



SPECIAL MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

**MAY 5, 2025, 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. April 2, 2025 Meeting Minutes**
- IV. PUBLIC PARTICIPATION**
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
 - A. Review bid responses for the Fox Run Elementary School Asbestos Flooring Removal and Replacement – State Project 103-0268 CV – and refer the following to the Common Council for action:**

1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Haz-Pros, Inc. (State Contract: 103-0268 CV) for the Fox Run Elementary School asbestos flooring removal and replacement project for a total not to exceed \$265,000.00. Funds are available as follows:

Acct. # 09175010 5777 C0595

Acct. # 09215010 5777 C0595

Acct. # 09245010 5777 C0595

2. Authorize the NPS Facilities Department to issue change orders on this contract for a total of \$26,500.00. Funds are available in Acct. #09215010 5777 C0595

- B. Authorize to increase Contingency Allowance in the amount \$583,668 to Newfield Construction Group, LLC's contract for the Norwalk Community Recreation Center to cover the costs associated with water damage to the exterior building walls.
Acct. #09256030 5777 C0719
- C. Authorize the Mayor, Harry W. Rilling, to execute the Guaranteed Maximum Price Amendment with Newfield Construction Group, LLC for the Rowayton School HVAC improvement project in the amount of \$10,308,938.00. Funds are available in Acct. #09245010 5777 C0843.
- D. Executive Session – Settlement of Claim (C.G.S. §§ 1-200(6)(B) and (E), and 1-21(b)(10))

Authorize the Mayor, Harry W. Rilling, to execute a new Management Agreement with Growing Seeds Too, Child Development Center, Inc. ("Growing Seeds") (or extend the existing one, as applicable) for a term of 2 years (July 1, 2025 – June 30, 2027) to continue providing early care and education services out of the same space currently occupied by Growing Seeds under the existing Management Agreement at 165 Flax Hill Rd.

Authorize the Mayor, Harry W. Rilling, to execute a new Management Agreement with Connecticut Institute for Communities, Inc. ("CIFIC") (or extend the existing one, as applicable) for a term of 2 years (July 1, 2025 – June 30, 2027) to continue providing early care and education services out of the same space currently occupied by CIFIC under the existing Management Agreement at 11 Ingalls Ave and 165 Flax Hill Rd.

VII. DISCUSSION

- A. Board of Education Monthly Construction Updates

VIII. ADJOURNMENT



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

APRIL 2, 2025,
7:00 PM
BY ZOOM VIRTUAL
MEETING

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ATTENDANCE: Barbara Smyth, Chair; Nicole' Eaddy; Heather Dunn; Greg Burnett; Nicol Ayers (arrived at 7:19 PM)

ABSENT: Dajuan Wiggins

OTHERS: Alan Lo, Building and Facilities Manager; Dan Philips, Project Manager, Construction Solutions Group; JoAnn Acquarulo; Asst. Building and Facilities Manager

I. CALL TO ORDER

Ms. Smyth called the meeting to order at 7:00 PM. There was a quorum present.

II. PUBLIC HEARING

A. Parking Authority lease of SoNo Train Station to Tacos Please LLC

- 1. AUTHORIZE THE LEASING OF APPROX. 1300± SQ. FT. OF SPACE AT THE SOUTH NORWALK TRAIN STATION (INBOUND SIDE) TO ADRIAN HURTADO (TACOS PLEASE LLC) FOR A TERM OF 5 YEARS WITH TWO (2) LESSEE OPTIONS TO EXTEND THE TERM FOR CONSECUTIVE (5) YEARS PERIOD EACH, RENT TO BE NEGOTIATED AND APPROVED BY THE NORWALK PARKING AUTHORITY.**

Ms. Smyth opened the public hearing at 7:01 PM.

Ms. Smyth closed the public hearing at 7:02 PM.

No one from the public spoke.

III. ROLL CALL

Ms. Smyth called the roll, and all who were listed in the attendance were present.

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: March 5, 2025

**** MS. EADDY MOVED TO APPROVE THE MINUTES AS SUBMITTED.
** THE MOTION PASSED UNANIMOUSLY.**

V. PUBLIC PARTICIPATION

Diane Lauricella – 21 Little Fox Lane

Ms. Lauricella said for many years she has offered, suggested, and referred the staff and select council members, as well as this committee, to look at renewable energy as a way forward, not only as the right thing to do to reduce the carbon footprint but also to save money. When she saw this item on the agenda yesterday, though, it seemed to be the antithesis of what we said we were going to do, especially at Norwalk High School, with the potential for solar panels. The policy of the building management department, as well as select council members and past council members, appears not to advocate for a holistic approach when considering this issue. Consequently, she is opposed to the 15-year plan with Eversource. Instead of examining each of the schools, especially this one, which already has a deal with Eversource to install or utilize pipes for fracked gas. Again, Eversource has raised its prices for gas and asked that the committee vote to table the item to determine which part of Norwalk High School will be powered by renewable energy. This seems to be a sneaky way to halt the use of solar and other possible renewables, and she is opposed to it.

VI. OLD BUSINESS

- A. PARKING AUTHORITY LEASE OF SONO TRAIN STATION TO TACOS PLEASE LLC+**
 - 1. AUTHORIZE THE LEASING OF APPROX. 1300± SQ. FT. OF SPACE AT THE SOUTH NORWALK TRAIN STATION (INBOUND SIDE) TO ADRIAN HURTADO (TACOS PLEASE LLC) FOR A TERM OF 5 YEARS WITH TWO (2) LESSEE OPTIONS TO EXTEND THE TERM FOR CONSECUTIVE (5) YEARS PERIOD EACH, RENT TO BE NEGOTIATED AND APPROVED BY THE NORWALK PARKING AUTHORITY.**

Ms. Smyth stated that this was discussed in detail at the last meeting. Mr. Lutz said they are going through the process of renting a city-owned space to this interested party. Ms. Eaddy said things are ever-changing and asked what will happen if the business doesn't succeed for the term of the lease. Mr. Lutz said their pro forma is very strong, and he believes he will be successful;

however, there will be a “good guy” clause, which gives both parties the flexibility to get out of the agreement.

Ms. Smyth said that adding some extra steps to ensure the proposal is strong with sound financials was discussed at the last meeting, and asked Mr. Lutz to provide an overview of what has been added. Mr. Lutz said that, along with the background check, a credit check on all interested parties has also been added to ensure they have financial backing to start a business and requested a five-year pro forma as well as legal checks before getting to this point.

Ms. Dunn asked if the leasing fees will go into the general fund or to the Parking Authority fund. Mr. Lutz said it will go into the Parking Authority fund. Ms. Dunn asked about the maintenance costs. Mr. Lutz stated that the Parking Authority's funds cover all expenses incurred by the Parking Authority, and the tenant is responsible for paying these costs.

