



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

AUGUST 6, 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.



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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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.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: DATE**
- IV. **PUBLIC PARTICIPATION**
- V. **OLD BUSINESS**
- VI. **NEW BUSINESS**
 - A. **Request to host Public Hearing for possible purchase of two City properties abutting 20 Cleveland Terrace.**
 - B. **Public Hearing request for the naming of the new South Norwalk Elementary School**

- C. **Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the Lease Agreement with the Center for Contemporary Printmaking, Inc. to extend the Lease for the Carriage House and Gardener's Cottage retro-actively for 10 years from February 1, 2025, to January 31, 2035. The remaining terms of the lease to remain unchanged.**
- D. **Authorize the Mayor, Harry W. Rilling, to execute a contract with A.V. Tuchy Builders Inc. for the replacement of the apparatus floor at Broad River Fire Station (Station 1), located at 90 New Canaan Ave. for an amount not to exceed \$604,723.00. Account # 09263110-5777-C0854.**

Authorize a 10% Change Order contingency allowance for a total not to exceed \$60,472.00. Account # 09263110-5777-C0854.

- E. **Authorize the Purchasing Agent to issue a Purchase Order with Ambient AI, INC for AI security camera enhancements at the middle and elementary schools for a total not to exceed \$263,916.00.
Funds are available in account #0926 5010 5777 C0537**

- F. **Authorize to RESCIND Common Council Action of January 7, 2025 Item VII. D. 1 to 4 which authorized the execution of agreements with Energy Resources USA, LLC and Eversource Energy for LED lighting retrofits at Norwalk City Hall, Norwalk Health Department, Nathaniel Ely Center and Roosevelt Center.**

- G. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tri-State LED to provide LED Lighting Retrofit Services at City Hall for a total not to exceed \$282,138.00 (\$268,703.57 plus 5% contingency). Payment to be made via Eversource incentives and on-bill financing.**

Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply and accept Energy Efficient Upgrade incentives and Financing through Eversource on-bill financing program for the City Hall LED Lighting Retrofit project.

- H. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tri-State LED to provide LED Lighting Retrofit Services at the Norwalk Health Department for a total not to exceed \$73,175.00 (\$69,690.05 plus 5% contingency). Payment to be made via Eversource incentives and on-bill financing.**

Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply and accept Energy Efficient Upgrade incentives and Financing through Eversource on-bill financing program for the Norwalk Health Department LED Lighting Retrofit project.

- I. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tri-State LED to provide LED Lighting Retrofit Services at the Nathaniel Ely Center for a total not to exceed \$86,975.00 (\$82,833.77 plus 5% contingency). Payment to be made via Eversource incentives and on-bill financing.**

Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply and accept Energy Efficient Upgrade incentives and Financing through Eversource on-bill financing program for the Nathaniel Ely Center

LED Lighting Retrofit project.

- J. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tri-State LED to provide LED Lighting Retrofit Services at the Roosevelt Senior Center for a cost not to exceed \$47,898.00 (\$45,617.86 plus 5% contingency). Payment to be made via Eversource incentives and on-bill financing.**

Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply and accept Energy Efficient Upgrade incentives and Financing through Eversource on-bill financing program for the Roosevelt Center LED Lighting Retrofit project.

- K. Authorize the Purchasing Agent to amend the Purchase Order to TOTAL Communications (State Contract #18PSX0202) for the TE-01 LAN Network Switches for the South Norwalk Elementary School for a revised total sum of \$169,831.66. Funds are available in Acct. #0922 5010 5777 C0808.**

VII. DISCUSSION

- A. Monthly Update of School Construction Projects**

VIII. ADJOURNMENT



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE
AGENDA
JULY 2, 2025, 7:00 PM
BY HYBRID VIA ZOOM AND COMMON COUNCIL CHAMBERS**

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



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

ABSENT: Nicol Ayers; Dajuan Wiggins; James Frayer

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

I. CALL TO ORDER

Ms. Smyth called the meeting to order at 7:01 PM. There was a quorum present.

II. PUBLIC HEARING

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

The public hearing was opened at 7:02 PM.

The public hearing closed at 7:04 PM.

There were no comments made.

III. ROLL CALL

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

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: June 4, 2025

Change the time of adjournment from 7:05 PM to 9:05 PM.

**** MS. EADDY MOVED TO APPROVE THE MINUTES AS AMENDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

V. PUBLIC PARTICIPATION

There was no public participation this evening.

VI. OLD BUSINESS

- A. 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 PROJECT LOCATED AT 23 CALVIN MURPHY DRIVE.**

Ms. Smyth stated that the line for Eversource has already been approved by this committee, and will now need to approve the actual easement.

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

**** THE MOTION PASSED UNANIMOUSLY.**

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 DEMOLITION OF THE EXISTING BUILDING. ACCT. # 09215010 5777**
C0787

Mr. Lo said that when we first established the guaranteed maximum price with Gilbane Construction Company, certain items were included as allowance items. However, we did not bid on them at the time because the project was so extensive, and bidding on the items would have been too early. One of the larger items is the demolition of the existing building, scheduled to occur in the summer of 2027. However, he recently decided to bid on that item, and the projections for demoing the building were roughly between \$9 and \$10 million. However, the bids came back at around \$ 7.1 million, so he would like to lock that in. The challenge is that when we originally approved the GMP there was 3 million dollars' worth of owner contingency. There is approximately \$ 2.7 million still available, so to make a change order for the \$ 7.1 million, the owner contingency needs to be increased. He would like to use the balance of the owner contingency and the allowance that is in Gilbane's contract to make up the \$7.7 million, so there are enough funds available to lock in the demolition price.

Ms. Smyth said essentially money will be shifted around so that this price can be locked in, which is significantly less than what was expected. Mr. Burnett inquired whether the project's bottom-line budget would be affected. Mr. Lo said we will still be somewhat short until we go out to bid for the balance of the items, so it is consistent with what we planned on when we went out to bid for the project with the intention, we would be approaching the state for the balance, which is approximately 5% to 8%. Mr. Burnett asked if the state were to deny the request, it would then fall onto the city to provide that funding. Mr. Lo said, "Yes," but the risk has always been present, and it has been understood that we will need to approach the state when we finalize the bidding for the project's balance, with the difference being approximately 5% to 8%.

**** MS. EADDY MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

VI. DISCUSSION

A. SCHOOL CONSTRUCTION PROJECT UPDATES

Mr. Giuliano provided an update on the school construction projects, stating that the South Norwalk School project is progressing quickly outside the building, with landscaping and site finishes ongoing. The site work on the north rear side of the building is ongoing, and the playground is scheduled to be delivered at the end of this month for installation. The building has permanent power installed with network connectivity, which allows them to continue with the equipment start-up and commissioning. The classroom finishes are substantially complete in almost all of the classrooms, and the furniture is scheduled to be delivered at the end of July. The project is scheduled for completion for the 2025-2026 school year.

Mr. Lo said the teachers from the existing South Norwalk School have packed up their things and are scheduled to move in August. Out of the 29 classrooms, the school will occupy 15 of them this upcoming school year, and each year, the school enrollment is expected to increase. A tour will be scheduled for members of the Common Council, as well as for members of the BET and the Board of Education, at the beginning of August or earlier. A grand opening ceremony will also be held in September. He noted that when school opens, there will not be grass in all areas due to the summer heat, but the trees will be planted, and the grass will be planted in the fall. The project is expected to be substantially completed by the 25-26 school year. However, the basketball court may be delayed, as it was added later in the approval process after the acquisition of the Oxford properties.

Mr. Lo said that TMP is working on sidewalk improvements in the neighborhood and is attempting to incorporate improvements in the railroad spur line area; however, he is unsure of the project's status, as he is not directly involved. However, they will try to get as much done as possible over the summer. Mr. Burnett requested that TMP be invited to the next meeting to provide an update on the flooding remediation, ensuring the area does

not flood. Mr. Lo said that part will most likely be an integral part of the rotary that TMP and DPW intend to undertake, so he will also speak with DPW to get an update. However, this will be a continuing process over the next two to three years.

Mr. Giuliano provided an update on Norwalk High School, stating that the underground utility work on Calvin Murphy Drive is ongoing. As a result, the driveway will be closed for the summer break. They are coordinating with the school for deliveries and the limited summer activities that are being maintained. The site clearing of the multi-use field has been completed and the retaining wall is being constructed. The steel erection continues across the building, and approximately 2/3 of the structure has been erected at this point. The masonry walls are being constructed both inside and outside, in conjunction with the metal framing. The building is still on schedule to be completed by the fall of 2027 semester, with the final completion including the site development, parking lots, and tennis courts by the fall of 2028.

Mr. Lo provided an update on the HVAC upgrades project and stated that, altogether, there are six projects, with five of them moving forward. During the bidding process, the bids came in high, and it required considerable effort behind the scenes to reorganize the project scope and determine the best way to fund it. The contract for the construction of Naramake School has been signed; however, they are short of the contingency amount of approximately \$300,000. Meanwhile, the project for Brookside School has an excess of funds. He will be presenting a special appropriation to the BET next Monday, which will then be referred to the Finance Committee on May 11th and subsequently to the Common Council for final approval.

Mr. Lo said that, despite their efforts, they could not make the project at Mavin School work, so they will need to redo the scope and rebid the entire project in the fall. They intend to complete the project by summer 2026.

Mr. Burnett asked if the state is aware of the gap in the bidding. Mr. Lo said he had a conversation with Senator Duff regarding this, but from an administrative perspective, he has not, as he would like to wait and see how much money will be needed and define what is necessary. Ms. Smyth said many districts made applications to the state for these grants for the HVAC projects and asked if it is possible or likely that there are a lot of HVAC projects going on at the same time, which has created a demand, which is why the bids may be coming in higher than was expected. Mr. Lo said that it is a significant part of the problem, and the number of mechanical contractors focusing on municipal and school construction is somewhat limited. With these projects available all around the state, it becomes even more challenging.

B. EXTERNAL LEASES FOR CITY-OWNED BUILDINGS

Mr. Lo recently stated that a discussion has taken place at the Common Council level regarding city leases, and a question was raised about how these leases are managed. He said we have been examining this for over a year to determine how they can enhance the process, as the system they currently have needs to be upgraded due to its

outdated nature. He stated at the August meeting that staff could discuss the specifics of the leases in more detail.

Ms. Acquarulo discussed the development of the lease terms, which outline the workflow for developing a new lease. Mr. Lo said the new software will help consolidate the leases and track payments. Ms. Acquarulo noted the leases that the city manages. Mr. Lo added that if a lease is missing, they will continue to work with the Recreation and Parks Department to update it.

Ms. Acquarulo presented the INNAGO software program they have found, which is a free program that they have been using to store all the active lease information. It is also stored on the city drive, allowing city employees to access it. Mr. Lo said he thinks this is a step in the right direction in terms of managing the leases that we have.

Ms. Smyth thanked Ms. Acquarulo not only for finding this program but also for finding a free program.

Ms. Acquarulo said we have already obtained all the certificates of insurance, so we have them on file and will be working with the Law Department on the expiring leases, as well as the terms of the leases and online payments.

Mr. Lo said that, as a further conversation, it should be decided who will negotiate the leases and whether this committee should approve them or if the Recreation and Parks Committee should approve the Recreation and Parks leases.

VII. ADJOURNMENT

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Dilene Byrd



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, BUILDINGS AND FACILITIES MANAGER *AL*
RE : 20 CLEVELAND TERRACE – REQUEST TO PURCHASE
CITY PROPERTIES
DATE: JULY 21, 2025

Property owner at 20 Cleveland Terrance is seeking City’s interests on the possible disposition of two City properties abutting their property. Although these properties abut Martin Luther King Jr. Drive, due to the significant grade changes, these properties are generally considered land locked. Attached is a site plan identifying these properties as Parcel Y and Parcel Z. In the event that the City would consider the sale of these properties, the purchase price would be based on market value.

Suggested process and actions by the Committee:

- Staff to seek comments from City departments on the sale of these properties
- City to issue a RFP on the disposition of the properties
- Land Use and Building Management Committee to schedule a public hearing
- Following public hearing and Committee recommendations, proposed sale would be forwarded to Planning and Zoning Commission for State Statutes Section 8-24 Review
- Planning and Zoning Commission recommendation will be forwarded to the Common Council for final approval.

ACTION REQUEST:

Schedule public hearing on the possible sale of two city properties abutting 20 Cleveland Terrace, identified as Parcel Y and Parcel Z on site plan.

Gabriela Czaja
16D Allen O'Neill Drive
Darien, CT 06820
grzechu@sbcglobal.net
(203) 952-1110
Date: May 19, 2025

To: City of Norwalk

Attn: Mr. Alan Lo

Re: Request to Purchase City-Owned Property – Parcels Y and Z Adjacent to 20 Cleveland Terrace

Dear Mr. Lo,

I am writing to formally request the purchase of two small City-owned parcels of land, identified as Parcel Y and Parcel Z, which are located adjacent to my property at 20 Cleveland Terrace (Lot A).

As outlined in the attached site plan, both parcels are landlocked, irregularly shaped, and inaccessible to the City. While they currently provide no particular value to the City, they would be beneficial to me for enhancing the usability and configuration of my property. I intend to merge them with Lot A to improve the overall layout and create additional recreational space.

Parcel Y is especially irregular and inaccessible to vehicles. It slopes approximately 18 feet, which limits its independent utility, but it could serve well as a recreational extension of Lot A.

I have been working with John Hayducky on this project and submitted a map proposal in June 2024 regarding this acquisition.

I sincerely appreciate your time and attention to this matter. I kindly request your review and consideration for approval of this purchase. If any additional documents or information are required, I would be happy to provide them to support my request.

Please feel free to contact me by phone at (203) 952-1110 or via email at grzechu@sbcglobal.net. I would also welcome the opportunity to speak with you directly to further discuss this request.

Thank you very much for your time and consideration.

Sincerely,

Gabriela Czaja



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Cleveland Terrace Cleveland

Lowe St

36

20

38

147

40

44


Dr Martin Luther King Jr Dr

Lowe St

Google



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, BUILDINGS AND FACILITIES MANAGER 
RE : SOUTH NORWALK SCHOOL – NAMING
DATE: JULY 24, 2025

With the anticipated completion of the new South Norwalk School, a naming proposal is being submitted to the Land Use and Building Management Committee for consideration.

I am pleased to inform the Committee that the administration is putting forth Dr. Ruby May Foster Shaw, a long time Norwalk resident and educator for the Norwalk Public Schools with extensive contributions to the Norwalk Community. Attached is a brief summary of her biography including her many accomplishments.

Additionally, I am hereby attaching Chapter 27 of the Norwalk Ordinances regarding the process for the naming of City facilities.

In the event that the Committee is supportive of the proposed naming of the South Norwalk School, the Committee shall move to schedule a Public Hearing.

ACTION REQUESTED:

Approve to schedule a Public Hearing on the naming of the new South Norwalk School in honor of Dr. Ruby May Foster Shaw

“Never write off any student. Everyone has a contribution to make.”

Ruby Shaw, a first-generation American who diligently dedicated her life to providing educational programs for a diverse student body, passed away while asleep in her home of 62 years in Norwalk, Connecticut on Friday, May 31, 2019. A native New Yorker, she was born on May 30, 1925 to the late Isabel Courtney and George Foster, immigrants to America from Panama and Costa Rica, respectively. Ruby and her two elder sisters, Pearl Hunt and Gloria Clark (both deceased) were raised by Isabel and native Bajan Percival Griffith in Jamaica, Queens, New York City. She carried on many of the traditions of this Afro-Caribbean-Latin heritage in her own household which she shared with deceased husband Charles Shaw, first in Queens and later in Norwalk.

Ruby was an avid reader, accomplished student, and adamant believer in the transformative power of education. By virtue of her high scholarship and commendable service while attending Jamaica High School, she was one of the first Black students to be awarded membership in the Arista League, the honor society of New York City public high schools. Ruby had the grades to qualify for full academic scholarships to the City University of New York's Queens College as well as Columbia University. She earned a bachelor's degree in anthropology and sociology from the former in 1945, and a master's degree in social work from the latter in 1947. She later went on to earn a certificate in administration from Fairfield University.

Putting her college education to good use, Ruby was employed as a case worker at Children and Family Services in Danbury, Connecticut before joining Norwalk Public Schools as a social worker in 1962. She retired from the Norwalk Board of Education twenty-four years later, having served as the Assistant Superintendent for Human Relations and Alternative Education from 1976 to 1986. Her signature achievement while on the board was the establishment of the district's first magnet school. As a working professional, Ruby became “Dr. Shaw” by earning a doctorate in education administration from the University of Bridgeport in 1985. Later in her career, Dr. Shaw was an adjunct professor at Norwalk Community College where she taught a course on early childhood education.

Constant throughout these professional roles was Dr. Shaw's passion to make sure that every child had both the opportunity to discover their own path and the resources to develop to their fullest potential. Known for building coalitions among students, families, and school and community groups, following her retirement she spearheaded several innovative initiatives such as the Academic Counseling Education (ACE) Program; the Community Leads and Students Succeed (CLASS) Project; the Greater Achievement in Norwalk (GAIN) Program; and the Parents,

Administrators, Children and Teachers (PACT) Program. Dr. Shaw is perhaps best known for her work with the “I Have a Dream” Program which, founded in 1999, focused on motivating and supporting minority children to further their education after high school, thus mirroring her own educational trajectory. She was highly instrumental in the conversion of Columbus Elementary to Columbus Magnet School in 1980, thereby avoiding the school’s closing due to racial segregation concerns while also giving parents a choice about where to send their children. Speaking of choice, Dr. Shaw chose to live in a community that reflected her progressive values. In 1957 she moved her family from New York City to Village Creek in Norwalk, dubbed by the New York Times as a “racially inclusive modernist community” [www.nytimes.com/2010/09/26/realestate/26wcz.html]. Ruby was drawn especially to Village Creek for its collaborative spirit and commitment to diversity.

Dr. Shaw also was active in the broader community. She served on the boards of several local agencies including the Ettinger Scholarship Committee, Horizons at Greens Farm Academy, the Human Services Council, the Maritime Aquarium, Norwalk Hospital, the United Way of Norwalk & Wilton, and the Wilkerson Scholarship Fund. These and other contributions merited her recognition at Norwalk's Commission on the Status of Women's 1994 Celebrate Women! dinner, along with being profiled as a “Woman of Substance” by the Connecticut Post that same year. The Voluntary Action Center of Mid-Fairfield awarded her their Volunteer Spirit Award in 2006.

Fondly known as “BB” (aka “Black Beauty” - her self-anointed nickname), Ruby’s hobbies included reading, writing, all manner of card and board games, being around people, and perfecting her personal version of sassiness. She will be lovingly remembered by her three children - Shelley Shaw, a human resources consultant; Frederick C. Shaw, pastor of the United Church of Christ, Elizabethtown, NY, and pastor of the First Congregational Church, Lewis, NY; and Jerome M. Shaw of Portola Valley, CA, professor emeritus of science education at the Santa Cruz campus of the University of California; grandchildren Solana, Kamao, Randi, and Michael, and great grandchildren Dominique and Logan, along with numerous nieces, nephews, cousins, and friends.

Chapter 27. Buildings and Facilities, City

[¹]HISTORY: Adopted by the City of Norwalk Common Council as indicated in article histories. Amendments noted where applicable.]

[1] *Editor's Note: Former Ch. 27, Building Management, Department of, adopted 6-12-1979, was repealed 7-27-1982. For current provisions regarding building management, see § 74-23A.*

Article I. Naming

[Adopted 9-27-2011]

§ 27-1. Purpose.

The purpose of this article is to establish guidelines and formalize procedures when considering the naming or renaming of a City-owned or -controlled building and facility, or sections thereof, administered under the responsibility charged to the Land Use and Building Management Committee of the Common Council.

§ 27-2. Policy and considerations.

- A. The primary consideration when naming a building or facility, or section thereof, should be to clearly identify the location and function for ease of access and to avoid confusion. A geographical description is preferred in the name. A public facility or part of a facility may be identified by naming in honor of an individual or group through use of a memorial plaque or similar commemorative inscription.
- B. If a facility is to be named in honor of an individual, it is generally required that such individual has made a significant contribution to the community through public service and deeds and was respected for his or her accomplishments and good conduct. An individual shall be deceased at least one year prior to the naming. Groups should not be in a position to influence the process by funding of past or future operations of the building or facility, and it is ultimately important for the City to avoid any perception of improper manipulation, special favor, vested interest, or endorsement of businesses, products or services.

§ 27-3. Procedure.

Naming of City buildings and facilities shall proceed as follows.

- A. The proposed naming of a facility shall be placed on a Land Use and Building Management Committee regular meeting agenda for discussion and review. In the event that the facility or part thereof to be named is located at a City Park, the proposed naming shall be placed on the Recreation, Parks and Cultural Affairs agenda for discussion and review.
- B. A public hearing is required prior to forwarding the naming request to the full Common Council for approval. The hearing shall be held at a regular meeting of the Land Use and Building Management

Committee, and the scheduling of said hearing shall have been approved at a previous regular meeting by a majority vote of the Committee.

- C. A two-thirds majority (10 votes) of the Common Council is required for the approval of the naming or renaming of a facility which falls under the responsibility of the Land Use and Building Management Committee of the Common Council.



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, BUILDINGS AND FACILITIES MANAGEMENT
RE : **CENTER FOR CONTEMPORARY PRINTMAKING –
LEASE RENEWAL**
DATE: JULY 29, 2025

The Center for Contemporary Printmaking (CCP), known initially as the Connecticut Graphic Arts Center (CGAC), was founded in 1995 as a nonprofit 501(c)(3). From its beginning, CCP's mission has been to support, preserve and advance the art of original prints and to educate the public about the process of printmaking as the only non-profit center between New York and Boston dedicated solely to printmaking, book arts, photography, and related disciplines. The Center is dedicated to increasing awareness, knowledge and appreciation for prints and the process of printmaking through its exhibitions, educational programs and workshops, an artist residency program, and studio facilities for artists. Attached is additional information regarding CCP' missions and programs.

In 1987, Norwalk DPW was relocated to the new Norwalk City Hall and the historic Carriage House in Mathews Park became vacant. The Carriage House remained vacant until 1995 when the City and CGAC reached an agreement for CGAC to raise funds privately to renovate the interior of the building. Thereafter a long term lease was approved in order to provide CGAC with an opportunity to recoup their investment. As CGAC was/is the only building tenant, the lease was structured for them to be responsible for all operating expenses which included all utilities costs as well as equipment maintenance, repair and replacement costs. Therefore, the City does not allocate any operating funds for this building and there is no lease payment. The City/Building Management Department does not have any operating responsibilities except for major building infrastructure oversight.

The original lease period was from 1995 to 2005. In 2005, the Lease was amended to include the renovation/restoration of the abandoned Gardener's Cottage, and the lease was extended to 2015. In 2015, the lease was amended and has since expired on January 31, 2025.

At this time, based on CCP's past contributions to the renovation/adaptive reuse of these two historic buildings in the support of the art of printmaking, the recommendation is to renew their lease for an additional 10 years.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the Lease Agreement with the Center for Contemporary Printmaking, Inc. to extend the Lease for the Carriage House and Gardener's Cottage retro-actively for 10 years from February 1, 2025, to January 31, 2035. The remaining terms of the lease to remain unchanged.

Center for
Contemporary
Printmaking

CENTER FOR CONTEMPORARY PRINTMAKING, INC.

299 West Avenue
Norwalk, CT 06850

PREPARED FOR:

Frank Nash
June 30, 2025

PREPARED BY:

Kimberly Henrikson
Executive Director

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SECTION 1:

ORGANIZATIONAL HISTORY AND OVERVIEW

The Center for Contemporary Printmaking (CCP), known initially as the Connecticut Graphic Arts Center (CGAC), was founded by Michael Costello, Grace Ross Shanley, and Andrew Stasik as a nonprofit 501(c)(3) in 1995. From the beginning, CCP's mission has been to support, preserve and advance the art of original prints and to educate the public about the process of printmaking as the only non-profit center between New York and Boston dedicated solely to printmaking, book arts, photography, and related disciplines. The Center is dedicated to increasing awareness, knowledge and appreciation for prints and the process of printmaking through its exhibitions, educational programs and workshops, an artist residency program, and studio facilities for artists.

CCP is located in a historic, landmark 19th century stone carriage house in Mathews Park in Norwalk, Connecticut. The space has been transformed into an important and dynamic printmaking facility and gallery space. It is fully equipped to accommodate all printmaking techniques: intaglio, lithography, monotype, silkscreen, woodblock printing, papermaking, book arts and digital processes.

The Center's Grace Ross Shanley Gallery is host to many world-class historic, contemporary, and thematic exhibitions of original prints, including alternating biennial international exhibitions - Miniprint and Footprint - that attract submissions from artists in more than 90 countries. The adjacent Lithography Studio Gallery hosts parallel exhibitions to the main gallery's schedule; All exhibitions are free and open to the public.

CCP maintains an Artist-in-Residence Program, hosting artists from around the world at our Helen Frankenthaler Residency Cottage attracting artists from print centers around the world who come to CCP to print. CCP also offers a rotating schedule of workshops in all aspects of printmaking at all levels, taught by visiting instructor artists and printmakers from around the world as well as from CCP's own staff of talented printmakers.

In September 2015, CCP launched the Grace Ross Shanley Memorial Scholarship Program with the goal of educating future printmakers. As part of this program, the Center offers two-year apprentice/mentor opportunities for high school juniors through their senior year, enrolling students from many of our area high schools.

For 30 years, CCP has given artists and art lovers alike a place to expand their knowledge of the print medium. It serves as an oasis of creativity where emerging and professional artists from throughout Fairfield County, the tri-state area, and beyond, are experimenting and learning traditional and contemporary print techniques.

SECTION 2:
FACILITIES AND BUILDINGS

LOCATION

CCP's staff and programs are split between two buildings. The main studio building and galleries are housed at 299 West Avenue, and the artist residency cottage sits behind it at 297 West Avenue.

MAIN BUILDING

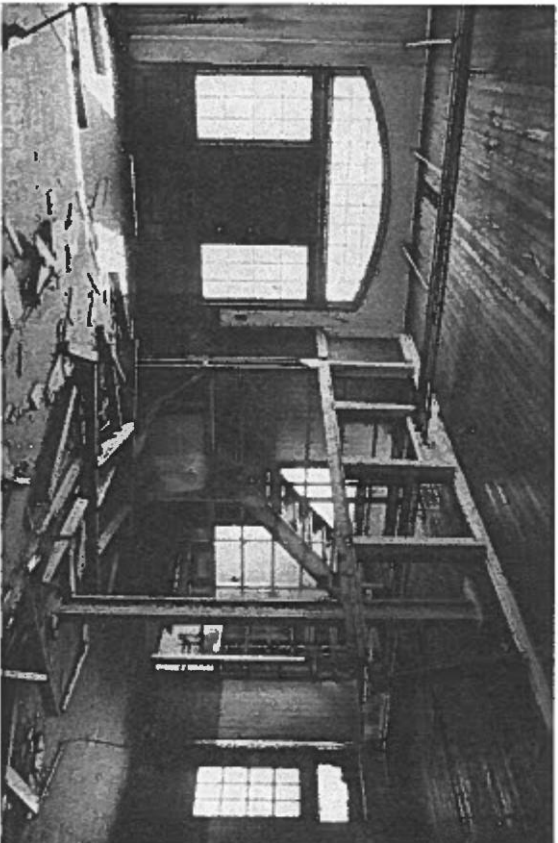
In May 1994, CCP's founder, Grace Ross Shanley, approached the City of Norwalk with a proposal to establish an arts center in the former carriage house in Mathews Park that had housed the Public Works Administration and Engineering Office and that had been sitting abandoned and vacant for the past six years. Grace committed to investing \$250,000 of private capital into the project with the understanding that the City would be responsible to ensure that the existing base building was in proper structural condition. In return for use of the building, she took on responsibility for interior



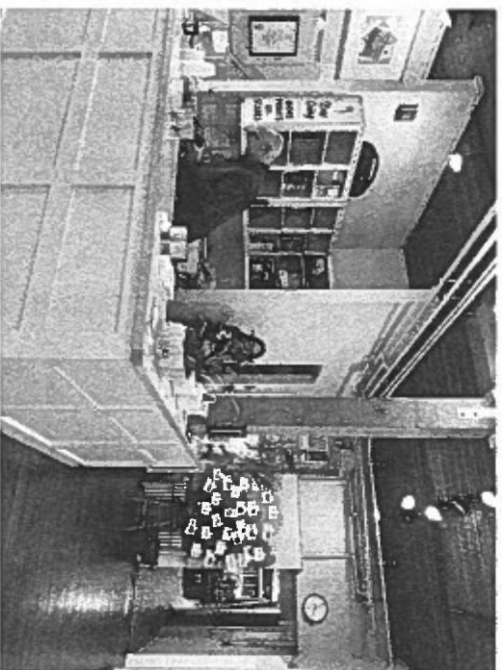
improvements to restore the space, cover all operational expenses, and to offer educational programs beneficial to Norwalk and surrounding communities, including schools and businesses. The restoration put the Carriage House to an artistic use compatible with the Lockwood-Mathews Mansion Museum rather than it being in disrepair and unoccupied. It turned into a vibrant facility that enhances the Park and serves the community at no cost to Norwalk.

