



## 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](https://norwalkct.gov/meetings).



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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](mailto: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




SPECIAL MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA  
MAY 5, 2025,  
7:00 PM BY  
ZOOM VIRTUAL  
MEETING

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ATTENDANCE: Barbara Smyth, Chair; Nicole' Eaddy; Dajuan Wiggins; Greg Burnett;  
Nicol Ayers; James Frayer

ABSENT: Heather Dunn

OTHERS: Alan Lo, Building and Facilities Manager; Bill Hodel; BOE, Director of Facilities and Maintenance; JoAnn Acquarulo; Asst. Building and Facilities Manager, James Giuliano, Construction Solutions Group; Darin Callahan, Asst. Corporation Counsel; Mary Oster, Early Childhood Coordinator

**I. CALL TO ORDER**

Ms. Smyth called the meeting to order at 7:02 PM. There was a quorum present.

**II. ROLL CALL**

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

**III. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: April 2, 2025**

**\*\* MR. FRAYER MOVED TO APPROVE THE MINUTES AS SUBMITTED.  
\*\* THE MOTION PASSED WITH (5) FIVE IN FAVOR AND (1) ONE  
ABSTENTION- MR. WIGGINS**

**II. IV. PUBLIC PARTICIPATION**

There was no public participation this evening.

**IV. OLD BUSINESS**

There was no old business discussed this evening.

V. 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

Mr. Hodel said last fall that this committee had approved filing the grant application, which was accepted. Following that, the committee had approved the plan specifications and professional cost estimate, at which time we went out to bid by working with the city's purchasing department. The bids came back very favorable, and we are recommending hiring Haz-Pros, whom we have worked with in the past and who were the lowest bidders.

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

2. AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL OF \$26,500.00. FUNDS ARE AVAILABLE IN ACCT. # 092150105777.

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

- 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

Ms. Acquarulo said the contingency needs to be increased so that Mr. Lo can sign change orders for any issues arising based on this finding.

Mr. Burnett asked about the criticality of the work that needs to be done and the current state of the rest of the building. Ms. Acquarulo provided an overview of the water damage. She said the only other concerns were some mold in different parts of the building, which has been taken care of, and the back corners of the wall, which are being repointed and resealed, but there are no concerns with the rest of the building.

Mr. Frayer asked if the entire building had been looked at initially because he was surprised that something this serious had been overlooked. Ms. Acquarulo said that besides the front lobby, the building has been vacant for many years, and the back wall is the most affected, but was discovered early on in the demolition process. Mr. Callahan said the building was in possession of NEON and the South Norwalk Community Center for some years. Hence, maintenance was not in the hands of the city for quite some time, and it was partially taken back when NEON went bankrupt, but it is hard to know what is behind the walls until they are pulled back.

**\*\* MS. AYRES MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**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.**

Mr. Giuliano said the City of Norwalk had submitted six grant applications for improvements to their HVAC systems at several schools, one of which was Rowayton School. The other schools were Marvin, Brien McMahon, Silvermine, Brookside, and Naramake. The scope of services for Brookside was fairly simple, so it was bid to a mechanical contractor, which this committee had previously approved. The City has hired Newfield Construction to manage the other five schools because they are much more involved in the scope of services and work. He said the projects went out to bid three weeks ago and received the bids last Tuesday and is requesting approval for only Rowayton School at this point. The other projects came in slightly over budget, so they are currently reviewing the scope of those projects before requesting any approvals. Still, as the scope and budget issues get worked out, the other projects will be coming forward in the next few months to get those projects approved.

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

**\*\* THE MOTION PASSED UNANIMOUSLY.**

## VII. DISCUSSION

### A. BOARD OF EDUCATION MONTHLY CONSTRUCTION UPDATES

Mr. Giuliano provided an update on the South Norwalk School and said it is on schedule to open for the 2025/26 school year. He said some additional property was purchased adjacent to the original school property, and the site work has begun. The brickwork, interior ceiling work, and painting continue, so the finishes are moving along.

Mr. Burnett said last month that an item could potentially impact the school's opening and asked if all of the issues had been resolved so that the school could open in August. Mr. Giuliano said, "Yes," they are on track to open in August, and the problem has been resolved. They came up with an alternate method to open the school.

Mr. Giuliano provided an update on Norwalk High School and said the under-slab utilities are continuing, and a portion of the concrete slab has been placed, as well as some of the slab on deck. The crane has moved to the second location, and the steel erection continues, and the building is beginning to take shape. The project is on schedule, and we are not anticipating the same issues with the electrical gear on this project. There are no impending issues, and the project is moving forward as planned.

Mr. Giuliano said that, as previously stated, the HVAC projects went out to bid, and that four out of the six projects came in over budget and have previously approved the project at Brookside and Rowayton School was just approved and are currently working on Silvermine, Brien McMahon, Marvin, and Naramake Schools to get those within budget.

Mr. Frayer said he is concerned about the tariffs and asked if all materials that will be needed in the foreseeable future have been ordered and received. Mr. Giuliano said they have structural steel that is in the process of being fabricated. The exposure will be on the aluminum for the curtain wall of the high school and the electrical conduit, but approximately 65% past any effective tariffs, and are not anticipating any issues with the SONO School since it is so far along. Mr. Frayer asked if there was any need to expedite the material purchase. Mr. Giuliano said he will have that discussion at the weekly meeting that is being held on Wednesday to see the status of the purchase of those materials.

### D. EXECUTIVE SESSION – SETTLEMENT OF CLAIM (C.G.S. §§ 1-200(6)(B) AND (E), AND 1-21(B)(10))

**\*\* MR. FRAYER MOVED TO ENTER INTO EXECUTIVE SESSION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The executive session began at 7:34 PM.

The executive session ended at 8:31 PM.