**** MR. FRAYER MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

VII. NEW BUSINESS

A. ELEVATOR MAINTENANCE CONTRACT BID- #4421

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH TK ELEVATOR CORP. FOR THE ELEVATOR MAINTENANCE SERVICES AT VARIOUS CITY BUILDINGS. AGREEMENT WILL BE FOR FIVE (5) YEARS BEGINNING JULY 1, 2025 FOR A TOTAL AMOUNT NOT TO EXCEED \$130,286.19. FUNDING IS AVAILABLE IN VARIOUS BUILDING OPERATING ACCOUNTS FOR FY 2025 - 2026 AND SUBSEQUENT YEARS WILL BE SUBJECT TO AVAILABILITY OF OPERATING FUNDS.

2. AUTHORIZE A CONTINGENCY ALLOWANCE IN THE AMOUNT NOT TO EXCEED \$5,000 PER YEAR IN THE EVENT BUILDING MANAGEMENT TAKES ON THE MANAGEMENT OF LOCKWOOD MATHEWS MANSION MUSEUM AS WELL AS THE NORWALK COMMUNITY RECREATION CENTER UPON ITS COMPLETION.

Mr. Lo stated that this will be a five-year agreement, with annual payments made through the operating budget to cover various elevator expenses. He said they had recently discussed the possibility of the building management department taking over the responsibility for the Lockwood Matthews Mansion, as well as the Recreation Center, which will be located at 98 South Main Street. If that happens, an amendment to the agreement will be made; otherwise, the amount stipulated in Item A.1 will remain unchanged.

Mr. Burnett asked if the items should be voted on separately because they are different dollar amounts. Mr. Lo said that including the contingency is how most construction projects are typically done. Mr. Burnett asked for more details as to why Lockwood Matthews Mansion and the recreation center are being voted on now, since they are not currently in place. Mr. Lo stated that the discussion of having the building management department take over the maintenance of those two buildings had been previously discussed, so he included them on the agenda to avoid returning to the Common Council for approval. Ms. Smyth asked Mr. Lo when he anticipated these might come to pass and when the additional funds would be needed. Mr. Lo said the Lockwood Matthews Mansion project is substantially complete, and they are requesting that the city consider assigning building management to operate the building, including managing the elevators. However, if this does not happen, the funds will remain in the general fund. Ms. Smyth asked if this is specific to the contract of the elevators. Mr. Lo said “yes”

**** MR. FRAYER MOVED TO APPROVE THE ITEMS.**

****THE MOTION PASSED WITH THREE (3) IN FAVOR AND TWO (2) ABSTENTIONS, MS. DUNN AND MR. BURNETT.**

**B. STATE PROJ: 103-0263N – NORWALK HIGH SCHOOL/P-TECH –
EVERSOURCE ENERGY GAS AGREEMENT**

**1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A
GENERAL GAS SERVICE AGREEMENT WITH EVERSOURCE ENERGY FOR
THE NORWALK HIGH SCHOOL PROJECT FOR A TERM OF 15 YEARS AND A
\$0.00 CONTRIBUTION AMOUNT.**

Mr. Lo said the building is currently 85% electric and 15% natural gas, which is the industry standard and recommended. Electric heating is not efficient in larger spaces, so for these areas, natural gas is still used for a portion of the building, based on efficiency. He said this item allows the gas company to install it at no cost to the city, but the city will be required to purchase the gas for a 15-year period. Ms. Smyth asked if providing natural gas for this particular portion of the building would have any impact on the decisions regarding solar. Mr. Lo said “no”.

Ms. Ayers asked about the energy sources used in this building. Mr. Philips said that natural gas will be used in gymnasiums and auditoriums, and these systems are highly efficient and sized for those large areas. This was the solution proposed by the engineering team for those areas as an alternative to an electric system. Ms. Ayers asked outside of those larger areas which energy sources will be used. Mr. Philips said it will be primarily electric. Ms. Dunn asked what the plan is for solar. Mr. Lo said he can present that next month but believes the rooftop system will generate approximately one-third of the electricity that will be used.

**** MR. EADDY MOVED TO APPROVE THE ITEM.**

****THE MOTION PASSED WITH FIVE (5) IN FAVOR AND ONE (1) ABSTENTION -
MS. DUNN.**

C. BOILER PURCHASE APPROVAL FOR ROWAYTON ELEMENTARY SCHOOL HVAC PROJECT

1. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO F.W. WEBB COMPANY TO PURCHASE THE BOILERS FOR THE ROWAYTON ELEMENTARY SCHOOL (STATE PROJECT #103-001 HVACN) IN THE AMOUNT OF \$109,840.00.
FUNDS ARE AVAILABLE IN ACCT. #09245010 5777 C0843.

a. AUTHORIZE ALLOWANCE FOR CHANGE ORDER IN AN AMOUNT NOT TO EXCEED \$5,492.00.
Acct. #09245010 5777 C0843.

Mr. Lo said they will be replacing two existing boilers at Rowayton Elementary School this summer, as well as two at Silvermine Elementary School. They will need to pre-order the boilers to take delivery in mid-July and be operational by October. The boilers for Rowayton Elementary School are valued at just over \$100,000, which is why they will require approval from the Common Council. The boilers for Silvermine Elementary School are approximately \$70,000, so we will issue a purchase order for those.

**** MR. BURNETT MOVED TO APPROVE THE ITEMS.**

**** THE MOTION PASSED UNANIMOUSLY.**

VIII. DISCUSSION

A. Monthly Report for School Construction Projects

Mr. Philips presented a slide show and provided an update on the following:

South Norwalk Elementary School

- Building B (East) – Overhead and in-wall MEP rough-in for both levels is substantially completed. Insulation and drywall are underway on both floors. The brick veneer is substantially complete. Rooftop units have been set.
- Building A (West) – Overhead and in-wall MEP rough-in is ongoing. Insulation and drywall are well underway on the main level and have started on the second level. The main learning stair concrete is ongoing.
- The abatement and demolition of the Oxford Properties is complete. The development of these parcels is ongoing.

Mr. Philips said the project is currently on schedule, but by the end of April, they will get confirmation from Newfield that they are on schedule to open for the fall of this year.

Mr. Burnett asked what the current confidence level is that there will be a thumbs up on April 30th. Mr. Philips said that there are always hurdles as they approach the end of a project, and they have encountered some procurement issues that they are working through either via contingency plans or developing new plans to ensure a timely opening. He said with confidence that there is a plan in place to get to the finish line. Mr. Lo said the building is progressing well, and the only concern is the delivery of the electrical gear; they are working on an alternative plan.

Norwalk High School

- The underslab utilities are ongoing across the building footprint. A portion of the concrete slab on grade has been installed, with the remainder to be completed after the underslab utilities are finished. Areas are being prepped for continued slab-on-grade pours.
- Steel erection began in the first week of February. At this time, the crane has been relocated to the second location to continue erecting the next area of steel. There are 7 crane locations planned for the erection of the building, with each location taking 3 to 5 weeks.

