



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

JULY 2, 2025, 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).



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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. **PUBLIC HEARING**
  - A. **Eversource Energy easement for new electrical service to the Norwalk High School Project located at 23 Calvin Murphy Drive.**
- III. **ROLL CALL**
- IV. **ACCEPTANCE OF MINUTES**
  - A. **Acceptance of Minutes**
- V. **PUBLIC PARTICIPATION**
- VI. **OLD BUSINESS**
  - A. **Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary**

for the Eversource Energy easement for new electrical service to the Norwalk High School Project located at 23 Calvin Murphy Drive.

**VII. NEW BUSINESS**

- A. Authorize to increase the Contingency Allowance with Gilbane Building Company for the Norwalk High School project in an additional amount not to exceed \$3,159,034 together with reprogramming of set aside allowances in the Gilbane Building Company's GMP for bleacher/press box and tennis courts in order to accept the bid for the demolition of the existing building. Acct. #09215010 5777 C0787**

**VIII. DISCUSSION**

- A. Norwalk School construction project updates**
- B. External leases for City owned buildings**

**IX. ADJOURNMENT**



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 – EVERSOURCE  
EASEMENT FOR NEW ELECTRIC SERVICE

DATE: MAY 23, 2025

\*\*\*\*\*

The City of Norwalk Common Council approved the Guaranteed Maximum Price for the Norwalk High School in February 2024. The Construction Manager mobilized and began construction in April of 2024. Currently the project is erecting structural steel, placing slab on grade concrete and developing the site which includes underground utilities.

To limit disruptions to existing school operations the Construction Manager plans to install new utility services to the building during the Summer of 2025. These utilities will be installed under the existing Calvin Murphy Drive, which currently serves as the entrance to the existing school. Services include gas, electric, telecom and water. All work will be coordinated with Norwalk Public Schools to maintain limited access for summer programs, including use of the pool.

Eversource Energy requires an easement on the City of Norwalk property for the new electric service. This is necessary to legally access the infrastructure on private property for future maintenance and repair purposes. The Civil Engineer on the project has prepared the attached easement map dated May 23, 2025 depicting the easement area to be granted to Eversource Energy.

## **ACTION REQUESTED**

- a. Authorize a Public Hearing at the next Land Use & Building Management Committee Meeting on July 2, 2025, in reference to an easement for Eversource Energy to provide new electrical service to the Norwalk High School Project located at 23 Calvin Murphy Drive.**
- b. Review and recommend approval of the proposed Eversource Energy easement for new electrical service to the Norwalk High School Project located at 23 Calvin Murphy Drive in accordance with the Connecticut General Statutes – Section 8-24.**
- c. Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary for the Eversource Energy easement for new electrical service to the Norwalk High School Project located at 23 Calvin Murphy Drive.**

**MAP REFERENCE**

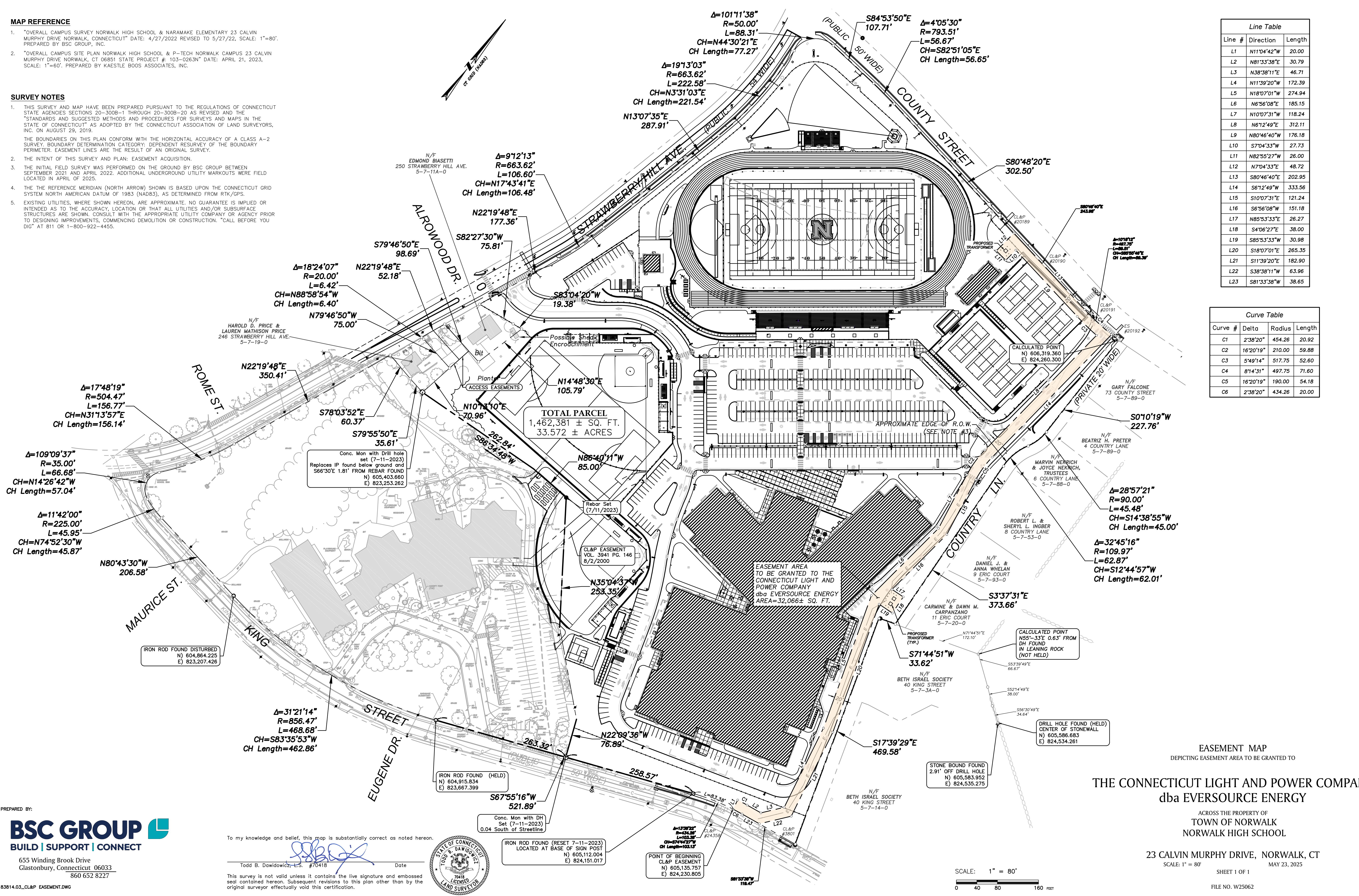
1. "OVERALL CAMPUS SURVEY NORWALK HIGH SCHOOL & NARAMAKE ELEMENTARY 23 CALVIN MURPHY DRIVE NORWALK, CONNECTICUT" DATE: 4/27/2022 REVISED TO 5/27/22, SCALE: 1"=80'. PREPARED BY BSC GROUP, INC.
2. "OVERALL CAMPUS SITE PLAN NORWALK HIGH SCHOOL & P-TECH NORWALK CAMPUS 23 CALVIN MURPHY DRIVE NORWALK, CT 06851 STATE PROJECT # 103-0263N" DATE: APRIL 21, 2023, SCALE: 1"=60'. PREPARED BY KAESTLE BOOS ASSOCIATES, INC.