During the executive session, there were no motions made, and no votes were taken.

**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.**

Ms. Oster said these programs have been operating in city buildings under a management agreement and have also been subcontractors. The Office of Early Childhood will change that, so instead of contracting with the city and the providers, they will be contracting directly with the programs themselves in those same buildings. A new management agreement is needed for the management portion, but the language regarding the grant will be removed because they will be contracting directly with the state.

- \*\* MR. BURNETT MOVED TO APPROVE THE ITEM.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**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.**

- \*\* MR. BURNETT MOVED TO APPROVE THE ITEM.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**VIII. ADJOURNMENT**

- \*\* MR. FRAYER MOVED TO ADJOURN.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Dilene Byrd



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: STATE PROJ: 103-0263N – NORWALK HIGH SCHOOL/P-TECH – EVERSOURCE  
EASEMENT FOR NEW ELECTRIC SERVICE

DATE: MAY 23, 2025

\*\*\*\*\*

The City of Norwalk Common Council approved the Guaranteed Maximum Price for the Norwalk High School in February 2024. The Construction Manager mobilized and began construction in April of 2024. Currently the project is erecting structural steel, placing slab on grade concrete and developing the site which includes underground utilities.

To limit disruptions to existing school operations the Construction Manager plans to install new utility services to the building during the Summer of 2025. These utilities will be installed under the existing Calvin Murphy Drive, which currently serves as the entrance to the existing school. Services include gas, electric, telecom and water. All work will be coordinated with Norwalk Public Schools to maintain limited access for summer programs, including use of the pool.

Eversource Energy requires an easement on the City of Norwalk property for the new electric service. This is necessary to legally access the infrastructure on private property for future maintenance and repair purposes. The Civil Engineer on the project has prepared the attached easement map dated May 23, 2025 depicting the easement area to be granted to Eversource Energy.

## **ACTION REQUESTED**

- a. Authorize a Public Hearing at the next Land Use & Building Management Committee Meeting on July 2, 2025, 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.**
- b. 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.**
- c. 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.**

**MAP REFERENCE**

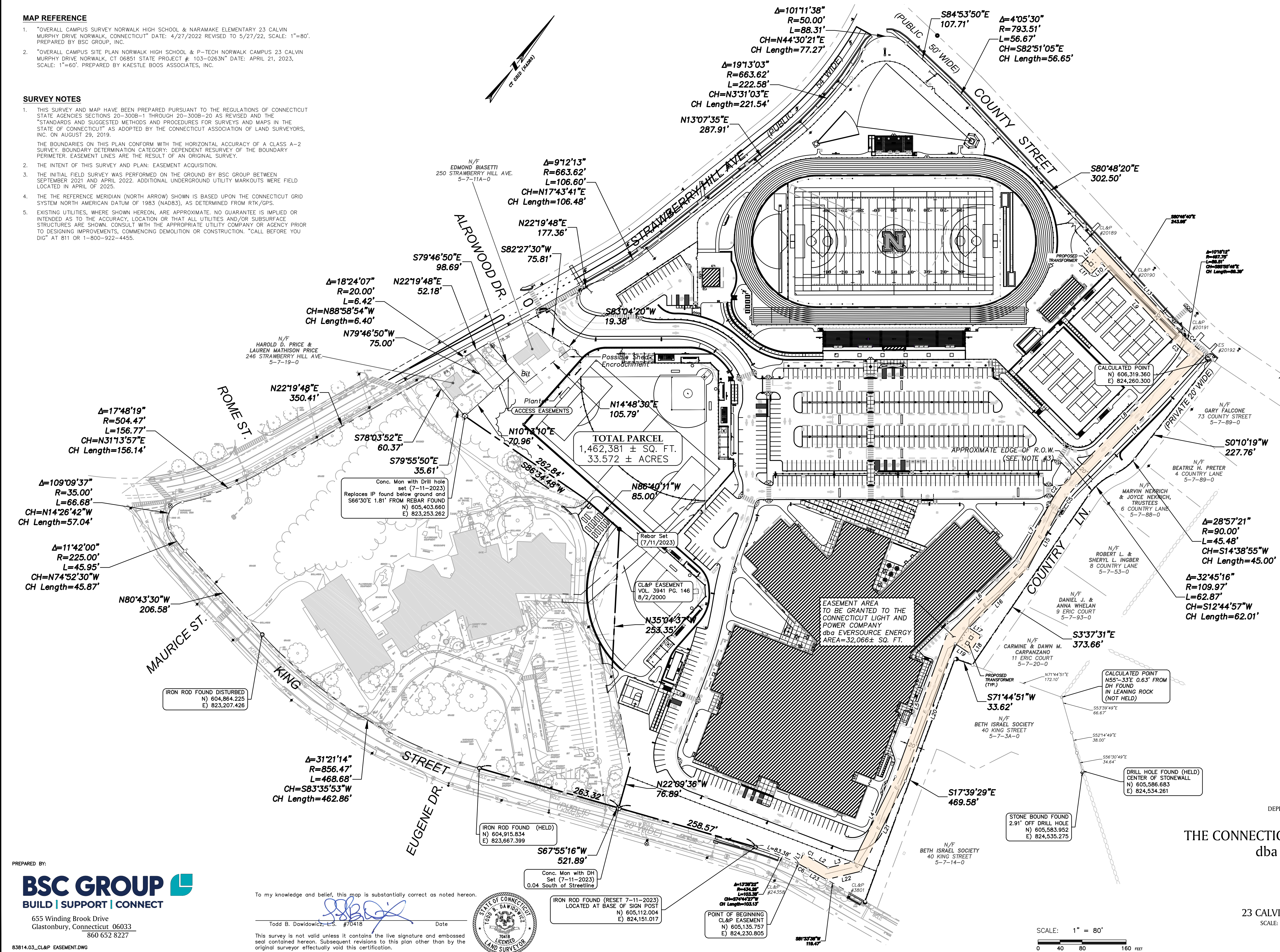
1. "OVERALL CAMPUS SURVEY NORWALK HIGH SCHOOL & NARAMAKE ELEMENTARY 23 CALVIN MURPHY DRIVE NORWALK, CONNECTICUT" DATE: 4/27/2022 REVISED TO 5/27/22, SCALE: 1"=80'. PREPARED BY BSC GROUP, INC.
2. "OVERALL CAMPUS SITE PLAN NORWALK HIGH SCHOOL & P-TECH NORWALK CAMPUS 23 CALVIN MURPHY DRIVE NORWALK, CT 06851 STATE PROJECT # 103-0263N" DATE: APRIL 21, 2023, SCALE: 1"=60'. PREPARED BY KAESTLE BOOS ASSOCIATES, INC.