Mr. Philips said the building is scheduled for completion by the fall 2027 semester. Project completion, which includes demolition of the existing building and site development, is scheduled for fall 2028.

Ms. Smyth asked if the project is currently on time and on budget. Mr. Phillips said “yes,” but given the size of the project and the flow of steel fabrication, it has been a challenge. However, the steel contractor has made commitments to maintain the schedule. He said it is a long project and will continue to monitor it to be sure that it remains on schedule.

Mr. Lo provided an update on the HVAC projects and stated that a contract is in place for the replacement of the Brookside School rooftop unit, which has been ordered, with an anticipated delivery date in the beginning to middle of July. The project was budgeted for \$3.3 million and is expected to cost approximately \$2.4 million, ensuring sufficient funds to cover the project's expenses.

Mr. Lo stated that Newfield Construction will serve as the construction manager for HVAC projects at Rowayton Elementary School, Brien McMahon High School, Naramake Elementary School, Marvin Elementary School, and Silvermine Elementary School. They are currently working with the two design engineers and are compiling the bid package, which is scheduled to go out to bid next week and will be due back by the end of the month. The combined total project cost is approximately \$ 36 million, but we will receive a 60% reimbursement for these projects.

IX. ADJOURNMENT

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Dilene Byrd

04/29/2025

NORWALK PURCHASING DEPARTMENT

RESPONSE SUMMARY - PROJECT #4428

Fox Run Elementary School Floor Removal and Replacement CT STATE PROJECT # 103-0268CV

Thank you for your response to our solicitation request. The following pages are a summary of the responses received.

BID SECURITY	VENDOR	ELECTRONIC SUBMISSION (ATTACHED)	HARD COPY SUBMISSION	BID AMOUNT
YES	Haz-Pros, Inc	YES	YES	\$265,000.00
YES	New England Yankee Construction, LLC	YES	YES	\$288,548.00
YES	Bestech	YES	YES	\$270,000.00
YES	Stamford Wrecking Company	YES	YES	326,100.00
*NO	*Omni Environmental	YES	YES	*

*Non-conforming bid: did not submit a Bid Security and/or did not submit the other required forms and/or submission requirements



William Hodel
Director of Facilities & Maintenance
hodelw@norwalkps.org
P: 203-854-4053 / F: 203-854-4005
125 East Avenue, PO BOX 6001
Norwalk, CT 06852-6001

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE
RE: **FOX RUN ELEMENTARY SCHOOL STATE PROJECT #103-0268 CV, ASBESTOS FLOOR TILE ABATEMENT & REPLACEMENT FLOOR TILE**
DATE: APRIL 30, 2025

Fox Run Elementary School is outfitted with asbestos containing floor tile and wall base in many of the classrooms, offices, and store rooms. The School District's Asbestos Management Plan has confirmed that this material tested positive for asbestos containing material (ACM) and recommends their removal and replacement. As a result, Norwalk Public Schools submitted a non-priority grant to the State of Connecticut Department of Administrative Services for the removal and replacement of this material.

The State of Connecticut Department of Administrative Services approved the Norwalk Public Schools grant submission and provided their endorsement to go out to bid.

In accordance with the State of Connecticut Department of Administrative Services Contracting requirements, the City's Purchasing Department solicited invitations to bid the work to State Contract Holders under Contract #20PSX0154 – Hazardous Material Removal. Each of the invited bidders had an opportunity to attend a non-mandatory walkthrough for the project. The City's Purchasing Department received 4 bids for the hazardous material removal & flooring replacement work. After review of the bids, it was determined that Haz-Pros, Inc. is the lowest bidder and has been selected for both the hazardous material removal and flooring work. A summary of costs is as follows:

Firm	Bid Cost
Haz-Pros, Inc.	\$265,000.00
Bestech	\$270,000.00
New England Yankee Construction, LLC	\$288,548.00
Stamford Wrecking Company	\$326,100.00

ACTION REQUESTED:

1. Review bid responses for the Fox Run Elementary School Asbestos Flooring Removal and Replacement – State Project 103-0268 CV – and refer the following to the Common Council for action:
 - a. **Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Haz-Pros, Inc. (State Contract: 103-0268 CV) for the Fox Run Elementary School asbestos flooring removal and replacement project for a total not to exceed \$265,000.00. Funds are available as follows:**

Acct. # 09175010 5777 C0595
Acct. # 09215010 5777 C0595
Acct. # 09245010 5777 C0595
 - b. **Authorize the NPS Facilities Department to issue change orders on this contract for a total of \$26,500.00. Funds are available in Acct. #09215010 5777 C0595**

CITY OF NORWALK PURCHASING DEPARTMENT

1.1 RESPONSE FORM

Vendor Name - <i>Haz-Pros, Inc.</i>		
Address - <i>125-A Brook St West Hartford CT 06110</i>		
Phone - <i>860 232 2225</i>	<i>860</i> Fax - <i>233-9654</i>	Email - <i>randy@hazpros.com</i>
Manager - <i>CLAYTON KILBORN</i>		Fed ID# <i>061239867</i>

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

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

The undersigned further agrees, in case of variations of quantities from those shown or specified, the following unit prices will be used in adjusting the contract price. If quantities are authorized by the City, the following amount will be added to the contract as required. Unless otherwise noted, each UNIT PRICE shall include all equipment, tools, labor, permits, fees, etc., incidental to the installation and completion of the work involved.

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

1. 103-0268 CV Fox Run Elementary School Flooring Removal and Replacement (Bid Package #1 –Hazardous Material Removal)

Total Lump Sum Bid Removal Cost	\$ <i>165,000.00</i>
Total Lump Sum Bid in Words	<i>one hundred sixty-five thousand</i>

CITY OF NORWALK PURCHASING DEPARTMENT

2. 103-0268 CV Fox Run Elementary School Flooring Removal and Replacement (Bid Package #2 – Flooring Replacement)

Total Lump Sum Bid Replacement Pricing	\$ 100,000.00
Total Lump Sum Bid in Words	one hundred thousand

3. TOTAL 103-0268 CV Fox Run Elementary School Flooring Removal and Replacement (TOTAL Bid Package)

Total Lump Sum Bid (1 + 2) Removal + Replacement	\$ 265,000
Total Lump Sum Bid in Words (1+2)	Two hundred sixty five thousand

Unit Prices

The unit pricing detailed below will be used when quantifying additions and deductions to contract scope. Maximum allowable markup is 20% (total aggregate) overhead and profit on any change orders.

Bid Package #1

1. Demolition and Abatement of Asbestos containing Flooring Material \$ 7.50 /SF
2. Mobilization Cost \$ 1,500 /MOB

Bid Package #2

1. All required Floor Preparation \$ 2.75 /SF
2. Furnish and Install LVT flooring \$ 3.75 /SF
3. Furnish and Install VCT flooring \$ 7.50 /SF
4. Mobilization Cost \$ 1,500 /MOB

NOTE: All materials to be used must be those specified in the project manual or equivalent. Contractor shall submit all proposed material specifications to Owner for approval. Owner must review and give written approval of specified materials before purchase and installation.