**SURVEY NOTES**

1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AS REVISED AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
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- THE INTENT OF THIS SURVEY AND PLAN: EASEMENT ACQUISITION.
- THE INITIAL FIELD SURVEY WAS PERFORMED ON THE GROUND BY BSC GROUP BETWEEN SEPTEMBER 2021 AND APRIL 2022. ADDITIONAL UNDERGROUND UTILITY MARKOUTS WERE FIELD LOCATED IN APRIL OF 2025.
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Line Table		
Line #	Direction	Length
L1	N11°04'42"W	20.00
L2	N81°33'38"E	30.79
L3	N38°38'11"E	46.71
L4	N11°39'20"W	172.39
L5	N18°07'01"W	274.94
L6	N6°56'08"E	185.15
L7	N10°07'31"W	118.24
L8	N6°12'49"E	312.11
L9	N80°46'40"W	176.18
L10	S7°04'33"W	27.73
L11	N82°55'27"W	26.00
L12	N7°04'33"E	48.72
L13	S8°46'40"E	202.95
L14	S6°12'49"W	333.56
L15	S10°07'31"E	121.24
L16	S6°56'08"W	151.18
L17	N85°53'33"E	26.27
L18	S4°06'27"E	38.00
L19	S85°53'33"W	30.98
L20	S18°07'01"E	265.35
L21	S11°39'20"E	182.90
L22	S38°38'11"W	63.96
L23	S81°33'38"W	38.65

Curve Table			
Curve #	Delta	Radius	Length
C1	2°38'20"	454.26	20.92
C2	16°20'19"	210.00	59.88
C3	5°49'14"	517.75	52.60
C4	8°14'31"	497.75	71.60
C5	16°20'19"	190.00	54.18
C6	2°38'20"	434.26	20.00



PREPARED BY:

**BSC GROUP**  
 BUILD | SUPPORT | CONNECT

655 Winding Brook Drive  
 Glastonbury, Connecticut 06033  
 860 652 8227

To my knowledge and belief, this map is substantially correct as noted hereon.

Todd B. Dawidowicz, L.S. #70418 Date

STATE OF CONNECTICUT  
 T. B. DAWIDOWICZ  
 LICENSED LAND SURVEYOR

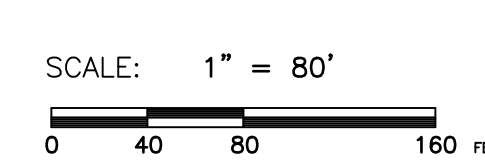
THIS SURVEY IS NOT VALID UNLESS IT CONTAINS THE LIVE SIGNATURE AND EMBOSSED SEAL CONTAINED HEREON. SUBSEQUENT REVISIONS TO THIS PLAN OTHER THAN BY THE ORIGINAL SURVEYOR EFFECTUALLY VOID THIS CERTIFICATION.

EASEMENT MAP  
 DEPICTING EASEMENT AREA TO BE GRANTED TO

**THE CONNECTICUT LIGHT AND POWER COMPANY**  
 dba EVERSOURCE ENERGY

ACROSS THE PROPERTY OF  
 TOWN OF NORWALK  
 NORWALK HIGH SCHOOL

23 CALVIN MURPHY DRIVE, NORWALK, CT  
 SCALE: 1" = 80' MAY 23, 2025  
 SHEET 1 OF 1  
 FILE NO. W25062



P:\3314\03\Survey\Drawings\83814\03\_CL&P Easement 2025-05-23.dwg

83814.03\_CL&P EASEMENT.DWG



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE  
AGENDA  
JUNE 4, 2025, 7:00 PM  
BY HYBRID VIA ZOOM AND COMMON COUNCIL CHAMBERS**

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**ATTENDANCE:** Barbara Smyth, Chair; Nicole' Eaddy; Greg Burnett; Heather Dunn; James Frayer

**ABSENT:** Nicol Ayers; Dajuan Wiggins

OTHERS: Alan Lo, Building and Facilities Manager; James Giuliano, Construction Solutions Group

**I. CALL TO ORDER**

Ms. Smyth called the meeting to order at 7:04 PM. There was a quorum present.

**II. ROLL CALL**

Ms. Smyth called the roll, and all those listed in the attendance were present.