**SURVEY NOTES**

1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AS REVISED AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- THE BOUNDARIES ON THIS PLAN CONFORM WITH THE HORIZONTAL ACCURACY OF A CLASS A-2 SURVEY. BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY OF THE BOUNDARY PERIMETER. EASEMENT LINES ARE THE RESULT OF AN ORIGINAL SURVEY.
- THE INTENT OF THIS SURVEY AND PLAN: EASEMENT ACQUISITION.
- THE INITIAL FIELD SURVEY WAS PERFORMED ON THE GROUND BY BSC GROUP BETWEEN SEPTEMBER 2021 AND APRIL 2022. ADDITIONAL UNDERGROUND UTILITY MARKOUTS WERE FIELD LOCATED IN APRIL OF 2025.
- THE REFERENCE MERIDIAN (NORTH ARROW) SHOWN IS BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD83), AS DETERMINED FROM RTK/GPS.
- EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS, COMMENCING DEMOLITION OR CONSTRUCTION. "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455.

Line Table		
Line #	Direction	Length
L1	N11°04'42"W	20.00
L2	N81°33'38"E	30.79
L3	N38°38'11"E	46.71
L4	N11°39'20"W	172.39
L5	N18°07'01"W	274.94
L6	N6°56'08"E	185.15
L7	N10°07'31"W	118.24
L8	N6°12'49"E	312.11
L9	N80°46'40"W	176.18
L10	S7°04'33"W	27.73
L11	N82°55'27"W	26.00
L12	N7°04'33"E	48.72
L13	S8°46'40"E	202.95
L14	S6°12'49"W	333.56
L15	S10°07'31"E	121.24
L16	S6°56'08"W	151.18
L17	N85°53'33"E	26.27
L18	S4°06'27"E	38.00
L19	S85°53'33"W	30.98
L20	S18°07'01"E	265.35
L21	S11°39'20"E	182.90
L22	S38°38'11"W	63.96
L23	S81°33'38"W	38.65

Curve Table			
Curve #	Delta	Radius	Length
C1	2°38'20"	454.26	20.92
C2	16°20'19"	210.00	59.88
C3	5°49'14"	517.75	52.60
C4	8°14'31"	497.75	71.60
C5	16°20'19"	190.00	54.18
C6	2°38'20"	434.26	20.00



PREPARED BY:

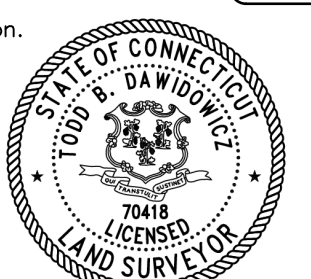
**BSC GROUP**  
 BUILD | SUPPORT | CONNECT

655 Winding Brook Drive  
 Glastonbury, Connecticut 06033  
 860 652 8227

To my knowledge and belief, this map is substantially correct as noted hereon.

Todd B. Dawidowicz, L.S. #70418 Date \_\_\_\_\_

This survey is not valid unless it contains the live signature and embossed seal contained hereon. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.

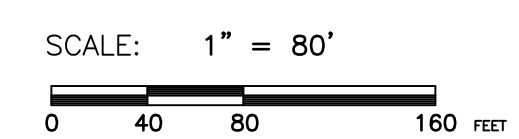


EASEMENT MAP  
 DEPICTING EASEMENT AREA TO BE GRANTED TO

**THE CONNECTICUT LIGHT AND POWER COMPANY**  
 dba EVERSOURCE ENERGY

ACROSS THE PROPERTY OF  
 TOWN OF NORWALK  
 NORWALK HIGH SCHOOL

23 CALVIN MURPHY DRIVE, NORWALK, CT  
 SCALE: 1" = 80' MAY 23, 2025  
 SHEET 1 OF 1  
 FILE NO. W25062





Office of Building Management  
Norwalk City Hall  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

**TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE**

**FROM: NEIL RENNIE, PROPERTY MANAGER**

**DATE: MAY 27, 2025**

**RE: SECURITY GUARD SERVICES AT NORWALK CITY HALL, HEALTH DEPARTMENT & PUBLIC LIBRARIES**

\*\*\*\*\*

On April 7, 2025 the City’s Purchasing Department solicited proposals for security guard services at Norwalk City Hall, Norwalk Health Department and the Norwalk Public Libraries. The City received proposals from seven (7) contractors interested in providing security guard services. They were:

- Allied Universal Security Services
- Aron Security Inc., DBA Arrow Security
- Century Protective Services
- Emek Security
- Orion Protective Services
- Prosegur
- Strategic Security Corp.

The Selection Committee comprised of JoAnn Acquarulo-Building Management, Neil Rennie-Property Manager Guardian Services, and Sherelle Harris-Norwalk Public Libraries which reviewed the submissions.