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, BUILDINGS AND FACILITIES MANAGER *AL*

RE : **NORWALK COMMUNITY RECREATION CENTER –
EXTERIOR WALLS MOISTURE ISSUES**

DATE: APRIL 28, 2025

The renovation and expansion of the city owned 98 South Main Street community center into the new Norwalk Community Recreation Center began in early February 2025. Our Construction Manager – Newfield Construction, has completed the interior demolition, miscellaneous hazardous material remediation and site clearing in March. Unfortunately, we encountered significant water/moisture damages to the exterior walls of the building which were not anticipated nor budgeted for as part of the project.

The design scope of the project includes the removal of the sheet rock and existing insulation around building perimeter walls in order to provide improved energy efficiency. Attached is a full report on what we found, proposed corrective measures and projected costs.

The current project budget is \$15,580,647 which breaks down as follows to include hard and soft costs

• State DECD	-	\$ 1,200,000
• City GGP funds	-	\$ 1,226,647
• ARPA funds	-	\$ 6,374,000
• HUD funds	-	\$ 1,830,000 (excl. \$170,000 for YMCA -FF&E)
• 2024-25 Capital Budget	-	\$ 4,950,000

Total project budget-		\$15,580,647

Newfield Construction's contract amount is \$13,913,803. The Common Council had approved an Owner Contingency for a total not to exceed \$423,329.00 which is approximately 3% of construction cost. The projected cost for corrective measures totals \$583,668. As this amount exceeds our approved project contingency allowance, I have initiated a Special Capital Appropriation request for the same amount. The allocation of these special appropriation funds will allow the project to maintain the current contingency allowance for the duration of the project.

As we proceed with the Special Appropriation process and in the event that Common Council approves the allocation, concurrently, I would like to request Land Use and Building Management Committee's recommendation to increase the Owner Contingency Allowance in the amount of \$583,668 in order for Newfield Construction to implement the corrective work. Subject to Committee approval, the requested action will be placed on the same Common Council agenda as the approval for Special Appropriation.

ACTION REQUESTED:

Authorize to increase Contingency Allowance in the amount \$583,668 to Newfield Construction Group, LLC's contract for the Norwalk Community Recreation Center to cover the costs associated with water damages to the exterior building walls. Acct. #09256030 5777 C0719

Cc: Tom Livingston, Chief-of-Staff
Robert Stowers, Director, Rec. and Parks Dept.



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 : MAYOR HARRY RILLING
JARED SCHMITT, CHIEF FINANCIAL OFFICER

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE : **NORWALK COMMUNITY RECREATION CENTER –
EXTERIOR WALLS MOISTURE ISSUES**

DATE: APRIL 24, 2025

The renovation and expansion of the city owned 98 South Main Street community center into the new Norwalk Community Center began in early February 2025. Our Construction Manager – Newfield Construction, has completed the interior demolition, miscellaneous hazardous material remediation and site clearing in March. Unfortunately, we encountered significant water/moisture damages to the exterior walls of the building which were not anticipated nor budgeted for as part of the project.

The design scope of the project includes the removal of the sheet rock and existing insulation around building perimeter walls in order to provide improved energy efficiency. Attached is a full report on what we found, proposed corrective measures and projected costs.

The current project budget is \$15,580,647 which breaks down as follows to include hard and soft costs

- State DECD - \$ 1,200,000
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- HUD funds - \$ 1,830,000 (excl. \$170,000 for YMCA -FF&E)
- 2024-25 Capital Budget - \$ 4,950,000

Total project budget- \$15,580,647

Newfield Construction's contract amount is \$13,913,803. The Common Council had approved an Owner Contingency for a total not to exceed \$423,329.00 which is approximately 3% of construction cost. The projected cost for corrective measures total \$583,668 and I would like to request a Special Capital Appropriation in the same amount with funds from the completed bathroom improvement project at the middle schools. The allocation of these special appropriation funds will allow the project to maintain the current contingency allowance for the duration of the project.

ACTION REQUESTED:

- a. Recommend the allocation of \$583,668 in Special Capital Appropriation funds to the Recreation and Parks Department for the development and construction of the Norwalk Community Recreation Center at 98 South Main Street as identified herein this memo and attached documentation. Current acct. #09256030 5777 C0719**
- b. Recommend the reduction in the amount of \$583,668 from the balance in the middle schools bathroom improvement capital budget Acct. #09225010 5777 C0807**

Cc: Barbara Smyth, Chair, LU&BM Committee
Greg Burnett, Chair, Finance Committee
Tom Livingston, Chief-of-Staff
Robert Stowers, Director, Rec. and Parks Dept.
Tom Ellis, Budget Director

Status Report: Norwalk Community Recreation Center

Alan Lo 4/21/25

Narrative of project and current challenges.....

The renovation scope for the existing 98 South Main Street building is to create an attractive street front façade along South Main Street while the interior of the building is gutted to accommodate the new recreation programs. The exterior brick veneer appears to be in good condition and the project required the removal of the sheetrock on the inside face of the exterior walls and the installation of new insulation material and sheetrock to improve energy efficiency.

Since our groundbreaking ceremony, our construction manager, Newfield Construction, has substantially completed the demolition of the building interior and miscellaneous hazardous material remediation. They are currently working on the layout of the interior building systems and walls as well as trenching the floor to install below floor utilities. During the demolition process of the perimeter walls in mid-March, we discovered that water/moisture penetration into the exterior wall had created substantial damage to the sheathing, brick tie-backs and interior metal stud walls. Additionally, mold conditions were discovered inside the exterior wall system throughout the building. These issues were not anticipated and the costs for the corrective measures are not budgeted in the overall project budget. Below is summary of the issues with documentation of the conditions, proposed corrective measures and anticipated costs.