**III. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: May 7, 2025**

**\*\* MR. BURNETT MOVED TO APPROVE THE MINUTES AS SUBMITTED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**IV. PUBLIC PARTICIPATION**

There was no public participation this evening.

**IV. OLD BUSINESS**

There was no old business discussed this evening.

**VI. NEW BUSINESS**

**A. AUTHORIZE A PUBLIC HEARING AT THE NEXT LAND USE & BUILDING MANAGEMENT COMMITTEE MEETING, IN REFERENCE TO AN EASEMENT FOR EVERSOURCE ENERGY TO PROVIDE NEW ELECTRICAL**

**SERVICE TO THE NORWALK HIGH SCHOOL PROJECT LOCATED AT 23 CALVIN MURPHY DRIVE**

**REVIEW AND RECOMMEND APPROVAL OF THE PROPOSED EVERSOURCE ENERGY EASEMENT FOR NEW ELECTRICAL SERVICE TO THE NORWALK HIGH SCHOOL PROJECT LOCATED AT 23 CALVIN MURPHY DRIVE IN ACCORDANCE WITH CONNECTICUT GENERAL STATUTES- SECTION 8-24.**

**AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE EVERSOURCE ENERGY EASEMENT FOR THE NEW ELECTRICAL SERVICE TO THE NORWALK HIGH SCHOOL PROJECTED LOCATED AT 23 CALVIN MURPHY DRIVE.**

Mr. Lo said that transformers will be installed at the new Norwalk High School, and Eversource requires an easement to permit them on the property in an emergency. A public hearing will need to be scheduled as part of granting the easement.

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

**B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ARON SECURITY INC., DBA ARROW SECURITY TO PROVIDE SECURITY SERVICES AT CITY HALL, HEALTH DEPARTMENT, AND LIBRARIES**

**CITY HALL BASE CONTRACT FOR DAYTIME SECURITY GUARD AND A NIGHTTIME SECURITY GUARD FY 2025-26 SHALL NOT EXCEED \$106,572; FY 2026-27- \$112,570; FY 2027-28 -\$118,525; WITH TWO (2) ONE-YEAR OPTIONS FOR 2028-29 AND 2029-30.**

**NORWALK HEALTH DEPARTMENT BASE CONTRACT FOR A DAYTIME SECURITY GUARD SECURITY GUARD FY 2025-26 SHALL NOT EXCEED \$53,286; FY 2026-27- \$56,285; FY 2027-28 \$59,263; WITH TWO (2) ONE-YEAR OPTIONS FOR 2028-29 AND 2029-30.**

**LIBRARIES BASE CONTRACT FOR A DAYTIME SECURITY GUARD AND AN EVENING SECURITY GUARD FY 2025-26 SHALL NOT EXCEED \$138,319; FY 2026-27- \$146,104; FY 2027-28 \$153,833; WITH TWO (2) ONE-YEAR OPTIONS FOR 2028-29 AND 2029-30.**

Mr. Lo said it is a multi-year contract. Every few years, when the existing contracts expire, we put out an RFP, and this is a new company.

Mr. Burnett asked, since it is a new company, if they had provided a volume discount because they are covering three different locations. Mr. Lo said he does not believe a discount was offered as the wages are just slightly over living wages, and less money does not always mean better service, and maintaining staff is challenging. Mr. Burnett said we are not managing the person providing the security service, so his question is not about the individual's hourly rate, but overall, from the company itself, as they are covering three key locations in Norwalk. Mr. Lo said he does not believe a volume discount was offered, as the profit margin of these three contracts is minimal.

Ms. Frayer asked if any other buildings require security and if there is a different security company. Mr. Lo said, "No, there are not, and there has never been an issue at any of the other buildings. The recreation center is the only other building that may require security in the future. Mr. Frayer suggested that adding security in additional buildings should be further investigated.

**\*\* MS. DUNN MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**C. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT TO THE NEWFIELD CONSTRUCTION GROUP. LLC'S CONTRACT FOR THE BRIAN MCMAHON HIGH SCHOOL HAVC/IAQ GRANT IMPROVEMENT PROJECT (STATE PROJECT #103-002HVACN) FOR A TOTAL NOT TO EXCEED \$8,352,277.**

**Total trade costs- \$7,771,540.00  
CM Fees (2.20%)- \$179,794.61  
CM Contingency (1.85%)- \$143,733.49  
General Conditions- \$437,168.75**

**Acct.# 09245010 5777 C0839 (City share)  
09245010 5799 C0839 (State share)  
09025010 5777 C0658 (BMHS/CGS IAQ \$18,595)  
09215010 5777 C0688 (BMHS/CGS COOLING PLANT-\$100,000  
09245010 5777 C0688 (BMHS/CGS COOLING PLANT- \$100,000  
09205010 5777 C0610 (FACILITY MASTER PLAN-\$148,613.03  
09175010 5777 C0585 (FACILITY MASTER PLAN- \$337,733.38**

**AUTHORIZE OWNER CONTINGENCY ALLOWANCE FOR CHANGE ORDERS TO THE GMP FOR A TOTAL NOT TO EXCEED \$167,045.54**

**Acct. # 09245010-5777 C0839 (City share)  
09245010 5777 C0839 (State share)  
09205010 5877 C0618 (Facility Master Plan)**

**09175010 5777 C0585 (Facility Master Plan)**

Mr. Lo said the City of Norwalk had received state approval on six HVAC school projects totaling approximately 36 million dollars in construction costs, and the city is eligible to receive 60% reimbursement. The Brookside School project came within budget, but the other five projects were much higher than the budget numbers, so we needed to refine the projects to fit within the budget.

Mr. Lo said that the entire building at Brien McMahon High School is air conditioned except for the main gym, auxiliary gym, weight room, and locker rooms. However, the problem is that Brien McMahon High School is an emergency shelter, and the area they use most is the gym, which is the priority. There is only a single chiller over 20 years old with no backup system, so this project would at least provide air conditioning for the main gym by installing two chillers outside of the building through a modified scope. Two underground storage tanks will still need to be removed, but we will stay within budget with the revised scope.

