



## REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

JUNE 3, 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](https://norwalkct.gov/meetings).



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



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



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

I. **CALL TO ORDER/ROLL CALL**

II. **ACCEPTANCE OF MINUTES**

A. **5-6-26 Meeting**

III. **PUBLIC PARTICIPATION**

IV. **OLD BUSINESS**

V. **NEW BUSINESS**

- A. 1. **Authorize the Mayor, Barbara C. Smyth, to execute an Agreement with Olympus Construction for project #4513- Wolfpit Elementary School Air Conditioning and Electrical Upgrades for a total not to exceed \$676,000.00. Funds are available in Acct. 09235010 5777 CO652, 09245010 5777 CO652 and 09255010 5777 CO652.**

2. Authorize the NPS Facilities Department to issue Change Orders on this contract for a total of \$67,600.00. Funds are available in Acct. 09255010 5777 CO652.

B. 1. Authorize the Mayor, Barbara C. Smyth, to execute an Agreement with Titan Enterprises for project #4497- Smith Street Jail Renovation for the interior restoration for a total not to exceed \$478,000.00. Funds are available in Capital Accounts 0919/0922/0925/0926 6310 5777 C0430 Smith Street Buildings, and ADA Access Mill Hill Master Plan Accounts 0921/0922/0924 6310 5777 C0521.

2. Authorize the Building Management department to issue Change Orders on this contract for a total of \$47,800.00. Funds are available in accounts 0919/0922/0925/0926 6310 5777 C0430 Smith Street Buildings and ADA Access Mill Hill Master Plan 0921/0922/0924/6310 5777 C0521.

C. Authorize the Purchasing Agent to issue a Purchase Order to Raptor Technologies, LLC to provide an annual emergency/security management software subscription for City Hall for an initial fee in the amount of \$1,497.50 and an annual cost in the amount of \$1,417.50 under the TIPS Cooperative Association Contract. Funds available from account # 014075 5296.

D. Authorize the Purchasing Agent to issue a Purchase Order to Universal Building Services, LLC for project #4492-Burner Cleaning, Emergency & Repair Service at Various Norwalk locations. The agreement includes a 3-year initial term for \$87,081.00, with two one-year options for \$40,234.00 in FY 2029-2030 and \$40,234.00 in FY 2030-2031.

Account #'s: 014073 5298/014079 5298/013059 5298/014072 5298/013055 5298/016210 5298/016220 5298/014078 5298/ 014081 5298/014082 5298/014083 5298/014084 5298/014093 5298/016300 5298/014086 5298

VI. DISCUSSION

A. Monthly School Construction Update

VII. ADJOURNMENT



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

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

**FROM:** WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

**RE:** **WOLFPIT ELEMENTARY SCHOOL AIR CONDITIONING AND ELECTRICAL UPGRADES**

**DATE:** MAY 26, 2026

Not long ago, Norwalk Public Schools instituted a program to provide temporary air conditioning to all remaining schools that are not equipped with comfort cooling. The final school to take part in this program is Wolfpit Elementary School. As part of this ongoing initiative to provide comfort cooling to the district, Southport Engineering Associates was assigned to design a window style air conditioning system and split system air conditioning system to all learning spaces and offices at the Wolfpit Elementary School. Based on the design Southport Engineering Associates provided, a solicitation was publicly advertised by the City's Purchasing Department for this work and Olympus Construction responded. Last year, Olympus Construction successfully completed the same task at Tracey Magnet School to our satisfaction and we are pleased they have shown continued interest in working with the Norwalk Public Schools.

**ACTION:**

- a. Authorize the Mayor, Barbara C. Smyth, to execute an Agreement with Olympus Construction for the Wolfpit Air Conditioning and Electrical Upgrades project for a total not to exceed \$676,000.00. Funds are available in Acct. 09235010 5777 C0652, 09245010 5777 C0652 and 09255010 5777 C0652.**
- b. Authorize the NPS Facilities Department to issue Change Orders on this contract for a total of \$67,600.00. Funds are available in Acct. 09255010 5777 C0652.**

**CITY OF NORWALK  
PURCHASING DEPARTMENT**

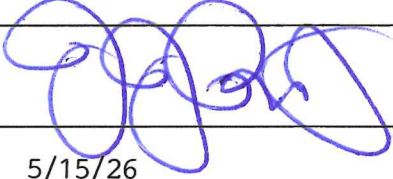
<b>BID PRICES/BREAKDOWN</b>		<b>FEE</b>	<b>FEE IN WORDS</b>
A	Mechanical Sav-Mor	\$218,000.00	Two Hundred Eighteen Thousand-----00/100 Dollars
B	Electrical Mercury	\$223,000.00	Two Hundred Twenty Three Thousand---- 00/100 Dollars
C	General Construction	\$235,000.00	Two Hundred Thirty Five Thousand---00/100 Dollars
D	<b>TOTAL LUMP SUM BID(A+B+C)</b>	\$676,000.00	
E	<b>TOTAL LUMP SUM BID (A+B+C) IN WORDS</b>	Six Hundred Seventy Six Thousand-----00/100 Dollars	

**CITY OF NORWALK  
PURCHASING DEPARTMENT**

B.

<b>Bid Security in the form of a (check one) is attached.</b>	<b>X</b>	<b>Bond</b> 10% Bid Bond	<b>Certified Check</b>
<b>Cost for performance bond <u>included in lump sum</u></b>	<b>\$</b>	<b>per thousand dollars</b>	

**Submitted by:**

<b>Print Name of Authorized Agent of Company</b>	James J. Pino, Jr., Member OLYMPUS CONSTRUCTION-A Division of Cattaruzza, LLC
<b>Signature of Authorized Agent of Company</b>	
<b>Date</b>	5/15/26

The above signatory acknowledges receipt of the following addenda issued during the bidding period and understands that they are a part of the bidding documents (if applicable):

Addendum #	1	Dated	4/28/26	Addendum #		Dated	
Addendum #	2	Dated	5/08/26	Addendum #		Dated	
Addendum #		Dated		Addendum #		Dated	

Historical Commission  
City of Norwalk  
125 East Ave  
Norwalk, CT 06854  
April 28, 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:

Please find attached a bid summary for the interior restoration of the Smith Street Jail.

The Smith Street Jail, also known as “the Old City Lock-up”, suffered severe interior damage on the second and third floors from a fire in 2010. In the 1970s, the City had converted the second floor into two studio apartments and were rentals until the fire in 2010. After the fire, the Historical Commission decided that this building should be restored and used as part of Mill Hill Historic Park, operated by the Norwalk Historical Society.

While it was used for forty years as rental apartments, the building was not maintained and not in good shape prior to the fire. Insurance proceeds were only sufficient to cover sealing and repointing the exterior, recreating and replacing the original windows, which were heavily damaged by the fire, and removing fire-damaged wood and reframing the second and third floors. A \$725,000 grant was received from the state in 2016 that was used to create exterior ADA access to both the Smith Street Barn and the Jail, including to the second floor of the jail, along with a stairway that connects from Smith Street to the upper part of Mill Hill where the 1835 Town House, 1860 Schoolhouse, and 1740 Governor Fitch Law Office are located. This project received an award from Preservation Connecticut (formerly known as the Connecticut Trust for Historic Preservation) in 2025.

We believe the Jail was constructed in three phases. In the late 1700s, the first floor was constructed using fieldstone and was used as an adjunct building to the large Norwalk Pottery works that was across the street along the Norwalk River (now the Head of the Harbor apartments). The City acquired the building in the 1840s, added the interior jail cells to the first floor, and constructed the brick second floor for the jail keeper to live in. Around the 1860’s, a gabled half-story was added to contain additional bedrooms for the jail keeper’s family.

An architect was engaged to create plans for the restoration of the interior. The first floor, which retains the original jail cells and much graffiti from the persons who were held there, will be restored and used for exhibits about the jail and its occupants. The second floor, which was originally used to house the jail keeper’s family, will be used as exhibit space to display the City’s and the Historical Society’s extensive collection of Norwalk Pottery. The third floor, which was originally used as bedrooms, will contain HVAC and other mechanical equipment and museum collections storage.

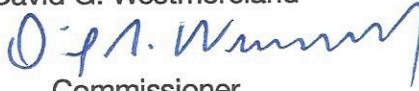
After capital funding was secured, an RFP was issued based on the plans designed by the architect.

The Historical Commission unanimously voted to recommend awarding the contract to the lowest qualified bidder, Titan Enterprises, in the amount of \$478,000.

We are requesting that Land Use approve and recommend to the Council to award the interior restoration contract to Titan Enterprises in the amount of \$478,000, with an additional \$47,000 for contingency, and authorizing the Mayor to sign the contract, with funds from capital accounts 0919, 0921, 0922, 0925, 0926 6310 5777 C0430 Smith Street Buildings (\$466,159) and ADA Access Mill Hill Master Plan 0921, 0922, 0924 6310 5777 C0521 (\$62,782.75).

Thank you for your consideration.

