



REVISED 5-4-26

– LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

**MAY 6, 2026, 7:00 PM
BY ZOOM VIRTUAL MEETING**

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



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I. CALL TO ORDER

II. ROLL CALL

III. ACCEPTANCE OF MINUTES

A. 4-1-26 Minutes Approval

IV. PUBLIC PARTICIPATION

V. OLD BUSINESS

VI. NEW BUSINESS

A. 1. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with Titan Enterprises, Inc. for the Concert Hall Restroom Renovations project for a total not

to exceed \$397,700.00 Acct # 0925/26 2010 5777 C0536.

2. Authorize a contingency allowance for a total not to exceed \$39,770.00. Acct # 09262010 5777 C0536.

- B. Authorize the Purchasing Agent to issue a Purchase Order to Facility Compliance Fire Protection LLC to provide Life Safety Services for various city buildings: a) Fire Alarm services — for an initial term of 3 years for a total of \$31,281.00 with two - one (1) year options for \$11,830.00 -FY 2029-2030 and \$12,184 -FY 2030-2031 and b) Sprinkler/Suppression Services – an initial term of 3 years for a total of \$25,817.00 with two - one (1) year options for \$9,970.00 -FY 2029-2030 and \$10,113.00 -FY 2030-2031.

Account #'s:

013059 5298 010474 5298 014075 5298 014079 5298 014081 5298

013154 5298 014082 5298 014083 5298 014084 5298 014093 5298

014089 5298 014072 5298 014086 5298 012012 5298 014078 5298

016210 5298 013055 5298 014073 5298 016220 5298

- C. Authorize to increase the Owner Contingency Allowance for change orders to the Guaranteed Maximum Price (GMP) with Newfield Construction Group, LLC for the Silvermine School HVAC/IAQ project for an additional amount not to exceed \$504,308.97. Funds are available in Acct. #09245010 5777/5799 C0842.

VII. DISCUSSION

A. Monthly School Construction Project Updates

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

VIII. ADJOURNMENT



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA
APRIL 1, 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 7:06PM)

OTHERS: Alan Lo, Buildings and Facilities Manager; JoAnn Acquarulo, Buildings and Facilities Manager; Robert Stowers, Director, Recreation and Parks; Asst. Chief Mark Conte, Norwalk Fire Department; Neil Rennie, Building Management; David Westmoreland, Chair, Norwalk Historical Commission; Doug Hempstead, Vice Chair, Lockwood -Mathews Mansion Museum; Paul Lisi, Antinozzi

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

A. PROPOSED NAMING OF THE COMMUNITY ROOM IN THE NORWALK COMMUNITY RECREATION CENTER IN HONOR OF ERNIE DUMAS.

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

Mr. Stowers said 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 did that to the fullest each day. Mr. Dumas served on the City Council and was involved with many initiatives and efforts to help improve and uplift his community, such as the “Basket of Love” and starting the “Clean and Green Program,” and was also responsible for the Department of Justice Weed and Seed initiatives, as well as the first-ever carnival that was held at Ryan Park. He also organized an annual cleanup in the South Norwalk Citizen for Justice Community. These are just a few of the things that Mr. Dumas did for the community, but he did so much more than any of us will ever know. Many of the initiatives and activities took place in the community room at 98 South Main Street or in Ryan Park, which is behind the building. Mr. Dumas’ footprints are embedded in that building and throughout South Norwalk and beyond. While we know his memory will live on in the hearts of those he has touched, we believe the good work he did deserves to be memorialized by naming the newly removed community room in his honor, “The Ernie Dumas Community Room”.

Ms. Lauricella said she was so happy when she heard and read that Ms. Dumas had requested that the community room at the new community center be named after Ernie Dumas. She said she helped him start the Citizens Community for Justice, got to know him and was pleased to see him in action in all the different ways he has helped his community. It was an honor to have known him. She highly recommends the community room be named after Mr. Dumas and is a big supporter of it.

Mr. Westmoreland said that he has known Mr. Dumas for 20 years and that no one he knows has cared more about the community, especially in South Norwalk. He was always there to help anyone in need. He said this is very appropriate and that he is glad it is being considered.

Mr. Hosten closed the public hearing at 7:08 PM.

B. PROPOSED EVERSOURCE ENERGY EASEMENT FOR THE ELECTRICAL SERVICE UPGRADES FOR THE NARAMAKE HVAC IAQ PROJECT.

Mr. Hosten opened the public hearing at 7:08 PM.

Mr. Hosten closed the public hearing at 7:09 PM.

No one from the public attended.

C. PROPOSED EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE ROWAYTON SCHOOL HVAC IAQ PROJECT.

Mr. Hosten opened the public hearing at 7:09 PM.

Mr. Hosten closed the public hearing at 7:10 PM.

No one from the public attended.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: March 4, 2025

**** MR. DEGENSHEIN MOVED TO APPROVE THE MINUTES AS SUBMITTED.**

**** THE MOTION PASSED UNANIMOUSLY.**

IV. PUBLIC PARTICIPATION

Diane Lauricella- 21 Little Fox Lane

Ms. Lauricella said she is doing a study on solar implementation and use so she was very interested in the agenda this evening and asked if solar be it roof, canopy, or ground-mounted, will be a part of the call of the fine architectural companies who have the ability to offer using solar to reduce the high cost of energy that our taxpayers are currently paying. She said she has spoken for years about the need to change the clean energy policy. She would like to know whether Fire Station 4 could use geothermal, ground-mounted solar, or air- or ground-source heat pumps, and, if not, why not.