Demolition Began March 2025

Initial findings at this time

- Water penetration through brick veneer
- Black mold on wall insulation.
- Studs and brick veneer ties were found to be rusted and broken off
- Metal studs with water damage

Largest risk

- East Wall being unstable/unsafe

Problem Area Found

Exterior Brick/Wall Stability:

- Water infiltration through exterior wall damaged the existing structure
- Existing wall sheathing damaged and/or has mold growth
- Structural integrity of the existing brick veneer wall is compromised due to rusted/absent brick ties
- Existing interior metal stud walls rusted/damaged from water infiltration



Highly deteriorated
and missing veneer
ties

Highly deteriorated
light gage framing and
exterior wall sheathing



Daylight visible thru the
mortar joints

Problem Area Found



Black Mold:

- Found within the bathrooms behind tile
- Was found in sheetrock after insulation was removed
- Testing was completed by an Environmental Consultant
- Results came back positive and a remediation plan was developed

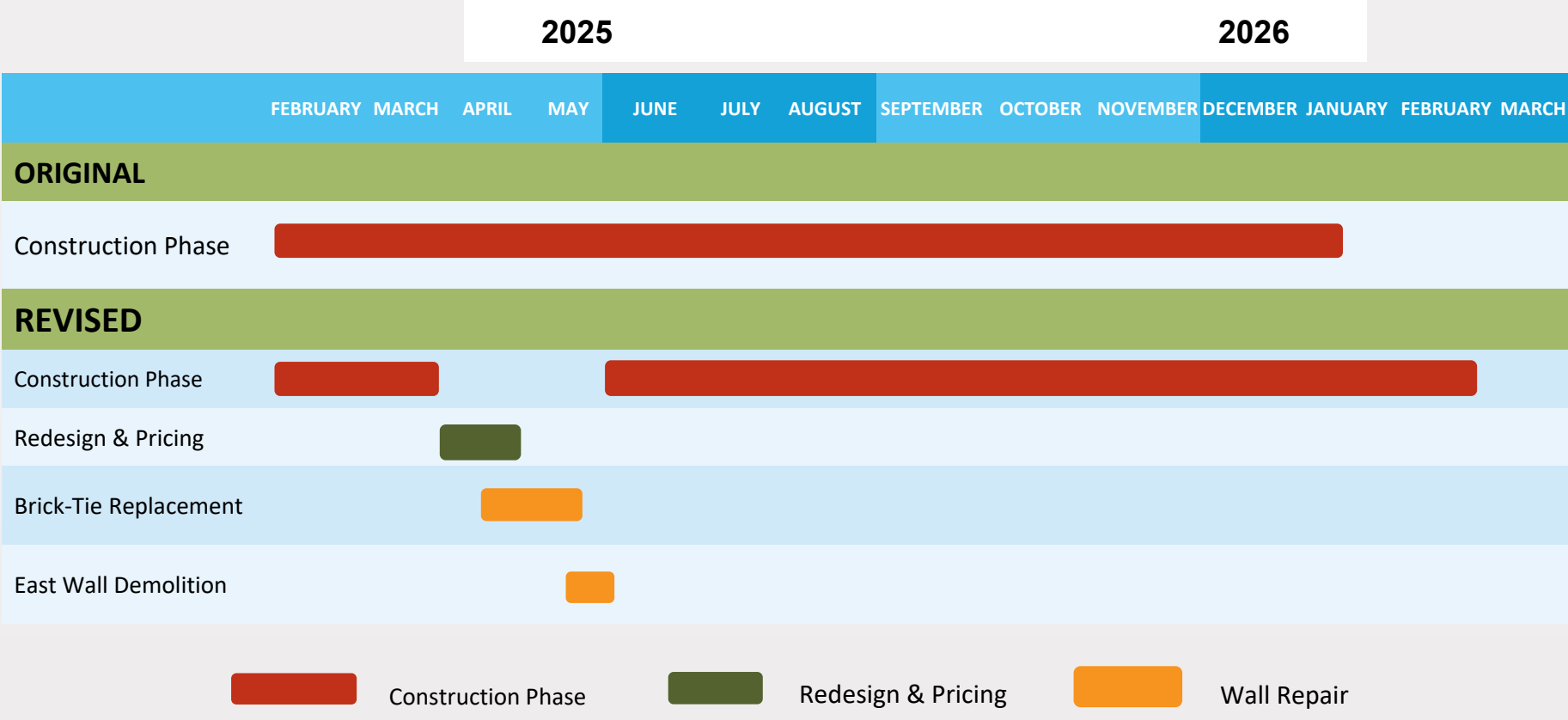
Necessary Corrective Measures

• Repoint brick wall to stop water infiltration	\$ 215,000
• Apply spray foam insulation to act as moisture barrier	\$ 55,000
• Demolish damaged East elevation brick walls	\$ 15,000
• Replace studs on East elevation that are damaged	\$ 45,000
• Remove all existing exterior sheathing	\$ 62,227
• Install new brick ties on North, South, and West Wall	\$ 111,933
• Environmental mold remediation plan from consultant	\$ 3,300
• Increased design and schedule impacts of staffing:	
○ Newfield Construction CM Fee, staffing	\$ 55,708
○ Architect and Engineer Design services	\$ 20,500

TOTAL

\$583,668

Project Schedule Revision



NEXT STEPS

1. Request for special capital appropriation.
2. Request increase to contingency allowance for Newfield Construction's contract through Land Use & Building Management Committee for Common Council approval.



CITY OF NORWALK
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 & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER

RE: **ROWAYTON ELEMENTARY SCHOOL HVAC PROJECT
STATE PROJECT NO. 103-001-CONTRACTOR APPROVAL**

DATE: MAY 1, 2025

In 2022, the State created a school HVAC (Heating Ventilation and Air Conditioning) improvement program. Typically, facility repairs and replacement work are not eligible for reimbursement by the State. However, this program offers an opportunity for communities to receive State reimbursement at their normal reimbursement rate. With the recent State Special Legislative action, the City's current reimbursement rate is 60%.

In December of 2023, the City submitted 6 projects to the State for the second round of HVAC improvement program. These HVAC projects included Brien McMahon, Brookside, Marvin, Silvermine, Naramake and Rowayton schools. The Rowayton School was estimated at \$10,658,618.00. The City, through Special Capital Budget Appropriation process, approved the City's and the State's share as follows:

School Name	Project Cost	City Share at 40%
Rowayton Elementary School	\$10,658,618	\$4,263,447

After the States approval of the Rowayton project, the City issued an RFP for construction management services which the City received responses from Gilbane Building Company and Newfield Construction. It was determined that Newfield Construction was the most responsible qualified respondent and was approved by the Land Use Committee of the Common Council on January 29, 2025. After Newfield was approved, they began reviewing the documents produced by the design engineering firm and created bid packages for the various aspects of work involved with this project. Newfield, in conjunction with the City's Purchasing Department then publicly issued bid documents for the various trade contractors.

Bids were received and scope review meetings occurred with the low bidders to ensure each bidder included the correct scope of work. Once the scope reviews were completed Newfield then compiled the Guaranteed Maximum Price for this project which is hereby presented below for approval.

ACTION REQUESTED:

- 1a. Authorize the Mayor, Harry W. Rilling, to execute the Guaranteed Maximum Price Amendment with Newfield Construction Group, LLC for the Rowayton School HVAC improvement project in the amount of \$10,308,938.00. Funds are available in Acct. #09245010 5777 C0843.**

Exhibit 5
GMP Amendment
Norwalk Public School HVAC IAQ Project 103-001 HVACN
Rowayton Elementary School
Norwalk, CT
City Project 4441

Bid Package	Trade	Projected Trade Contractor	Bid Amounts No Alternates	Scope Review Complete	Bid Hold 120 Days	
02	HazMat and Selective Demolition	American Enviromental, Inc	343,800	Yes	Yes	
06	Prime Contractor	Ferguson Mechanical Company, Inc.	8,432,000	Yes	Yes	
		Total Trade Bids	8,775,800			
	CM CONTINGENCY 1.85%		162,352			
	GL INSURANCE 8.2/1000		83,711			
	PERMIT FEE	State Education Fee Only and City Building Permit	in trade costs			160,000 value in trade bid. See Aternate
	CM GENERAL CONDITIONS (see attached cost breakdown)		996,556			CM Staffing 866,186 and CM General Requirements 130,370
	PRECON FEE		in owner's soft cost			
	CM BOND 6.7/1000		68,604			
	CM FEE 2.20%		221,915			
		Gauranteed Maximun Price (GMP)	10,308,938			



CONSTRUCTION
SOLUTIONS GROUP

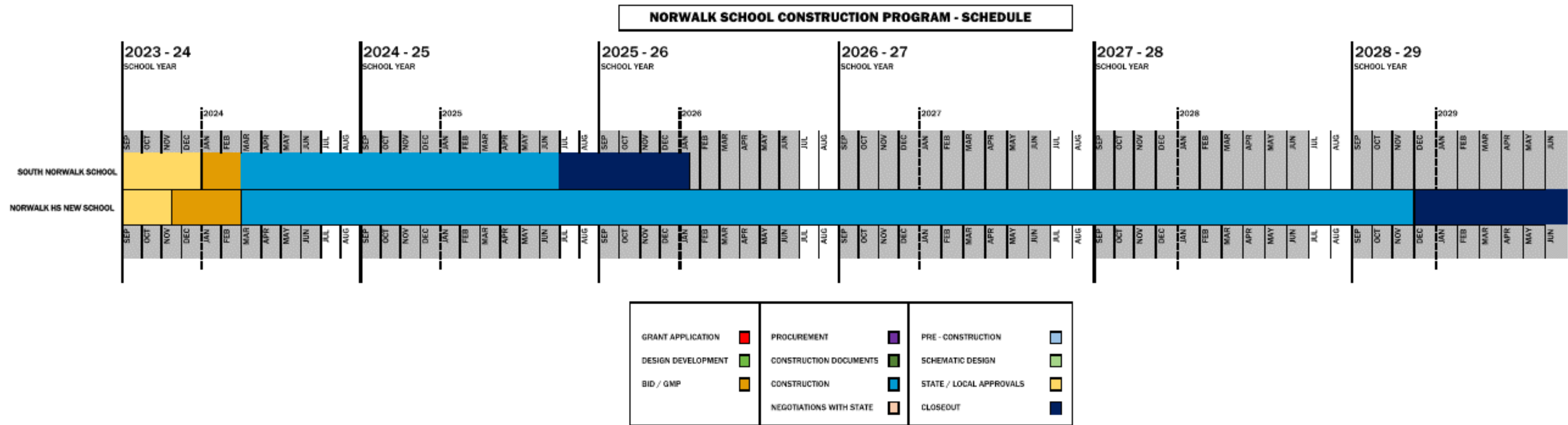
NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – APRIL 2025



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:

Concrete sidewalks and curbs are underway. Light pole bases are on site and being installed around parking areas. The demolition at the Oxford properties has been completed and the areas have been rough graded.

Building B (East) – Walls are being finished and painted. Ceiling grid installation has started in many areas. Classroom flooring is scheduled to begin by the end of April.

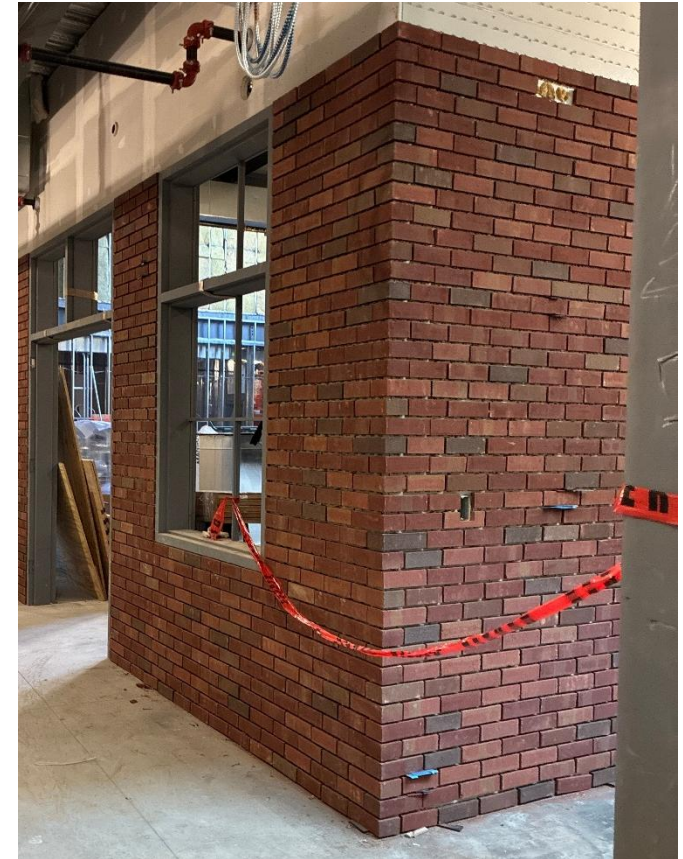
Building A (West) – Exterior brick continues on the West side of the building, with storefront and curtainwall installation. Overhead and in-wall MEP rough in is ongoing. Walls are being finished and prepared for paint. The main street brick wall finish is underway.

Project schedule to be completed for fall 2025 semester. On or about April 30, 2025 the construction team will provide confirmation of actual completion date.

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	TBD
Additional Land Acquisition	NONE	\$2,900,000	N/A	\$2,900,000	TBD
Additional Land Acquisition & Development	TBD	\$3,375,000	\$200,000	\$3,170,000	TBD