Each member of the Review Committee was requested to rate each proposal based on criteria that was outlined in the City’s RFP. The objective of the rating was to create a short list of submissions and examine each submission more fully.

The Review Committee selected three (3) proposals for the short list. These firms were: Aron Security Inc., DBA Arrow Security, Century Protective Services, and Orion Protective Services.

Each of the firms were interviewed by the Review Committee members. Based on the information provided in the interview and the original proposal submitted, the Review Committee rated the three (3) short-listed firms and recommends Aron Security Inc., DBA Arrow Security as the most qualified firm to provide security at the City locations.

Under the base contract, security guard coverage for City Hall is from 8am to 4pm and 4pm to Midnight, Monday through Friday; and security coverage on the weekends and/ or holidays is based on the events and activities scheduled.

**ACTION REQUESTED:**

**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.**

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

TO : LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER

**RE: BRIEN MCMAHON, SILVERMINE AND NARAMAKE HVAC/IAQ GRANT PROJECTS – APPROVE GMP**

DATE: MAY 28, 2025

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In 2022, the State created a state-wide school district HVAC/IAQ (Heating Ventilation and Air Conditioning – Indoor Air Quality) improvement program with approx. \$350 million in funds. Typically, facility repairs and replacement work are not eligible for reimbursement by the State. This program, however, offers an opportunity for towns and cities to receive State reimbursement at their normal reimbursement rate. With the recent State Special Legislative action, the current reimbursement rate for Norwalk 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 estimated total cost is approximately \$36 million and the City, through Special Capital Budget Appropriation process, approved the City’s share as follows:

School Name	Project Budget	City Share at 40%
Brien McMahon High School	\$8,302,296	\$3,320,918
Brookside Elementary School	\$3,327,252	\$1,330,900
Marvin Elementary School	\$4,125,212	\$1,650,085
Silvermine Elementary School	\$3,025,516	\$1,210,206
Rowayton Elementary School	\$10,658,618	\$4,263,447
Naramake Elementary School	\$6,461,876	\$2,584,750

As we retained the engineering firms, proceeded through various design phases and developed project schedules, we realized that the total volume of work, hazardous material remediation and mechanical equipment procurement schedule will require both summer of 2025 and 2026 to implement these projects. Additionally, some of the projects will require second shift work during the school year in order for timely completion. The State’s project completion deadline was

December 2025, and we have since requested and have received approval to extend the completion date to December of 2026.

As the scope for each project differs from each other, we find that since Brookside School currently has rooftop equipment that has exceeded their useful life, the replacement of the existing rooftop equipment is less complex, and we were able to expedite this project for 2025 summer installation separate from the other five HVAC projects. Because of the complexity of the other projects, the City has retained Newfield Construction as our Construction Manager (CM) to implement these other projects.

With the completion of the design, Newfield Construction in conjunction with City's Purchasing Department, issued trade contractors' bid for all five projects. At the present time, there is a high demand for mechanical contractors who specialize in municipal construction projects. Newfield Construction has made a great deal of effort to recruit mechanical bidders for these projects; however, they were only able to secure one bidder for four of the five projects. Given our project time constraints for these projects to begin construction this summer, our needs to carry a number of allowances to cover unknown conditions and limited bid interest, the bid results are substantially higher than our professional conceptual budgets which were developed back in the fall of 2023. With regard to Rowayton School, we were able to incorporate some minor adjustments of the bid scope and submitted a Guaranteed Maximum Price (GMP) to the Common Council which was approved on May 13, 2025.

With regards to Brien McMahon, Silvermine and Naramake, it was determined that the City has the ability to negotiate with the one bidder who submitted a proposal. Newfield Construction conducted a scope review with this bidder and together with the design engineers and Board of Education facility staff, the project scope was modified to only include what was absolutely needed while leaving less priority items for a future endeavor. Our priority items include all necessary electrical upgrades to support new air conditioning equipment and building energy management system for all new equipment. Below are summaries of our recommendation and negotiated pricing which are incorporated into the Newfield Construction GMP. Please note that for Marvin School, the entire project needs to be "re-scoped" and rebid in the fall of 2025 in order for construction to take place during the summer of 2026. It is likely that additional funds will be required for the Marvin School project.

**Brien McMahon High School**

Total project budget is \$8,302,296. The trade costs received plus CM soft costs (CM contingency, CM fees, General Conditions, bonds and insurance) and City’s soft costs (owner contingency, design services, Commissioning, Program Management fees, etc.) total \$10,833,417. Through the “re-scoping” process, we needed to eliminate the building tunnels work and air conditioning initially intended for the athletic wing auxiliary spaces. The revised project will include the replacement of the ageing water cooled chiller plant to an outdoor air-cooled plant with redundancy as initially intended. The new chillers will be located by the loading dock. New air conditioning for the main gymnasium will be included in the revised plan. Attached is the proposed GMP including the revised scope and cost breakdown. Also attached is a budget summary including GMP, project soft costs and funding source.

**ACTION REQUESTED:**

- a. **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)**

- b. **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)**

## **Silvermine School**

The total project budget for Silvermine is \$3,025,516. The trade costs received plus CM soft costs (CM contingency, CM fees, General Conditions, bonds and insurance) and City's soft costs (owner contingency, design services, Commissioning, Program Management fees, etc.) total \$5,244,295. Through the "re-scoping" process, we eliminated the Building Management System to control existing old building mechanical equipment and new ventilation system for the gymnasium. The revised project will include the installation of new air conditioning for the gymnasium while continuing to use the existing ventilation system, renovating the boiler room with all new equipment, hazardous material abatement and chimney improvements. A new Building Management System will be installed to include the new gym air conditioning and boiler room equipment. Attached is the proposed GMP including the revised scope and cost breakdown. Also attached is a budget summary including GMP, project soft costs and funding source.