Ms. Lauricella questioned whether the \$250,000 to restore the plaza at the Police Department is necessary. Why does it need restoration when there are other things the money could be used for, and could it be held off for years to come? She also asked, on item F, why PPA was not used, as she believes

the Second Taxing District was willing to make a better deal. Will this project include ground-mounted solar? She would very much like to hear questions from the committee members, as these are open-ended and are not being answered satisfactorily for the future.

Danny Loftus George, President, Norwalk Conservatory of the Arts- 130 West Norwalk Road

Mr. Loftus George said that when he thinks of bringing value to Norwalk, he thinks of bringing a state-of-the-art performing arts venue. City Hall is an unbelievable space; however, it has not been updated in 40 years. Although some lighting has been replaced, it is still not a space suitable for a public performance. The space is used 28% of the time, so it is quite underutilized. They are proposing to rent it, with the option to help raise funds for a renovation of the space and to host thousands of people at performances. At the moment, they have dozens of public performances, but most are held in Bridgeport, so they need to move them to Norwalk. They are the only college in the city to offer bachelor's degrees. They would also like to use the space for other non-profits and would like a public/private partnership in which the city would still be allowed to host venues as needed.

Lynne Colatrella, Board of Directors, Norwalk Conservatory of the Arts

Ms. Colatrella said they are respectfully asking the City of Norwalk to consider a public-private partnership in which the town hall theater is leased to the conservatory for \$1.00 per year. This is not a new or untested idea. In fact, it is a model that has worked successfully in other communities. As the co-founder of Curtain Call in Stamford, she had helped to establish a similar agreement with the City of Stamford in 1993. Through that partnership, four public buildings at Sterling Farms were transformed into vibrant art spaces, and from that, two thriving community theaters, educational programming, youth engagement, and a cultural hub that continues to serve thousands of residents. The Norwalk Conservatory of the Arts is already breathing life into the Wall Street district. These students are not just studying the arts but are becoming the next generation of artists. Performers and creative leaders with some already going on Broadway and professional careers. The institution is a jewel in our community, but without a place to call its own, the conservatory is forced to produce shows in Bridgeport, which means resources, financial, and cultural are being leveraged by Norwalk, and asked why that would be allowed. This partnership is not just about building and investing in education, but is about steering our cultural identity and positioning Norwalk as a leader in the arts. By giving the conservatory a permanent home, you are giving it the opportunity to reach its highest potential and become one of the finest theatre training programs in the county, right here in Norwalk. This is more than a lease; it is a legacy. Let's make sure the future of the arts doesn't leave Norwalk, but takes center stage right here.

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.

Mr. Hosten said, as we have heard this evening, that Mr. Dumas was a community advocate at his core, guided by his unwavering faith and commitment to live his life and serve others, and he did so to the fullest every day. He also served on the city council and was involved with many efforts and initiatives to improve and uplift his community. Mr. Hosten shared his personal memories of Mr. Dumas and said that his advocacy for NEON and for building this community center is a fitting reason his name should be a permanent part of it.

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

**** THE MOTION PASSED UNANIMOUSLY.**

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

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. PROJECT.

**** MR. DEGENSHEIN MOVED TO APPROVE THE ITEMS V.B.1 AND VB.2. AND V C.1 AND VC.2.**

**** THE MOTION PASSED UNANIMOUSLY.**

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.

Mr. Lo provided an overview of the project and said that a few years ago, there were various concerns about the building's condition. The Building Management Department does not maintain or manage that building, but was asked to help the Fire Department address some ongoing repair and maintenance items. Following that, the city has allocated \$4 million to expand and renovate the building, and has since been working with Assistant Chief Conte on the project.

Asst. Chief Conte said this is the largest fire district in the city and the second busiest. The building was built in 1964 and has had minimal work done to it since then. The main goal is to redistribute all their resources, and this is a great time as the calls have been increasing each year.

Mr. Frayer asked if any thought had been given to having citywide EMT trucks. Asst. Chief Conte said all of the firefighters are trained to EMR or EMT trained, and they also have a few paramedics.

Mr. Degenshein thanked the Fire Department and its core for their courage as they respond with extraordinary bravery, which cannot be said enough. Every minute counts in a fire, so whatever we can do to reduce response time is very important. He asked what has been or what will be done for solar and air handling for the interior of the building and if it wasn't part of the program, he strongly urged that the buildings and grounds include this as part of basic portion of the program of any improvements, additions, or new construction so that it is fairly considered since we are trying to be the most sustainable city in Connecticut. He also asked for confirmation that all the required ADA updates have been considered.

Mr. Lisi shared the building floor plans with the committee and provided an overview of the project. He said that many different sources have been considered, including solar, but because the building is so small, a power purchase agreement may not be practical, though they are still investigating other systems. He also said they will provide a handicapped-accessible ramp to enter the building and access the entire area, and that all areas will be ADA accessible.

Mr. Lo said the school projects and other buildings with a power purchase agreement, as well as the capital budget, do not have a line item for solar installation. He recently reached out to their solar developer, and they had said that due to the size of this building and the amount of panels they could install on the building, it is not large enough to enter into a power purchase agreement, but they had provided some suggestions and Ms. Acquarulo is currently looking into other options to implement, but figuring a way to finance it will be the next challenge because the traditional method is not available due to the size of the building. The mechanical HVAC system will not be replaced, but will be added to with air conditioning, which will be all energy-efficient equipment, and the building will be insulated to meet all energy codes.

Mr. Lopez said he will follow up with Mr. Lo regarding tax credits.

Ms. Eaddy requested that staff try very hard to have solar installed. She said she is grateful for Asst. Chief Conte attending this evening, and the work that he and his department have done, and she is very much in

favor of improving this fire station. She requested a list of all the energy-efficient measures to be implemented in the building.

Mr. Hosten also said he appreciates the work that has gone into this project and others, as every effort is made to explore opportunities to add solar and other forms of renewable energy, as well as various efficiencies.

**** MS. EADDY MOVED TO APPROVE THE ITEMS VIA.1 AND VIA.2.
** THE MOTION PASSED UNANIMOUSLY.**

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.

Mr. Westmoreland provided an overview of the project and said they would like to restore the conservatory to its original condition. This item is to hire David Scott Parker Architects as the mansion's architects, a role they have held since 2009. They are very knowledgeable about the building. Their proposal estimates \$50,000 in design fees and up to \$5,000 in reimbursable expenses. The funding will come from an account approved by the Council on February 24, 2026, with a balance of \$275,000.

Mr. Hempstead said this is part of the process to restore the mansion to its original condition, and that the conservatory is unstable and is seeking the committee's support, as they would like to move forward with this sooner rather than later.

Mr. Degenshein said based on the work, he thinks the fee that is being proposed is fair, and he also thinks this should move ahead as quickly as possible as we don't want any future failure as that would just increase the cost of the repairs, and he thinks the mansion is an asset to the community and he would like to see this move forward as quickly as possible. He also asked whether there is an accessible pathway to the conservatory, and, if not, whether that has been considered in the proposed modifications. Mr. Westmoreland said, "Yes," it will be part of the modifications and will be able to access the conservatory from the outside without having to go through the mansion.

Mr. Lo asked if any member of this committee or the City Council has any interest in scheduling a site visit at the mansion in the future. Mr. Hosten said he will reach out to Ms. Acquarulo and work with his colleagues to schedule that.

Mr. Hosten asked if there is a sense of how much would be requested to execute the repairs. Mr. Westmoreland said they currently have a request of \$1.25 million dollars in the capital budget for fiscal year 2026/27 that is under consideration.

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

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.**

Mr. Rennie said this is a safety issue and that there have already been a few incidents on the plaza. The concrete is 20 years old and has been patched multiple times over the years, but has deteriorated. Mr. Degenshein asked what the price per square foot would be, given the plaza and sidewalk sizes. Mr. Rennie said he would have to get that off the drawing. Mr. Hosten requested that Mr. Rennie also quantify the risk of the safety issues, using the detailed information and explaining what those entailed.

**** MR. DEGENSHEIN MOVED TO APPROVE THE ITEMS VI.C.1 AND VI.C.2.
** THE MOTION PASSED UNANIMOUSLY.**

**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.**

Mr. Rennie provided an overview of the project and said the roof is small, has multiple elevations, and features unique curves, with limited space to access the mechanical equipment, making it very difficult for the operation to install solar panels. The roof is over 20 years old and has been plagued with many issues.

Mr. Degenshein said he respects constituents' concerns, but he also acknowledges that some roofs are not appropriate for solar, and that just because a roof is being replaced does not mean the structure is capable of carrying solar. It is also an intercity space with limited ground area around the building for solar installations, and he expects these considerations to have been made by this time.

Ms. Eaddy asked whether, because this bid came in much lower than the others, there was something they were not doing that the other vendors would be doing. Mr. Rennie said a scope review was conducted with the vendor, who reviewed those concerns, so he believes they have everything captured. He said they also have experience with this vendor, so they are confident that the work will be accomplished at a lower rate. Ms. Eaddy asked whether, if the project cost exceeded the contingency, it would need to come back to this committee for approval. Mr. Rennie said, "Yes," but he does not anticipate anything unforeseen beyond the roof.

**** MR. DEGENSHEIN MOVED TO APPROVE THE ITEMS VI.D.1 AND VI.D.2.
** THE MOTION PASSED UNANIMOUSLY.**

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.

Ms. Acquarulo said the Calf Pasture Beach project is for the outdoor area for summer camp. There were some issues with O’Riordan Migan Architects, and they had to rescind the offer, which was awarded to another vendor with whom they have worked on many occasions. She noted that the new price is less than the original cost.

Mr. Degenshein said that, by demonstration this evening, there are three small projects, none of which would support typical solar contracting, and asked whether smaller projects can be bundled to make them more cost-effective and more competitive for future projects. Ms. Acquarulo said that, as for this project in particular, it will not be a hard structure, so that was not part of the plan. However, if it were to become a more permanent structure, they could certainly look at that.

**** MR. DEGENSHEIN MOVED TO APPROVE THE ITEMS VI.E.1, VI.E.2, AND VI.E. 3.
** THE MOTION PASSED UNANIMOUSLY.**

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.

Mr. Lo said that staff tries to do the right thing when it comes to solar for the community and for this project he came up with the idea to install ground mounted solar in the back of the property which he presented to the Planning and Zoning Commission but there was a long debate about maintaining open space versus using it for a ground mounted solar system so the concept of the duel rooftop system and ground mounted system was his idea. He said he spent over a year working with SNEW to develop it, and they were very interested in it. There were a number of reasons it did not materialize, but it is not because they didn't try, and reminded the commission that a lot of effort goes into it behind the scenes, as well as the financial challenges of installing solar. They were able to go out to bid, and he obtained state

approval so that the installed system is 60% reimbursable. There was some final room remaining from the construction project at the South Norwalk School, so they are ready to move forward with this. It is approved by the committee and the council, and the goal is to do the project over the summer, which would absorb approximately 45% of the building's electricity.

Mr. Frayer said he has been on this committee for three years and listens to a lecture by Mr. Lo on the physics of heating schools at least once a month. From day one of the discussions regarding the South Norwalk School, solar energy has been addressed at every single meeting. Mr. Lo has been a proponent of it and did everything he could to have SNEW work with the city to have solar panels installed, and he has gone out of his way to make sure we have the most efficient system, and as he has explained, the schools cannot be all electric due to the large spaces. He thanked Mr. Lo and the team for all that they have done. Mr. Lopez suggested that it also may be a matter of our letting the public know that this sort of rigorous investigation does take place.

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

**** THE MOTION PASSED UNANIMOUSLY.**

G. "POTENTIAL PUBLIC-PRIVATE PARTNERSHIPS FOR CITY-OWNED BUILDINGS"

Mr. Lo said the city does not own much property, most of which is leased to community groups, but wants to cover operating expenses at a minimum. They will need to continue reviewing the fees charged and capturing the operating expenses for each space. He said that if the request is specific to the concert hall, the staff and Mr. Hosten should review it together to determine the interest and the process. He also said RFP would be required to see who is interested. Mr. Hosten noted that he has a professional relationship with the conservatory, so he will be recusing himself from those discussions.

Mr. Lopez asked if there is an existing guideline that governs these types of partnerships and how legally complex these arrangements are. Mr. Lo said they are done as leases, but are favorable because the city is invested in their participation for providing services to the community.

Mr. Bailey expressed his support for this and said there is no reason why a Norwalk organization should be hosting events in Bridgeport at record numbers, and we want to have those people in Norwalk. He also said that Norwalk has an amazing history in the arts, and we want to continue to lead. One of the biggest bands in the county, Goose, has strong ties to Norwalk. He is all for this proposal, and he thinks it would be great if the autorun could be the center of the arts for the region.

Mr. Frayer said he also thinks this is a brilliant idea and that it will offset some of the operating costs, but asked about the least management and suggested that Mr. Lo be involved in each of Norwalk's leases. The economic benefit to the city will be huge by having all those people coming to the performances rather than going to Bridgeport, not just on ticket sales but also on restaurants, etc. The conservatory has also brought vibrancy to the Wall Street area, and he is very enthusiastic about this. He thanked Mr. Hosten for bringing this to the forefront.

Mr. Hosten again said he would be recusing himself from the discussion on this, but asked whether the next steps should include a discussion of what the RFP could look like.

Mr. Lo said this has been discussed in the past, but that finding a balance between the performing arts and a concert hall is traditionally challenging. As of now, there are four music groups that use the space, so suggested meeting to find a balance in the proposal between music and performing arts and develop a process to address any concerns. He said he will speak with the mayor and continue speaking with Mr. Hosten, as the committee chair, to see how these ideas can be developed together.

VII. DISCUSSION

A. Monthly School Construction Project Reports

Mr. Phillips reported that the SONO School was occupied in August 2025, that the solar system was recently put out to bid, and that, as approved, the construction manager will begin the work so it can be awarded. Mr. Lo noted that the cost for this will come out of the free balance. Mr. Phillips said that during April break, they will be doing some additional work. He said the final closeout of the project will be extended until the new rooftop solar system is completed.

Mr. Phillips reported an update on the Norwalk High School/P-Tech project and said the building envelope continues to progress at the performing arts, gym, and pool areas. The roofing work is approximately 70% complete, and the brick façade is currently underway in the performing arts, gym, and pool areas. Site improvements include the modular block retaining wall at the future JV softball field. The project will begin work at the existing Naramake softball field in the summer of 2026. The interior work includes concrete block and framed walls, and flooring preparation has begun for the floor installation. Finish wall tile is being installed in select areas. Mechanical, electrical, and plumbing rough-in work is in progress. The building is scheduled to be completed for the fall 2027 semester. The project and site development are scheduled for completion in the fall of 2028.

Ms. Acquarulo reminded the committee about the tour of the new Norwalk High School that they are invited to take on Tuesday at 3:00 PM, and to reach out to her if they have any questions.

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 9:35 PM.

Respectfully submitted,
Dilene Byrd



TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: NEIL RENNIE, PROPERTY MANAGER

DATE: APRIL 27, 2026

RE: CONCERT HALL RESTROOM RENOVATIONS

The Concert Hall restrooms at City Hall date back to the original 1930s construction and are in need of substantial renovations. The current facilities present challenges in maintenance and do not provide accessible features for people with disabilities as required by the Americans with Disabilities Act (ADA) and the Building Code. The City of Norwalk’s ADA Transition Plan identified the need for renovations, and funding has been approved and allocated in the City’s ADA Capital Budget. An initial investment of \$17,500.00 has already been provided for architectural and engineering services.

