



SPECIAL MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

**JANUARY 7, 2025, 6:00 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.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called 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.



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. PUBLIC HEARING

A. Parking Authority leasing of SoNo train station to SoNo Brewing Company

- 1. Authorize the leasing of approx. 1059± sq. ft. of space at the South Norwalk Train Station (inbound side) to SoNo Brewing Company for a term of 10 years with three (3) lessee options to extend the term for consecutive (5) years period each, rent to be negotiated and approved by the Norwalk Parking Authority.**

III. ROLL CALL

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: December 4, 2024

V. PUBLIC PARTICIPATION

VI. OLD BUSINESS

A. Parking Authority leasing of SoNo train station to SoNo Brewing Company

- 1. Authorize the leasing of approx. 1059± sq. ft. of space at the South Norwalk Train Station (inbound side) to SoNo Brewing Company for a term of 10 years with three (3) lessee options to extend the term for consecutive (5) years period each, rent to be negotiated and approved by the Norwalk Parking Authority.**

VII. NEW BUSINESS

A. Review Final GMP for the Norwalk Community Recreation Center and refer the following to the Common Council for action:

- 1. Authorize the Mayor, Harry W. Rilling, to execute a Final Guaranteed Maximum Price (GMP) Amendment Two to Newfield Construction Group, LLC's contract for the new Norwalk Community Recreation Center at 98 South Main Street for a total not to exceed \$4,645,770.00. Terms of the Agreement shall include the following:**

- Total Trade costs - \$3,570,686.00**
- CM Fixed Fees at 1.95% for \$264,260.00**
- CM Contingency at 1.5% for \$192,581.00 (balance revert to the City at project completion)**
- General Conditions fee - \$618,243.00**

Funds are available from accounts:

134030 5796 ABL01 – ARPA funds -for Community Rec Center

140000 5796 ACMF3 – ARPA funds for 98 South Main Street Comm. Rec. Center

510000 5796 GGP02 – GGP funds for Comm. Rec. Center

09191340 5796 C0634 – GGP funds for Comm. Rec. Center

09256030 5777 C0719 – Capital Budget funds for 98 S. Main Comm. Center

Acct. TBD - 2025 Special Capital Budget Appropriation

09247199 5799 G0050 – State DECD

09247100 5779 G0050 - HUD

B. Review GMP Amendment for Cranbury Park/Gallaher Mansion improvement project and refer the following action to the Common Council:

- 1. Authorize the Mayor, Harry W. Rilling, to execute a Guaranteed Maximum Price (GMP) Amendment to the Downes Construction Company, LLC's Construction Manager (CM) contract for the Cranbury Park/Gallaher Mansion Improvement Project for a total amount not to exceed \$4,173,342.00. Terms of the agreement shall include:**

- Total Trade costs - \$3,298.884.00**
- CM Fixed Fees at 2.5% for \$102,991.00**

- **CM Contingency at 3% for \$121,554.00 (balance revert to the City at project completion)**
- **General Conditions fee - \$649,914.00.**

Funds for this agreement are available from the State DECD grant. Acct #09236030 5782 C0831

C. Board of Education Building Management System for the Kendall School

- 1. Authorize the City's Purchasing Agent to execute a Sole Source Agreement with Connecticut Temperature Controls, LLC for the Kendall School building management system for a total not to exceed \$94,127.00. Funding is available in the following account: Acct. #09255010 5777 C0721**

D. Building Management - LED Retrofit lighting projects at various locations:

- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at City Hall for a total not to exceed \$199,102.56.**
 - b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the City Hall LED Lighting Retrofit Improvements project.**
- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at the Norwalk Health Department for a total not to exceed \$35,622.16.**
 - b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the Norwalk Health Department LED Lighting Retrofit Improvements project.**
- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at the Nathaniel Ely Center for a total not to exceed \$60,493.39.**
 - b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the Nathaniel Ely Center LED Lighting Retrofit Improvements project.**
- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at Roosevelt Center for a total not to exceed \$41,548.66.**
 - b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the Roosevelt Senior Center LED Lighting Retrofit Improvements project.**

E. South Norwalk School- Review bid recommendation for furniture purchase and refer recommendation to the Common Council for action:

- a. Authorize the Purchasing Agent to issue a Purchase Order to W.B. Mason Co. Inc. for various furniture items for the South Norwalk Elementary School for a total sum of**

\$1,108,466. Funds are available in Acct. #0922 5010 5777 C0808.

b. Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed \$100,000.

VIII. DISCUSSION

A. Board of Education Monthly Project Updates

IX. ADJOURNMENT



CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7260
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: Land Use & Building Management Committee

FROM: Bryan Lutz – Assistant Director of Parking

CC: Alan Lo – Building and Facilities Manager
JoAnn Acquarulo -Building and Facilities Assistant
James Travers – Director of Transportation, Mobility and Parking
Steve Kleppin -Director of Planning & Zoning

REF: December 4th Meeting Agenda Item – Authorization to hold public hearing to discuss continued use of the retail space that is available for lease at the South Norwalk Train Station.

DATE: November 20, 2024

Background:

The Norwalk Parking Authority (NPA) manages approximate 4390 sq. ft. of retail space at the South Norwalk Train Station located at 24 Monroe St and 1 State St Norwalk, CT 06854. Currently, two tenants occupy part of this area, leaving approximately 1,059 sq. ft. available for lease at \$2,000 per month. The allowable use of the premises will remain retail.

Authorizations – South Norwalk Train Station

1. Authorize Public Hearing during January's Land Use & Building Management Committee Meeting concerning VI.A.2.
2. Authorize the leasing of approx. 1059± sq. ft. of space at the South Norwalk Train Station (inbound side) to SoNo Brewing Company for a term of 10 years with three (3) lessee options to extend the term for consecutive (5) years period each, rent to be negotiated and approved by the Norwalk Parking Authority.
3. 8-24 Referral to Planning & Zoning Commission of leasing of approx. 1059± sq. ft. of space at the South Norwalk Train Station (inbound side) to SoNo Brewing Company for a term of 10 years with three (3) lessee options to extend the term for consecutive (5) year's period each for Review and Report.

**CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
DECEMBER 4, 2024**

ATTENDANCE: Barbara Smyth, Chairman; Nicol Ayers; Greg Burnett; Nicole Eaddy; James Frayer; Dajuan Wiggins

OTHER: Alan Lo, Land Use & Building Management Director; Amanda Cleveland; Bryan Lutz; JoAnn Acquarulo; Neil Rennie; Diane Lauricella; Johan Lopez, Council Member

CALL TO ORDER

Chairman Smyth called the meeting to order at 7:00 P.M. There was a quorum present.

ROLL CALL

A Roll Call of those present was performed.

ACCEPTANCE OF MINUTES

REGULAR MEETING: NOVEMBER 6, 2024

**** MS. EADDY MOVED TO APPROVE THE MINUTES OF NOVEMBER 6, 2024 AS SUBMITTED.**

**** MR. FRAYER SECONDED THE MOTION.**

**** THE MOTION PASSED WITH FIVE (5) IN FAVOR (SMYTH, AYERS, BURNETT, EADDY, FRAYER) AND ONE (1) ABSTENTION (WIGGINS)**

PUBLIC PARTICIPATION

Ms. Lauricella came forward for Public Comment. She stated her desire for them to table the Norwalk Elementary School Items and explained her reasoning for the request.

OLD BUSINESS

A. PV RENEWABLE ENERGY GENERATION AT SOUTH NORWALK SCHOOL

1. APPROVE TO DISCONTINUE DISCUSSIONS WITH SNEW/CMEEC ON A PARTNERSHIP TO DEVELOP PV RENEWABLE ENERGY GENERATION AT SOUTH NORWALK SCHOOL DUE TO SNEW'S (AS A MUNICIPAL UTILITY COMPANY) COMMITMENT TO PROVIDE FAVORABLE ELECTRIC GENERATION

**RATES TO THE SOUTH NORWALK COMMUNITY WHICH IMPACTS
SIGNIFICANTLY ON THE FINANCIAL VIABILITY OF PV INSTALLATION.**

**2. AUTHORIZE BUILDING MANAGEMENT STAFF TO CONTINUE TO ASSESS THE
FINANCIAL FEASIBILITY FOR THE INSTALLATION OF A ROOFTOP PV SYSTEM
AT SOUTH NORWALK SCHOOL AS A CAPITAL IMPROVEMENT PROJECT IN
THE EVENT THAT RESIDUAL FUNDS ARE AVAILABLE FROM THE SCHOOL
CONSTRUCTION PROJECT. UPON DEVELOPMENT OF A FINANCIAL PRO
FORMA FOR THIS SCENARIO, STAFF WILL SUBMIT ANALYSIS TO THE
COMMITTEE FOR CONSIDERATION.**

These two items were handled together.

**** MR. WIGGINS MOVED TO APPROVE ITEMS ‘1. APPROVE TO DISCONTINUE DISCUSSIONS WITH SNEW/CMEEC ON A PARTNERSHIP TO DEVELOP PV RENEWABLE ENERGY GENERATION AT SOUTH NORWALK SCHOOL DUE TO SNEW’S (AS A MUNICIPAL UTILITY COMPANY) COMMITMENT TO PROVIDE FAVORABLE ELECTRIC GENERATION RATES TO THE SOUTH NORWALK COMMUNITY WHICH IMPACTS SIGNIFICANTLY ON THE FINANCIAL VIABILITY OF PV INSTALLATION.’ AND ‘2. AUTHORIZE BUILDING MANAGEMENT STAFF TO CONTINUE TO ASSESS THE FINANCIAL FEASIBILITY FOR THE INSTALLATION OF A ROOFTOP PV SYSTEM AT SOUTH NORWALK SCHOOL AS A CAPITAL IMPROVEMENT PROJECT IN THE EVENT THAT RESIDUAL FUNDS ARE AVAILABLE FROM THE SCHOOL CONSTRUCTION PROJECT. UPON DEVELOPMENT OF A FINANCIAL PRO FORMA FOR THIS SCENARIO, STAFF WILL SUBMIT ANALYSIS TO THE COMMITTEE FOR CONSIDERATION.’**

This item was discussed previously. Chairman Smyth said she had spoken to Mr. Westmoreland earlier and said there had been efforts to make something happen but there were issues that were likely to keep something from happening. It was likely to not be practical in this location.

Mr. Lo came forward to discuss this item. He reviewed the history of the project for those present. He reviewed SNEW’s recommendations as well for how to handle the power. Further discussion followed regarding the power suggestions and pricing. Ms. Ayers asked what the City would do with extra energy produced by the solar panels. Mr. Lo said that a property owner cannot generate more than 75% of the electricity used by the property. As such there would not be excess. Mr. Lo reviewed the expected yield of the solar power panels and the associated costs. Further discussion followed. Mr. Wiggins suggested that they table this item until more information could be obtained and a better understanding of the proposed deals could be reached. Discussion followed regarding rates and prices for solar panels and electricity.

**** MR. WIGGINS MOVED TO TABLE ITEMS ‘1. APPROVE TO DISCONTINUE DISCUSSIONS WITH SNEW/CMEEC ON A PARTNERSHIP TO DEVELOP PV**

RENEWABLE ENERGY GENERATION AT SOUTH NORWALK SCHOOL DUE TO SNEW'S (AS A MUNICIPAL UTILITY COMPANY) COMMITMENT TO PROVIDE FAVORABLE ELECTRIC GENERATION RATES TO THE SOUTH NORWALK COMMUNITY WHICH IMPACTS SIGNIFICANTLY ON THE FINANCIAL VIABILITY OF PV INSTALLATION.' AND '2. AUTHORIZE BUILDING MANAGEMENT STAFF TO CONTINUE TO ASSESS THE FINANCIAL FEASIBILITY FOR THE INSTALLATION OF A ROOFTOP PV SYSTEM AT SOUTH NORWALK SCHOOL AS A CAPITAL IMPROVEMENT PROJECT IN THE EVENT THAT RESIDUAL FUNDS ARE AVAILABLE FROM THE SCHOOL CONSTRUCTION PROJECT. UPON DEVELOPMENT OF A FINANCIAL PRO FORMA FOR THIS SCENARIO, STAFF WILL SUBMIT ANALYSIS TO THE COMMITTEE FOR CONSIDERATION.'

**** THE MOTION WAS A TIE WITH THREE (3) IN FAVOR OF TABLING (WIGGINS, BURNETT, AYERS) AND THREE (3) OPPOSED (SMYTH, EADDY, FRAYER).**

It was decided to table the items due to the tie. The items will be tabled until the January meeting of the Land Use & Building Management Committee.

A request was made to see if they could look into other locations using similar technology to see how it would compare. Discussion followed regarding SNEW and how this would affect the proposal. It was suggested that they also look for other 'green' options.

NEW BUSINESS

A. SOUTH NORWALK TRAIN STATION

1. AUTHORIZE PUBLIC HEARING DURING JANUARY'S LAND USE & BUILDING MANAGEMENT COMMITTEE MEETING CONCERNING VIA.2.

2. AUTHORIZE THE LEASING OF APPROX. 1059± SQ. FT. OF SPACE AT THE SOUTH NORWALK TRAIN STATION (INBOUND SIDE) TO SONO BREWING COMPANY FOR A TERM OF 10 YEARS WITH THREE (3) LESSEE OPTIONS TO EXTEND THE TERM FOR CONSECUTIVE (5) YEAR'S PERIOD EACH, RENT TO BE NEGOTIATED AND APPROVED BY THE NORWALK PARKING AUTHORITY.

3. 8-24 REFERRAL TO PLANNING & ZONING COMMISSION OF LEASING OF APPROX. 1059± SQ. FT. OF SPACE AT THE SOUTH NORWALK TRAIN STATION (INBOUND SIDE) TO SONO BREWING COMPANY FOR A TERM OF 10 YEARS WITH THREE (3) LESSEE OPTIONS TO EXTEND THE TERM FOR CONSECUTIVE (5) YEAR'S PERIOD EACH FOR REVIEW AND REPORT.

These three items were handled at the same time.

**** MR. FRAYER MOVED TO APPROVE ITEMS ‘1. MANAGEMENT COMMITTEE MEETING CONCERNING VIA.2.’ AND ‘2. AUTHORIZE THE LEASING OF APPROX. 1059± SQ. FT. OF SPACE AT THE SOUTH NORWALK TRAIN STATION (INBOUND SIDE) TO SONO BREWING COMPANY FOR A TERM OF 10 YEARS WITH THREE (3) LESSEE OPTIONS TO EXTEND THE TERM FOR CONSECUTIVE (5) YEAR’S PERIOD EACH, RENT TO BE NEGOTIATED AND APPROVED BY THE NORWALK PARKING AUTHORITY.’ AND ‘3. 8-24 REFERRAL TO PLANNING & ZONING COMMISSION OF LEASING OF APPROX. 1059± SQ. FT. OF SPACE AT THE SOUTH NORWALK TRAIN STATION (INBOUND SIDE) TO SONO BREWING COMPANY FOR A TERM OF 10 YEARS WITH THREE (3) LESSEE OPTIONS TO EXTEND THE TERM FOR CONSECUTIVE (5) YEAR’S PERIOD EACH FOR REVIEW AND REPORT.’**

Chairman Smyth said that the requirements being asked were the same requirements asked of other tenants of the property.

Mr. Lutz came forward to discuss this item. He said they were looking forward to the new lessee and it would not be a change of use at all. Mr. Lutz said that Lobstercraft was no longer operating at the location.

**** THE MOTION PASSED UNANIMOUSLY.**

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN EARLY GUARANTEED MAXIMUM PRICE (EARLY GMP) AMENDMENT TO THE NEWFIELD CONSTRUCTION GROUP, LLC’S CONTRACT FOR THE NEW NORWALK COMMUNITY RECREATION CENTER AT 98 SOUTH MAIN STREET FOR A TOTAL NOT TO EXCEED \$9,268,033.00. FUNDS ARE AVAILABLE FROM ACCOUNTS: 134030 5796 ABL01 – ARPA FUNDS -FOR COMMUNITY REC CENTER, 140000 5796 ACMF3 – ARPA FUNDS FOR 98 SOUTH MAIN ST./COMM. REC CENTER, 510000 5796 GGP02 – GGP FUNDS FOR COMM. REC. CENTER, 09191340 5796 C0634 – GGP FUNDS FOR COMM. REC. CENTER, 09256030 5777 C0719 – CAPITAL BUDGET FUNDS FOR 98 S. MAIN/COMM. REC CENTER

NOTE: BALANCE OF THE TRADE PACKAGES ARE SCHEDULED FOR REBID. THEREAFTER, A FINAL GMP WILL BE SUBMITTED TO THE COUNCIL FOR APPROVAL SUBJECT TO THE AVAILABILITY OF ADDITIONAL FUNDS.

**** MR. FRAYER MOVED TO APPROVE ITEM B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN EARLY GUARANTEED MAXIMUM PRICE (EARLY GMP) AMENDMENT TO THE NEWFIELD CONSTRUCTION GROUP, LLC’S CONTRACT FOR THE NEW NORWALK COMMUNITY RECREATION CENTER AT 98 SOUTH MAIN STREET FOR A TOTAL NOT TO EXCEED \$9,268,033.00. FUNDS ARE AVAILABLE FROM ACCOUNTS: 134030 5796 ABL01 – ARPA FUNDS -FOR COMMUNITY REC CENTER, 140000 5796 ACMF3 – ARPA**

FUNDS FOR 98 SOUTH MAIN ST./COMM. REC CENTER, 510000 5796 GGP02 – GGP FUNDS FOR COMM. REC. CENTER, 09191340 5796 C0634 – GGP FUNDS FOR COMM. REC. CENTER, 09256030 5777 C0719 – CAPITAL BUDGET FUNDS FOR 98 S. MAIN/COMM. REC CENTER

Mr. Lo came forward to discuss this item. The project is being managed by Newfield Construction Group. He reviewed prior work the City had done with this group. He stressed that some of the funding had fast-approaching deadlines and needed to be used quickly. He reviewed his proposed strategy for this item and said he wanted to have the contracts executed as soon as possible. They will be reviewing the process to try to bring the cost down. They will have a better understanding of the final cost come January. Market rates and historical data was used for the estimates. A spreadsheet of the historical data was provided for those present. Further review followed. Chairman Smyth wanted to hear more about the City's commitment to funding the project.

Mr. Burnett asked if there would be a similar effect on the Norwalk High School project and South Norwalk School project. Mr. Lo said they would not and explained why.

