



SPECIAL MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

**SEPTEMBER 3, 2025, 7:30 PM
BY ZOOM VIRTUAL MEETING**

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording on 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 comments are encouraged to submit them via email in advance of the meeting. For these comments to be included into 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. PUBLIC HEARING

- A.** Hearing to entertain public input on the naming of the new South Norwalk Elementary School in honor of Dr. Ruby Shaw, a Board of Education professional in the Norwalk Public Schools for 24 years.

II. CALL TO ORDER

III. ROLL CALL

IV. ACCEPTANCE OF MINUTES

- A.** Regular Meeting: August 6, 2025

V. PUBLIC PARTICIPATION

VI. OLD BUSINESS

VII. NEW BUSINESS

- A. 1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Antinozzi Associates, PC for architectural design services for the Westport Avenue Fire Station (Station #4) Renovation and Expansion Project for a total not to exceed \$311,200.00. Acct. # 09263110-5777-C0728.
2. Authorize design contingency with Antinozzi Associates, PC for the Station #4 Renovation and Expansion Project for a total not to exceed \$31,120.00 - Acct. # 09263110-5777-C0728.

VIII. DISCUSSION

- A. Norwalk Public Schools Monthly Construction Report

IX. ADJOURNMENT



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

TO : LAND USE 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.

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.



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

AUGUST 6, 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;
Nicol Ayers (joined at 7:04 PM); Dajuan Wiggins; James Frayer

OTHERS: Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Buildings
and Facilities Manager; Tom Livingston, Chief of Staff; Gino Gatto, Fire

Chief; James Giuliano, Construction Solutions Group; Johathan Kinne;
Kimberly Henrikson

I. CALL TO ORDER

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

II. ROLL CALL

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

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: June 4, 2025

**** MS. DUNN MOVED TO APPROVE THE MINUTES AS SUBMITTED.
** THE MOTION PASSED WITH FOUR (4) IN FAVOR AND TWO (2)
ABSTENTIONS- MR. WIGGINS AND MR. FRAYER**

IV. PUBLIC PARTICIPATION

Betty Ball- 10 Green Beach Drive

Ms. Ball spoke in support of renewing the lease agreement for Contemporary Printmaking Inc. She is an artist and has been working at CCP for over 15 years. It is the only full-service fine art print center between New York City and Boston. Taking classes and working in the studios has helped her grow as an artist, and in turn, she shares her knowledge in community outreach programs in Norwalk. She has met artists at CCP who have come as far as Louisiana and London. Artists from Fairfield County and Westchester County come regularly to work and stay, and patronize Norwalk's shops and restaurants. The classes and outreach benefit Norwalk residents and contribute to the arts culture in Norwalk. As a member, she is proud to see this establishment of the Grace Ross Shanley Memorial Scholarship program, which is a fully funded two-year scholarship program for talented high school juniors and seniors who come to CCP and have had 24 students go through the program so far and go on to some of the most respected art schools in the country. She solely encouraged the committee to extend the Center for Contemporary Printmaking Inc. lease so they can continue to contribute to the community.

Brian Kaspr

Mr. Kaspr read the following into the record:

I serve as the chair of the Norwalk Arts and Cultural Commission and expressed my unequivocal support of renewing the lease of the carriage barn at Mathew's Park to the Center for Contemporary Printmaking. A vital cultural institution that Norwalk cannot afford to lose. The CCP is not only a cornerstone of Norwalk's cultural landscape, but it is also an internationally recognized leader in the world of printing making. This year, CCP proudly celebrated its 30th anniversary, a milestone that speaks volumes about its resilience, excellence, and deep roots in our community. Institutions with this kind of legacy do not thrive without the steadfast support of their home city. Renewing the CCP lease is not just a show of support. It is a reaffirmation of Norwalk's commitment to the arts and maintaining the kind of vibrant, culturally rich community that draws visitors, fosters creativity, and attracts new residents. In a time when the arts and culture are facing unprecedented challenges like budget cuts, closures, and diminished public support. Norwalk has an opportunity to set a powerful example. We must prioritize and protect spaces like CCP, which provide irreplaceable value not only through exhibitions and programming but also through education, mentorship, and preservation of the printmaking craft. As someone who studied printmaking in college, I was thrilled to discover an institution of CCP's caliber in Norwalk. CCP offers artists, students, and the public access to facilities, expertise, and a creative community that is rare, even in major metropolitan areas. To allow this space to be shuttered or displaced would be a profound loss, not just for the artistic community but for Norwalk as a whole. CCP's proven leadership, outstanding track record, and broad cultural impact make it irreplaceable. Norwalk could be hard-pressed to find an organization of similar stature and benefit to fill this space. I urge you to consider the far-reaching implications of our decision and to renew CCP's lease so they may continue their essential work and legacy.

Rosemary Larroca

Ms. Larroca said she is the bookkeeper for the Center for Contemporary Printing and expressed her support for the renewal of the lease. With the cuts that have been made, we have a thin margin, and if we do not get this, they do not see CCP's future being very bright.

Nomi Silverman

Ms. Silverman said she has been involved with CCP for 28 years in various capacities, and the center is extremely important to her and fills a need in Fairfield County. It is an important, vital service to the community, and it would be a tremendous shame if it were lost.

Sharon Sniffen

Ms. Sniffen said she is the daughter of Grace Ross Shanley, and she has been involved with CCP in various capacities with her mother's vision and father's financial support. Her mother's

integrity and understanding of art, and her belief that in a community, art is one of the most important aspects, and the importance of having a space where people can come together and share not only their artistic endeavors but also their human and personal endeavors. It is important for Norwalk and the community to keep this going.

Lori Lohstoeter- 397 Highland Ave

Ms. Lohstoeter said she participates in NCC as a printing member. CCP is a joyous place and is a wonderful print center for the Northeast, and from her understanding, it is a rare facility. The more we can create culture in Norwalk, the better it is for all of us. The staff are accomplished and amazing, and work extremely hard. It is a very welcoming location and is a wonderful spot for connectivity and improved mental and physical health that comes along with it.

Ms. Smyth noted that a lot of letters of support were received to renew the lease for Shannon O'Toole -Giandurco, from the Norwalk Chamber of Commerce, Senator Bob Duff, Susan Gilmore, the Executive Director of Lockwood-Mathews Mansion, and Secretary of State Stephanie Thomas.

V. OLD BUSINESS

There was no old business discussed this evening.

VI. NEW BUSINESS

A. REQUEST TO HOST PUBLIC HEARING FOR POSSIBLE PURCHASE OF TWO CITY PROPERTIES ABUTTING 20 CLEVELAND TERRACE.

The item was withdrawn from the agenda

B. PUBLIC HEARING REQUEST FOR THE NAMING OF THE NEW SOUTH NORWALK ELEMENTARY SCHOOL.

Ms. Smyth said that Ruby Shaw's name has been moved forward by members of the community and Councilwoman Darlene Young.

Mr. Burnett said this is the first time having a school in South Norwalk and asked what the process was and if there was community input. Ms. Smyth said it is going through the city ordinance process, and the Board of Education will also be going through the process. Mr. Lo

provided an overview of the process and said the city will be going on a parallel path to a final decision and ultimately will go to the Common Council for approval.

Ms. Smyth said there will be a grand opening held. Ms. Acquarulo said the grand opening will be held on October 6, 2025. Ms. Smyth said it would be ideal if the name of the school could be announced that day, and that is why the process is being done concurrently with the Board of Education.

Ms. Ayers questioned the process and said she had never heard of any other names mentioned. Nothing against Ms. Ruby, but for full transparency, it would have been nice to know the other names and ask if the committee could be made aware of the other names and why they rested on Ms. Ruby. Ms. Ayers said the issue is that one of her colleagues had given her the name and asked if the council members had been given that opportunity. Mr. Lo said he is not involved in that process and that he was asked to put forward this request by Councilwoman Young and the Mayor.

Mr. Livingston said this name came up from a number of sources, including Councilwoman Young, Mayor Rilling, and some members of the clergy, and has been discussed with the Board of Education, who were also in favor of it. He said he does not know the other names that were considered and is just stating the facts as he knows them. He said this will be the first new school in the city in many years, and he does not think there has been a formal process on this, which may explain some of the uncertainty.

Ms. Dunn asked why it is necessary as opposed to calling it the South Norwalk School, and if all of the schools will be named that do not have named schools. Mr. Livingston said it has always been the intention of the Board of Education to name the school, and there hasn't been a naming of a new school in recent history, but he is not aware of any plan to rename the schools that currently do not have a place name. Ms. Ayers said she agrees with the urgency of naming this school only because of the city's historical position of getting this school. This was a journey for a community of people, and some who started this journey are no longer with us, so she thinks it's appropriate to name this school. It also speaks to the contribution of black educators who have been monumental in the development of the procurement and achievement of all of our students. Ms. Smyth thanked Ms. Ayers for her comments on the importance of naming the school, emphasizing that the importance of this school for the South Norwalk community is crucial. Ms. Shaw was instrumental at the Columbus Magnet School and a titan of a black educator, so it does seem appropriate to discuss her name, but we need to consider the other possibilities. Mr. Frayer thinks it would be appropriate for Ms. Ruby to be instrumental in advocating for a South Norwalk elementary school at some point.

