



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

SEPTEMBER 2, 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. **PUBLIC HEARING**

- A. Naming of the Police Headquarters Plaza in honor of Retired Police Chief and Former Mayor Harry W. Rilling.
- B. Proposed disposition of City property abutting the rear of 18/20 Cleveland Terrace Dr. along Martin Luther King Jr. Drive

III. **ROLL CALL**

IV. **ACCEPTANCE OF MINUTES**

- A. Regular Meeting: 8-5-26

V. **PUBLIC PARTICIPATION**

VI. OLD BUSINESS

- A. Authorize the request to name the Police Headquarters Plaza at One Monroe Street in honor of Retired Police Chief and Former Mayor Harry W. Rilling.**
- B. Refer the proposed disposition of City property abutting the rear of 18/20 Cleveland Terrace (identified on attached survey map as Parcel "Y") and along Martin Luther King Jr. Drive to the Planning and Zoning Commission for consideration in compliance with Section 8-24 of the Connecticut General Statutes.**

VII. NEW BUSINESS

- A. Approve a request by the Recreation and Parks Committee of the City Council and the Interim Superintendent to hold a public hearing at the next Land Use & Building Management meeting to hear comments on the request to name the small storage building at Andrews Field ("commonly referred to as the Greenhouse") after Douglas Oravez.**

VIII. DISCUSSION

- A. PROJECT UPDATES**
 - 1. Fire Station #4 Re-bid**
 - 2. Norwalk High School**
 - 3. HVAC IAQ Update**
 - 4. West Rocks Middle School Construction**

IX. ADJOURNMENT



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE
AGENDA
AUGUST 5, 2026, 7:00 PM
BY HYBRID VIA ZOOM**

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ATTENDANCE: Colin Hosten, Chair; Brian Bailey; Vice Chair; Nicole' Eaddy; Jan Degenshein; James Frayer; Johan Lopez (arrived at 7:02 PM)

OTHERS: Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Buildings and Facilities Manager; Darin Callahan, Corporation Counsel; Chief James Walsh, Norwalk Police Department; Dan Philips, Construction Solutions Group

I. CALL TO ORDER

Mr. Hosten called the meeting to order at 7:00 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: July 1, 2026

**** MR. BAILEY 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

A1. 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 PAGE 1 OF 38 ACCOUNTS 09230910 5777 C0826, 09277100 5777 C0137.

Chief Walsh provided a brief overview of the project and noted that the current gate system is over 21 years old and has begun to fail over the past five years.

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

**** THE MOTION PASSED UNANIMOUSLY.**

A2. 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.

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

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.

Chief Walsh read the request that he had sent to this committee and Mayor Smyth respectfully requesting that the city council consider the naming of the public plaza in front of the police headquarters in honor of retired police chief and mayor Harry W. Rilling.

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

B 2. SCHEDULE A PUBLIC HEARING AT THE NEXT LAND USE AND BUILDING MANAGEMENT COMMITTEE MEETING.

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

C 1. SCHEDULE 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.

Attorney Callahan provided an overview of the project and memorandum that was provided to the committee regarding the three spaces that would be leased. He fielded questions from the committee.

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

C2. 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.**

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

**D. SCHEDULE PUBLIC HEARING ON THE DISPOSITION OF SURPLUS CITY
PROPERTY ABUTTING 18/20 CLEVELAND TERRACE.**

Mr. Lo provided an overview of the request and said that this is a surplus property request from the property owner of 18/20 Cleveland Terrace. He presented a map of the location and recommended a title search be conducted if the committee is in support of the request. He fielded questions from the committee.

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

**E1. 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)**

Mr. Phillips provided an overview of the request and said it is for the increase in contingency to the Norwalk High School project so that concrete bids can be accepted as well as to increase the general contingency for the project for upcoming potential costs. He fielded questions from the committee.

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

**E2. 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)**

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

VII. DISCUSSION

A. Monthly School Construction Update

There will be a detailed monthly school construction update at the September meeting.

VIII. ADJOURNMENT

**** MR. FRAYER MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:44 PM.

Respectfully submitted,

Dilene Byrd



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





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 (Amended August 26, 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 substantial steep grade changes 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, is generally not accessible due to the steep grade changes.

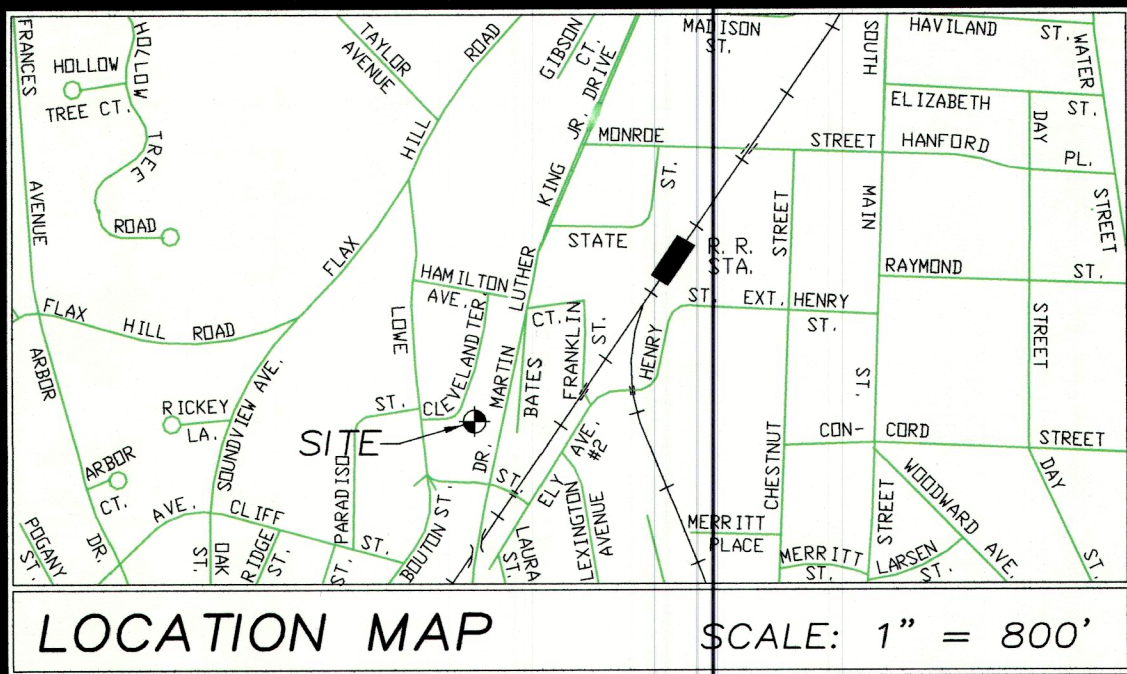
Following some basic assessment of the property and in the event that the Land Use and Building Management Committee would consider the potential disposition of the property, staff recommendations and tasks are as follows:

- Staff have issued a memo to various City departments for their input on the disposition of the property. No significant comments or input have been received.
- Based on staff assessment, the property is generally not buildable. Actual buildability and development potential would depend on whether the purchaser is an adjacent property owner and requirements of the zoning regulations. In lieu of offering the sale of the property to the adjacent property owners I am recommending that the City issue RFP which will provide an assessment on the development potential for the property.
- Based on the Tax Assessment records for Market Value for comparable in the neighborhood, the market value for this property would be between \$25 to \$30 per square foot. Assuming the City will issue RFP for the sale of the property, we can establish a minimum selling price based on \$25 per square foot.
- A public hearing by the Committee has been scheduled and advertised for September 2, 2026.
- Although the surveyor has identified this property to be owned by the City of Norwalk, I still question whether this property is owned by the City or the State. I am anticipating that a title search will be commissioned once we receive a proposal.
- Upon completion of public hearing and Committee recommendation on the sale of the property, the following action is recommended:

Refer the proposed disposition of City property abutting the rear of 18/20 Cleveland Terrace (identified on attached survey map as Parcel “Y”) and along Martin Luther King Jr. Drive to the Planning and Zoning Commission for consideration in compliance with Section 8-24 of the Connecticut General Statutes.

Thank you for the consideration on this matter.





- NOTES:
- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
 - 2) THE TYPE OF SURVEY PERFORMED IS A PROPERTY MAP.
 - 3) THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
 - 4) THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS.
 - 5) THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 1 & TAX LOT 26, BLOCK 53 SECOND DISTRICT ON ASSESSOR'S MAP 16 NW.
 - 6) THE SUBJECT PROPERTY IS LOCATED IN 'CD-3' ZONE.
 - 7) THE SUBJECT PROPERTY IS OWNED BY GRZEGORZ CZAJA & GABRIELA CZAJA REFER TO RECORD DEED VOL. 3799, PG. 318 ON FILE IN THE OFFICE OF THE NORWALK TOWN CLERK.
 - 8) REFER TO RELEASE OF EASEMENT AGREEMENT FILE IN RECORD DEEDS VOL. 3949, PG. 191 AND VOL. 4013, PG. 181 ON FILE IN THE OFFICE OF THE NORWALK TOWN CLERK.

MAP REFERENCE:

RECORD MAP # 7860,N.L.R. ENTITLED "SUBDIVISION OF PROPERTY PREPARED FOR NOR-CLIFF ASSOCIATES NORWALK, CONN. SCALE: 1" = 20' MAY 28, 1973" BY DENNIS A. DEILUS - LAND SURVEYOR NORWALK, CONN.

RECORD MAP # 10021,N.L.R. ENTITLED "MAP OF PROPERTY FOR EDWARD MARTIN & BETTIE J. MARTIN NORWALK, CONNECTICUT SCALE: 1" = 20' DATE: FEBUARY 13, 1986" BY CLEMENT J. ARCAMONE LAND SURVEY NORWALK, CONNECTICUT.

RECORD MAP # 11886,N.L.R. ENTITLED "RESUBDIVISION MAP OF PROPERTY PREPARED FOR FRANCISQUE & MARIE CARMEL PAULEMON 44 LOWE STREET, NORWALK, CONNECTICUT SCALE: 1" = 10' DATE: NOVEMBER 2, 1998" BY WAYNE J. ARCAMONE, LAND SURVEYOR 36 ROTON AVE. ROWAYTON, CONNECTICUT.