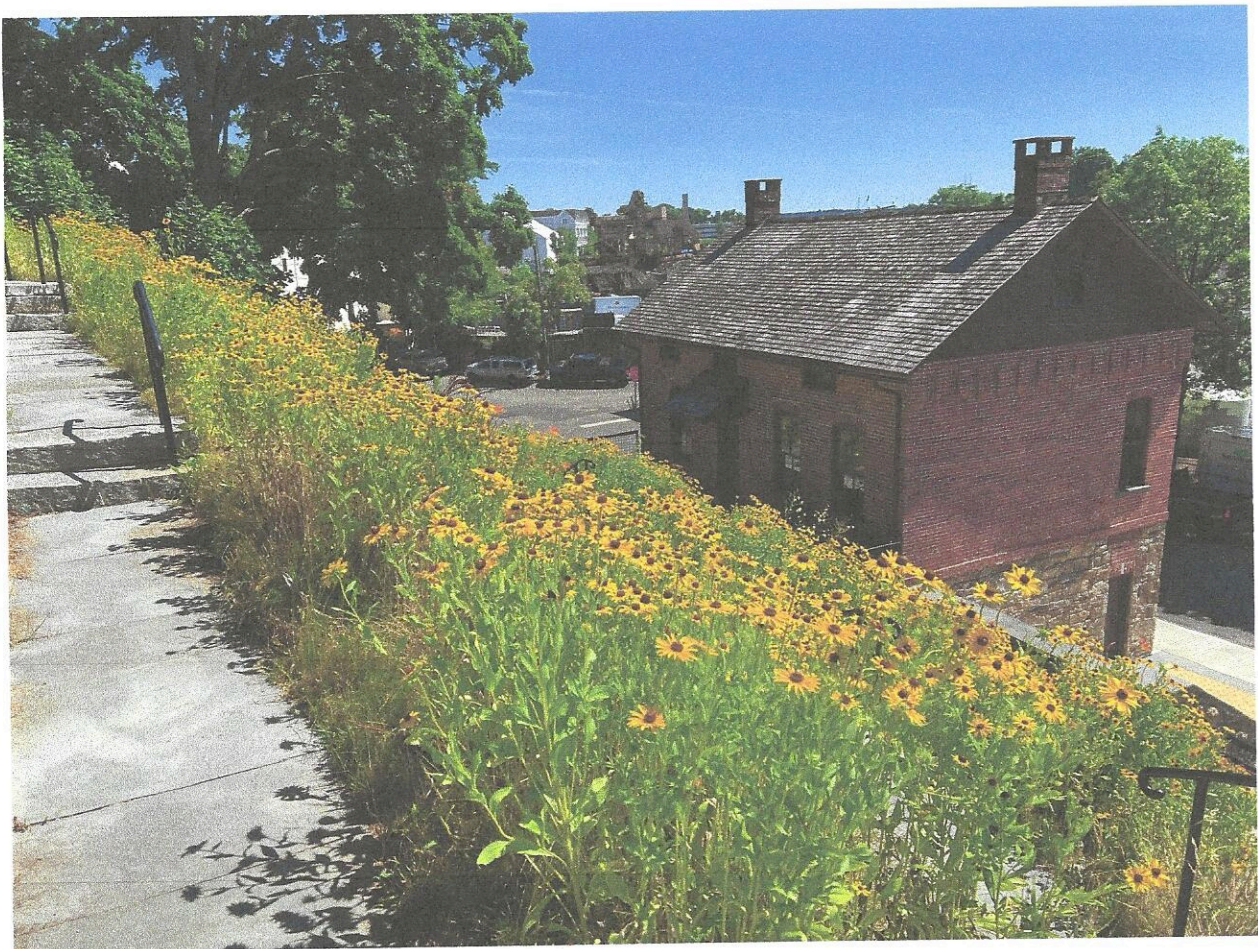
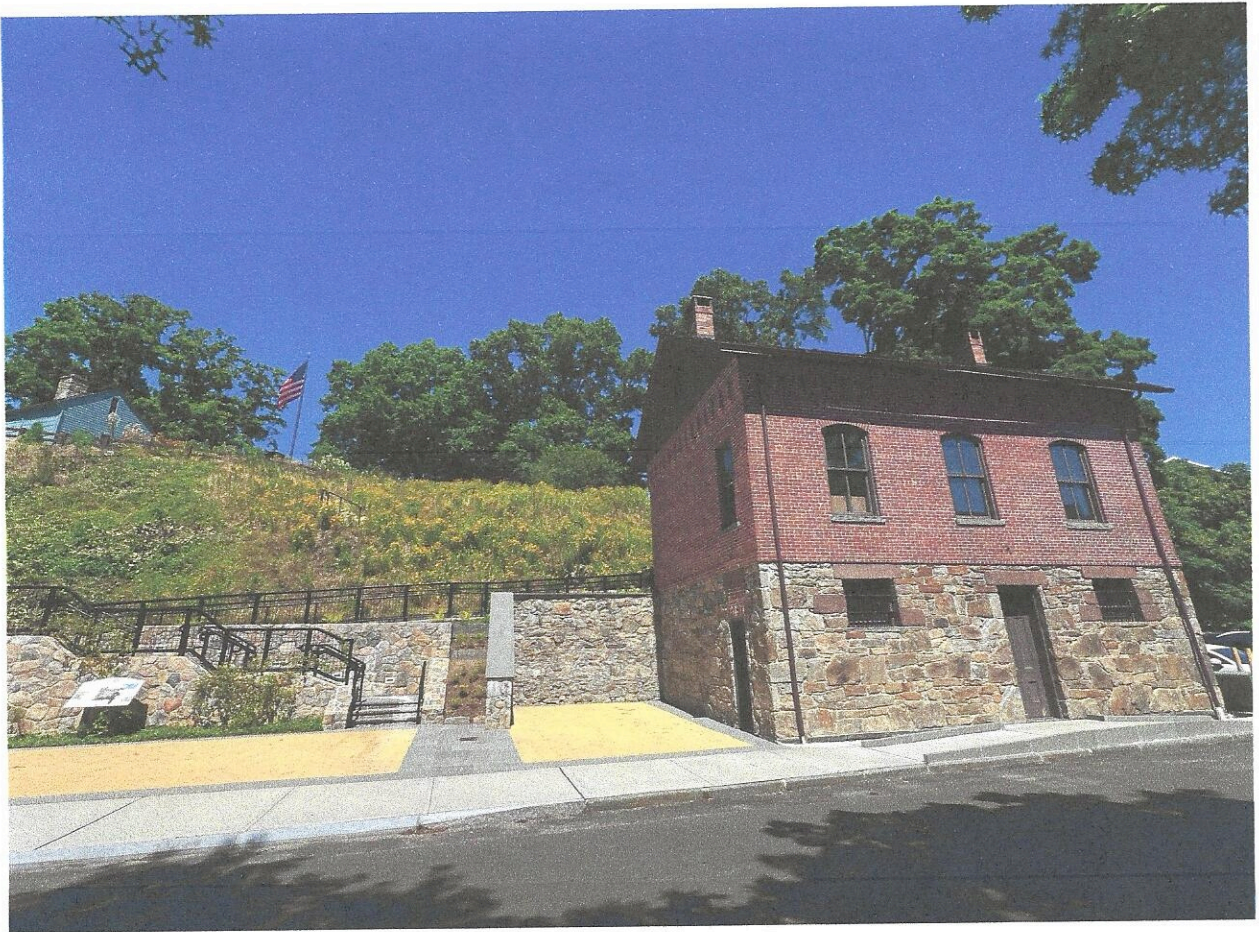
Sincerely yours,  
David G. Westmoreland

  
Commissioner

cc: Alan Lo, Building Management  
Neil Rennie, Guardian Services  
Rich Stein, Historical Commission Chair  
Michelle Andrzejewski, Planning & Zoning

Attachments





**NORWALK PURCHASING DEPARTMENT**

**RESPONSE SUMMARY - PROJECT #4497**

**Smith Street Jail Renovation**

03/26/2026

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

BID SECURITY	VENDOR	ELECTRONIC SUBMISSION (ATTACHED)	HARD COPY SUBMISSION	BID AMOUNT
YES	Kronenberger & Sons	YES	YES	\$1,131,000.00
YES	Sentinel Commercial Construction Management	YES	YES	\$724,000.00
YES	Titan Enterprises Inc	YES	YES	\$478,000.00
YES	VVW Industries Corporation	YES	YES	\$381,721.09