Mr. Frayer asked if there were other alternatives that would let them stay on time with the project. Mr. Lo explained why that was not likely to happen. The possibility of corporate sponsorship was raised for potential fundraising. Mr. Lo said it was unlikely that they'd get such sponsorship for this project. Chairman Smyth said that she felt this item had to be moved tonight due to time restraints.

**** THE MOTION PASSED UNANIMOUSLY.**

C. AUTHORIZE TO INCREASE THE CONTINGENCY ALLOWANCE FOR THE CONSTRUCTION MANAGER (CM) NEWFIELD CONSTRUCTION GROUP, LLC FOR THE SOUTH NORWALK ELEMENTARY SCHOOL PROJECT FOR AN ADDITIONAL NOT TO EXCEED \$1,000,000. THESE FUNDS WILL BE AVAILABLE TO IMPLEMENT IMPROVEMENTS WITHIN THE RECENTLY ACQUIRED OXFORD STREET PROPERTIES. ACCT. #09225010 5777 C0808.

**** MR. FRAYER MOVED TO APPROVE ITEM C. AUTHORIZE TO INCREASE THE CONTINGENCY ALLOWANCE FOR THE CONSTRUCTION MANAGER (CM) NEWFIELD CONSTRUCTION GROUP, LLC FOR THE SOUTH NORWALK ELEMENTARY SCHOOL PROJECT FOR AN ADDITIONAL NOT TO EXCEED \$1,000,000. THESE FUNDS WILL BE AVAILABLE TO IMPLEMENT IMPROVEMENTS WITHIN THE RECENTLY ACQUIRED OXFORD STREET PROPERTIES. ACCT. #09225010 5777 C0808.**

Chairman Smyth said this item had come up because they had acquired these specific properties.

Mr. Lo came forward to discuss this item. He provided an overview of the properties being discussed. They have been working with Newfield Construction on this project. The total cost will be around 2.2 million dollars. Mr. Lo. reviewed the details of the expenses and why it would cost this amount.

**** THE MOTION PASSED UNANIMOUSLY.**

D. SCHOOL CONSTRUCTION UPDATES

This item was not discussed at this time.

DISCUSSION

REVIEW BUILDING MANAGEMENT AND OTHER NON-BUILDING MANAGEMENT CAPITAL BUDGET REQUESTS

Mr. Lo came forward to discuss this item. Capital budget requests are coming up which Mr. Lo reviewed for those present. Mr. Rennie came forward to discuss the Capital Improvement Project. He provided a summary page and spreadsheet of Operations and Public Works Building Maintenance for those present. Review of the spreadsheet and five-year plan and related discussion followed. Sixteen buildings have been identified in the report for maintenance. Mr. Lo noted that taking care of a building didn't mean it would be less expensive as there was a cost to maintaining a building. He explained where the costs came from. Questions were raised as to how to ensure all buildings were being properly maintained. Four additional fire stations have been added into this year's budget. Discussion followed regarding how to ensure the best practices would be followed. Chairman Smyth asked Mr. Lo for a list of buildings that were not being maintained by the City. Further discussion followed. Ms. Ayers also brought up the possibility of streamlining access to budget information. Discussion followed.

ADJOURNMENT

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

**** MR. FRAYER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:25 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services



CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7260
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: Land Use & Building Management Committee

FROM: Bryan Lutz – Assistant Director of Parking

CC: Alan Lo – Building and Facilities Manager
JoAnn Acquarulo -Building and Facilities Assistant
James Travers – Director of Transportation, Mobility and Parking
Steve Kleppin -Director of Planning & Zoning

REF: December 4th Meeting Agenda Item – Authorization to hold public hearing to discuss continued use of the retail space that is available for lease at the South Norwalk Train Station.

DATE: November 20, 2024

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3. 8-24 Referral to Planning & Zoning Commission of leasing of approx. 1059± sq. ft. of space at the South Norwalk Train Station (inbound side) to SoNo Brewing Company for a term of 10 years with three (3) lessee options to extend the term for consecutive (5) year's period each for Review and Report.



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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER
RE : NORWALK COMMUNITY RECREATION CENTER
DATE : DECEMBER 26, 2024

As you know, the City has been expediting the design and development of the old South Norwalk Community Center into a new Norwalk Community Recreation Center. This project consists of the complete renovation of the existing structure and the construction of a new gymnasium extension in the rear of the building. The existing building is approximately 22,000 square feet and the gym extension is approximately 10,000 square feet. The current project budget, including soft and hard costs, is \$13,300,647 and the source of funding is as follows:

• State DECD	-	\$ 1,200,000
• City GGP funds	-	\$ 1,226,647
• ARPA funds	-	\$ 6,374,000
• HUD funds	-	\$ 2,000,000
• 2024-25 Capital Budget	-	\$ 2,500,000

Total Available	-	\$13,300,647
Additional Special Capital		
Appropriate under consideration-		\$ 2,450,000

Total project budget-		\$15,750,647

As part of the ARPA funding, there is a requirement that the ARPA funds MUST be committed before December 31, 2024 which is the primary factor that has been driving the project schedule for the past year. Silver Petrucelli & Associates (the Architect) completed the bid documents in September. Newfield Construction (the Construction Manager - CM), in collaboration with City Purchasing Department,

issued the project for bids with a bid opening in October. Unfortunately, the bid amounts for a number of trade bid packages came in substantially higher than estimated values. This issue is contributed mostly to current construction market associated with municipal/institutional building construction as well as lack of sufficient time to fully value engineer the project prior to bidding. With the ARPA funding commitment deadline, the project team has identified \$1,400,000 of value engineering savings and the Common Council approved a partial GMP (Guaranteed Maximum Price) on December 10, 2024 which meet the ARPA funding requirements. Since the approval of the partial GMP, Newfield Construction has confirmed the pricing of the remaining trade costs as well as the values of the various value engineering savings. At this time, we would like to request the Committee's recommendation and Common Council approval thereafter of the Final GMP. Concurrently, we are proceeding with a Special Capital Appropriation request in the amount of \$2,450,000 to cover the funding shortfall.