Among its printmaking facilities, CCP maintains five intaglio presses, one lithographic press, a Vandercook press, an acid room, silkscreen facilities, a paper mill, an exposure table for photogravure, state-of-the-art computers, and a programmable copy machine. In addition, the newly renovated Helen Frankenthaler Printmaking Cottage houses two large presses and living accommodations for Artists-In-Residence.



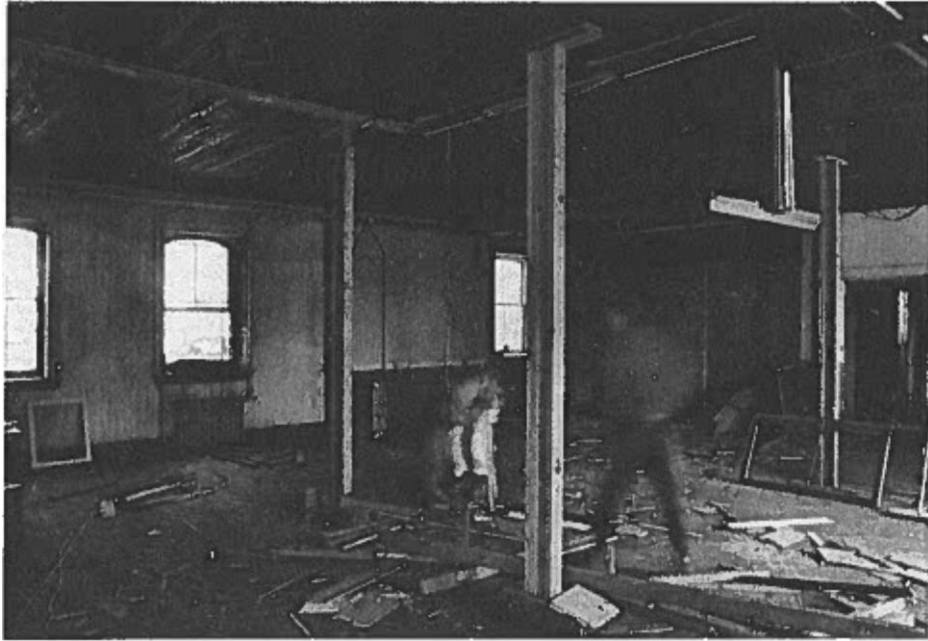


ABOVE: CCP Main Building entry and reception area prior to renovation



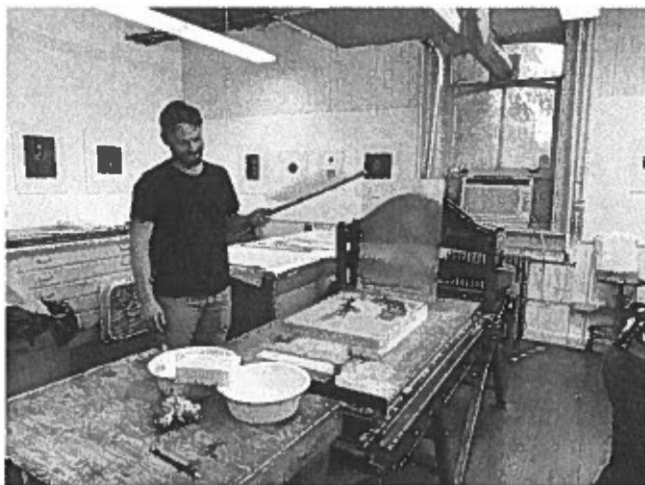
ABOVE: CCP Main Building entry and reception area today

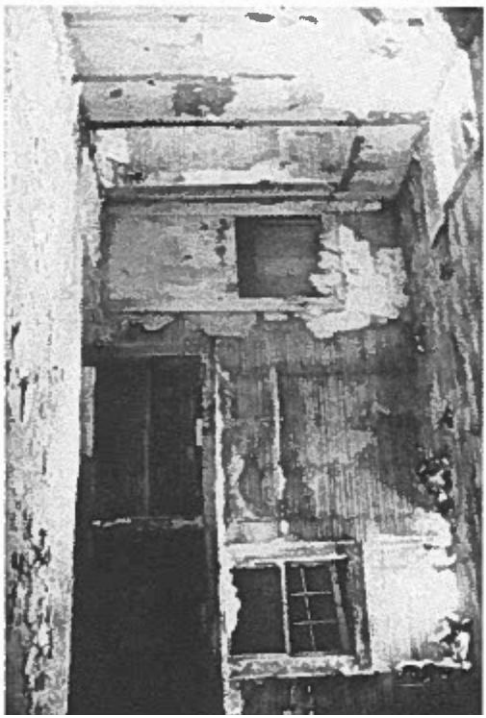
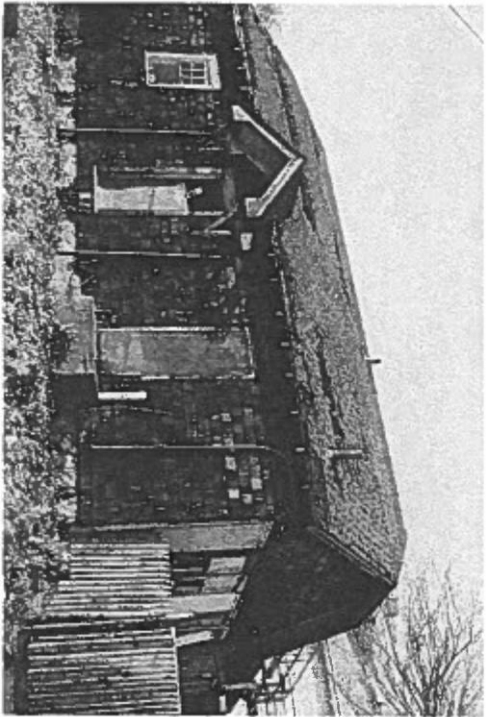




ABOVE: CCP Gallery and Lithography Studio areas prior to renovation

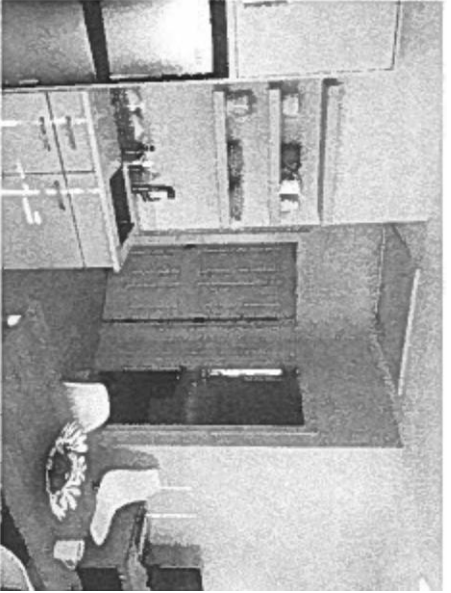
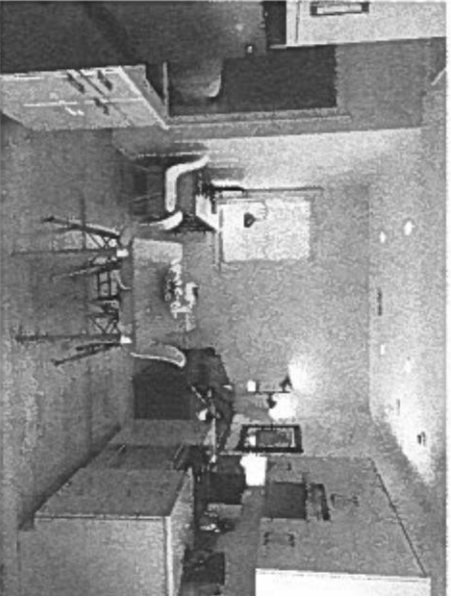
BELOW: CCP Gallery and Lithography Studio areas in use today





ABOVE: Gardener's Cottage prior to renovation

PHOTOGRAPHY BY
JAMES H. HARRIS
ARCHITECTURE & INTERIORS



SECTION 3:
FINANCES AND MAINTENANCE COSTS

After the initial costs of renovating the buildings in order to open the doors for programs, the organization has carried out incremental projects to improve and replace other needed equipment and systems. In addition, approximately \$10,000 is spent annually on regular maintenance costs.

START-UP COSTS	YEAR	COST	NOTES
Main Building* initial construction	1995	\$500,000.00	Connecticut Graphic Arts Center (CGAC) agreed to take the building "as is" from the city, half of the start-up costs, \$250,000, came as private capital contributed by founder
Cottage* initial construction	2001-2002	\$212,631	Received \$100,000 from CGAC's Board of Trustees
	TOTAL	\$712,631.34	

INVESTMENT COSTS

Asbestos abatement	2006	\$1,800.00	Removed from heating pipes in boiler room, paper room, hallway, and gallery
Cottage. HVAC System	2008	\$25,248	
New Hot Water Heater	2009	\$1,660.00	Electric instead of gas
Washer and Dryer	2009	\$1,040	
Lighting	2010	\$3,675.00	Upstairs studio workroom
Light Fixmre	2011	\$1,060.00	Downstairs Litho area
New Boiler	2013	\$11,929.43	\$11,344.43 for furnace work, \$585 for energy audit and boiler retrofit work
HVAC Ventilation Project	2015	\$16,889	Ventilation, lighting, painting
Lighting System Energy Improvemencs	2016	\$12,931.00	\$12,931.91 loan was taken out to pay towards this one
Renovation • Cottage	2016	\$28,740	Another \$9,971 donated by Norwalk Historical Commission
Refinished floors	2017	\$5,887.40	First floor and steps
Renovation • First Floor	2017	\$19,329	Main Bldg. Reception, Kitchen
New Hot Water Heater	2017	\$2,195	Main building
Sink Install	2018	\$1,500	Etching room
Security System Installation	2020	\$8,648	Both main building and cottage
Lighting Improvements	2022	\$19,180	1st floor gallery, Litho studio, and upstairs studio track lighting
New Hot Water Heater	2023	\$1,895	Replaced due to damage from groundhogs
	TOTAL	\$163,606.80	

REGULAR MAINTENANCE COSTS

Mowing and Snow Removal	\$6,447	Average yearly cost, varies according to weather/snow
Water • First District Water	\$81	Average yearly cost based on 2020 to present costs
Security System	\$1,344	Current annual cost of monitoring only (\$671.88 per building)
Hot Water Heater/Furnace Maintenance	\$1,240	Average cost for maintenance and repairs on equipment
Plumbing* Toilets, sinks, etc. (NOT furnace/hot water heater)	\$938	Average yearly cost for plumbing
	TOTAL \$10,050.25	

SECTION 4:

CURRENT PROGRAM OFFERINGS AND OUTREACH

Among CCP's program offerings are its workshops and educational outreach, exhibitions, artist residency, and studio membership, all of which align with our mission as set forth from our initial founding, and all of which attract not only attention and support from local residents, but also bring the organization and our city to the attention of those at the state, national, and international levels.

For talented youth in our area, CCP operates an intense and focused two year fully-funded scholarship program teaching all of the printmaking processes to high school juniors and seniors through our **Grace Ross Shanley Memorial Scholarship Program**. We just wrapped up this academic year with 4 students from our area who received dedicated instruction from CCP's staff of professional printers to help them develop their creative talents and strengthen their body of work used for applying to art programs after graduation. During the summer CCP extends its hands-on offerings to our local community through a monthly series of free afternoon **Summer Sampler Sessions** held in our studios for anyone to attend, whether pre-registered or walk-up participants. In June 2025, 35 people visited and made beautiful cyanotypes with materials from nature, primarily from our front wildflower garden, and we are looking forward to the upcoming July and August events, Also in August we again return to the **SoNo Arts Festival** to make gelli plate prints, with our rainbow-rolled ink palettes ever-popular with young children. We also collaborate with other organizations on **public programs**, having partnered with the Maritime Aquarium for World Oceans Day, Keystone House, and the Blau House and Gardens for printmaking in the garden.



AUondm to the Solfo Arts roslival visit the CCP booth and make their owq prints to take home.



CCP AIR artist, Anette Millington. during her artist talk at CCP's galleries in January.

CCP mounts **7 to 9 exhibitions** each year between its two gallery spaces. All exhibitions are free and open to the public, with the summer international biennial exhibitions continuing to attract artists from the U.S. and internationally. The current *15th Biennial Miniature Pn'nt Exhibition* attracted artists from 19 countries and 23 U.S. states to submit work. We also host public artist talks in our gallery or studio **visits** with our artists in residence who provide insight into the projects they undertake during their time in the residency cottage. This year we have heard from Anette Millington from New York, Miguel Aragon from Mexico, and we're looking forward to our summer resident artist, Nancy Willis from California.

Programs reach locally and internationally, but effort within Norwalk keeps CCP staff involved with the Norwalk Chamber of Commerce, having held a **Norwalk Business Breakfast** last fall. CCP has also been an invited panelist each January for the Chamber's **Norwalk Leadership Institute** on the Arts and Culture Panel. CCP's Director took part in a career day at the **Ponus Ridge STEAM Academy** organized through the Chamber, followed shortly thereafter by an invitation to a Shark Tank event with the 6th graders before the school year ended. Connecticut State Senator Bob Duff has repeatedly invited CCP to participate as an exhibiting organization representing Norwalk for **Norwalk Day at the Capitol**. And Secretary of State Stephanie Thomas displays prints from **CCP in Hartford** in both her formal and business offices knowing the quality of the work we do and the caliber of artists we attract to Norwalk.



