



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

AUGUST 5, 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.



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 with the subject line "Public Comment" to provide written public comment prior to the meeting.

AMENDED (8/4/26)

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: 7-1-26**
- IV. **PUBLIC PARTICIPATION**
- V. **OLD BUSINESS**
- VI. **NEW BUSINESS**

A.

1. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with Integrated Technical Systems, Inc. for the Norwalk Police Headquarter Gates project for a total not to exceed \$479,937.46 Funds are available from accounts 09230910 5777 C0826, 09277100 5777 C0137.
2. Authorize the Office of Building Management to issue change orders on the agreement for a total not to exceed \$47,993.75 Funds are available from account 09277100 5777 C0137.

B.

1. *Consider the request to name the Police Headquarters Plaza at One Monroe Street in honor of Retired Police Chief and Former Mayor Harry W. Rilling.*
2. *Schedule a Public Hearing at the next Land Use and Building Management Committee meeting.*

C.

1. Schedule a Public Hearing for Lease of Concession Building, Catering Pavilion, Coffee Shop and Food Truck Space at Calf Pasture Beach to CPBeach LLC d/b/a Luca's Kitchen.
2. Authorize the Mayor, Barbara C. Smyth, to execute a Lease with CPBeach LLC d/b/a Luca's Kitchen for the operation of food and beverage concessions out of the Concession Building area, Catering Pavilion area, Coffee Shop area, and Food Truck Space area. The City's Law Department is to negotiate terms and conditions consistent with high-level lease business terms presented to City Council in the Memorandum of Darin Callahan dated July 28, 2026.

D.

1. Schedule public hearing on the disposition of surplus City property abutting 18/20 Cleveland Terrace.

E.

1. Authorize to increase the Contingency Allowance with Gilbane Building Company for the Norwalk High School project in an additional amount not to exceed \$3,540,305 in order to accept the bid for Site Concrete Package 32A-R2. Acct. #09275010 5777 C0787 (City share) #09275010 5799 C0787 (State share)
2. Authorize to increase the Contingency Allowance for Change Orders with Gilbane Building Company for the Norwalk High School project in an additional amount not to exceed \$6,987,066. Acct. #09275010 5777 C0787 (City share) #09275010 5799 C0787 (State share)

VII. DISCUSSION

A. Monthly School Construction Update

VIII. ADJOURNMENT



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

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ATTENDANCE: Brian Bailey; Vice Chair; Nicole' Eaddy; Jan Degenshein; Johan Lopez (arrived 7:15PM)

OTHERS: JoAnn Acquarulo, Buildings and Facilities Manager; Beatrix Lane, Executive Director, Norwalk Senior Center; Dan Phillips, Construction Solutions Group

I. CALL TO ORDER

Mr. Bailey called the meeting to order at 7:10 PM. There was a quorum present.

II. ROLL CALL

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

VII. DISCUSSION

A. NORWALK PUBLIC SCHOOLS CONSTRUCTION PROJECT UPDATES

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

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: June 3, 2026

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

**** THE MOTION PASSED UNANIMOUSLY.**

IV. PUBLIC PARTICIPATION

There was no public participation this evening.

V. OLD BUSINESS

There was no old business discussed this evening.

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.

Ms. Lane provided an overview of the project.

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

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.

Mr. Phillips provided an overview of the project and funding.

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

VIII. ADJOURNMENT

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

The meeting was adjourned at 7:44 PM.

Respectfully submitted,

Dilene Byrd



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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: FRED BRETHERTON, ASSISTANT PROPERTY MANAGER

DATE: JULY 29, 2026

RE: NORWALK POLICE HEADQUARTER GATE

On April 21, 2026, the City of Norwalk issued a Request for Qualifications (RFQ) seeking qualified design-build firms to design, fabricate, and install a new high-speed, durable smart gate system and associated secured parking enhancements for the Norwalk Police Headquarter.

The existing hydraulic gate systems at the Police Department are outdated, slow, and no longer adequately meet the operational demands of the facility due to constant repairs. The project was developed to replace the existing South Main Street gate system with modern equipment that provides improved speed, durability, security, and reliability.

As part of the RFQ process, qualified design-build firms were requested to provide all technical, operational, and cost information necessary to demonstrate the feasibility of their proposed gate system improvements. The proposed solutions were evaluated based on, but not limited to, the following criteria:

- Experience with similar security, access control, and perimeter gate improvement projects of comparable size and complexity.
- Ability of the proposed gate system to meet the operational requirements of the Norwalk Police Department, including rapid access, durability, reliability, and enhanced security.
- Proposed approach to the design, fabrication, installation, testing, and commissioning of the new gate system.
- Ability of the proposed system to integrate with existing Police Department infrastructure, including key fob access controls, intercom systems, sally port interface, and emergency exit controls.
- Compatibility of the proposed gate design with the South Main Street entrance constraints, including available space, emergency vehicle clearance requirements, and consistency with existing site infrastructure.
- Overall project cost, including design, equipment, installation, electrical work, site modifications, and long-term maintenance considerations.

- Security enhancements, durability, and lifecycle benefits of the proposed system, including resistance to weather conditions and high-frequency daily use.

The City received three (3) qualification statements from the following firms:

A & J Construction of NY, Inc.
Integrated Technical Systems, Inc.
Giacorp Contracting, Inc.

A Review Committee was established and consisted of: Sharon Connors, Buyer; Neil Rennie, Property Manager; Fred Bretherton, Assistant Property Manager; and Jim Walsh, Chief of Police.

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

The Review Committee selected two (2) proposals for the short list. These firms were: Integrated Technical Systems, Inc. and Giacorp Contracting, Inc.

Each of these firms were sent a series of supplemental questions based on input from the Review Committee members. Based on the information provided in the supplemental information, the interview and the original proposal submitted, the Review Committee rated the two (2) short-listed firms and recommends Integrated Technical Systems, Inc. as the most qualified firm to replace the South Main Street gate at the Norwalk Police Headquarter. This firm was chosen based on their prior experience in similar projects, actual capital cost to the City, labor and materials warranty periods and the quality of their presentation to the review committee.

The project is funded through the Norwalk Redevelopment Agency utilizing State of Connecticut Department of Economic and Community Development (DECD) South Norwalk Equitable TOD Project funding.

ACTION REQUESTED:

- A. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with Integrated Technical Systems, Inc. for the Norwalk Police Headquarter Gates project for a total not to exceed \$479,937.46 Funds are available from accounts 09230910 5777 C0826, 09277100 5777 C0137.**
- B. Authorize the Office of Building Management to issue change orders on the agreement for a total not to exceed \$47,993.75 Funds are available from account 09277100 5777 C0137.**



NORWALK DEPARTMENT OF POLICE SERVICE

OFFICE OF THE CHIEF

1 Monroe Street • Norwalk, Connecticut 06854 • (203) 854-3001 • Fax (203) 854-9215

The Honorable Mayor Barbara Smyth, Members of the City Council, City of Norwalk, and the Norwalk Police Commission
125 East Avenue, Norwalk, CT 06851

Re: Request to Name the Plaza at One Monroe Street, South Norwalk, CT in Honor of Retired Police Chief and Former Mayor Harry W Rilling

Dear Mayor Smyth, Members of the City Council and members of the Norwalk Police Commission,

I am writing to respectfully request that the City Council consider naming the public plaza in front of Police Headquarters located at One Monroe Street, Norwalk, CT, in honor of retired Police Chief and Mayor Harry W. Rilling in recognition of his exceptional service, leadership, and lasting contributions to the City of Norwalk.

Harry Rilling, who began his public service to the city of Norwalk in 1971, quickly rose through the ranks and culminated his professional police career with his promotion to Chief of Police in 1995. During his tenure as Chief, he vastly strengthened police and community relations with the implementation of a substation in South Norwalk, served on many social service boards and committees, and brought CALEA Accreditation to the Norwalk Police Department, standardizing directives and policies to professional national standards. One of his most significant achievements was his vision of the construction of a new Police Building where it stands today at One Monroe Street. Chief Rilling continued his public service at a higher level, serving as Mayor from 2013 – 2025. During his tenure as Mayor, Mayor Rilling modernized and organized municipal operations, led the initiative for new educational infrastructure, SONO economic revitalization, and sustainable green initiatives.

Throughout a distinguished career as both Police Chief and later as Mayor, Rilling demonstrated an unwavering commitment to public safety, integrity, and the well-being of our residents. As Police Chief, he worked diligently to strengthen relationships between law enforcement and the community while fostering a culture of professionalism and accountability. As Mayor, he continued to lead with vision, dedication, and a genuine desire to improve the quality of life for everyone who calls our city home.

The positive impact of Harry Rilling's leadership can be seen in the growth, stability, and sense of community that our city enjoys today. His years of public service have inspired others to serve and have left a legacy that deserves lasting recognition.





NORWALK DEPARTMENT OF POLICE SERVICE

OFFICE OF THE CHIEF

1 Monroe Street • Norwalk, Connecticut 06854 • (203) 854-3001 • Fax (203) 854-9215

Naming this public plaza in Police Chief and Former Mayor Rilling's honor would provide a permanent tribute to an individual whose commitment to this community has made a meaningful difference. It would also serve as a reminder to future generations of the value of selfless public service, civic responsibility, and compassionate leadership.

I respectfully ask the City Council to give this proposal thoughtful consideration. I believe this recognition would be a fitting and well-deserved way to honor Retired Police Chief and Mayor Harry W. Rilling for a lifetime of dedicated service to our community.

Thank you for your time, consideration, and continued service to our city. I appreciate your attention to this request and look forward to your favorable consideration.

Respectfully,

James Walsh

Chief of Police

Norwalk Police Department

One Monroe Street

Norwalk CT. 06854



MEMORANDUM

From: Darin L. Callahan, Assistant Corporation Counsel

To: Mayor Barbara C. Smyth
Members of the City Council

Date: July 28, 2026

Re: Lease to CPBeach LLC d/b/a Luca's Kitchen at Calf Pasture Beach

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The City of Norwalk is currently negotiating a long-term lease with CPBeach LLC d/b/a Luca's Kitchen at Calf Pasture Beach to operate food and beverage concessions in addition to catering out of Calf Pasture Beach. Below are the high-level business lease terms. The parties are in the process of refining the terms into a suitable and agreeable lease.

Proposed Actions:

1. Schedule a Public Hearing for Lease of Concession Building, Catering Pavilion, Coffee Shop and Food Truck Space at Calf Pasture Beach to CPBeach LLC d/b/a Luca's Kitchen.
2. Authorize the Mayor, Barbara C. Smyth, to execute a Lease with CPBeach LLC d/b/a Luca's Kitchen for the operation of food and beverage concessions out of the Concession Building area, Catering Pavilion area, Coffee Shop area, and Food Truck Space area. The City's Law Department is to negotiate terms and conditions consistent with high-level lease business terms presented to City Council in the Memorandum of Darin Callahan dated July 28, 2026.

High-Level Lease Business Terms

Leased Premise:

Concession Building including the indoor and outdoor area immediately surrounding the building (roughly the area formerly occupied by Ripka's as a beach cafe), see Schedule 1-A;

Catering Pavilion outdoor space (roughly the area formerly occupied by Ripka's for outdoor catering events), see Schedule 1-A;

Coffee Shop indoor and outdoor area (roughly the area formerly occupied by Ripka's as a coffee shop), see Schedule 1-A;

Food Truck Space being space to locate a Food Truck in an outdoor area at Shady Beach.

Permissible Use:

The Leased Premises to be used solely to provide restaurant and catering services to the general public. Specifically, the Tenant intends to provide breakfast, lunch, and dinner offerings; specialty weekend brunches; a full bar program; golf-cart beach delivery; and seasonal specials designed to engage the community primarily out of the Concession Building and catered private events primarily out of the Catering Pavilion.

Use Restrictions:

The following restrictions shall apply to private events:

(1) Summer Attendance Restriction: From Memorial Day to Labor Day (the “Summer Season”), private events will be restricted to 90 attendees or less, except as otherwise approved in writing by the City in its sole discretion.

(2) Off-Season Attendance Restriction: From Labor Day to Memorial Day (the “Off-Season”), private events will be restricted to 175 attendees or less, except as otherwise approved in writing by the City in its sole discretion.

(3) Hours Restriction: Private events will be restricted to normal beach hours which are 7:00 a.m. to 10:00 p.m. with no admittance to the beach prior to 7:00 a.m. and all attendees vacating the beach on or before the 10:00 closing time, provider however, the City to extend the time to 11:00 p.m. to fully vacate upon Tenant request with the cost incurred by the City for extended time reimbursable to the City.

Services Requirements:

Lease provisions intended to ensure that Tenant’s food and beverage concession operations offered by Tenant to the general public will not be materially impacted in terms of capacity and quality as a result of Tenant’s private event operations (i.e. first-class service level shall at all times be maintained).

Parking:

Categories:

(1) Event Parking: Tenant’s private event parking will be located within the non-resident surface parking lot (from the Gatehouse, south) located at the beach with overflow parking within and on grass at Taylor Farm. Attendees of Tenant’s private events will be required to pay a special pass fee of \$20 per vehicle.

(2) Reserved Parking: Tenant will have 15 reserved parking spots which Tenant’s daily customers patronizing Tenant’s restaurant may use. There will be no fee associated with this category of parking.

(3) Staff Parking: Tenant’s staff will be permitted to park in the non-resident surface parking lot identified in Schedule 2-A during work hours. There will be no fee associated with this category of parking.

Management: Except as otherwise agreed, management of parking will be in accordance with the City Parking Policy for the beach.

Loading and Deliveries: Tenant will have a designated loading and delivery zone in front of the Concession Building.

Lease Term: The lease will be for an initial period of 10 consecutive years (“Initial Term”) with two (2) option to extend the term for a period of five (5) consecutive years commencing at the end of the Initial Term (“Extension Term”) (Extension Term and Initial Term collectively referred to as the “Term”)

Landlord Work: City will construct a three-season pavilion for use by the Tenant for private catering events with cost of \$1,000,000 estimated to be the cost of construction to be recovered through Base Rent B set forth below. City will also upgrade electrical services panels to code.

Tenant Work: Tenant will be responsible for all costs associated with Tenant fit-out of the Leased Premises except with respect to the pavilion construction with a capital improvement commitment of no less than \$200,000.00.

<u>Rent</u> :	<u>Base Rent A</u> :	\$ 1,250.00 per month
	<u>Base Rent B</u> :	\$ 6,326.00 per month*
	<u>Gross Revenue Rent</u> :	2% of Concession Sales
		5% of Private Event Sales

*Equal to 1,000,000.00 amortized at 4.5% over 20 years. Total of Base Rent A and Gross Revenue Rent to be capped at \$100,000.00 per year increased by 3% year over year. Based Rent B paid irrespective of rent cap limits.

Exclusivity: Tenant shall have exclusive rights to sell food, beverage, coffee and ice cream at the Property subject to the following conditions: (1) being in compliance with all covenants of the lease at all times during the Term, including, but not limited to, at all times providing first class food and beverage services to the general public out of the

Concession Building, and (2) a limited carveout for City, for City sponsored events.

Assignment and Subletting: Concession Building / Catering Pavilion: Neither the Concession Building nor the Catering Pavilion shall be assigned or sublet without City's consent, such consent which may be withheld in City's sole and absolute discretion.

Schedule 1-A





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 : **SURPLUS PROPERTY BEHIND 18/20 CLEVELAND
TERRACE**

DATE: JULY 28, 2026

The City of Norwalk owns a surplus property (there is no District, Block and lot number for this property) behind 18 and 20 Cleveland Terrace in South Norwalk. The property is also bounded by Dr. Martin Luther King Jr. Drive (MLK Drive) and 44 Lowe Street on the other two sides. It is my belief that this surplus property was residual from the development of MLK Drive many years ago. From MLK Drive, there is a substantial steep grade change that make this surplus property generally un-accessible.

The property owner of 18/20 Cleveland Terrace reached out to me about two years ago and has stayed in contact with me regarding the City's potential interest on the disposition of this property. My primary concern has been whether the City is the actual property owner or the State when MLK Drive, which is a state road, was constructed. After a great deal of efforts on the part of the property owner in working through their surveyors, they are drawing the conclusion that the City is the property owner. With this concern behind me, I agreed to bring their request to the Land Use and Building Management Committee for consideration.

Attached is a survey map of the property. The surplus property is identified as Parcel "Y" for approximately 5,788 square feet. The property has a very irregular configuration with steep grading at portions of the property. The property, although technically fronts on MLK Drive, it is generally not accessible due to the steep grade changes.

Following some basic assessment of the property and in the event that the Land Use and Building Management Committee would consider the potential disposition of the property, staff recommendations and tasks are as follow:

- Staff will prepare a memo to various City departments for their input on the disposition of the property;
- Based on staff assessment, the property is generally not buildable and therefore, the method of disposition would be to offer the property to both adjacent property owners;
- Minimum selling price would be based on Tax Assessment Market Value for comparable in the neighborhood in lieu of the cost to obtain appraisals;
- Schedule to conduct a public hearing by the Committee;
- Upon completion of public hearing and Committee recommendation on the sale of the property, the Committee would refer the sale to Planning and Zoning for consideration in compliance with Section 8-24 of the Connecticut State Statutes.

Thank you for consideration of this matter.

Action Requested:

1. Schedule public hearing on the disposition of surplus City property abutting 18/20 Cleveland Terrace.





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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE: **STATE PROJ: 103-0263N – NORWALK HIGH SCHOOL/P-TECH – INCREASE
CONTINGENCY ALLOWANCE TO ACCEPT SITE CONCRETE BIDS**

DATE: JULY 24, 2026

As the Committee is aware, the construction of the new Norwalk High School began in the spring of 2024 and is proceeding according to schedule. The project consists of the construction of a new school building on the athletic field. The new school is scheduled to be completed for occupancy by fall of 2027. Thereafter, demolition work will begin for the existing parking lot and the existing school building. Upon demolition, we will construct a new parking lot and a new athletic field complex for completion in time for the fall 2028 sport season.

When the project was bid in the winter of 2023, specific bid packages were excluded at that time due to the overall duration of the project. This was done in an effort to obtain more competitive pricing closer to the when the work would be performed. Below is a list of bid packages that were excluded in the original bid.

- Demolition of the Existing School Building
- Final Cleaning
- Window Treatments
- Site Concrete
- Bleachers/Press Box
- Post Tension Concrete Tennis Courts
- Furniture (FF&E)

In early 2025 the demolition, final cleaning and window treatment packages were bid and awarded for the project. This included a \$3,159,034 increase to the Contingency Allowance for Gilbane Building Company as approved by the Committee at the July 10, 2025 meeting. This increase was funded by existing allowances within the GMP and remaining budget for future packages.

In order to fund the remaining bid packages as well as additional contingencies for the project a capital budget request was submitted in December 2025 for an additional \$21,908,616. This increase included \$11,762,516 for the buyout of the remaining bid packages, \$3,000,000 in

Owner allowance for future rock and polluted soil removals at the existing school, and \$7,146,100 for additional Owner contingency. The increase was subsequently reviewed and approved by Board of Education and City Council for the City's share as part of the 2026-2027 Capital Budget allocations. Concurrently, State Legislature considered and approved to increase the State approved project budget for Norwalk High School as part of its 2026 legislative budget funding actions.

In June of 2026 the Gilbane Building Company in coordination with the City of Norwalk Purchasing Department publicly bid Site Concrete Package 32A-R2. A total of four bids were received with the lowest responsible bidder base bid value was \$4,029,000. With the addition of accepted add alternates (Outdoor Learning Center \$63,000, Field House \$121,000, Concessions Bldg \$86,000), the total site concrete package value is \$4,299,000.

The original GMP#1 included Owner Allowances for site concrete and the associated alternates, totaling \$886,761. As a result, the funding necessary to fund this site concrete bid package is \$3,412,239 (\$4,299,000 - \$886,761), plus application Construction Manager mark-up of \$128,066, for a total increase of \$3,540,305.

Based on the above summary and the recent public bid for Site Concrete Package 32A-R2 a \$3,540,305 increase to the Contingency Allowance with Gilbane Building Company for the Norwalk High School project is necessary.

In addition, at this time the we are requesting an additional \$6,987,066 increase to the Contingency Allowance for Change Orders with Gilbane Building Company for the Norwalk High School project. This includes \$3,000,000 for future rock and polluted soil removals at the existing school, and \$3,987,066 for additional Owner contingency.

ACTION REQUIRED:

- a) Authorize to increase the Contingency Allowance with Gilbane Building Company for the Norwalk High School project in an additional amount not to exceed \$3,540,305 in order to accept the bid for Site Concrete Package 32A-R2. Acct. #09275010 5777 C0787 (City share) #09275010 5799 C0787 (State share)**
- b) Authorize to increase the Contingency Allowance for Change Orders with Gilbane Building Company for the Norwalk High School project in an additional amount not to exceed \$6,987,066. Acct. #09275010 5777 C0787 (City share) #09275010 5799 C0787 (State share)**



NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – JULY 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.

Summer 2026 construction activities are underway. The gym floor corrective work and concrete sidewalk replacements have been completed. The BDA (signal booster) and roof top photovoltaic (PV) solar system are ongoing. This work continues to be coordinated with summer activities in the school.

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

To date the City has received \$37.6M in reimbursement from the State. Based on a \$76M budget and 60% reimbursement rate the total estimated grant value for this project is \$44M.

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



Crane Lifting Solar Equipment to Roof – 7/17/26

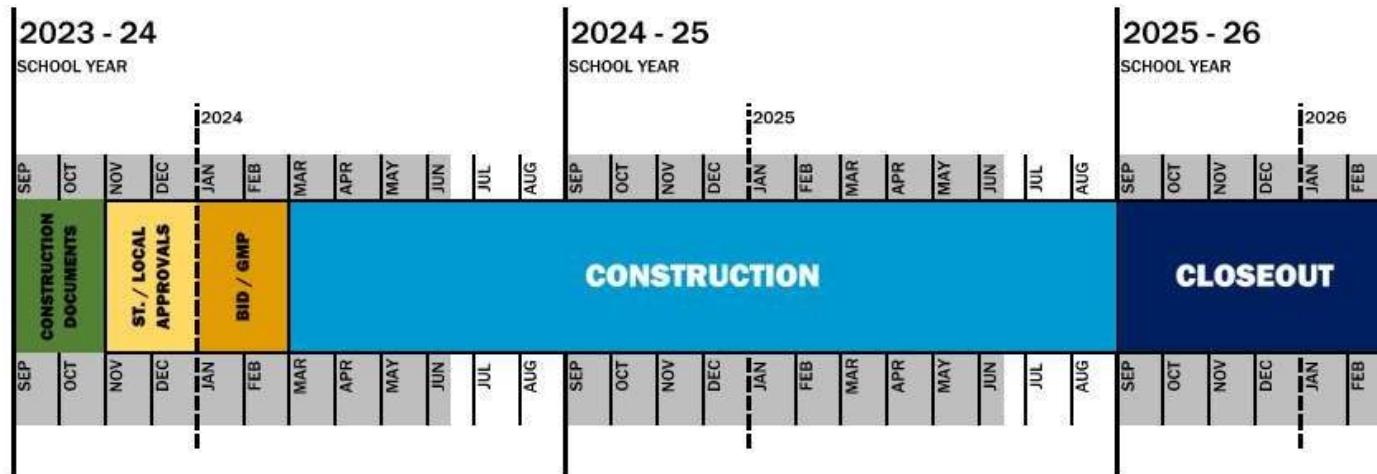
South Norwalk Elementary School
NEW CONSTRUCTION



Rooftop PV System Install – 7/28/26

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 is substantially complete in most areas with area G in progress. Exterior wall CMU and brick is substantially complete. Interior CMU is nearing completion. Metal panel façade is in progress in areas E and G. Curtainwall is installed in areas A, B, C, G and H. Electrical switch gear has been inspected by the City of Norwalk. Eversource has completed the permanent power connection for the building.

JV softball field scope is progressing with completion anticipated by end of 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.

To date the City has received \$67.5M (with an additional \$40M request in progress) in reimbursement from the State. Based on a \$239M budget and 80% reimbursement rate the total estimated grant value for this project is \$190M.

State Project Number: 103-0263 N

BUDGET:



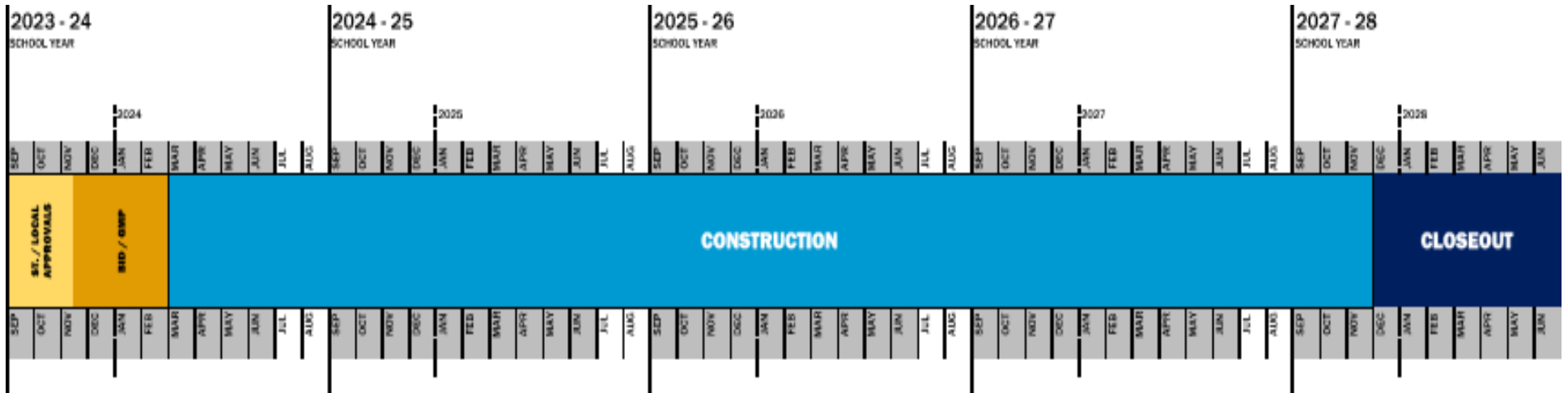
	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget (GMP #1)	80%	\$239,000,000	\$20,901,035	\$218,098,965	TBD
Additional City Funds (GMP #2)	NONE	\$6,500,000	N/A	\$6,500,000	TBD
Future Application for Additional Contingency	80%	21,734,812	\$7,010,966	\$14,723,846	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 – 6/30/26

Norwalk High School / P-TECH
NEW CONSTRUCTION



JV Softball Field – 7/28/26

Norwalk High School / P-TECH
NEW CONSTRUCTION



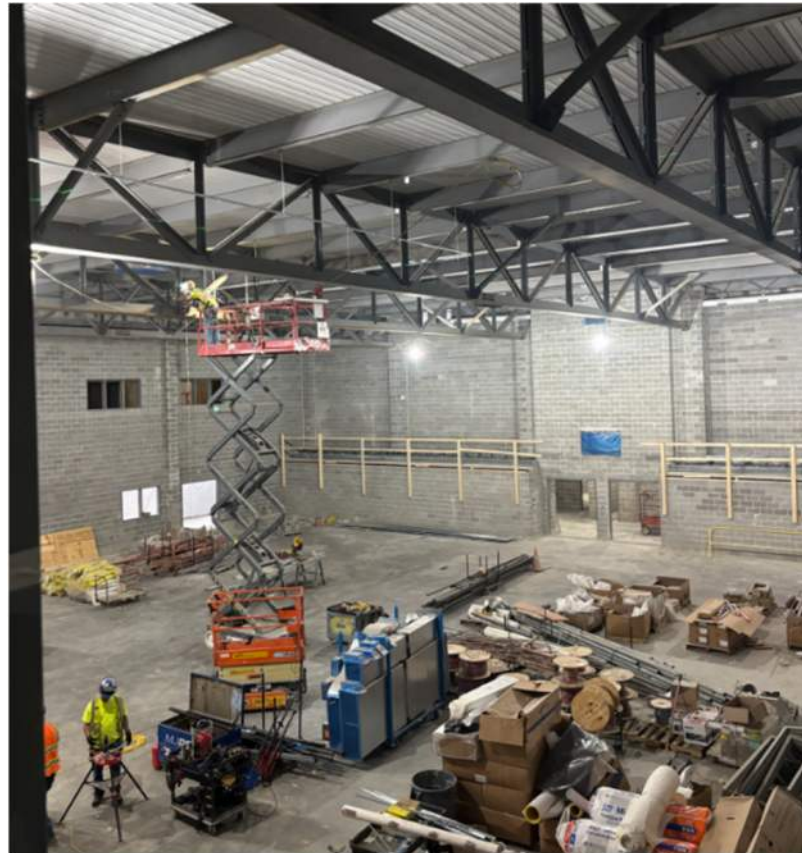
Building Envelope at Performing Arts Entrance – 7/27/26

Norwalk High School / P-TECH
NEW CONSTRUCTION



Building Envelope at P-TECH, Aux Gym, Pool – 7/27/26

Norwalk High School / P-TECH
NEW CONSTRUCTION



Main Gym – 7/28/26



Classroom Finishes with Floor Protection – 7/27/26



Bathroom Plumbing & Epoxy Flooring – 7/25/26



Retaining Wall at Calvin Murphy Drive – 7/24/26

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. DOAS/RTU units were set on the roof in July. Startup for VRF systems and DOAS/RTU's is scheduled for early August.

Brien McMahon – Concrete flatwork at loading dock was completed in July.

Silvermine – Additional building management controls work is ongoing.

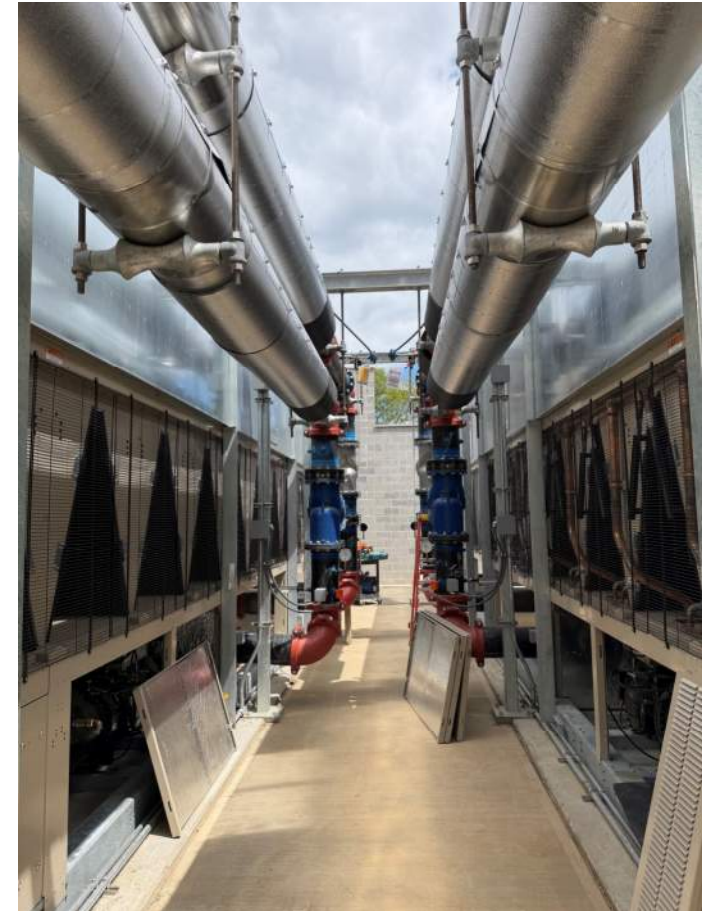
Naramake – Existing PV shutdown for relocations within electrical room is underway. Coordinating with Eversource for the delivery of transformer and energizing new switchgear by end of Summer 2026.

Marvin – Final abatement of roof flashing is underway. AHU/RTU's delivery is expected in early August.

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.



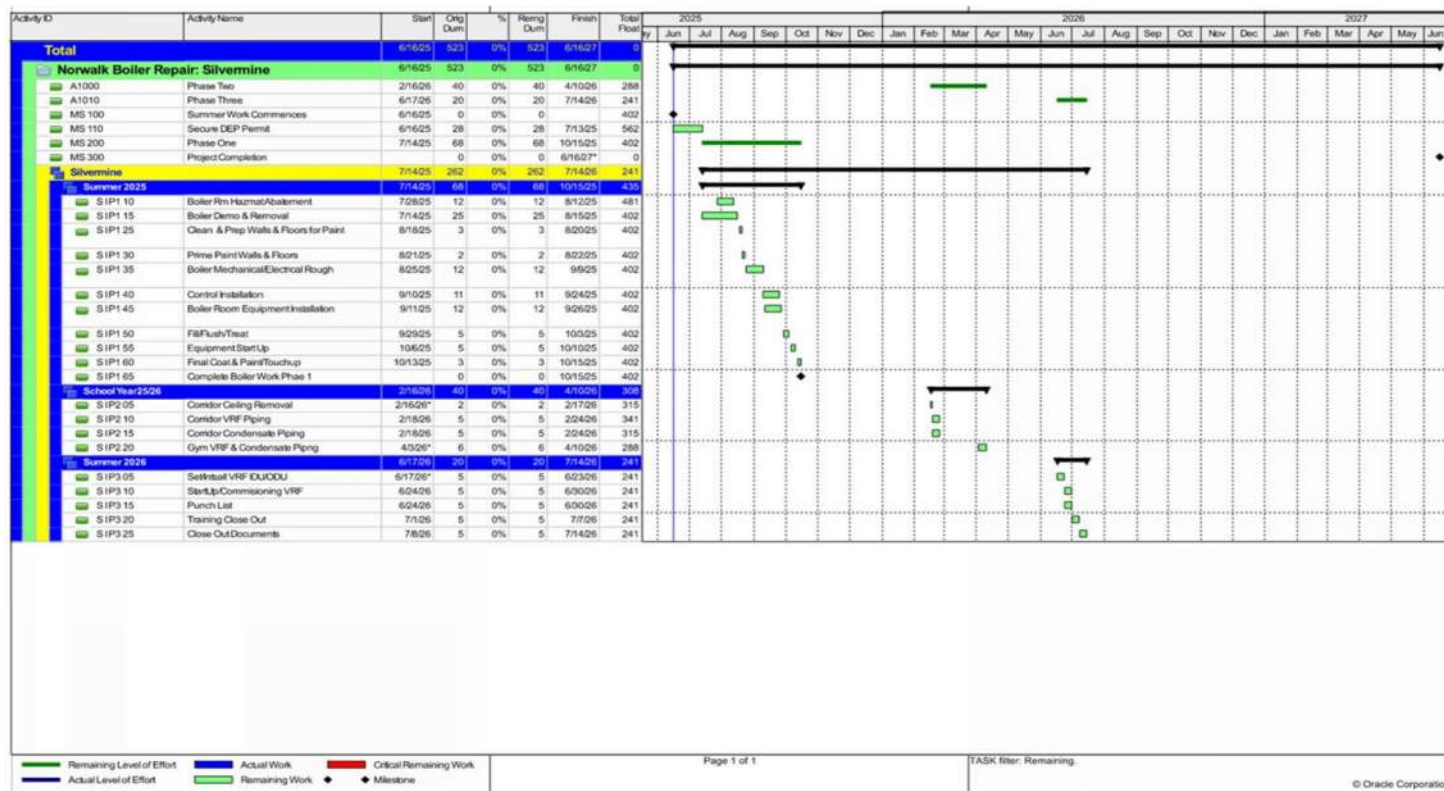
Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC UPGRADES



IAQ UPGRADES - SILVERMINE CONSTRUCTION SCHEDULE:

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



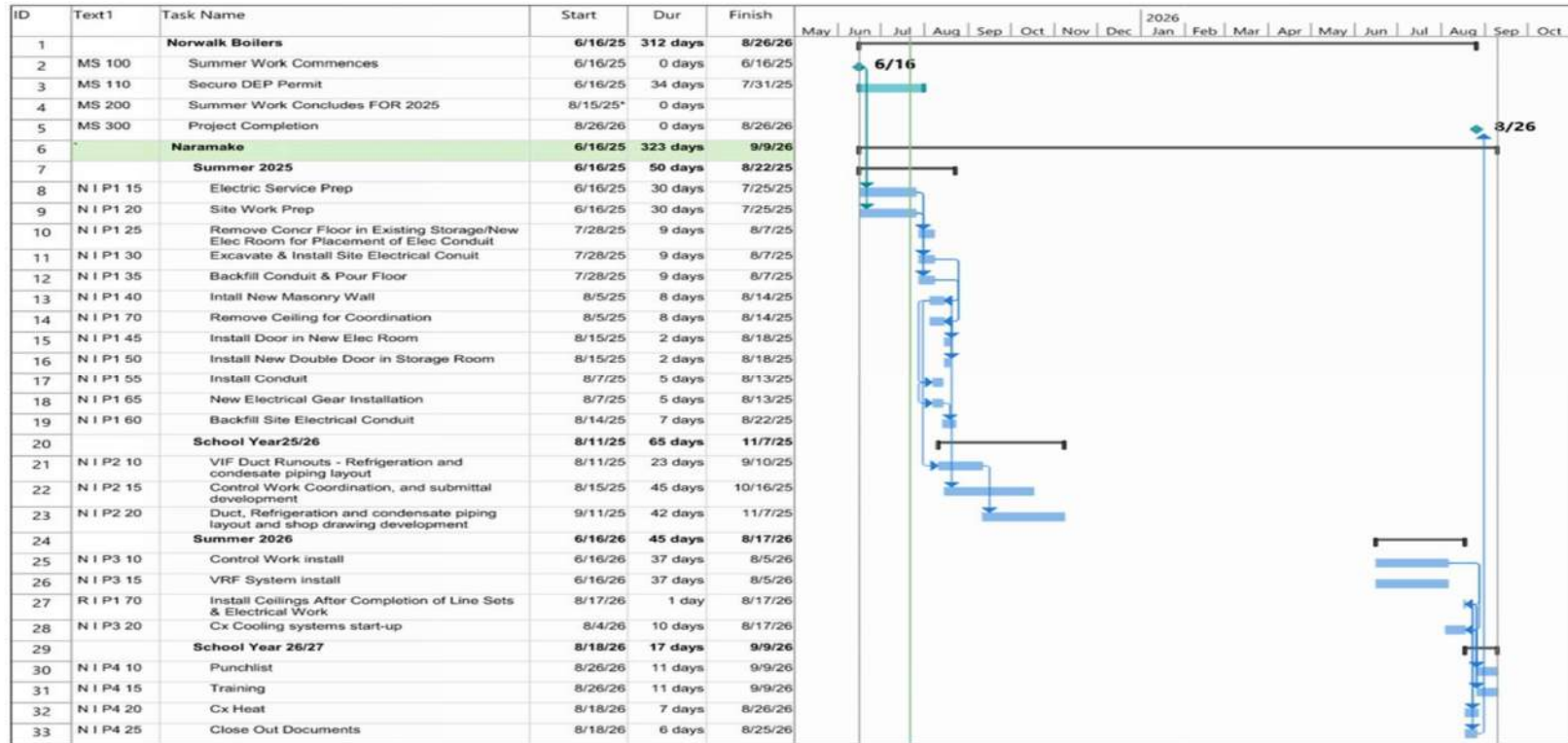
Indoor Air Quality Upgrades for Norwalk Public Schools

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.