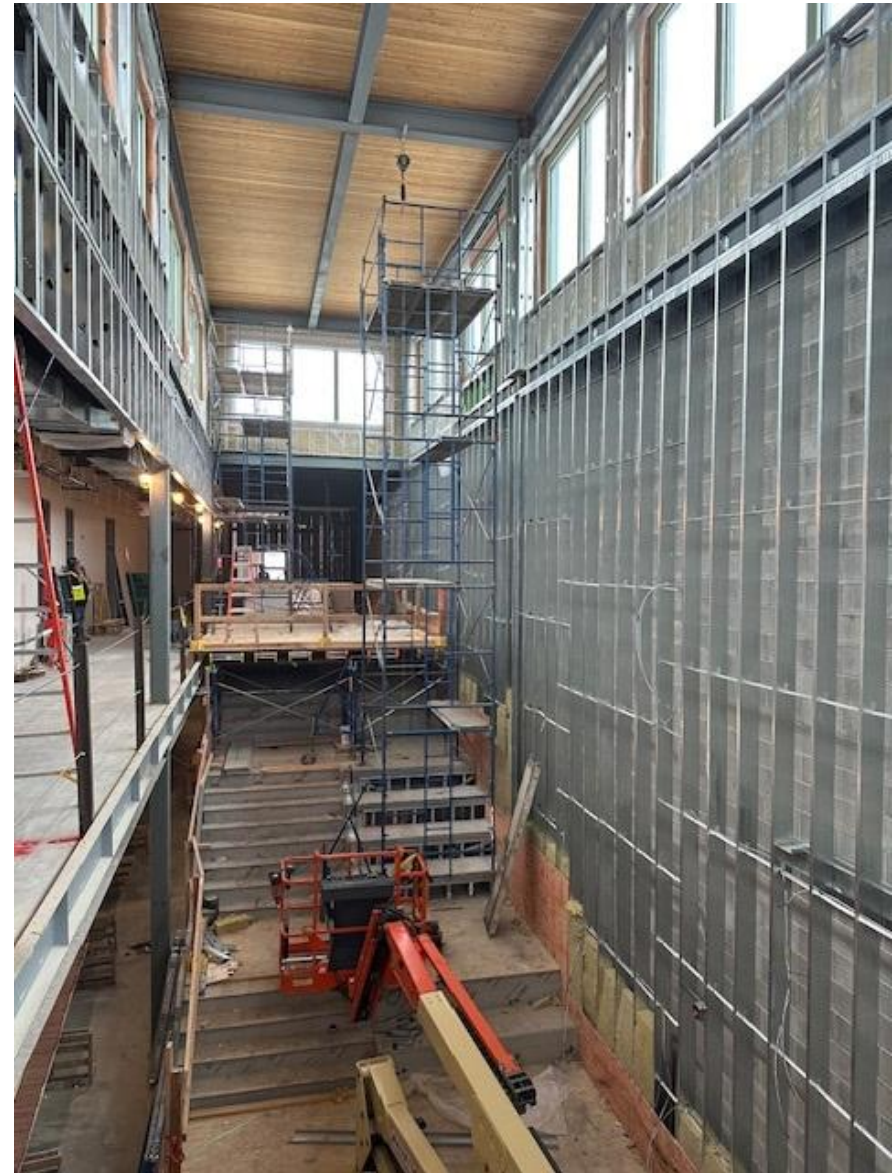




Main Entrance Elevation on South Side 4/15/25



Rear of Building on North Side 4/15/25



Communicating Stair Curtainwall Overlooking Parking & Main Street Stair 4/15/25



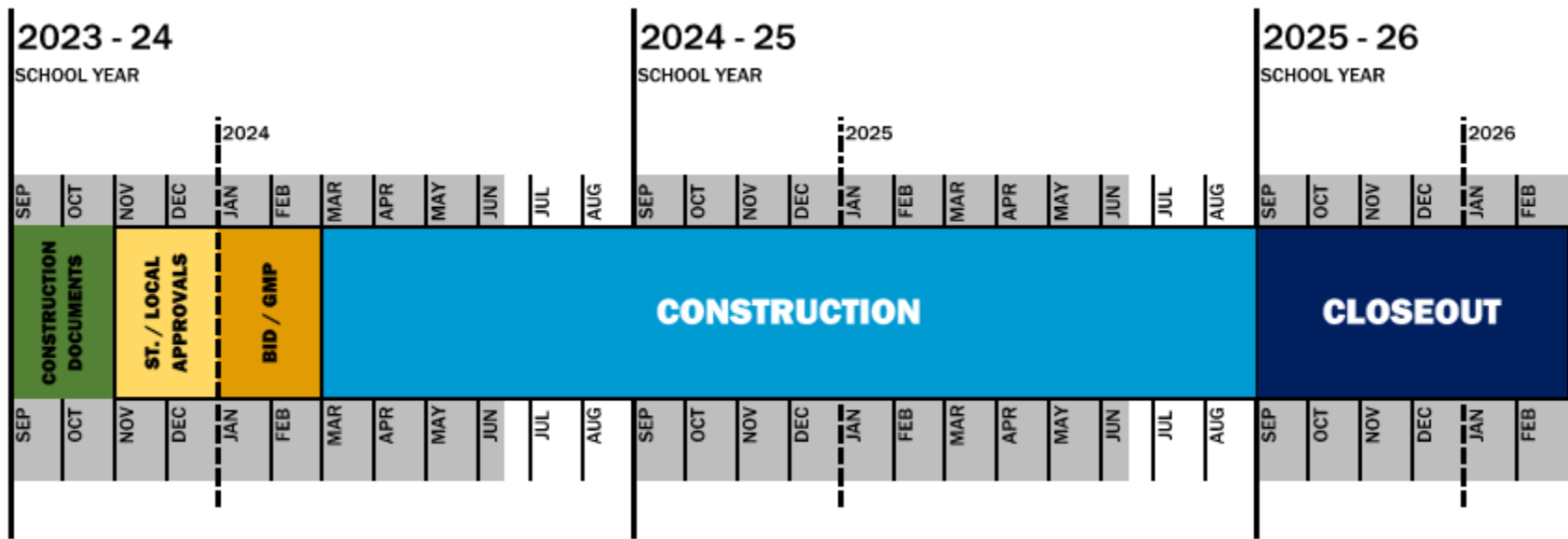
Classroom Paint & Ceiling Grid Wire Installed 4/15/25



Gym & Stage 4/15/25

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:

Underslab utilities are ongoing across the building footprint. A portion of the concrete slab on grade has been placed with the remainder to take place after underslab utilities have been completed. Areas are being prepped for continued slab on grade pours.

Steel erection began in the first week of February. At this time the crane has been relocated to the second location to continue erecting the next building. There are 7 crane locations planned for the erection of the building, with each location area taking 3 to 5 weeks each.