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

**RESTORATION NOTES**

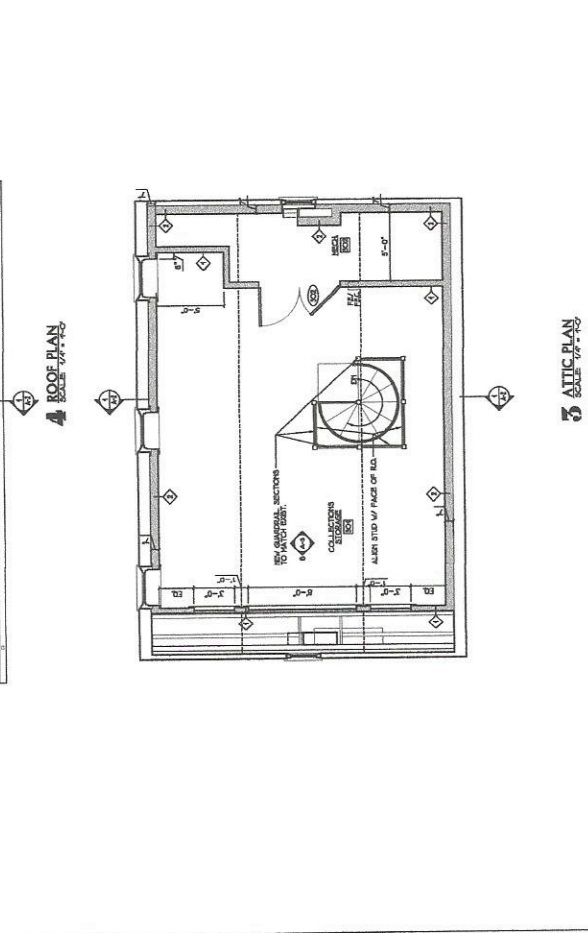
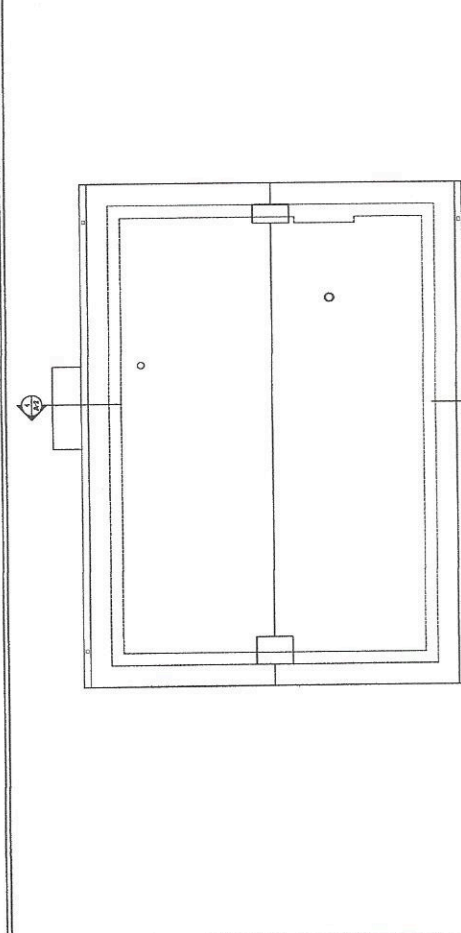
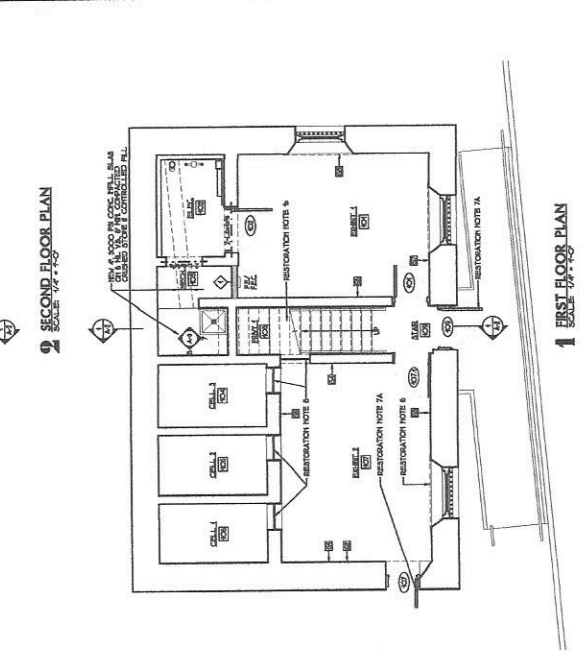
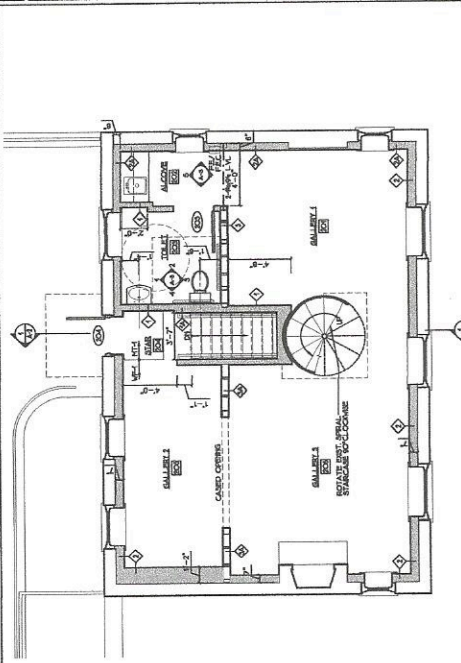
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INTERIOR RESTORATION & ADAPTIVE RE-USE AT  
**SMITH STREET JAILHOUSE**  
35 SMITH STREET, NORWALK, CT

DATE:	17 OCT 2022	FILE NAME:	GILL & GILL
DESIGNED BY:	ARCHITECTS, LLC	FORNANBY	FORNANBY
DRAWN BY:	ARCHITECTS, LLC	PROJECT NO.:	2022-001
CHECKED BY:	ARCHITECTS, LLC	SCALE:	AS SHOWN
DATE PLOTTED:	10/17/2022 10:11:11 AM	SCALE:	AS SHOWN
SCALE:	AS SHOWN	SCALE:	AS SHOWN

**A-1**

FLOOR & ROOF PLANS





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

**TO: LAND USE & BUILDING MANAGEMENT COMMITTEE**  
**FROM: NEIL RENNIE, PROPERTY MANAGER**  
**DATE: MAY 29, 2026**  
**RE: EMERGENCY MANAGEMENT SOFTWARE SUBSCRIPTION – RAPTOR TECHNOLOGIES**

\*\*\*\*\*

Raptor Technologies is a leading provider of integrated safety software, widely used in K-12 schools, districts, and youth programs. Their Raptor Alert system offers mobile-enabled, real-time emergency notifications and drill management tools that support rapid, coordinated responses to threats or incidents.

Subscribing to Raptor Technologies’ emergency management tools provides proactive safety, efficient emergency response, and reliable drill management, reinforcing Norwalk City Hall’s commitment to staff and visitor safety. The subscription auto-renews annually until cancelled by the City and carries a minimal cost compared to the potential reduction in risk and liability. Investing in Raptor Alert ensures proactive safety measures that can prevent costly incidents and protect both employees and visitors.

The proposed subscription would include:

- 1. Emergency Management (Raptor Alert): Enables instant notification of staff and first responders in case of emergencies, improving response times and situational awareness.
- 2. Drill Manager: Facilitates scheduling, tracking, and reporting of emergency drills to ensure staff readiness and compliance with best practices.

Implementing Raptor Alert at Norwalk City Hall aligns with responsible facility management by: Ensuring rapid, organized responses to emergencies within municipal offices. Enhanced accountability and compliance with safety protocols. Providing a clear framework for conducting and documenting emergency drills. Enabling quick implementation and staff training by IT and facilities teams, strengthening overall emergency preparedness and maintaining a safe environment for all.

**ACTION REQUESTED:**

**Authorize the Purchasing Agent to issue a Purchase Order to Raptor Technologies, LLC to provide an annual emergency/security management software subscription for City Hall for an initial fee in the amount of \$1,497.50 and an annual cost in the amount of \$1,417.50 under the TIPS Cooperative Association Contract. Funds available from account# 014075 5296.**



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

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

**FROM: NEIL RENNIE, PROPERTY MANAGER**

**DATE: MAY 29, 2026**

**RE: BURNER CLEANING, EMERGENCY AND REPAIR SERVICE AT VARIOUS NORWALK LOCATIONS**

\*\*\*\*\*

On May 8, 2026 the City’s Purchasing Department issued a solicitation for bids for Burner Cleaning, Emergency & Repair Service at various City of Norwalk locations.

The agreement consists primarily of preventative maintenance and emergency repair services for existing heating equipment located at Roosevelt Senior Center, DPW Admin & Dispatch, Animal Control, Nathaniel Ely Center, Norwalk Police Headquarters, Norwalk Public Library, South Norwalk Branch Library, Norwalk Historical Museum, Fire Stations 1,3-6, Gatehouse at Mathews Park, and 3 Belden Ave. Services include pre-season tune-ups, boiler cleaning, combustion efficiency testing, calibration of controls, and emergency response services on an as-needed basis.

The City received one (1) bid. The results are as follows:

<b>FIRM</b>	<b>3 Year Base Fire Alarm</b>	<b>1<sup>st</sup> Option Year</b>	<b>2<sup>nd</sup> Option Year</b>
<b>Universal Building Services, LLC</b>	<b>\$87,081.00</b>	<b>\$40,234.00</b>	<b>\$40,234.00</b>

After reviewing the submission for the above-referenced project, the Purchasing Department and the Office of Building Management recommend the award to Universal Building Services, LLC as the lowest qualified bidder, who is also the current service provider.

**ACTION REQUESTED:**

**Authorize the Purchasing Agent to issue a Purchase Order to Universal Building Services, LLC for Burner Cleaning, Emergency & Repair Service at Various Norwalk locations. The agreement includes a 3-year initial term for \$87,081.00, with two one-year options for \$40,234.00 in FY 2029-2030 and \$40,234.00 in FY 2030-2031.**

Account #'s:

014073 5298	014079 5298	013059 5298	014072 5298	013055 5298
016210 5298	016220 5298	014078 5298	014081 5298	014082 5298
014083 5298	014084 5298	014093 5298	016300 5298	014086 5298



## **NORWALK SCHOOL CONSTRUCTION PROGRAM**

MONTHLY PROJECT UPDATE – MAY 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.

Planning and procurement is underway a rooftop photovoltaic (PV) solar system. Installation anticipated to begin in the 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:



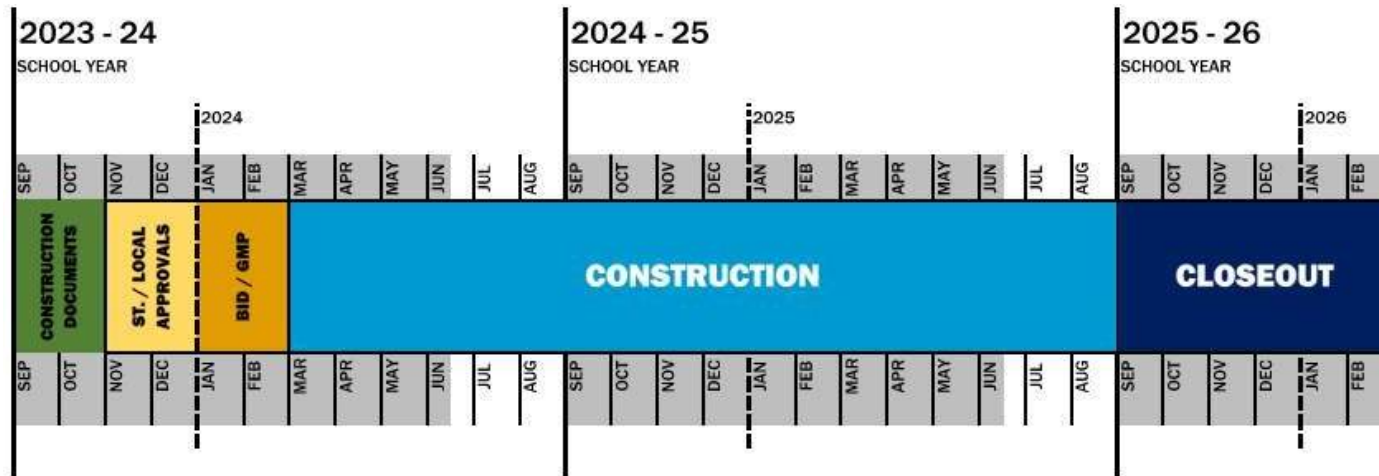
	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget	60%	\$76,000,000	\$19,506,975	\$53,013,661	\$2,892,169
Additional Land Acquisition	NONE	\$2,900,000	N/A	\$2,900,000	\$0
Additional Land Acquisition & Development	NONE	\$3,375,000	\$200,000	\$1,175,000	\$2,000,000

# 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/Winter 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:

Areas A, B, C, D, E, F and H roofing is substantially complete with area G in progress. Exterior wall CMU is substantially complete. Interior CMU is in progress in the main Gym (area E). Exterior wall CMU and Brick substantially complete. Metal panel façade is in progress in areas G and H. Storefront windows and glazing are mostly completed in areas A, B C and D. Curtainwall is installed in areas A, B, C and H. RTU’s have been set in all areas. Electrical switch gear has been inspected by the City of Norwalk.

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:

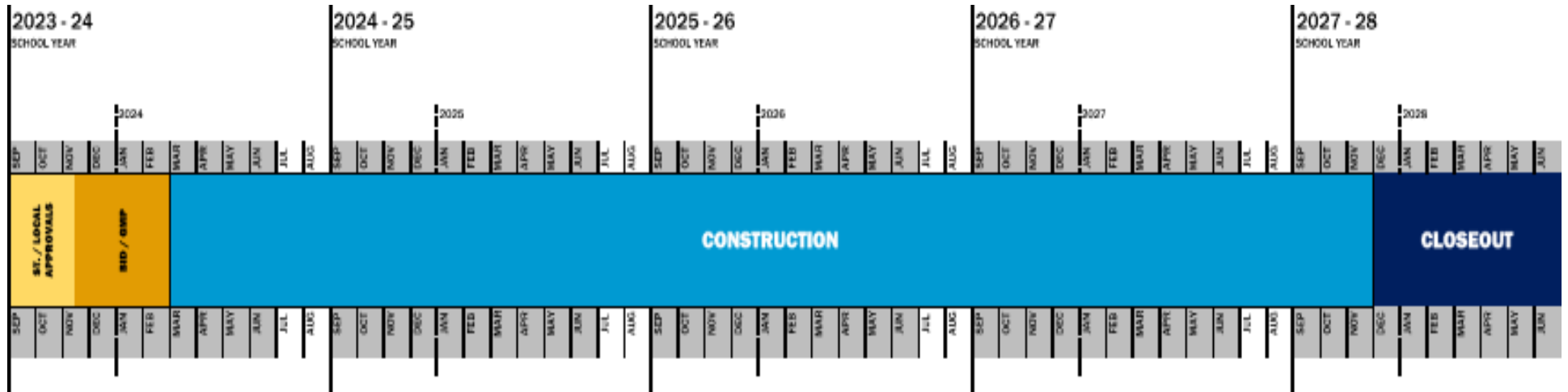
	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget (GMP #1)	80%	\$239,000,000	\$20,901,035	\$218,098,965	TBD
Additional City Funds (GMP #2)	NONE	\$6,500,000	N/A	\$6,500,000	TBD
Future Application for Additional Contingency	80%	21,734,812	\$7,010,966	\$14,723,846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



**Drone Photo – 4/1/26**

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



**Commons Area Stair & Clerestory – 5/19/26**



**Bathroom Wet Wall Tiling – 5/19/25**



**Bathroom Resinous Flooring – 5/19/25**



**Classroom Finishes with Ceiling Grid and Floor Prep – 5/18/2026**



**Interior Corridor with Ceiling Grid & Wall Tile – 5/18/26**

# 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 boiler warranty items.

Rowayton – Site utility work and new transformer are completed for Eversource. Electrical switchgear installation is scheduled for end of May. Attic space duct demolition and control wiring rough-in are ongoing. Roof work is being coordinated with City/BOE.

Brien McMahon – New outdoor chiller has been installed and fed into the school. Chiller start-up and building switchover to summer cooling is complete. Commissioning is of new system is underway.

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.

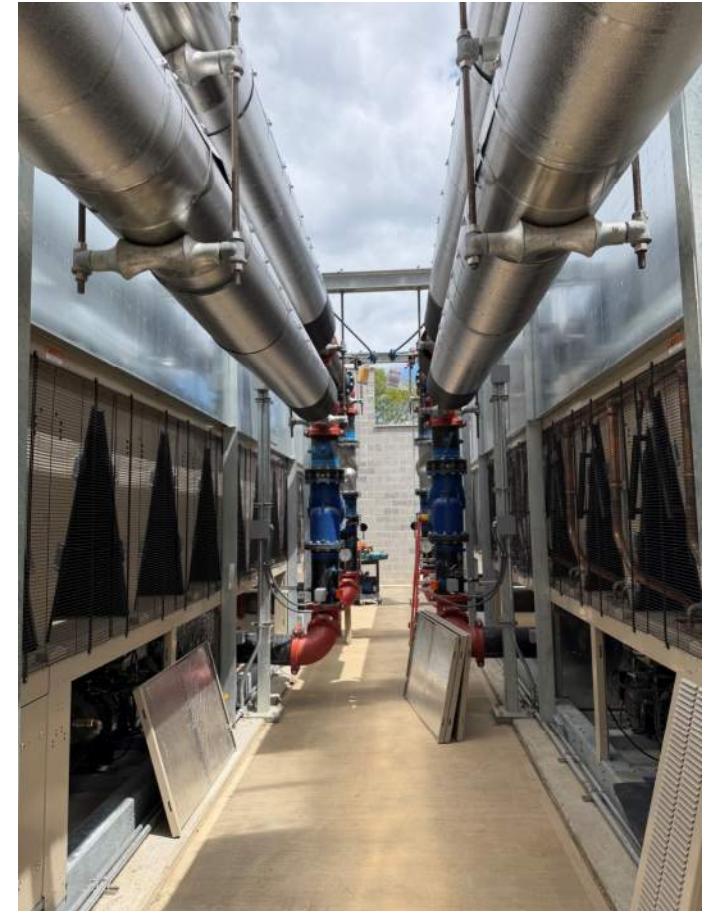
Naramake – Project team continues with second shift work insulation and roof conduits. Electrical switchgear installation is scheduled for the end of May. Ceiling modifications continue around new equipment in classrooms. The City is coordinating a new easement with Eversource for the primary electrical fee and new transformer.

Marvin – Second shift work has begun at the school and includes controls wiring rough-in. Construction manager is verifying delivery dates for RTU’s and coordinating summer work.

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:

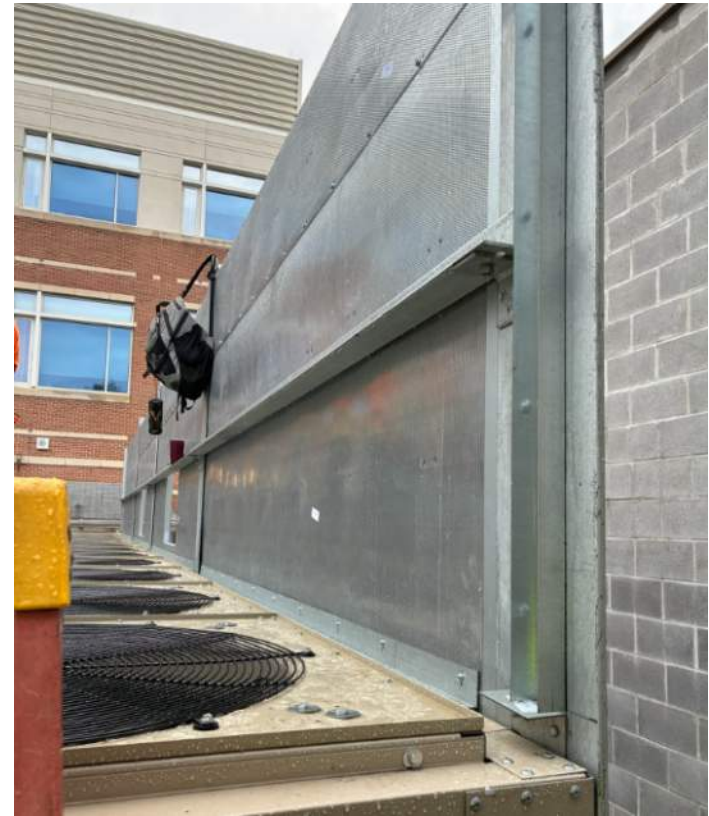
A schedule of the project has been provided below for your review.



**Brien McMahon High School**  
HVAC Upgrades



**Gym Duct Insulation – 5/6/26**



**Chiller Sound Attenuators – 5/7/26**

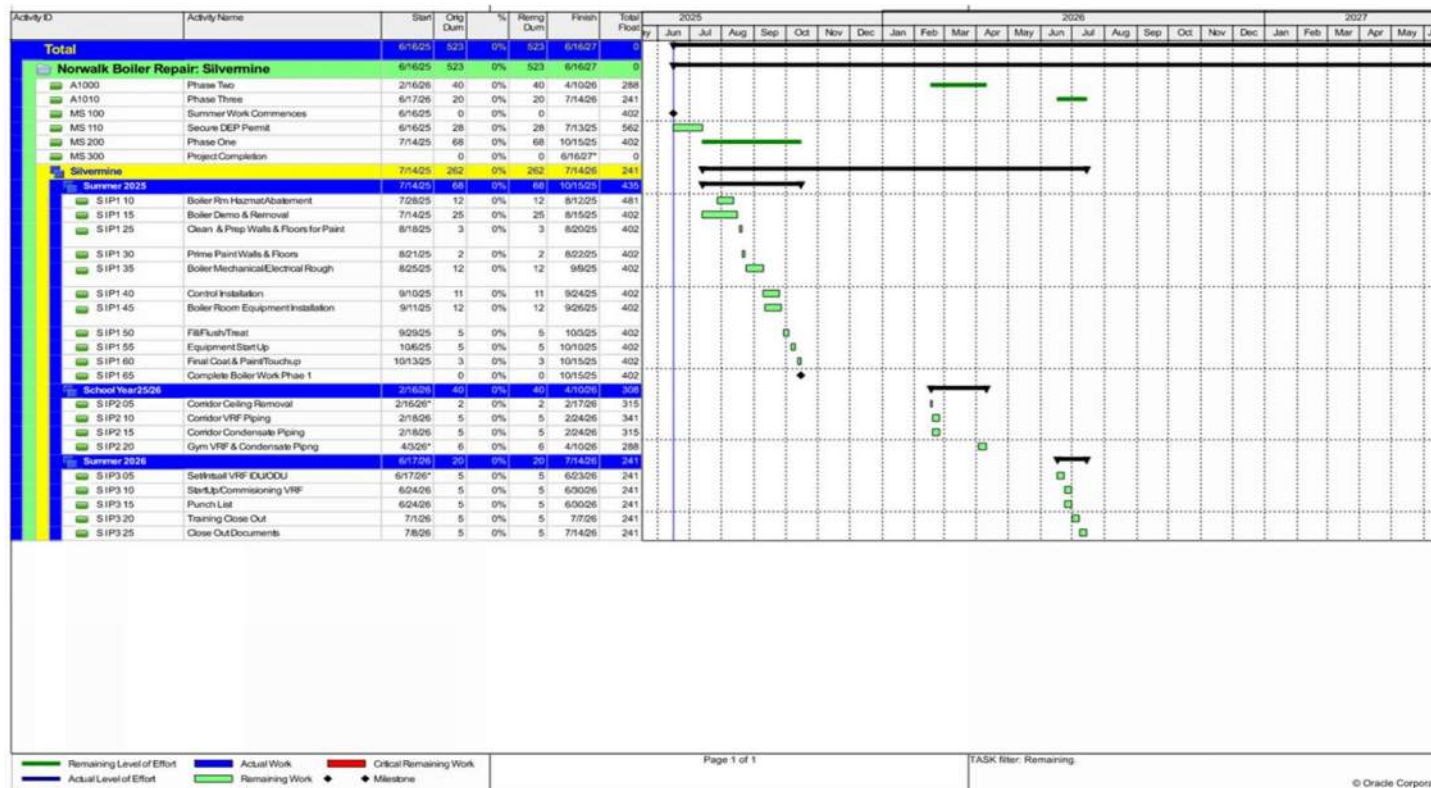
# Indoor Air Quality Upgrades for Norwalk Public Schools

## HVAC UPGRADES



### IAQ UPGRADES - SILVERMINE CONSTRUCTION SCHEDULE:

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



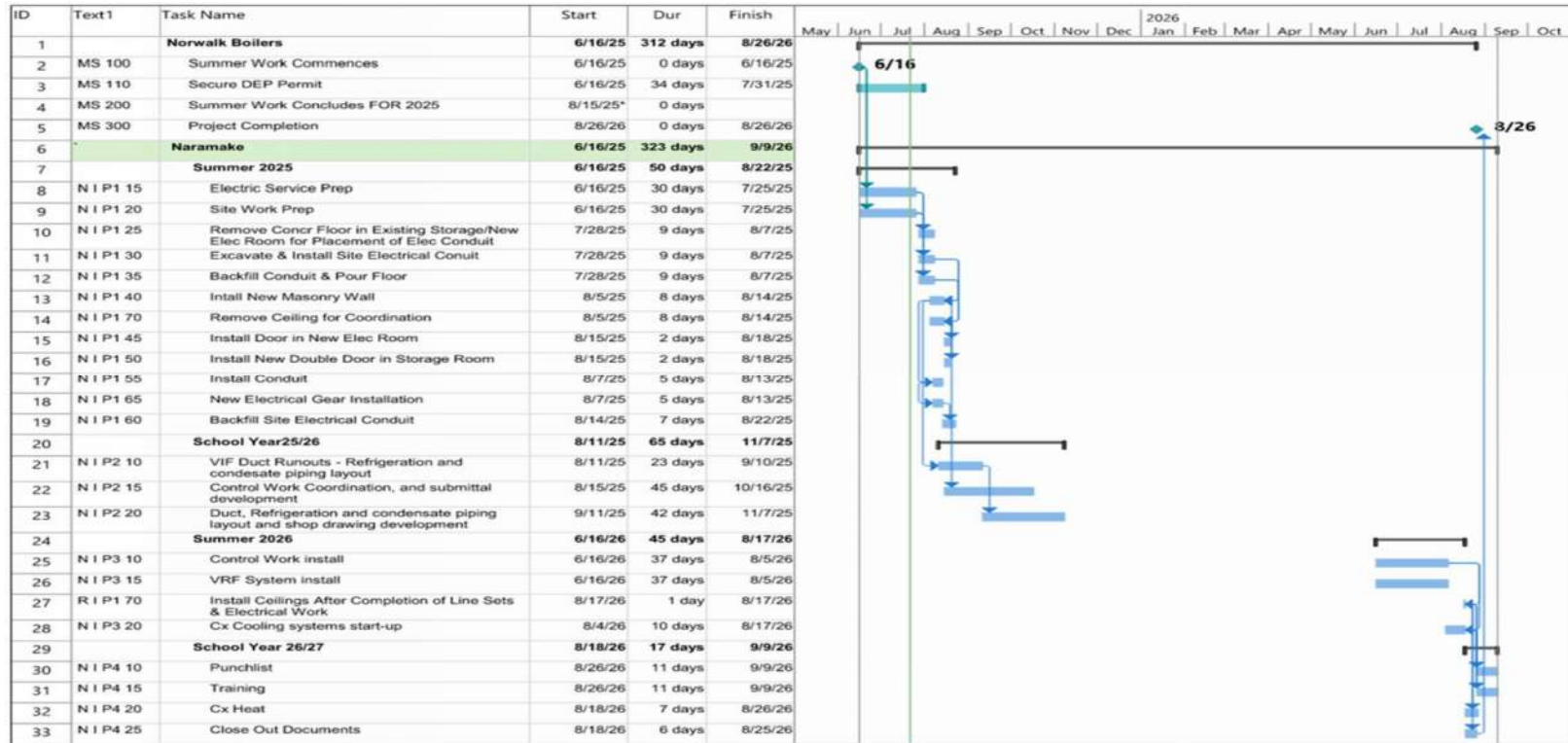
# Indoor Air Quality Upgrades for Norwalk Public Schools

## 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.