On April 17, 2026 the City’s Purchasing Department solicited bids for the renovation of the Concert Hall restrooms. The city received two (2) bids. The results are as follows:

TITAN ENTERPRISES, INC	\$397,700.00
A & J CONSTRUCTION OF NY, INC.	\$888,888.00

ACTION REQUESTED:

- A. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with Titan Enterprises, Inc. for the Concert Hall Restroom Renovations project for a total not to exceed \$397,700.00 Acct # 0925/26 2010 5777 C0536.**
- B. Authorize a contingency allowance for a total not to exceed \$39,770.00 Acct # 09262010 5777 C0536.**

MEN'S 1ST ENTRYWAY – 1ST FL



MEN'S 2ND ENTRYWAY – 1ST FL



WOMEN'S RESTROOM – 1ST FL



WOMEN'S RESTROOM – 1ST FL



WOMEN'S 2ND ENTRYWAY – 1ST FL





TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: NEIL RENNIE, PROPERTY MANAGER

DATE: APRIL 29, 2026

RE: BUILDING FIRE ALARM/SPRINKLER INSPECTION AND REPAIRS SERVICES

As part of life safety requirements for municipal building operations, the City retains a qualified fire services contractor to perform fire alarm and fire sprinkler inspection, testing, and maintenance services. The current agreement with M.J. Daly, LLC is scheduled to expire in July 2026. The scope of services covers the following City facilities: Animal Control, Ben Franklin Center, City Hall, Department of Public Works, Fire Stations 1–6, Lockwood-Mathews Mansion Museum, Nathaniel Ely Center, Norwalk Community Recreation Center, Norwalk Health Department, Norwalk Museum, Norwalk Public Library, Police Headquarters, Roosevelt Senior Center, and South Norwalk Branch Library.

On April 14, 2026, the Purchasing Department issued a solicitation for Life Safety Services. Four (4) bids were received as follows:

FIRM	3 Year Base Fire Alarm	1st Option Year	2nd Option Year	3 Year Base Sprinkler/Suppression	1st Option Year	2nd Option Year
Facility Compliance Fire Protection LLC	\$31,281.00	\$11,830.00	\$12,184.00	\$25,817.00	\$9,790.00	\$10,113.00
Everon, LLC	\$53,840.60	\$20,079.34	\$20,468.68	\$59,358.24	\$13,543.00	\$13,543.00
Johnson Controls Fire Protection LP	\$54,666.00	\$18,222.00	\$18,222.00	\$40,629.00	\$19,215.00	\$20,174.00
Summit Fire and Security	\$79,412.00	\$28,887.00	\$30,336.00	\$52,816.00	\$20,379.54	\$20,775.26

After reviewing the bids, the Purchasing Department and Office of Building Management recommend the award to Facility Compliance Fire Protection LLC as the lowest qualified bidder.

ACTION REQUESTED:

Authorize the Purchasing Agent to issue a Purchase Order to Facility Compliance Fire Protection LLC to provide Life Safety Services for various city buildings: a) Fire Alarm services- for an initial term of 3 years for a total of \$31,281.00 with two - one (1) year options for \$11,830.00 -FY 2029-2030 and \$12,184 -FY 2030-2031 and b) Sprinkler/Suppression Services – an initial term of 3 years for a total of \$25,817.00 with two - one (1) year options for \$9,970.00 -FY 2029-2030 and \$10,113.00 -FY 2030-2031.

Account #'s:

013059 5298	010474 5298	014075 5298	014079 5298	014081 5298
013154 5298	014082 5298	014083 5298	014084 5298	014093 5298
014089 5298	014072 5298	014086 5298	012012 5298	014078 5298
016210 5298	013055 5298	014073 5298	016220 5298	



CITY OF NORWALK
Alan Lo, Buildings and Facilities Director
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 DIRECTOR
RE: **SILVERMINE SCHOOL HVAC/IAQ – CONSTRUCTION MANAGER
CONTINGENCY ALLOWANCE INCREASE**
DATE: APRIL 29, 2026

Silvermine School HVAC improvement project was one of six Indoor Air Quality school improvement projects that was approved by the State under a special grant program based on our current reimbursement rate of 60%. The project is budgeted in the amount of \$3,025,516. The original project included new boilers, air conditioning for the gym, removal of hazardous material related to mechanical improvements and a new building energy management system (BMS) throughout the building.

During late spring of 2025, this project was bid but unfortunately the total bid amount exceeded the budget by a significant amount. Thereafter, we revised the project scope to only include basic work which included new boilers with controls and air conditioning for the gym. As we completed the modified improvement work a few months ago, we would like to utilize the free balance and to add back portions of the building energy management system which we determined to be essential to integrate the new boilers with the existing heating distribution system. These improvements allow BOE Facilities to more efficiently manage and operate the HVAC system within the school with greater occupant comfort and energy efficiency.

In June 2025, the City Council authorized a not to exceed Guaranteed Maximum Price contract for Newfield Construction Group, LLC to provide Construction Management (CM) Services for the Silvermine School HVAC/IAQ Grant Improvement Project (State Project #103-006-HVACN). This approval included the following action for Owner Contingency Allowance totaling \$101,371.

- *AUTHORIZE OWNER CONTINGENCY ALLOWANCE FOR CHANGE ORDERS TO THE GMP FOR A TOTAL NOT TO EXCEED \$101,371*
ACCT# 09245010 5777 C0842 (CITY SHARE)
ACCT# 09245010 5799 C0842 (STATE SHARE)

The additional scope was priced and reviewed for value engineering opportunities. The final cost of the work as proposed by Newfield Construction is \$504,308.97 while the current free balance is approximately \$526,000.

With the additional cost of this work exceeding the original authorization for the Owner Contingency Allowance, the staff is requesting a contingency increase for the value of the BMS Controls change order in the amount of \$504,308.97.