Mr. Burnett asked, since the bids came in higher than expected, if there was an opportunity to go back to the state to see if they would provide funding. Mr. Lo said it would need to be done through special legislative action, but they would like to start the work this summer, hence, it is his responsibility to begin implementing the project. Thus, this allows us to start the work this summer, so if we want to seek additional money, we will not sign any contracts, and the project will not begin this summer. We have already asked the state for one extension.

Mr. Frayer questioned the breakdown of the costs and asked how much is currently in the budget for this project. Mr. Lo provided a more detailed overview of the project and said the budget is \$8.3 million; the bids came at \$10.8 million. He said the costs are for the construction contract, and in addition to the \$8.3 million, the design services, project management services, and contingency still need to be paid, so an additional \$700,000 will be required, which is not reimbursable, and all of the accounts listed are needed to satisfy the entire project.

Mr. Burnett said not only for the approval for historical purposes, but the language also needs to be clear because this is not the last time we will see these types of changes. He thinks it's important for this particular HVAC project as we know the bids came in higher and that there are six schools to address. We need to have a clear understanding of how each school will be addressed and make sure that the numbers are correct because at some point we will need to ask the state for more money so there needs to be a clear understanding of what has been spent and what we are requesting because right now it is a little confusing. Mr. Frayer suggested removing the dollar amounts from the authorization to make it less confusing.

**\*\* MS. DUNN MOVED TO APPROVE THE ITEM AS AMENDED TO INCLUDE REMOVING THE PERMIT FEE OF \$180,000 AND REMOVING THE DOLLAR AMOUNTS FROM THE AUTHORIZATION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**D. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT TO THE**

**NEWFIELD, CONSTRUCTION GROUP. LLC.'S CONTRACT FOR THE SILVERMINE SCHOOL HVAC/IAQ GRANT IMPROVEMENT PROJECT (STATE PROJECT #103-006HVACN) FOR A TOTAL AMOUNT NOT TO EXCEED \$2,133,205**

**Total trade cost- \$1,794,000  
CM Fees (2.20%)- \$ 45,920  
CM Contingency (1.85%)-\$33,189  
General Conditions- \$225,966**

**Account# 09245010 5777 C0842 (City share)  
09245010 5799 C0842 (State share)**

**AUTHORIZE OWNER CONTINGENCY ALLOWANCE FOR CHANGE ORDERS TO THE GMP FOR A TOTAL NOT TO EXCEED \$101,371**

**Acct. # 09245010-5777 C0842 (City share)  
09245010 5777 C0842 (State share)**

Mr. Burnett asked what the amount in the budget was and what the bids were. Mr. Lo said the budget is roughly \$3,025,000, and the bids came back at \$5,244,000, but by removing some of the scope, the total project cost is now \$2.6 million, of which the guaranteed master price is \$2.1 million.

**\*\*MS. DUNN MOVED TO APPROVE THE ITEM AS AMENDED TO CHANGE THE GENERAL CONDITIONS TO \$260,095.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**E. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT TO THE NEWFIELD, CONSTRUCTION GROUP. LLC.'S CONTRACT FOR THE NARAMAKE SCHOOL HVAC/IAQ GRANT IMPROVEMENT PROJECT (STATE PROJECT #103-006HVACN) FOR A TOTAL AMOUNT NOT TO EXCEED \$6,076,633**

**Total trade cost- \$5,489,967  
CM Fees (2.20%)- \$130,808  
CM Contingency (1.85%)-\$101,564  
General Conditions- \$504,294**

**Account# 09245010 5777 C0844 (City share)  
09245010 5799 C0844 (State share)  
09175010 5777 C0585 (Facilities Master Plan)**

**AUTHORIZE OWNER CONTINGENCY ALLOWANCE FOR CHANGE ORDERS TO THE GMP FOR A TOTAL NOT TO EXCEED \$121,532 (2%)**

**Acct. # 09245010-5777 C0844 (City share)  
09245010 5777 C0844 (State share)  
09175010 5777 C0585 (Facilities Master)**

Mr. Lo said everything would be done except for the air conditioning in the gym. The budget is \$6.4 million, and the bids were \$9.6 million, but we were able to bring the costs down to \$6,698,000, so we are short by approximately \$300,000, which is why the account of the master plan is included. In July of this year, he intends to go to the BET to request a special appropriation because there is a balance of \$800,000 left from the Brookside School project, and he will request \$320,000 to cover the shortfall.

Mr. Burnett emphasized that we need to make it a priority to return to the state because, just for these three projects alone, there is a \$7.5 million gap, and that is a lot of money. Hence, we need to start the process of requesting additional money because of the unknowns with the bid costs and other factors, so they need to be updated.

Mr. Lo said that only five of the six projects have been discussed because the project at Marvin School is even more complicated. The decision that was made collectively is to rebid the project so it will not move forward this summer. He said the plan is to bid it late fall/early winter and see where we stand financially. We may need to apply for special appropriation to move funds around.

**\*\* MS. DUNN MOVED TO APPROVE THE ITEM AS AMENDED TO INCLUDE REMOVING THE PERMIT FEE OF \$150,000 FROM THE AUTHORIZATION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**VII. DISCUSSION**

**A. SCHOOL CONSTRUCTION PROJECT UPDATES**

Mr. Giuliano provided an update on the school construction projects and said the South Norwalk School project is progressing very well. The concrete sidewalks and curbs are being installed, and the asphalt paving is being placed. The project is beginning to take shape and is scheduling the movers to supply boxes and labels to the current program so the teachers can pack their items and have them moved over the summer. The team has been coordinating with the furniture suppliers for the delivery of the furniture in July. He anticipates the school being open for the new school year.

Mr. Burnett requested that a walk-through be scheduled before the school opening in August. Mr. Lo said that the BET and the Board of Education members have also expressed interest in a tour.

Mr. Giuliano provided an update on Norwalk High School and said the steel and concrete floors are being installed for the auditorium. The mechanical, electrical, and plumbing work has begun on the interiors, as well as the utility work in the driveway. The project is still on schedule to open for the fall of 2027.

Mr. Burnett asked if the athletic center would also open in the fall of 2027. Mr. Giuliano said “No” because the existing school must be removed to create the new athletic fields.

Mr. Giuliano provided an update on the HVAC projects. They are moving forward, have a delivery date for the rooftop units for Brookside School, and will soon start on the other projects, except the Marvin School project.

#### **VIII. ADJOURNMENT**

**\*\* MS. EADDY MOVED TO ADJOURN.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:05 PM.

Respectfully submitted,

Dilene Byrd

**MAP REFERENCE**

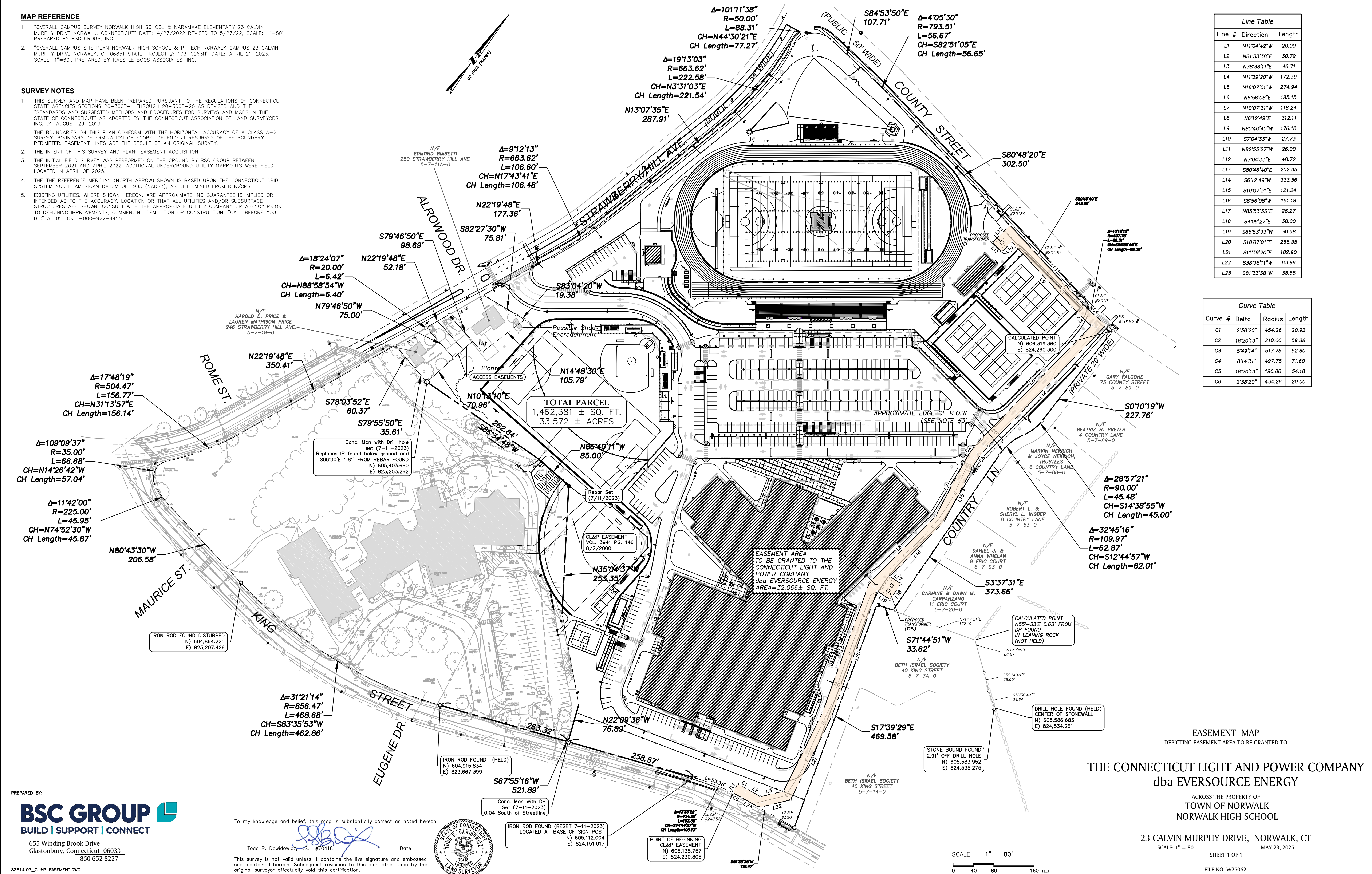
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- THE REFERENCE MERIDIAN (NORTH ARROW) SHOWN IS BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD83), AS DETERMINED FROM RTK/GPS.
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Line Table		
Line #	Direction	Length
L1	N11°04'42"W	20.00
L2	N81°33'38"E	30.79
L3	N38°38'11"E	46.71
L4	N11°39'20"W	172.39
L5	N18°07'01"W	274.94
L6	N6°56'08"E	185.15
L7	N10°07'31"W	118.24
L8	N6°12'49"E	312.11
L9	N80°46'40"W	176.18
L10	S7°04'33"W	27.73
L11	N82°55'27"W	26.00
L12	N7°04'33"E	48.72
L13	S8°46'40"E	202.95
L14	S6°12'49"W	333.56
L15	S10°07'31"E	121.24
L16	S6°56'08"W	151.18
L17	N85°53'33"E	26.27
L18	S4°06'27"E	38.00
L19	S85°53'33"W	30.98
L20	S18°07'01"E	265.35
L21	S11°39'20"E	182.90
L22	S38°38'11"W	63.96
L23	S81°33'38"W	38.65

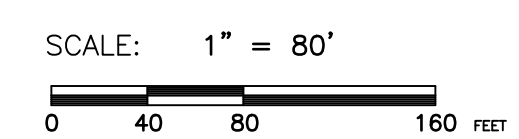
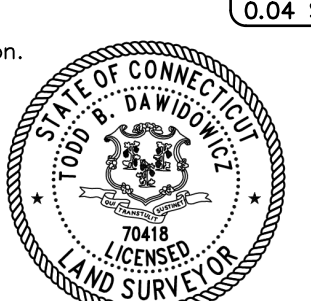
Curve Table			
Curve #	Delta	Radius	Length
C1	2°38'20"	454.26	20.92
C2	16°20'19"	210.00	59.88
C3	5°49'14"	517.75	52.60
C4	8°14'31"	497.75	71.60
C5	16°20'19"	190.00	54.18
C6	2°38'20"	434.26	20.00



**EASEMENT MAP**  
 DEPICTING EASEMENT AREA TO BE GRANTED TO  
**THE CONNECTICUT LIGHT AND POWER COMPANY**  
 dba **EVERSOURCE ENERGY**  
 ACROSS THE PROPERTY OF  
**TOWN OF NORWALK**  
**NORWALK HIGH SCHOOL**  
 23 CALVIN MURPHY DRIVE, NORWALK, CT  
 SCALE: 1" = 80'      SHEET 1 OF 1  
 MAY 23, 2025  
 FILE NO. W25062

PREPARED BY:  
**BSC GROUP**  
 BUILD | SUPPORT | CONNECT  
 655 Winding Brook Drive  
 Glastonbury, Connecticut 06033  
 860 652 8227

To my knowledge and belief, this map is substantially correct as noted hereon.  
 Todd B. Dawidowicz, L.S. #70418      Date \_\_\_\_\_  
 This survey is not valid unless it contains the live signature and embossed seal contained hereon. Subsequent revisions to this plan other than by the original surveyor effectually void this certification.



P:\331403\Survey\Drawings\8381403\_01\_CL&P Easement 2025-05-23.dwg

83814.03\_CL&P EASEMENT.DWG



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 AND BUILDING MANAGEMENT COMMITTEE  
FROM: ALAN LO, BUILDING AND FACILITIES MANAGER  
RE : **NORWALK HIGH SCHOOL – INCREASE CONTINGENCY  
ALLOWANCE TO ACCEPT BUILDING DEMOLITION BIDS**  
DATE: JUNE 16, 2025

\*\*\*\*\*

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, demolition of the existing building was purposely excluded from the bid package as demolition is scheduled for summer of 2027. There was a concern that bidding significantly in advance of the work would be unlikely to generate competitive pricing. In addition to building demolition, we also excluded the construction of the new tennis courts, the supply and installation of the new bleachers/press box, furniture (FF&E), window treatment and final cleaning. While there were sufficient funds available to cover most of the project costs as well as the inclusion of allowances in Gilbane’s Guaranteed Maximum Price (GMP) for some of this future work, we anticipated that the City will seek additional funds from the State when the remaining items go out for bids.

Recently, we went out for bids for the demolition of the existing building. We are in receipt of a very favorable bid in the amount of \$7,311,000 (plus mark-up). It is highly desirable to secure this bid and incorporate it into the project costs at this time. In order to proceed, we would like to utilize the allowances in the GMP for

bleacher and press box (\$2,523,000 plus CM soft costs) and tennis court (\$1,750,000 plus CM soft costs) plus a portion of our \$5,000,000 set-aside in the project budget for FF&E in the amount **not to exceed \$3,159,034** in order to secure the building demolition contract. It is anticipated that we will seek State approval to increase the project budget to satisfy the remaining scope and additional project contingency funds in 2026.

During approval of the project GMP, the Common Council approved a project contingency allowance in the amount of \$3,350,000 which represents approximately 1.4% of the project budget. At the present time, we have expended \$520,948 of our contingency allowance leaving a balance of \$2,829,052. In order to issue a change order to accept the demolition bid, Common Council approval to increase contingency allowance is required in the amount not to exceed **\$3,159,034** to secure the bid for building demolition.

**ACTION REQUIRED:**

**Authorize to increase the Contingency Allowance with Gilbane Building Company for the Norwalk High School project in an additional amount not to exceed \$3,159,034 together with reprogramming of set aside allowances in the Gilbane Building Company's GMP for bleacher/press box and tennis courts in order to accept the bid for the demolition of the existing building. Acct. #09215010 5777 C0787**



CONSTRUCTION  
SOLUTIONS GROUP

# NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – JUNE 2025





# South Norwalk Elementary School

## NEW CONSTRUCTION

**PROJECT SCOPE:**

Construct a new Pre-K – 5<sup>th</sup> 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.

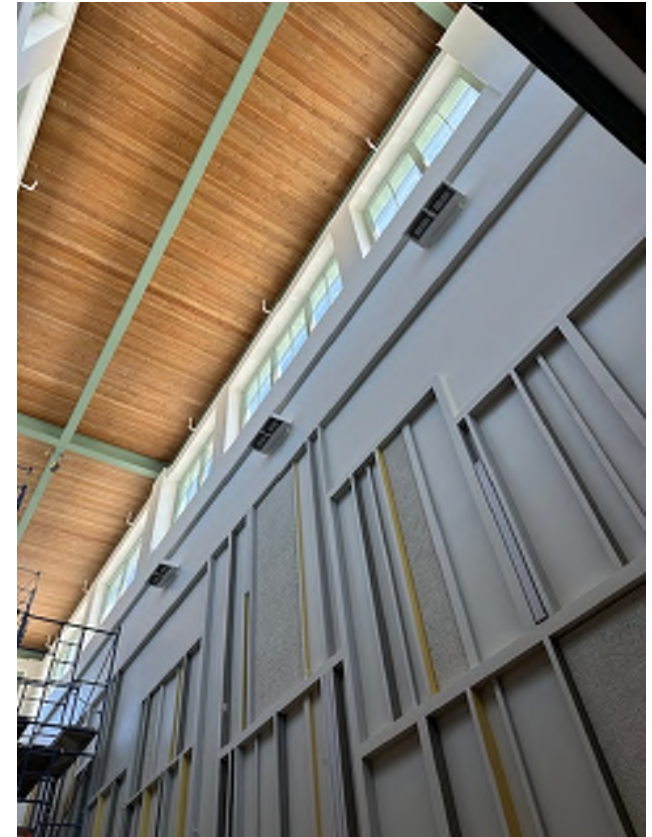
**UPDATE:**

Landscaping and site finishes are ongoing. Binder coat of asphalt has been placed in the South parking lot with top coat scheduled for late June. Bus drop off and East parking lot curb and sidewalks are ongoing with asphalt to follow. Site work at the North (rear) of building for playgrounds and field are ongoing.

The building is on permanent power with network connectivity. Equipment start-up and commissioning is underway.

Classroom finishes are substantially complete. Finishes are ongoing in large spaces including the gym, cafeteria, multipurpose room, and corridors. Furniture is scheduled to be delivered in late July.

The project is on schedule and will be completed for the 2025-2026 school year.



**State Project Number: 103-0264 N**

**BUDGET:**

	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
<b>State Approved Budget</b>	<b>60%</b>	<b>\$76,000,000</b>	<b>\$26,189,658</b>	<b>\$49,810,342</b>	<b>TBD</b>
<b>Additional Land Acquisition</b>	<b>NONE</b>	<b>\$2,900,000</b>	<b>N/A</b>	<b>\$2,900,000</b>	<b>TBD</b>
<b>Additional Land Acquisition &amp; Development</b>	<b>TBD</b>	<b>\$3,375,000</b>	<b>\$200,000</b>	<b>\$3,170,000</b>	<b>TBD</b>



**Main Entrance 6/24/25**



Gym 6/24/25



Cafeteria/Kitchen 6/24/25



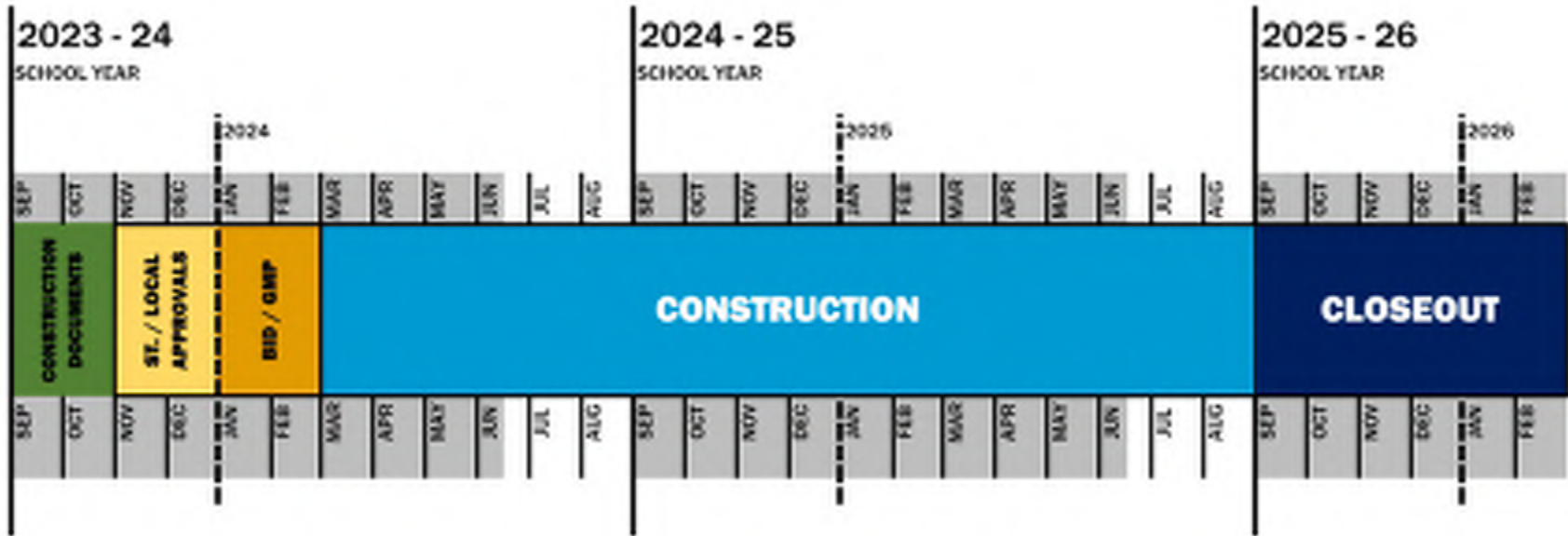
**Multipurpose Room 6/24/25**



Upper Level Corridor & Bathroom 6/24/25

### SOUTH NORWALK SCHOOL – NEW CONSTRUCTION SCHEDULE:

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



# 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:

Underground utility work in Calvin Murphy Drive is ongoing. The driveway will be closed for summer break.

Site clearing for the multiuse field has been completed. The retaining wall at the East end of this field is being constructed.

Steel erection, stairs, decking and detailing is ongoing. Cold formed framing for exterior walls has been completed in sections of the building and are receiving exterior sheathing. Roofing has started and is progressing to new areas of the building.

Masonry walls are being built alongside interior metal framing. MEP layout and rough-in has expanded to new areas of the building.

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	TBD (80%)	-	-	-	-





Exterior Sheathing at NHS 6/24/25



**Exterior Metal Framing at Main Entrance 6/24/25**



Exit Stairs 6/24/25



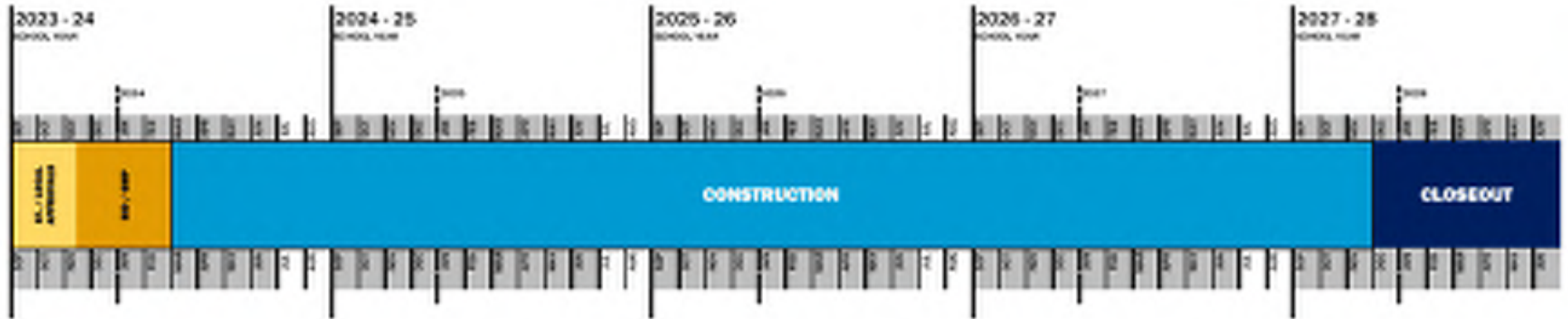
Roofing 6/20/25



**Interior Metal Framing, Top of Wall Sheetrock and MEP Rough-in 6/24/25**

**NORWALK HIGH SCHOOL / P-TECH – NEW CONSTRUCTION SCHEDULE:**

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



# 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 – Mechanical contractor has mobilized on site. The existing ductwork in the gym has been removed and the new ductwork has arrived. They expect to complete installing the new ductwork by 7/4/25. Electricians will start working on the new feeders for the RTUs week of 6/30/25. RTUs 4, 5, 7, & 8 are expected to be delivered late July, and installed over the summer. RTUs 1, 2a, 2b, 3, & 6 are expected to arrive early September.

Rowayton, Brien McMahon, Naramake, Marvin, Silvermine – Construction Manager performed walkthroughs with the mechanical contractor at all Schools on 6/26/25. The mechanical contractor is mobilizing at Naramake, Brien McMahon, and Rowayton week of 6/30/25.

The Construction Manager's office trailer is on-site at Rowayton. Abatement is expected to begin next week in the boiler room. they expect to begin work in the attic spaces the following week.

Site walk-throughs at Brien McMahon with the Fire Marshal are expected to take place the week of 6/30/25 to address evacuation plans, temporary hydrant replacement, and emergency vehicle access to the school when the site is closed off. Coordination with School Administration is on-going for summer school, 2025.

### BUDGET:

	Reimbursement Rate	Project Budget	City Share at 40%
<b>Rowayton</b>	60%	\$ 10,658,618.00	\$ 4,263,447.00
<b>Brien McMahon</b>	60%	\$ 8,302,296.00	\$ 3,320,918.00
<b>Naramake</b>	60%	\$ 6,461,876.00	\$ 2,584,750.00
<b>Marvin</b>	60%	\$ 4,125,212.00	\$ 1,650,085.00
<b>Brookside</b>	60%	\$ 3,327,252.00	\$ 1,330,900.00
<b>Silvermine</b>	60%	\$ 3,025,516.00	\$ 1,210,206.00





**Brookside - Gym Ceiling with all existing ductwork removed – 06/25/25**



**Brookside - New Spiral Ductwork for Gymnasium- 06/25/25**

**IAQ UPGRADES – CONSTRUCTION SCHEDULE:**

NWAK - HVAC IAQ Program Schedule	Summer 2025	School Year 2025 / 2026	Summer 2026	School Year 2026 / 2027
<b>Naramake</b>	HAZMAT Abatement, Control Work, Electrical Service Prep, Sitework Prep, Steel Work	Control Work, New Electrical Gear Install, Install AC Equipment	Control Work, Complete AC Units and Heat Pumps, New Electrical Gear Install, Cx Cooling Systems	Punch List, Training, Cx Heating, Closeout Docs
<b>Rowayton</b>	Boiler & Ceiling Abatement, Boiler Demo & Rebuild, Control Work, Electrical Service Prep, Structural Framing Work and Roof Openings	Complete Boiler Work (10/1/25), Control Work, New Electrical Gear Install, Install AC Equipment	Select HAZMAT, Control Work, Duct Runouts, New Electrical Gear Install, Cx Cooling Systems	Punch List, Training, Cx Heating, Closeout Docs
<b>Brien McMahon</b>	UST Removal and Chiller Pad Prep, Install New Genset Fuel Tank, Control Work, New Steel Dunnage & Roofwork		Install New Chiller, Control Work, Cx Coolig Systems	Punch List, Training, Cx Heating, Closeout Docs
<b>Marvin</b>	TBD	TBD	TBD	TBD
<b>Silvermine</b>	Boiler Abatement, Boiler Demo and Rebuild, Control Work	Complete Boiler Work (10/1/25)	VRF's, Control Work, Cx Cooling	Punch List, Training, Cx Heating, Closeout Docs
<b>Brookside</b>	Demo for General Trades, Demo of Mechanical, RTU Installment	RTU Installment (over long weekend)		

State Project Number: 103-001 HVACN Rowayton, 103-002 HVACN Brien McMahon, 103-003 HVACN Naramake, 103-004 HVACN Marvin, 103-005 HVACN Brookside, 103-006 HVACN Silvermine

