



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE**  
**AGENDA**  
APRIL 1, 2026, 7:00 PM  
BY ZOOM VIRTUAL MEETING

***AMENDED ON 3/31***

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. **PUBLIC HEARING**
  - A. Proposed naming of the Community Room in the Norwalk Community Recreation Center in honor of Ernie Dumas.
  - B. Proposed Eversource Energy easement for the electrical service upgrades for the Naramake HVAC IAQ project.
  - C. Proposed Eversource Energy easement for electrical service upgrades for the Rowayton School HVAC IAQ project.
- III. **ACCEPTANCE OF MINUTES**

A. Regular Meeting: 03-04-26

IV. PUBLIC PARTICIPATION

V. OLD BUSINESS

A. Naming of the Community Room in the new Norwalk Community Recreation Center in honor of Ernie Dumas. Ernie was a community advocate at his core, led by his unwavering faith and commitment to live his life in service to others, and he did that to the fullest every day. Mr. Dumas served on the City Council and was involved with many efforts/initiatives to help improve and uplift his community.

B. 1. Refer the proposed Eversource Energy easement for electrical service upgrades for the Naramake School HVAC IAQ Project Planning and Zoning Commission for approval in accordance with the Connecticut General Statutes- Section 8-24.

2. Authorize the Mayor, Barbara C. Smyth, to execute any and all documents necessary for an Eversource Energy easement for electrical service upgrades for Naramake School HVAC IAQ Project.

C. 1. Refer the proposed Eversource Energy easement for electrical service upgrades for the Rowayton School HVAC IAQ Project to the Planning and Zoning Commission for approval in accordance with the Connecticut General Statutes - Section 8-24.

2. Authorize the Mayor, Barbara C. Smyth, to execute any and all documents necessary for Eversource Energy easement for electrical service upgrades for the Rowayton HVAC IAQ Project.

VI. NEW BUSINESS

A. 1. Review and approve the latest designs prepared by Antinozzi and Associates of the indoor renovations and building addition to the Westport Ave. Fire Station.

2. Refer the proposed renovation and addition upgrades to the Planning and Zoning Commission for approval in accordance with the Connecticut General Statutes – Section 8-24.

B. Approve David Scott Parker Architects as the sole source vendor for the research and design of the repairs needed at the Lockwood Mathews Mansion Conservatory, which is in danger of collapse.

C. 1. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with A. Vitti Excavator, LLC for the Police HQ. Plaza Restoration project for a total not to exceed \$223,000.00 Acct # 09267100 5777 C0137.

2. Authorize a contingency allowance for a total not to exceed \$22,300.00 Acct # 09267100 5777 C0137.

D. 1. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with A-Preferred Construction LLC for the South Norwalk Library Roof Replacement project for a total not to exceed \$140,875.00. Funds are available from accounts 09267100 5777 C0644.

2. Authorize the Office of Building Management to issue change orders on the

agreement for a total not to exceed \$14,087.50 Funds are available from account 0922/26 7100 5777 C0644.

- E. 1. Authorize to Rescind Council action of November 17, 2025 Item VII, D. 6a & 6b as follows:

“Authorize the Mayor, Harry W. Rilling, to execute an agreement with O’Riordan Migani Architects LLC for architectural services for the Calf Pasture Beach Camp renovation project for a total not to exceed \$119,480.00. Acct. # 09263110-5777-C0365.”

Authorize architectural design contingency with O’Riordan Migani Architects LLC for the Calf Pasture Beach Camp renovation project for a total not to exceed \$11,948.00 – Acct. # 09263110-5777-C0365.”

2. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with Silver Petrucelli +Associates to provide design services for the Calf Pasture Beach Camp Facility renovation project for a total not to exceed \$89,000. Acct. #09266030 5777 C0365.

3. Authorize architectural design contingency with Silver Petrucelli + Associates for the Calf Pasture Beach Camp Facility renovation project for a total not to exceed \$8,900. Acct. #09266030 5777 C0365.

- F. Approve to increase change order contingency allowance in the additional amount of **\$742,720.39** with Newfield Construction Inc. for the South Norwalk School construction project for the purpose of installation of a design/built rooftop photovoltaic (PV) system. Acct. #09225010 5777 C0808.

- G. *"Potential Public-Private Partnerships for City-owned Buildings"*

VII. DISCUSSION

- A. Monthly School Construction Update

VIII. ADJOURNMENT



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE  
AGENDA  
MARCH 4, 2026, 7:00 PM  
BY HYBRID VIA ZOOM**

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**ATTENDANCE:** Colin Hosten, Chair; Brian Bailey; Vice Chair; Nicole' Eaddy; Jim Frayer; Jan Degenshein; Johan Lopez (arrived at 7:45PM)

**OTHERS:** JoAnn Acquarulo, Buildings and Facilities Manager; Darin Calahan, Asst. Corporation Counsel; James Travers, Director, TMP; Moina Noor, President, Norwalk Library Board of Directors; Jannie Williams, Treasurer, Norwalk Board of Directors; Randall Garr; Robert Pennington;

## **CALL TO ORDER**

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

### **I. ROLL CALL**

Mr. Hosten called the roll, and all those listed in the attendance were present.

### **II. PUBLIC HEARING**

Mr. Hosten said this public hearing was previously held and is now being held again so that all protocols are followed.

Mr. Hosten opened the public hearing at 7:01 PM.

Mr. Hosten closed the public hearing at 7:02 PM.

No one from the public attended.

Mr. Hosten opened the public hearing at 7:02 PM.

Mr. Hosten closed the public hearing at 7:03 PM.

No one from the public attended.

### **III. ACCEPTANCE OF MINUTES**

A. Regular Meeting: February 4, 2025

Under the attendance change, “ Duane” to “Dajuan”

**\*\* MR. DEGENSHEIN MOVED TO APPROVE THE MINUTES AS AMENDED.**

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

### **IV. PUBLIC PARTICIPATION**

There were no public comments this evening.

## V. NEW BUSINESS

### **A. PROPOSED LAND SWAP READJUSTING THE PROPERTY LINES BETWEEN LAND THE CITY OWNS AT 328 FLAX HILL ROAD AND LAND OWNED BY DOUGLAS PEOPLES AT 25 POGANY STREET.**

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

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

### **B. NAMING THE CHILDREN'S READING ROOM WITHIN THE NORWALK BELDEN LIBRARY THE "CELESTE Y. GARR CHILDREN'S READING ROOM".**

*Mr. Degenshein moved the item for discussion.*

Ms. Noor said that she is here to reiterate the request from the Norwalk Library Board, which falls within the Council's naming ordinance, as Ms. Garr has made a significant contribution to the community through public service and deeds, is respected for her accomplishments and good conduct, and has historic ties to the city. She was an educator in the Norwalk Public Schools, dedicating her professional life to teaching. Her family roots in Norwalk extend back over 100 years, and she attended Norwalk Public Schools, graduating as valedictorian. After attending UCONN, she chose to return home to teach and raise her family in Norwalk, and she had over 80 years of personal residence and service to the community. The library was the cornerstone of Ms. Garr's life and was one of her favorite places. The Library Board urges the Council to name this room in the children's section for Celeste Y. Garr.

Mr. Garr thanked the committee for considering this request.

Ms. Williams said that Ms. Garr was a long-term resident and, together with her children, were dedicated patron of the Norwalk Public Library throughout her life. She read Ms. Garr's obituary and said it explained more about who she was.

Mr. Hosten questioned the ordinance regarding the naming of rooms, buildings, or public property. He said the ordinance specifically states that it cannot be done in exchange for payment and suggested the items be voted on separately. Mr. Callahan explained that it is a matter of statutory reconstruction and allows the two to be connected, but could be disentangled if the committee so wishes.

Mr. Garr noted that the Celeste Garr trust was dissolved when her assets were distributed and would come through his trust, and that he would provide the details of the trust.

**\*\* MR. FRAYER MOVED TO AMEND THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**BE IT RESOLVED, THE CITY OF NORWALK AUTHORIZES THE FOLLOWING:**

- A. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO ENTER INTO AGREEMENTS AND OTHER SUCH INSTRUMENTS AS DEEMED NECESSARY TO COMPLETE THE RECEIPT OF A GIFT IN THE AMOUNT OF \$100,000 OR MORE FROM THE CELESTE GARR TRUST.**

**BE IT RESOLVED THAT THE CITY OF NORWALK HEREBY AUTHORIZES THE FOLLOWING:**

- B. THE CITY OF NORWALK AUTHORIZES A ROOM OF NO LESS THAN 200 SQ. FT. ACCESSIBLE TO THE GENERAL PUBLIC WITHIN THE NORWALK PUBLIC LIBRARY TO BE NAMED THE CELESTE Y GARR CHILDREN’S READING ROOM. “THE LOCATION (OR RELOCATION) OF WHICH SHALL BE AT THE SOLE DISCRETION OF THE CITY OF NORWALK.**

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

**VI. NEW BUSINESS**

**REVIEW THE PROPOSED ACQUISITION OF PROPERTY LOCATED AT GILBERT HILL ROAD FOR A PEDESTRIAN RIGHT OF WAY AND PROCEED WITH THE APPROVAL OF THE FOLLOWING ACTIONS:**

**"THE CITY IS HEREBY AUTHORIZED TO PURCHASE, ACQUIRE AND/OR TAKE BY EXERCISE OF EMINENT DOMAIN A PEDESTRIAN RIGHT OF WAY EASEMENT IN THE REAL PROPERTY IDENTIFIED AS “*PROPOSED 9.5’ WIDE PEDESTRIAN RIGHT OF WAY EASEMENT (CROSS-HATCHED AREA)*” ON A SURVEY MAP ENTITLED “*CITY OF NORWALK SHOWING PROPOSED PEDESTRIAN RIGHT OF WAY EASEMENT OVER PORTION OF UNDEVELOPED GILBERT HILL ROAD LOCATED BETWEEN WOODBINE ROAD & HUNT STREET NORWALK, CONNECTICUT*” DATED SEPTEMBER 22, 2025 AND PREPARED BY ADVANCED SURVEYING FOR PURPOSES OF PEDESTRIAN PASSAGE BY THE GENERAL PUBLIC, AND FURTHER THAT THE MAYOR, BARBARA C. SMYTH OR HER DESIGNEE IS AUTHORIZED TO EXECUTE AND DELIVER ANY AND ALL AGREEMENTS, DOCUMENTS AND OTHER INSTRUMENTS NECESSARY TO**

**PURCHASE, ACQUIRE AND OR TAKE BY EXERCISE OF EMINENT DOMAIN POWERS SAID PROPERTY.**

**8-24 REFERRAL TO THE PLANNING AND ZONING COMMISSION RE: ACQUISITION OF A PEDESTRIAN RIGHT OF WAY EASEMENT IN THE REAL PROPERTY IDENTIFIED AS “PROPOSED 9.5’ WIDE PEDESTRIAN RIGHT OF WAY EASEMENT (CROSS-HATCHED AREA)” ON A SURVEY MAP ENTITLED “CITY OF NORWALK SHOWING PROPOSED PEDESTRIAN RIGHT OF WAY EASEMENT OVER PORTION OF UNDEVELOPED GILBERT HILL ROAD LOCATED BETWEEN WOODBINE ROAD & HUNT STREET NORWALK, CONNECTICUT” DATED SEPTEMBER 22, 2025 AND PREPARED BY ADVANCED SURVEYING FOR PURPOSES OF PEDESTRIAN PASSAGE BY THE GENERAL PUBLIC.”**

Mr. Travers said this is a critical path for commuters to get to the Rowayton Train Station; it has served as a pedestrian path and is maintained as such. The city is making an additional investment and, this past year, worked with DPW to complete sidewalks on Witch Lane and Rowayton Avenue, and is now designing sidewalks on Hunt Street, which will be a direct connection to this path.

Mr. Callahan said that the property has been surveyed and that it was formally a paper road and had requested that the surveyor geolocate the centerline so there will be no effect to the property owner at all, and will effectively extinguish confusion regarding the rights of the public to use the property for pedestrian passage, and for the ability for the city to maintain it to ensure that the passage is open and available to the public for use.

Mr. Bailey said the area around the train station has been transformative over the last year and has helped the community. He asked whether the neighbors support this, whether it will now be city property, and whether the city would be responsible for snow removal. Mr. Travers said the people in the area strongly support this and will be a significant value to the community. He also said he will speak with the Sixth Taxing District to see whether they can add resources to help maintain the trail.

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

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

**B. "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO AAA BAND RENTALS, LLC. FOR PROJECT 4471R BAND INSTRUMENTS REPLACEMENTS FOR NORWALK HIGH, BRIEN MCMAHON, WEST ROCKS, PONUS RIDGE, NATHAN HALE, ROTON AND CONCORD SCHOOLS IN THE AMOUNT OF \$282,363.00. ACCT. #09265010-5777-C0685 AND FORWARD TO THE CITY COUNCIL FOR FURTHER ACTION".**

Mr. Pennington said that many of the middle school band instruments are over 20 years old, and the normal life expectancy of a school-owned instrument is approximately 10 years. There has also been a decline in family-owned and rented instruments, as the financial burden of renting or purchasing an instrument is beyond the means of many of the families. The music programs have historically been a showcase for Norwalk Public Schools. To provide an exceptional music education, they want to supply students with high-quality instruments and instruction.

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

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

**C. REQUEST A PUBLIC HEARING TO HEAR COMMENTS REGARDING THE NAMING OF THE COMMUNITY ROOM IN THE NEW NORWALK COMMUNITY RECREATION CENTER IN HONOR OF ERNIE DUMAS. ERNIE WAS A COMMUNITY ADVOCATE AT HIS CORE, LED BY HIS UNWAVERING FAITH AND COMMITMENT TO LIVE HIS LIFE IN SERVICE TO OTHERS AND HE DID THAT TO THE FULLEST EVERY DAY. MR. DUMAS SERVED ON THE CITY COUNCIL AND WAS INVOLVED WITH MANY EFFORTS/INITIATIVES TO HELP IMPROVE AND UPLIFT HIS COMMUNITY.**

Mr. Hosten said this is to request a public hearing to receive comments on naming the Community Room in the new Norwalk Community Recreation Center in honor of Ernie Dumas. Mr. Dumas was a community advocate at his core, led by his unwavering faith and commitment to live his life in service to others, and he did that to the fullest every day. Mr. Dumas served on the City Council and was involved with many efforts/initiatives to help improve and uplift his community.

Ms. Acquarulo said that Ms. Young had made this request to the Recreation and Parks Department and that this item is to approve scheduling a public hearing at the next meeting.