ACTION REQUESTED:

Authorize to increase the Owner Contingency Allowance for change orders to the Guaranteed Maximum Price (GMP) with Newfield Construction Group, LLC for the Silvermine School HVAC/IAQ project for an additional amount not to exceed \$504,308.97. Funds are available in Acct. #09245010 5777/5799 C0842.



NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – APRIL 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 approved moving forward with a rooftop photovoltaic (PV) solar system on the new school. Bids for this project were received by the Construction Manager and they were approved to proceed with the work in March of 2026. Planning and procurement is underway with installation planned for summer of 2026

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

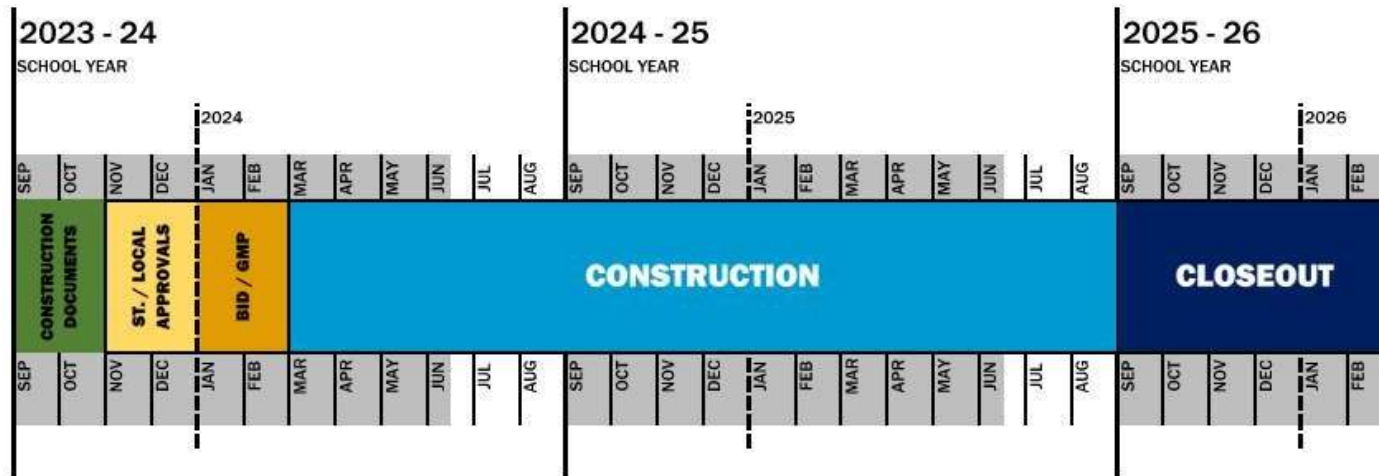
South Norwalk Elementary School

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.*

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 90% 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 has begun moving temporary fencing in preparation for the Naramake softball field work 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:



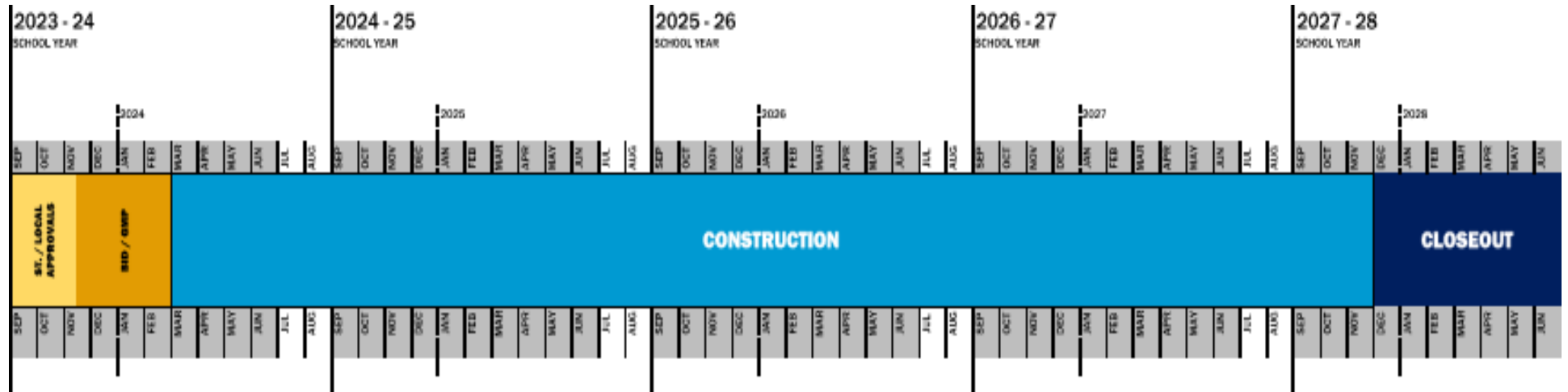
	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget (GMP #1)	80%	\$239,000,000	\$20,901,035	\$218,098,965	TBD
Additional City Funds (GMP #2)	NONE	\$6,500,000	N/A	\$6,500,000	TBD
Future Application for Additional Contingency	80%	21,734,812	\$7,010,966	\$14,723,846	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 – 4/1/26

Norwalk High School / P-TECH
NEW CONSTRUCTION



P-TECH Wing, Aux Gym, Pool Entrance Vestibule – 4/20/26

Norwalk High School / P-TECH
NEW CONSTRUCTION



Bus Drop Off & Commons Entrance, Weight Room – 4/20/26

Norwalk High School / P-TECH
NEW CONSTRUCTION



Pool Building Envelope – 4/20/26

Norwalk High School / P-TECH
NEW CONSTRUCTION



Performing Arts Entrance & Band Room – 4/20/26



Roofing at P-TECH Auditorium, Gym, Aux Gym – 4/17/26

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 – Site utility work for the electrical room and transformer are complete. VRF equipment has been installed in classrooms, supporting VRF scope (line sets, control wiring) is ongoing.

Brien McMahon – New outdoor chiller has been installed and fed into the school. Chiller start-up is in-progress. Rooftop units have been installed, and the existing cooling tower has been removed.

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. Renovations of the new electrical room have begun.

Marvin – Second shift work has begun at the school. Communication wiring, controls, and control panels are underway. Preliminary testing for TAB report has begun. New cassettes have been installed in the library. Most work is on hold until Summer.

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.



Rowayton Elementary School
HVAC Upgrades



Underground Utilities – 4/8 & 4/16

Indoor Air Quality Upgrades for Norwalk Public Schools HVAC UPGRADES

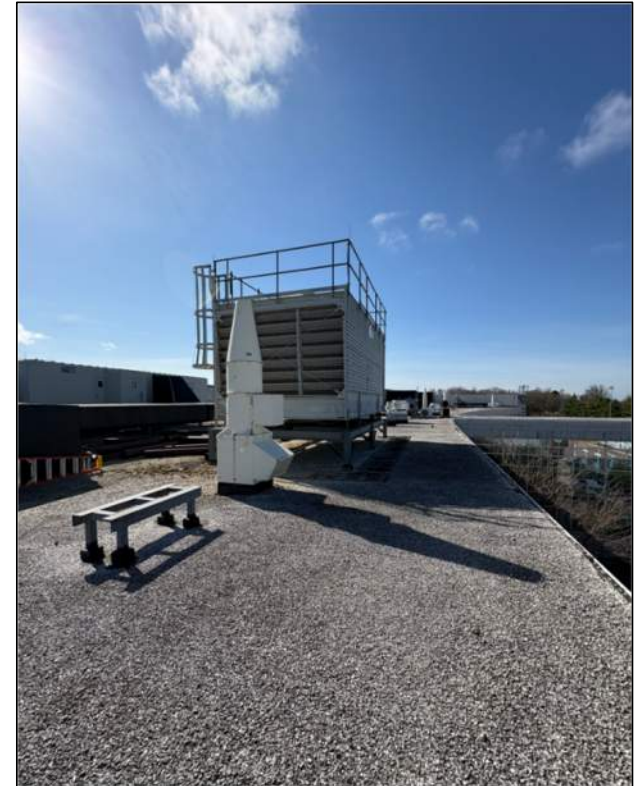


IAQ UPGRADES – BRIEN MCMAHON CONSTRUCTION SCHEDULE:

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



Brien McMahon High School
HVAC Upgrades



Rooftop Units – 4/9/26

Brien McMahon High School
HVAC Upgrades



New Outdoor Chiller – 4/16/26

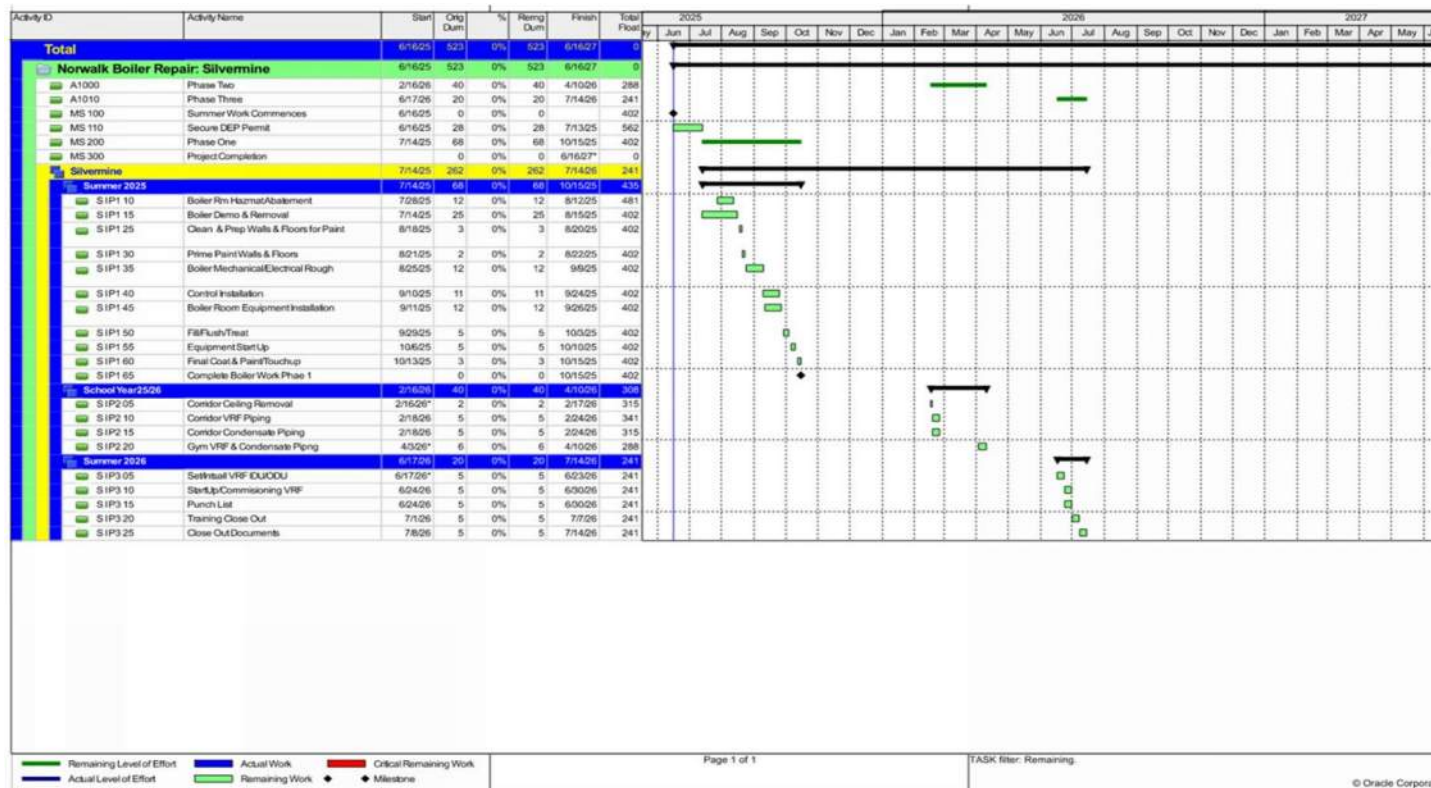
Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC UPGRADES



IAQ UPGRADES - SILVERMINE CONSTRUCTION SCHEDULE:

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



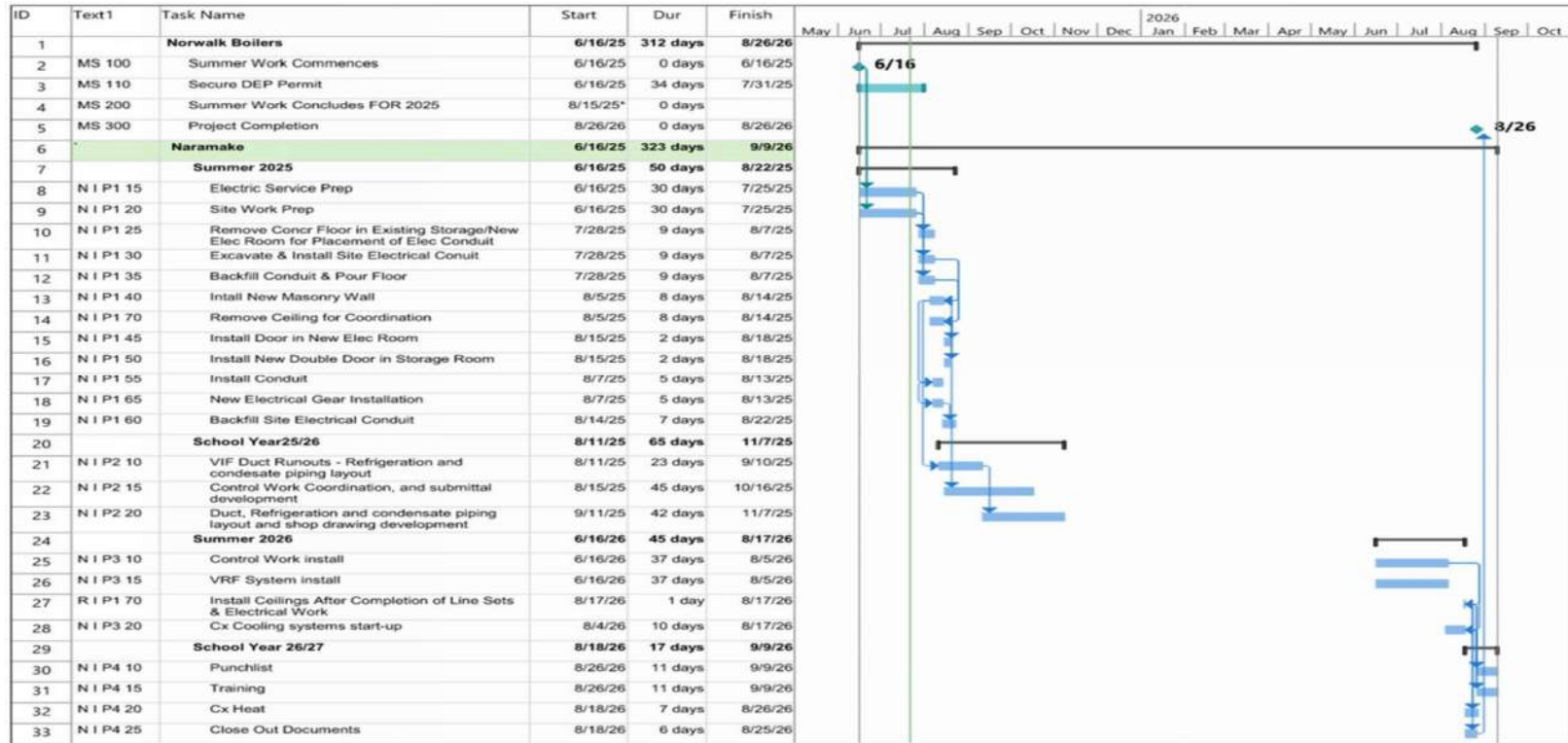
Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC UPGRADES



IAQ UPGRADES - NARAMAKE CONSTRUCTION SCHEDULE:

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



Naramake Elementary School
HVAC Upgrades



New AC Units – 2/26/26

Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC UPGRADES



IAQ UPGRADES - MARVIN CONSTRUCTION SCHEDULE:

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