### **ACTION REQUESTED:**

- a. **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)**

- b. **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)**

## **Naramake School**

The total project budget is \$6,461,876. The trade costs received plus CM soft costs (CM contingency, CM fees, General Conditions, bonds and insurance) and City's soft costs (owner contingency, design services, Commissioning, Program Management fees, etc.) total \$9,640,069. The "re-scoping" process eliminated the need to tie in the new Building Management System to control existing old building mechanical equipment, air conditioning for the gymnasium and new ventilation system for the entire building since the existing system was effective. The revised project will include the installation of new building electrical service, new air conditioning for the entire school except the gymnasium and new Building Management System for the new air conditioning and boilers with related pumps. Attached is the proposed GMP including the revised scope and cost breakdown. Also attached is a budget summary including GMP, project soft costs and funding source. It is important to note that there is a shortfall of \$236,416.03 in funding for this project. In order to maintain an efficient project schedule and begin work this summer, I am recommending to provide interim funding from the School Facility Master Plan account while I proceed with Special Appropriation to reduce excess funding from the Brookside School HVAC/IAQ Grant project account in the amount of \$800,000 of which 40% (\$320,000) is City share and 60% (\$480,000) is State share. The City share funds will be allocated to Naramake School project.

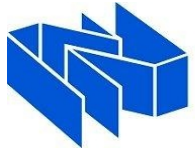
### **ACTION REQUESTED:**

- a. **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**

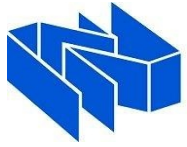
**Acct. # 09245010 5777 C0844 (City Share)**  
**09245010 5799 C0844 (State Share)**  
**09175010 5777 C0585 (Facility Master Plan)**

- b. **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)**



<b>BRIEN MCMAHON</b>				
Bid Package	Trade	Projected Trade Contractor	Bid Amounts No Alternates	
06	Prime Contractor	Ferguson Mechanical Company, Inc.	\$ 9,492,000.00	
	Scope Reductions:	<b>Delete Existing Conditions Allowances 1,2,4,5,6,7</b>	<b>\$ (61,110.00)</b>	
		<b>Delete Tunnel Work and Ground Ventilators</b>	<b>\$ (253,000.00)</b>	
		<b>Delete AHU's 6, 8, 9,11</b>	<b>\$ (1,403,850.00)</b>	<b>Girls and Boys Lockers, Auxillary Gym, Weight Room</b>
		<b>Delete Project Sign</b>	<b>\$ (2,500.00)</b>	
		<b>Reduce Control Work Provide for New Equipment Only</b>	<b>in above</b>	
		<b>Gym AHU's 7</b>	<b>in above</b>	
		<b>Total Trade Bids</b>	<b>\$ 7,771,540.00</b>	
CM CONTINGENCY	1.85%		\$ 143,773.49	
GL INSURANCE	8.2/1000		\$ 71,077.59	
PERMIT FEE		State Education Fee Only and City Building Permit	in trade costs	
		<b>Delete Permit Trade Cost</b>	<b>\$ (180,000.00)</b>	
CM GENERAL CONDITIONS	attached cost		\$ 309,304.00	
PRECON FEE			in owner's soft cost	
CM BOND	6.9/1000		\$ 56,787.16	
CM FEE	2.20%		\$ 179,794.61	
		<b>Gauranteed Maximun Price (GMP)</b>	<b>\$ 8,352,276.84</b>	
		<b>Softcosts:</b>		
		Design	\$ 315,200.00	
		OPM	\$ 92,809.00	
		CM Precon	\$ 19,939.00	
		Owner Contingency <b>2.0%</b>	\$ 167,045.54	
		Special Inspections and Testing	\$ 10,000.00	
		Commissioning	\$ 50,000.00	
		<b>Project Costs</b>	<b>\$ 9,007,270.38</b>	
		<b>Budget</b>	<b>\$ 8,302,296.00</b>	
			<b>\$ (704,974.38)</b>	

Bid Package	Trade		90% CD Estimate	Projected Trade Contractor	Bid Amount	Delta Bid v 90% CD Estimate	Notes
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	
6	#REF!		#REF!	#REF!	#REF!	#REF!	
9.1	#REF!		#REF!	#REF!	#REF!	#REF!	
9.2	#REF!		#REF!	#REF!	#REF!	#REF!	
9.3	#REF!		#REF!	#REF!	#REF!	#REF!	
21	#REF!		#REF!	#REF!	#REF!	#REF!	
#REF!	#REF!		#REF!	#REF!	670,000	#REF!	Combo Bid Award BP 22 & 23
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	Combo Bid Award BP 22 & 23
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	
32	Landscaping (set-aside)		#REF!	EDI Landscaping	96,782	#REF!	
VE	Value Engineering				(562,855)		
	<b>Estimated Trade Costs</b>		#REF!	<b>Total Trade Costs</b>	#REF!	#REF!	
	ESTIMATE CONTINGENCY	#REF!	in trades		in trades		
	ESCALATION	#REF!	in trades		in trades		
	CM CONTINGENCY	1.9%	#REF!		#REF!	#REF!	
	GL INSURANCE	0.50%	#REF!		#REF!	#REF!	
	PERMIT FEE	#REF!	waived		waived		
	CM GENERAL CONDITIONS		1,238,950		1,249,350	(10,400)	Add Rock Quantity Field Engineering Crew
	PRECON FEE		in soft costs		in soft costs		
	CM BOND	#REF!	#REF!		#REF!	#REF!	
	CM FEE	#REF!	#REF!		#REF!	#REF!	
	<b>Estimated Trade Costs</b>		#REF!	<b>PROJECTED GMP</b>	#REF!	#REF!	#REF!



**SILVERMINE**

Bid Package	Trade	Projected Trade Contractor	Bid Amounts No Alternates	Notes
02	HazMat and Selective Demolition	To Be Rebid (allowance)	\$ 100,000.00	
06	Prime Contractor	Ferguson Mechanical Company, Inc.	\$ 1,759,000.00	Scope includes Gym VRF System and Boiler Room Rebuild
	<b>Scope Reductions:</b>	<b>Delete Existing Conditions Allowances 1,2,4,5,6</b>	<b>deleted</b>	<b>Value deleted (\$64,710)</b>
		<b>Delete Gym DOAS System and New Ductwork</b>	<b>deleted</b>	<b>Value deleted (\$1,598,790)</b>
		<b>Delete Project Sign equipment, provide for New Equipment Only</b>	<b>deleted</b>	<b>Value deleted (\$2,500)</b>
		<b>Delete Permit</b>	<b>\$ (65,000.00)</b>	
		<b>Total Trade Bids</b>	<b>\$ 1,794,000.00</b>	<b>Total Value of Deleted Scope (\$2,233,000)</b>
	CM CONTINGENCY 1.85%		\$ 33,189.00	
	GL INSURANCE 8.4/1000		\$ 17,385.27	
	PERMIT FEE	State Education Fee Only and City Building Permit	waived	cost of building permit deleted from trade contractor bid, city to waive permit fee.
	CM GENERAL CONDITIONS (see attached)		\$ 225,966.00	reduced staffing due to limited scope of work, projected
	PRECON FEE		in owner's soft cost	
	CM BOND 7.9/1000		\$ 16,744.37	
	CM FEE 2.20%		\$ 45,920.26	
		<b>Guaranteed Maximun Price (GMP)</b>	<b>\$ 2,133,204.90</b>	
		<b>Softcosts:</b>		
		Design	\$ 231,670.00	
		OPM	\$ 33,288.00	
		CM Precon	\$ 7,015.00	
		Owner Contingency 5.0%	\$ 106,660.25	
		Boiler Puchase	\$ 62,225.00	
		Special Inspections and Testing	\$ 10,000.00	
		Commissioning	\$ 40,000.00	
		<b>Project Costs</b>	<b>\$ 2,624,063.15</b>	
		<b>Budget</b>	<b>\$ 3,025,516.00</b>	
		<b>Projected budget remaining</b>	<b>\$ 401,452.85</b>	

Bid Package	Trade		90% CD Estimate	Projected Trade Contractor	Bid Amount	Delta Bid v 90% CD Estimate	Notes
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	
6	#REF!		#REF!	#REF!	#REF!	#REF!	
9.1	#REF!		#REF!	#REF!	#REF!	#REF!	
9.2	#REF!		#REF!	#REF!	#REF!	#REF!	
9.3	#REF!		#REF!	#REF!	#REF!	#REF!	
21	#REF!		#REF!	#REF!	#REF!	#REF!	
#REF!	#REF!		#REF!	#REF!	670,000	#REF!	Combo Bid Award BP 22 & 23
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	Combo Bid Award BP 22 & 23
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	
32	Landscaping (set-aside)		#REF!	EDI Landscaping	96,782	#REF!	
VE	Value Engineering				(562,855)		
	<b>Estimated Trade Costs</b>		#REF!	<b>Total Trade Costs</b>	#REF!	#REF!	
	ESTIMATE CONTINGENCY	#REF!	in trades		in trades		
	ESCALATION	#REF!	in trades		in trades		
	CM CONTINGENCY	1.9%	#REF!		#REF!	#REF!	
	GL INSURANCE	0.50%	#REF!		#REF!	#REF!	
	PERMIT FEE	#REF!	waived		waived		
	CM GENERAL CONDITIONS		1,238,950		1,249,350	(10,400)	Add Rock Quantity Field Engineering Crew
	PRECON FEE		in soft costs		in soft costs		
	CM BOND	#REF!	#REF!		#REF!	#REF!	
	CM FEE	#REF!	#REF!		#REF!	#REF!	
	<b>Estimated Trade Costs</b>		#REF!	<b>PROJECTED GMP</b>	#REF!	#REF!	#REF!

Naramake				
Bid Package	Trade	Projected Trade Contractor	Bid Amounts No Alternates	
02	HazMat and Selective Demolition	American Enviromental, Inc	\$ 196,800.00	Carry 50,000 CM allowance
		<b>Reduce HazMat per reductions below</b>	<b>\$ (146,800.00)</b>	
06	Prime Contractor	Ferguson Mechanical Company, Inc.	\$ 8,327,000.00	
	Scope Reductions:	<b>Delete Existing Conditions Allowances 1,2,4,5,6</b>	<b>\$ (302,100.00)</b>	
		<b>Delete Beam Opening Allowance 12</b>	<b>\$ (50,000.00)</b>	
		<b>Delete Gym RTU System</b>	<b>\$ (2,438,000.00)</b>	
		<b>Delete New DOAS System and New Ductwork</b>	<b>in above</b>	
		<b>Reduce Control Work Provide for New Equipment Only</b>	<b>in above</b>	
		<b>Delete Project Sign</b>	<b>\$ (2,500.00)</b>	
		<b>Pre-Balance and Final Balancing</b>	<b>\$ 35,000.00</b>	<b>Pre Balance 10,000, Final Balance 25,000</b>
		<b>Clean Existing Ventilation and Exhaust Duct</b>	<b>\$ 80,000.00</b>	
		<b>Reduce Ceiling Allowance to 300,000</b>	<b>\$ (209,433.00)</b>	
		<b>Total Trade Bids</b>	<b>\$ 5,489,967.00</b>	
	CM CONTINGENCY	1.85%	\$ 101,564.39	
	GL INSURANCE	8.2/1000	\$ 51,892.13	
	PERMIT FEE	State Education Fee Only and City Building Permit	in trade costs	
		<b>Delete Permit Trade Cost</b>	<b>\$ (150,000.00)</b>	
	CM GENERAL CONDITIONS	(see attached)	\$ 409,103.00	CM Staffing Reduced due to limited work through the
	PRECON FEE		in owner's soft cost	
	CM BOND	7.0/1000	\$ 43,298.69	
	CM FEE	2.20%	\$ 130,808.15	
		<b>Guaranteed Maximun Price (GMP)</b>	<b>\$ 6,076,633.36</b>	
		<b>Softcosts:</b>		
		Design	\$ 360,000.00	
		OPM	\$ 71,097.00	
		CM Precon	\$ 14,029.00	
		Owner Contingency 2.0%	\$ 121,532.67	
		Boiler Puchase	n/a	
		Special Inspections and Testing	n/a	
		Commissioning	\$ 55,000.00	
		<b>Project Costs</b>	<b>\$ 6,698,292.03</b>	
		<b>Budget</b>	<b>\$ 6,461,876.00</b>	
			<b>\$ (236,416.03)</b>	

Bid Package	Trade		90% CD Estimate	Projected Trade Contractor	Bid Amount	Delta Bid v 90% CD Estimate	Notes
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	
6	#REF!		#REF!	#REF!	#REF!	#REF!	
9.1	#REF!		#REF!	#REF!	#REF!	#REF!	
9.2	#REF!		#REF!	#REF!	#REF!	#REF!	
9.3	#REF!		#REF!	#REF!	#REF!	#REF!	
21	#REF!		#REF!	#REF!	#REF!	#REF!	
#REF!	#REF!		#REF!	#REF!	670,000	#REF!	Combo Bid Award BP 22 & 23
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	Combo Bid Award BP 22 & 23
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	
#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	
32	Landscaping (set-aside)		#REF!	EDI Landscaping	96,782	#REF!	
VE	Value Engineering				(562,855)		
	<b>Estimated Trade Costs</b>		#REF!	<b>Total Trade Costs</b>	#REF!	#REF!	
	ESTIMATE CONTINGENCY	#REF!	in trades		in trades		
	ESCALATION	#REF!	in trades		in trades		
	CM CONTINGENCY	1.9%	#REF!		#REF!	#REF!	
	GL INSURANCE	0.50%	#REF!		#REF!	#REF!	
	PERMIT FEE	#REF!	waived		waived		
	CM GENERAL CONDITIONS		1,238,950		1,249,350	(10,400)	Add Rock Quantity Field Engineering Crew
	PRECON FEE		in soft costs		in soft costs		
	CM BOND	#REF!	#REF!		#REF!	#REF!	
	CM FEE	#REF!	#REF!		#REF!	#REF!	
	<b>Estimated Trade Costs</b>		#REF!	<b>PROJECTED GMP</b>	#REF!	#REF!	#REF!



CONSTRUCTION  
SOLUTIONS GROUP

# NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – MAY 2025





# South Norwalk Elementary School

## NEW CONSTRUCTION

**PROJECT SCOPE:**

Construct a new Pre-K – 5<sup>th</sup> 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 ongoing. Asphalt pavement has been placed in south lot and driveway entrance.

Classroom flooring, ceilings and millwork is being installed throughout the building.

The building is on permanent power and equipment start-ups have begun.

Site finishes including playground and landscaping are scheduled to begin in June.

The project is on schedule and will be completed for the 2025-2026 school year.



**State Project Number: 103-0264 N**

**BUDGET:**

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





Site Development – Retaining Wall at Rear of School 5/21/25



**Roof & Glazing at Main Stair 5/20/25**



**Classroom Ceilings & Millwork 5/17/25**



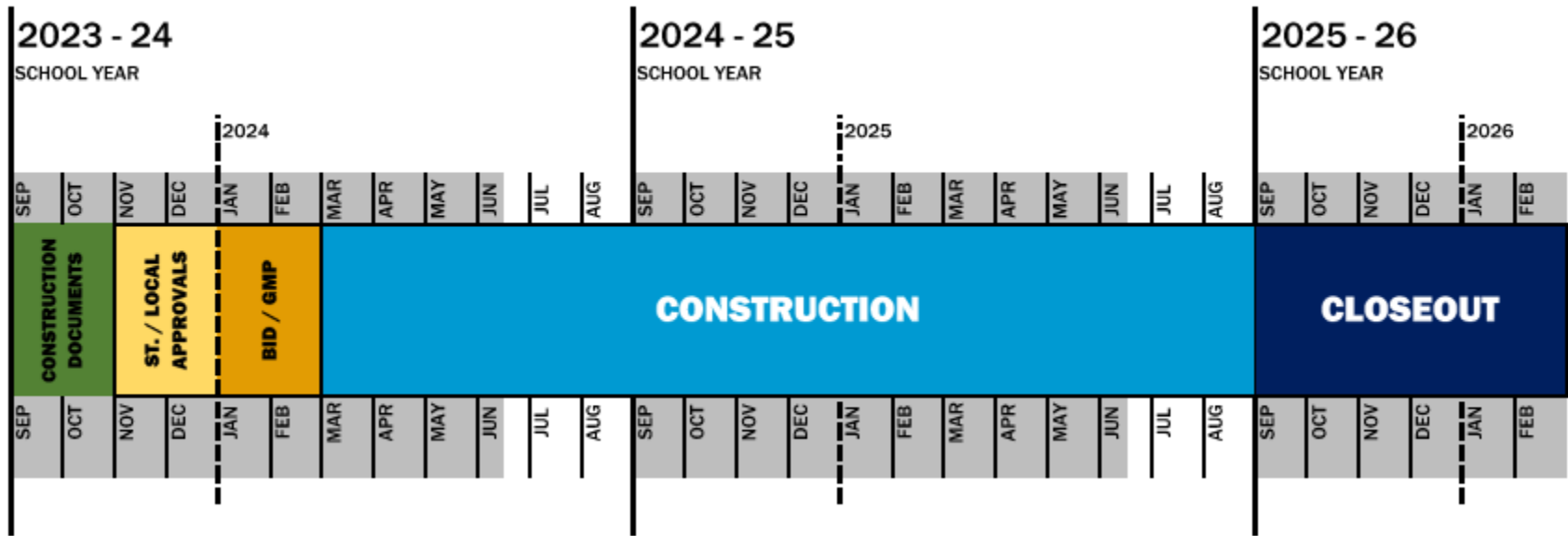
**Classroom Ceilings & Flooring 5/15/25**



**Bathroom Tile 5/17/25**

**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:

Slab on grade concrete, steel erection and elevated concrete slabs are ongoing. Masonry walls for stair and elevator shafts have started. Exterior cold formed framing is ongoing for the building envelope.

Interior metal framing and masonry walls are ongoing. MEP layout and rough-in has started in the first building areas.

Utility work within the entrance driveway is scheduled to begin in June and take place over the summer.

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%)	-	-	-	-



Main Entrance 5/21/25



**Exterior Metal Framing 5/21/25**



**Masonry Stair Walls 5 /21/25**



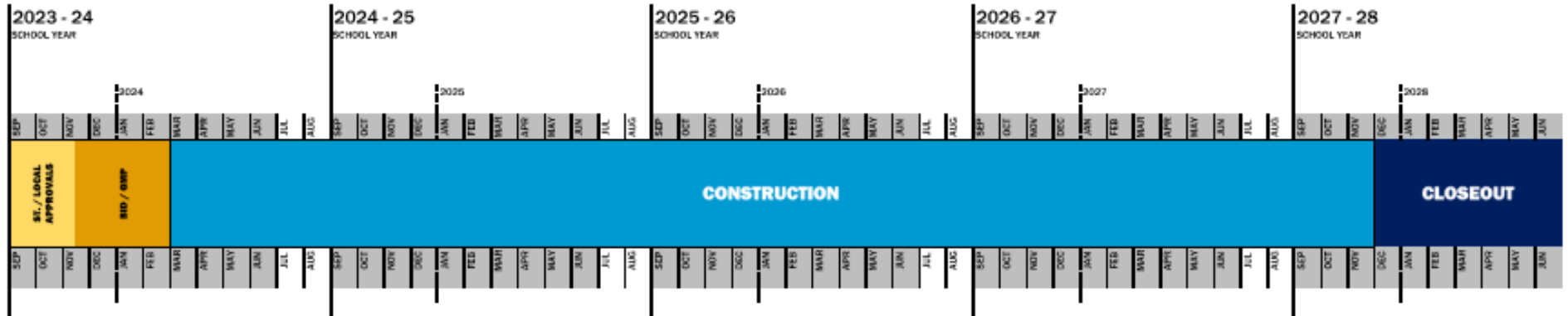
Interior MEP Overhead Rough-in 5/21/25



Interior Metal Framing and Door Frames 5/22/25

### 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 – Rowayton was approved by Land Use on May 7<sup>th</sup>, Common Council approval: May 13<sup>th</sup> & Construction starting June 16<sup>th</sup>. The last day of school is June 13<sup>th</sup>. On-going discussions have been held regarding project scopes & budgets for the other schools and work for Silvermine and Brien McMahon is also scheduled to begin June 16<sup>th</sup>.

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 23<sup>rd</sup>.



### BUDGET:

	Reimbursement Rate	Project Budget	City Share at 40%
<b>Rowayton</b>	60%	\$ 10,658,618.00	\$ 4,263,447.00
<b>Brien McMahon</b>	60%	\$ 8,302,296.00	\$ 3,320,918.00
<b>Naramake</b>	60%	\$ 6,461,876.00	\$ 2,584,750.00
<b>Marvin</b>	60%	\$ 4,125,212.00	\$ 1,650,085.00
<b>Brookside</b>	60%	\$ 3,327,252.00	\$ 1,330,900.00
<b>Silvermine</b>	60%	\$ 3,025,516.00	\$ 1,210,206.00

**IAQ UPGRADES – CONSTRUCTION SCHEDULE:**

<b>NWAK - HVAC IAQ Program Schedule</b>	<b>Summer 2025</b>	<b>School Year 2025 / 2026</b>	<b>Summer 2026</b>	<b>School Year 2026 / 2027</b>
<b>Naramake</b>	HAZMAT Abatement, Control Work, Electrical Service Prep, Sitework Prep, Steel Work	Control Work, New Electrical Gear Install, Install AC Equipment	Control Work, Complete AC Units and Heat Pumps, New Electrical Gear Install, Cx Cooling Systems	Punch List, Training, Cx Heating, Closeout Docs
<b>Rowayton</b>	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, 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
<b>Brien McMahon</b>	UST Removal and Chiller Pad Prep, Install New Genset Fuel Tank, Control Work, New Steel Dunnage & Roofwork		Install New Chiller, Control Work, Cx Coolig Systems	Punch List, Training, Cx Heating, Closeout Docs
<b>Marvin</b>	TBD	TBD	TBD	TBD
<b>Silvermine</b>	Boiler Abatement, Boiler Demo and Rebuild, Control Work	Complete Boiler Work (10/1/25)	VRF's, Control Work, Cx Cooling	Punch List, Training, Cx Heating, Closeout Docs
<b>Brookside</b>	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**