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

**** THE MOTION PASSED WITH SIX (6) IN FAVOR AND ONE (1) OPPOSED- MS. DUNN.**

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.

Mr. Lo said the facility that the Center for Contemporary Printmaking occupies was originally occupied by DPW but was renovated in 1987 and was empty for a number of years but met with Ms. Shanley a number of years ago and developed this lease arrangement and she raised money to do all of the renovations, and the city did not put any money into the building. The lease was structured as a single tenant use building, and it was structured that way, so the city did not have to get into the maintenance, repairs, or operating expenses for the building. The Center for Contemporary Printmaking pays for all of the utilities and is also responsible for the equipment maintenance as well as capital replacement, except for structural repairs or replacement. The city is getting an arts facility that is very recognizable in Fairfield County and the region. He is recommending extending the lease with all the terms remaining the same, but would extend it for 10 more years.

Mr. Frayer asked if this agreement is similar to the one for Oak Hills. Mr. Burnett said the Oak Hills meets on a monthly basis with the Finance and Claims Committee and shares their annual budget and reviews their payment on the loan that the city had provided to them, so there is a financial difference, and they are the only authority that reports on a monthly basis to the Finance and Claims Committee.

Mr. Wiggins said he thinks a 10-year lease is too long and would be more comfortable with a 5-year lease because, in his opinion, the city has a serious problem with not having a process. Ms. Smyth said the Center for Contemporary Printmaking has been there since 1995 and has had a series of 10-year leases with them, and they have invested so much in the building.

Ms. Dunn said the Center for Contemporary Printmaking is a valuable component of our community and is important; without it, it would change the dynamics of who we are, and although she understands what Mr Wiggins is saying, as non-profits, it is very hard to plan and needs long-term goal planning.

Mr. Frayer said the concept of the Oak Hills golf course is that it is a valuable gem in Norwalk. The Center for Contemporary Printmaking is a gem in Norwalk, and to limit them to a 10-year lease seems short-sighted. There is no reason not to give them a longer lease, similar to the golf authority.

Ms. Smyth agreed with Ms. Dunn that the Center for Contemporary Printmaking is valuable to the city, and it is important that they are supported.

Ms. Ayers and the committee often engage in important discussions, but also need to express their gratitude for the partnership and their commitment to the arts. She asked if there is a dollar amount for the capital improvements they have made to the space. Ms. Henrikson provided an overview of the startup costs and investment costs over the last 30 years and said the startup costs for the main building and cottage totaled over \$700,000. Various investment costs over the years have totaled over \$163,000. These costs are outside of the regular maintenance costs and items that they had put into the building as part of the lease agreement. Ms. Dunn said she appreciates the preservation aspect.

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

**** THE MOTION PASSED UNANIMOUSLY.**

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.

Chief Gatto provided an overview of the project and said that when the trucks were leaving the apparatus floor, it was flexing and was deemed an emergency repair through the building department. An engineering firm was hired to perform test samples, and there were three options; the chosen option was the one that would cause the least amount of disturbance to the building.

Mr. Burnett asked if there would be any guarantee on the work. Chief Gatto said the only guarantee he is aware of is through the Geotechnical environmental contractor who had provided the three options. Mr. Frayer asked if a life expectancy was given. Chief Gatto said he is unsure but can't report back to the committee. Mr. Frayer asked if an inspection would be done by a structural engineer after the work is completed. Chief Gatto said "Yes". Mr. Frayer asked if there is a surety bond, and if not, there should be on any kind of construction project.

Ms. Smyth asked how long the project is expected to take to complete. Chief Gatto said there will be one engine at the station during construction, and the truck will be relocated to Fairfield Avenue. The worst-case scenario will last for three months.

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

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR, ONE (1) OPPOSED- MR. FRAYER, AND ONE (1) ABSTENTION-MR. WIGGINS**

Mr. Burnett requested, if possible, prior to the Common Council meeting, to have the answers to some of the questions that were asked this evening.

**AUTHORIZE A 10% CHANGE ORDER CONTINGENCY ALLOWANCE
FOR A TOTAL NOT TO EXCEED \$60,472.00. ACCOUNT # 09263110-5777-
C0854.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

**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**

Mr. Kinne provided an overview of the project and said they have been working closely with Ambient AI System on the security camera enhancements and have been piloting them at the two high schools and are now ready to roll them out at all of the middle and elementary schools so that every school will have the same coverage that the high schools had during the pilot.

Ms. Ayers asked in real time how the alerts happen. Mr. Kinne said it is a cloud-based system that works with the security system they currently have and will be in addition to that. He said they already have all of the cameras, and this is to expand the system into all of the schools. Ms. Smyth said this item is to purchase the hardware and software for Ambient AI to be connected to the currently installed cameras.

Ms. Dunn asked what kind of staffing would need to be increased or would need to increase the scope of someone's job as a result of this. Mr. Kinne said staffing would not change, and the same people who are responding to emergencies now would not change this system; they will just get the alert to the appropriate people faster.

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

**** THE MOTION PASSED UNANIMOUSLY.**

- 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.**

Ms. Smyth said Energy Resources declined to move forward with the project.

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

**** THE MOTION PASSED UNANIMOUSLY.**

- 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.**

Mr. Lo said the Eversource incentive program may be changing or diminishing, and would like to get the LED lighting retrofit project in line. The qualified bidder was not able to do the work due to some of the requirements, and would like to move forward with the second group that was interviewed. There will be no capital outlay by the city and Eversource will be providing an incentive amount, and the balance of the cost is based on bill financing and they will project how much savings there will be each month and will use that money to pay for the capital costs so it is basically a zero percent loan and will pay for the loan through debt service through the normal billing process.

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

**** THE MOTION PASSED UNANIMOUSLY.**

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.

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

**** THE MOTION PASSED UNANIMOUSLY.**

- 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.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

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.

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

**** THE MOTION PASSED UNANIMOUSLY.**

- 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.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

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.

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

**** THE MOTION PASSED UNANIMOUSLY.**

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.

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

**** THE MOTION PASSED UNANIMOUSLY.**

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.

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

**** THE MOTION PASSED UNANIMOUSLY.**

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.

Mr. Philips provided an overview of the project and said that in February, the technology package was brought to this committee for approval. At the time, the backup to the approval had the correct value, but the coversheet and approval for the authorization were incorrect by \$7,000. The approval was for \$162,831.66 while the actual value of the contract is \$169,831.66. At the time, a \$8,000 contingency was also approved, which was critical to the project to move forward, but they were aware of no changes they would potentially encounter, so they spoke with the purchasing agent and proceeded with the increase from the approved value using the contingency approved. Recently, though there was a conversation and request from the director of technology of the Board of Education for some cabling changes and spare equipment that is required and have received a \$4,700 change order for the project which would have normally been covered under the contingency, so are requesting to amend the previous approval for the correct value based on the backup which would replenish the contingency and allow them to fund the change order from the contingency that was previously approved.

**** MR. FRAYER 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 ongoing, and site finishes are ongoing; the asphalt top coating was completed today, and all of the parking spaces have been designated. The playground equipment installation has started this week. A number of the classrooms have been completed, and furniture deliveries started on July 21st. 95% of the furniture is on-site. The contents of the existing school were moved earlier this week. There is a small crew of the administration and a few helpers that will be starting in the building next week to begin arranging the main office area, anticipating teachers returning on August 18th, and all teachers reporting for convocation on August 20th

Mr. Lo said Code Enforcement will be on-site this week to do the plumbing and electrical final inspection, and Mr. Ireland will be on-site on Friday to consider the issuance of the conditional certificate of occupancy, so we are on schedule to open.

Mr. Lo said he performed some calculations and there are significant funds available at the end of the project, and he will be able to provide the number at the next meeting.

Mr. Giuliano provided an update on Norwalk High School, stating that the underground utility work on Calvin Murphy Drive is ongoing and is scheduled to conclude by August 18th, so teachers can return the week before students. The steel erection, stairs, decking, and detailing are ongoing. As they continue to deck and complete areas of the building,

the roofing is being installed, so they continue with the interior work. The steel topping out ceremony is scheduled for August 14th, which will signify the completion of the structural steel. The building is scheduled to be completed in the fall of 2027. Once the new building is turned over, we will transition to the demolition of the existing building and site development.

Mr. Lo provided an update on the HVAC upgrades project and stated that they are working on all five projects, but will need to rebid the project for Marvin School.

VII. ADJOURNMENT

**** MR. BURNETT MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:10 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

RE : **WESTPORT AVE. FIRE STATION – RENOVATION AND
EXPANSION PROJECT**

DATE: AUGUST 25, 2025

For a number of years, Norwalk Fire Department has assessed measures to improve service level in the northeastern portion of Norwalk which is currently serviced by Westport Avenue Fire Station (aka Station #4). The existing building, approximately 4,500 sq.ft., was constructed in 1967 and has not been upgraded over the years. The building is in need of significant improvements which include hazardous material remediation and general renovation in meeting today's building standards and operating needs. The building is one-story with a basement below including existing living space. The proposed expansion will include a new building addition necessary to accommodate additional fire fighters and an officer, who require more fire equipment and support spaces. The project consists of the alteration of the existing restroom, locker room, and the new addition which will house a new fitness center, kitchen/lounge, and turnout/gear room.

As part of the 2025-2026 Capital Budget, the City allocated \$4 million for this project. Recently, the Purchasing Department issued a Request for Proposals for architectural services. A total of 5 proposals were received. Through an evaluation process, three firms were shortlisted for interviews. They were Antinozzi Associates, PC, Silver Petrucelli & Associates, Inc. and Gill and Gill Architects, LLC. All three firms have previous and ongoing successful working relationships with the City.

Based on the proposals and the interviews, the Interview Committee is hereby recommending Antinozzi Associates for this project. Antinozzi Associates was the firm involved in the preparation of the conceptual design. They have significant

knowledge of the building program and existing building conditions. It is anticipated that they are in the position to expedite the project. In recent years, they completed both Jefferson School and Cranbury School projects for the City.

ACTION REQUESTED:

- a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Antinozzi Associates, PC for architectural design services for the Westport Avenue Fire Station (Station #4) Renovation and Expansion Project for a total not to exceed \$311,200.00. Acct. # 09263110-5777-C0728**
- b. Authorize design contingency with Antinozzi Associates, PC for the Station #4 Renovation and Expansion Project for a total not to exceed \$31,120.00 - Acct. # 09263110-5777-C0728.**

EXHIBIT B



CITY OF NORWALK FIRE DEPARTMENT

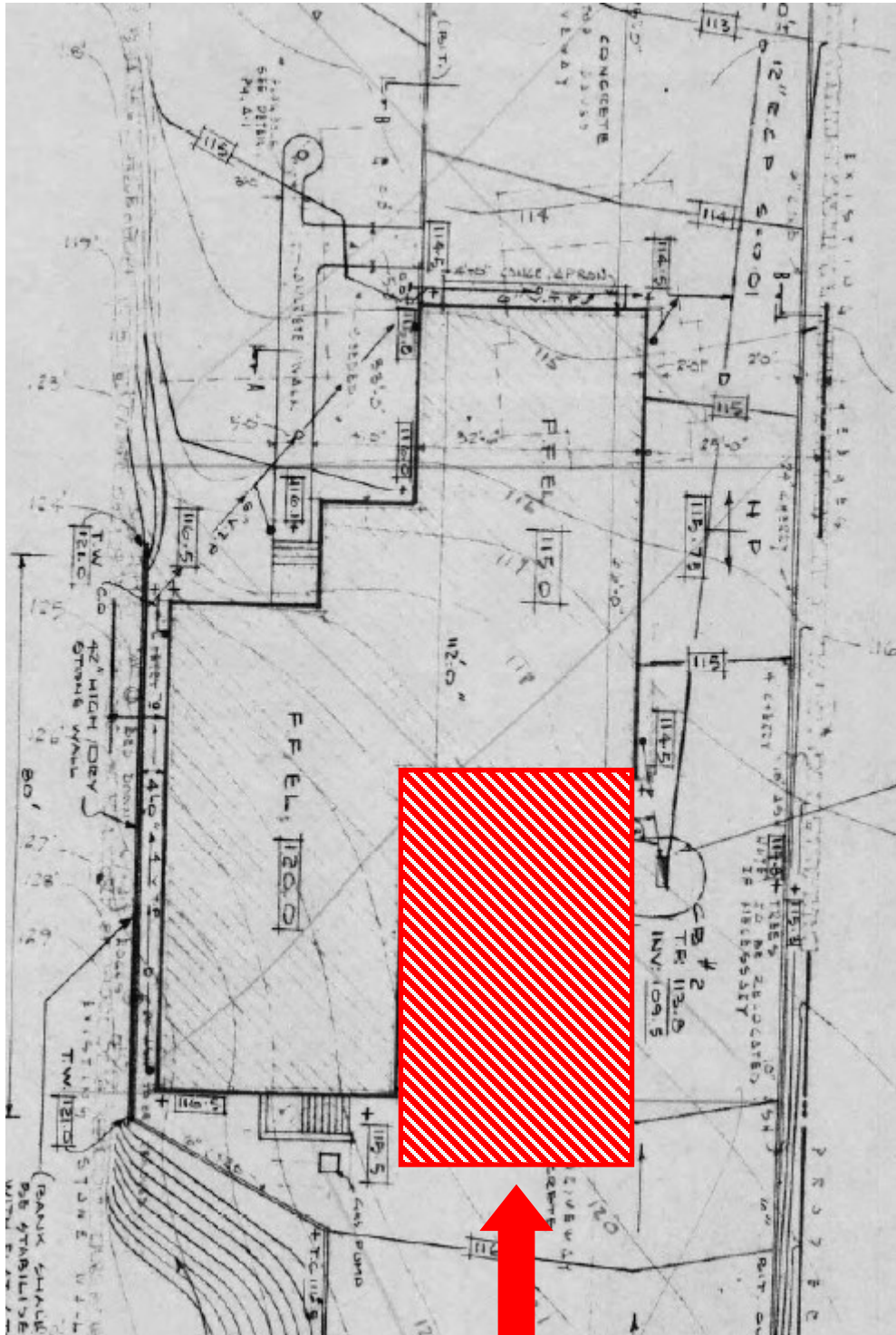
121 CONNECTICUT AVENUE NORWALK, CT. 06854

Project Location: 180 Westport Ave, Norwalk, CT 06851

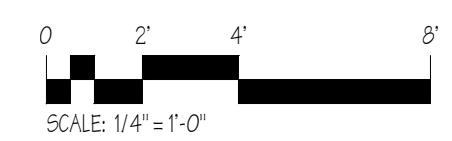
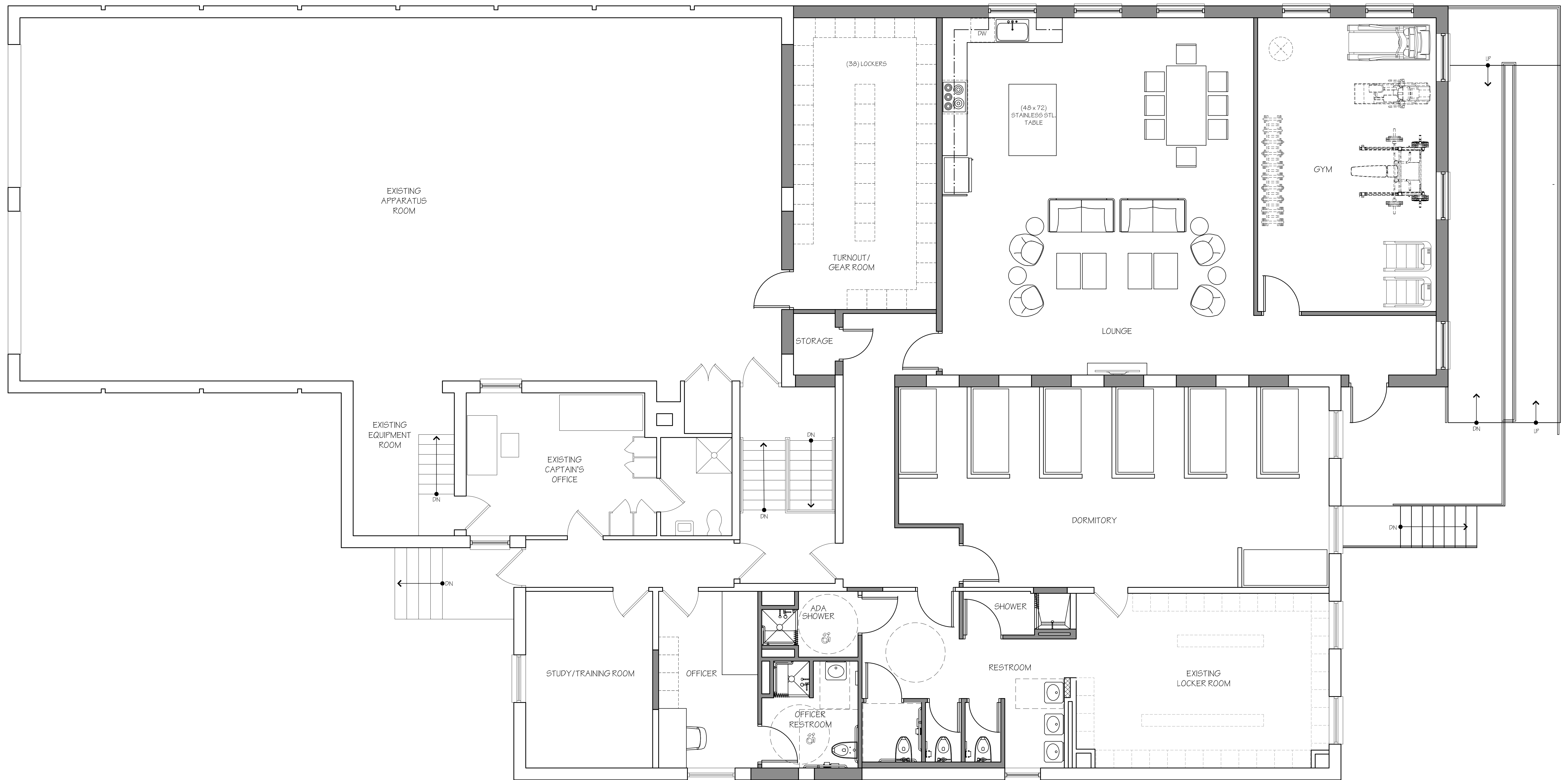
Project Overview: The Norwalk Fire Department is requesting architectural drawings to expand Station 4 in order to accommodate a second fire company consisting of one officer and three firefighters. This will increase the total firefighters working in the firehouse from four to eight and the total firefighters stationed at the firehouse from sixteen to thirty-two. The drawings must be accompanied with a total project cost for the proposed renovation. A site drawing is attached showing the proposed addition area.

The following is an overview of the scope of work requested for the Station 4 renovation:

1. Approximate 30' x 55' one-story, slab-on-grade addition to be built behind the existing apparatus bay.
2. Existing catch basin located in the proposed addition site to be relocated.
3. Driveway/Parking area is to be repaved and must allow for a minimum sixteen parking spaces.
4. All existing windows to be replaced.
5. Existing roof to be replaced, as required.
6. Solar panels with battery back-up to be included with the roof replacement.
7. Existing heating/cooling system to be replaced or augmented, as required.
8. Existing rear garage doors to be removed to allow for addition.
9. Facility requirements:
 - a. Two separate Officer's quarters each containing:
 - i. Office desk area
 - ii. Bunk area (twin XL bed)
 - iii. Full bathroom
 - b. One Firefighter bunkroom consisting of a minimum seven separate cubicles to accept twin XL bunks.
 - c. Lounge area large enough to accommodate nine firefighters.
 - d. Kitchen large enough to accommodate nine firefighters.
 - e. Fitness area
 - f. Classroom/study area
 - g. One Firefighter bathroom consisting of:
 - i. Three (minimum) fully-enclosed toilet stalls.
 - ii. Two-sink vanity (minimum)
 - iii. Two private showers with changing benches.
 - h. Firefighter gear locker room accessible from the apparatus bay.



Proposed Addition Site



		FIRMS				
	Proposed Fees:	Gill & Gill Architects, LLC	Antinozzi Associates	Cerrone Architects	Landmark Architects, P.C.	Silver, Petrucelli & Associates, Inc.
A	Programming and Schematic Design Services	27,000.00	31,500.00	23,500.00	50,000.00	21,760.00
B	Design Development Phase	20,250.00	52,500.00	74,925.00	50,000.00	76,160.00
C	Construction Documents Phase	54,000.00	84,000.00	114,925.00	80,000.00	54,400.00
D	Bidding/Negotiation Phase	6,750.00	6,300.00	6,500.00	10,000.00	3,264.00
E	Contract Administration Phase	27,000.00	35,700.00	52,600.00	40,000.00	48,960.00
F	Fixtures Furniture & Equipment (Design/Procurement/Inv	5,000.00	5,200.00	10,000.00	10,000.00	13,056.00
G	Surveying Services	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
H	Environmental Consulting Design Services	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
I	Environmental Monitoring Services	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00
J	*Geo-Technical Contract Administration Services	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00
K	**Additional Design Services for Energy Enhancements	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
	TOTAL FEE (A-K)	236,000.00	311,200.00	378,450.00	336,000.00	313,600.00



CONSTRUCTION
SOLUTIONS GROUP

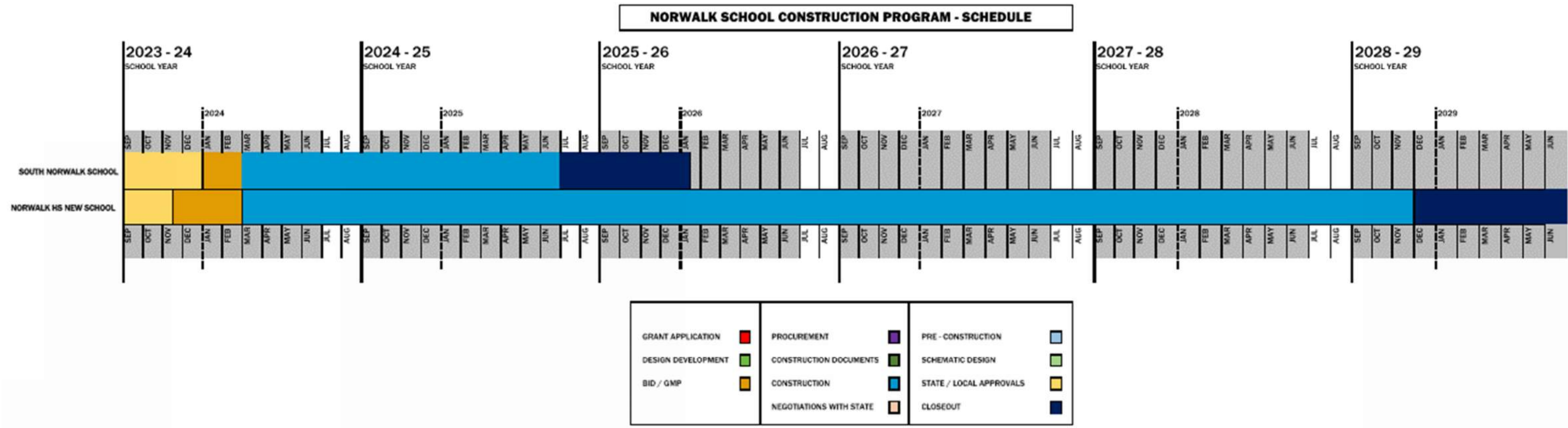
NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – AUGUST 2025



Norwalk School Construction Program

MASTER 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:

On August 13th the new school received a Conditional Certificate of Compliance from the Building Department for occupancy. On Monday August 25th the school welcomed new students for the 2025-2026 school year.

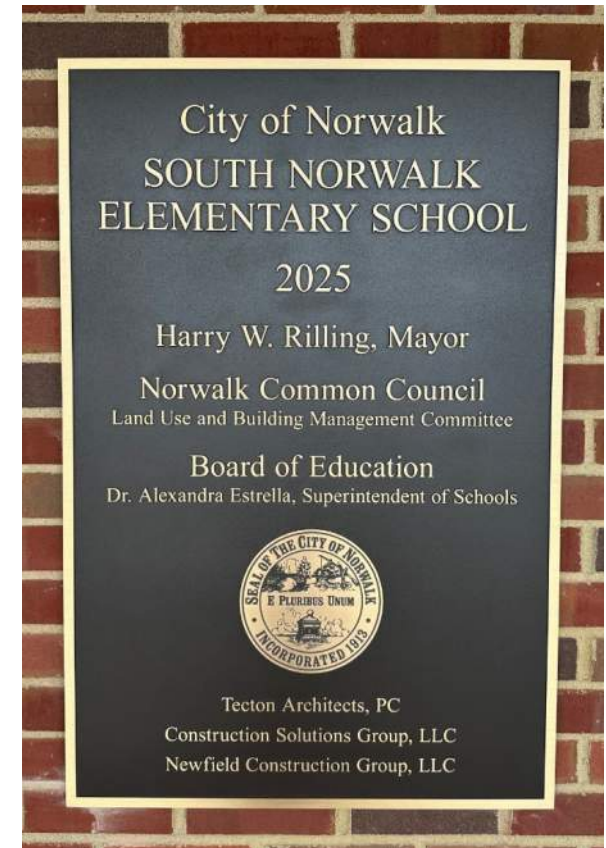
New furniture was delivered and installed from late July through mid-August. Building and teacher contents were delivered and distributed to new room assignments in early August.

Landscaping and site finishes are substantially complete and will continue into the fall planting season. The project team is actively addressing punch list items, scheduling training on new equipment/systems and compiling closeout documentation for turnover the Board of Education.

State Project Number: 103-0264 N

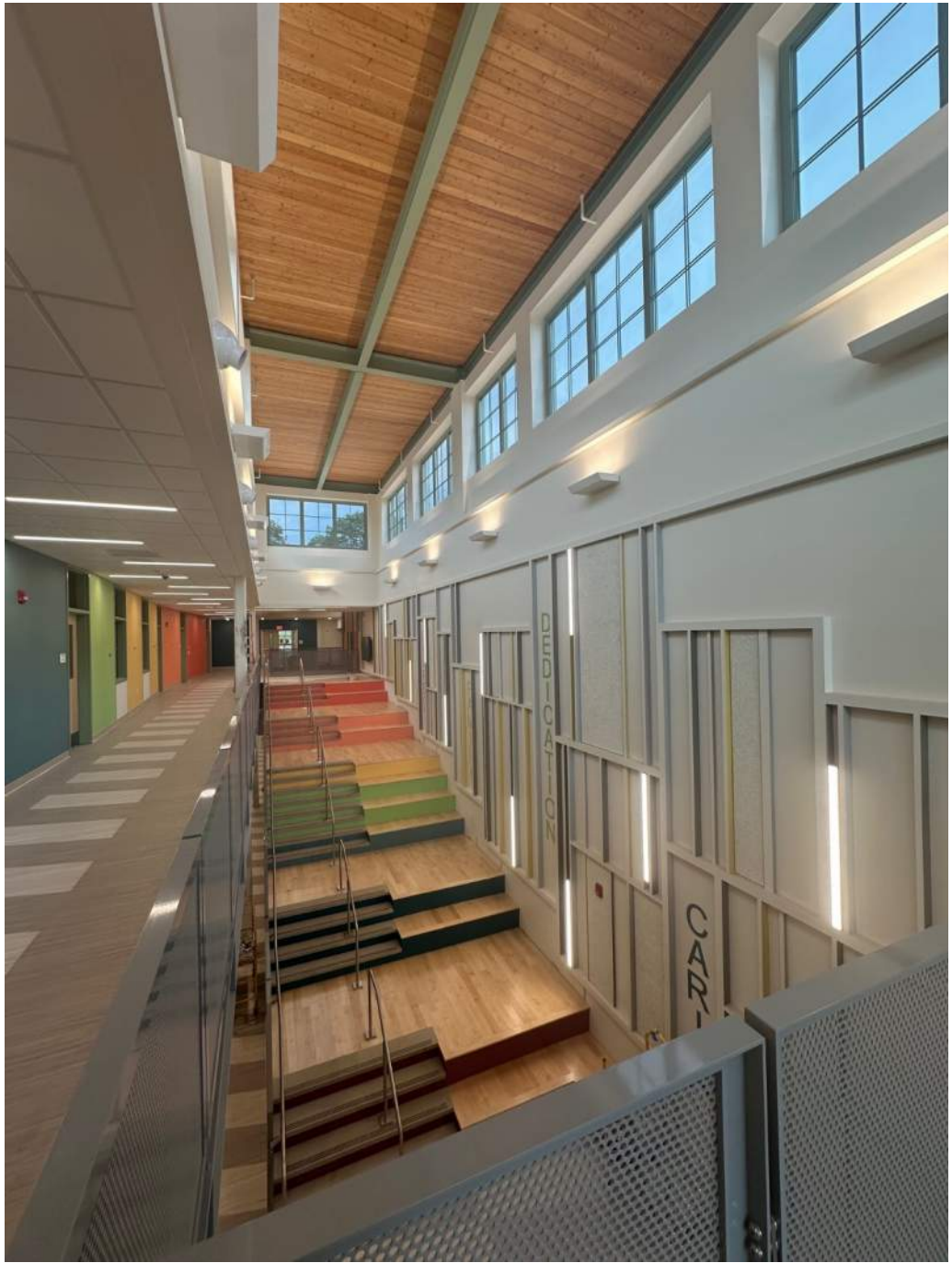
BUDGET:

	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



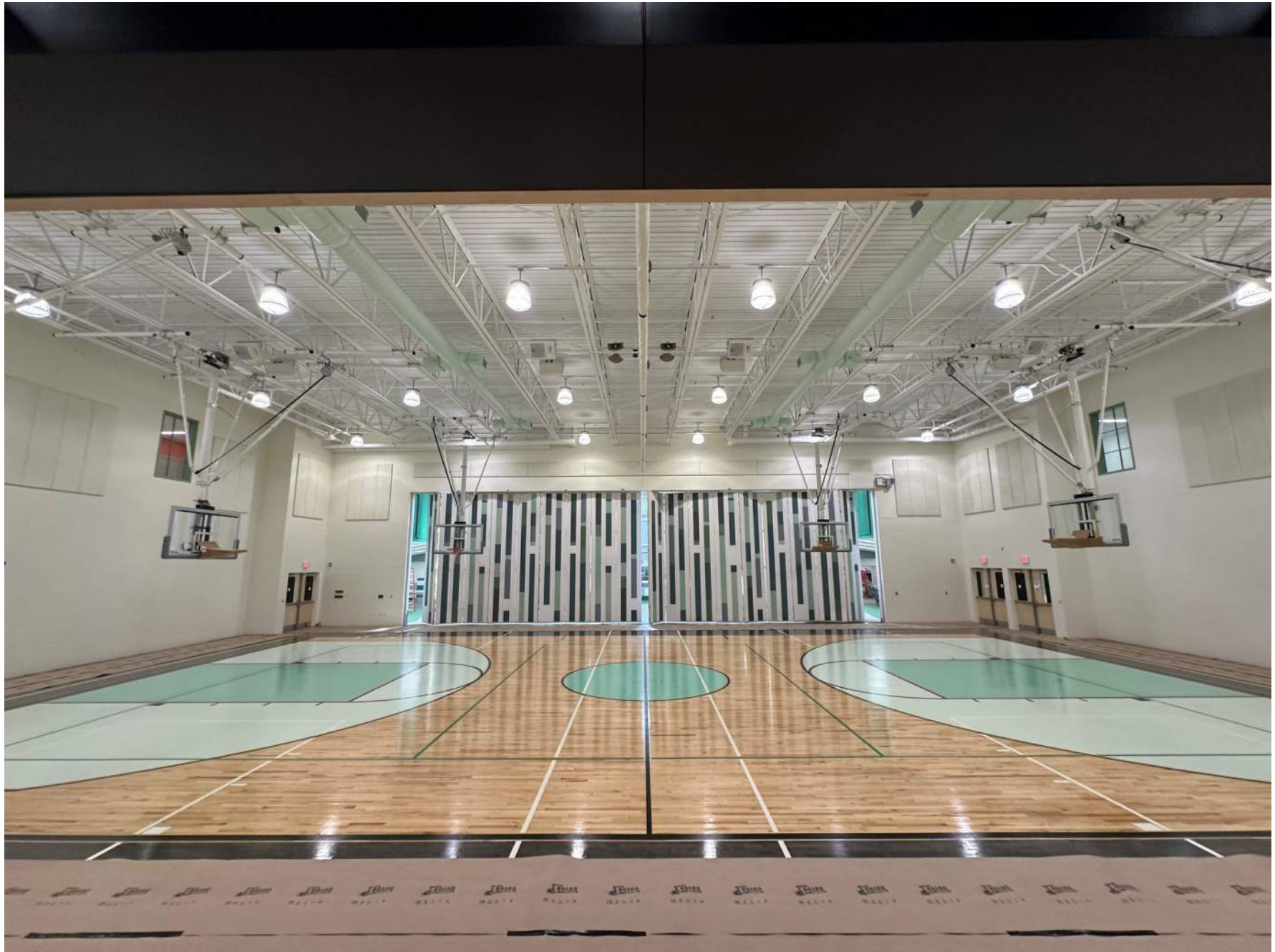






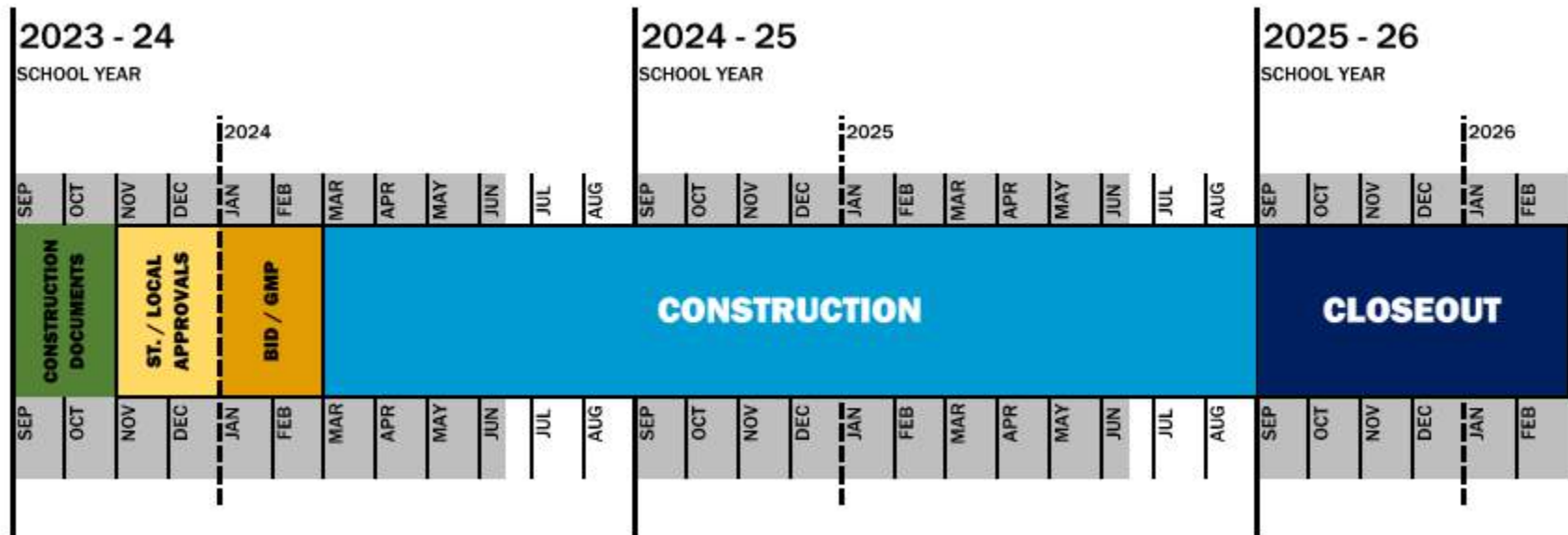






SOUTH NORWALK SCHOOL – NEW CONSTRUCTION SCHEDULE:

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 performed over summer break has been completed and the driveway was re-opened for the start of school.

Structural steel erection has been completed for the main building and a topping out ceremony was held on August 14th. The final erection sequence was completed the following week and the crane has been demobilized from site.

Site retaining walls have been installed at the end of the multiuse field and along the Naramake softball field.

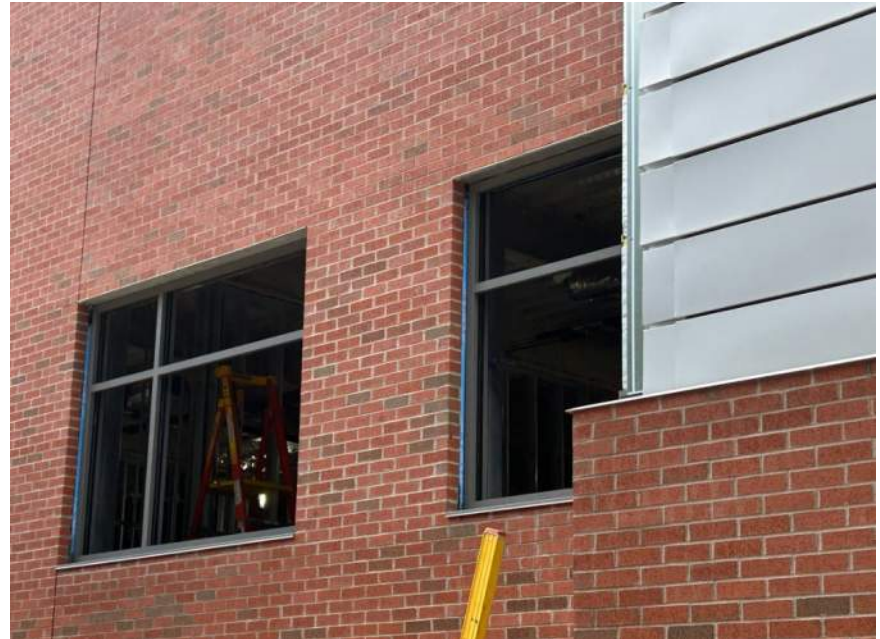
Building envelope is progressing in early building areas. This includes brick façade, metal panels, curtainwall and roofing.

Interior MEP rough in is ongoing in classrooms and corridors. Metal framing and masonry partitions continue throughout several levels of the building.

Building is scheduled to be completed for fall 2027 semester. Project completion (including demolition of existing building and site development) to be fall 2028.

State Project Number: 103-0263 N

BUDGET:



	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget (GMP #1)	80%	\$239,000,000	\$20,901,035	\$218,098,965	TBD
Additional City Funds (GMP #2)	NONE	\$6,500,000	N/A	\$6,500,000	TBD
Future Application for Additional Contingency	TBD (80%)	-	-	-	-

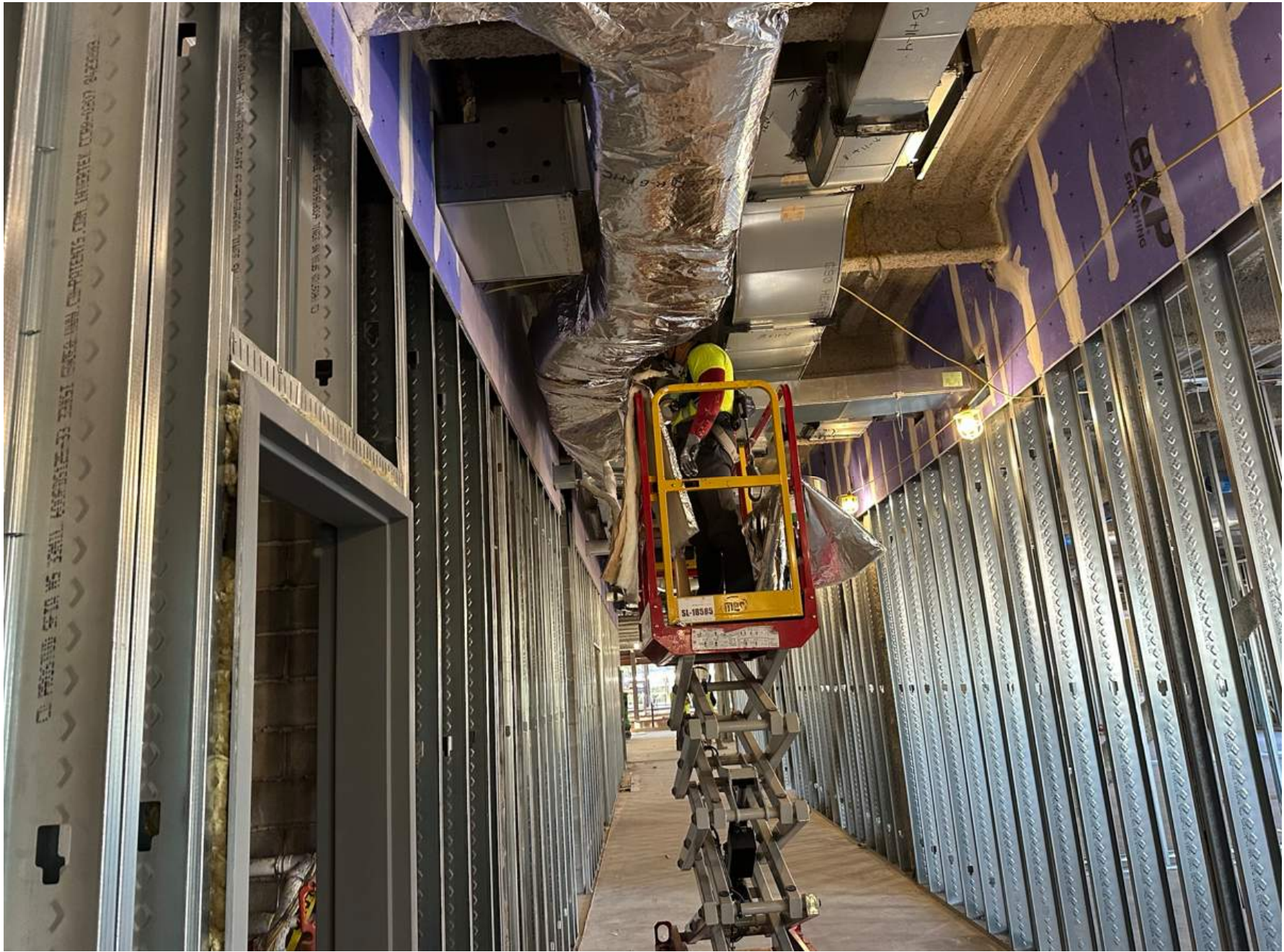








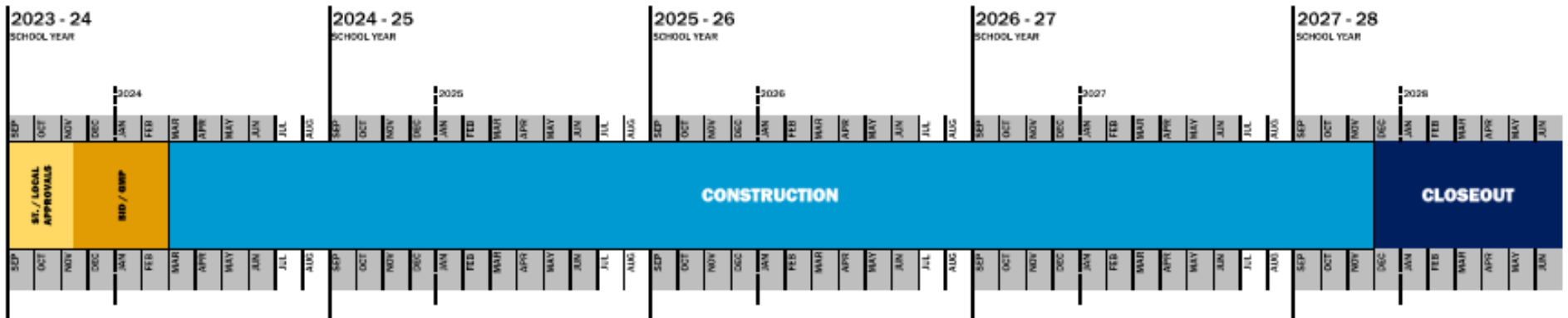






NORWALK HIGH SCHOOL / P-TECH – NEW CONSTRUCTION SCHEDULE:

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 – F&F Mechanical has installed 3 new RTUs which are up and running. Prep work for the remaining RTUs is on-going. All new RTUs are expected to be up and running by 9/23.

Rowayton – Ceiling openings have been marked and surrounding contaminants surrounding them have been sealed in the classrooms, which have been turned over to the school staff for the start of the school year. The next steps are to install controls in the boiler room and paint. The boiler equipment has been delivered to the school, and it is expected to be up and running by 10/1/25.

Brien McMahon – Piping for the new chiller has been installed above the cafeteria ceiling. Investigatory work has begun to set up a temporary fuel tank for the school, and remove the existing underground tank by the loading dock.

Silvermine – The existing boiler room abatement and cleanout are complete. The boiler room is set to be painted next. The new boiler is expected to be up and running by 10/1/25.

Naramake – Preliminary investigations have begun throughout the school. The storage room has been cleared out and surveyed for future gear room construction.

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 – RTU Installment – 08/05/25

IAQ UPGRADES – BROOKSIDE CONSTRUCTION SCHEDULE:

Brookside School - RTU-6 Steel During Summer Break

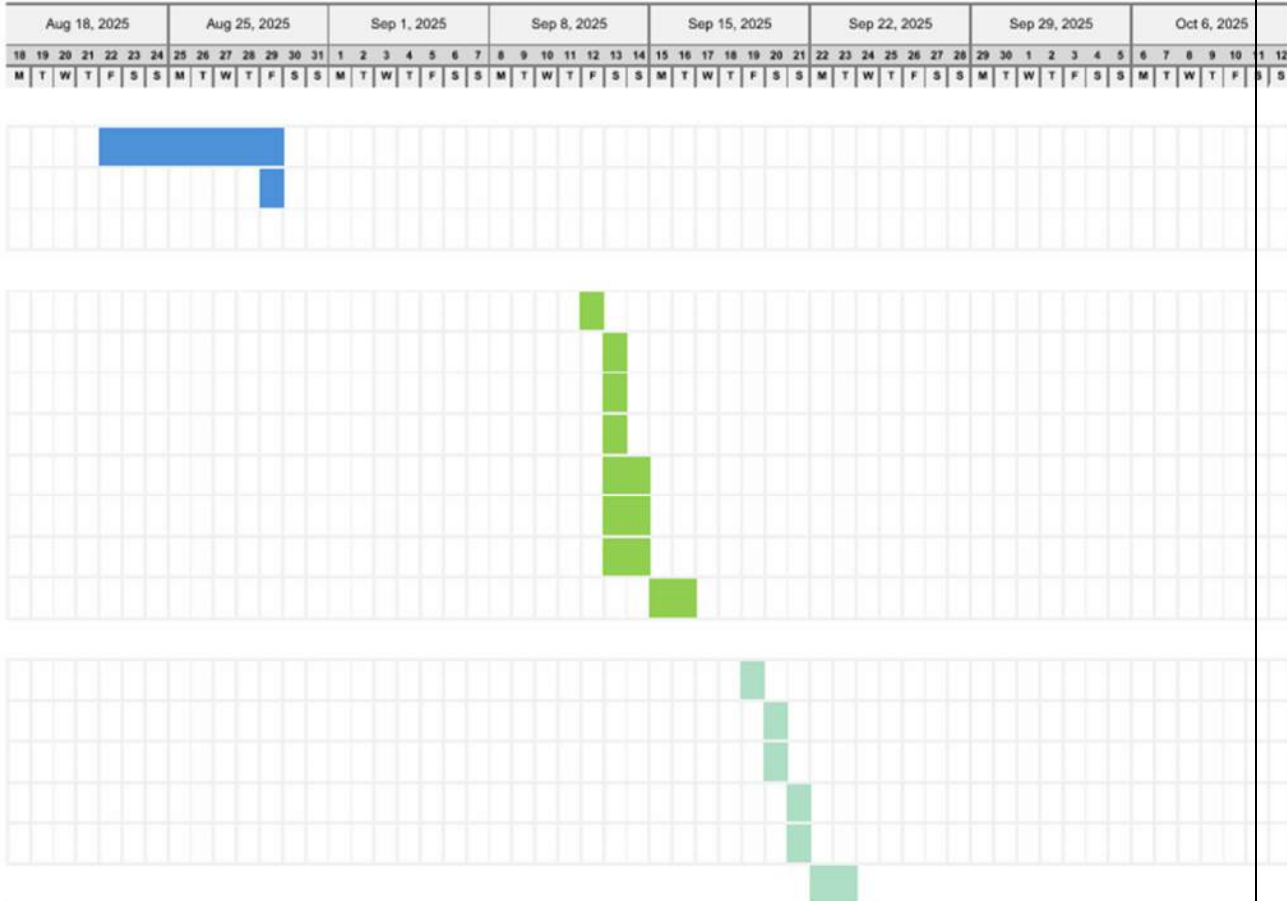
7/11/2025

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

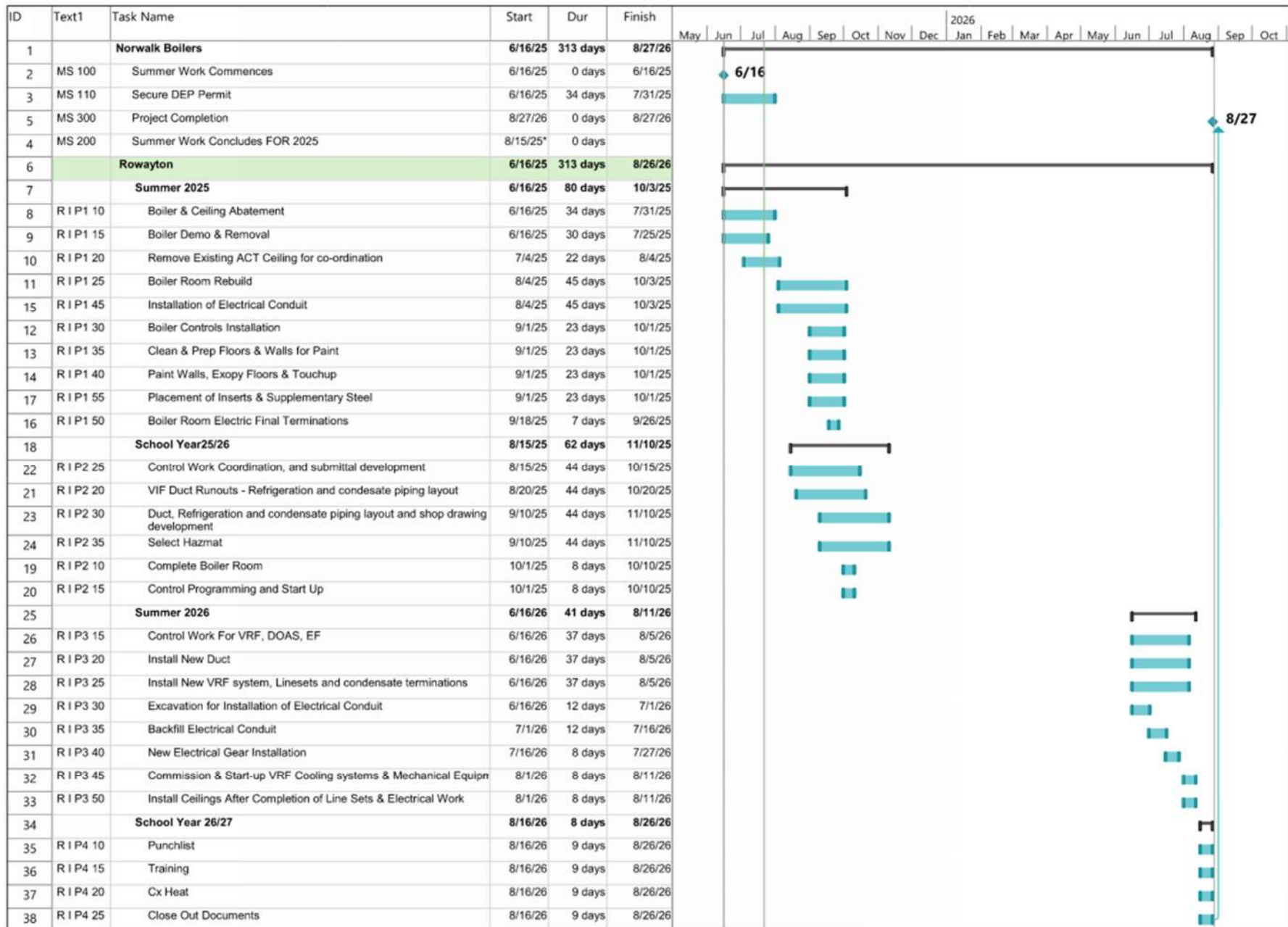
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Rowayton – Boiler Concrete Pad Extended and future vent location in classroom – 8/19/25

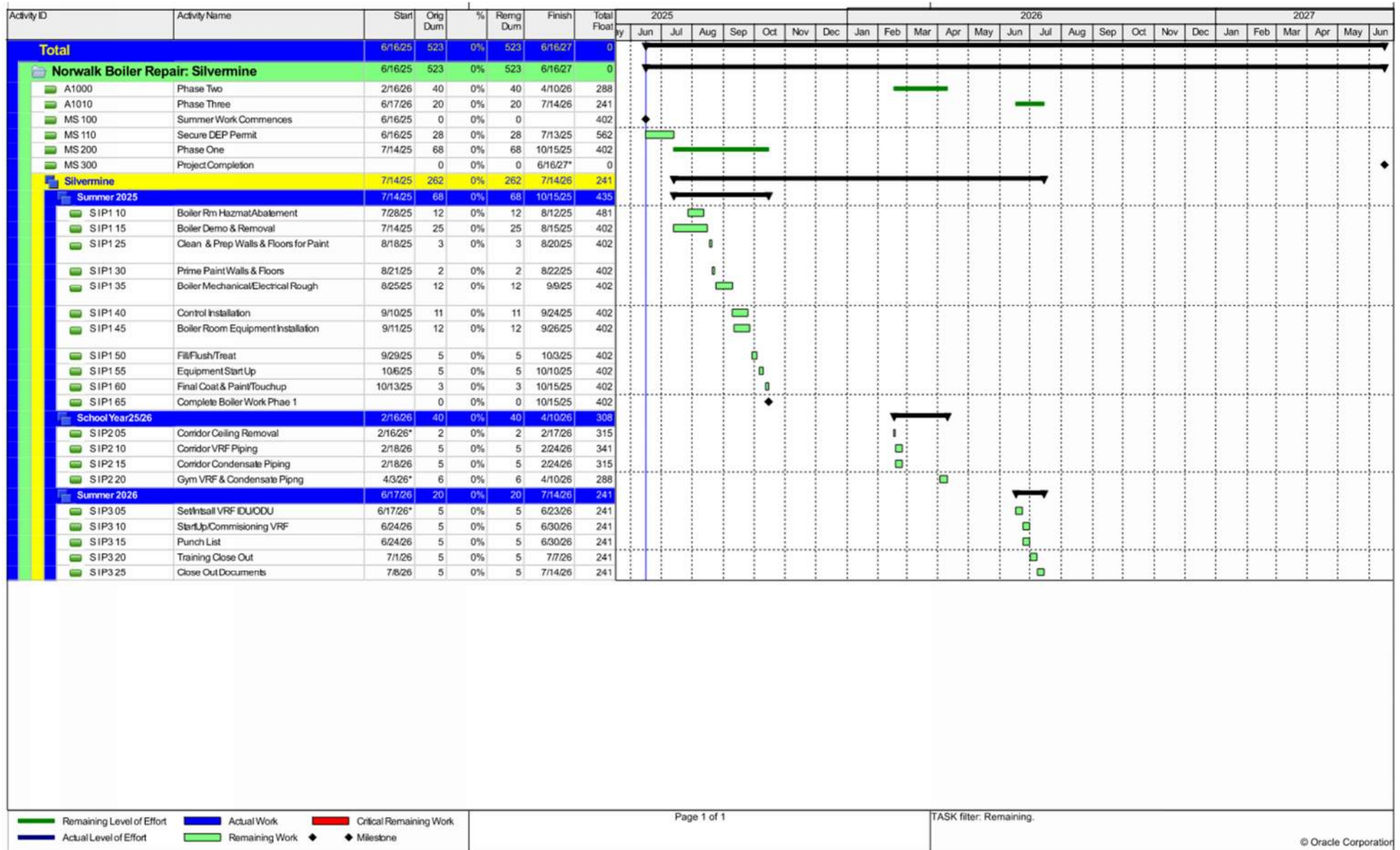
IAQ UPGRADES – ROWAYTON CONSTRUCTION SCHEDULE:





Silvermine – Boiler Room – 8/20/25

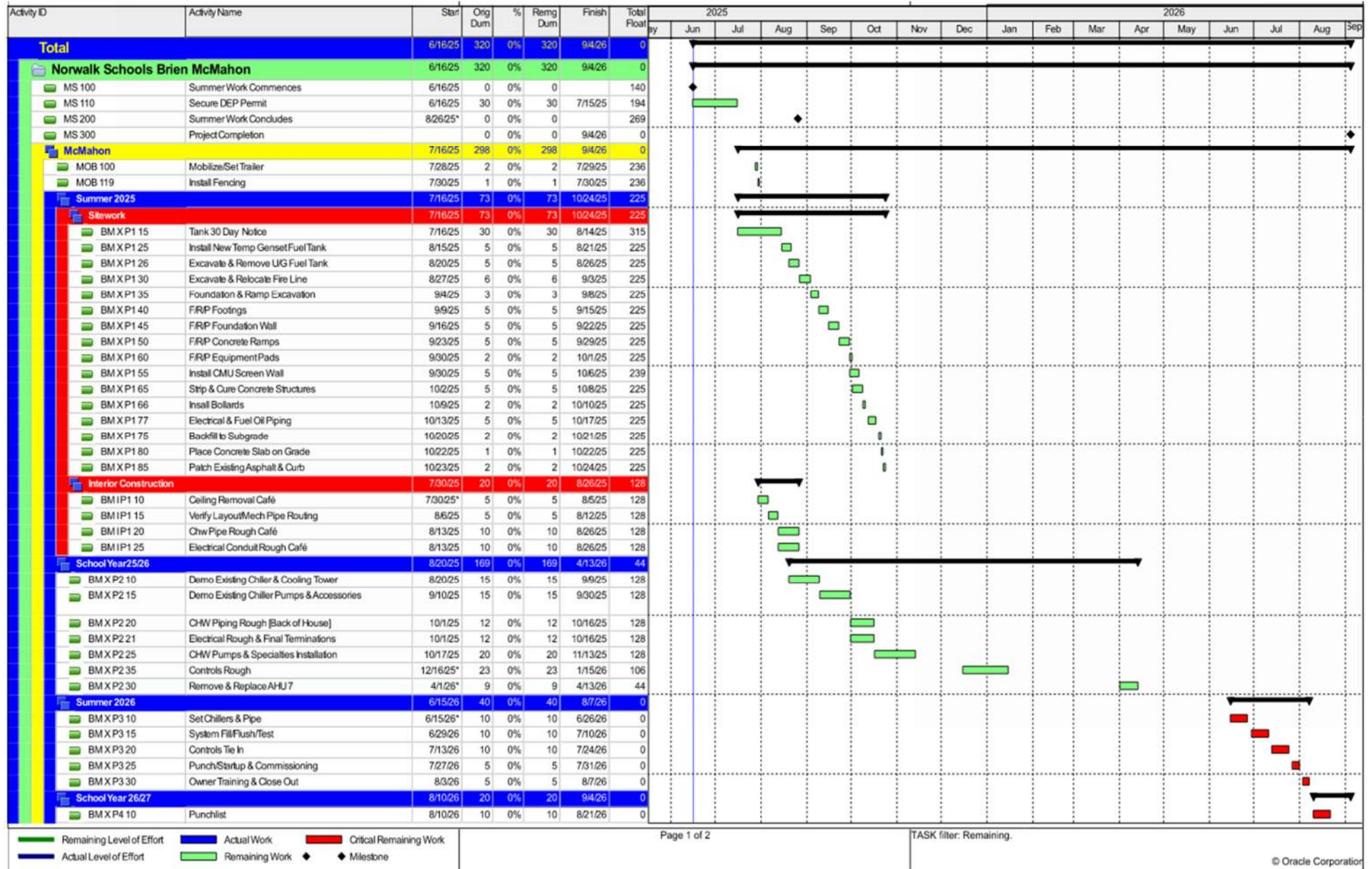
IAQ UPGRADES – SILVERMINE CONSTRUCTION SCHEDULE:





Brien McMahon High School – New Chiller Piping Entering Cafeteria – 8/20/25

IAQ UPGRADES – BRIEN MCMAHON CONSTRUCTION SCHEDULE:



IAQ UPGRADES – NARAMAKE CONSTRUCTION SCHEDULE:

