



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

NOVEMBER 5, 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: 10-1-25**
- IV. **PUBLIC PARTICIPATION**
- V. **OLD BUSINESS**
- VI. **NEW BUSINESS**
 - A. **Consider the request by the Library Board of Directors for the naming of the History room at Belden Library in Honor of Ralph C. Bloom and to schedule a public hearing.**

- B. Authorize the Purchasing Agent to issue a Purchase Order to Ring's End Inc. as the sole source provider for the purchase of the replacement doors and hardware for the Norwalk Concert Hall for a total not to exceed \$89,640.00. Funds are available from the following accounts 0923/25 5777 C0439, 0920/21/23 5777 C0536.**
- C. Authorize Mayor Harry W. Rilling to execute an amended license agreement with The Fairfield County Makers' Guild for the use of an additional 528 sq. ft. at 3 Belden Avenue, at a licensing fee of \$4.50 per square foot, for a revised rental payment of \$5,940 per year or \$1,485 per quarter.**
- D. RESOLVED, that the Norwalk Land Use & Building Management Committee is hereby established as the building committee with regard to the Columbus School at 46 Concord Underground Storage Tank Removal Project.**

RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Columbus School at 46 Concord Underground Storage Tank Removal Project.

RESOLVED, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Columbus School at 46 Concord Underground Oil Tank Removal Project.

- E. RESOLVED, that the Norwalk Land Use & Building Management Committee is hereby established as the building committee with regard to the Nathan Hale Middle School, Asbestos Abatement Project.**

RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Nathan Hale Middle School, Asbestos Abatement project.

RESOLVED, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Nathan Hale Middle School, Asbestos Abatement project.

- F. Authorize the Purchasing Agent to issue a Purchase Order to Red Thread for \$377,540.44 plus a contingency in the amount of \$8,000.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center.
Account #09256030 5777 C0719, 09247100 5779 G0050**

**Authorize the Purchasing Agent to execute a Purchase Order to Total Fitness Equipment for \$59,932.50 plus a contingency in the amount of \$5,000.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center.
Account #09256030 5777 C0719, 09247100 5779 G0050**

**Authorize the Purchasing Agent to execute a Purchase Order to Audio Visual Technology for \$5,141.00 plus a contingency in the amount of \$1,000.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center.
Account #09256030 5777 C0719, 09247100 5779 G0050**

Authorize the Purchasing Agent to execute a Purchase Order to Hertz Furniture for \$2,526.68 plus a contingency in the amount of \$750.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center.
Account #09256030 5777 C0719, 09247100 5779 G0050

- G. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with O’Riordan Migani Architects LLC for architectural services for the Calf Pasture Beach Camp renovation project for a total not to exceed \$119,480.00. Acct. # 09263110-5777-C0365.

Authorize architectural design contingency with O’Riordan Migani Architects LLC for the Calf Pasture Beach Camp renovation project for a total not to exceed \$11,948.00 - Acct. # 09263110-5777-C0365.

- H. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with A.V. Tuchy, Inc. as the Construction Manager (CM) for the Westport Avenue Fire Station (Station #4) Renovation and Expansion Project. Terms of the agreement shall include the following:

- a. Pre-construction Phase Services (including reimbursable allowance) \$12,000.00
 - b. CM Fees (% of total trade bids) - 5%
 - c. CM Contingency (% of total trade bids) – 6%
- Following the bidding process, final contract (GMP) will be submitted to the Common Council for approval.
Acct. # 09263110-5777-C0728.

- I. Authorize the Mayor, Harry W. Rilling, to execute the Guaranteed Maximum Price (GMP) Amendment with Newfield Construction Group, LLC for the Marvin Elementary School HVAC improvement project in the amount of \$2,981,136.00. Funds are available in Acct. #09245010 5777 C0841.

Authorize the Office of Building Management to issue Change Order on Contract for a total not to exceed \$298,113.00.
Funds are available in Acct. #09245010 5777 C0841.

VII. DISCUSSION

- A. Monthly School Construction Project Update

VIII. ADJOURNMENT



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE
AGENDA
OCTOBER 1, 2025, 7:00 PM
BY HYBRID VIA ZOOM**

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

OTHERS: Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Buildings and Facilities Manager; Michael Losasso, Antinozzi Associates; Sandra Faoies, Deputy Superintendent of Business and Operations, Norwalk Board of Education

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: September 3, 2025

Under the attendance, add Ms. Dunn as being present.

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

**** THE MOTION PASSED UNANIMOUSLY.**

IV. PUBLIC PARTICIPATION

There was no public participation this evening.

V. OLD BUSINESS

There was no old business discussed this evening.

VI. NEW BUSINESS

- A. **1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT WITH THYSSENKRUPP ELEVATOR CORPORATION (TKE) FOR THE NORWALK MAIN LIBRARY ELEVATOR UPGRADE AND MODIFICATION PROJECT FOR A TOTAL NOT TO EXCEED \$171,033.32. ACCOUNT# 09267100 5777 C0119.**

Mr. Lo stated that over the past few years, discussions have been held regarding a new library project, with the idea that the elevator upgrade would be undertaken simultaneously. However, a full plan has not been developed, nor has funding been allocated. Nevertheless, building management believes it is important to upgrade the elevator. The current elevator is now in need of mechanical upgrades, aesthetic improvements, and modifications to support ADA compliance. The total cost will be \$170,000, and we have been working with the purchasing agent to finalize the proposals. We have decided to retain the current service provider, allowing the improvements to be managed and completed by the same company.

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

**** THE MOTION PASSED UNANIMOUSLY.**

**AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO EXECUTE
CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO
EXCEED \$17,103.33 ACCOUNT # 09267100 5777 C0119.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Frayer moved the item for discussion

**B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN
AGREEMENT WITH SEAMAN CONSTRUCTION INC., FOR SNOW REMOVAL &
ICE CONTROL SERVICES AT THE NORWALK POLICE HEADQUARTERS
PARKING LOTS, 3 BELDEN AVENUE, AND THE BEN FRANKLIN CENTER. THE
AGREEMENT WILL BE FOR THREE (3) YEARS WITH TWO (2) OPTIONAL YEARS
BEGINNING NOVEMBER 1, 2025. ACCOUNTS #013055 5298, 014088 5298, AND
014074-5298**

Mr. Lo said the parks department clears the snow from the sidewalks at the schools, but there are a lot more sidewalks at the police department and the library, so snow removal services were contracted out. It also requires a lot of maneuvering to plow the police department parking lot due to the cars, which necessitates the use of a smaller plow truck.

Ms. Smyth said the amount was not included in the authorization, but it was \$908.00, and asked if that was the annual amount. Mr. Lo said, "No, it is not, and it is based on accumulation, and that is the cost for two inches of snow."

Ms. Dunn asked if there is a cap. Mr. Lo said “No,” and it is based on weather conditions. However, over the past few years, the snowstorms have not been significant. He will email the committee members with the amount that has been budgeted each year.

**** MR. FRAYER MOVED TO AMEND THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH SEAMAN CONSTRUCTION INC., FOR SNOW REMOVAL & ICE CONTROL SERVICES AT THE NORWALK POLICE HEADQUARTERS PARKING LOTS, 3 BELDEN AVENUE, AND THE BEN FRANKLIN CENTER. THE AGREEMENT BEGINS 2025-26 FY FOR THREE (3) YEARS WITH AN OPTION OF TWO ADDITIONAL YEARS, INCLUDING A 2% INCREASE ANNUALLY FOR A TOTAL NOT TO EXCEED \$32,000/YR. ACCOUNTS #013055 5298, 014088 5298, 014074 5298.

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

**** THE MOTION PASSED UNANIMOUSLY.**

VII. DISCUSSION

A. NORWALK PUBLIC SCHOOLS CONSTRUCTION PROJECT UPDATES

Mr. Lo provided an update on Norwalk High School, stating that the project is ongoing and is progressing on schedule for occupancy in the fall of 2027. The steel erection was completed over a month ago, and the exterior wall, brickwork, and windows are now being installed. Finally, they are looking to secure the remaining amount required for this project, so a discussion about that will take place in the near future. Once the construction of the new building is completed, the existing building will be demolished, and the athletic facilities will be constructed.

Mr. Lo provided an update on the South Norwalk School, stating that the project has been completed and a ribbon-cutting ceremony was held this month. Overall, the project worked out very well, and there were no significant issues except for the typical punch list items that will be completed after school hours or on weekends over the next couple of months.

Mr. Lo provided an update on the HVAC upgrades, stating that the most critical at this stage are Rowayton and Silvermine Schools, as they are replacing the boilers at these two locations. The scheduled completion date is October 15th and is on schedule. The rooftop replacement HVAC unit project at Brookside School is 95% complete and is expected to be finished over the next couple of weeks. As a result, there will be no additional cost to rent a temporary chiller.

Mr. Lo stated that the new chiller at Brien McMahon High School will be installed in the loading dock area, which is why the two underground oil tanks had to be removed. Contamination was found, so they are seeking an environmental consultant and remediation contractor to address those spills. The goal is to have the site prepped and to have ordered the chiller, which is scheduled to be delivered between February and March. The goal is to have it operational by summer.

Mr. Lo said the projects at Naramake and Rowayton School are continuing and will be completed by the end of next year.

Mr. Lo said the project at Marvin School is more complicated, as the bids came in very high last May, but there was not a lot of bidding activity, so they decided to postpone the project and are now at the point of going out to bid and going through the approval process to order the equipment to have it ready for installation next summer.

Mr. Lo said the West Rocks School project will be presented, which was presented to the Facilities Committee for the Board of Education last night, and will be presented to this committee for transparency. Through conversations over the past few years, it was questioned how the city could afford to build new schools and undertake major renovations financially. It has been determined, through collaboration with the finance committee and the finance department, that the city can reasonably afford to undertake a major school project every three years. If this project is in the best interest of the city and the board of education, a capital budget request would need to be submitted in December to initiate the process, allowing them to submit it to the state for project approval and secure reimbursement.

Ms. Faoies stated that they are often asked how the decision is made regarding which school to choose, and that a comprehensive study was conducted in 2021, which can be found on their website. The study tiered the schools and prioritized them based on the most expensive repairs that needed to be made and could not be deferred much longer. West Rocks School was chosen next on the list.

Mr. Losasso presented the conceptual design for the West Rocks School project and stated that once the new building is developed and the existing school is removed, the balance of the site will be redeveloped to accommodate the replacement of the new athletic field and a new multi-purpose field.

Ms. Smyth said she knows there have been two items of concern to the public, one regarding the drainage issues in the back field area, and asked Mr. Losasso to address that. Mr. Losasso stated that, in the case of any school property, they are statutorily required to prevent the discharge of stormwater from the site. As part of the development of this particular site, they would implement storm water management, which would include forms of either retention or detention, which is essentially below-grade storage that allows water to leach back into the ground and has the capacity to hold large storm events and manage its dispersal in a way that doesn't overcharge the storm system or overflow into adjacent properties. There are also several construction techniques that can be employed to enhance soil bearing capacity, as well as implement various types of protection to prevent moisture infiltration into the lower level.

Ms. Smyth expressed another concern of the public, stating that the new school would be built on the current field, and asked Mr. Losasso to address the timing. Mr. Lo said that Norwalk High Soccer is played on those fields in the fall semester, and that school is scheduled to open in the fall of 2027, so Norwalk High School will still be using the soccer field, which is why the strategy is to begin working on the project in the spring of 2028. Therefore, this field can be removed from circulation. The project is anticipated to take two years to complete, so the opening is expected to be in the fall of 2030.

Ms. Eaddy asked if there would be solar on the school, and what type of field they would be. Mr. Lo said that this committee and the city plan to install solar panels on every school building. At the South Norwalk School, it was a challenge because it is served by SNEW, a municipal utility company, and its financials are significantly different, making it difficult to align the numbers, especially now that the federal tax credit is no longer available. He said that, as far as the field is concerned, they are still considering artificial turf. For the high school, they have met with four different manufacturers and discussed environmental concerns, and can obtain all the necessary documentation to confirm that the chemicals they previously used are no longer in use. The desire to use artificial turf is partially because Norwalk is an urban city, and turf fields provide the option for continuous play.

Ms. Dunn said she has a significant issue with the sighting, which is densely populated with condominiums, due to concerns from her constituents regarding runoff and

disruption. She does not know why a building will be pushed up against a very densely populated area without the buffer of the fields. Ms. Smyth said that DPW will be very much involved in this, and there will need to be a lot of communication and engagement with the people who live there. Ms. Dunn said the residents in the area already have a lack of trust with the city overall due to the flooding issues being handled and what they were put through during the field construction, and she is personally not in favor of the new site plan. Ms. Smyth said she knows there were some issues but it is her understanding that the runoff issues were addressed and she has not heard any recent complaints, but as previously stated the requirements this will truly be an opportunity to address the drainage problems there and make things better for those who live there, but with that being said they are going to have an entire school where they currently have a field so she thinks upfront engagement with the community will be really important. Mr. Frayer said there will be better drainage with increased pervious surface, and it sounds like this will be an improvement to what is currently there.

Mr. Lo said he will be sending an invitation to the full Common Council to a meeting that is scheduled for next Tuesday, October 7, 2025, at 7:00 PM at West Rocks Middle School. Ms. Dunn requested that the invitation be sent to the presidents of the three condo associations on Aiken Street so they can express any concerns they may have.

VIII. ADJOURNMENT

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Dilene Byrd



TO: Land Use Committee, Norwalk Common Council

FROM: Moina Noor, President, Norwalk Public Library Board of Directors

DATE: October 23, 2025

RE: Request to Name the Library History Room in Honor of Ralph C. Bloom

Dear Members of the Land Use Committee:

On behalf of the Norwalk Public Library Board of Directors, I am writing to forward our formal request that the Norwalk Common Council name the Library's History Room at 1 Belden Avenue in honor of Ralph C. Bloom, pursuant to Section 27-1 et seq. of the Norwalk City Ordinance.

At our recent meeting, the Library Board of Directors voted unanimously to approve the following resolution:

RESOLVED, That the Board of Directors of the Norwalk Public Library requests that the Norwalk Common Council name the NPL's History Room at 1 Belden Avenue in Honor of Ralph C. Bloom, a living person, pursuant to Sec. 27-1 et seq. of the Norwalk City Code, in recognition of his significant contributions to the NPL and to the Norwalk Community for preserving and celebrating the history of the City of Norwalk.

Background and Justification

Ralph Charles Bloom was officially designated Norwalk Historian by the Common Council in 1988 and certified by the Connecticut Assembly in 1990 after serving 17 years in an unofficial capacity, a position he has held with distinction for nearly four decades. His contributions to the preservation and celebration of Norwalk's history are both extensive and extraordinary.

Mr. Bloom spearheaded the creation of the Library's History Room in 1972. Under his leadership, the Norwalk Museum's historical collection was merged with the Library's existing Local History Collection at 1 Belden Avenue. As a dedicated volunteer working among rows of artifacts and carefully preserved documents, Mr. Bloom transformed the History Room into a vital resource for residents, researchers, students, and history enthusiasts. His vision and tireless

efforts have ensured that our community's stories, records, and photographs remain accessible to present and future generations.

Mr. Bloom is the co-author of "Tintype to Snapshot: An Album of Victorian Norwalk," a comprehensive 190-page photographic history published in 1983. This work stands as an important documentation of Norwalk's Victorian era and reflects his deep commitment to preserving our city's visual heritage.

Mr. Bloom served as Administrator of the Norwalk Museum from 1997 to 2000, furthering his commitment to making Norwalk's history accessible to the public. His stewardship of the museum enriched the community's understanding of its past and fostered civic pride.

Throughout his tenure as City Historian, Mr. Bloom has been a tireless educator and advocate for historic preservation. His extensive knowledge spans Norwalk's industrial heritage—from pottery and hat manufacturing to oystering—and he has shared this expertise generously with the community. He played a significant role during the 1961 public hearings that ultimately saved the Lockwood-Mathews Mansion from demolition, a landmark that later received National Historic Landmark status. He also served as chairman of the Mayor's Committee for WPA Restoration, directing the restoration of historic WPA murals in Norwalk City Hall

Request

The Library Board of Directors respectfully requests that the Land Use Committee recommend to the full Common Council the naming of the History Room at 1 Belden Avenue in honor of Ralph C. Bloom. This honor would recognize Mr. Bloom's foundational role in establishing and maintaining the History Room and acknowledge his nearly 40 years of service as Norwalk's official City Historian. It would also celebrate his extensive contributions through scholarship, museum administration, and preservation advocacy

Mr. Bloom's life's work has profoundly enriched our community. The History Room he founded ensures that Norwalk's past remains a living resource for its future and will benefit our city for generations to come.

Thank you for your consideration of this request. I am available to provide any additional information or to discuss this matter further at your convenience.

Respectfully submitted,

Moina Noor
President, Norwalk Public Library Board of Directors

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 or facility, or section thereof, administered under the responsibility charged to the Land Use and Building Management Committee of the Common Council, or its successor (hereinafter “Land Use and Building Management Committee”).

§ 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 building or facility, or section thereof, 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 is respected for their accomplishments and good conduct. Consideration shall be given to individuals who have made recent accomplishments and contributions, as well as individuals with historic ties to the City. An individual shall be deceased at least one year prior to the naming, unless the Common Council determines by a two-thirds majority plus one vote that a living individual or a person who has been deceased less than one year deserves the honor. Groups should not be in a position to influence the process by funding of past or future operations of the building or facility, or section thereof, 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 or facilities, or sections thereof, shall proceed as follows.

A. The proposed naming shall be placed on a Land Use and Building Management Committee regular meeting agenda for discussion and review. In the event that the building or facility, or section thereof, to be named is located at a City park, the proposed naming shall also be placed on the Recreation, Parks and Cultural Affairs Committee of the Common Council, or its successor, agenda for discussion and review, following which such committee shall report its recommendation to the Land Use and Building Management Committee.

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 of the Common Council is required for the approval of the naming or renaming of a building or facility, or section thereof, except in the case where a living individual or a person who has been deceased less than one year is the honoree, in which case a two-thirds majority plus one vote is required.



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: NORWALK CONCERT HALL

DATE: OCTOBER 28, 2025

.....

The doors and hardware located on the terrace of the Concert Hall at City Hall date back to the original high school building constructed in the mid-1930s. These doors have far exceeded their expected life cycle and no longer operate or close properly.

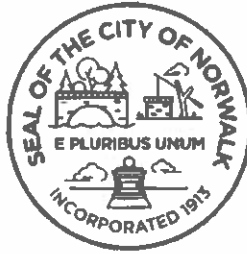
Our architectural firm, Gill and Gill Architecture, was tasked with identifying qualified vendors within the Northeast capable of fabricating custom doors and hardware that replicate the original design.

After an extensive search, Gill and Gill Architecture identified Upstate Door, based in Warsaw, New York, as a vendor with the expertise and capacity to meet the project's requirements. Their local supplier, Rings End Inc. in Darien, Connecticut, would provide the doors and hardware.

Please note that Rings End Inc. will be responsible for supplying the materials, and a separate public bid will be issued next year for the installation work.

Action Requested:

Authorize the Purchasing Agent to issue a Purchase Order to Ring's End Inc. as the sole source provider for the purchase of the replacement doors and hardware for the Norwalk Concert Hall for a total not to exceed \$89,640.00. Funds are available from the following accounts 0923/25 5777 C0439, 0920/21/23 5777 C0536.



DEPT OF FINANCE - Purchasing Department

NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 10/15/25

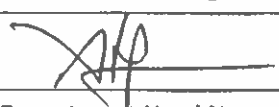
DEPARTMENT: Building Management

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 checked="" 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 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: \$89,640.00 MUNIS Account: 0923/C0439, 0925/C0439, 0920/C0536, 0921/C0536, 0923/C0536
 VENDOR: Rings End

Purchasing Agent Signature		The Purchasing Agent		Department Head Signature	
Sharon Conner S	Digitally signed by Sharon Conner	<input checked="" type="checkbox"/>	Supports	 Department Head Name ALAN LO	
	Purchasing Agent Name	<input type="checkbox"/>	Does Not Support		
Date	2025.10.22 09:34:56 -04'00'	<input checked="" type="checkbox"/>	Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	Date 10/16/25	

JUSTIFICATION:

The doors and hardware are located on the terrace of the concert hall located at City Hall. These doors date back to the original high school built in the the mid 1930's. This doors are well past their life cycle and no longer operate or close correctly.

We had our architect, Gill and Gill Architecture solicit for vendors located within the Northeast that have the ability to fabricate custom doors to replicate the doors and hardware.

After extensive search, Gill and Gill Architecture was able to locate Upstate Door located in Warsaw, New York and there local supplier is Rings End (Located in Darien, Ct). Upstate Door has means and ability to meet our criteria.

Rings End would supply the doors and hardware and an additional public bid would be sent out for the installation of the above and installed in the coming year.

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

Vendor 1: _____

Vendor 2: _____

EMERGENCY: Explain in detail the nature of the emergency



Ring's End, Inc.

149 Danbury Road
Wilton, CT 06897

October 14, 2025

Upstate Door and Hardware Pricing

Project:

Norwalk City Hall
Auditorium renovation
125 East Ave
Norwalk, CT

Contractor:

Self-perform

Architect:

Gill & Gill Architecture, LLC

Supplier:

Ring's End, Inc.
181 West Ave.
Darien, CT 06820

Plans: Slab and sash Pricing – December 3, 2024 drawing

Addendum:

Ring's End is pleased to provide you with pricing for Upstate door slabs and transoms and specified hardware.

Hardware package per specifications in project manual section 08710-1 and schedule:

Package value is: \$40,390.00



Manufacturer Cost

26 Industrial Street Phone (800) 570-8283
 Warsaw, NY 14569 Fax (585) 786-3888
 www.upstatedoor.com

Quote Date	3/11/2025
Outside Sales Rep	Mark Volage
Internal Sales Rep	Mark Thiene!
Salesman	Mark Russo
Quote Number	1031938

BILL TO:
 Ring's End Lumber
 149 Wilton Road
 Wilton, CT 06897
 Phone: 2037611000
 Email: payables@ringsend.com

SHIP TO:
 Ring's End Lumber - Stratford
 160 Avon Street
 Stratford, CT 06615
 Phone: 2037611000

Confirm/ provide SHIP To address. Please Initial _____

Quote Name: Norwalk Auditorium Doors
Project Name: exteriors

Dear Mark Russo ,

Thank you for the opportunity to work with you on your next project. This proposal includes a summary of the items specified. Detailed drawings are required to place an order and should be requested after providing a purchase order.

The last page of this proposal must be approved with signature to proceed with the order and lead time will begin up to 2 days after approved documentation is received by Upstate Door. Detailed drawings that supplement this proposal must be signed on every page. An order acknowledgement will be sent to you to confirm your order within 3 business days. Lead time begins based on the processed order date, and not the date that the approval was submitted.

Please feel free to contact us with any questions. We value your business.

Thank you,
 Mark Thiene!

Lead Time: Within 10 weeks from finalized order.
 Lead Time is production lead time. Please add 5 business days for delivery.
Delivery: Included to tailgate of truck for distribution by others.
Changes: Minimum of \$500 or 5% (whichever is higher) charge for changes after order is processed.
 A quote from Upstate Door does not constitute acceptance of an order.
Payment: Customer agrees to pay terms indicated.
 Customer agrees to pay a 2% finance charge on any unpaid balance remaining after invoice due date.

SUB-TOTAL:	\$49,170.00
FREIGHT:	\$350.00
SALES TAX:	
TOTAL:	\$49,520.00

1%10 Net 30

- **All errors are subject to correction; estimate is valid for 7 days.
- **Customer is responsible for verifying all information is correct before order is approved
- **All orders are produced in accordance with Upstate's approved paperwork.
- **Any changes to specs, door list or delivery address, must be noted on Upstate paperwork prior to sign off.
- **Any claims for damaged or missing items must be submitted to Upstate within 5 days of delivery.
- **Please see www.upstatedoor.com for complete warranty information.



UPSTATE DOOR®

FINE DOOR SOLUTIONS... ONE SOURCE



About Upstate Door

Upstate Door specializes in unique, one-of-a-kind fine door solutions. We are a hardwood door company that creates custom exterior, interior, and screen/storm doors. We build high-quality, hand-crafted doors that will last for years to come. Upstate Door works with you to build fine door solutions that are unique in every way. Built to your design specifications, our doors allow you to create a seamless flow of design throughout a home.

What Makes Us Different

Company Differentiators		Upstate Door		Other Wood Door Suppliers
Customization	✓	Can customize any aspect of the door	✗	Not always available
Ways to Communicate	✓	We will communicate face-to-face, over the phone, live chat, email, or virtually to assist any and all customer needs	✗	Difficult to access someone quickly and easily
Deliver on Own Trucks	✓	Deliver on our own fleet, reducing the risk of damage or shipping error. We also offer upgraded packaging options.	✗	Does not deliver on their own trucks or offer upgraded packaging options
Samples and High Quality Drawings	✓	We offer samples and high level drawings as part of the design process	✗	Samples typically not available, and low level drawings are received
Color & Grain Matching	✓	Lumber is hand selected and always matches color and grain	✗	Color and grain are inconsistent and do not match
Finishing Options	✓	Factory finishing is available. Split finishing can be done on the front vs. back, jambs can be finished differently than the door	✗	Factory finishing is unavailable
Mill and Hang Our Own Jambs	✓	Jambs are custom made from the same wood the door is made from	✗	Prefabricated, low quality jambs
Service Solutions	✓	Offering collaborative solutions before, during, and after the sale of a door package	✗	Difficult to access someone quickly and get knowledgeable answers & solutions

Have You Considered Us For...



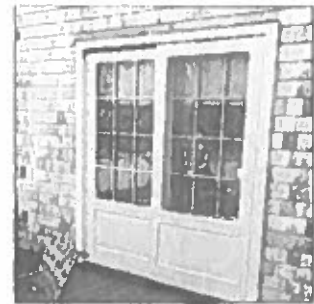
Exterior Doors



Interior Doors



Screen / Storm



Specialty

QUOTE NAME
Norwalk Auditorium Doors

QUOTE NUMBER
1031938

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mthienel

Printed On
8/12/2025 6:28 40 PM

Line #	Qty	Room	Unit	Jamb	Swing	Door	PH	PF	Total Price	Details
100-1	1	101	2 @ 2.25" x 29.5" x 33.375"		Double Door Double Door Only					PG African Mahogany Custom Model EX Slab Only
200-1	1	102	2.25" x 35.75" x 79.75"		Door Only					PG African Mahogany D2090 EX Slab Only
300-1	1	102/T	2.25" x 36.75" x 20.5"							PG African Mahogany Custom Model EX Slab Only
400-1	1	103	2 @ 2.25" x 29.5" x 33.75"		Double Door Double Door Only					PG African Mahogany D2090 EX Slab Only
500-1	1	103/T	2.25" x 60.5" x 17.5"							PG African Mahogany D4000 EX Slab Only
600-1	1	104	2.25" x 35.75" x 79.75"		Door Only					PG African Mahogany D2090 EX Slab Only
700-1	1	104/T	2.25" x 36.75" x 20.5"							PG African Mahogany Custom Model EX Slab Only
800-1	1	105	2 @ 2.25" x 29.5" x 33.375"		Double Door Double Door Only					PG African Mahogany Custom Model EX Slab Only

Freight	
Subtotal:	
Tax:	
Total:	


Line #	Description	Unit Price	Qty	Ext. Price
100-1	<p>Comment/Room: 101 Slab Only - Product: 2 @ 2.25" x 29.5" x 83.375" Distinctive Exterior Doors PG African Mahogany Layout: Custom Model EX Square Top Door with Square Top Panel Swing: Double Door Only AST-101 (.5" Tongue) Sent Loose Astragal Glass: N/A Glass Profile: Muntins: N/A Glass Layout: N/A Panel Profile: 2" Thick Extira Raised Panel P-DH-129 S-DD-101 Dado Sticking S-OG-116 Ogee Sticking with R-BD-107 Raised Molding Panel Layout: 4 Panel Fitting Prep: Full and Square Includes: Engineered Core in Stiles Custom Detail: N/A</p>		1	

Hardware:
Machining:

Lockset Prep:
Inactive Door Hardware and Prep: N/A
Includes:
Custom Detail: ASTRAGAL SENT LOOSE

Door Finishing Option: White Acrylic Primer, Sealed top and bottom edge only with Upstate Green. Multiple Seal Coats Required in Field.

Special Instructions:



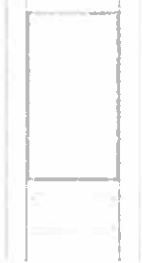
Line #	Description	Unit Price	Qty	Ext. Price
200-1	<p>Comment/Room: 102 Slab Only - Product: 1 @ 2.25" x 35.75" x 79.75" Distinctive Exterior Doors PG African Mahogany Layout: D2090 EX Square Top Door with Square Top Glass Swing: Door Only Glass: 0.75" Thick Insulated Clear Safety Glass Tempered with logos Bronze Spacer And Grille Glass Profile: SDL 0.875" M-OV-106 Ovolo Muntin S-OG-116 Ogee Sticking Glass Layout: (3w x 4h lite layout) Panel Profile: 2" Thick Extira Raised Panel P-DH-129 S-DD-101 Dado Sticking with R-BD-107 Raised Molding Panel Layout: 1 Panel Fitting Prep: Full and Square Includes: Engineered Core in Stiles Custom Detail: N/A</p>		1	

Hardware:
Machining:

Lockset Prep:
Inactive Door Hardware and Prep: N/A
Includes:

Door Finishing Option: White Acrylic Primer, Sealed top and bottom edge only with Upstate Green. Multiple Seal Coats Required in Field

Special Instructions:



Line #	Description	Unit Price	Qty	Ext. Price
300-1	<p>Comment/Room: 102/T Frame Size: 36.75" X 20.5" Transom - Product: 1 @ 2.25" x 36.75" x 20.5" PG African Mahogany Exterior Sash Transom Layout: Custom Model EX Round Top Transom with Round Top Glass Swing: Stationary Glass: 0.75" Thick Insulated Clear Safety Glass Tempered with logos Black Foam Spacer And Grille Glass Profile: SDL 0.875" M-OV-106 Ovolo Muntin S-OG-116 Ogee Sticking</p>		1	

Glass Layout: Custom 5 lite layout
Panel Profile: N/A
Includes: Custom Detail: N/A


Transom Finishing Option: White Acrylic Primer, Multiple Seal Coats Required in Field

Special Instructions:

Additional Drawings Required


Line #	Description	Unit Price	Qty	Ext. Price
400-1	<p>Comment/Room: 103 Slab Only - Product: 2 @ 2.25" x 29.5" x 83.75" Distinctive Exterior Doors PG African Mahogany Layout: D2090 EX Square Top Door with Square Top Glass Swing: Double Door Only AST-101 (.5" Tongue) Sent Loose Astragal Glass: 0.75" Thick Insulated Clear Safety Glass Tempered with logos Bronze Spacer And Grille Glass Profile: SDL 0.875" M-OV-106 Ovolo Muntin S-OG-116 Ogee Sticking Glass Layout: (2w x 4h lite layout) Panel Profile: 2" Thick Extra Raised Panel P-DH-129 S-DD-101 Dado Sticking with R-BD-107 Raised Molding Panel Layout: 1 Panel Fitting Prep: Full and Square Includes: Engineered Core in Stiles Custom Detail: N/A</p>		1	

Hardware:
Machining:
Lockset Prep:
Inactive Door Hardware and Prep: N/A
Includes:
Custom Detail: ASTRAGAL SENT LOOSE
Door Finishing Option: White Acrylic Primer, Sealed top and bottom edge only with Upstate Green. Multiple Seal Coats Required in Field.
Special Instructions:




Line #	Description	Unit Price	Qty	Ext. Price
500-1	<p>Comment/Room: 103/T Frame Size: 60.5" X 17.5" Transom - Product: 1 @ 2.25" x 60.5" x 17.5" PG African Mahogany Exterior Sash Transom Layout: D4000 EX Square Top Transom with Square Top Glass Swing: Stationary Glass: 0.75" Thick Insulated Clear Safety Glass Tempered with logos Bronze Spacer And Grille Glass Profile: SDL 0.875" M-OV-106 Ovolo Muntin S-OG-116 Ogee Sticking</p>		1	

Glass Layout: (5w x 1h lite layout)
Panel Profile: N/A
Includes: Custom Detail: N/A
Transom Finishing Option: White Acrylic Primer, Multiple Seal Coats Required in Field.
Special Instructions:




Line #	Description	Unit Price	Qty	Ext. Price
600-1	<p>Comment/Room: 104 Slab Only - Product: 1 @ 2.25" x 35.75" x 79.75" Distinctive Exterior Doors PG African Mahogany Layout: D2090 EX Square Top Door with Square Top Glass Swing: Door Only Glass: 0.75" Thick Insulated Clear Safety Glass Tempered with logos Bronze Spacer And Grille Glass Profile: SDL 0.875" M-OV-106 Ovolo Muntin S-DD-101 Dado Sticking Glass Layout: (3w x 4h lite layout) Panel Profile: 2" Thick Extra Raised Panel P-DH-129 S-DD-101 Dado Sticking with R-BD-107 Raised Molding Panel Layout: 1 Panel Custom Detail: Secondary molding Fitting Prep: Full and Square Includes: Engineered Core in Stiles</p>	Custom Detail: N/A	1	

Hardware:
Machining:
Lockset Prep:
Inactive Door Hardware and Prep: N/A
Includes:
Door Finishing Option: White Acrylic Primer, Sealed top and bottom edge only with Upstate Green. Multiple Seal Coats Required in Field.
Special Instructions:



Line #	Description	Unit Price	Qty	Ext. Price
700-1	<p>Comment/Room: 104/T Frame Size: 36.75" X 20.5" Transom - Product: 1 @ 2.25" x 36.75" x 20.5" PG African Mahogany Exterior Sash Transom Layout: Custom Model EX Round Top Transom with Round Top Glass Swing: Stationary Glass: 0.75" Thick Insulated Clear Safety Glass Tempered with logos Black Foam Spacer And Grille Glass Profile: SDL 0.875" M-OV-106 Ovolo Muntin S-OG-116 Ogee Sticking</p>	Glass Layout: Custom 5 lite layout Panel Profile: N/A Includes: Custom Detail: N/A Transom Finishing Option: White Acrylic Primer, Multiple Seal Coats Required in Field. Special Instructions:	1	

Additional Drawings Required



QUOTE NAME
Norwalk Auditorium Doors

QUOTE NUMBER
1031938

PRINTED BY
mthienel

Printed On
8/12/2025 6:28 40 PM

Line #	Description	Unit Price	Qty	Ext. Price
800-1	<p>Comment/Room: 105 Slab Only - Product: 2 @ 2.25" x 29.5" x 83.375" Distinctive Exterior Doors PG African Mahogany Layout: Custom Model EX Square Top Door with Square Top Panel Swing: Double Door Only AST-101 (.5" Tongue) Sent Loose Astragal Glass: N/A Glass Profile: Muntins: N/A Glass Layout: N/A Panel Profile: 2" Thick Extra Raised Panel P-DH-129 S-DD-101 Dado Sticking S-OG-116 Ogee Sticking with R-BD-107 Raised Molding Panel Layout: 4 Panel Fitting Prep: Full and Square Includes: Engineered Core in Stiles Custom Detail: N/A</p>		1	

Hardware:
Machining:

Lockset Prep:
Inactive Door Hardware and Prep: N/A
Includes:
Custom Detail: ASTRAGAL SENT LOOSE

Door Finishing Option: White Acrylic Primer, Sealed top and bottom edge only with Upstate Green. Multiple Seal Coats Required in Field

Special Instructions:



Lead Time: Within 10 weeks from finalized order.

Lead Time is production lead time. Please add 5 business days for delivery.

Delivery: Included to tailgate of truck for distribution by others.

Changes: Minimum of \$500 or 5% (whichever is higher) charge for changes after order is processed.

A quote from Upstate Door does not constitute acceptance of an order.

Payment: Customer agrees to pay terms indicated.

Customer agrees to pay a 2% finance charge on any unpaid balance remaining after invoice due date.

SUB-TOTAL:	\$49,170.00
FREIGHT:	\$350.00
SALES TAX:	
TOTAL:	\$49,520.00

1%10 Net 30

**All errors are subject to correction; estimate is valid for 7 days.

**Customer is responsible for verifying all information is correct before order is approved

**All orders are produced in accordance with Upstate's approved paperwork.

**Any changes to specs, door list or delivery address, must be noted on Upstate paperwork prior to sign off.

**Any claims for damaged or missing items must be submitted to Upstate within 5 days of delivery.

**Please see www.upstatedoor.com for complete warranty information.

** Anything not specified, such as casing, locksets, or bores, are not included

** DO indicates "Doors Only" - NO machining, NO Hardware.

** Additional charges may apply upon arrival and inspection of customer supplied components (hinges, glass, etc.) at Upstate's facility. If components or specs are not received by Upstate, lead time will be delayed.

** There will be natural variations in wood color and grain that show when the finish is applied because different pieces of wood accept finish differently. Generally, veneer will finish different than solid lumber stock. This is viewed as part of the natural beauties of wood.

** Standard hinge layout is: 7" from top, 10 1/2" from bottom, middle hinge(s) evenly spaced between top and bottom hinges

** Exterior units must have an overhang/awning above that extends 1/2 the distance of the entry height. Please see our warranty or ask your customer service representative for more information.

** Units must be finished or sealed within 1 week from delivery of the product. Please see our warranty or ask your customer service representative for more information.

** Upstate will follow the hinge manufacturer's stated and/or measured swag when machining for hinges to maintain proper reveals. This may cause hinges to be proud of jamb/door.

** Upstate Door reserves the right to apply Primed Steel hinges to units if hinges spec'd have yet to arrive to our facility. This is attributed to our vendor having longer lead times than our lead times stated to our customers. Should this occasion arise, back charges from our customer are null and void for the cost to remove the primed hinges and the installation of the proper hinges that are on back order.

** Upstate Door is not liable for any backordered hardware, glass, and/or wood parts that are supplied by another vendor. We reserve the right to ship our products without if it can be installed in the field or hold shipment if needed.

** Glass Note: All tempered glass is shipped with our glass vendors logo.

** In paint grade applications, composite materials may be utilized for wood substitutes at manufacturer discretion.

** At manufacturer's discretion, adjustable sills may be spliced at mull pockets.

** Checks in white oak are considered common characteristic of this species of wood and are not considered defects.

** Groove detail on centers are based on the door opening- the groove(s) closest to edge of door may vary up to 1/4" based on door being downsized and beveled.

**Circular hanger marks will be visible on top and bottom edges of all prefinished slabs – this includes clear coat, stain and clear coat, value package, deluxe package and color deluxe package.

** Doors with NO DOWNSIZE OR BEVEL will be exact to spec'd door width, full and square (per door).

** Tempered Glass contains a small logo in the corner of the pane. This is standard from the manufacturer.

** Upstate Door may allow any surplus silicone to remain on the glass surface to prevent interference with the glass seal, which could result in water infiltration.

** Effects of Delayed Finishing:

- Moisture Absorption: Extended exposure may lead to swelling, adhesion issues, or finish failure.
- Surface Contamination: Dust, dirt, and oils can compromise topcoat adhesion, requiring additional preparation.
- Primer Degradation: Over time, primer may develop a chalky or uneven texture, including an orange peel effect, affecting final finish quality.

** Upstate Door highly recommends that a template be made for your custom-shaped unit. The \$750 fee covers the engineering time needed to accurately manufacture the shape as well as provide you with a plot in return to confirm. You can decline and Upstate Door will still manufacture unit, however, failure to provide us a template will nullify any service claim relating to shape not fitting properly within your custom opening. Please adhere to our template checklist to ensure that Upstate Door receives a proper template.

We appreciate the opportunity to provide you with this quote!

Limited One-Year Warranty

Upstate Door Inc. (Upstate) strives to produce superior quality doors that are engineered and designed specifically for each individual customer. Our products are intended to stand the test of time under normal conditions and use with proper handling, installation, finishing and on-going care.

Subject to the terms and conditions contained in paragraphs (I) through (VI) below, Upstate warrants all of our products "for (1) year" from the original date of delivery of the product against: (a) defects in workmanship, (b) defects in materials and (c) door warping. In the event of a covered warranty claim, Upstate will, at our discretion: (a) repair the affected product; (b) replace the affected product in its original state of purchase; or (c) refund the purchase price of the original product. Call or Email https://www.upstatedoor.com/contact_us.cfm our Custom Door Experts to assist you.

The full warranty that includes the detail of the points below is located on our website and can be viewed at:

<https://www.upstatedoor.com/index.cfm?Page=Upstate-Door-Warranty>

I. LIMITATIONS AND EXCLUSIONS

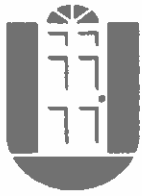
II. DOOR WARPING

III. VOIDING WARRANTY

IV. WARRANTY CLAIMS

V. EXPRESS LIMITATION

VI. DISCLOSURE



UPSTATE DOOR®

FINE DOOR SOLUTIONS... ONE SOURCE



Proposal Approval

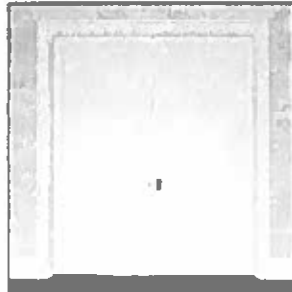
By signing this Proposal from Upstate Door, I expressly acknowledge and agree that I have carefully read and approve each page in its entirety as stated without exception. I approve the products and services quoted to be ordered at the stated cost. Any changes or revisions should be communicated to an Upstate Door representative prior to signing this Proposal. I also acknowledge that the detailed drawings produced by Upstate Door that supplement and match this Proposal must be signed on every page without exception at the same time as this Proposal.

Signature: _____ Date: _____

Quote Number	1031938
Quote Name	Norwalk Auditorium Door
Quote Date	3/11/2025
Printed On	8/12/2025 6:28.40 PM
Outside Sales Rep	Mark Volage
Internal Sales Rep	Mark Thienel
Salesman	Mark Russo
Subtotal	
Tax	
Total	



Exterior Doors



Interior Doors



Perimeter French Door Package



Three Season Screen/Storm Rooms



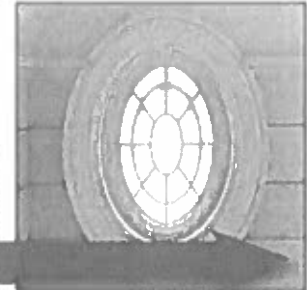
Lift & Slide Doors & Windows



Bifold Doors & Windows



Fire Rated Doors



Stationary Windows

Specialty Options



All of our handcrafted doors are shipped on our fleet of trucks from our facilities in Warsaw, NY & Castile, NY



26 Industrial Street Warsaw, NY 14569 p 800.570.8283 / 585.786.3880 f 585.786.3888
www.upstatedoor.com



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

DATE: OCTOBER 30, 2025

RE: AMENDED LICENSING AGREEMENT FOR THE FAIRFIELD COUNTY MAKERS' GUILD AT 3 BELDEN AVE.

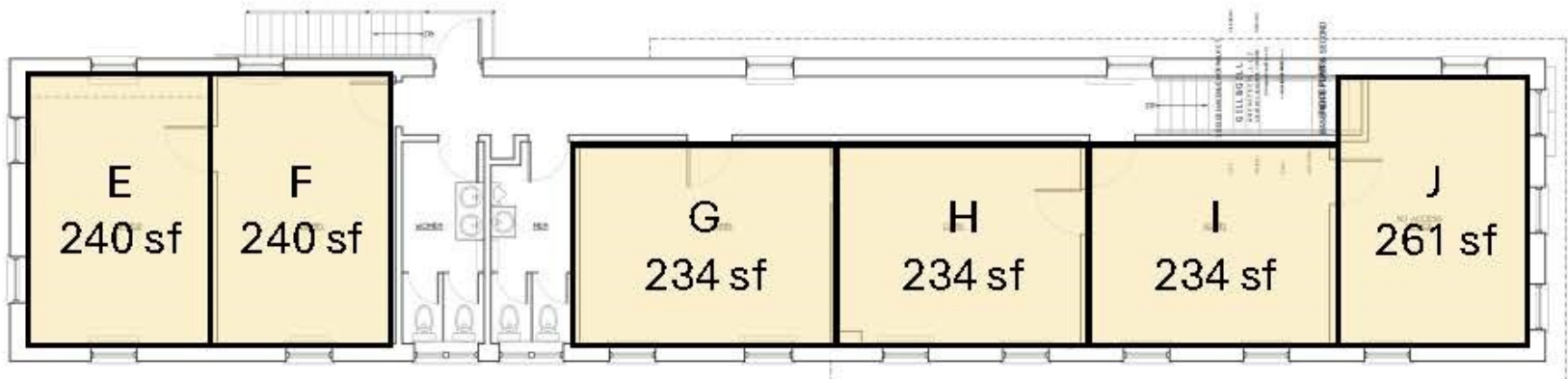
The Fairfield County Makers' Guild has been a tenant at 3 Belden Avenue since October 3, 2024, with a current lease agreement for approximately 792 square feet at \$4.50 per sq. ft.

Over the past year, The Fairfield County Makers' Guild has experienced a significant increase in membership participation, educational programming, and community engagement activities. In response to this growth, The Fairfield County Makers' Guild has requested additional space to expand its fabrication, instruction, and collaborative work areas. After review of the current building capacity and tenant needs, the Office of Building Management is recommending to make an additional 528 square feet of adjacent space available under an amended lease for a total of 1,320 square feet at \$4.50 per sq. ft.

ACTION REQUESTED:

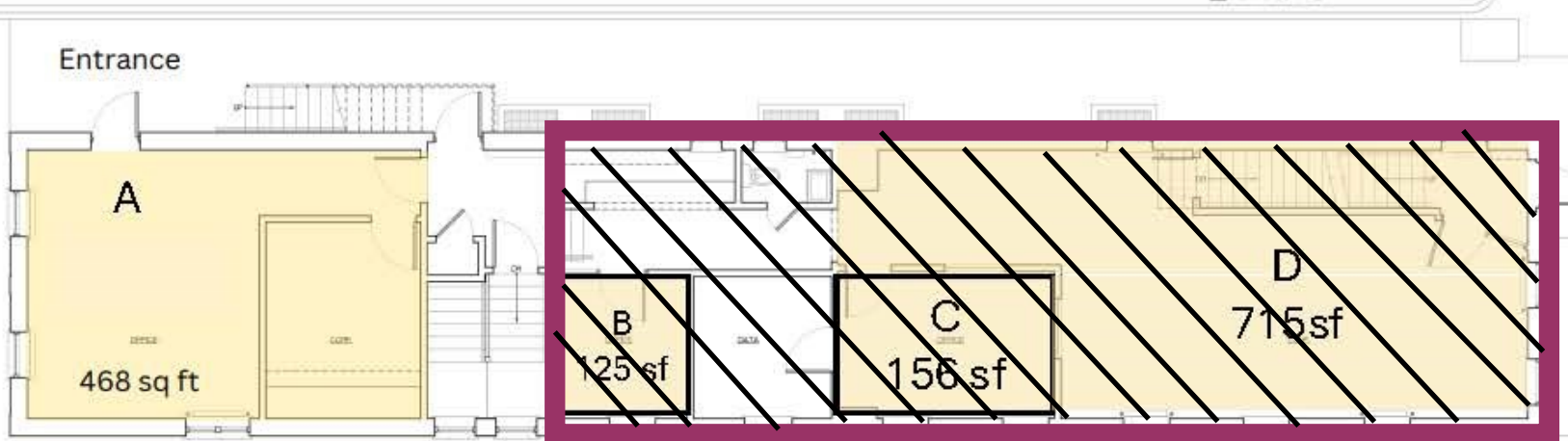
Authorize Mayor Harry W. Rilling to execute an amended license agreement with The Fairfield County Makers' Guild for the use of an additional 528 sq. ft. at 3 Belden Avenue, at a licensing fee of \$4.50 per square foot, for a revised rental payment of \$5,940 per year or \$1,485 per quarter.

NAACP
A
468 sf



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

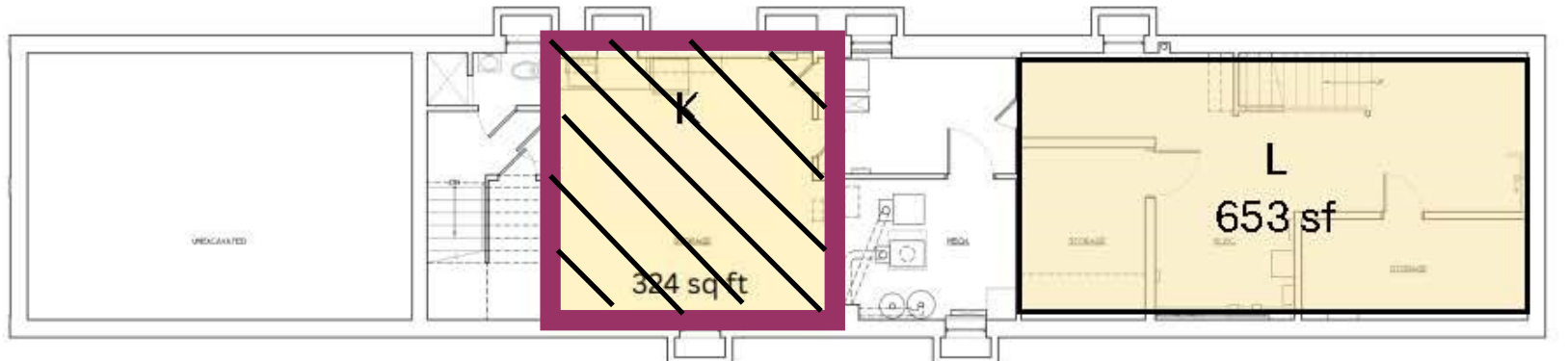
Redevelopment
E, F, G
714 sf



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Hispanic Chamber
H, I, J
729 sf

Makers AMENDED SF.
C, D, K **B, C, D, K**
1,195 sf **1,320 SF**
\$5,940



1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

City of Norwalk
~~B, L~~ **653 SF**
~~778 sf~~



William Hodel
Director of Facilities & Maintenance
hodelw@norwalkps.org
P: 203-854-4053 / F: 203-854-4005
125 East Avenue, PO BOX 6001
Norwalk, CT 06852-6001

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES

RE: **COLUMBUS SCHOOL AT 46 CONCORD UST REMOVAL PROJECT GRANT APPLICATION RESOLUTION**

DATE: OCTOBER 21, 2025

Norwalk Public Schools has begun a project to remove all Underground Storage Tank for heating fuel oil at all school properties throughout the City. These Underground Storage Tanks are believed to be installed in the early 1990's. The State of Connecticut Department of Energy and Environmental Protection mandates that an underground storage tank for fuel oil shall not be in service for longer than a period of thirty years. Since the UST at 46 Concord St. has reached its useful life, the Norwalk Public Schools would like to remove this tank and fill the tank grave with suitable soil. Please note that this location has previously been converted to Natural Gas.

ACTION REQUESTED:

Review request to submit a grant application to the State for the Columbus School at 46 Concord Underground Storage Tank Removal Project.

- a. **RESOLVED, that the Norwalk Land Use & Building Management Committee is hereby established as the building committee with regard to the Columbus School at 46 Concord Underground Storage Tank Removal Project.**
- b. **RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Columbus School at 46 Concord Underground Storage Tank Removal Project.**
- c. **RESOLVED, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Columbus School at 46 Concord Underground Oil Tank Removal Project.**



William Hodel
Director of Facilities & Maintenance
hodelw@norwalkps.org
P: 203-854-4053 / F: 203-854-4005
125 East Avenue, PO BOX 6001
Norwalk, CT 06852-6001

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES

RE: NATHAN HALE MIDDLE SCHOOL ASBESTOS ABATEMENT & FLOOR TILE REPLACEMENT PROJECT GRANT APPLICATION RESOLUTION

DATE: OCTOBER 21, 2025

Nathan Hale Middle School is currently outfitted with vinyl asbestos floor tile (VAT) in a large amount of the school. The district's asbestos management plan has confirmed that this material tested positive for asbestos containing material (ACM) and highly recommends a removal and replacement. Our plan is to conduct an abatement in the above noted location during the summer of 2026 and 2027, and replace with new floor tile while school is not in session. Due to the nature of this project it has been identified as grant reimbursable project.

ACTION REQUESTED:

Review request to submit a grant application to the State for the Nathan Hale Middle School, Asbestos Abatement Project, and refer the following to the Common Council for approval:

- a. RESOLVED, that the Norwalk Land Use & Building Management Committee is hereby established as the building committee with regard to the Nathan Hale Middle School, Asbestos Abatement Project.**
- b. RESOLVED, that the Norwalk Common Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Nathan Hale Middle School, Asbestos Abatement project.**
- c. RESOLVED, that the City of Norwalk Common Council authorizes the City of Norwalk Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the Nathan Hale Middle School, Asbestos Abatement project.**



CITY OF NORWALK
JoAnn Acquarulo, Buildings and Facilities Asst. Manager
jacquarulo@norwalkct.gov P: 203-854-7332
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: JOANN ACQUARULO, ASST. BUILDINGS AND FACILITIES
MANAGER

RE: **NORWALK RECREATION COMMUNITY CENTER – FF&E
(FURNITURE FIXTURES AND EQUIPMENT) AND
TECHNOLOGY – APPROVAL OF COST ESTIMATES**

DATE: OCTOBER 27, 2025

The renovation and addition to the Norwalk Recreation Community Center began last March 2024. Since that time the gymnasium addition has been erected, and painting is already in progress. As with any new building, the purchase of new furniture and technology is necessary for the building to function as planned.

Over the past few months, the design team from Silver Petrucelli & Associates architects and the project team have been working extensively with the representation from the YMCA and the Recreation & Parks Department staff, to select furniture and coordinate technology requirements for the new building.

With the many funding sources for this project, the Cost Estimates are approved by the Recreation and Parks department, the YMCA and the Land Use and Building Management Committee acting as the designated Committee of the City. A very large portion of the budgetary items were available on the State of Connecticut contract. The packet herein attached has been developed in conjunction with the Purchasing Department which includes the pricing received from the state contracted vendors.

With the YMCA hosting STEM classes and E-Sports in addition to the City computer lab, a separate technology package is being acquired through the purchasing department on state contract and is expected to be below the threshold of \$100,000.

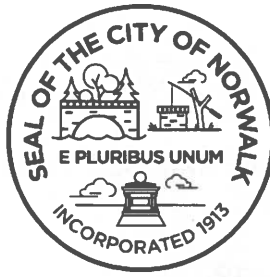
ACTION REQUESTED:

Authorize the Purchasing Agent to issue a Purchase Order to Red Thread for \$377,540.44 plus a contingency in the amount of \$8,000.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center. Accounts #09256030 5777 C0719, 09247100 5779 G0050

Authorize the Purchasing Agent to execute a Purchase Order to Total Fitness Equipment for \$59,932.50 plus a contingency in the amount of \$5,000.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center. Account #09256030 5777 C0719, 09247100 5779 G0050

Authorize the Purchasing Agent to execute a Purchase Order to Audio Visual Technology for \$5,141.00 plus a contingency in the amount of \$1,000.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center. Account #09256030 5777 C0719, 09247100 5779 G0050

Authorize the Purchasing Agent to execute a Purchase Order to Hertz Furniture for \$2,526.68 plus a contingency in the amount of \$750.00 for the purpose of providing FF&E for the Norwalk Community Recreation Center. Account #09256030 5777 C0719, 09247100 5779 G0050



DEPT OF FINANCE - Purchasing Department

NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 10/22/25

DEPARTMENT: Building Management

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 type="checkbox"/>	3	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
<input checked="" 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: \$445,075.62 ^{8 445,140.62} MUNIS Account: 09256030 5777 C0719

VENDOR: Red Thread, Total Fitness, Audio Visual Technology, Hertz Furniture

Purchasing Agent Signature	The Purchasing Agent		Department Head Signature
	<input checked="" type="checkbox"/>	Supports	
Purchasing Agent Name	<input type="checkbox"/>	Does Not Support	Department Head Name
Date	<input type="checkbox"/>	Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	Alan Lo Date 10/22/25

JUSTIFICATION:

VENDOR	CONTRACT#/CONTRACT NAME	TOTAL AMOUNT
Red Thread	16PSX0198/15PSX0041/14PSX0303/MHEC MC12-C07-D/I	\$377,540.44
Total Fitness	18PSX0320	\$59,932.50
Audio Visual Technology	19PSX0015	\$5141.00
Hertz Furniture	MHEC-MC12-C07	\$2461.68
TOTAL		\$445,075.62

\$2526.68

\$445,140.62

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

Vendor 1: _____

Vendor 2: _____

EMERGENCY: Explain in detail the nature of the emergency



CITY OF NORWALK
 JoAnn Acquarulo, Buildings & Facilities Asst. Manager
 jacquarulo@norwalkct.gov P: 203-854-7332
 Norwalk City Hall
 125 East Avenue, PO Box 5125
 Norwalk, CT 06856-5125

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: JOANN ACQUARULO, BUILDINGS & FACILITIES MANAGER

RE : **CALF PASTURE BEACH PAVILION –
 RENOVATION PROJECT**

DATE: October 27, 2025

Establishing a new facility at Calf Pasture Beach represents more than just growth, it’s a commitment to bringing our camp into the 21st century while preserving the timeless spirit of childhood. In an era defined by screens and constant connectivity, our goal is to blend modern resources with traditional outdoor play, curiosity, and community. Having a permanent home here allows us to create a space where technology takes a back seat, and the enthusiasm, creativity, and friendships that define camp life can continue to flourish and expand with each new season.

As part of the 2025-2026 Capital Budget, the City allocated \$1.4 million for this project, which the Recreation and Parks Department uses as part of their programming, particularly during summers in this case. Recently, the Purchasing Department issued a Request for Qualifications/Proposals for architectural services and the City, through the Purchasing Department, received 8 qualification statements. Upon review of the qualification statements, the Interview Committee shortlisted 3 firms for interviews. The Committee found all three firms (Silver Petrucelli & Associates, Wiles Architects and O’Riordan Migani Architects LLC) to be qualified and of which the City has had prior working relationships. Here are the fee proposals from all three firms:

Silver Petrucelli & Associates-	\$ 89,000
Wiles Architects -	\$113,000
O’Riordan Migani Architects LLC-	\$119,480

Based on the proposals and the interviews, the Interview Committee hereby recommends O’Riordan Migani for this project. They have significant knowledge of the building program and existing conditions.

ACTION REQUESTED:

- 1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with O’Riordan Migani Architects LLC for architectural services for the Calf Pasture Beach Camp renovation project for a total not to exceed \$119,480.00. Acct. # 09263110-5777-C0365.**
- 2. Authorize architectural design contingency with O’Riordan Migani Architects LLC for the Calf Pasture Beach Camp renovation project for a total not to exceed \$11,948.00 - Acct. # 09263110-5777-C0365.**



O’Riordan Migani Architects LLC is a collaborative design firm headed by Joan O’Riordan. The firm is based in Seymour, Connecticut, in the heart of the historic downtown. With over 40 years of experience in the Connecticut and New York metropolitan area, OMA has worked on over 400 projects in the commercial, institutional, residential and design-build sectors. Our work focuses primarily on the design, development, code compliance and accessibility upgrades and funding of housing; urban planning initiatives; and the restoration and adaptive re-use of historic and re-purposed buildings. Much of our work is from repeat clientele and client referrals, including state agencies, municipalities, boards of education, housing authorities, churches, hospitals, non-profit agencies and private developers. O’Riordan Migani Architects is a certified WBE/MBE/DBE.

Design Philosophy Our focus is community, whether in the design of new buildings, the renovation and adaptive re-use of existing buildings, or the urban design of a cityscape. We believe that the design of the built environment can improve people’s lives. Our goal is to provide the design support and programming necessary to creatively adapt current standards of usability to existing and new buildings; identify and assist with project funding and development; and to ultimately, make places that instill comfort and inspire joy.

Services OMA offers full scope, comprehensive professional design services from initial project planning and budgeting through construction and occupancy. Services include Architecture, Historic Restoration, Urban Design, Interior Design, Space Planning, Feasibility Studies, Capital Needs Assessments, and Construction Administration.

Participatory Design Process OMA is committed to participatory design in which clients and project stakeholders become an integral part of the design process. Our team utilizes interactive design workshops and planning sessions to engage clients and project stakeholders directly in the design process. Our firm has a demonstrated track record of working within communities to build consensus and support for proposed projects.

Team Organization Each project is headed by a design principal and clients have direct access to the designated design principal through the duration of the project. Each project team also includes a project architect and/or project manager, and is supported by a staff of engineers and technical consultants determined by project type and scope.

Modeling OMA uses 3-D Building Information Modeling (BIM) for all architectural project phases. This allows the comprehensive integration of A/E technical specifications and material quantity and cost data, which increases cost savings and reduces coordination conflicts during construction. BIM also provides full 3-D virtual modeling, photo-realistic rendering and bird’s-eye animation of interior, exterior, and site perspectives.

Sustainability OMA has the capability to provide full LEED certification services. Founding principal Joseph Migani holds a professional advanced degree in Architecture in Environmental Design from MIT and a patent for ‘The Sun Machine’, an internationally selling solar assessment and modeling device; founding principal Joan O’Riordan has developed and taught several university-level course sequences in sustainable design; and our staff has received formal training from the Passive House Institute US.



Overview: OMA offers full scope, comprehensive professional design services from initial project planning and budgeting through construction and occupancy. Services include Architecture, Historic Restoration, City Planning, Urban Design, Interior Design, Space Planning, Feasibility Studies, Capital Needs Assessments, Construction Administration, Design Build, and Project Development.

Services for the proposed Calf Pasture Beach Project include:

- Architectural Services – In House
 - O’Riordan Migani Architects (OMA)
 - 22 Bank Street, Seymour, CT 06483
- Structural Engineering
 - E2 Structural Engineers (E2)
 - 488 Montauk Avenue, New London, CT 06320
- Civil Engineering
 - Civil1 Engineers (Civil1)
 - 43 Sherman Hill Road, Woodbury, CT 06798
- Mechanical, Electrical, Plumbing, & Fire Life Safety Systems
 - Innovative Engineering Solutions, LLC (IES)
 - 33 North Plains Industrial Road, Wallingford, CT 06492
- Applicable Code Evaluation and Compliance Documentation – In House
 - O’Riordan Migani Architects (OMA)
 - 22 Bank Street, Seymour, CT 06483
- Cost Estimating – In House
 - O’Riordan Migani Architects w/ Qualified GC (OMA)
 - 22 Bank Street, Seymour, CT 06483

Services not included but required which will be covered by Owner include:

- Site Survey
- Geotechnical Study
- Traffic Study
- Phase 1 Environmental Conditions Assessment
- Hazmat Remediation Specification & Design of Existing Building (if required)
- Energy Modeling

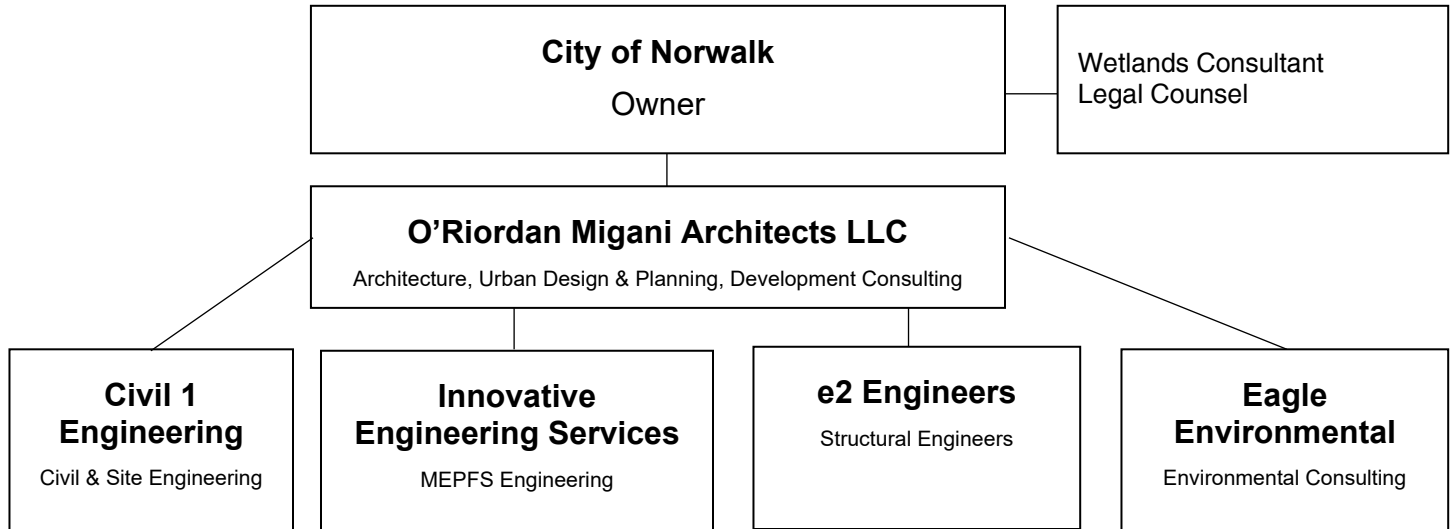
The proposed consulting team, including resumes, is presented in Section 3 of this submission.

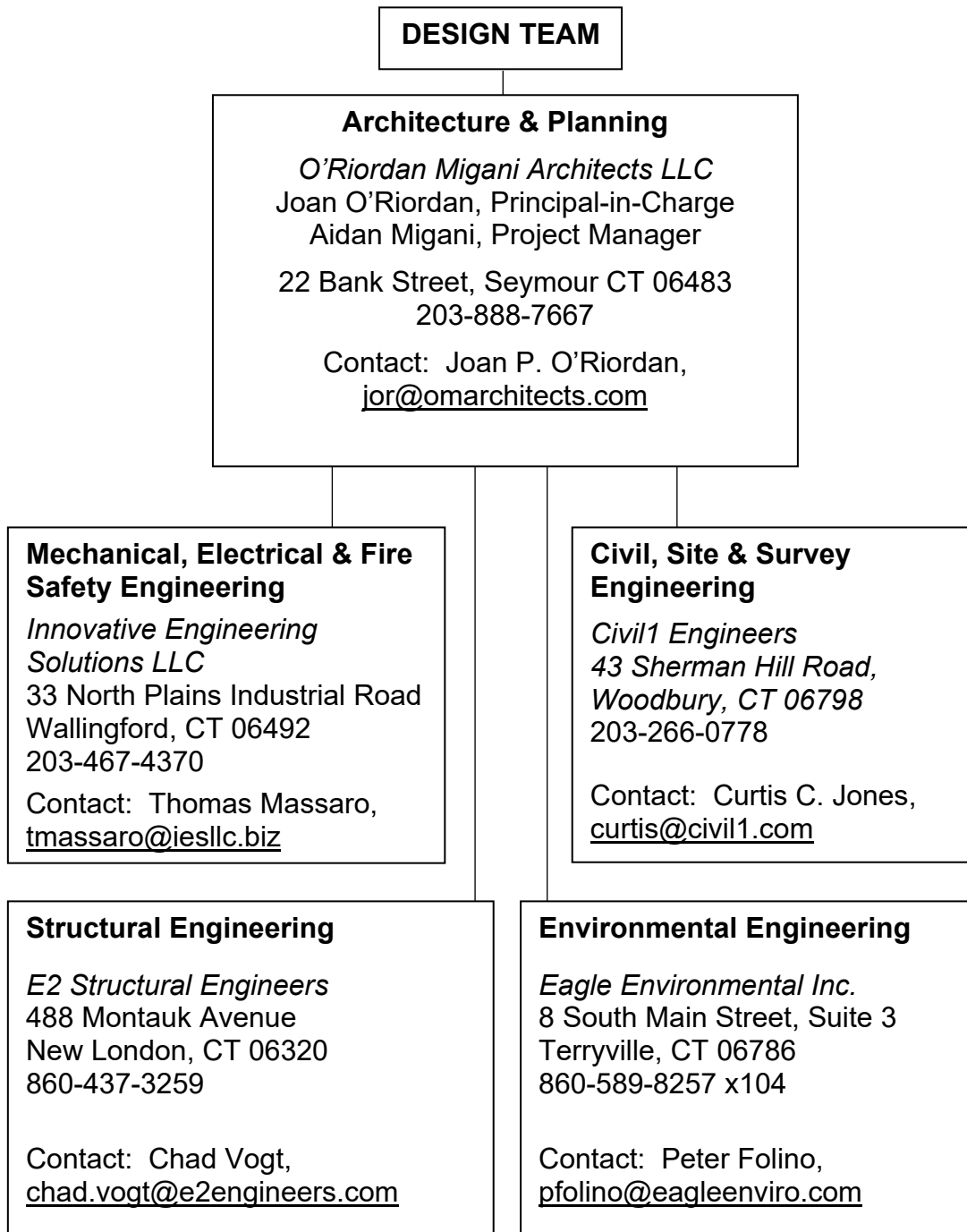


Client | Architect | Engineer | Hazmat

City of Norwalk | O’Riordan Migani Architects | IES. e2 Nafis | Eagle Environmental

PROJECT TEAM ORGANIZATION







Staff Plan & Qualifications

Resumes

PROJECT TEAM ORGANIZATION AND STAFFING

3

Joan O’Riordan, AIA is a founding member of O’Riordan Migani Architects and an active design principal in the firm. Ms. O’Riordan holds professional degrees in both Architecture and Urban Planning from Syracuse University and an advanced professional degree in Urban Design from Harvard University. Her professional work with OMA has focused on affordable multi-family housing, community facilities, and universal accessibility. Ms. O’Riordan is a former Director of the Connecticut Chapter of the American Institute of Architects and founding Commissioner of the Chapter's Women in Architecture Commission. Ms. O’Riordan is a member of the National Council of Architectural Registration Boards (NCARB) and American Institute of Architects (AIA) and is a registered architect in Connecticut, Massachusetts, and New York.

Project Involvement: Principal-in-Charge

Joseph Migani, AIA is a founding member of O’Riordan Migani Architects and an active design principal in the firm. Mr. Migani holds professional degrees in both Real Property Analysis and Architecture from Syracuse University and an advanced professional degree in Architecture in Environmental Design from MIT. Mr. Migani began his career at SOM and has worked with Parsons Brinckerhoff, Jung Bredden Architects, and William Lam Associates, and has previously taught in the school of Architecture at the University of North Carolina. At OMA, he has focused on multi-family affordable housing, adaptive re-use, and energy efficiency. Mr. Migani is a member of the National Council of Architectural Registration Boards (NCARB) and the American Institute of Architects (AIA); and is a registered architect in Connecticut.

Project Involvement: Project Architect

Aidan Migani, Associate AIA has worked with O’Riordan Migani Architects since 2011. Mr. Migani holds a bachelor’s degree in Architecture from the New Jersey Institute of Technology. Aidan is responsible for technical oversight of all BIM production and is active as a project manager. Aidan’s recent projects include the construction management of an urban infill five-story residential apartment building; project management of the retail renovation of four-historic buildings; and construction management of a pilot net-zero duplex project.

Project Involvement: Project Manager



CITY OF NORWALK
JoAnn Acquarulo, Buildings & Facilities Asst. Manager
jacquarulo@norwalkct.gov P: 203-854-7332
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: JOANN ACQUARULO, BUILDINGS AND FACILITIES

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

DATE: October 24, 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 needs significant improvements which include hazardous material remediation and general renovation in meeting today’s building standards and operating needs. The one-story building includes a basement with the 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 room, 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 construction management services and received a total of 5 proposals. Through an evaluation process, both A.V. Tuchy Builders and Newfield Construction were shortlisted for interviews with A.V. Tuchy, a local company, providing a better financial proposal. Both of these companies have previous and ongoing successful working relationships with the City. It is anticipated that they are in a position to expedite the completion of this project. In recent years, they completed renovations at Norwalk Museum, West Rocks window replacements and Naramake school kitchen and cafeteria improvement project. Currently they are completing the Broad River Fire Station structure repairs.

Firestation #4 Renovation and Addition

Firm	Preconstruction Phase Services	CM Fee	General Conditions	Contingency Fee
A.V. Tuchy, Inc.	\$12,000	5%	\$225,000	6%
Downes Construction Company	\$45,900	2.95%	\$593,289	3%
Newfield Construction Group, LLC	\$36,000	2.5%	\$491,000	3%
Nosal Builders, Inc.	\$40,900	4.5%	\$587,610	4%
Wernert Construction Management, LLC	\$27,320	4%	\$397,000	10%

ACTION REQUESTED:

- 1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with A.V. Tuchy, Inc. as the Construction Manager (CM) for the Westport Avenue Fire Station (Station #4) Renovation and Expansion Project. Terms of the agreement shall include the following:**
 - a. Pre-construction Phase Services (including reimbursable allowance) \$12,000.00**
 - b. CM Fees (% of total trade bids) - 5%**
 - c. CM Contingency (% of total trade bids) – 6%**

Following the bidding process, final contract (GMP) will be submitted to the Common Council for approval. Acct. # 09263110-5777-C0728.

RFP Response:

Construction Management Services for Norwalk Fire Station 4



**180 Westport Ave
Norwalk, CT 06851**

TABLE OF CONTENTS

1. Executive Summary
2. Construction Management Proposal
3. Organization and Staff
4. Projects - Current and Past, References
5. Preconstruction
6. Construction
7. Risk Management, Licenses, Bonding
8. Sample Forms and Schedule

FIRM HISTORY & STABILITY

A.V. Tuchy, Inc. was founded and incorporated in the State of Connecticut in 1956 by Anthony V. Tuchy to provide construction services across corporate, industrial, and real estate sectors. For the past 48 years, the current ownership has actively overseen daily operations, upholding the company's longstanding reputation for quality, efficiency, and integrity. Today, A.V. Tuchy, Inc. remains one of Fairfield County's most respected construction firms.

Over time, the company has transitioned from a large-scale general contractor to a specialized construction firm focused on small to mid-sized projects. We proudly serve a diverse range of commercial clients—including corporate offices, retail establishments, country clubs, banks, healthcare facilities, churches, and non-profit organizations—as well as select high-end residential projects, from new builds to renovations and additions.

Understanding that not every project is the right fit, our leadership strategically selects opportunities that align with our strengths and foster long-term client relationships. To ensure the highest standards, we limit our workload to what our experienced management team can successfully deliver. Collectively, our principals and staff bring over 200 years of construction expertise to each project.

A dedicated member of the Norwalk Chamber of Commerce for more than five decades, A.V. Tuchy, Inc. is deeply rooted in the community. In recognition of our ongoing commitment to excellence and civic involvement, we were honored with the Chamber's *Small Business of the Year Award* in 2009.

CONSTRUCTION MANAGEMENT PROPOSAL

**CITY OF NORWALK
PURCHASING DEPARTMENT
PROPOSER'S INFORMATION AND ACKNOWLEDGMENT FORM**

A. V. Tuchy, Inc.
Proposer's Name

1 McClintock Street
Street Address


Norwalk, CT 06851			
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;">City</td> <td style="width: 33%; border: none;">State</td> <td style="width: 33%; border: none;">Zip</td> </tr> </table>	City	State	Zip
City	State	Zip	

Business Telephone: 203-847-2461

Email Address: mattdiscala@avtuchybuilders.com

Matthew D. DiScala, Project Manager
Printed Name and Title of Individual Submitting Proposal

The undersigned acknowledges that the terms, conditions and specifications of this RFP are understood and unconditionally accepted.

	10-14-25
Signature	Date

CITY OF NORWALK PURCHASING DEPARTMENT

1.1 PROPOSAL RESPONSE FORM

Vendor Name - A. V. Tuchy, Inc.		
Address - 1 McClintock Street, Norwalk, CT 06851		
Phone - 203-847-2461	Fax - 203-847-7116	Email - mattdiscala@avtuchybuilders.com
Manager - Matthew D. DiScala		Fed ID# 06-0976993

The undersigned hereby declares that they have carefully examined the plans, specifications and project sites and has satisfied themselves as to all the quantities and conditions and understands that in signing this proposal they waives all right to plead any misunderstanding regarding the same.

The undersigned further understands and agrees that they will furnish and provide all the necessary material, machinery, implements, tools, labor, services, and other items of whatever nature, and to do and perform all the work necessary under the aforesaid conditions, to carry out the contract and to accept in full compensation therefore the amount of the contract as agreed to by the Contractor and the City.

It is further understood and agreed that all information included in, attached to, or required by the Request for Proposal shall be public record upon delivery to the City.

A. PROPOSED FEES

A	Preconstruction Phase Services- Lump sum Fees	
	\$ 12,000.00	Fee in words: Twelve Thousand Dollars
B	CM Fees: Express as a percentage of trade cost of construction and CM General Requirements	
	5 %	Percentage in words: Five Percent
C	General Condition Fees: Based on Exhibits C "Allocation of Cost for Staffing and Expenditures" and completed Exhibit D- "Staffing Matrix" (Note: minimum full-time staff required on site during construction)	
	\$ 225,000.00	Fee in words: Two Hundred Twenty-Five Thousand Dollars
D	General Conditions Monthly Adjustment: This value will be used to negotiate increase/decrease the CM's general conditions in response to the final agreed upon construction schedule.	
	\$ 25,000.00	Fee in words: Twenty-Five Thousand Dollars
E	Construction Manager Contingency: in percentages of trade cost.	
	6 %	Percentage in words: Six Percent
F	CM Insurance Rate:	
	.97 % per \$1,000	Percentage in words: point Ninety-Seven Percent
G	CM Payment & Performance Bond Rate	
	1.1 % per \$1,000	Percentage in words: One point One Percent



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

TO : LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES DIRECTOR

RE: MARVIN ELEMENTARY SCHOOL HVAC PROJECT STATE PROJECT NO. 103-005-CONTRACTOR APPROVAL

DATE: OCTOBER 28, 2025

In 2022, the State created a school HVAC (Heating Ventilation and Air Conditioning) improvement program. Typically, facility repairs and replacement work are not eligible for reimbursement by the State. However, this program offers an opportunity for communities to receive State reimbursement at their normal reimbursement rate. With the recent State Special Legislative action, the City's current reimbursement rate is 60%.

In December of 2023, the City submitted 6 projects to the State for the second round of HVAC improvement program. These HVAC projects include Brien McMahon, Brookside, Marvin, Silvermine, Naramake and Rowayton schools. The Marvin School project was estimated and approved at \$4,125,212.00.

After the States approval of the Marvin School project the City issued an RFP for construction management services and on February 11, 2025, the Common Council approved Newfield Construction for Marvin. After Newfield was approved they began reviewing the documents produced by the design engineering firm and created bid packages for the various aspects of work involved with this project. Newfield, in conjunction with the City's Purchasing Department, then publicly issued bid documents for the various trade contractors in April of 2025. The bids came in over budget, and it was determined that the City was not in a position to implement this project during the summer of 2025. Subsequently, the project team worked with the design engineers to redesign the project and issued new bid documents for bids in October 2025.

Bids were received on October 23, 2025, and scope review meetings occurred with the apparent low bidder to ensure the bidder included the correct scope of work. Once the scope reviews were completed Newfield then compiled the Guaranteed Maximum Price for this project which is hereby presented below for approval.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute the Guaranteed Maximum Price (GMP) Amendment with Newfield Construction Group, LLC for the Marvin Elementary School HVAC improvement project in the amount of \$2,981,136.00. Funds are available in Acct. #09245010 5777 C0841.

Authorize the Office of Building Management to issue Change Order on Contract for a total not to exceed \$290,811.00. Funds are available in Acct. #09245010 5777 C0841.



Exhibit 5
GMP Amendment

October 29, 2025

Mr. Alan Lo, Building and Facilities Manager
City of Norwalk
125 East Avenue
Norwalk, CT 06856

RE: Norwalk Public School HVAC/IAQ Project 103-004 HVACN
City of Norwalk Project #4470
Marvin Elementary School
Trade Contract Awards, Guaranteed Maximum Price (GMP)

Dear Alan,

Newfield Construction Group, LLC (“CMR”) hereby submits to the City of Norwalk, Connecticut (“Owner”) this document regarding Final Contract Amendment Guaranteed Maximum Price (GMP) for trade bid package id Package 02 Hazmat and Package 06 Prime Contractor for the construction of the aforementioned project, in accordance with the CMR Agreement dated March 28, 2025, (“Agreement”). This document includes the requested items indicated in the Table of Contents below.

Table of Contents

- a. GMP Amount
 - i. GMP Recapitulation
 - ii. GMP General Conditions and Reimbursables
- b. List of Drawings and Specifications
- c. Allowances
- d. Clarifications and Assumptions
- e. Unit prices
- f. Alternates
- g. Project Schedule
- h. Formal Recommendation for Approval of Listed Trade Contractors

a. GMP Amendment Amount – See attached breakdown

The GMP Amendment amount is **Two Million Nine Hundred Eighty-One Thousand One Hundred Thirty-Six Dollars. \$2,981,136.00.**

- b. List of Drawings and Specifications - See attached**
- c. Allowances - See attached (allowances are included in GMP)**
- d. Clarifications and Assumptions - See attached**
- e. Unit Prices - See attached**
- f. Alternates - See attached (alternates are not included in GMP)**
- g. Project Schedule - See attached**

h. Recommendations for Approval of Listed Trade Contractors

Pursuant to the attached bid tabulation Newfield Construction has conducted scope reviews with the apparent low qualified bidders for bid package work required to be performed. We recommend for award the following qualified low Bidders:

Bid Package 02	Hazmat Contractor	TBD
Bid Package 06	Prime Contractor	Sav-Mor Cooling & Heating, Inc.

In light of the above Newfield Construction requests the GMP package be approved so the work can be contracted and scheduled.

Should you have any questions please feel free to contact this office.

Respectfully submitted,



Michael D'Angelo
Project Executive
Newfield Construction Group, LLC



GMP Amendment
Norwalk Public School HVAC IAQ Project 103-004 HVACN
Marvin Elementary School
Norwalk, CT
City Project 4470

Bid Package	Trade	Projected Trade Contractor	Bid Amounts No Alternates	Scope Review Complete	
02	Hazmat Contractor	Hazmat Contractor Allowance	156,000	Yes	
06	Prime Contractor	Sav-Mor Cooling & Heating, Inc.	2,545,000	Yes	
		Total Trade Bids	2,701,000		
	CM CONTINGENCY 1.50%		40,515		
	GL INSURANCE 0.82%		23,547		
	PERMIT FEE	State Education Fee and City Building Permit	in Trades		
	CM GENERAL CONDITIONS (see attached cost breakdown)		130,111		
	PRECON FEE		in owner's soft cost		
	CM BOND 0.73%		21,789		
	CM FEE 2.20%		64,173		
		Gauranteed Maximun Price (GMP)	2,981,136		



NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – OCTOBER 2025



South Norwalk Elementary School

NEW CONSTRUCTION

PROJECT SCOPE:

Construct a new Pre-K – 5th grade neighborhood school in South Norwalk. The new school will be approximately 86,332 square feet with a capacity of 682 students. The new school will have a separate gymnasium and cafeteria and will be located in the South Norwalk neighborhood.

UPDATE:

The school is active with students and faculty. Currently the first floor and a portion of the second floor is being utilized.

The majority of the outstanding work has been completed. We continue to focus on completing the punchlist and financial closeout of the project.

The construction manager continues to have a presence on site until all outstanding work and punchlist items are completed.



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	\$23,189,658	\$49,810,342	\$3,000,000
Additional Land Acquisition	NONE	\$2,900,000	N/A	\$2,900,000	TBD
Additional Land Acquisition & Development	TBD	\$3,375,000	\$200,000	\$1,175,000	\$2,000,000





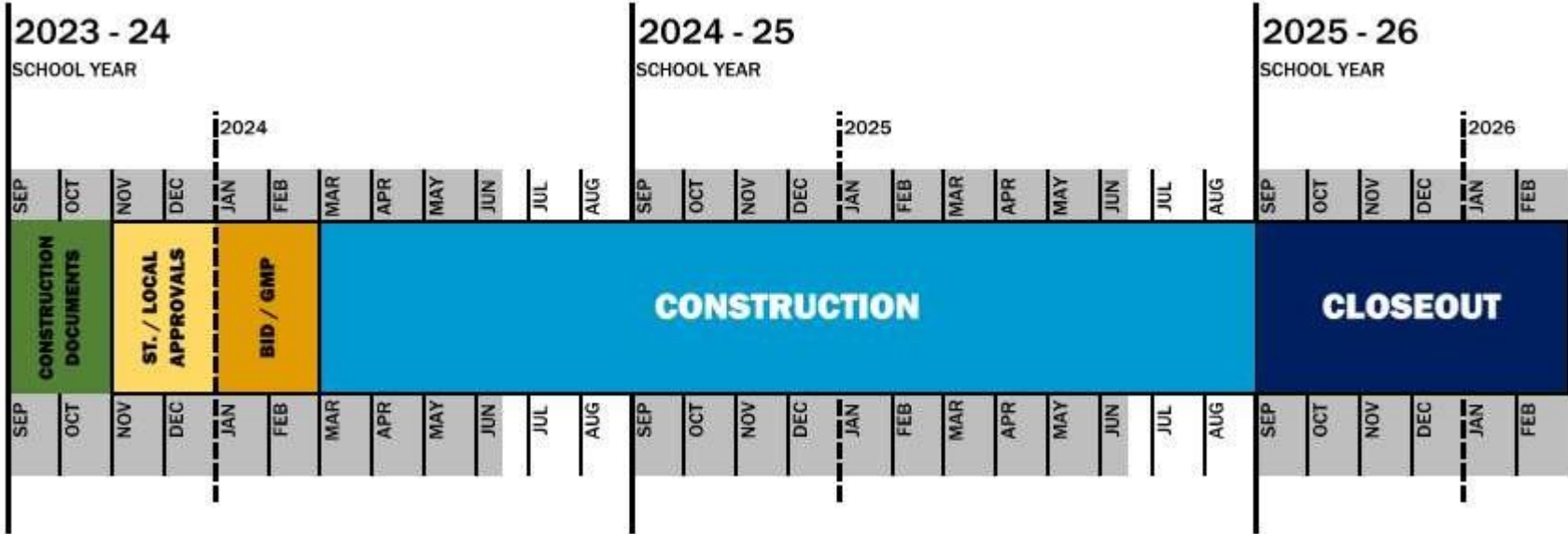






SOUTH NORWALK SCHOOL – NEW CONSTRUCTION SCHEDULE:

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:

Building envelope continues to progress in several building areas. This includes brick façade, metal panels, curtainwall and roofing.

Interior MEP rough in is ongoing in classrooms and corridors. This includes overhead ductwork and bathroom plumbing. 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		Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget (GMP #1)	80%		\$20,901,035	\$218,098,965	TBD
Additional City Funds (GMP #2)	NONE		N/A	\$6,500,000	TBD
Future Application for Additional Contingency	TBD (80%)		-	-	-



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 – All 9 RTUs are installed. 4 RTUs are still under maintenance. Close-out documentation is underway, and walkthroughs are being scheduled.

Rowayton – The new boiler has been installed. Start-up took place on October 10th. The chimney has been repointed.

Brien McMahon – Site Drainage is being re-located. Excavation for the chiller pad and Fire Department Connection are on hold pending an RFI regarding Chiller Enclosure Design.

Silvermine – The new boiler and condensers have been installed. Boiler start-up began on October 13th. Remaining control work is in progress. The contractor is preparing to turnover controls to the City within the next week.

Naramake – Logistics plans for work during the school year are still in progress. Equipment and office trailers are scheduled to be onsite 10/24, with trade work beginning 11/3.

Marvin – Bid Opening for prime contractors and HazMat Demo contractors took place on Thursday, 10/23. Bids are currently under review.

BUDGET:

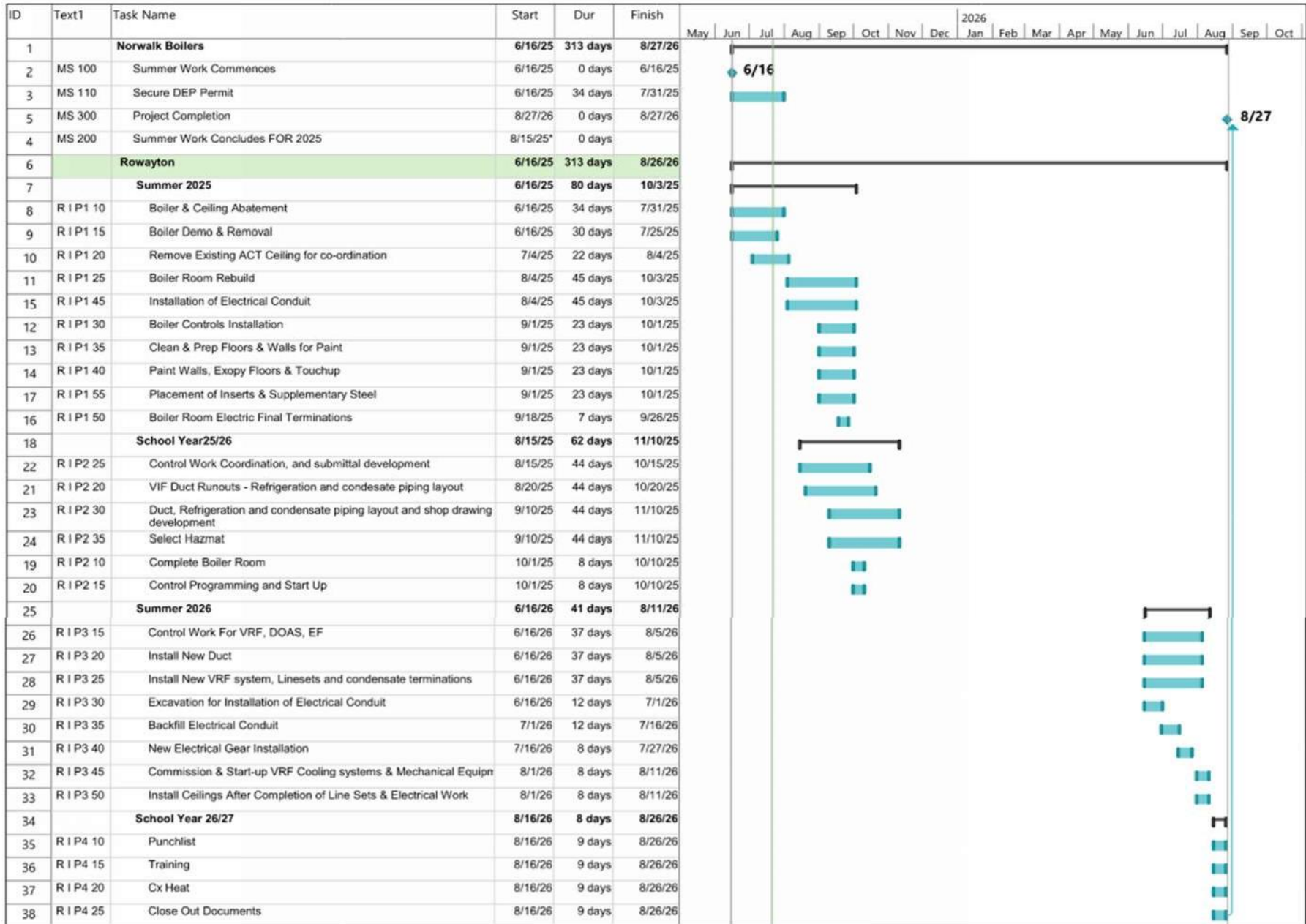
	Reimbursement Rate	Project Budget	City Share at 40%
Rowayton	60%	\$ 10,658,618.00	\$ 4,263,447.00
Brien McMahon	60%	\$ 8,302,296.00	\$ 3,320,918.00
Naramake	60%	\$ 6,461,876.00	\$ 2,584,750.00
Marvin	60%	\$ 4,125,212.00	\$ 1,650,085.00
Brookside	60%	\$ 3,327,252.00	\$ 1,330,900.00
Silvermine	60%	\$ 3,025,516.00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





Rowayton – Repointed Chimney – 10/16/25

IAQ UPGRADES – ROWAYTON CONSTRUCTION SCHEDULE:





Silvermine – Boiler Room – 10/16/25

IAQ UPGRADES – SILVERMINE CONSTRUCTION SCHEDULE:

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

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



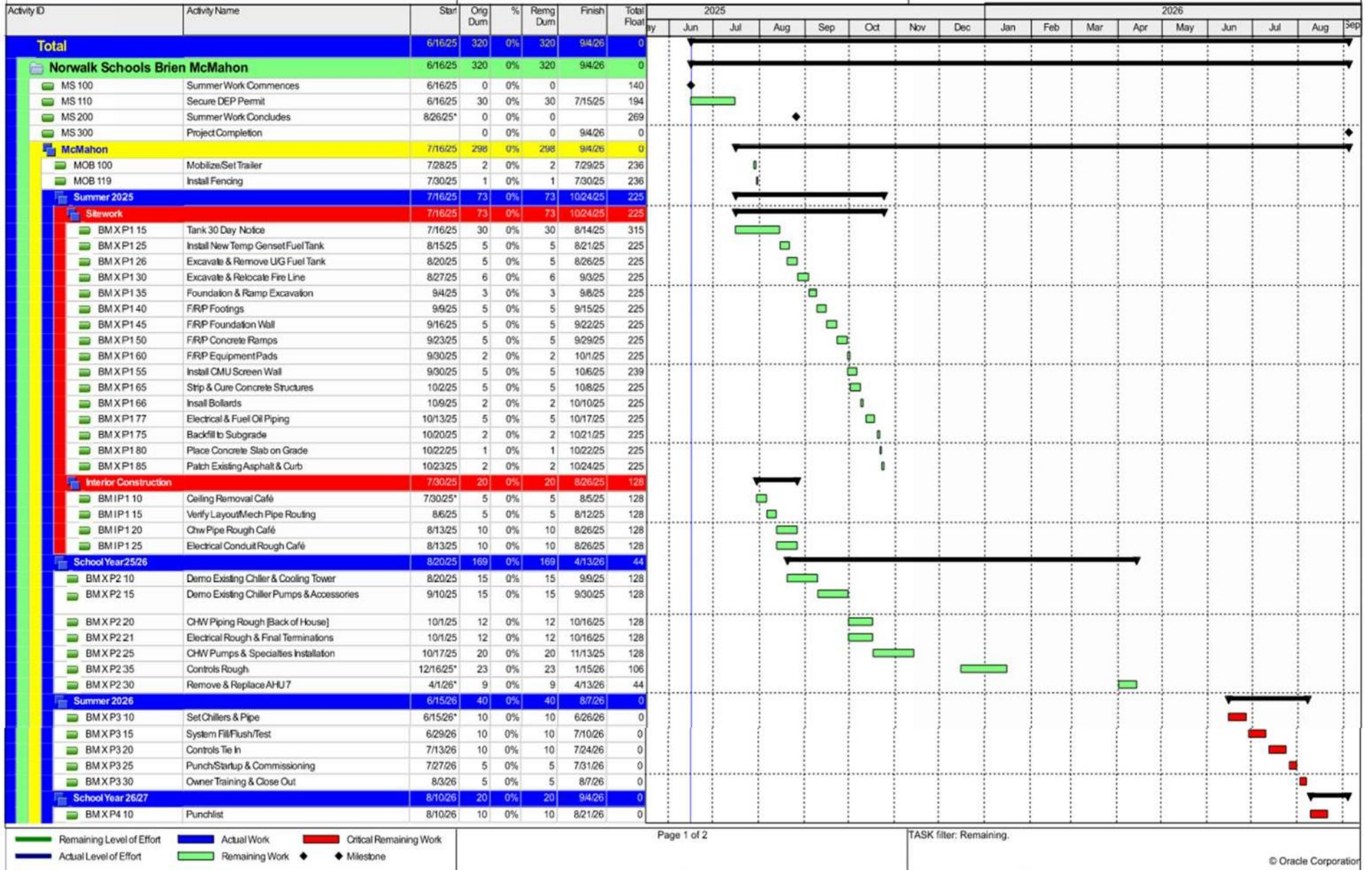


Brien McMahon High School – Loading Dock Area – 10/9/25



Brien McMahon High School – Drainage Lines – 10/9/25

IAQ UPGRADES – BRIEN MCMAHON CONSTRUCTION SCHEDULE:



IAQ UPGRADES – NARAMAKE CONSTRUCTION SCHEDULE:

