



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

JULY 1, 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**

II. **ROLL CALL**

III. **ACCEPTANCE OF MINUTES**

A. **Acceptance of meeting minutes from 6/3/26 meeting**

IV. **PUBLIC PARTICIPATION**

V. **OLD BUSINESS**

VI. **NEW BUSINESS**

A.

**Authorize the Mayor, Barbara C. Smyth, to execute an agreement with Norwalk Senior Center, Inc. to provide the City with reimbursement funds for the patio improvement project including ADA improvements at its leased facilities**

located in Roosevelt Center in the amount of \$72,500. These are CDBG HUD reimbursement grant funds that are provided to the Norwalk Senior Center by Norwalk Redevelopment Agency.

- B. Authorize to increase the Owner Contingency Allowance for change orders to the Newfield Construction Group, LLC's Guaranteed Maximum Price (GMP) for the Naramake School HVAC/IAQ project (State Project #103-003-HVACN) to include gym air conditioning for an additional amount not to exceed \$260,233.90. Funds are available in account Acct. #09265010 5777 C0652.

VII. DISCUSSION

- A. Monthly School Construction Update

VIII. ADJOURNMENT



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE  
AGENDA  
JUNE 3, 2026, 7:00 PM  
BY HYBRID VIA ZOOM**

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**ATTENDANCE:** Colin Hosten, Chair; Brian Bailey; Vice Chair; Nicole' Eaddy; Jan Degenstein; Johan Lopez; Duane Wiggins

**OTHERS:** Alan Lo, Director of Building and Facilities; JoAnn Acquarulo, Buildings and Facilities Manager; Neil Rennie, Building Management; William Hodel, Director of Facilities & Maintenance, NPS, David Westmoreland, Historical Commission; Dan Phillips, Construction Solutions Group

**I. CALL TO ORDER**

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

**II. ROLL CALL**

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

**III. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: May 6, 2026**

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

**\*\* THE MOTION PASSED WITH FIVE (5) IN FAVOR AND ONE (1) ABSTENTION- MR. HOSTEN**

**IV. PUBLIC PARTICIPATION**

Diane Lauricella- Gregory Blvd.

Ms. Lauricella said that Wolfpit School is in the sun for most of the day and asked what kind of reconnaissance had been conducted. As she stated in the past, there is a group called New England Energy Partnership that offers a program called zero energy schools. She asked whether that program has been used at Wolfpit School. She also asked whether the electrical upgrades are solely for the air conditioning and whether solar or battery-powered packs have been considered to help run some of the utilities in the schools.

**VI. OLD BUSINESS**

There was no old business discussed this evening.

**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.**

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

**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.**

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

**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.**

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

**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.**

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

**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.**

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

**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 \$31,934.00 IN FY 2029-2030 AND \$31,934.00 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**

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

**VI. DISCUSSION**

**A. NORWALK PUBLIC SCHOOLS CONSTRUCTION PROJECT UPDATES**

Mr. Philips provided an update on the school construction projects and the HVAC projects.

**VII. ADJOURNMENT**

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

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Dilene Byrd



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 AND BUILDING MANAGEMENT COMMITTEE  
FROM: ALAN LO, BUILDINGS AND FACILITIES DIRECTOR  
RE : **NORWALK SENIOR CENTER AT ROOSEVELT CENTER  
PATIO AND ADA ACCESSIBLE IMPROVEMENTS**  
DATE: JUNE 15, 2026

\*\*\*\*\*

Norwalk Senior Center currently leases from the City a portion of Roosevelt Center located at 11 Allen Road. This location is their headquarters, and they provide various community services to the elderly in the community. Information regarding Norwalk Senior Center can be found on their website. Although Norwalk Senior Center is a separate non-profit organization, the City provides some financial assistance through its operating budget considering Senior Center a quasi-city agency.

At Roosevelt Center, Norwalk Senior Center uses an outdoor patio that has settled through the years. There are also steps at the outside doors leading out of the Center that make the patio ADA non-compliant. Recently, Norwalk Senior Center applied and received a CDBG HUD grant from the Redevelopment Agency in the amount of \$72,500 to renovate the patio. Additionally, the City through its ADA program is committing \$100,000 to remove the architectural barriers and install new accessible ramps. The Office of Building Management is also providing some capital funds (approximately \$50,000) to supplement the project budget by covering various soft costs and construction contingencies. With financial contribution from the City and the facilities being owned by the City, Office of Building Management has taken on the responsibilities to implement this project.

As the CDBG funds are provided as a reimbursement grant to the Norwalk Senior Center, a legal funding relationship must be established in order for the City to create

an account and advance \$72,500 for project implementation. This funding relationship would be established via an agreement between the City and Norwalk Senior Center and indirectly ties the CDBG funds to cover the construction expenditures.

**ACTION REQUESTED:**

**Authorize the Mayor, Barbara C. Smyth, to execute an agreement with Norwalk Senior Center, Inc. to provide the City with reimbursement funds for the patio improvement project including ADA improvements at its leased facilities located in Roosevelt Center in the amount of \$72,500. These are CDBG HUD reimbursement grant funds that are provided to the Norwalk Senior Center by Norwalk Redevelopment Agency.**



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: **NARAMAKE SCHOOL HVAC/IAQ – CONSTRUCTION MANAGER  
CONTINGENCY ALLOWANCE INCREASE**  
DATE: JUNE 23, 2026

\*\*\*\*\*

In 2024, the State approved Naramake School HVAC/IAQ Grant Improvement Project (State Project #103-003-HVACN) in the amount of \$6,461,876 for the installation of air conditioning throughout the building. In spring of 2025 the City advertised the project for bids and the bids came in substantially higher than the budget. Thereafter, the project team reduced the project scope by removing the proposed air conditioning system in the gym as well as conducted an extensive value engineering process to bring the project within the budget. The current project includes the installation of air conditioning for all classrooms as the primary objective with the intent to determine available funds for gym air conditioning as the project proceeded.

In June 2025, the City Council authorized a not to exceed Guaranteed Maximum Price contract with Newfield Construction Group, LLC to provide Construction Manager (CM) Services. This approval included the approval of Owner Contingency Allowance totaling \$121,532. This project began in the summer of 2025 with second shift work during the school year. This project will be substantially complete by the end of summer 2026.

In March of 2026 the design team developed a revised design to incorporate a split cooling system in the Naramake gymnasium and negotiated pricing with the mechanical contractor. The final change order proposal is \$260,233.90 and the work is expected to be implemented this summer. Through coordination with the Board of Education appropriate funding is available from their air conditioning improvement capital budget account to cover the costs of this work. A portion of this additional work would be eligible for 60% State reimbursement.

Since the cost of this work exceeds the original Owner Contingency Allowance authorization, an increase to the approved Owner Contingency amount is required in order to implement this Change Order work. Our current proposal is to keep the current contingency allowance untouched for ongoing work and request an additional allowance specifically for the gym improvements.

**ACTION REQUESTED:**

- 1. Authorize to increase the Owner Contingency Allowance for change orders to the Newfield Construction Group, LLC's Guaranteed Maximum Price (GMP) for the Naramake School HVAC/IAQ project (State Project #103-003-HVACN) to include gym air conditioning for an additional amount not to exceed \$260,233.90. Funds are available in account Acct. #09265010 5777 C0652.**



CONSTRUCTION  
SOLUTIONS GROUP

## **NORWALK SCHOOL CONSTRUCTION PROGRAM**

MONTHLY PROJECT UPDATE – JUNE 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.

Day 2 work is scheduled for Summer 2026. This includes the completion of rooftop photovoltaic (PV) solar system, BDA (signal booster) system, gym floor corrective work and concrete sidewalk replacements. Coordinating all work with summer activities.

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:**



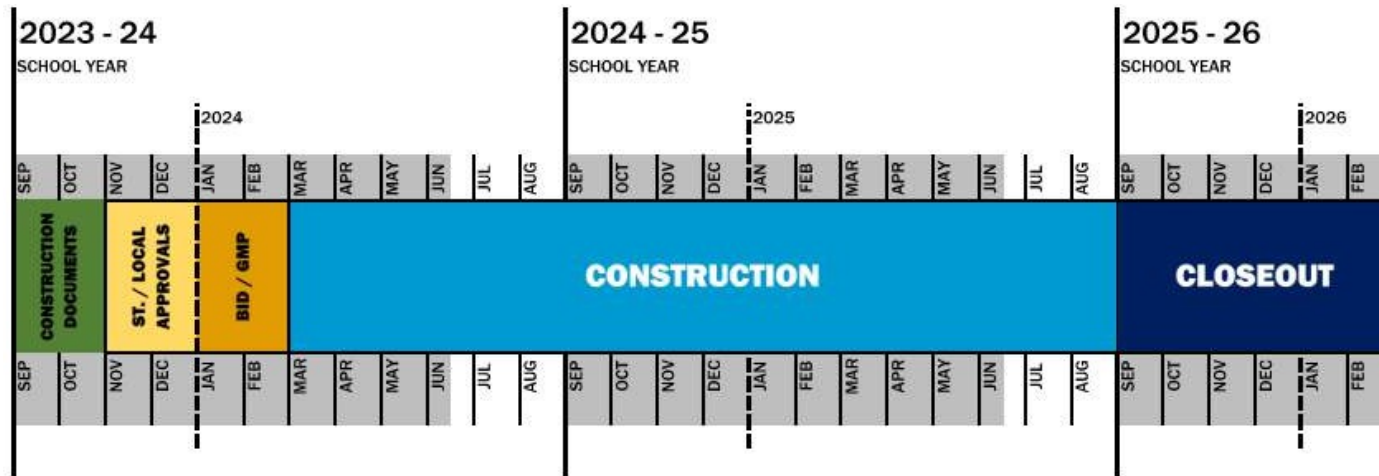
	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget	60%	\$76,000,000	\$19,506,975	\$53,013,661	\$2,892,169
Additional Land Acquisition	NONE	\$2,900,000	N/A	\$2,900,000	\$0
Additional Land Acquisition & Development	NONE	\$3,375,000	\$200,000	\$1,175,000	\$2,000,000

# 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:

Roofing and building envelope are substantially complete. Interior MEP rough-in is ongoing, with critical electrical and gas services installed. RTU’s have been set in all areas. Interior finishes are in progress and include finish ceilings, walls and floors.

The project team is preparing to complete the Naramake softball field scope during the Summer of 2026.

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:



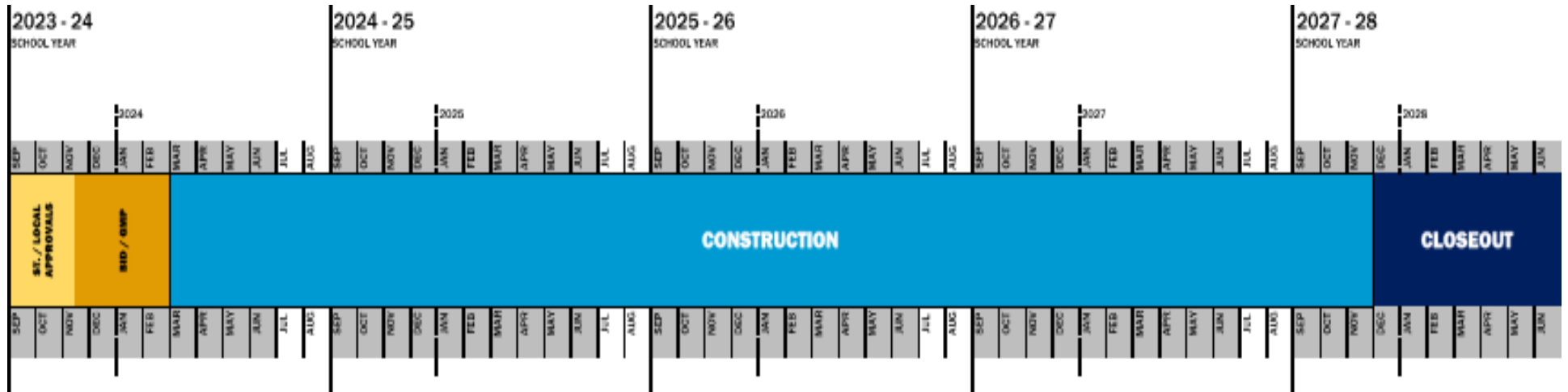
	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget (GMP #1)	80%	\$239,000,000	\$20,901,035	\$218,098,965	TBD
Additional City Funds (GMP #2)	NONE	\$6,500,000	N/A	\$6,500,000	TBD
Future Application for Additional Contingency	80%	21,734,812	\$7,010,966	\$14,723,846	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 – 5/13/26**

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



**Drone Photo – 5/13/26**

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



**New Electrical Service – Transformers and Primary Cabling – 6/19/26**

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



**New Gas Service – 6/24/26**

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



**Site Concrete Ramp/Stair & Ball Wall – 6/22/26**

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



**Commons Area Stair & Clerestory – 6/24/26**



**Classroom Finishes – 6/9/26**



**Bathroom Finishes – 6/4/26**

# 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.

Rowayton – Electrical switchgear has been installed. Attic space duct installation is ongoing (80%). Ceiling installation is ongoing, including in-ceiling fixtures and equipment. Roof work associated with air handling units is underway, including structural scope. AHU's to be set in July.

Brien McMahon – New outdoor chiller has been installed and fed into the school. New fuel storage tank is on pad with piping stubbed up for final connections. Interior insulation work is ongoing. RTU#7 install is being coordinated for Summer 2026.

Silvermine – Project is substantially complete and closeout is in progress. Additional building management controls work is scheduled to begin on Saturday 6/27.

Naramake – Ceiling modifications continue around new equipment in classrooms. The Eversource easement has been finalized and the project team is coordinating pole relocation work and the required tree removals. Coordinating the delivery of transformer and permanent power for end of Summer 2026.

Marvin – Will begin running electrical feeds on site during summer break. Remaining abatement work to be completed over summer break. Project team is tracking delivery dates for AHU/RTU's and coordinating the required work for Summer 2026.

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.



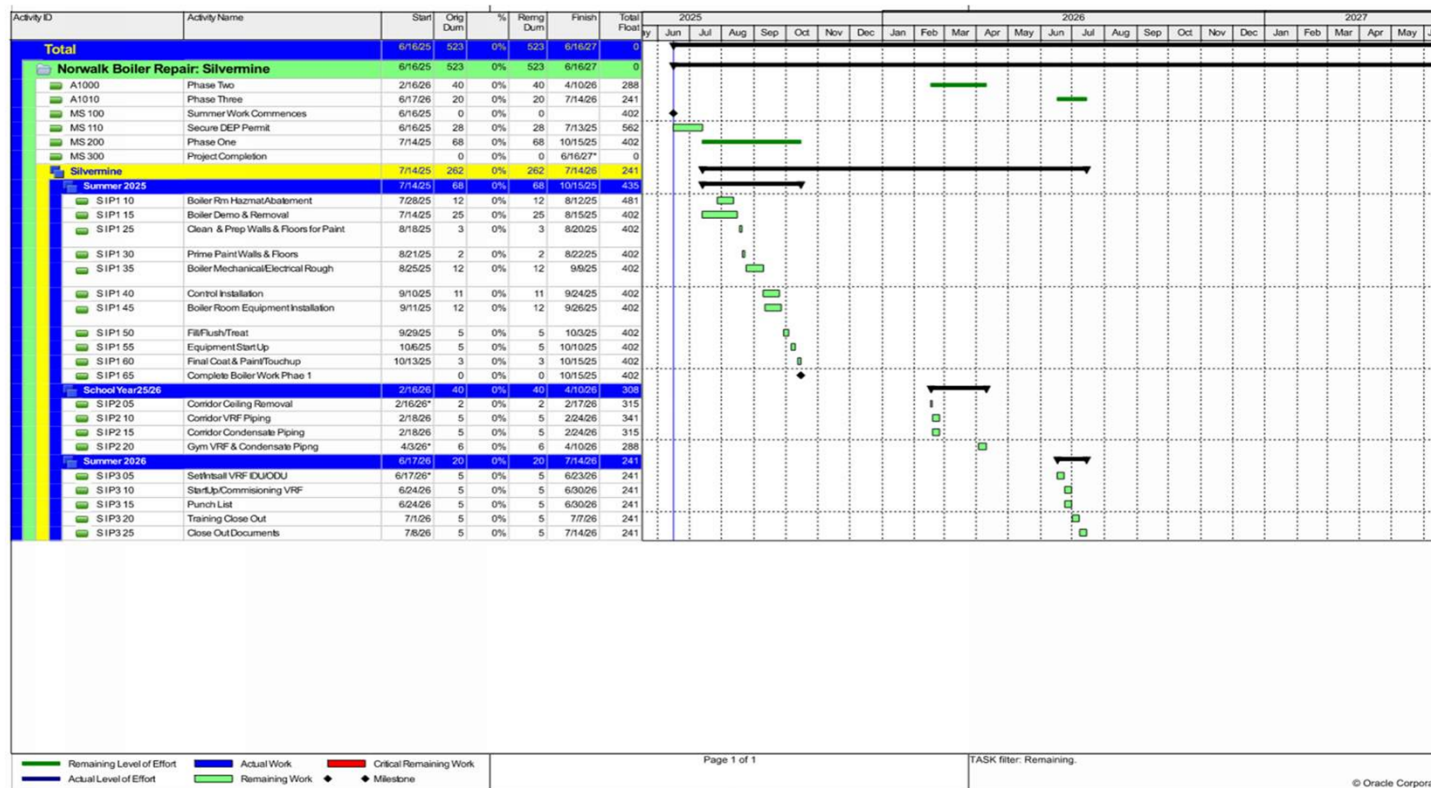
# Indoor Air Quality Upgrades for Norwalk Public Schools

## HVAC UPGRADES



### IAQ UPGRADES - SILVERMINE CONSTRUCTION SCHEDULE:

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



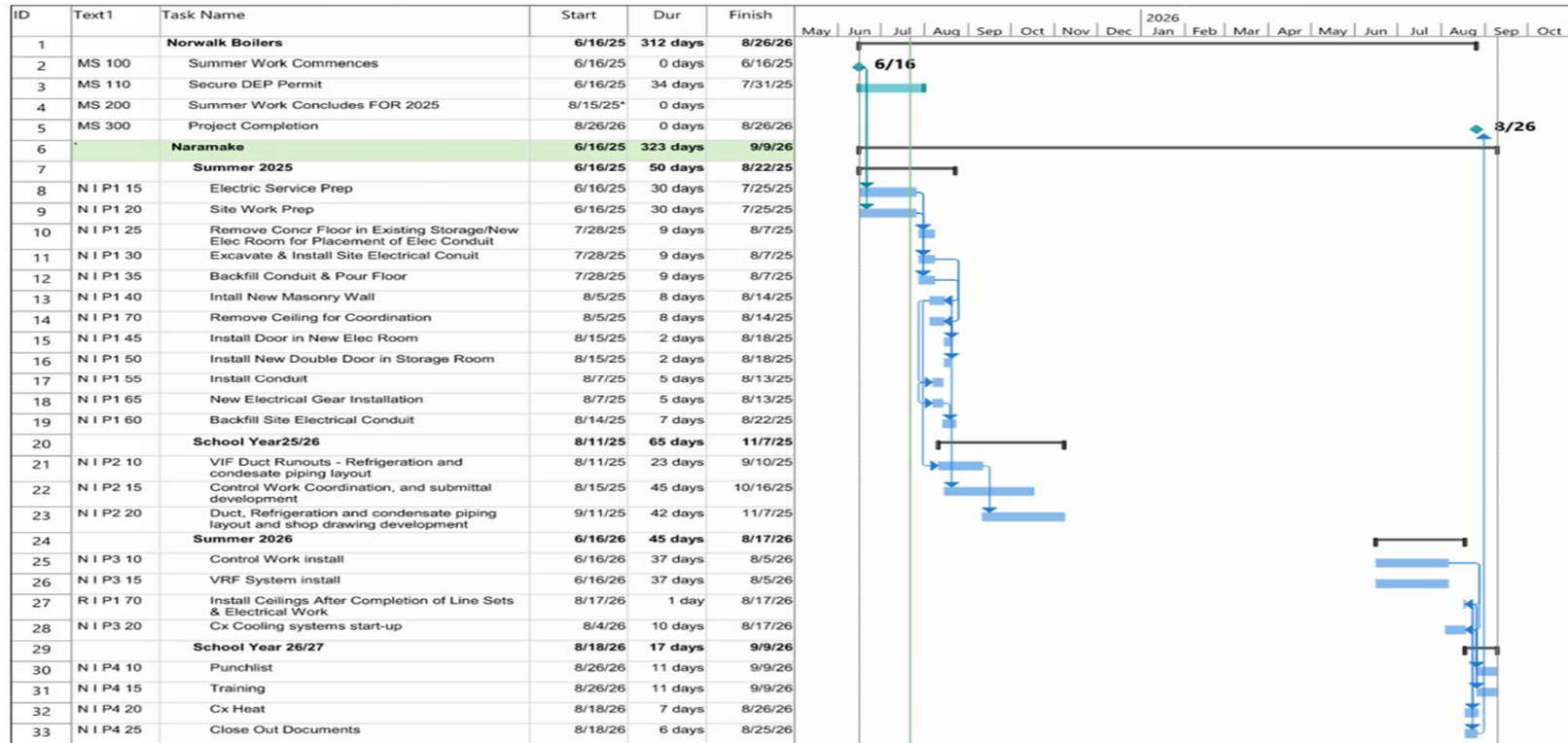
# Indoor Air Quality Upgrades for Norwalk Public Schools

## HVAC UPGRADES



### IAQ UPGRADES - NARAMAKE CONSTRUCTION SCHEDULE:

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



# 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.