Cam1cciticut State So11alor,Bo,b D11H, with CCP Director.Kimbrcrt1Henrkson at the N1nwalk Day at the Capitol event in Hartford, f.l.y 2025.

New partnerships and collaborations with both local and international organizations were the highlight of the last year with CCP's first international **artist residency exchange with the city of Dresden, Germany**, a visit from the **Swiss Consulate** and their staff for a tour of our gallery and studios in the fall, and an **artist exchange with Taiwan** in the works. And for 2025 we are looking forward to hosting the second artist from Dresden this November, Falk Topfer, as we send a second artist from our community to Dresden this fall.

Our community studio of artists, printers, volunteers, and other dedicated supporting members have made CCP a vibrant contributor to the local, national, and international artistic community providing a solid foundation for many years to come.



local attendees at the Norwalk NICE Festival making gelli plalo prints at the CCP booth.



Martin Chidiac, Chairman of Culture and Tourism for the Elbe Euroregion. with CCP Executive Director, Kimberly Henrikum, at the opening reception of the *Residency Showcase Exhibition* including work by the Dresden residency exchange artist Theresa Wenzel.



CITY OF NORWALK FIRE DEPARTMENT

121 CONNECTICUT AVENUE NORWALK, CT. 06854

7/30/2025

Project: Station 1 – Apparatus Floor Replacement

Background:

The apparatus floor at Station 1, 90 New Canaan Avenue, is failing and has been ordered to be replaced by the Norwalk Building Department. The first phase was approved and performed in May 2024. This phase consisted of test borings and an inspection excavation to determine the proper scope of action to replace the failing floor. Upon receiving the test results, GZA (the contracted Geotechnical Engineering firm) presented three solutions. After discussion, it was determined that the floor should be replaced with a new slab utilizing a helical pile foundation system. The attached quote is for performing the recommended work. AV Tuchy was chosen by GZA and possesses extensive experience installing the recommended helical pile system. They were approved as the contractor at the time of the Phase 1 approval. In an effort to save time and money, Truck 1 will be temporarily relocated to Station 6 on 100 Fairfield Avenue. This relocation will allow the project to be completed in two phases, rather than four, resulting in a \$31,500.00 deduction to the initial construction cost.

The Norwalk Building Department has ordered the floor to be replaced as soon as possible due to the potential instability of the floor and the soil beneath. The floor shifts upon the entry and exit of the fire apparatus. The recommendation from the Building Department is included in the request package.

Action:

- a. **Authorize the Mayor, Harry W. Rilling, to execute a contract with A.V. Tuchy Builders Inc. for the replacement of the apparatus floor at Broad River Fire Station (Station 1), located at 90 New Canaan Ave. for an amount not to exceed \$604,723.00. Account # 09263110-5777-C0854.**
- b. **Authorize a 10% Change Order contingency allowance for a total not to exceed \$60,472.00. Account # 09263110-5777-C0854.**



1 McClintock Street
Norwalk, Connecticut 06851
Telephone: 203/847-2461
Fax: 203/847-7116

March 18, 2025

Mr. Mark Conte
Assistant Chief
Fire Department
City Of Norwalk
Norwalk, CT 06854

Re: Slab Renovation – Norwalk Fire Station 1

Dear Mr. Conte:

We propose to furnish all necessary labor, materials, and equipment to complete the concrete slab renovation, in accordance with drawings prepared by GZA dated January 2025 for the sum of **Six Hundred Thirty-Two Thousand One Hundred Forty-Eight Dollars (\$632,148.00) CT Service Sales Tax Exempt.**

SCOPE OF WORK:

General Requirements (Supervision, Clean-up, etc.)
Existing Slab Demolition Phased A-D
Erosion Controls
Drainage System with Cast-in-place Linear Drains
48 Helical Piles Phased A-D
Crushed Stone Subbase
Double Reinforcing Steel Mat
5000 PSI Structural Concrete Slab, Pitched to Drainage
Sitework as Detailed
New Ceiling Grid System with Vinyl Wrapped Gypsum Tiles
Twenty-One 2' x 2' LED Flat Panel Lights
Permit Fees

EXCLUDED: Connecticut Service Sales Tax
Unforeseen Utilities
Rock/Ledge Removal

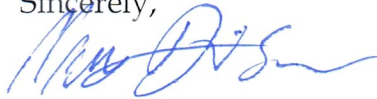
ADD/ALT. #1 – Furnish the project in two phases in place of the four phases as shown on the drawings. **Deduct \$31,500.00**

Add/Alt. #2 – Wire new lights to three new dimmer switched to control each bay.
Add \$3,250.00

*Any pile that exceeds 25' in length, add \$290.00 per 7' extension needed to hit required torque.

Thank you for this opportunity and I hope we may be of further service. If you should have any questions, please feel free to contact me.

Sincerely,



Matt DiScala
Project Manager



Project name	Norwalk Fire House
Document	Bid
Estimator	Matt D
Labor rate table	AVT Labor w/ Benefit
Equipment rate table	AVT Equipment Table
Job size	3320 SF
Project	Structural Reno
Report format	Sorted by 'Group phase/Phase' 'Detail' summary Paginate



Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
1100.00		GENERAL REQUIREMENTS			
	1101.00	Personnel: Supervision			
		Superintendent	320.00 hr	86.75 /hr	27,759
				/hr	27,759
	1355.00	Temp: Protection			
		Temp Partitions	145.00 lf	63.00 /lf	9,135
				/ls	9,135
	1511.00	Temp: Utilities			
		Temp Phone	2.00 mo	120.00 /mo	240
		Temp Toilet	2.00 mo	140.00 /mo	280
		Internet Connection	2.00 mo	70.00 /mo	140
				/mo	660
	1705.00	Clean Up			
		Current Cleanup	80.00 hr	73.68 /hr	5,895
		Rent Dumpster	2.00 ea	175.00 /ea	350
		Haul Dumpster	10.00 ton	100.00 /ton	1,000
		Final Cleanup	2,500.00 ls	1.00 /ls	2,500
				/wk	9,745
		GENERAL REQUIREMENTS			47,298
2050.00		DEMOLITION			
	2050.01	Demo: Subcontractors			
		Phase A Demolition	18,420.00 ls	1.00 /ls	18,420
		Phase B Demolition	18,420.00 ls	1.00 /ls	18,420
		Phase C Demolition	31,440.00 ls	1.00 /ls	31,440
		Phase D Demolition	31,440.00 ls	1.00 /ls	31,440
				/ea	99,720
		DEMOLITION			99,720
2100.00		SITWORK			
	2100.01	Division 2 Subcontractors			
		Site Drainage -Sub	19,895.00 ls	1.00 /ls	19,895
		Helical Piles - Mobilizations (4)	12,000.00 ls	1.00 /ls	12,000
		Phase A Helical Piles	17,000.00 ls	1.00 /ls	17,000
		Phase B Helical Piles	17,000.00 ls	1.00 /ls	17,000
		Phase C Helical Piles	25,500.00 ls	1.00 /ls	25,500
		Phase D Helical Piles	25,500.00 ls	1.00 /ls	25,500
		Sub - Erosion Controls	19,110.00 ls	1.00 /ls	19,110
		Exterior Site Work	29,540.00 ls	1.00 /ls	29,540
				/ea	165,545
		SITWORK			165,545
3000.00		CONCRETE			
	3000.01	Division 3 Subcontractors			
		Phase A Slab - Includes rebar mat and cast in place drain	30,325.00 ls	1.00 /ls	30,325
		Phase B Slab - Includes rebar mat and cast in place drain	30,325.00 ls	1.00 /ls	30,325
		Phase C Slab - Includes rebar mat and cast in place drain	56,600.00 ls	1.00 /ls	56,600
		Phase D slab - Includes rebar mat and cast in place drain	56,600.00 ls	1.00 /ls	56,600
				/ea	173,850
		CONCRETE			173,850
9000.00		FINISHES			
	9000.01	Division 9 Subcontractors			
		Acoustical Ceilings	32,000.00 ls	1.00 /ls	32,000
				/ea	32,000
		FINISHES			32,000
16000.00		ELECTRICAL			
	16001.00	Electrical Complete			
		LED Lighting	15,645.00 ls	1.00 /ls	15,645
				/ea	15,645
		ELECTRICAL			15,645



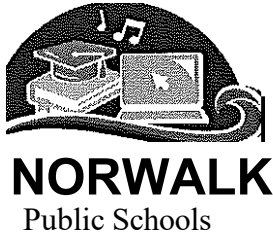
Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	36,698		436.250 hrs			11.054 /SF	5.81%
Material	6,090					1.834 /SF	0.96%
Subcontract	489,260					147.367 /SF	77.40%
Equipment							
Other	2,010					0.605 /SF	0.32%
Sales Tax on Material					C		
	<u>534,058</u>	<u>534,058</u>				<u>160.861 /SF</u>	<u>84.48%</u> 84.48%
Overhead	42,725			8.000 %	T	12.869 /SF	6.76%
	<u>42,725</u>	<u>576,783</u>				<u>173.730 /SF</u>	<u>6.76%</u> 91.24%
Profit	40,375			7.000 %	T	12.161 /SF	6.39%
	<u>40,375</u>	<u>617,158</u>				<u>185.891 /SF</u>	<u>6.39%</u> 97.63%
Zoning Permit Fee	4,899			7.750 \$ / 1,000	T	1.476 /SF	0.77%
Building Permit	10,091			16.350 \$ / 1,000	T	3.039 /SF	1.60%
CT Service Sales Tax					L		
Total		632,148				190.406 /SF	

We agree to do the above estimated work for the price of 632,148 dollars

Signature _____
 Print Name _____
 Date _____

Signature _____
 Print Name _____
 Date _____



TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: JOHNATHAN KINNE, DISTRICT SAFETY & SECURITY SUPERVISOR

RE: **AI ENHANCEMENTS TO SCHOOL SECURITY CAMERAS**

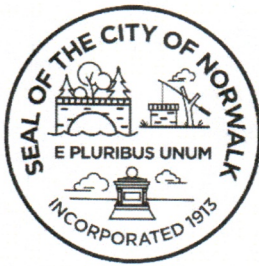
DATE: JULY 30, 2025

The Enhancements to School Security program throughout the Norwalk Public Schools was established several years ago and the need for further improvements has been noted. During the life of this program, a number of security enhancements have already been incorporated at various locations within the district and include upgrades to intrusion, CCTV & PA systems, AI technology, installation of protective window film and window treatments as well as the installation of a district wide high security master key system.

As part of the ongoing enhancements to school security, Ambient AI software and hardware is currently installed and being used at both Brien McMahon and Norwalk High Schools since September of 2024, covering more than 100 camera views. After a successful pilot of this software in the high schools, NPS is looking to expand the program and roll it out to the rest of the schools in the district. The NPS Technology department has worked with Ambient around technical and digital security measures and firewalls. More than 30 NPS employees have already been integrated into the Ambient notification tree and NPS is working to finalize its notification capabilities with the Norwalk PD and combined dispatch.

ACTION REQUESTED:

Authorize the Purchasing Agent to issue a Purchase Order with Ambient AI, INC for AI security camera enhancements at the middle and elementary schools for a total not to exceed \$263,916.00.
Funds are available in account #0926 5010 5777 C0537



DEPT OF FINANCE - Purchasing Department

NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 7/25/2025

DEPARTMENT: NPS-SECURITY

Procurement by non-competitive proposals may be used only when the award of a contract is infeasible under informal competitive Quotations (§3-204), Informal Competitive Request for Proposals (§3-205), seal bids, or competitive proposals and at least one of the following circumstances applies:

Check One:

<input type="checkbox"/>	1	The item is available only from a single source (justification is attached). The provisions of this regulation apply to all sole source procurements unless emergency conditions exist as defined by Purchasing Guideline on Emergency Procurements
<input type="checkbox"/>	2	After solicitation of several sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)
<input checked="" type="checkbox"/>	3	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
<input type="checkbox"/>	4	The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote, and the contract/agreement number)
<input type="checkbox"/>	5	The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation (documented emergency contingency is attached). Please forward this form and supporting documentation within 48 hours of the Emergency
<input type="checkbox"/>	6	Other, please explain:

TOTAL COST: \$263,916.00 MUNIS Account: 09265010-5777-C0537

VENDOR: AMBIENT AI INC. (620883)

Purchasing Agent Signature	The Purchasing Agent		Department Head Signature
	<input checked="" type="checkbox"/>	Supports	
Purchasing Agent Name	<input type="checkbox"/>	Does Not Support	
Date	<input type="checkbox"/>	Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	Department Head Name Sandra Faioes
			Date 7/25/2025

JUSTIFICATION:

As part of the ongoing enhancements to school security, Ambient AI software and hardware is currently installed and being used at both Brien McMahon and Norwalk High Schools since September of 2024, covering more than 100 camera views. The NPS Technology department has worked with Ambient around technical and digital security measures and firewalls. More than 30 NPS employees have already been integrated into the Ambient notification tree and NPS is working to finalize its notification capabilities with the Norwalk PD and combined dispatch.

ANY OTHER VENDORS CONTACTED FOR PRICING? (Please attach quotes): _____

Vendor 1: _____

Vendor 2: _____

EMERGENCY: Explain in detail the nature of the emergency _____

Empty box for emergency explanation.