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

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

**D. APPROVE ONLINE BUILDING SYSTEMS, LLC AS THE SOLE SOURCE VENDOR TO SERVICE AND REPAIR THE 911 DISPATCH CENTER'S BACKUP POWER (UPS) SYSTEM AT THE POLICE HEADQUARTERS. THIS APPROVAL SHALL EXPIRE JULY 1, 2029.**

Mr. Rennie said this vendor has been on board since the inception of the Police Department and is very familiar with the infrastructure. Due to the criticality of the UPS system and what it services, they would like to maintain that relationship under the sole-source agreement.

Mr. Frayer asked if there is an annual cost. Mr. Rennie said it is minimal for maintenance unless there is an emergency call, in which case the cost can vary, and batteries are typically replaced every 3 to 5 years. The average cost to maintain the system has been \$3,000 over three years, but that does not include battery replacement.

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

**E. 1. AUTHORIZE TO HOLD A PUBLIC HEARING AT THE NEXT LAND USE & BUILDING MANAGEMENT COMMITTEE FOR EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE NARAMAKE SCHOOL HVAC IAQ PROJECT.**

Mr. Phillips said that Eversource is now requiring an easement for upgrades, and this is the first step in the process, which will allow Eversource to move forward with its work and the procurement of the transformer that is needed for this project.

Mr. Frayer asked whether the easement cost is included in the overall project. Mr. Phillips said “yes”.

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**2. REFER THE PROPOSED EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE NARAMAKE SCHOOL HVAC IAQ PROJECT PLANNING AND ZONING COMMISSION FOR APPROVAL IN ACCORDANCE WITH THE CONNECTICUT GENERAL STATUTES- SECTION 8-24.**

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**3. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR AN EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR NARAMAKE SCHOOL HVAC IAQ PROJECT.**

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**F.1. AUTHORIZE TO HOLD A PUBLIC HEARING AT THE NEXT LAND USE & BUILDING MANAGEMENT COMMITTEE MEETING FOR EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE ROWAYTON SCHOOL HVAC IAQ PROJECT.**

Mr. Phillips said this is basically the same as the previous item, and the projects are similar. There are six HVAC indoor air quality projects at various schools, and the timeline would be the same for getting the easement approved for this work to take place over the summer.

Mr. Degenshein requested that, at the public hearing, Mr. Phillips discuss why this is the best place for the easement. Mr. Phillips noted that the transformer at Naramake School will remain in the same location, and the transformer at Rowayton School is being moved, which they believe will improve the location and reduce the number of new requirements Eversource requires to access the current location. He said they will be prepared to speak to that at the public hearing. Mr. Frayer requested that he also speak to the trees to be removed for the existing project and the new trees to be planted at Rowayton School. Mr. Phillips noted that those trees needed to be removed for the existing transformer location, but would not need to remove them to access the new location, and will confirm that at the public hearing.

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

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

**2. REFER THE PROPOSED EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE ROWAYTON SCHOOL HVAC IAQ PROJECT TO THE PLANNING AND ZONING COMMISSION FOR APPROVAL IN ACCORDANCE WITH THE CONNECTICUT GENERAL STATUTES - SECTION 8-24.**

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

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

**3. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE ROWAYTON HVAC IAQ PROJECT**

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

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

## VII. DISCUSSION

### A. Monthly School Construction Project Reports

Mr. Phillips reported that the SONO School was occupied in August 2025; a rooftop solar system was recently approved and will be bid in the spring, and the work will take place over the summer. They will reach out to the state to let them know that the remaining balance will be used to install solar at the SONO school. He provided a high-level overview of the budget and noted that the overall state-approved budget was healthy throughout the project and enabled the acquisition of the Oxford properties. That expanded the project scope, and the state recognized the construction work related to those properties as reimbursable at the 60% rate, and is able to proceed with the solar at the end of the project based on the available free balance. Approximately \$2.9 million remains and will potentially be returned to the city at the conclusion of the project.

Mr. Degenshein asked that the costs for the brick-and-mortar for the SONO school be provided for the next meeting, along with the projected costs for the high school.

Mr. Phillips reported an update on the Norwalk High School/P-Tech project and said it is scheduled for occupancy in the fall of 2027, with the football field to be completed late in 2027 or early in 2028. He provided a high-level overview of the budget and said the original state budget was \$239 million. Early in the project, they anticipated additional costs, so there was a capital budget request, and the Board of Education had started that process and just had it approved. There is currently \$3 million in contingency remaining, and an additional \$7 million is being requested for the polluted soils and rock removal included in the capital budget request.

Ms. Eaddy requested that the budget be circulated to the committee members and posted for the public.

Mr. Phillips provided an update on the HVAC projects and overall schedules.

## VIII. ADJOURNMENT

**\*\* MR. DEGENSHEIN MOVED TO ADJOURN.**

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

The meeting was adjourned at 8:44 PM.

Respectfully submitted,

Dilene Byrd

**DATE:** January 28, 2026  
**TO:** Mayor Smyth, Alan Lo, Buildings & Facilities Manager & Land Use Committee of the City Council  
**FROM:** Martha Wooten-Dumas & Family  
**SUBJECT:** Naming of Community Room in the City's Recreation & Parks Community Center

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I am writing to request that the Community Room located in the building at 98 South Main Street, which is currently under renovation, be named after my husband, Ernie Dumas. In 1987 Ernie and I moved to South Norwalk at 162 South Main Street with our family. During that time, South Norwalk was the most challenging part of the city. Mr. Dumas being the man that he was committed himself to making life better for families in his community. He walked up and down South Main Street doing and saying things that most wouldn't dare to during those days. His tenacity and bravery gradually touched the hearts and minds of his neighbors, and he became that person you could always count on for help or a word of encouragement.

He was a community advocate at his core, led by his unwavering faith and commitment to live his life in service to others and he did that to the fullest every day. Mr. Dumas served on the City Council and was involved with many efforts/initiatives to help improve and uplift his community including:

- Basket of Love (Annual Thanksgiving & Christmas Community Celebrations)
- Clean & Green
- DOJ Weed & Seed Initiatives- Group Workcamps, a faith-based home improvement project & CURE (Community Under Restoration Events) the first ever Carnival held in Ryan Park
- A Better South Norwalk (Yearly neighborhood clean-ups)
- South Norwalk Citizens 4 Justice

Those are a few things that Mr. Dumas did for his community, but he did so much more than any of us will ever know about. Many of the initiatives/activities took place in the community room at 98 South Main St.,(formerly known as NEON) or in Ryan Park behind the building. Mr. Dumas's footprints are imbedded in that building, throughout South Norwalk and beyond. And while we know his memory will live on in the hearts of those he's touched along the way, we believe his good works deserves to be memorialized by naming the newly renovated community room in his honor, ***The Ernest Dumas Community Room.***

Thank you for your time and consideration and look forward to the realization of this most meaningful and appropriate recognition of life of a husband, father, friend and faithful servant.



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: 103-003 HVACN – NARAMAKE HVAC IAQ IMPROVEMENT PROJECT  
– EVERSOURCE EASEMENT FOR UPGRADED ELECTRICAL SERVICE**

DATE: MARCH 2, 2026

\*\*\*\*\*

The City of Norwalk City Council approved the Guaranteed Maximum Price agreement for the Naramake HVAC (Heating, Ventilating and Air Conditioning) IAQ (Indoor Air Quality) project in February of 2025. The Construction Manager has mobilized and is currently performing interior work.

The scope of the project includes an electrical service upgrade with a new transformer from Eversource. To limit disruptions to existing school operations the Construction Manager is planning to complete this work during the Summer of 2026. This includes a new transformer pad and the re-use of existing primary electrical feeds from existing electrical pole on the property.

Eversource policy requires an easement on the City of Norwalk property for all new services and service upgrades. This is necessary to legally access the infrastructure on private property for future maintenance and repair purposes. Attached is a drawing depicting the proposed easement area to be granted to Eversource.

Note, this new easement will also replace an existing CL&P easement which served the P-TECH/NHS concession stand and is no longer required.

**ACTION REQUESTED**

- a. Authorize to hold a Public Hearing at the next Land Use & Building Management Committee Meeting for Eversource Energy easement for electrical service upgrades for the Naramake School HVAC IAQ Project.**
  
- b. Refer the proposed Eversource Energy easement for electrical service upgrades for the Naramake School HVAC IAQ Project to the Planning**

**and Zoning Commission for approval in accordance with the Connecticut General Statutes – Section 8-24.**

- c. Authorize the Mayor, Barbara C. Smyth, to execute any and all documents necessary for an Eversource Energy easement for electrical service upgrades for the Naramake School HVAC IAQ Project.**

REV.	DESCRIPTION	DATE

CONSULTANT:  
**SALAMONE & ASSOCIATES, P.C.**  
 CONSULTING ENGINEERS  
 110 North Plains Industrial Road  
 Wallingford, Connecticut 06492  
 Phone: (203) 281-6895 Fax: (203) 287-8728

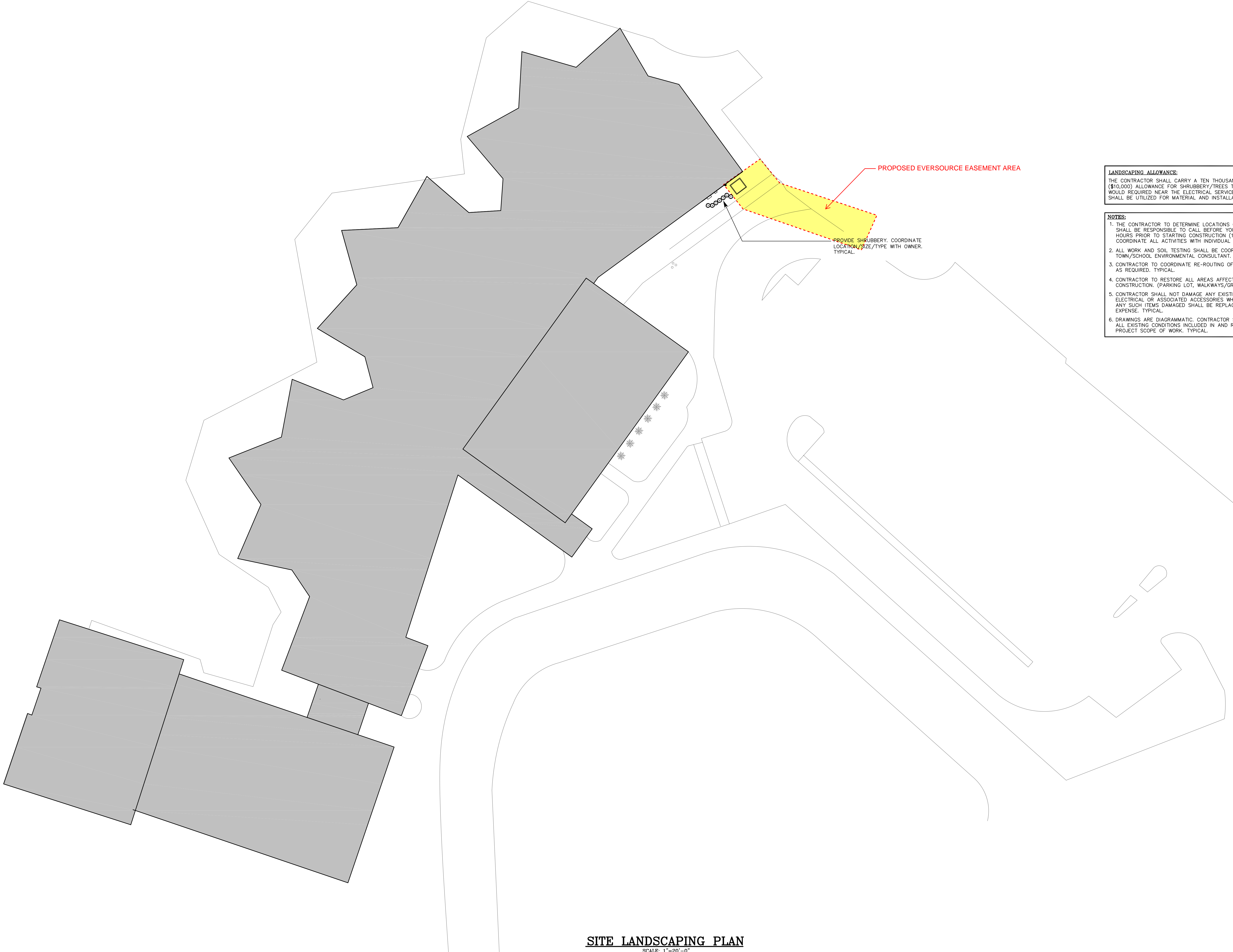
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NOTES:

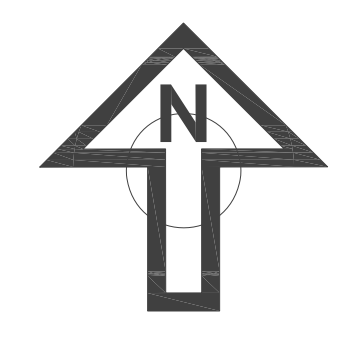


**LANDSCAPING ALLOWANCE:**  
 THE CONTRACTOR SHALL CARRY A TEN THOUSAND DOLLAR (\$10,000) ALLOWANCE FOR SHRUBBERY/TREES THE OWNER WOULD REQUIRE NEAR THE ELECTRICAL SERVICE ROOM. THIS SHALL BE UTILIZED FOR MATERIAL AND INSTALLATION. TYPICAL.

**NOTES:**  
 1. THE CONTRACTOR TO DETERMINE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE TO CALL BEFORE YOU DIG AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION (1-800-922-4455). COORDINATE ALL ACTIVITIES WITH INDIVIDUAL UTILITY COMPANIES.  
 2. ALL WORK AND SOIL TESTING SHALL BE COORDINATED WITH THE TOWN/SCHOOL ENVIRONMENTAL CONSULTANT. TYPICAL.  
 3. CONTRACTOR TO COORDINATE RE-ROUTING OF TRAFFIC/PARKING AS REQUIRED. TYPICAL.  
 4. CONTRACTOR TO RESTORE ALL AREAS AFFECTED DURING CONSTRUCTION. (PARKING LOT, WALKWAYS/GRASS AREAS) TYPICAL.  
 5. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING EQUIPMENT, PIPING, ELECTRICAL OR ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.  
 6. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.



**SITE LANDSCAPING PLAN**  
 SCALE: 1"=20'-0"



PROJECT TITLE  
 CONTRACT DOCUMENTS FOR  
 HVAC UPGRADES  
 AT  
**NARAMAKE ELEMENTARY SCHOOL**  
**STATE PROJECT NUMBER**  
**03-03 HVACN**  
 16 KING STREET, NORWALK CT

DRAWING TITLE  
**SITE LANDSCAPING PLAN**

JOB NO.	3832.01
PROJECT MANAGER	JAS
ENGINEER/DESIGNER	FB
DRAWN BY	CK
SCALE	AS NOTED
DATE	MAY 23, 2025

SEAL:

DRAWING NO.  
**SL-1**



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: 103-001 HVACN – ROWAYTON HVAC IAQ IMPROVEMENT PROJECT  
– EVERSOURCE EASEMENT FOR UPGRADED ELECTRICAL SERVICE**

DATE: MARCH 2, 2026

\*\*\*\*\*

The City of Norwalk City Council approved the Guaranteed Maximum Price agreement for the Rowayton HVAC (Heating, Ventilating and Air Conditioning) IAQ (Indoor Air Quality) project in February of 2025. The Construction Manager has mobilized and is currently performing interior work.

The scope of the project includes an electrical service upgrade with a new transformer from Eversource. To limit disruptions to existing school operations the Construction Manager is planning to complete this work during the Summer of 2026. The scope includes a new transformer pad at a new location and new conduit for primary electric from the street.

Eversource policy requires an easement on the City of Norwalk property for all new services and service upgrades. This is necessary to legally access the infrastructure on private property for future maintenance and repair purposes. Attached is a drawing depicting the proposed easement area to be granted to Eversource.

**ACTION REQUESTED**

- a. Authorize to hold a Public Hearing at the next Land Use & Building Management Committee Meeting for Eversource Energy easement for electrical service upgrades for the Rowayton School HVAC IAQ Project.**
  
- b. Refer the proposed Eversource Energy easement for electrical service upgrades for the Rowayton School HVAC IAQ to the Planning and Zoning Commission for approval in accordance with the Connecticut General Statutes – Section 8-24.**

- c. Authorize the Mayor, Barbara C. Smyth, to execute any and all documents necessary for an Eversource Energy easement for electrical service upgrades for the Rowayton School HVAC IAQ Project.**





CITY OF NORWALK  
Alan Lo, Buildings and Facilities Manager  
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Norwalk, CT 06856-5125

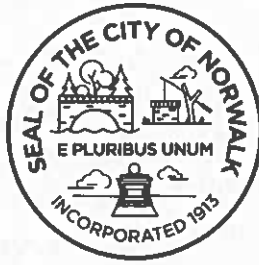
TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE  
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER  
RE : WESTPORT AVE. FIRE STATION – RENOVATION AND EXPANSION PROJECT  
DATE: MARCH 26, 2026

\*\*\*\*\*

For a number of years, Norwalk Fire Department has assessed measures to improve service level in the northeastern portion of Norwalk which is currently serviced by Westport Avenue Fire Station (aka Station #4). The existing building, approximately 4,500 sq.ft., was constructed in 1967 and has not been upgraded over the years. The building needs significant improvements which include hazardous material remediation and general renovation in meeting today’s building standards and operating needs. The one-story building includes a basement with the existing living space. The proposed expansion will include a new building addition necessary to accommodate additional fire fighters and an officer, who require more fire equipment and support spaces. The project consists of the alteration of the existing restroom, locker room, and the new addition which will house a new fitness room, kitchen/lounge, and turnout/gear room. As part of the 2025-2026 Capital Budget, the City allocated \$4 million for this project. Both Antinozzi Associates and A.V. Tuchy have been working with the City on the design and construction of the addition and renovations. Construction is set to begin Fall of 2026 and be completed by the Summer of 2027.

**ACTION REQUESTED:**

- 1. Review and approve the latest designs prepared by Antinozzi and Associates of the indoor renovations and building addition to the Westport Ave. Fire Station.**
- 2. Refer the proposed renovation and addition upgrades to the Planning and Zoning Commission for approval in accordance with the Connecticut General Statutes – Section 8-24.**



DEPT OF FINANCE - Purchasing Department

**NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM**

DATE: 3/26/26

DEPARTMENT: Bldg Mgmt.


Procurement by non-competitive proposals may be used only when the award of a contract is infeasible under informal competitive Quotations (§3-204), Informal Competitive Request for Proposals (§3-205), seal bids, or competitive proposals and at least one of the following circumstances applies:

Check One:

<input checked="" type="checkbox"/>	1	The item is available only from a single source (justification is attached). The provisions of this regulation apply to all sole source procurements unless emergency conditions exist as defined by Purchasing Guideline on Emergency Procurements
<input type="checkbox"/>	2	After solicitation of several sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)
<input type="checkbox"/>	3	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
<input type="checkbox"/>	4	The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote, and the contract/agreement number)
<input type="checkbox"/>	5	The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation (documented emergency contingency is attached). <b>Please forward this form and supporting documentation within 48 hours of the Emergency</b>
<input type="checkbox"/>	6	Other, please explain:

TOTAL COST: \$55,000 MUNIS Account: 09266310-5777-C0857

VENDOR: David Scott Parker Architects

<b>Purchasing Agent Signature</b>	<b>The Purchasing Agent</b>	<b>Department Head Signature</b>
	<input checked="" type="checkbox"/> Supports	
<b>Purchasing Agent Name</b>	<input type="checkbox"/> Does Not Support	<b>Department Head Name</b>
	<input checked="" type="checkbox"/> Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	Alan Lo
<b>Date</b>		<b>Date</b>
		3/26/26

**JUSTIFICATION:**

The Conservatory at the Lockwood-Mathews Mansion Museum is currently at risk of structural failure due to significant rot in three primary vertical support beams and two horizontal support beams. Although temporary shoring has been installed to stabilize the structure, these measures are not a long-term solution.

Immediate action is required to prevent further deterioration and potential collapse. The replacement of the Conservatory represents a highly specialized and complex construction effort. Given the Mansion's status as a historic structure with unique architectural features, this project requires an architect with deep familiarity and expertise in the building's design, history, and preservation requirements.

We have received a proposal from David Scott Parker and Associates, the Mansion's long-standing architectural firm. Their extensive prior experience with the property positions them uniquely to undertake this project efficiently and effectively. Engaging a new architectural firm would necessitate a substantial investment of time and resources for on-boarding, research, and design familiarization. This would likely result in increased costs and delays, which are particularly concerning given the urgent structural risks.

For these reasons, we recommend proceeding with a sole-source contract for David Scott Parker and Associates. This approach ensures continuity, expedites the project timeline, and leverages specialized knowledge critical to the successful restoration of the Conservatory.

**ANY OTHER VENDORS CONTACTED FOR PRICING? (Please attach quotes):** \_\_\_\_\_

**Vendor 1:** \_\_\_\_\_

**Vendor 2:** \_\_\_\_\_

---

**EMERGENCY:** Explain in detail the nature of the emergency

Historical Commission  
City of Norwalk  
125 East Ave  
Norwalk, CT 06854  
March 25, 2026

Land Use & Building Management Committee  
City of Norwalk  
125 East Ave  
Norwalk, CT 06854

Dear Chairperson Hosten and members of the Land Use Committee:

As you may be aware, we recently discovered that the Conservatory at the Lockwood Mathews Mansion is in danger of collapse, with significant rot in the three main vertical support beams and two horizontal support beams.

While we have installed temporary supports to prop up the Conservatory, we are trying to expedite the replacement of the structure. This project will be an entirely unique and custom construction effort. We have received a proposal from the Mansion's long-time architects, David Scott Parker and Associates, that we intend to sole source. Bringing on a new architect would result in significant greater expense and significant more time required to understand the very unique building.

The original structure was replaced sometime in the 1970s, with wood framing and plastic panes, and has required significant maintenance and repair over the years. The plastic panes have yellowed as well and have not been water-tight.

This phase of the project will include the necessary research, documentation, drawings, identification of potential fabricators, and development of a formal Request for Qualifications to be issued by the City for the next phase of the project. Please see the attached proposal from David Scott Parker and Associates dated 3/25/26.

We are requesting Council approval and authorization of the attached proposal by the Mayor and allocation of \$55,000, which includes \$50,000 in design fees, and reimbursable expenses of \$5,000, from account #09266310-5777-C0857, which has a total balance of \$275,000, as approved by the Council on 2/24/26.

Thank you for your consideration.

Sincerely yours,  
David G. Westmoreland  
Commissioner

cc: Alan Lo, Building Management  
Neil Rennie, Guardian Services  
Rich Stein, Historical Commission Chair  
Michelle Andrewjski, Planning & Zoning  
Doug Hempstead, Lockwood Mathews Mansion Museum Inc.

Attachment







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: FRED BRETHERTON, ASSISTANT PROPERTY MANAGER**

**DATE: MARCH 27, 2026**

**RE: POLICE HEADQUARTERS PLAZA RESTORATION**

\*\*\*\*\*

The plaza at the Norwalk Police Headquarters has progressively deteriorated due to age, weather exposure, and regular use. Areas of settlement and heaving have led to poor drainage and tripping hazards, while surface materials exhibit wear, erosion, and structural decline. Together, these conditions pose ongoing safety risks to staff and visitors.

On March 20, 2026, the City’s Purchasing Department solicited bids for the restoration of the plaza at the Norwalk Police Headquarters. The city received five (5) bids. The results are as follows:

<b>A. VITTI EXCAVATOR, LLC</b>	<b>\$223,000.00</b>
COLONNA CONCRETE & ASPHALT PAVING, LLC	\$335,000.00
TITAN ENTERPRISES INC	\$384,000.00
G.L. CAPASSO	\$390,333.00
L’AMORE CONSULTING	\$672,612.00

**ACTION REQUESTED:**

- a. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with A. Vitti Excavator, LLC for the Police HQ. Plaza Restoration project for a total not to exceed \$223,000.00 Acct # 09267100 5777 C0137.**
- b. Authorize a contingency allowance for a total not to exceed \$22,300.00 Acct # 09267100 5777 C0137.**



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

**FROM: NEIL RENNIE, PROPERTY MANAGER**

**DATE: MARCH 26, 2026**

**RE: SOUTH NORWALK LIBRARY ROOF REPLACEMENT PROJECT**

\*\*\*\*\*

On January 20, 2026, the City’s Purchasing Department issued a solicitation for bids for the South Norwalk Library Roof Replacement project. The existing roof, which is 20 years old, has reached the end of its life expectancy and has been experiencing leaks.

The City received eleven (11) bids. The results are as follows:

	Total
<b>A-Preferred Construction LLC</b>	<b>\$140,875.00</b>
Ahova Home Improvement LLC	\$171,000.00
A1 Home Improvement, LLC	\$174,851.00
Gold Seal Roofing, LLC	\$180,000.00
Premier Building Associates LLC	\$183,850.00
Silktown Roofing, LLC	\$194,000.00
J. Antonelli Roofing (a div. of The Property Group of CT, Inc.)	\$197,200.00
Armor-Tite Construction Corp.	\$202,000.00
The Imperial Company Restoration Contractor, Inc.	\$261,400.00
Barrett Inc.	\$264,165.00
A & J Construction of NY, Inc.	\$1,350,000.00

Subsequent to bid opening, the Purchasing Department and the Office of Building Management conducted a project scope review with the apparent low bidder, A-Preferred Construction LLC, and is hereby recommending the award.

**ACTION REQUESTED:**

- A. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with A-Preferred Construction LLC for the South Norwalk Library Roof Replacement project for a total not to exceed \$140,875.00. Funds are available from accounts 09267100 5777 C0644.**
- B. Authorize the Office of Building Management to issue change orders on the agreement for a total not to exceed \$14,087.50 Funds are available from account 0922/26 7100 5777 C0644.**









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

**FROM: JOANN ACQUARULO, BUILDING MANAGEMENT**

**DATE: MARCH 26, 2026**

**RE: CALF PASTURE BEACH CAMP BUILDING RENOVATION - ARCHITECT CORRECTION**

\*\*\*\*\*

As part of the 2025-2026 Capital Budget, the City allocated \$1.4 million for the Calf Pasture Beach camp building renovation project which the Recreation and Parks Department uses for its summer camp program. The Office of Building Management, in collaboration with the Recreation and Parks Department, are proceeding with the implementation of this project. Recently, the Purchasing Department issued a Request for Qualifications/Proposals for architectural services and received 8 qualification statements of which 3 firms were shortlisted for interviews. After the interviews, the Committee found all three firms to be qualified. Based on the proposals and the interviews, the Interview Committee recommended O’Riordan Migani for this project and the Council approved the award on November 17, 2025.

Unfortunately, as the Law Department proceeded with the execution of an agreement, the City and the firm of O’Riordan Migani Architects were not able to come to an agreement on the terms of the contract. Subsequently, we are looking to rescind the award of the Calf Pasture Beach Camp Project from O’Riordan Migani Architects LLC and would like to recommend the approval of the firm of Silver Petrucelli + Associates instead.

**ACTION REQUESTED:**

- a. **Authorize to Rescind Council action of November 17, 2025 Item VII, D. 6a & 6b as follows:**

**“Authorize the Mayor, Harry W. Rilling, to execute an agreement with O’Riordan Migani Architects LLC for architectural services for the Calf Pasture Beach Camp renovation project for a total not to exceed \$119,480.00. Acct. # 09263110-5777-C0365.”**

**“Authorize architectural design contingency with O’Riordan Migani Architects LLC for the Calf Pasture Beach Camp renovation project for a total not to exceed \$11,948.00 – Acct. # 09263110-5777-C0365.”**

- b. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with Silver Petrucelli +Associates to provide design services for the Calf Pasture Beach Camp Building renovation project for a total not to exceed \$89,000. Acct. #09266030 5777 C0365.**
- c. Authorize architectural design contingency with Silver Petrucelli + Associates for the Calf Pasture Beach Camp Building renovation project for a total not to exceed \$8,900. Acct. #09266030 5777 C0365.**

1

# Executive Summary

# Executive Summary

Community buildings like Calf Pasture Beach Camp are evolving into mixed-use facilities for the entire community - a place for people of all ages to connect, educate and learn all in one space. And its renovation should create energy and movement, because it is a place full of activity.

Ideally, the goal of this renovation is to create an inviting space so a larger percentage of the population benefits from the facility. Building features should allow for hosting many different forms of activities and the new outdoor space opens up more opportunities for new programs and events.

Planning for growth over time is important when working on community buildings. Our approach toward this project is to closely collaborate with the City to enhance the Camp building in an impactful way. We bring an understanding that facilities that serve the public often have special programming, accessibility, and code concerns that impact the way they must be renovated or expanded.

We have earned the trust of many communities that have selected us to design similar projects. Some of our related experience illustrates our design style and aesthetics:



**Senior Center, Colchester, CT**

This new 14,500 s.f.; \$8.9 million building complements the surrounding community and includes gathering space, art rooms, library, and commercial kitchen.



**High Watch Recovery Center, Kent, CT**

Renovations and additions to this renowned treatment center in rural Kent totaled 28,240 s.f.; \$22.3 million. Energy-efficient designs featured recycled wood, sustainable forest products and geothermal installation



CITY OF NORWALK  
Alan Lo, Buildings and Facilities Director

[alo@norwalkct.gov](mailto: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 DIRECTOR

RE: **SOUTH NORWALK ELEMENTARY SCHOOL –  
ROOFTOP SOLAR INSTALLATION**

DATE: MARCH 24, 2026 (UPDATED 3/31/26)

\*\*\*\*\*

On August 2, 2023, the City of Norwalk submitted a Special Permit request to the Norwalk Planning and Zoning Commission for the new South Norwalk School project. At the time of the request, the City was fully engaged in detailed discussions with South Norwalk Electric and Water Company (SNEW) on a partnership to develop a photovoltaic (PV) strategy to maximize solar production on the site. The proposed concept was to install a combination of a ground mounted system and a rooftop system with the potential of electricity generation in excess of the projected electrical consumption of the new school. Unfortunately, due to complex regulatory requirements and financial proformas that were developed, we were unable to bring this partnership to fruition.

The remaining option is for the City to construct a rooftop system (not leased) as part of the overall school construction project which the City has since received State approval to incorporate rooftop PV as part of the school construction project. The proposed system is capped at 240 kw and annual generation is approximately 290,000 kWh. Based on the actual electricity consumption information available to us since building occupancy, we are projecting the annual electricity consumption to be approximately 700,000 kWh to 750,000 kWh.

On February 4, 2026, the Land Use and Building Management Committee of City Council, acting as the City’s School Building Committee, voted to approve proceeding with the implementation of the rooftop PV. Upon completion of the performance specifications by our design engineers, our Construction Manager (CM), Newfield

Construction, advertised the specifications for bid for a turnkey installation with the intent of completing the installation this year. A total of 2 bids were received, and Newfield Construction is recommending the acceptance of the **VSC Electric Inc.** bid and incorporate said bid as a change order to Newfield's current construction contract. The cost of the change order including general condition costs, trade contractor costs and CM fee is **\$742,720.39**.

**ACTION REQUESTED:**

**Approve to increase change order contingency allowance in the additional amount of **\$742,720.39** with Newfield Construction Inc. for the South Norwalk School construction project for the purpose of installation of a design/built rooftop photovoltaic (PV) system. Acct. #09225010 5777 C0808**



## **NORWALK SCHOOL CONSTRUCTION PROGRAM**

MONTHLY PROJECT UPDATE – MARCH 2026



# 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:**

The school is active with students and faculty as of August 2025. Currently the first floor and a portion of the second floor is being utilized.

The City recently approved moving forward with a rooftop photovoltaic (PV) solar system. Bids for this project were received by the Construction Manager on March 26<sup>th</sup> and are currently being evaluated. Construction is planned for summer of 2026.

Additional day two work is scheduled for February break from April 6-10.

Final closeout of the project will be extended until the completion of the new rooftop PV solar system.

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	\$19,506,975	\$53,013,661	\$2,892,169
Additional Land Acquisition	NONE	\$2,900,000	N/A	\$2,900,000	\$0
Additional Land Acquisition & Development	NONE	\$3,375,000	\$200,000	\$1,175,000	\$2,000,000

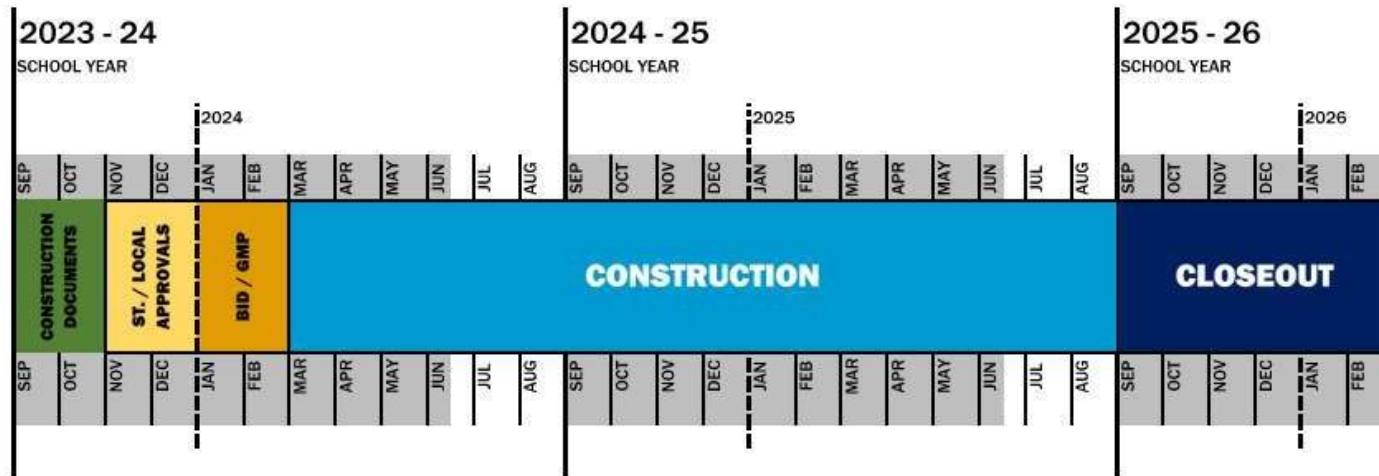
# South Norwalk Elementary School

## NEW CONSTRUCTION



### SOUTH NORWALK SCHOOL – NEW CONSTRUCTION SCHEDULE:

A schedule of the project has been provided below for your review.



*\*Closeout will be extended until the completion of rooftop PV solar system. Project closeout to be completed in Fall of 2026.*

**South Norwalk Elementary School**  
NEW CONSTRUCTION



**Photo Description - Date**

# 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:

Building envelope work continues to progress at the performing arts/gym/pool areas. Roofing work is approximately 70% complete. Brick facade is currently underway at arts/gym/pool areas.

Site improvements include the modular block retaining wall at the future JV softball field and ongoing underground utility work. The project will begin work at the existing Naramake softball field in summer of 2026.

Interior work includes concrete block walls and framed walls, drywall installation with taping and painting. Floor preparation has begun for finish flooring installation. Finish wall tile is being installed in select areas. Ceiling grid is being installed where overhead work is substantially complete. Concrete has been poured for stair landings and treads.

Mechanical, electrical and plumbing rough-in work is in progress, with equipment being delivered and installed. Critical electrical and plumbing equipment has been delivered and installed. Underground utility work near the service area is underway and the project is coordinating with Eversource for permanent power.

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:



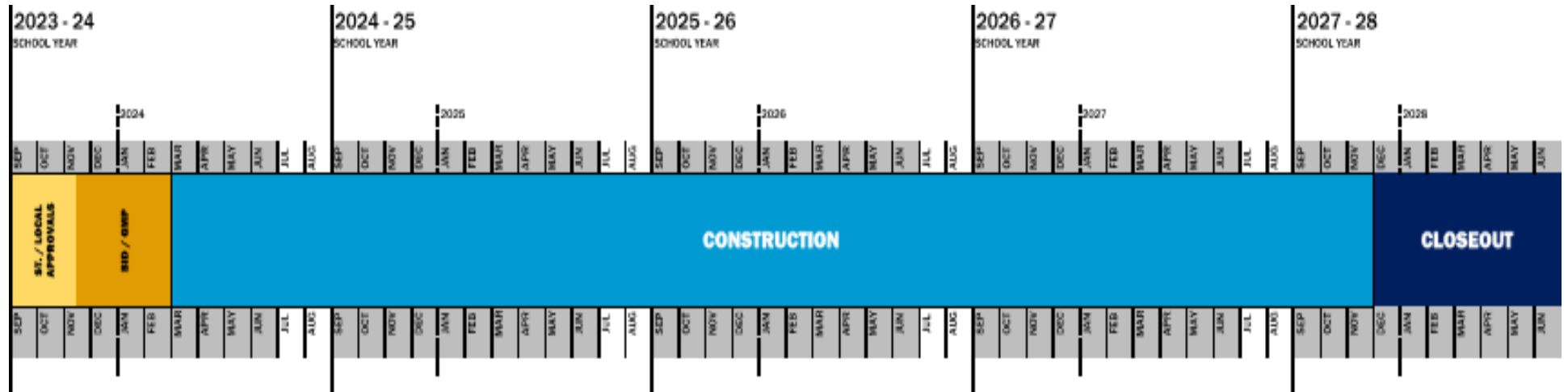
	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget (GMP #1)	80%	\$239,000,000	\$20,901,035	\$218,098,965	TBD
Additional City Funds (GMP #2)	NONE	\$6,500,000	N/A	\$6,500,000	TBD
Future Application for Additional Contingency	80%	21,734,812	\$7,010,966	\$14,723,846	TBD

# Norwalk High School / P-TECH NEW CONSTRUCTION



## NORWALK HIGH SCHOOL / P-TECH – NEW CONSTRUCTION SCHEDULE:

A schedule of the project has been provided below for your review.



**Norwalk High School / P-TECH**  
NEW CONSTRUCTION



**Drone Photo – 2/27/26**

**Norwalk High School / P-TECH**  
NEW CONSTRUCTION



**Building Envelope at NHS Wing & Main Entrance – 3/24/26**

**Norwalk High School / P-TECH**  
NEW CONSTRUCTION



**NHS Wing, Main Entrance & P-Tech Wing – 3/24/26**



**Corridor with Door Frames, Wall Finishes and Ceiling Grid – 3/24/26**



**Classroom with Wall Finishes and Ceiling Grid – 3/25/26**

**Norwalk High School / P-TECH**  
NEW CONSTRUCTION



**Interior Framing with Glazing & Interior Wall Tile – 3/25/26**

# 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 project is substantially complete and closeout is in progress. Project team continues to work with BOE facilities to resolve warranty items.

Rowayton – VRF equipment has been installed in classrooms, supporting VRF scope (line sets, control wiring) is ongoing. Coordinating conduit routing from basement electrical room to second floor. Site utility work is scheduled to begin over April break.

Brien McMahon – Primarily working on the exterior of the building. Sidewalk/ramp prep and pour, bollard installation and mechanical pipe stand installation are ongoing.

Silvermine – Project is substantially complete and closeout is in progress. The team is reviewing additional building controls scope to enhance BOE facilities management of new/existing systems.

Naramake – Project team continues with second shift work including installation of VRF equipment in classrooms. Ceilings and lighting is being replaced in corridors where overhead work is complete.

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

### BUDGET:



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

# Indoor Air Quality Upgrades for Norwalk Public Schools

## HVAC UPGRADES



### IAQ UPGRADES - ROWAYTON CONSTRUCTION SCHEDULE:

A schedule of the project has been provided below for your review.



# Indoor Air Quality Upgrades for Norwalk Public Schools

## HVAC UPGRADES



### IAQ UPGRADES – BRIEN MCMAHON CONSTRUCTION SCHEDULE:

A schedule of the project has been provided below for your review.



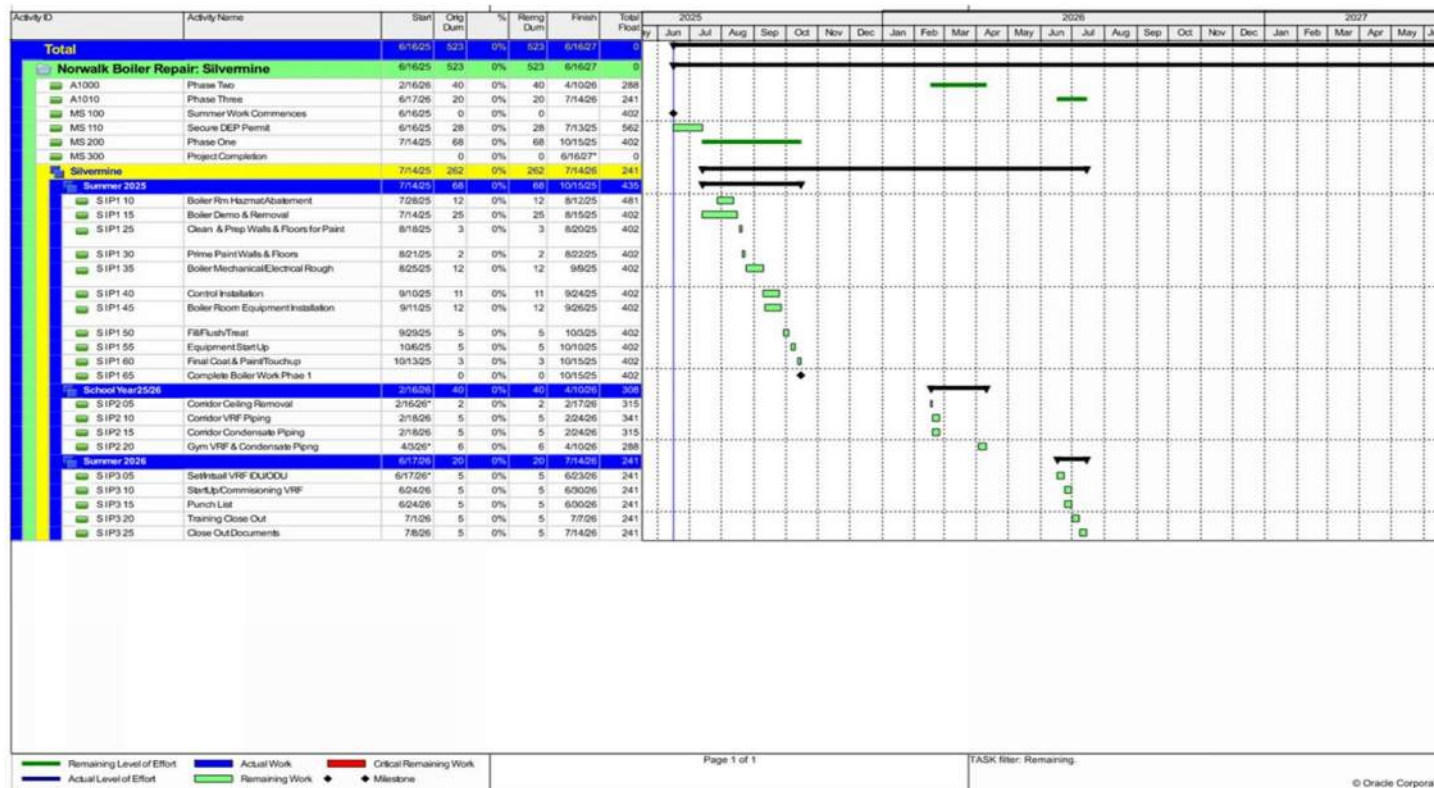
# Indoor Air Quality Upgrades for Norwalk Public Schools

## HVAC UPGRADES



### IAQ UPGRADES - SILVERMINE CONSTRUCTION SCHEDULE:

A schedule of the project has been provided below for your review.



# Indoor Air Quality Upgrades for Norwalk Public Schools

## HVAC UPGRADES



### IAQ UPGRADES - NARAMAKE CONSTRUCTION SCHEDULE:

A schedule of the project has been provided below for your review.