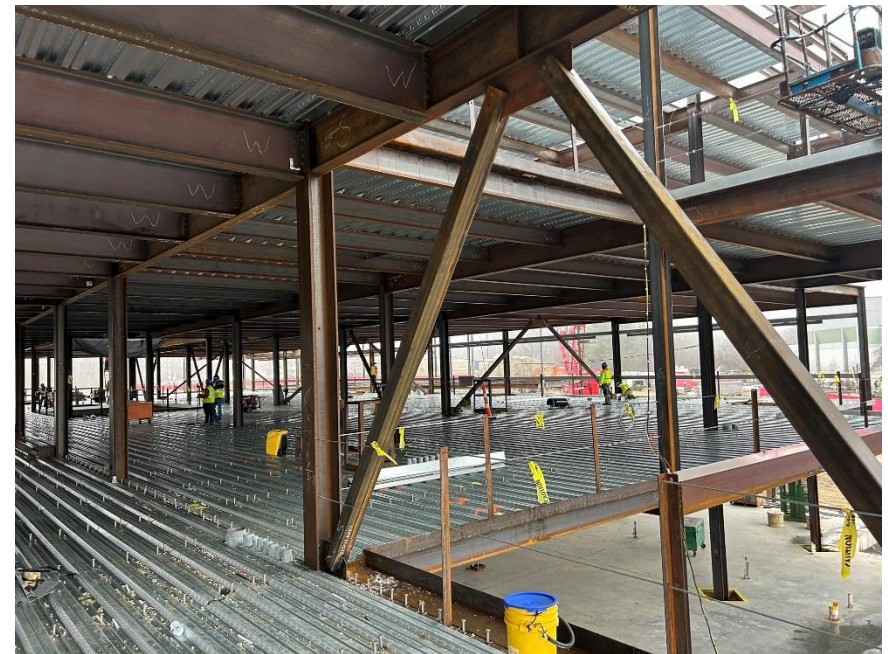
Utility work within the entrance driveway took place over April break. The team continues to coordinate additional utility work in the driveway for Summer of 2025.

Building is scheduled to be completed for fall 2027 semester. Project completion (including demolition of existing building and site development) to be fall 2028.

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	TBD
Additional City Funds (GMP #2)	NONE	\$6,500,000	N/A	\$6,500,000	TBD
Future Application for Additional 4% Contingency	TBD (80%)	-	-	-	-





Drone Image 3/31/25



Steel Erection & Metal Deck – NHS and Main Entrance 4/21/25



Spray on Fireproofing 4/21/25



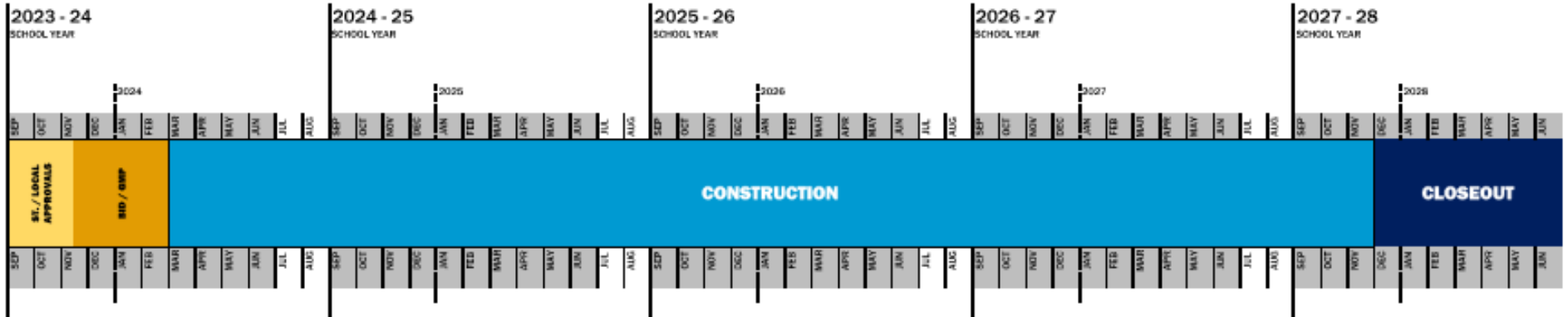
Elevated Concrete Slab Pour 4/21/25



Additional Site Clearing for Multi-Use Field 4/16/25

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 (total project cost is approximately \$36 million) to enhance Heating, Ventilation and Air Conditioning (HVAC) systems at six Norwalk Public Schools. The enhancements will benefit the following schools: Rowayton Elementary School, Brien McMahon High School, Naramake Elementary School, Marvin Elementary School, Silvermine Elementary School, and Brookside Elementary School.

UPDATE:

Brookside – The contract with F&F Mechanical has been executed. F&F has ordered the rooftop units and they continue to move forward with submittals for the project. There are ongoing project meetings with the team.

Rowayton, Brien McMahon, Naramake, Marvin, Silvermine – Newfield conducted a Pre-bid walkthrough of all the schools on April 14th with potential bidders. Newfield is currently in the process of reviewing RFI's. Addendums #1 for all 5 schools were distributed 4/21. The bid opening date is April 28th for Rowayton & Silvermine, and April 29th for Marvin, Brien McMahon, and Silvermine. Other dates to note: Complete GMP Approval: April 29th, Land Use approval: May 7th, Common Council approval: May 13th & Construction starting June 16th.

Newfield has purchased boilers for both Rowayton and Silvermine, the installation of these units will be assigned to successful low bidder of the project. This effort is to expedite procurement so this work can be performed Summer of 2025. The boilers are scheduled to ship June 23rd.



BUDGET:

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

IAQ UPGRADES – CONSTRUCTION SCHEDULE:

NWAK - HVAC IAQ Program Schedule	Summer 2025	School Year 2025 / 2026	Summer 2026	School Year 2026 / 2027
Naramake	HAZMAT Abatement, Control Work, VIF Duct Runouts, Electrical Service Prep, Sitework Prep, Steel Work and Roof Openings	Control Work, VIF Duct Runouts, New Electrical Gear Install, Install RTU, Install AC Equipment	Control Work, Complete AC Units and Heat Pumps, Duct Runouts, New Electrical Gear Install, Install DOAS 1-6, Cx Cooling Systems	Punch List, Training, Cx Heating, Closeout Docs
Rowayton	Boiler & Ceiling Abatement, Boiler Demo & Rebuild, Control Work, Electrical Service Prep, Structural Framing Work and Roof Openings	Complete Boiler Work (10/1/25), Control Work, VIF Duct Runouts, New Electrical Gear Install, Install AC Equipment	Select HAZMAT, Control Work, Duct Runouts, New Electrical Gear Install, Cx Cooling Systems	Punch List, Training, Cx Heating, Closeout Docs
Brien McMahon	UST Removal and Chiller Pad Prep, Install New Genset Fuel Tank, Control Work, VIF Piping Runouts, New Steel Dunnage & Roofwork, Tunnel Work		Install New Chiller, Install New Chiller Piping, Complete Chiller Piping, Control Work, Remove Existing and Install New RTU's, Cx Cooling Systems	Punch List, Training, Cx Heating, Closeout Docs
Marvin	Control Work, VIF Duct Runouts, Roof Prep for New RTU's, Library Ceiling Demo, Rehang existing as temps, Structural Roof Work		Control Work, Install New RTU's, Complete Duct Runouts, Cx Cooling	Punch List, Training, Cx Heating, Closeout Docs
Silvermine	Boiler Abatement, Boiler Demo and Rebuild, Control Work, Sitework/Platform for DOAS	Complete Boiler Work (10/1/25)	Duct Runouts, Control Work, Install DOAS, Cx Cooling	Punch List, Training, Cx Heating, Closeout Docs
Brookside	Demo for General Trades, Demo of Mechanical, RTU Installment	RTU Installment (over long weekend)		

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