AMBIENT AI INC

555 Twin Dolphin Dr. Suite 610
 Redwood City, California 94065
 United States

Prepared By: Andre Duncan
 Email: andre.duncan@ambient.ai

Quote Number: Q-00612
Expires On: 7/25/2025

Order Form

This Order Form ("Order Form") is for the purchase of the AMBIENT AI INC service(s) as set forth below:

Bill To and Ship To Information

Bill To
 Norwalk Public Schools
 125 East Ave
 Norwalk, Connecticut 06852
 United States

Ship To
 Norwalk Public Schools
 125 East Ave
 Norwalk, Connecticut 06852
 United States

Norwalk Public Schools - 265 streams

Product	Line Item Description	Start Date	End Date	Quantity	Total Price
AMB-SEC-ADV-THREAT	ADVANCED THREAT DETECTION Advanced Video Threat Signatures, Real-time alerting and proactive monitoring, intelligent forensics and AI-powered search, analytics dashboards, automated response and dispatching, 24x7 monitoring of endpoints and CMAs	8/18/2025	8/17/2026	265.00	\$206,700.00
AMB-PS-IMP	Implementation for streams - remote Cloud Managed Appliance Server set-up assistance, deployment and commissioning of Ambient AI solution associated with one license product offering, training, and go-live support.			1.00	\$16,536.00
Norwalk Public Schools - 265 streams TOTAL:					\$223,236.00

Server/Appliance

Product	Line Item Description	Start Date	End Date	Quantity	Total Price
AMB-CMA-ST-250S-30D-G4.1	Cloud Managed Appliance Standard - 250-stream capacity, 30-day retention, HD recording for H.264 and Full HD for H.265, HD streaming, 2 RU, 3-Year Support, Next Business Day HW Replacement, Next Business Day Onsite Diagnostics			1.00	\$40,680.00
Server/Appliance TOTAL:					\$40,680.00

Order Agreement Terms and Conditions

This Quote and all of the services and products ordered hereunder are governed by the Terms of Service (<https://ambient.ai/terms-of-service/>), which are herein incorporated by reference. Description of professional services standard scope (<https://ambient.ai/description-of-professional-services/>).

The stream quantities listed in this quote are an "up to" or maximum quantity. Any quantities less the maximum quantity do not carry over to future orders nor will be credited at the end of the subscription term. Any quantities greater than the maximum quantity are subject to additional charges. The products and services in this quote are non-cancellable and non-refundable.

All amounts are invoiceable at Order Form execution. Any applicable sales tax will be included upon invoicing.

Order Acceptance

AMBIENT AI INC

Norwalk Public Schools

Signature: _____

Signature: _____

Name: Noah Barr

Name: _____

Title: CFO

Title: _____

Date Signed: _____

Date Signed: _____

Billing Information

Billing Frequency: Annual

Payment Terms: Net 30



Ambient.ai
2010 N 1st Street, #405, San Jose, CA 95131
650-228-0622

To Whom It May Concern:

This letter serves as confirmation that Ambient's computer vision-based security solution is a sole source product - developed, designed, and deployed exclusively by Ambient AI Inc. Our technology integrates with nearly all makes/models of existing cameras to provide real-time detection of over 150 security and safety behaviors, delivering unprecedented accuracy and coverage across large-scale enterprise environments, government agencies, and educational institutions.

Our solution is uniquely positioned in the market as the only complete technology capable of real-time threat detection, forensic search, automated mobile dispatching, and access control alarm prioritization. With [5 granted U.S. patents](#) and additional patents pending for our platform including our proprietary Signal Intelligence System, no other company in the industry can offer a comparable approach to automatically monitoring access control alarms and detect threat events in video.

Key performance features that set Ambient apart include:

- **Largest Threat Detection Library in the Industry:** We maintain the most extensive and accurate library of 150+ threat behaviors, ensuring comprehensive coverage of safety and security risks across diverse environments.
- **Real-Time Alerting:** Our AI-driven system instantly identifies potential security breaches, distinguishing between harmless activities and true threats, significantly reducing false detections.
- **Forensic Search Capabilities:** Our real-time keyword-based search technology accelerates video investigations, allowing users to quickly pinpoint relevant footage based on specific events or actions, saving time and resources.
- **Access Control Alarm Prioritization:** Integrating directly with existing access control systems, our Signal Intelligence solution eliminates unnecessary alarms by analyzing video data to determine whether access attempts are authorized or suspicious.
- **Automated Mobile Dispatching:** Our system enables immediate and informed response by dispatching security personnel in real-time based on verified threats, improving response accuracy and time-to-resolution.

In summary, no other company in the physical security industry provides this combination of functionality, and patented features, all built within a truly scalability enterprise-grade platform.

Should you require further details or additional technical specifications, please contact sales@ambient.ai, or visit our website at www.ambient.ai.

Thank you for your attention and consideration.

Sincerely,
Shikhar Shrestha
CEO/Founder, Ambient.ai



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

TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: NEIL RENNIE, PROPERTY MANAGER

RE: LED LIGHTING RETROFIT AT NORWALK CITY HALL, NORWALK HEALTH DEPARTMENT, NATHANIEL ELY CENTER & ROOSEVELT CENTER

DATE: JULY 30, 2025

On August 8, 2024, the City’s Purchasing Department solicited proposals from energy efficient lighting replacement / conversion firms to provide turnkey design and installation services associated with the replacement of existing interior lighting fixtures at the Norwalk City Hall, Norwalk Health Department, Roosevelt Center and Ely Center with more energy efficient LED lighting.

As part of the RFP firms were asked to provide all technical and financial data necessary to demonstrate the feasibility of their proposed improvement that included, but was not limited to the following:

- Experience with similar type projects and size of scope.
- Lowest overall cost (inclusive of incentives) and enhancement to the well-being of the occupants.
- Approach to project scope of work and project schedule.
- Ability of the system to respond to varying operating needs and schedule.
- Evaluate cost of lighting and approach on a per building basis, as well as the overall project.
- Environmental benefit.

The City received five (5) conforming proposals received from the following firms:

- Earthlight Technologies LLC
- Energy Resources USA
- Environmental Systems Corporation
- Fulcrum Energy Solutions, Inc.
- Tri State LED

A Review Committee was established and consisted of: Carleen Megaro - Buyer, Alan Lo - , Building and Facilities Manager, Neil Rennie - Property Manager, Fred Bretherton - Assistant Property Manager and Dan Miller – Chief Building Engineer.

Each member of the Review Committee was requested to rate each proposal based on criteria that were outlined in the City’s RFP. 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: Energy Resources USA and Tri State LED.

Each of the short-listed firms received a series of supplemental questions developed from input by the Review Committee. Using the responses to these questions, along with the original proposals and interviews, the Committee evaluated both firms. Initially, the Committee recommended **Energy Resources USA**; however, the firm has since declined to move forward with the project. As a result, **Tri-State LED** was identified as the next most qualified firm to perform the energy-efficient lighting replacement and conversion at City locations. This decision was based on their relevant experience with similar projects, the total capital cost to the City, warranty periods for labor and materials, and the overall quality of their presentation to the Committee.

ACTION REQUESTED:

- 1. Authorize to RESCIND Common Council Action of January 7, 2025 Item VII. D. 1 to 4 which authorized the execution of agreements with Energy Resources USA, LLC and Eversource Energy for LED lighting retrofits at Norwalk City Hall, Norwalk Health Department, Nathaniel Ely Center and Roosevelt Center.**
- 2a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tri-State LED to provide LED Lighting Retrofit Services at City Hall for a total not to exceed \$282,138.00 (\$268,703.57 plus 5% contingency). Payment to be made via Eversource incentives and on-bill financing.**
- 2b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply and accept Energy Efficient Upgrade incentives and Financing through Eversource on-bill financing program for the City Hall LED Lighting Retrofit project.**
- 3a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tri-State LED to provide LED Lighting Retrofit Services at the Norwalk Health Department for a total not to exceed \$73,175.00 (\$69,690.05 plus 5% contingency). Payment to be made via Eversource incentives and on-bill financing.**
- 3b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply and accept Energy Efficient Upgrade incentives and**

Financing through Eversource on-bill financing program for the Norwalk Health Department LED Lighting Retrofit project.

- 4a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tri-State LED to provide LED Lighting Retrofit Services at the Nathaniel Ely Center for a total not to exceed \$86,975.00 (\$82,833.77 plus 5% contingency). Payment to be made via Eversource incentives and on-bill financing.**
- 4b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply and accept Energy Efficient Upgrade incentives and Financing through Eversource on-bill financing program for the Nathaniel Ely Center LED Lighting Retrofit project.**
- 5a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Tri-State LED to provide LED Lighting Retrofit Services at the Roosevelt Senior Center for a cost not to exceed \$47,898.00 (\$45,617.86 plus 5% contingency). Payment to be made via Eversource incentives and on-bill financing.**
- 5b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply and accept Energy Efficient Upgrade incentives and Financing through Eversource on-bill financing program for the Roosevelt Center LED Lighting Retrofit project.**



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: 103-0264N – SOUTH NORWALK ELEMENTARY SCHOOL – TOTAL COMMUNICATIONS CONTRACT VALUE AMENDMENT**
DATE: JULY 30, 2025

At the Land Use & Building Management Committee on February 05, 2025, and Common Council Meeting on February 11, 2025, the recommendation to issue purchase orders to Technology vendors on the South Norwalk Elementary School were approved. Specific to the TE-01 LAN Network Switches technology bid, approval was received for TOTAL Communications with a value of \$162,831.66 and change order contingency value of \$8,000. The total value authorized at the time was \$170,831.66.

When the purchase order was issued to TOTAL Communications it was discovered that there was an error in the value that had been requested for approval. The actual bid value for Total Communications was \$169,831.66, which is \$7,000 greater than the authorized value. In order to move forward with material procurement, the difference was absorbed by the change order contingency value, leaving a balance of \$1,000 for future change orders.

Recently David Hopp, Director of Technology for Norwalk Public Schools, requested changes to existing cable lengths as well as additional equipment for the network at South Norwalk Elementary School. It has been confirmed that these changes are necessary for network to function as intended and the cost of this change order is \$4,737.94.

As a result of this recent change order, we are requesting authorization to amend the original purchase order value of \$162,831.66 to the correct value of \$169,831.66. This will replenish the change order contingency of \$8,000 which will be utilized for the current change order of \$4,737.94.

Attached for reference is the change order proposal totaling \$4,737.94 and the original proposal totaling \$169,831.66.

ACTION REQUESTED:

- a. **Authorize the Purchasing Agent to amend the Purchase Order to TOTAL Communications (State Contract #18PSX0202) for the TE-01 LAN Network Switches for the South Norwalk Elementary School for a revised total sum of \$169,831.66. Funds are available in Acct. #0922 5010 5777 C0808.**

CHANGE ORDER



SNES Change Order IDF223

QUOTE # JB001034 V1

PREPARED FOR

Norwalk Public Schools

PREPARED BY

Joe Bittner

Hardware

Description	Price	Qty	Ext. Price
Catalyst 9300 8 x 10GE Network Module, spare	\$1,779.15	2	\$3,558.30
10GBASE-LRM SFP Module	\$532.88	4	\$2,131.52
Eaton Tripp Lite Series Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M), PoE, Blue, 1 ft. (0.31 m) - 1 ft Category 6 Network Cable for Network Device, ATM - First End: 1 x RJ-45 Network - Male - Second End: 1 x RJ-45 Network - Male - 1 Gbit/s	\$2.20	700	\$1,540.00
Eaton Tripp Lite Series Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M), PoE, Yellow, 1 ft. (0.31 m) - Category 6 - 1ft - 1 x RJ-45 Male Network - 1 x RJ-45 Male Network - Yellow	\$2.20	100	\$220.00
Eaton Tripp Lite Series Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M), PoE, Blue, 10 ft. (3.05 m) - 10ft - 1 x RJ-45 Male - 1 x RJ-45 Male - Blue	\$4.26	-208	(\$886.08)
Eaton Tripp Lite Series Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M), PoE, Blue, 6 ft. (1.83 m) - 6 ft Category 6 Network Cable for Network Device, ATM - First End: 1 x RJ-45 Network - Male - Second End: 1 x RJ-45 Network - Male - 1 Gbit/s	\$3.23	-438	(\$1,414.74)
Eaton Tripp Lite Series Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M), PoE, Blue, 15 ft. (4.57 m) - Category 6 - 15ft - 1 x RJ-45 Male Network - 1 x RJ-45 Male Network	\$5.44	-15	(\$81.60)
Eaton Tripp Lite Series Cat6a 10G Snagless Molded UTP Ethernet Cable (RJ45 M/M), PoE, Yellow, 10 ft. (3.1 m) - 10 ft Category 6a Network Cable for Network Device, Switch, Patch Panel, Server, Router, Hub, Printer, Computer, Photocopier, Modem, Security De	\$6.46	-105	(\$678.30)
Cisco Standard Power Cord	\$10.26	34	\$348.84
Subtotal:			\$4,737.94

**ORIGINAL
PROPOSAL**

TOTAL
COMMUNICATIONS

**SNES: State Project No. 103-0264 R Phase 2 of 2
Category TE-01 LAN Network Switches**

QUOTE # JB000635 V1

PREPARED FOR

Norwalk Public Schools

PREPARED BY

Joe Bittner

Hardware

Description	Price	Qty	Ext. Price
Catalyst 9300 48-port 5Gbps, K12	\$7,051.82	1	\$7,051.82
C9300 DNA Essentials, 48-Port Term Licenses	\$0.00	1	\$0.00
C9300 DNA Essentials, 48-port - 3 Year Term License	\$631.85	1	\$631.85
C9300 Network Essentials, 48-port license	\$0.00	1	\$0.00
Cisco Catalyst 9300 XE 17.12 UNIVERSAL	\$0.00	1	\$0.00
1100W AC 80+ platinum Config 1 Power Supply	\$0.00	1	\$0.00
North America AC Type A Power Cable	\$0.00	2	\$0.00
No SSD Card Selected	\$0.00	1	\$0.00
No Stack Cable Selected	\$0.00	1	\$0.00
No Stack Power Cable Selected	\$0.00	1	\$0.00
Cisco Catalyst Type 1 Network Module Blank	\$0.00	1	\$0.00
RUBBER FEET FOR TABLE TOP SETUP 9200 and 9300	\$0.00	1	\$0.00
12-24 and 10-32 SCREWS FOR RACK INSTALLATION, QTY 4	\$0.00	1	\$0.00
1RU CABLE MANAGEMENT GUIDES 9200 and 9300	\$0.00	1	\$0.00
No Network Module Selected	\$0.00	1	\$0.00
Network Plug-n-Play Connect for zero-touch device deployment	\$0.00	1	\$0.00
1100W AC 80+ platinum Config 1 Secondary Power Supply	\$1,348.49	1	\$1,348.49
Catalyst 9300 48-port PoE+, K12	\$5,679.31	3	\$17,037.93
C9300 DNA Essentials, 48-Port Term Licenses	\$0.00	3	\$0.00
C9300 DNA Essentials, 48-port - 3 Year Term License	\$631.85	3	\$1,895.55
C9300 Network Essentials, 48-port license	\$0.00	3	\$0.00
Cisco Catalyst 9300 XE 17.12 UNIVERSAL	\$0.00	3	\$0.00
715W AC 80+ platinum Config 1 Power Supply	\$0.00	3	\$0.00
715W AC 80+ platinum Config 1 SecondaryPower Supply	\$887.17	3	\$2,661.51
North America AC Type A Power Cable	\$0.00	6	\$0.00

Hardware

Description	Price	Qty	Ext. Price
No SSD Card Selected	\$0.00	3	\$0.00
No Stack Cable Selected	\$0.00	3	\$0.00
No Stack Power Cable Selected	\$0.00	3	\$0.00
Cisco Catalyst Type 1 Network Module Blank	\$0.00	3	\$0.00
RUBBER FEET FOR TABLE TOP SETUP 9200 and 9300	\$0.00	3	\$0.00
12-24 and 10-32 SCREWS FOR RACK INSTALLATION, QTY 4	\$0.00	3	\$0.00
1RU CABLE MANAGEMENT GUIDES 9200 and 9300	\$0.00	3	\$0.00
No Network Module Selected	\$0.00	3	\$0.00
Network Plug-n-Play Connect for zero-touch device deployment	\$0.00	3	\$0.00
Power Cord Jumper, C13-C14 Connectors, 2 Meter Length	\$34.94	8	\$279.52
10GBASE-LRM SFP Module	\$508.90	4	\$2,035.60
Catalyst 9300 8 x 10GE Network Module, spare	\$1,491.90	2	\$2,983.80
1M Type 1 Stacking Cable	\$137.13	7	\$959.91
3M Type 1 Stacking Cable	\$210.31	1	\$210.31
Catalyst 9300 48-port 5Gbps, K12	\$7,051.82	1	\$7,051.82
C9300 DNA Essentials, 48-Port Term Licenses	\$0.00	1	\$0.00
C9300 DNA Essentials, 48-port - 3 Year Term License	\$631.85	1	\$631.85
C9300 Network Essentials, 48-port license	\$0.00	1	\$0.00
Cisco Catalyst 9300 XE 17.12 UNIVERSAL	\$0.00	1	\$0.00
1100W AC 80+ platinum Config 1 Power Supply	\$0.00	1	\$0.00
North America AC Type A Power Cable	\$0.00	2	\$0.00
No SSD Card Selected	\$0.00	1	\$0.00
No Stack Cable Selected	\$0.00	1	\$0.00
No Stack Power Cable Selected	\$0.00	1	\$0.00
Cisco Catalyst Type 1 Network Module Blank	\$0.00	1	\$0.00

Hardware

Description	Price	Qty	Ext. Price
RUBBER FEET FOR TABLE TOP SETUP 9200 and 9300	\$0.00	1	\$0.00
12-24 and 10-32 SCREWS FOR RACK INSTALLATION, QTY 4	\$0.00	1	\$0.00
1RU CABLE MANAGEMENT GUIDES 9200 and 9300	\$0.00	1	\$0.00
No Network Module Selected	\$0.00	1	\$0.00
Network Plug-n-Play Connect for zero-touch device deployment	\$0.00	1	\$0.00
1100W AC 80+ platinum Config 1 Secondary Power Supply	\$1,348.49	1	\$1,348.49
Catalyst 9300 48-port PoE+, K12	\$5,679.31	8	\$45,434.48
C9300 DNA Essentials, 48-Port Term Licenses	\$0.00	8	\$0.00
C9300 DNA Essentials, 48-port - 3 Year Term License	\$631.85	8	\$5,054.80
C9300 Network Essentials, 48-port license	\$0.00	8	\$0.00
Cisco Catalyst 9300 XE 17.12 UNIVERSAL	\$0.00	8	\$0.00
715W AC 80+ platinum Config 1 Power Supply	\$0.00	8	\$0.00
715W AC 80+ platinum Config 1 SecondaryPower Supply	\$887.17	8	\$7,097.36
North America AC Type A Power Cable	\$0.00	16	\$0.00
No SSD Card Selected	\$0.00	8	\$0.00
No Stack Cable Selected	\$0.00	8	\$0.00
No Stack Power Cable Selected	\$0.00	8	\$0.00
Cisco Catalyst Type 1 Network Module Blank	\$0.00	8	\$0.00
RUBBER FEET FOR TABLE TOP SETUP 9200 and 9300	\$0.00	8	\$0.00
12-24 and 10-32 SCREWS FOR RACK INSTALLATION, QTY 4	\$0.00	8	\$0.00
1RU CABLE MANAGEMENT GUIDES 9200 and 9300	\$0.00	8	\$0.00
No Network Module Selected	\$0.00	8	\$0.00
Network Plug-n-Play Connect for zero-touch device deployment	\$0.00	8	\$0.00
Power Cord Jumper, C13-C14 Connectors, 2 Meter Length	\$34.94	18	\$628.92
40GBASE Active Optical Cable, 15m	\$744.89	1	\$744.89

Hardware




Description	Price	Qty	Ext. Price
10GBASE-LRM SFP Module	\$508.90	2	\$1,017.80
Catalyst 9300 8 x 10GE Network Module, spare	\$1,491.90	2	\$2,983.80
1M Type 1 Stacking Cable	\$137.13	8	\$1,097.04
3M Type 1 Stacking Cable	\$210.31	1	\$210.31
Catalyst 9300 48-port 5Gbps, K12	\$7,051.82	1	\$7,051.82
C9300 DNA Essentials, 48-Port Term Licenses	\$0.00	1	\$0.00
C9300 DNA Essentials, 48-port - 3 Year Term License	\$631.85	1	\$631.85
C9300 Network Essentials, 48-port license	\$0.00	1	\$0.00
Cisco Catalyst 9300 XE 17.12 UNIVERSAL	\$0.00	1	\$0.00
1100W AC 80+ platinum Config 1 Power Supply	\$0.00	1	\$0.00
North America AC Type A Power Cable	\$0.00	2	\$0.00
No SSD Card Selected	\$0.00	1	\$0.00
No Stack Cable Selected	\$0.00	1	\$0.00
No Stack Power Cable Selected	\$0.00	1	\$0.00
Cisco Catalyst Type 1 Network Module Blank	\$0.00	1	\$0.00
RUBBER FEET FOR TABLE TOP SETUP 9200 and 9300	\$0.00	1	\$0.00
12-24 and 10-32 SCREWS FOR RACK INSTALLATION, QTY 4	\$0.00	1	\$0.00
1RU CABLE MANAGEMENT GUIDES 9200 and 9300	\$0.00	1	\$0.00
No Network Module Selected	\$0.00	1	\$0.00
Network Plug-n-Play Connect for zero-touch device deployment	\$0.00	1	\$0.00
1100W AC 80+ platinum Config 1 Secondary Power Supply	\$1,348.49	1	\$1,348.49
Catalyst 9300 48-port PoE+, K12	\$5,679.31	3	\$17,037.93
C9300 DNA Essentials, 48-Port Term Licenses	\$0.00	3	\$0.00
C9300 DNA Essentials, 48-port - 3 Year Term License	\$631.85	3	\$1,895.55
C9300 Network Essentials, 48-port license	\$0.00	3	\$0.00

Hardware

Description	Price	Qty	Ext. Price
Cisco Catalyst 9300 XE 17.12 UNIVERSAL	\$0.00	3	\$0.00
715W AC 80+ platinum Config 1 Power Supply	\$0.00	3	\$0.00
715W AC 80+ platinum Config 1 SecondaryPower Supply	\$887.17	3	\$2,661.51
North America AC Type A Power Cable	\$0.00	6	\$0.00
No SSD Card Selected	\$0.00	3	\$0.00
No Stack Cable Selected	\$0.00	3	\$0.00
No Stack Power Cable Selected	\$0.00	3	\$0.00
Cisco Catalyst Type 1 Network Module Blank	\$0.00	3	\$0.00
RUBBER FEET FOR TABLE TOP SETUP 9200 and 9300	\$0.00	3	\$0.00
12-24 and 10-32 SCREWS FOR RACK INSTALLATION, QTY 4	\$0.00	3	\$0.00
1RU CABLE MANAGEMENT GUIDES 9200 and 9300	\$0.00	3	\$0.00
No Network Module Selected	\$0.00	3	\$0.00
Network Plug-n-Play Connect for zero-touch device deployment	\$0.00	3	\$0.00
Power Cord Jumper, C13-C14 Connectors, 2 Meter Length	\$34.94	8	\$279.52
10GBASE-LRM SFP Module	\$508.90	2	\$1,017.80
Catalyst 9300 8 x 10GE Network Module, spare	\$1,491.90	2	\$2,983.80
1M Type 1 Stacking Cable	\$137.13	3	\$411.39
3M Type 1 Stacking Cable	\$210.31	1	\$210.31
Vertiv Geist Basic Rack PDU - Data Center PDU - (10) NEMA 5-20R NEMA 5-20P rPDU - 120V 1.9kW 1U Horizontal Form Factor Rack Power Distribution Unit	\$168.62	1	\$168.62
Eaton Tripp Lite Series Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M), PoE, Blue, 6 ft. (1.83 m) - 6 ft Category 6 Network Cable for Network Device, ATM - First End: 1 x RJ-45 Network - Male - Second End: 1 x RJ-45 Network - Male - 1 Gbit/s	\$3.23	468	\$1,511.64
Eaton Tripp Lite Series Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M), PoE, Blue, 10 ft. (3.05 m) - 10ft - 1 x RJ-45 Male - 1 x RJ-45 Male - Blue	\$4.26	228	\$971.28



Hardware

Description		Price	Qty	Ext. Price
Eaton Tripp Lite Series Cat6 Gigabit Snagless Molded (UTP) Ethernet Cable (RJ45 M/M), PoE, Blue, 15 ft. (4.57 m) - Category 6 - 15ft - 1 x RJ-45 Male Network - 1 x RJ-45 Male Network		\$5.44	15	\$81.60
Eaton Tripp Lite Series Cat6a 10G Snagless Molded UTP Ethernet Cable (RJ45 M/M), PoE, Yellow, 10 ft. (3.1 m) - 10 ft Category 6a Network Cable for Network Device, Switch, Patch Panel, Server, Router, Hub, Printer, Computer, Photocopier, Modem, Security De		\$6.46	105	\$678.30
Eaton Tripp Lite Series 10Gb/40Gb/100Gb Duplex Multimode 50/125 OM4 LSZH Fiber Patch Cable (LC/LC), Aqua, 5M (16.4 ft.) - LSZH Fiber Patch Cable (LC/LC) - Aqua, 5M (16-ft.)		\$24.05	8	\$192.40
			Subtotal:	\$149,531.66

Labor

Description	Price	Qty	Ext. Price
Data Fixed fee labor for service or project work.	\$205.00	80	\$16,400.00
Project Management	\$162.50	24	\$3,900.00
			Subtotal: \$20,300.00

MATERIAL TOTAL	\$149,531.66
+ LABOR	\$ 20,300.00
	\$169,831.66



CONSTRUCTION
SOLUTIONS GROUP

NORWALK SCHOOL CONSTRUCTION PROGRAM

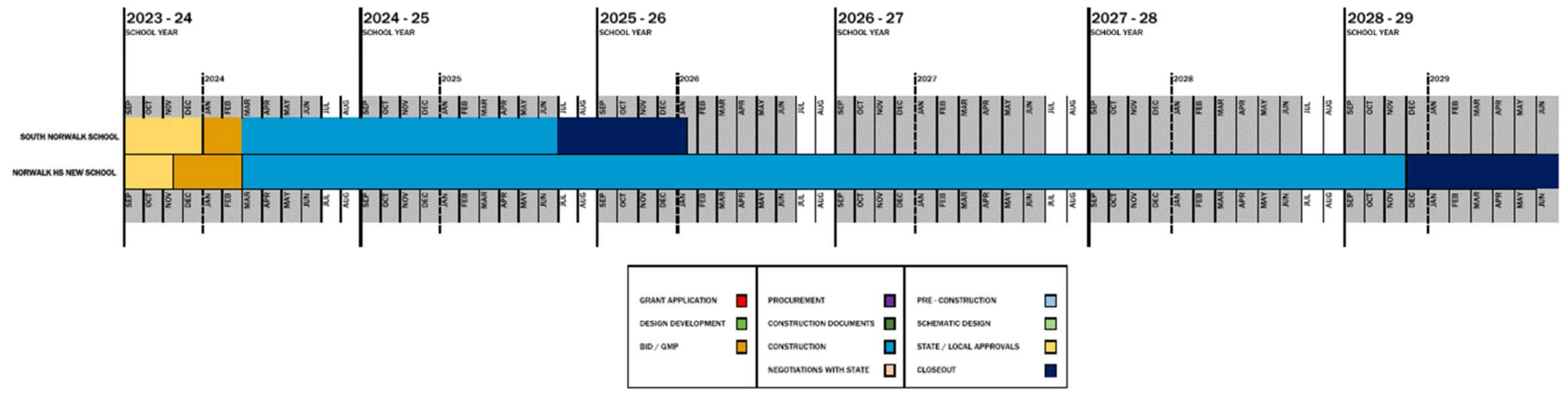
MONTHLY PROJECT UPDATE – JULY 2025



Norwalk School Construction Program

MASTER CONSTRUCTION PROGRAM SCHEDULE

NORWALK SCHOOL CONSTRUCTION PROGRAM - SCHEDULE



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:

Landscaping and site finishes are ongoing. Asphalt top coat to be completed the first week of August. Playground equipment has been delivered with installation beginning shortly.

Interior finishes are nearing completion and the Architect is on site completing their punch list for the project. Furniture deliveries started on July 21st beginning with the installation of office furniture. Additional furniture deliveries are ongoing with classroom furniture being delivered into the first week of August. Contents from the existing 46 Concord Street school is scheduled to be moved to the new school on August 4th and 5th.

The project is on schedule and will be completed for the 2025-2026 school year with teacher returning on August 18th.



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	\$26,189,658	\$49,810,342	TBD
Additional Land Acquisition	NONE	\$2,900,000	N/A	\$2,900,000	TBD
Additional Land Acquisition & Development	TBD	\$3,375,000	\$200,000	\$3,170,000	TBD







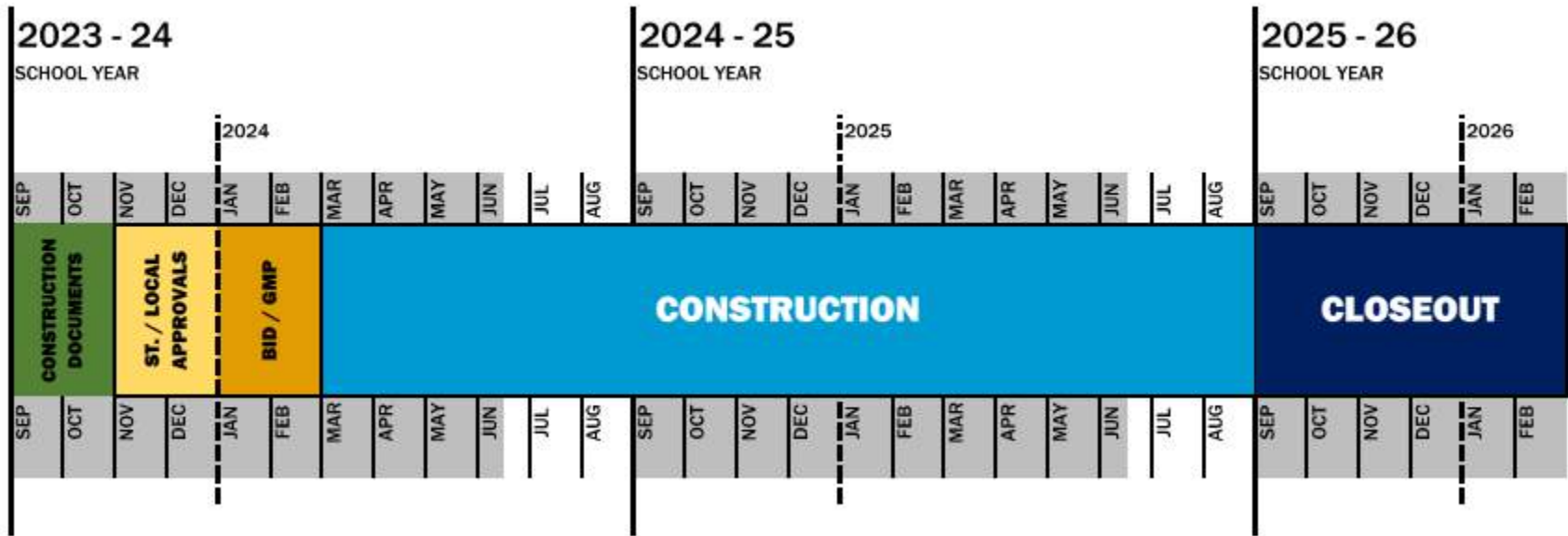






SOUTH NORWALK SCHOOL – NEW CONSTRUCTION SCHEDULE:

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 and is scheduled to re-open for the school year.

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. Air vapor barrier has been applied to the exterior walls and the brick veneer installation has started. Roofing continues progress as new areas of the structure open up for roofing work.



Interior masonry walls are being built alongside interior metal framing. MEP layout and rough-in continue to expand throughout the building as areas become available.

A steel topping out ceremony has been scheduled for August 14th to signify the completion of a building's structural framework.

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%)	-	-	-	-











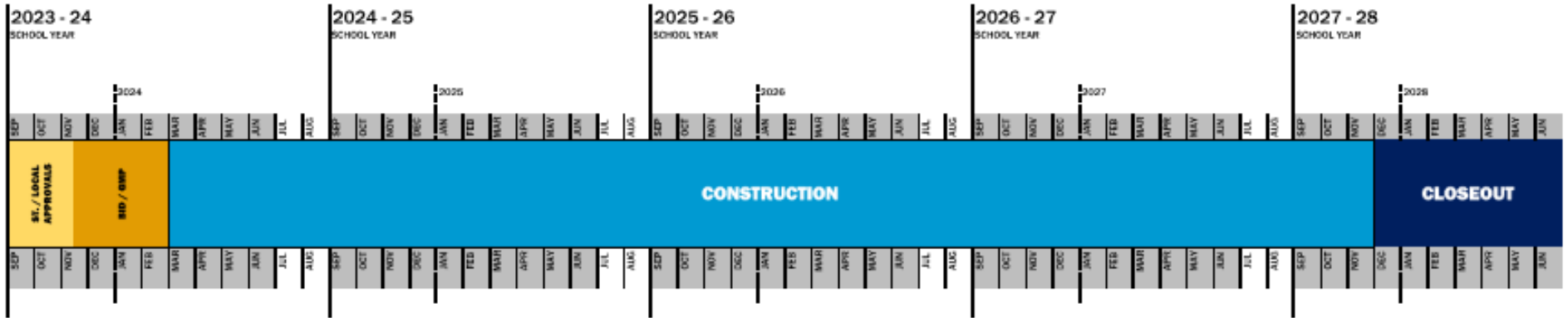






NORWALK HIGH SCHOOL / P-TECH – NEW CONSTRUCTION SCHEDULE:

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 – The New ductwork in the gym has been completely replaced. We are planning the first equipment pick at Brookside for next Monday and Tuesday, August 4th and 5th. The scope includes removing RTU-6 (Gym) and replacing RTUs 4, 5, 7, and 8.

Rowayton – The existing boiler has been completely removed. Containment has been set up in the classrooms for ceiling openings. Layout is also complete for openings, and the existing ACTs in the classrooms will be removed next week.

Brien McMahon – Coordination with the Fire Marshal for revised egress plan and temporary hydrant replacement successful. The fencing and trailer are expected to be set up by 8/1.

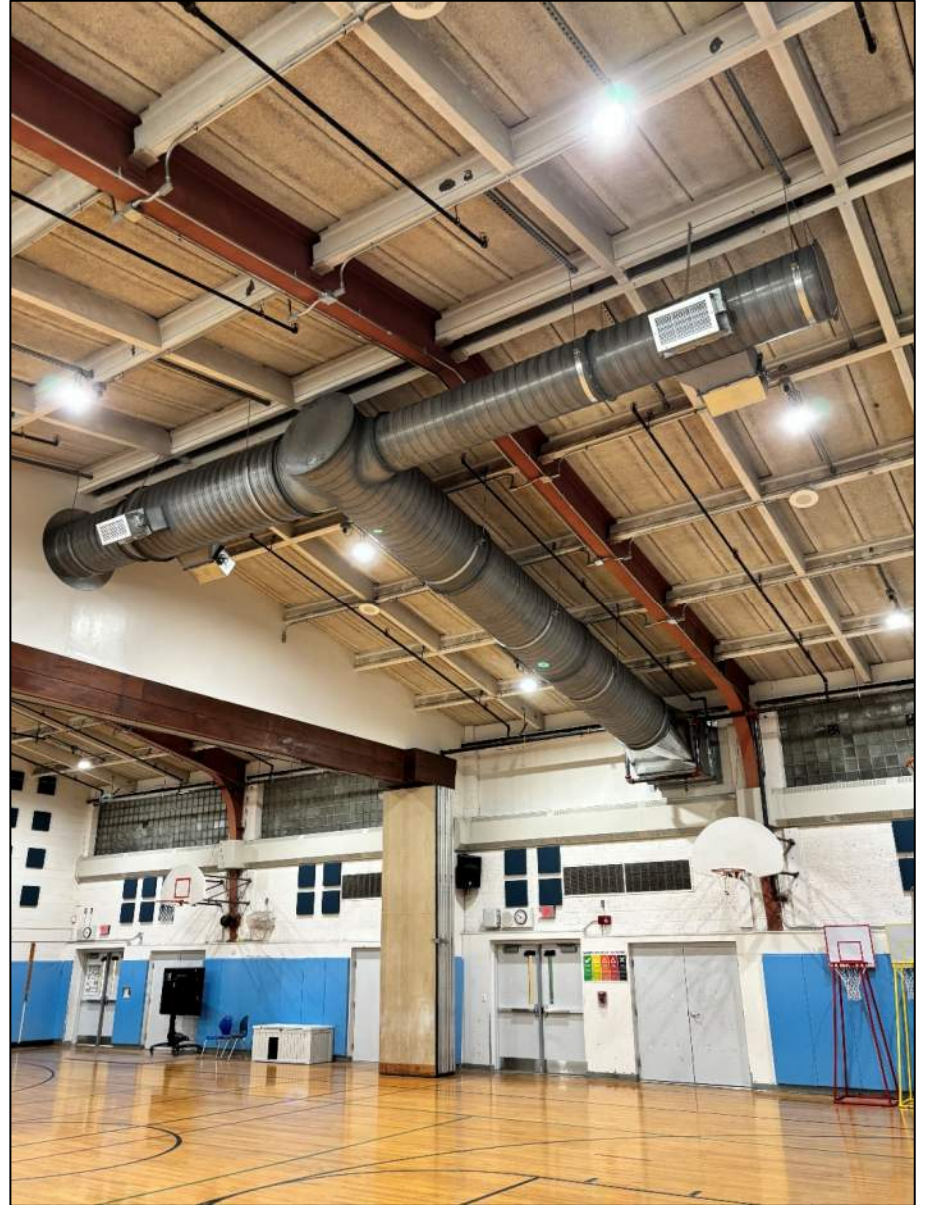
Silvermine – One boiler and associated equipment have been removed. The contractor is abating the remaining boiler late this week into early next week, anticipating demo completion by 8/6.

Naramake – Work has not begun on site yet. Ferguson is planning on building the new gear room in the existing storage room this August, so it is ready to receive the new electrical equipment delivery next year. They will also be excavating, installing conduit, and backfilling this summer.



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



Brookside – New Ductwork in Gym – 07/23/25

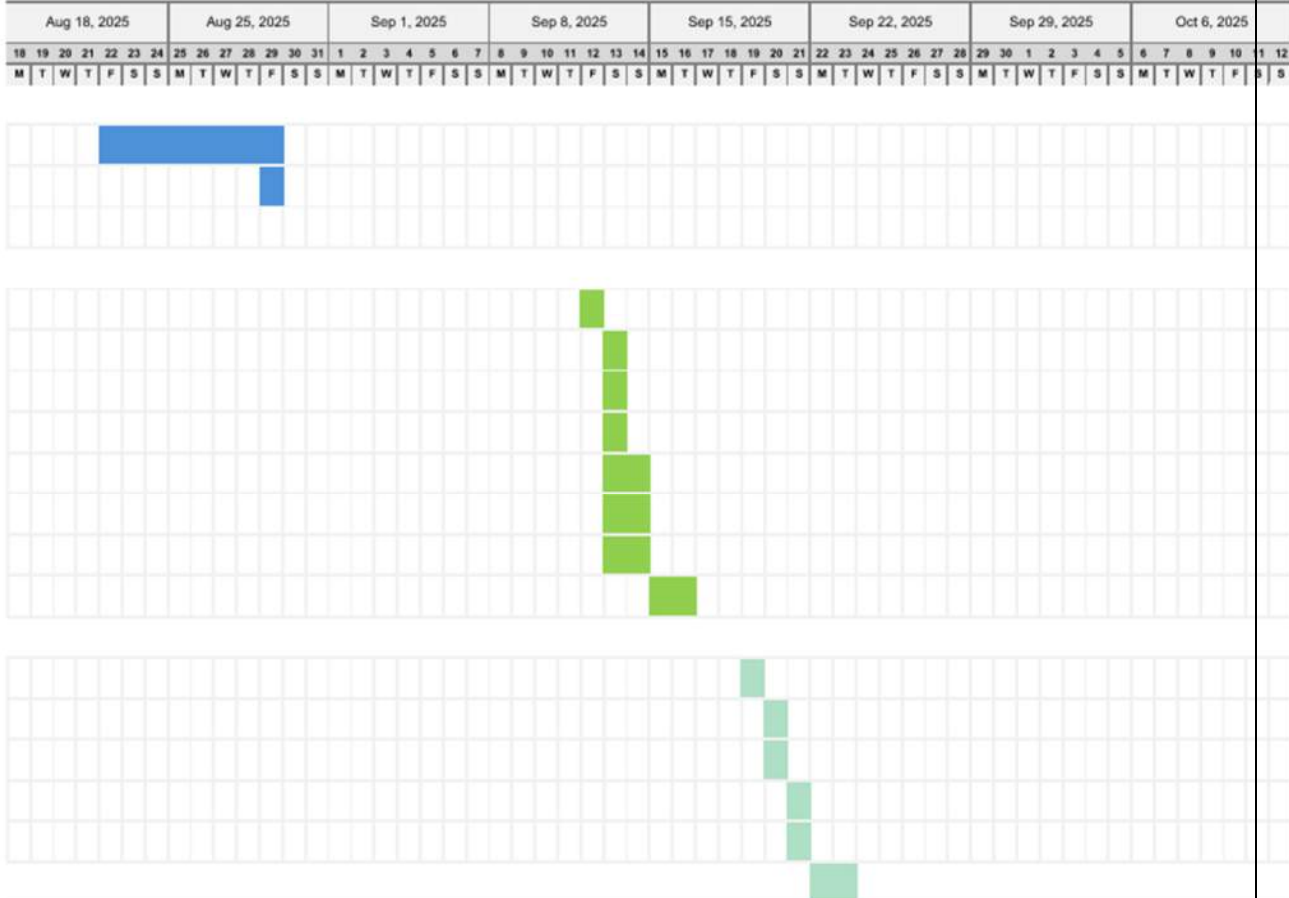
IAQ UPGRADES – BROOKSIDE CONSTRUCTION SCHEDULE:

**Brookside School -
RTU-6 Steel During Summer
Break**

7/11/2025

Project start: **Fri, 8/22/2025**

Display week: **1**



TASK	ASSIGNED TO	PROGRESS	START	END
Equipment Lead Time				
RTU-1, 2A, 2B, 3, 6 Transit		0%	8/22/25	8/29/25
RTU-1, 2A, 2B, 3, 6 Arrive		0%	8/29/25	8/29/25
Week #1				
Electrical Safe Off/Disconnect RTU-1, 3	Sabia		9/12/25	9/12/25
Set RTU-6	QP/F+F		9/13/25	9/13/25
Remove & Set RTU-1 + Adapter Curb	QP/F+F		9/13/25	9/13/25
Remove & Set RTU-3 + Adapter Curb	QP/F+F		9/13/25	9/13/25
RTU-1 Piping & Electrical Connections	R+F/Sabia		9/13/25	9/14/25
RTU-3 Piping & Electrical Connections	R+F/Sabia		9/13/25	9/14/25
RTU-6 Piping & Electrical Connections	R+F/Sabia		9/13/25	9/14/25
RTU-1, RTU-3, RTU-6 Start Up	Swan/F+F		9/15/25	9/16/25
Week #2				
Electrical Safe Off/Disconnect RTU-2A & 2B	Sabia		9/19/25	9/19/25
Remove & Set RTU-2A + Adapter Curb	QP/F+F		9/20/25	9/20/25
Remove & Set RTU-2B + Adapter Curb	QP/F+F		9/20/25	9/20/25
RTU-2A Piping & Electrical Connections	R+F/Sabia		9/21/25	9/21/25
RTU-2B Piping & Electrical Connections	R+F/Sabia		9/21/25	9/21/25
RTU-2A + 2B Start Up	Swan/F+F		9/22/25	9/23/25

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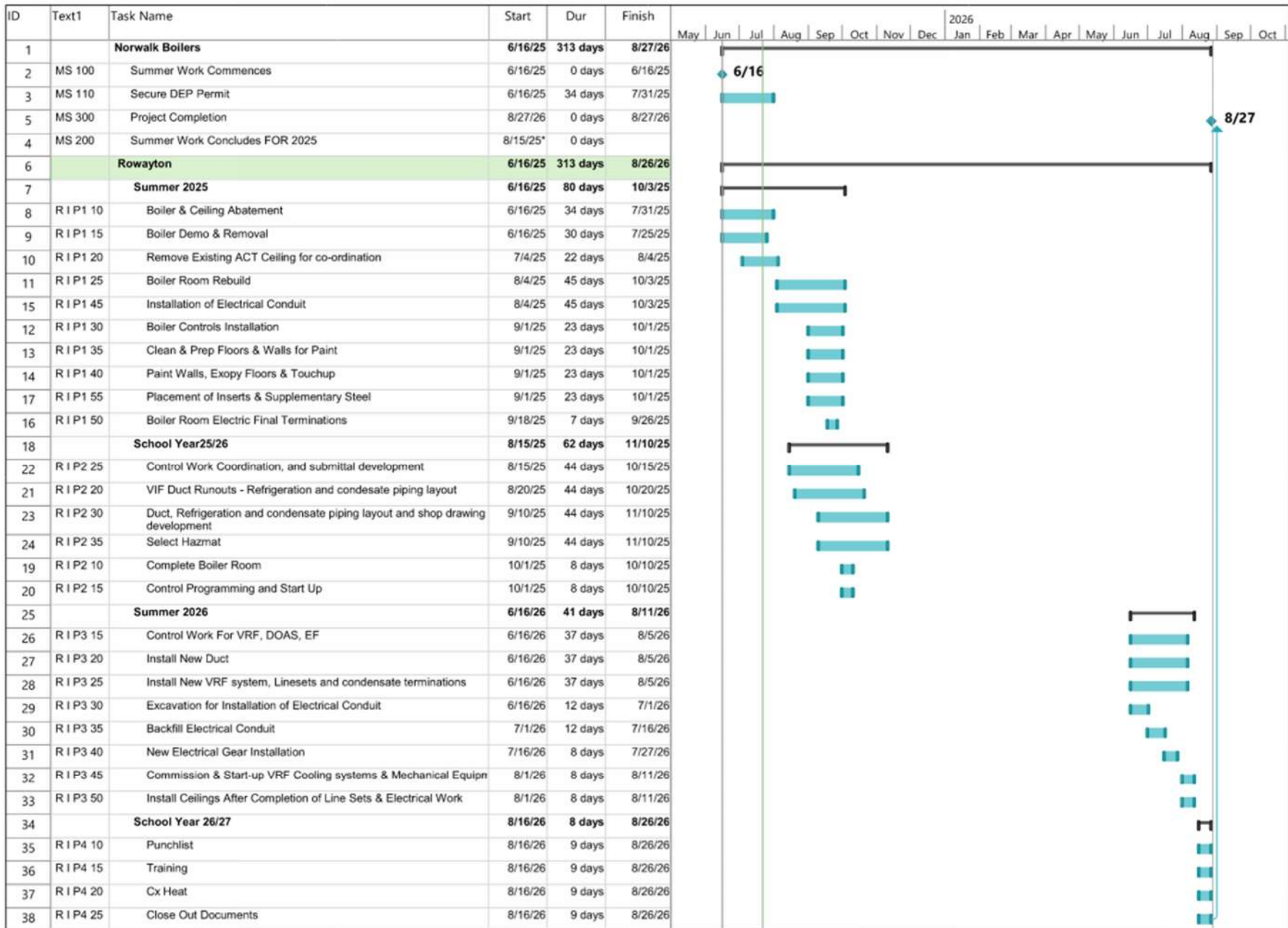


Rowayton – Boiler Room – 7/23



Rowayton – Containment in Classroom – 7/23/25

IAQ UPGRADES – ROWAYTON CONSTRUCTION SCHEDULE:





Silvermine – Boiler Room – 7/29

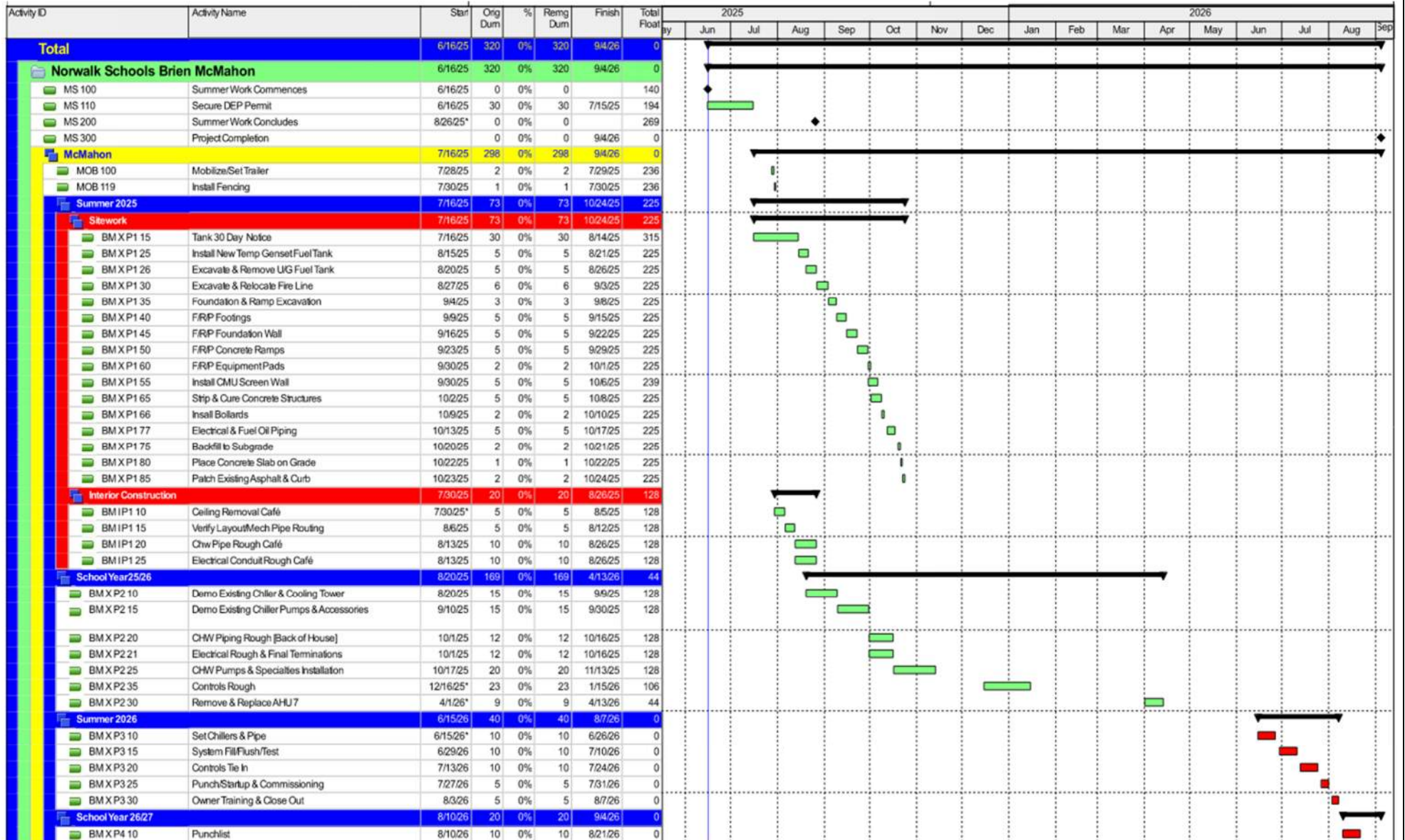
IAQ UPGRADES – SILVERMINE CONSTRUCTION SCHEDULE:

Activity ID	Activity Name	Start	Orig Dur	%	Remg Dur	Finish	Total Float	2025												2026												2027											
								Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun											
Total		6/16/25	523	0%	523	6/16/27	0	[Gantt bar from 6/16/25 to 6/16/27]																																			
Norwalk Boiler Repair: Silvermine		6/16/25	523	0%	523	6/16/27	0	[Gantt bar from 6/16/25 to 6/16/27]																																			
A1000	Phase Two	2/16/26	40	0%	40	4/10/26	288	[Gantt bar from 2/16/26 to 4/10/26]																																			
A1010	Phase Three	6/17/26	20	0%	20	7/14/26	241	[Gantt bar from 6/17/26 to 7/14/26]																																			
MS 100	Summer Work Commences	6/16/25	0	0%	0		402	[Milestone diamond at 6/16/25]																																			
MS 110	Secure DEP Permit	6/16/25	28	0%	28	7/13/25	562	[Gantt bar from 6/16/25 to 7/13/25]																																			
MS 200	Phase One	7/14/25	68	0%	68	10/15/25	402	[Gantt bar from 7/14/25 to 10/15/25]																																			
MS 300	Project Completion		0	0%	0	6/16/27*	0	[Milestone diamond at 6/16/27]																																			
Silvermine		7/14/25	262	0%	262	7/14/26	241	[Gantt bar from 7/14/25 to 7/14/26]																																			
Summer 2025		7/14/25	68	0%	68	10/15/25	435	[Gantt bar from 7/14/25 to 10/15/25]																																			
SIP1 10	Boiler Rm Hazmat Abatement	7/28/25	12	0%	12	8/12/25	481	[Gantt bar from 7/28/25 to 8/12/25]																																			
SIP1 15	Boiler Demo & Removal	7/14/25	25	0%	25	8/15/25	402	[Gantt bar from 7/14/25 to 8/15/25]																																			
SIP1 25	Clean & Prep Walls & Floors for Paint	8/18/25	3	0%	3	8/20/25	402	[Gantt bar from 8/18/25 to 8/20/25]																																			
SIP1 30	Prime Paint Walls & Floors	8/21/25	2	0%	2	8/22/25	402	[Gantt bar from 8/21/25 to 8/22/25]																																			
SIP1 35	Boiler Mechanical/Electrical Rough	8/25/25	12	0%	12	9/9/25	402	[Gantt bar from 8/25/25 to 9/9/25]																																			
SIP1 40	Control Installation	9/10/25	11	0%	11	9/24/25	402	[Gantt bar from 9/10/25 to 9/24/25]																																			
SIP1 45	Boiler Room Equipment Installation	9/11/25	12	0%	12	9/26/25	402	[Gantt bar from 9/11/25 to 9/26/25]																																			
SIP1 50	Fill/Flush/Treat	9/29/25	5	0%	5	10/3/25	402	[Gantt bar from 9/29/25 to 10/3/25]																																			
SIP1 55	Equipment Start Up	10/6/25	5	0%	5	10/10/25	402	[Gantt bar from 10/6/25 to 10/10/25]																																			
SIP1 60	Final Coat & Paint/Touchup	10/13/25	3	0%	3	10/15/25	402	[Gantt bar from 10/13/25 to 10/15/25]																																			
SIP1 65	Complete Boiler Work Phae 1		0	0%	0	10/15/25	402	[Milestone diamond at 10/15/25]																																			
School Year/25/26		2/16/26	40	0%	40	4/10/26	308	[Gantt bar from 2/16/26 to 4/10/26]																																			
SIP2 05	Corridor Ceiling Removal	2/16/26*	2	0%	2	2/17/26	315	[Gantt bar from 2/16/26 to 2/17/26]																																			
SIP2 10	Corridor VRF Piping	2/18/26	5	0%	5	2/24/26	341	[Gantt bar from 2/18/26 to 2/24/26]																																			
SIP2 15	Corridor Condensate Piping	2/18/26	5	0%	5	2/24/26	315	[Gantt bar from 2/18/26 to 2/24/26]																																			
SIP2 20	Gym VRF & Condensate Piping	4/3/26*	6	0%	6	4/10/26	288	[Gantt bar from 4/3/26 to 4/10/26]																																			
Summer 2026		6/17/26	20	0%	20	7/14/26	241	[Gantt bar from 6/17/26 to 7/14/26]																																			
SIP3 05	Set/Install VRF DU/ODU	6/17/26*	5	0%	5	6/23/26	241	[Gantt bar from 6/17/26 to 6/23/26]																																			
SIP3 10	Start Up/Commissioning VRF	6/24/26	5	0%	5	6/30/26	241	[Gantt bar from 6/24/26 to 6/30/26]																																			
SIP3 15	Punch List	6/24/26	5	0%	5	6/30/26	241	[Gantt bar from 6/24/26 to 6/30/26]																																			
SIP3 20	Training Close Out	7/1/26	5	0%	5	7/7/26	241	[Gantt bar from 7/1/26 to 7/7/26]																																			
SIP3 25	Close Out Documents	7/6/26	5	0%	5	7/14/26	241	[Gantt bar from 7/6/26 to 7/14/26]																																			

■ Remaining Level of Effort
 ■ Actual Work
 ■ Critical Remaining Work
■ Actual Level of Effort
 ■ Remaining Work
 ◆ Milestone



IAQ UPGRADES – BRIEN MCMAHON CONSTRUCTION SCHEDULE:



■ Remaining Level of Effort
 ■ Actual Work
 ■ Critical Remaining Work
▬ Actual Level of Effort
 ▬ Remaining Work
 ◆ Milestone



IAQ UPGRADES – NARAMAKE CONSTRUCTION SCHEDULE:

