiliano explained that the City has to expend the money first. He said they were currently submitting applications for Norwalk High School and the South Norwalk school. It generally takes about two months for the payments to be approved and made. However, if they submit a second reimbursement before the first one is made, they will be locked out of the system. 55% of the costs will be paid out, but the last 5% is withheld until the State completes their final audit. Once they approve the audit results, the last 5% is paid out.

Mr. Lo said that because the two school projects are so large, the City will be submitting their reimbursements as quickly as possible. The final 5% will be quite large. The cash flow issue will be monitored closely.

Mr. Frayer asked about the \$72 million. Mr. Lo explained that this budget includes land acquisition and other soft costs like furniture and contingency.

Ms. Smyth said that there was a meeting with Ms. Ayers, Council President Young and members of the project team about the design.

Ms. Ayers said that her concerns were addressed in the special meeting and looked forward to seeing the changes.

**** THE MOTION TO APPROVE THE FOLLOWING ITEMS:**

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"

PASSED UNANIMOUSLY.

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), to accept the Guaranteed Maximum Price (GMP) #2 Proposal for an amount not to exceed \$3,730,982.00. Acct. #0918/195010 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."

**** MS. MCMURRER MOVED THE ITEMS.**

Mr. Lo said that this project was large and there were limited bid submittals. The bid was posted around Thanksgiving and a number of bids were submitted. Some bidders withdrew. It was Special State Legislation that approved the project for 80% reimbursement including the swimming pools at 50%. He explained that they would be building a new school on the football field so they don't disrupt the school education programs.

There are some things that are not eligible for reimbursement. The concession stand and the turf field are not eligible along with a few other things. GMP 2 is for these non-eligible items to be paid for separate with City funds.

Upon construction of the new school building, the students will be moved into the school and then the old building will be demolished. However demolition costs changes from year to year and the demolition will not take place for another three years. The demolition portion has not been bid out.

Mr. Lo said that once they get approval from the Council, they will need to start work in March with the Construction fencing. The new school building should be open in 2027. Then the old building will be demolished and the field house and athletic fields will be constructed and completed by 2028.

Parking is a concern. Mr. Lo said that he has been in contact with the American Legion who own property across the street and they are discussing leasing 20 parking spaces from them. A preconstruction meeting is being scheduled with Norwalk High School and P-Tech for February 26th.

Ms. McMurrer asked about the "non-State funding" in the proposed action. Mr. Lo said that the State recognizes this project to be \$239 million for reimbursement. The City has an additional \$6.5 million and wish to assign non-eligible items to these funds so as not to use up eligible allotment.

Ms. McMurrer said that there was a rumor that the junior sports like soccer would be displaced. Mr. Lo said that they had been discussing and managing the impact on high school sports. There

is no impact on student participation. Tennis turns out be the hardest sport to relocate but Ms. Acquarulo said that Grassroots Tennis Center has been secured for both boys and girls programs for the duration. Furthermore, the track team may have one or two events at BMHS and football will have their home game at BMHS, which everyone knew. The other teams are already practicing and playing games at other locations.

Ms. McMurrer thanked the staff for working on this.

Mr. Lo spoke about the future plans once the City goes out for bid for demolition.

Mr. Burnett asked for confirmation that the numbers that were being presented were already in the budget. He asked about the items that were not included. Mr. Lo said that they were anticipating that they would be applying for State funding. Mr. Burnett said that if the State did not fund those items, the City would be responsible. Mr. Lo agreed. Discussion followed about the need for state budget adjustment in a couple of year.

Mr. Frayer pointed out that Mr. Lo would be monitoring the figures, along with Mr. Guiliano and the construction managing team. He said that he had seen a number of projects that Mr. Lo had completed in the recent past and many of them came in under budget. Ms. Smyth agreed.

Mr. Burnett said that the Council needs to proceed with cautions because of the number of unknown costs. If the City has to cover the cost because the State denied funding it would impact other projects. Mr. Lo agreed.

**** THE MOTION TO APPROVE THE FOLLOWING ITEMS:**

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. #0918/195010 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."**

**PASSED WITH FIVE (5) IN FAVOR (AYERS, BURNETT, FRAYER, MCMURRER,
AND WIGGINS) AND ONE (1) ABSTENTION (DUNN).**

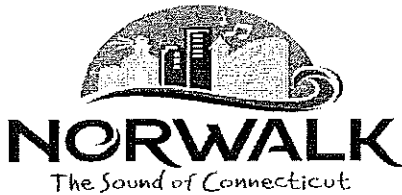
ADJOURNMENT

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

The meeting adjourned at 8:17 p.m.

Respectfully submitted,

S. L. Soltes
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

II
VA

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER
RE : 25 POGANY STREET – LAND SWAP *HL*
DATE: AUGUST 23, 2023

The City of Norwalk acquired Fodor Farm property in mid 1990's with the original intent to construct a new Brookside School. The total property is approximately 11 acres. The City was able to secure a State Open Space grant to acquire about 9 acres of the property while leaving about 2 acres for the construction of the school building and parking. The 2 acres of non-open space was never defined as the conceptual design for a new school was never developed. As you may know, the City decided to renovate Brookside School as new is 1997 and Fodor Farm was developed for a community garden, orchard and other recreation/park functions.

Within the property, there were three abandoned houses. These houses were in very poor conditions. Although they did not have significant historic architectural features, they do reflect the architectural characteristics of the neighborhood. The City decided to sell two of the houses with stipulation for the preservation of these houses while keeping the original farm house for the City to renovate for park related uses.

Fodor Farm property abuts the paper road portion of Pogany Street with 6 subdivision lots. One of the two abandoned houses is located on Pogany Street and is identified as house number 25. Through a public process, the property was sold to Mr. Doug Peoples who continues to be the property owner of this property.

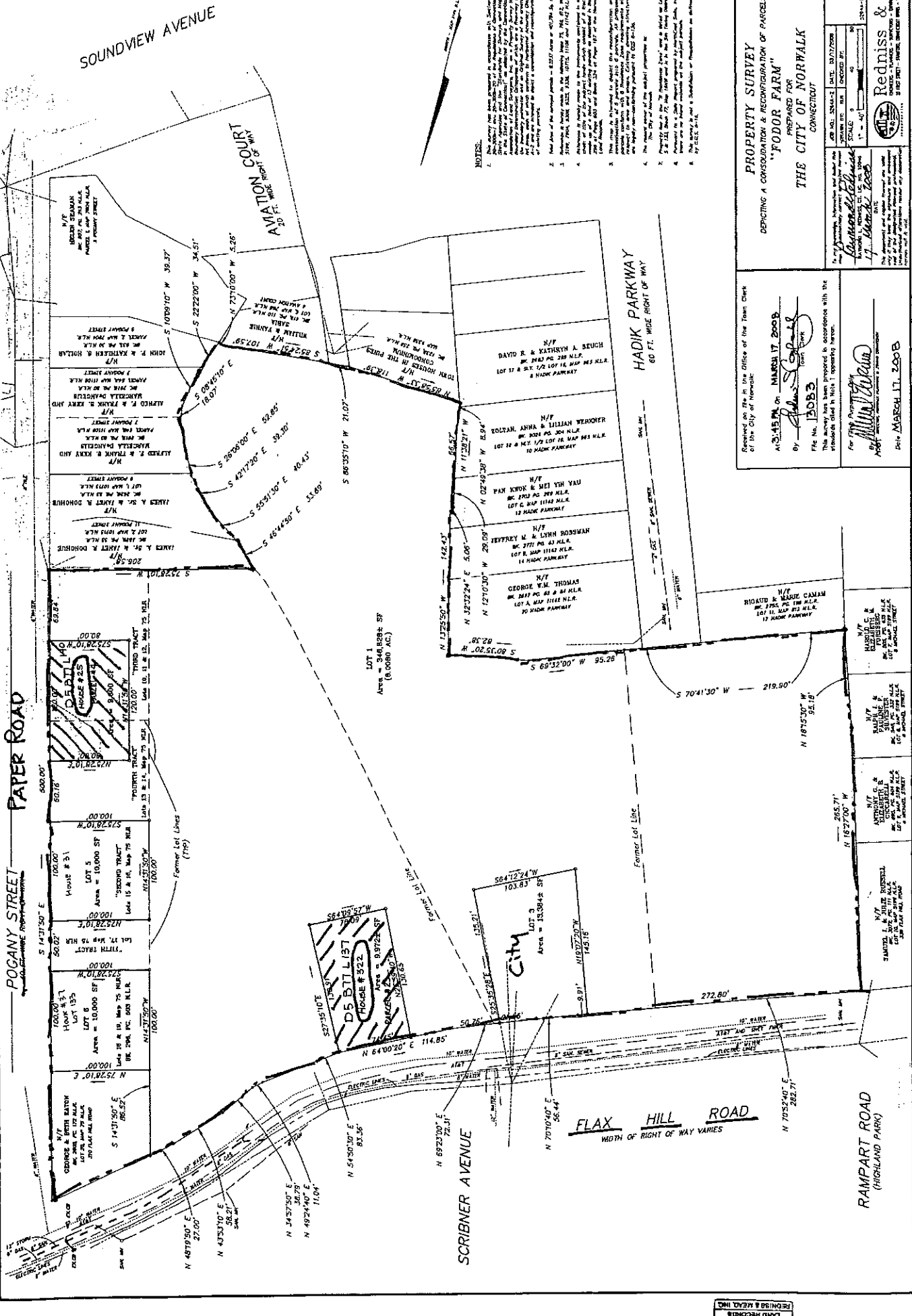
As Mr. Peoples' home is situated to one side of the property, the open, useable area is located on City property to the right side of his house while the wooded area is on Mr. Peoples property to the left of his house.

At this time, Mr. Peoples would like to request the City's consideration for a simple land swap so that he can have some usable open space without cutting down the trees on his property to create open space. Attached is a property map identifying, generally, his request.

In the event that the Committee is interested in proceeding with the land swap, the Committee will need to schedule a public hearing on this matter.

ACTION REQUESTED:

Review request for the proposed land swap with property owner of 25 Pogany Street for a portion of Fodor Farm property and proceed with the scheduling of a Public Hearing.



NOTES:

- 1. The survey was made from the original plat of the property in the City of Norwalk, Conn., and is subject to the same conditions and restrictions as the original plat.
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PROPERTY SURVEY
DEPICTING A CONSOLIDATION AND RECONFIGURATION OF PARCELS OF
"TODOR FARM"
PREPARED FOR
THE CITY OF NORWALK
CONNECTICUT

Received on file in the Office of the Town Clerk
of the City of Norwalk
on MARCH 17, 2008
By John J. [Signature]
File No. 13083
This map has been prepared in accordance with the
requirements of the City of Norwalk, Conn., and is
subject to the same conditions and restrictions as the
original plat.

For the City of Norwalk
by John J. [Signature]
Date MARCH 17, 2008

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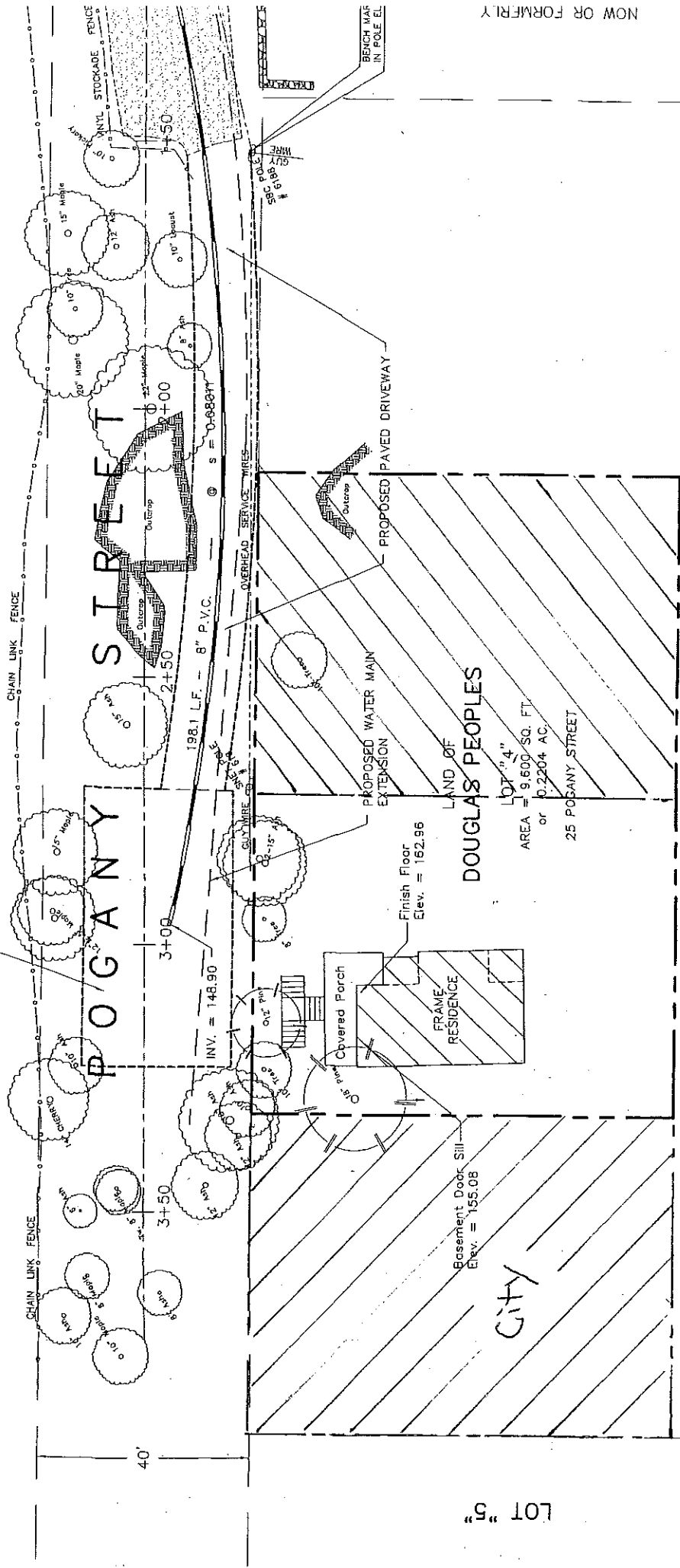
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PROPOSED PARKING AREA



LOT "5"

LOT "1"

NOW OR FORMERLY



CITY OF NORWALK
JoAnn Acquarulo, Asst. Buildings and Facilities Manager
jacquarulo@norwalkct.org P: 203-854-7332
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: JOANN ACQUARULO, ASST. BUILDINGS AND FACILITIES MANAGER 

RE: **NORWALK COMMUNITY RECREATION CENTER AT
98 SOUTH MAIN STREET- APPROVE CONSTRUCTION MANAGER**

DATE: FEBRUARY 23, 2024

As you know the City is proceeding with the development of the Norwalk Community Recreation Center at 98 South Main Street. Project information has been provided in the past and below is a brief summary of the project.

The existing building is a two stories structure built in 1983 for a total of approximately 22,000 square feet. The proposed improvements include gut renovation of the existing building interior (including HVAC, electrical, plumbing, etc.) installation of a new roof, development of new building façade along South Main Street and construction of a new gymnasium along the back of the building. The new building will be a community recreation center to be operated by City's Recreation and Parks Department. The current projected budget is approximately \$12 million with funds from State DECD, City GGP funds, ARPA funds and HUD funds through the YMCA for a total of approximately \$9.5 million. The balance of approximately \$2.5 million is being requested by the Parks Department as part of their 2024-25 Capital Budget requests.

Recently, the Building Management Department developed a Request for Qualification/Proposals (RFQ/P) for construction managers (CM), through the Purchasing Department, and received 7 proposals. Upon review of the qualifications/proposals, the Evaluation Committee is recommending the approval of **Newfield Construction** for this project. Newfield Construction has successfully completed various major construction projects for the City. In addition to their qualifications and their extensive understanding of the City's process, Newfield Construction's proposal is the most financially favorable.

ACTION REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Newfield Construction Group LLC as the Construction Manager for the Norwalk Community Recreation Center at 98 South Main Street. Terms of the agreement shall include:**

- **Preconstruction Services - \$17,000**
- **CM Fixed Fees – 1.95%**
- **CM Contingency- 1.5% (balance revert to the City at project completion)**
- **General Conditions fee - \$519,785 (actual amount to be determined at the time of Guaranteed Maximum Price GMP)**

Subsequent to trade contractors' bidding, final GMP amendment will be submitted to the Common Council for approval. Funds for the Preconstruction Phase for this agreement are available from ARPA funds – Acct. #134030-5796-ABL01

- b. **Authorize Building Management to issue Change Orders on Contract (example destructive testing) for a total not to exceed \$10,000.00 Acct. #134030-5796-ABL01**



Contact Information:

Steve Bучheri
LEED AP
Project Executive

225 Newfield Avenue
Hartford, CT 06106

Phone: (860) 944-6740
Fax: (860) 953-1712

stevebучheri@
newfieldconstruction.com

Website Address:
newfieldconstruction.com

EXECUTIVE SUMMARY



Incorporated in the State of Connecticut in 1969, Newfield Construction is a privately held business providing construction services to clients throughout Connecticut and the Northeast. The company prides itself on historical excellence, a keen attention to service, excellent communication skills and a solid reputation within the industry. The Newfield workforce is comprised of accomplished estimators, professional builders and various support staff that have successfully tackled complicated projects. We are a proactive organization that continually seeks out clients and projects that both challenge and inspire us to be the best of the best. We have been providing Pre-construction Consulting, Estimating, Construction Management, General Contracting and Design/Build services to both public and private clients throughout the region for more than 50 years.

PHILOSOPHY

Newfield Construction has successfully grown into one of the Northeast's leading construction services providers by putting our clients first. We take pride in the fact that we strive to work together with our clients to develop a plan to achieve their building goals. The Newfield Construction team will fulfill the needs of your project by utilizing a vast variety of processes including: value engineering/value management, development of multiple phasing plans, project specific safety plans and participation in weekly meetings to keep all vested parties up to date on all aspects of the project.

PROJECT APPROACH

We have proposed a team of knowledgeable and experienced construction experts who will draw upon our firm's experiences in Norwalk to compliment and assist the City on this project including:

- Ponus Ridge STEAM Academy - completed September 2020
- Norwalk High School - completed 2019

- Jefferson Elementary School - completed August 2022
- Cranbury Elementary School - completion date July 2024 (est.)
- Norwalk Fire Headquarters - completed 2013
- Beiersdorf Manufacturing Facility - completed July 2005

Each individual brings certain strengths that will prove invaluable as the planning continues for this building program. The Newfield team is available and committed to the success of your project.

KEY DIFFERENTIATORS

Experience and Knowledge of Working in the City of Norwalk – As mentioned above, Newfield has provided construction management services for numerous projects in the City, such as the Norwalk Fire Department Headquarters, Norwalk Maritime Center as well as many school projects and private projects.

An Integrated Team – Our proposed team of talented municipal construction experts will provide a highly collaborative, hands-on approach bringing added value to your existing team.

Strong Pre-construction Resources – With our exceptional benchmarking tools, municipal focused estimators, MEP specialists, constructability review process, pre-planning and comprehensive services all aimed at producing and maintaining a credible budget that incorporates all of the City's goals.

In Depth Knowledge of State and Local Requirements – We have completed numerous projects in the State of Connecticut and coordinated with the various agencies necessary for a successful project.

Extensive Experience Working with Various Funding Sources - Our project team and the home office support staff is well versed navigating through the requirements of various funding sources.

Cost and Schedule Accuracy – We have a proven track record of completing projects we undertake on time and within budget constraints, while maximizing the use of the funds allocated.

SAFETY / CURRENT EMR

Newfield has an unrelenting commitment to the safety of everyone working on, visiting, or passing by a job site. We have a zero tolerance policy for safety infractions. Jobsite safety starts with our on-site Project Superintendent, who is trained and certified in all current OSHA and Health and Safety regulations. Please refer to the chart below to view our current and past EMR Ratings.

	2018	2019	2020	2021	2022	2023
EMR Rating	0.70	0.71	0.70	0.71	0.71	0.75

Newfield's Project Superintendent will continuously monitor the work practices and actions of on-site trade contractors, delivery persons, visitors, and Newfield staff. Daily hazard analysis reports are completed by each trade contractor and reviewed by our Superintendent. Safety meetings are conducted at least once per week and before any major work activity commences, i.e. excavations, hoisting & rigging, steel erection, building envelope and roofing work, electrical and utility tie-ins, etc.

Newfield requires that any trade contractor working on a Newfield project submits a formal written safety plan prior to starting ANY work on site. We will develop a site-specific safety plan to address issues unique to the Norwalk Community Center project including pedestrian foot traffic, adequate lighting, and securing the jobsite perimeter.



CITY OF NORWALK
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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, BUILDING AND FACILITIES MANAGER 

RE : **SOUTH NORWALK SCHOOL – RELOCATION OF
 OCCUPANTS RELATING TO PROPERTY ACQUISITION**

DATE: FEBRUARY 29, 2024

As you may know, the Law Department is continuing their efforts to acquire some properties abutting the new South Norwalk School. There is a total of 6 properties which include 28, 32, 36 and 38 Oxford Street, 16 Meadow Street Extension and old railroad spur line along South Main Street which is not occupied. As closings are being scheduled for some of these properties, the City is responsible to provide relocation and financial assistance to the residential tenants, residential owners and businesses. The degree of responsibility and the amount of compensation are stipulated in Connecticut State Statutes. For example, residential tenants are required to show efforts in seeking new housing and the relocation compensation is up to \$4,500 per tenant. Under some unique circumstances, the City may have additional financial obligations. The total cost is estimated to be approximately \$75,000. Norwalk Health Department - Housing Division, is the City's entity that is responsible for the administration of the relocation program.

At this time, I would like to request Common Council approval of the following:

Authorize Building Management to process relocation payments to residential tenants, residential owners and businesses at 28, 32, 36 and 38 Oxford Street and 16 Meadow Street Extension relating to the City's acquisition of said properties (subject to Health Department's review and recommendation) for a total not to exceed \$75,000. Acct. #09245010 5777 C0834 and #09225010 5777C0808



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TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING AND FACILITIES MANAGER 

RE : NORWALK HIGH SCHOOL – SPORT TRANSPORTATION

DATE: FEBRUARY 29, 2024

As you know, Norwalk High School property is limited and a number of outdoor sports/practices are currently being held at offsite locations. With the upcoming Norwalk High School project, we have been in conversation with Norwalk High School athletic director for more than a year and have developed a plan for the relocation of the remaining outdoor sports to alternate locations. The plan has been developed with the understanding that the transportation costs would be provided through the Norwalk High School project. As a general note, Norwalk High School project will not impact existing building operation including indoor sport activities.

Based on the current plan for the upcoming spring, we will need to provide transportation for tennis and softball. Board of Education transportation division has been working with the athletic director and their two approved school bus companies to develop a cost effective and operational efficient strategy to provide the transportation support. It is estimated that the cost to provide transportation for the 2024 spring semester will be for a total not to exceed \$15,000.

At this time, I would like to request Common Council approval of the following:

Authorize Building Management to reimburse Norwalk Public Schools for the costs to provide transportation for Norwalk High School student athletes to offsite locations through the spring 2024 semester as a result of the Norwalk High School development project for a total not to exceed \$15,000.00. Acct. #0918/195010 5777 C0610



Neil Rennie
Property Manager

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: NEIL RENNIE, PROPERTY MANAGER

DATE: MARCH 1, 2024

RE: WINDOW WASHING SERVICES AT VARIOUS CITY BUILDINGS

The annual window washing is completed every April to keep the buildings windows maintained, and to prevent any long-term damage due to lime and dirt build up.

These buildings include Police Headquarters, Fire Headquarters, Health Department, Norwalk City Hall and the Concert Hall, Main Library and South Norwalk Branch Library.

On January 1, 2024, the City's Purchasing Department solicited bids for Window Washing services and a total of 7 bids were received. The bid amounts provided below is based on a 3 year agreement.

FIRM	Bid Amount
Integrity Cleaning	\$71,804.66
Jack & Joe's Window Cleaning, Inc. dba – Squeegee Squad	\$73,002.06
Horizon Services	\$85,500.00
Off The Wall Graffiti Removal & Power Washing	\$89,726.00
Quality Facility Solutions	\$155,482.50
Jetstar Cleaning	\$224,500.00
King Carpet dba – King Cleaning Consortium	Non-conforming bid

After reviewing the bids, the Purchasing Department and Office of Building Management recommend the award to Integrity Cleaning as the lowest qualified bidder.

ACTION REQUESTED:

Authorize the Purchasing Agent to issue a Purchase Order to Integrity Cleaning to provide annual window washing cleaning services for various city buildings for an initial term of 3 years in the amount of \$71,804.66 plus two - one (1) year options. Effective dates from 4/1/2024– 6/30/2027 and two – one (1) year options from 7/1/2027 – 6/30/2029.

Account #s: 013055 5298 013154 5298
012012 5269 014075 5298
016210 5269 016220 5269