RECORD MAP # 12390,N.L.R. ENTITLED "SURVEY MAP SHOWING PROPERTY TO BE CONVEYED FROM THE CITY OF NORWALK TO GRZGORZ CZAJA & GABRIELA CZAJA CLEVELAND TERRACE NORWALK, CONNECTICUT SCALE: 1" = 10' MAY 13, 2002" CERTIFIED BY BY WALTER H. SKIDD, L.S. CONN. REG. #14663

APPROVED BY THE NORWALK PLANNING & ZONING COMMISSION

ON: _____

ATTEST: _____ SECRETARY

ATTEST: _____ CHAIRMAN

RECEIVED ON FILE IN THE OFFICE OF THE TONW CLERK OF NORWALK

AT: _____ ON: _____

BY: _____ TOWN CLERK

FILE NUMBER: _____

REVISION	DATE

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

EMBOSSED SEAL

SURVEY MAP SHOWING PROPERTY

TO BE CONVEYED FROM THE

City of Norwalk

TO

Grzegorz Czaja & Gabrieia Czaja

18 & 20 CLEVELAND TERRACE

NORWALK, CONNECTICUT

SCALE: 1" = 20'

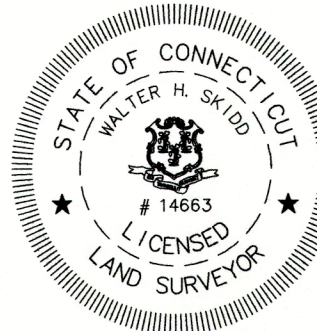
JUNE 11, 2026



WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

Walter H. Skidd
WALTER H. SKIDD, L.S. Conn. Reg. # 14663
1992 STRATFIELD ROAD - FAIRFIELD, CONN.
TELEPHONE (203) 373-0401



From: **Sandra Faioes** <faioess@norwalkps.org>
Date: Wed, Jun 3, 2026 at 10:44 AM
Subject: Request to Name Storage Facility at Andrew's Field
To: Lo, Alan <alo@norwalkct.gov>
Cc: Diana Carpio <carpiod@norwalkps.org>

Dear Alan,

I am writing to request that you bring the following proposal before the Land Use Committee, as well as any other City committees whose approval may be required.

One of our longtime Norwalk High School marching band staff members, Douglas Oravez, recently retired after an extraordinary 37 years of service to the NHS Band program. Mr. Oravez has taught with the band every year since 1988 and has been an integral part of its success. During his tenure, the band earned dozens of state and national championships, and his dedication, expertise, and commitment played a significant role in those achievements.

Beyond his accomplishments, Mr. Oravez is deeply respected and beloved by generations of students, families, and community members. His impact on the Norwalk High School community has been profound and lasting.

To recognize his decades of service and contributions, I would like to propose naming the small storage building at Andrews Field (commonly referred to as the “greenhouse”) in his honor. Andrews Field itself would retain its current name; only the storage building would be designated as the Douglas Oravez Building.

The Facilities Committee and the full Board of Education have voted in favor of the name change. Thank you for your consideration of this request. Please let me know if any additional information is needed to support the proposal.

Sincerely,

Sandra Faioes

Deputy Superintendent

Office (203) 854-4136

Mobile (203) 515-9808



CITY OF NORWALK
RECREATION, PARKS & CULTURAL AFFAIRS COUNCIL COMMITTEE
BY VIDEO CONFERENCE AND TELECONFERENCE

WEDNESDAY, AUGUST 12, 2026.

REGULAR MEETING

7:00 PM.



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ATTENDANCE: Darlene Young, Chair; Broderick Sawyer, Vice Chair; Nicole’ Eaddy; Richard Dellinger; Johan Lopez

ABSENT: Nicol Ayers

STAFF: Robert Stowers, Director, Recreation and Parks; Ken Hughes, Superintendent, Recreation and Parks; Alexis Cherichetti Senior Environmental Officer

OTHERS: Michelli Tiani, Kent Tullo

I. CALL TO ORDER

Ms. Young called the meeting to order at 7:00 PM.

II. ROLL CALL

Ms. Young called the roll, and all those listed were present.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: July 8, 2026

**** MS. EADDY 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 USE OF TRACEY MAGNET SCHOOL AND IMMEDIATE SURROUNDING GROUNDS BY TRACEY MAGNET PTA FOR THEIR ANNUAL MOVIE NIGHT TO BE HELD ON FRIDAY, OCTOBER 23RD, 2026, FROM 3:00 P.M TO 9:00 P.M. APPROXIMATELY 250 PEOPLE.

Ms. Tiani provided a brief overview of the event and noted that it is an annual event and is one of the greatest events that they host and the families really enjoy it.

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

**** THE MOTION PASSED UNANIMOUSLY.**

B. AUTHORIZE THE USE OF CALF PASTURE BEACH AND IMMEDIATE SURROUNDING GROUNDS BY MOUNTAIN WORKSHOP FOR THEIR IMPROVING SCHOOL CLIMATE BUILDING PROGRAMS BE HELD ON WEDNESDAY, SEPTEMBER 23RD, FRIDAY, SEPTEMBER 25TH, AND THURSDAY, OCTOBER 8TH, 2026, FROM 7:00 A.M TO 4:00 P.M. APPROXIMATELY 175 PEOPLE.

Mr. Tullo provided a brief overview of the event and noted that September 25th will also need to be added. He said these are annual programs that are held and include team building and field initiative games to help to improve school climate.

****MS. EADDY MOVED TO APPROVE THE ITEM AS AMENDED TO INCLUDE ADDING FRIDAY, SEPTEMBER 25, 2026.**

**** THE MOTION PASSED UNANIMOUSLY.**

C. AUTHORIZE THE PURCHASING AGENT TO INCREASE THE EXISTING PURCHASE ORDER, # 200749, ISSUED TO STANTEC CONSULTING, FOR AN AMOUNT NOT TO EXCEED \$17,500, FOR BROADRIVER FIELD DESIGN SERVICES, FROM ACCOUNT 0921 6030 5777 C0658.

Mr. Stowers said this is for additional funds to help to compete with the design which had to be amended several times due to going from synthetic turf to grass and there are a lot of drainage issues to be solved. Mr. Hughes added that the design is 95% complete and once completed the bid package will be put together for construction.

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

**** THE MOTION PASSED UNANIMOUSLY.**

D. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE AN AMENDMENT TO THE OCTOBER 26, 2021 AGREEMENT BETWEEN THE CITY OF NORWALK AND RACE COASTAL ENGINEERING FOR PURCHASING PROJECT 4154 DESIGN AND PERMITTING FOR REPLACEMENT OF VETERAN'S MEMORIAL PARK PUBLIC MARINA DOCKS FOR A SUM NOT TO EXCEED \$19,000.00 FOR CONSTRUCTION ADMINISTRATION SERVICES.

ACCOUNT NO: 09 22 6030 5777 C0367, 09 23 6030 5777 C0367, 09 24 6030 5777, C0367, 09 25 6030 5777 C0367, 09 26 6030 5777 C0367, 09 26 6030 5799 C0367

Mr. Hughes provided an overview of the project and said it is in reference to rebuilding the marina at Veterans Park. There have been delays with shipping issues which are causing the need for additional administration services. The projected completion date is now October 16, 2026.

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

**** THE MOTION PASSED UNANIMOUSLY.**

D1. AUTHORIZE THE CHIEF OF OPERATIONS AND PUBLIC WORKS TO EXECUTE ORDERS ON CONTRACT WITH TERRY CONTRACTING & MATERIALS INC. FOR PROJECT RNP2025-1 – VETERAN'S MEMORIAL PARK MARINA DOCKS FOR A SUM NOT TO EXCEED \$10,000.00
ACCOUNT NO. 09 22 6030 5777 C0367, 09 23 6030 5777 C0367, 09 24 6030 5777 C0367, 09 25 6030 5777 C0367, 09 26 6030 5777; C0367, 09 26 6030 5799 C0367

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

**** THE MOTION PASSED UNANIMOUSLY.**

C. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF NORWALK AND BIOHABITATS, INC., FOR ENGINEERING DESIGN SERVICES FOR THE DESIGN PLANNING TO IMPROVE RESILIENCY, HABITAT AND PUBLIC ACCESS AT VETERAN'S PARK PROJECT FOR A SUM NOT TO EXCEED \$351,000. FUNDING: NFWF GRANT & CAPITAL FUNDS
ACCOUNT NO. 36 3730 5298 G0053, 09 25 4021 5777 C0715, 09 26 4021 5777 C0715, 09 23 4021 5777 C0816, 09 25 6030 5777 C0367

Ms. Cherichetti provided a brief overview of the project and said that it is grant funded through the National Fish and Wildlife Foundation's Long Island Sound Futures Fund, which is an EPA funded grant. Most of the project will be public engagement and is to provide better experience for public access and increase the flood resiliency of the interior of the park.

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

F. APPROVE THE NAMING OF THE SMALL STORAGE BUILDING AT ANDREWS FIELD (COMMONLY REFERRED TO AS THE “GREENHOUSE”) LOCATED AT ANDREWS FIELD; COUNTY STREET, PARCEL ID 5-6-100-0, NORWALK CT 06851 AFTER DOUGLAS ORAVEZ AND FORWARD RECOMMENDATION TO THE LAND USE AND BUILDING MANAGEMENT COMMITTEE FOR CONSIDERATION.

Mr. Stowers noted that this request was received by the Acting Superintendent, Ms. Faioes of the and has generated support from the mayor and will be forwarded to the Land Use Committee for a public hearing. He read the statement that was sent by Ms. Faioes.

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

VII. DISCUSSION

Mr. Stowers provided an update on the Parks Foundation and field questions from the committee.

VIII. ADJOURNMENT

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

The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Dilene Byrd



NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – AUGUST 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.

Final closeout of the project has been extended into late 2026 and will be completed upon 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

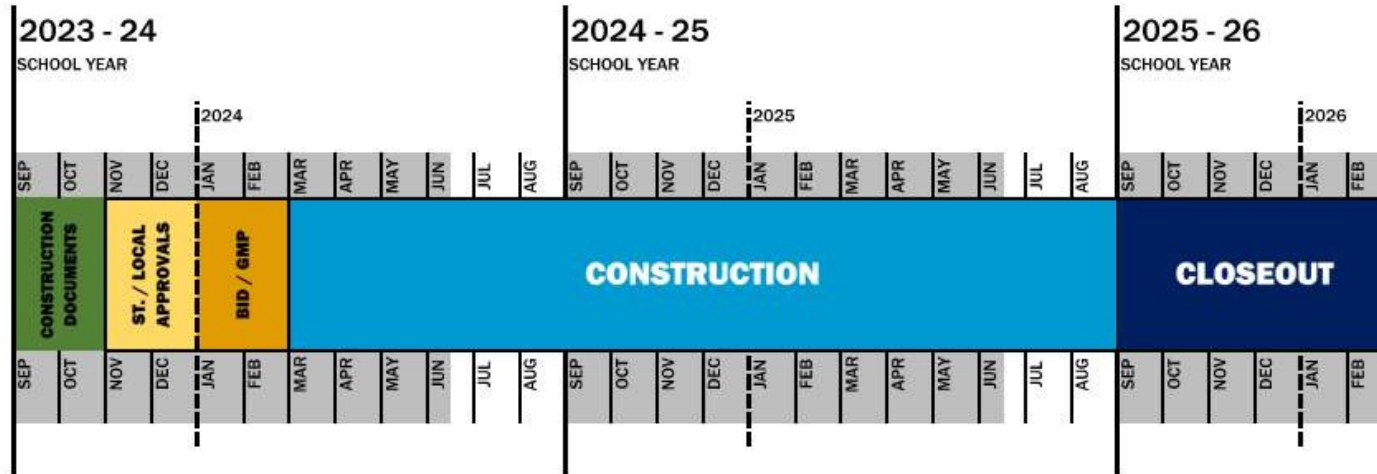
South Norwalk Elementary School
NEW CONSTRUCTION



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 detailing in multiple areas in progress. Exterior wall CMU and brick is substantially complete. Interior CMU is nearing completion. Metal panel façade is substantially complete. Storefront windows and curtainwall is installed in all areas except loading zones. Permanent electrical power is on in the building. Interior finishes installation is in progress in multiple areas. Millwork installation began in August.

JV softball field scope is progressing and will be turned over in two phases. The outfield will be turned over for use in mid-September and the balance of the field will be turned over use

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:

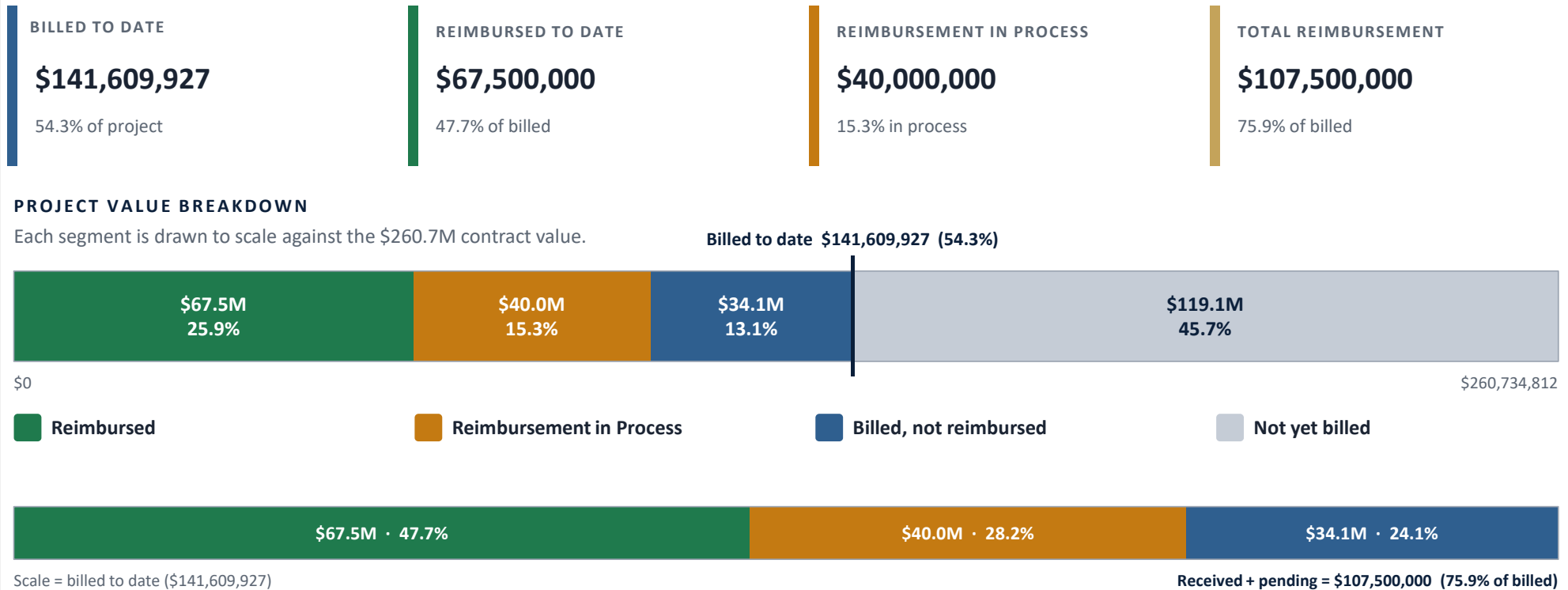


	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget (GMP #1)	80%	\$239,000,000	\$20,901,035	\$218,098,965	TBD
Additional City Funds (GMP #2)	NONE	\$6,500,000	N/A	\$6,500,000	TBD
Approved Capital Budget Increase	80%	\$21,734,812	\$7,010,966	\$14,723,846	TBD

Norwalk High School / P-TECH NEW CONSTRUCTION



NORWALK HIGH SCHOOL / P-TECH – STATE REIMBURSEMENT (THROUGH 7/21/26):

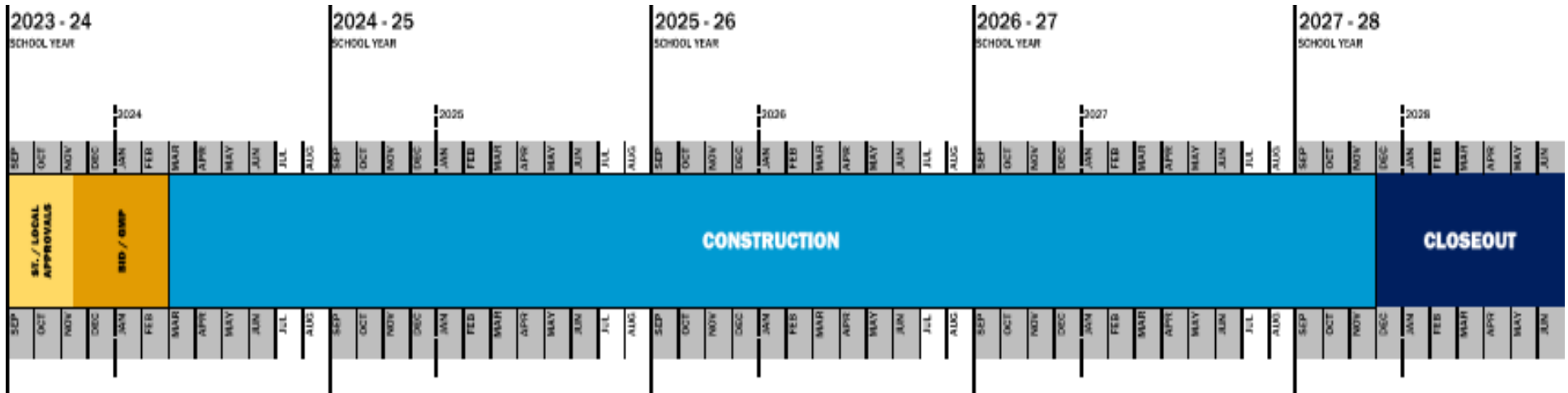


Norwalk High School / P-TECH NEW CONSTRUCTION



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 – 8/19/26



Retaining Wall with Fence & Sidewalk at Calvin Murphy Drive – 8/19/26

Norwalk High School / P-TECH
NEW CONSTRUCTION



Building Envelope Pool Entrance – 8/24/26



Interior Millwork – 8/19/26



Exit Stair Finishes – 8/24/26

Norwalk High School / P-TECH
NEW CONSTRUCTION



Commons Finishes – 8/21/26



Performing Arts Band Room – 8/24/26



Pool Area Corridor – 8/24/26

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 – Final walkthroughs by City and Engineer week of 8/17 & 8/24. Project substantially complete 8/26.

Brien McMahon – Final walkthroughs by City week of 8/17. Final testing and commissioning ongoing.

Silvermine – Final walkthroughs by City week of 8/17 & 8/24. Project is substantially complete.

Naramake – Final walkthroughs by City and Engineer week of 8/17. Project substantially complete 8/26.

Marvin – Final walkthroughs by City week of 8/17 & 8/24. Engineer punch list walkthrough on 8/28.

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.



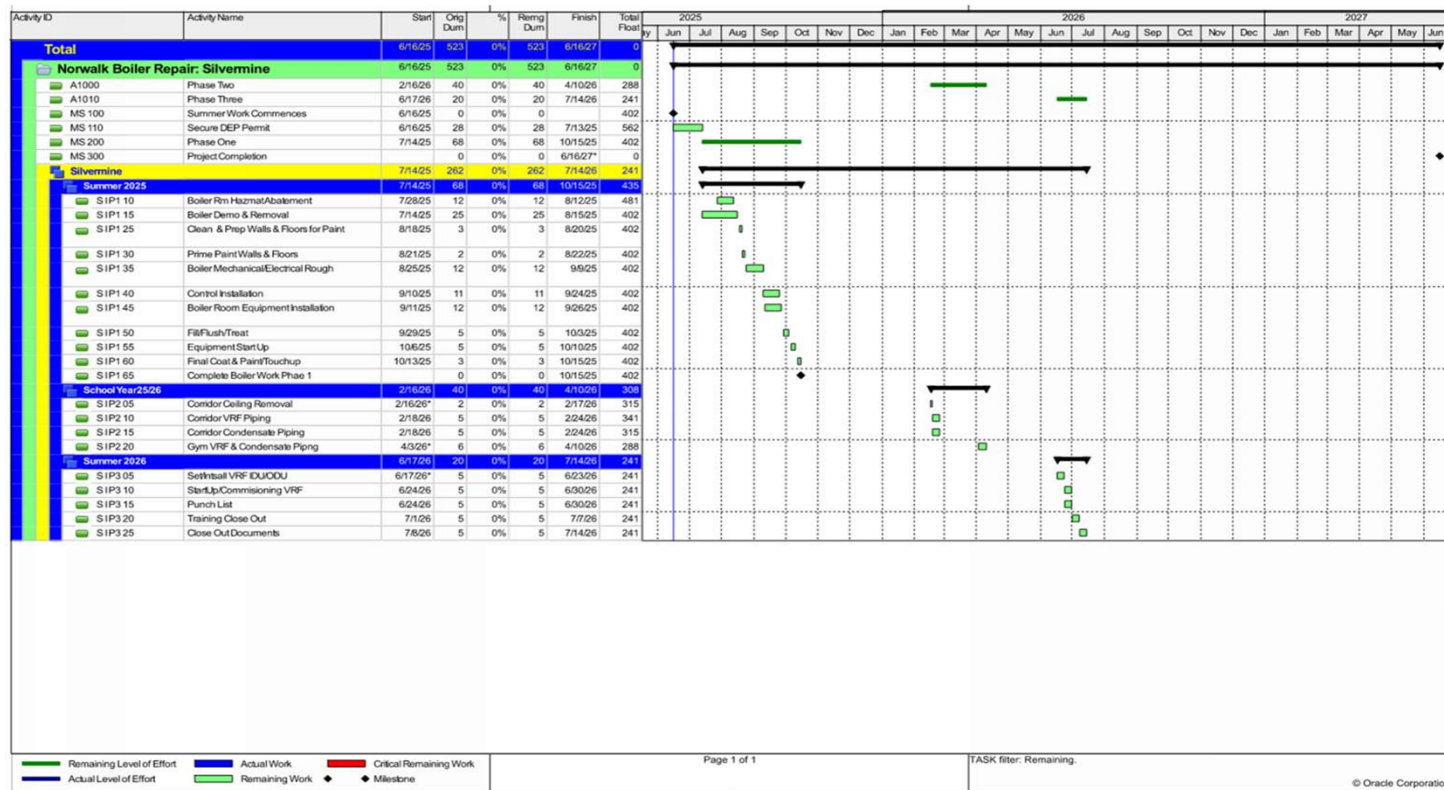
Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC UPGRADES



IAQ UPGRADES - SILVERMINE CONSTRUCTION SCHEDULE:

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



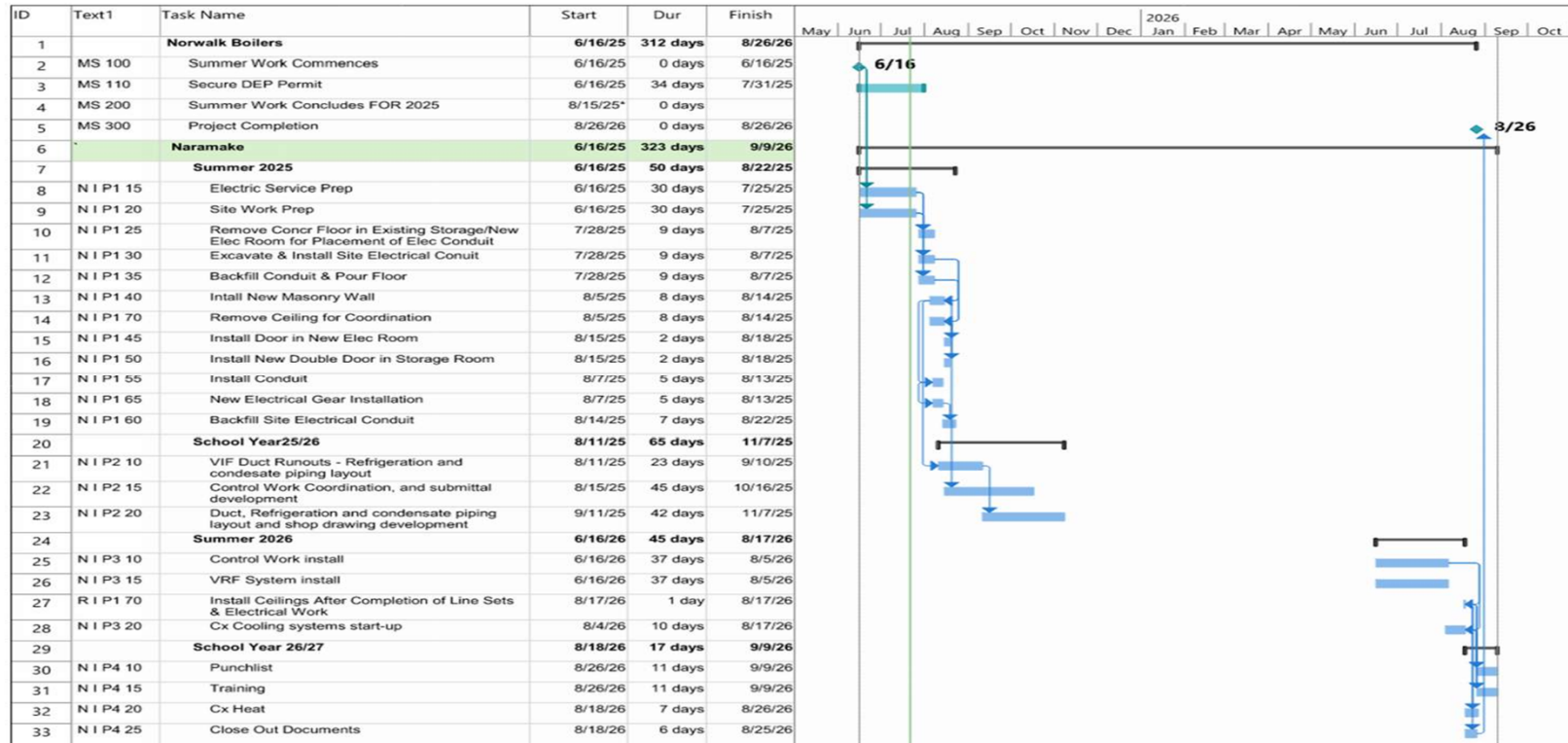
Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC UPGRADES



IAQ UPGRADES - NARAMAKE CONSTRUCTION SCHEDULE:

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



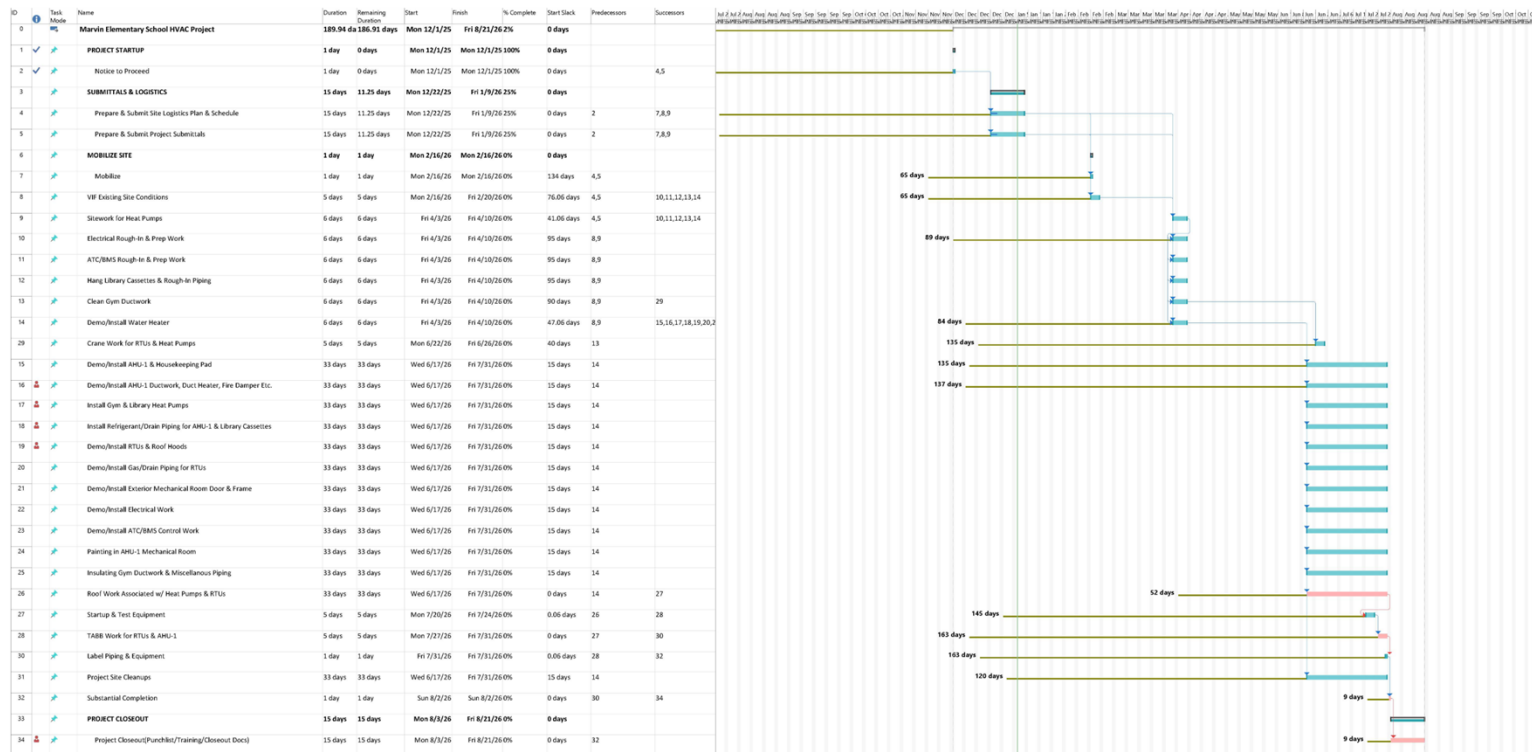
Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC UPGRADES



IAQ UPGRADES - MARVIN CONSTRUCTION SCHEDULE:

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



Update as of 08/26/2026

Norwalk High School

23 Calvin Murphy Drive

Norwalk, CT 06850

State Project No. 103-0263 N



State Reimbursement Account No.: 09215010 5777 C0787	Current Project Budget	Paid-to-Date (Through 7/21/26)	Balance to Pay	Financial % Completed
Architectural Design				
Design Fee	\$ 7,050,650	\$ 6,339,708		90%
Design Fees - Contingency Balance	\$ 27,837	\$ -	\$ 27,837	0%
Total A & E Services	\$ 7,078,487	\$ 6,339,708	\$ 27,837	90%
Other Professional Fees				
Project Management	\$ 1,148,111	\$ 1,012,088	\$ 136,022	88%
Other Consultants	\$ 1,738,485	\$ 1,474,790	\$ 263,695	85%
Insurance/Builders Risk	\$ 744,638	\$ 744,638	\$ -	100%
Moving Expense	\$ 200,000	\$ -	\$ 200,000	0%
Total Other Professional Fees	\$ 3,831,233	\$ 3,231,516	\$ 599,717	84%
Construction Costs				
GMP #1 - Construction Manager GMP Costs	\$ 219,860,609	\$ 132,038,703	\$ 87,821,905	60%
GMP #1 - Construction Manager - Contingency Balance	\$ 4,741,873	\$ -	\$ 4,741,873	0%
BP 32A-R - Site Concrete	\$ 4,869,193	\$ -	\$ 4,869,193	0%
Post Tension Tennis Courts	\$ 2,775,300	\$ -	\$ 2,775,300	0%
Grandstands & Press Box	\$ 1,925,000	\$ -	\$ 1,925,000	0%
Total Construction Costs	\$ 234,171,975	\$ 132,038,703	\$ 102,133,271	56%
FF & E				
Furniture, Equipment & Technology	\$ 5,000,000	\$ -	\$ 5,000,000	0%
Adjustment for 02A - Demolition Package Contingency	\$ (3,152,020)	\$ -	\$ (3,152,020)	0%
Additional FF&E Funding	\$ 4,802,020	\$ -	\$ 4,802,020	0%
Total FF & E	\$ 6,650,000	\$ -	\$ 6,650,000	0%
Ineligible Costs				
Owner Contingency Balance - Council Approvals	\$ 661,162	\$ -	\$ 661,162	0%
Owner Contingency Balance - Budget	\$ 1,330,989	\$ -	\$ 1,330,989	0%
Additional Owner Contingency	\$ 4,010,966	\$ -	\$ 4,010,966	0%
Additional Rock Removal at Existing Building	\$ 1,000,000	\$ -	\$ 1,000,000	0%
Additional Polluted Soils at Existing Building	\$ 2,000,000	\$ -	\$ 2,000,000	0%
Total Ineligible Costs	\$ 9,003,117	\$ -	\$ 9,003,117	0%
Total Project Cost	\$ 260,734,812	\$ 141,609,927	\$ 118,413,943	54%

Original State Budget

Original State Budget	Budget Delta*
\$ 239,000,000	\$ (21,734,812)

\$ 21,382,479

*Capital Budget Request & State Legislation Approved for a \$21,734,812 increase

Revised State Budget

Revised State Budget	Budget Delta
\$ 260,734,812	\$ -