



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

JUNE 4, 2025, 7:00 PM

HYBRID VIA ZOOM AND COMMON COUNCIL CHAMBERS

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.



Members of the public who wish to provide "live comments" may also 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 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.



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

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: 5-7-25**
- IV. **PUBLIC PARTICIPATION**
- V. **OLD BUSINESS**
- VI. **NEW BUSINESS**
 - A. **Authorize a Public Hearing at the next Land Use & Building Management Committee Meeting, in reference to an easement for Eversource Energy to provide new electrical service to the Norwalk High School Project located at 23 Calvin Murphy Drive.**

Review and recommend approval of the proposed Eversource Energy easement for new electrical service to the Norwalk High School Project located at 23 Calvin Murphy Drive in accordance with the Connecticut General Statutes – Section 8-24.

Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the Eversource Energy easement for new electrical service to the Norwalk High School Project located at 23 Calvin Murphy Drive.

- B. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Aron Security Inc., DBA Arrow Security to provide security services at City Hall, Health Department and the Libraries:

City Hall base contract for a daytime security guard and a nighttime security guard FY 2025 - 26 shall not exceed \$106,572; FY 2026 - 27 \$112,570; FY 2027 – 28 \$118,525; with two (2) one-year options for 2028 - 29 and 2029 - 30, Acct. #014075-5266.

Norwalk Health Department base contract for a daytime security guard FY 2025 - 26 shall not exceed \$53,286; FY 2026 - 27 \$56,285; FY 2027 – 28 \$59,263; with two (2) one-year options for 2028 - 29 and 2029 - 30, Acct. #012012-5266.

Libraries base contract for a daytime security guard and an evening security guard FY 2025 - 26 shall not exceed \$138,319; FY 2026 - 27 \$146,104; FY 2027 – 28 \$153,833; with two (2) one-year options for 2028 - 29 and 2029 - 30, Acct. #016200-5296.

- C. Authorize the Mayor, Harry W. Rilling, to execute a Guaranteed Maximum Price (GMP) amendment to the Newfield Construction Group, LLC’s contract for the Brien McMahon High School HVAC/IAQ Grant Improvement Project (State Project #103-002HVACN) for a total amount not to exceed \$8,352,277.

Total trade costs - \$7,771,540.00
CM Fees (2.20%) - \$179,794.61
CM Contingency (1.85%) - \$143,773.49
General Conditions - \$437,168.75

Acct.# 09245010 5777 C0839 (City Share)
09245010 5799 C0839 (State Share)
09025010 5777 C0658 (BMHS/CGS IAQ-\$18,595)
09215010 5777 C0658 (BMHS/CGS Cooling Plant- \$100,000)
09245010 5777 C0688 (BMHS/CGS Cooling Plant -\$100,000)
09205010 5777 C0610 (Facility Master Plan - \$148,613.03)
09175010 5777 C0585 (Facility Master Plan - \$337,766.38)

Authorize Owner Contingency Allowance for change orders to the GMP for a total not to exceed \$167,045.54.

Acct.# 09245010 5777 C0839 (City Share)
09245010 5799 C0839 (State Share)
09205010 5777 C0618 (Facility Master Plan)

09175010 5777 C0585 (Facility Master Plan)

- D. Authorize the Mayor, Harry W. Rilling, to execute a Guaranteed Maximum Price (GMP) amendment to the Newfield Construction Group, LLC's contract for the Silvermine School HVAC/IAQ Grant Improvement Project (State Project #103-006HVACN) for a total amount not to exceed \$2,133,205.

Total trade costs - \$1,794,000
CM Fees (2.20%) - \$45,920
CM Contingency (1.85%) - \$33,189
General Conditions - \$225,966

Acct. # 09245010 5777 C0842 (City Share)
09245010 5799 C0842 (State Share)

Authorize Owner Contingency Allowance for change orders to the GMP for a total not to exceed \$101,371.

Acct.# 09245010 5777 C0842 (City Share)
09245010 5799 C0842 (State Share)

- E. Authorize the Mayor, Harry W. Rilling, to execute a Guaranteed Maximum Price (GMP) amendment to the Newfield Construction Group, LLC's contract for the Naramake School HVAC/IAQ Grant Improvement Project (State Project #103-003HVACN) for a total amount not to exceed \$6,076,633.

Total trade costs - \$5,489,967
CM Fees (2.20%) - \$130,808
CM Contingency (1.85%) - \$101,564
General Conditions - \$504,294

Acct.# 09245010 5777 C0844 (City Share)
09245010 5799 C0844 (State Share)
09175010 5777 C0585 (Facility Master Plan)

Authorize Owner Contingency Allowance for change orders to the GMP for a total not to exceed \$121,532 (2%)

Acct.# 09245010 5777 C0844 (City Share)
09245010 5799 C0844 (State Share)
09175010 5777 C0585 (Facility Master Plan)

VII. DISCUSSION

- A. SCHOOL CONSTRUCTION PROJECT UPDATES

VIII. ADJOURNMENT