Attached is a project budget summary and a copy of the proposed GMP Amendment Two. The total project GMP is \$13,913,803.00. As the previously approved Partial GMP was for the amount of \$9,268,033.00 the GMP Amendment Two will be for the amount of \$4,645,770.00. This project is scheduled to start construction in February 2025 with anticipated completion of in 12 months.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute a Final Guaranteed Maximum Price (GMP) Amendment Two to Newfield Construction Group, LLC's contract for the new Norwalk Community Recreation Center at 98 South Main Street for a total not to exceed \$4,645,770.00. Terms of the Agreement shall include the following:

- **Total Trade costs - \$3,570,686.00**
- **CM Fixed Fees at 1.95% for \$264,260.00**
- **CM Contingency at 1.5% for \$192,581.00 (balance revert to the City at project completion)**
- **General Conditions fee - \$618,243.00**

Funds are available from accounts:

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140000 5796 ACMF3 – ARPA funds for 98 South Main Street Comm.
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Center

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Center

Acct. TBD - 2025 Special Capital Budget Appropriation

09247199 5799 G0050 – State DECD

09247100 5779 G0050 - HUD

Cc: Tom Livingston, Chief-of-Staff
Robert Stowers, Director, Rec & Park

GMP Amendment Two - Final

December 24, 2024

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

RE: Norwalk Community Recreation Center Addition and Renovation Project
City of Norwalk Project #4401
Trade Contract Awards, Guaranteed Maximum Price (GMP) - Final

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 packages 01 Final Cleaning, 07.1 Firestopping, 08 Aluminum Openings, Glass and Glazing, 09.2 Tiling and Wood Flooring, 09.3 Carpet, Resilient and Wood Flooring, 09.4 Painting, 11 Food Service Equipment, 14 Elevators, 21 Fire Protection, 22 Plumbing, and 23 Mechanical for the construction of Norwalk Community Recreation Center Addition and Renovation Project, in accordance with the CMR Agreement dated May 14, 2024, ("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
 - iii. CMR - Value Engineering Log
- b. List of Drawings
- c. List of Specifications
- d. Clarifications and Assumptions
- e. Allowances
- f. Unit prices
- g. Alternates
- h. Project Schedule
- i. Formal Recommendation for Approval of Listed Trade Contractors
- j. Trade Rejection Letters for Non-compliance

a. GMP Amendment Amount – See attached breakdown

The GMP Amendment Two amount is, **Four Million Six Hundred Forty-Five Thousand Seven Hundred Seventy Dollars, \$4,645,770.00.**

*The Total Project GMP, inclusive of the Partial GMP Amendment (One) Amount and the Full GMP Amendment (Two) amount is, **Thirteen Million Nine Hundred Thirteen Thousand Eight Hundred Three Dollars, \$13,913,803.00.***

Included for reference is the CMR Value Engineering Log.

b. List of Drawings - See attached

c. List of Specifications - See attached

- d. **Clarifications and Assumptions - See attached**
- e. **Allowances - See attached (allowances are included in GMP)**
- f. **Unit Prices - See attached**
- g. **Alternates - See attached (alternates are not included in GMP)**
- h. **Project Schedule - See attached**
- i. **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 01	Final Cleaning	Orissa, LLC
Bid Package 07.1	Firestopping	Barber Firestop Systems, LLC
Bid Package 08	Aluminum Openings	Acorn Glass, Inc.
Bid Package 09.2	Tiling & Wood Flooring	Barall & Konover Floors, Inc.
Bid Package 09.3	Carpet, Resilient and Wood	Barall & Konover Floors, Inc.
Bid Package 09.4	Painting	Professional Painting, Inc.
Bid Package 11	Food Service Equipment	Sam Tell and Son, Inc.
Bid Package 14	Elevators	TBD
Bid Package 21	Fire Protection	Blackwater Services Group, LLC
Bid Package 22	Plumbing	A+B Mechanical LLC
Bid Package 23	Mechanical	A+B Mechanical LLC

- j. **Trade Rejection Letters for Non-Compliance – See attached.**

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



Norwalk Community Recreation Center Addition and Renovation
GMP Amendment Two

EXHIBIT – Part A
GMP Amount

Bid Package	Trade	Projected Trade Contractor	Bid Amount w/Value Engineering	Scope Review Completed	Notes
1	Final Cleaning	Orissa, LLC	\$69,027.00	Yes	\$74,300.00 Base Bid - \$5,273.00 Value Engineering = \$69,027.00
2	Hazmat & Demolition	American Environmental, Inc.	(\$24,502.00)		Approved as part of the Partial GMP: \$337,169.00 Base Bid - \$24,502.00 Value Engineering = \$312,667.00
3	Concrete	Capasso Enterprises, Inc	(\$9,960.00)		Approved as part of the Partial GMP: \$523,500.00 Base Bid - \$9,960.00 Value Engineering = \$513,540.00
4	Masonry	Connecticut Mason Contractors, Inc	(\$22,750.00)		Approved as part of the Partial GMP: \$993,700.00 Base Bid - \$22,750.00 Value Engineering = \$970,950.00
5	Metals	XTX Associates LLC	(\$12,150.00)		Approved as part of the Partial GMP: \$347,000.00 Base Bid - \$12,150.00 Value Engineering = \$334,850.00
6	General Trades	Conn Acoustics, Inc	(\$217,099.00)		Approved as part of the Partial GMP: \$1,526,743.00 Base Bid - \$217,099.00 Value Engineering = \$1,309,644.00
7	Roofing	Premier Building Associates LLC	(\$36,750.00)		Approved as part of the Partial GMP: \$532,000.00 Base Bid - \$36,750.00 Value Engineering = \$495,250.00
7.1	Firestopping	Barber Firestop Systems, LLC	\$63,277.00	Yes	\$85,777.00 Base Bid - \$22,500.00 Value Engineering = \$63,277.00
8	Aluminum Openings, Glass and Glazing	Acorn Glass, Inc.	\$625,150.00	Yes	\$665,750.00 Base Bid - \$40,600.00 Value Engineering = \$625,150.00
9	Drywall & Framing	Conn Acoustics, Inc	(\$158,256.00)		Approved as part of the Partial GMP: \$657,785.00 Base Bid - \$158,256.00 Value Engineering = \$499,529.00
9.1	Acoustical Ceilings & Systems	Conn Acoustics, Inc	(\$4,875.00)		Approved as part of the Partial GMP - \$136,136.00 Base Bid - \$4,875.00 Value Engineering = \$131,261.00
9.2	Tiling & Wood Flooring	Barall & Konover Floors, Inc.	\$335,103.00	Yes	\$376,330.00 Base Bid - \$41,227.00 Value Engineering = \$335,103.00
9.3	Carpet and Resilient Flooring	Barall & Konover Floors, Inc.	\$326,773.00	Yes	\$330,000.00 Base Bid - \$3,227.00 Value Engineering = \$326,773.00
9.4	Painting	Professional Painting, Inc.	\$134,000.00	Yes	\$134,000.00 Base Bid - \$0.00 Value Engineering = \$134,000.00
11	Food Service Equipment	Sam Tell and Son, Inc.	\$266,964.00	Yes	\$266,964.00 Base Bid - \$0.00 Value Engineering = \$266,964.00
14	Elevators	TBD	\$130,000.00	Yes	Elevator Allowance
21	Fire Protection	Blackwater Services Group, LLC	\$216,700.00	Yes	\$225,700.00 Base Bid - \$9,000.00 Value Engineering = \$216,700.00
22	Plumbing	A+B Mechanical LLC	\$772,600.00	Yes	\$865,600.00 Base Bid - \$93,000.00 Value Engineering = \$772,600.00
23	Mechanical	A+B Mechanical LLC	\$1,429,700.00	Yes	\$1,545,200.00 Base Bid - \$115,500.00 Value Engineering = \$1,429,700.00
26	Electrical, Communications, Fire Alarm	Ferguson Electric Company	(\$252,266.00)		Approved as part of the Partial GMP - \$2,474,000.00 Base Bid - \$252,266.00 Value Engineering = \$2,221,734.00
31	Site Construction	H. I. Stone & Sons	(\$60,000.00)		Approved as part of the Partial GMP - \$1,740,000.00 Base Bid - \$60,000.00 Value Engineering = \$1,680,000.00
Total Balance & Adjusted Trade Bids			\$3,570,686.00		Total Value Engineering Amount = \$1,128,935.00
ESTIMATE CONTINGENCY	1.5%		in trades		
ESCALATION	6.0%		in trades		
CM CONTINGENCY	1.5%		192,581.00		
GL INSURANCE	0.75%		97,735.00		
PERMIT FEE	0.87%		in soft costs		
CM GENERAL CONDITIONS (see attached breakdown)			\$429,665.00		CM General Conditions (Staffing) = \$337,030.00; CM General Conditions (Project Requirements)= \$67,625.00; Steel Detailing = \$25,000.00
PRECON FEE			in soft costs		
CM BOND	0.67%		90,843.00		
CM FEE	1.95%		264,260.00		
Projected Full GMP			\$4,645,770.00		
Partial GMP (Dated 11.26.2024)			\$9,268,033.00		
TOTAL PROJECT GMP			\$13,913,803.00		

Norwalk, CT Name: Norwalk Community Recreation Center Construction Management Services - CM at Risk						Staffing Matrix																											
Staffing Bar Chart	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26		Total hours	Hourly Rate	Total			
	1	2	3	4	5	6	7	8	9	10	11	12	13																				
Pre-Construction Staff																																	
Total Preconstruction Phase Staff Costs																																	
															1	2	3	4	5	6	7	8	9	10	11	12	13						
Construction Phase Staff																																	
Project Manager (full-time)														80	40	40	40	40	40	40	40	40	40	40				480	\$ 128.00	\$ 61,440.00			
Project Superintendent (full-time)														173	173	173	173	173	173	173	173	173	173	173	86			1989	\$ 110.00	\$ 218,790.00			
Project Engineer														173	40	8	8	8	8	8	8	8	8	8	173	86		536	\$ 60.00	\$ 32,160.00			
Optional Staff:																																	
General Superintendent														8	8	16	16	16	16	16	16	16	16	16	16			176	\$ 140.00	\$ 24,640.00			
Other:																												0	\$ -	\$ -			
Total Construction Phase Staff Costs																												3181		\$ 337,030.00			

Norwalk Community Recreation Center Addition and Renovation Project
Construction Management Services - CM at Risk
General Conditions and Reimbursables

	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25				Total
	1	2	3	4	5	6	7	8	9	10	11	12	13				
Project Staff Support																	
Field Office-CM	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	0	0	0				\$11,000
Field Office-Cleaning	100	100	100	100	100	100	100	100	100	100	0	0	0				\$1,000
Field Office- Utilities (By Owner)	0	0	0	0	0	0	0	0	0	0	0	0	0				\$0
Telephones-CM (Including Cell Phones)	75	75	75	75	75	75	75	75	75	75	75	75	0				\$900
Procure	15,000	0	0	0	0	0	0	0	0	0	0	0	0				\$15,000
Computer Equipment/IT - Field	1,500	0	0	0	0	0	0	0	0	0	0	0	0				\$1,500
Computer Support	150	150	150	150	150	150	150	150	150	150	150	150	0				\$1,800
Internet	400	400	400	400	400	400	400	400	400	400	400	400	0				\$4,800
Office Supplies	250	100	100	100	100	100	100	100	100	100	100	200	0				\$1,450
Copy Machine	350	350	350	350	350	350	350	350	350	350	350	350	0				\$4,200
Furniture	2,000	0	0	0	0	0	0	0	0	0	0	0	0				\$2,000
Water & Coffee	125	125	125	125	125	125	125	125	125	125	125	125	0				\$1,500
First Aid Supplies	125	125	125	125	125	125	125	125	125	125	125	125	0				\$1,500
Vehicle	375	375	375	375	375	375	375	375	375	375	375	375	0				\$4,500
Field Office Security	0	0	0	0	0	0	0	0	0	0	0	0	0				\$0
Photos	\$0	0	0	0	0	0	0	0	0	0	0	0	0				\$0
Reproductions	1,500	0	0	0	0	0	0	0	0	0	0	0	0				\$1,500
Safety	2,625	0	0	0	0	0	0	0	0	0	0	0	0				\$2,625
BIM Coordinator	0	0	0	0	0	0	0	0	0	0	0	0	0				\$0
Temporary Toilets - Trailer	0	0	0	0	0	0	0	0	0	0	0	0	0				\$0
Certified Payroll Processor	950	950	950	950	950	950	950	950	950	950	950	950	950				\$12,350
Steel Detailing	10,000	10,000	5,000	0	0	0	0	0	0	0	0	0	0				See GMP
General & Pro Liability Insurance; total cost of work	97,735	0	0	0	0	0	0	0	0	0	0	0	0				See GMP
Payment & Performance Bonds; total cost of work	90,843	0	0	0	0	0	0	0	0	0	0	0	0				See GMP
SUB-TOTAL																	\$67,625
TOTAL																	\$67,625.00

Norwalk Community Recreation Center
VALUE ENGINEERING LOG

TOTAL VALUE ENGINEERING ACCEPTED: (\$1,128,935)

NO.	DESCRIPTION	BP#	CONTRACTOR	ALT/VM AMOUNT	STATUS	ELIMINATED AMOUNT
1	Remove Bleachers from Scope of Work <i>Fixed Audience Seating</i>	6	Conn Acoustics	\$20,150	NOT ACCEPTED	
2	Remove Gym Divider Curtain from Scope of Work <i>Gym Divider Curtain</i>	6	Conn Acoustics	\$5,000	NOT ACCEPTED	
3	Remove Signage Scope of Work <i>Remove Signage Scope of Work</i>	6	Conn Acoustics	\$24,000	NOT ACCEPTED	
	Remove Storage Rack Scope <i>Remove Storage Racks Scope of Work</i>	6	Conn Acoustics	\$10,092	ELIMINATED	\$10,092
	Remove Window Shade Scope of Work <i>Remove Window Shade Scope of Work</i>	6	Conn Acoustics	\$17,000	NOT ACCEPTED	
	Remove Visual Display Surfaces <i>Eliminate Spec Section 10 11 00 Visual Display Units & 10 11 46 Visual Display Fabric</i>	6	Conn Acoustics	\$30,750	ELIMINATED	\$30,750
	<i>Eliminate the mirrors in Community Meeting #A112 & Fitness Center #A114</i>	6	Conn Acoustics	\$17,000	ELIMINATED	\$17,000
	Revise Wood Flooring to an Panelized Wood Flooring System <i>Revise Wood Flooring to an Panelized Wood Flooring System (estimate)</i>	9.3	Barall & Konover	\$40,700	NOT ACCEPTED	
	Revise Teaching Kitchen To Standard Room <i>Remove Food Service Equipment</i>	11	Sam Tell	\$68,533	NOT ACCEPTED	
	<i>Reduce MEP Requirements (estimated cost)</i>	MEPs	MEPs	\$25,000	NOT ACCEPTED	
	Reduce AV Scope of Work (Reference Architect's Bid Value Engineering Response Dated 12.6.2024 and Included Drawing and Specification Markups) <i>Reduced Cost of AV Equipment and Rough-In</i>	26	Ferguson Electric	\$80,172	ELIMINATED	\$80,172
	<i>Remove Recording Studio Equipment</i>	26	Ferguson Electric	\$11,400	ELIMINATED	\$11,400
	<i>Remove All Video Displays and Mounts</i>	26	Ferguson Electric	\$50,200	ELIMINATED	\$50,200
	<i>Credit for Permit Cost</i>	26	Ferguson Electric	\$44,000	ELIMINATED	\$44,000

Norwalk Community Recreation Center
VALUE ENGINEERING LOG

TOTAL VALUE ENGINEERING ACCEPTED: (\$1,128,935)

NO.	DESCRIPTION	BP#	CONTRACTOR	ALT/VM AMOUNT	STATUS	ELIMINATED AMOUNT
	Reduce Security Scope of Work					
	Reduced Cost of Security Equipment and Rough-In	26	Ferguson Electric	\$16,900	ELIMINATED	\$16,900
	Aluminum Openings, Glass and Glazing VM					
	Remove Ballistic Glazing At Entry & Transaction Window - Replace with 1" Thermal	8	Acorn Glass	\$17,000	NOT ACCEPTED	
	Aluminum Storefront Hardware (estimate)	8	Acorn Glass	\$25,000	NOT ACCEPTED	
	Remove Reglazing Skylight	8	Acorn Glass	\$15,000	ELIMINATED	\$15,000
	Reduce Scope of Window, Including the Gymnasium (estimate)	8	Acorn Glass	\$22,900	ELIMINATED	\$22,900
	Revise Gymnasium Masonry Wall System					
	Revise Gymnasium Exterior Wall System to be 12" insulated block vs block and brick	4	CT Masons	\$150,000	NOT ACCEPTED	
	Delete Cavclear In Cavity Wall	4	CT Masons	\$7,000	ELIMINATED	\$7,000
	Revise Scope of Wall Coverings					
	Eliminate Spec Section 09 72 00 Wall Coverings.	9&9.1	Conn Acoustics	\$85,770	ELIMINATED	\$85,770
	Eliminate Spec Section 10 26 00 Wall & Door Protection	9&9.1	Conn Acoustics	\$17,400	ELIMINATED	\$17,400
	Revise Tile Scope of Work					
	Remove Wall Tile from Restrooms & Shower	9.2	Barall & Konover	\$38,000	ELIMINATED	\$38,000
	Revise Millwork Scope					
	Standard laminate ILO fingerprint resistant laminate	6	Conn Acoustics	\$3,040	ELIMINATED	\$3,040
	White melamine interior ILO laminate interior	6	Conn Acoustics	\$4,650	ELIMINATED	\$4,650
	Solid surface countertops ILO quartz	6	Conn Acoustics	\$3,735	ELIMINATED	\$3,735
	Eliminate 2nd floor gym window sills	6	Conn Acoustics	\$1,440	ELIMINATED	\$1,440
	Reduce scope of millwork, i.e. rooms (Reference Architectural Drawing Markups based on 12.12.2024 meeting with Architect and City of Norwalk)	6	Conn Acoustics	\$34,810	ELIMINATED	\$34,810
	Revise Metal Composite Wall Panels					
	Provide standard color in lieu of custom color	6	Conn Acoustics	\$10,836	ELIMINATED	\$10,836
	Revise Metal Plate Panels					
	Provide (1) standard color in lieu of (6) custom colors	6	Conn Acoustics	\$3,400	ELIMINATED	\$3,400

Norwalk Community Recreation Center
VALUE ENGINEERING LOG

TOTAL VALUE ENGINEERING ACCEPTED: **(\$1,128,935)**

NO.	DESCRIPTION	BP#	CONTRACTOR	ALT/VM AMOUNT	STATUS	ELIMINATED AMOUNT
	<i>Alternate Product for Metal Panels - ATAS Versa Seam 12" (VSS120) - .040" Aluminum Standard or Matte Color</i>	6	Conn Acoustics	\$21,065	ELIMINATED	\$21,065
	Revise Doors Frames and Hardware					
	<i>Standard HMF and standard STC 37/39 Wood door ILO Spec 083473.16 Wood Sound Control Door</i>	6	Conn Acoustics	\$24,640	ELIMINATED	\$24,640
	<i>A Grade ILO AA Grade wood doors</i>	6	Conn Acoustics	\$1,680	ELIMINATED	\$1,680
	<i>Standard HMF and HMD ILO Spec 081743 FRP Flush Doors and Frames (delete this spec)</i>	6	Conn Acoustics	\$19,840	ELIMINATED	\$19,840
	Revise Drywall and Insulation Scope					
	<i>Replace sprayed cellulosic insulation at exterior wall (per note #89 on A101) with standard batt insulation (full height) & drywall to 6" above ceiling</i>	9	Conn Acoustics	\$40,750	ELIMINATED	\$40,750
	Top of Wall Firestopping/Smoke Sealing Removal					
	<i>Top of Wall Firestopping Removal</i>	7.1	Barber Firestop	\$15,000	ELIMINATED	\$15,000
	MEP Cost Reductions					
	<i>Remove Dual Fuel Requirement in Equipment Specs</i>	23	A&B Mech	\$50,000	ELIMINATED	\$50,000
	<i>Remove Siesmic Curb Requirments - Revise to Standard Curbs</i>	23	A&B Mech	\$20,000	ELIMINATED	\$20,000
	<i>Assess whether steamer is actually required</i>	23	A&B Mech	\$13,500	NOT ACCEPTED	
	<i>Remove Laser Scanning Scope</i>	23	A&B Mech	\$27,500	ELIMINATED	\$27,500
	<i>Revise Specs to allow PVC in leiu of Cast Iron</i>	22	A&B Mech	\$18,000	ELIMINATED	\$18,000
	<i>Allow Pex plumbing supply laterals in lieu of Copper</i>	22	A&B Mech	\$75,000	ELIMINATED	\$75,000
	<i>Fixture Types Cost Reduction (estimate)</i>	22	A&B Mech	\$10,000	NOT ACCEPTED	
	<i>Copper Feeders to Aluminum</i>	26	Ferguson Electric	\$13,000	ELIMINATED	\$13,000
	Site Work Reductions					
	<i>Eliminate (2) trees and surrounds on Front Sidewalk</i>	31	HI Stone	\$10,000	NOT ACCEPTED	
	Gymnasium Ceiling Decking and Painting					
	<i>Eliminate Gymnasium Ceiling Paint (estimated)</i>	9.4	TBD	\$5,000	NOT ACCEPTED	
	<i>Revised Decking Type from galvanize to painted</i>	5	XTX	\$2,990	NOT ACCEPTED	
	Roofing Material Efficiency (20 Warranty)					
	<i>Switch from current Elevate .080 fleeeback TPO to an Elevate .060 TPO membrane</i>	7	Premier	\$12,000	ELIMINATED	\$12,000

Norwalk Community Recreation Center
VALUE ENGINEERING LOG

TOTAL VALUE ENGINEERING ACCEPTED: (\$1,128,935)

NO.	DESCRIPTION	BP#	CONTRACTOR	ALT/VM AMOUNT	STATUS	ELIMINATED
						AMOUNT
	Switch from .063 coping metal .040 metal	7	Premier	\$3,000	ELIMINATED	\$3,000
	Remove Coverboard from Roofing System	7	Premier	\$12,000	ELIMINATED	\$12,000
	Bond Waiver					
	BP#01			\$ 445.80	NOT ACCEPTED	
	BP#02			\$ 2,023.01	NOT ACCEPTED	
	BP#03			\$ 3,141.00	NOT ACCEPTED	
	BP#04			\$ 5,962.20	NOT ACCEPTED	
	BP#05			\$ 2,082.00	NOT ACCEPTED	
	BP#06			\$ 9,160.46	NOT ACCEPTED	
	BP#07			\$ 3,192.00	NOT ACCEPTED	
	BP#07.1			\$ 514.66	NOT ACCEPTED	
	BP#08			\$ 3,994.50	NOT ACCEPTED	
	BP#09			\$ 3,946.71	NOT ACCEPTED	
	BP#09.1			\$ 816.82	NOT ACCEPTED	
	BP#09.2			\$ 2,257.98	NOT ACCEPTED	
	BP#09.3			\$ 1,980.00	NOT ACCEPTED	
	BP#09.4			\$ 804.00	NOT ACCEPTED	
	BP#11			\$ 1,601.78	NOT ACCEPTED	
	BP#21			\$ 1,354.20	NOT ACCEPTED	
	BP#22			\$ 5,193.60	NOT ACCEPTED	
	BP#23			\$ 9,271.20	NOT ACCEPTED	
	BP#26			\$ 14,844.00	NOT ACCEPTED	
	BP#31			\$ 10,440.00	NOT ACCEPTED	
	General Requirements Reduction					
	Reduce Temporary Protection Requirements	6	Conn Acoustics	\$10,000	ELIMINATED	\$10,000
	Allowance Reductions					
	BP#01 Final Cleaning - Allowance Reduction	1	Orissa	\$ 5,272.50	ELIMINATED	\$5,273
	BP#02 Hazmat & Demolition - Allowance Reduction	2	AEI	\$ 24,502.05	ELIMINATED	\$24,502
	BP#03 Concrete - Allowance Reduction	3	Capasso	\$ 9,960.00	ELIMINATED	\$9,960
	BP#04 Masonry - Allowance Reduction	4	CT Mason	\$ 15,750.00	ELIMINATED	\$15,750
	BP#05 Metals - Allowance Reduction	5	XTX	\$ 12,150.00	ELIMINATED	\$12,150

Norwalk Community Recreation Center
VALUE ENGINEERING LOG

TOTAL VALUE ENGINEERING ACCEPTED: **(\$1,128,935)**

NO.	DESCRIPTION	BP#	CONTRACTOR	ALT/VM AMOUNT	STATUS	ELIMINATED AMOUNT
	BP#06 General Trades - Allowance Reduction	6	Conn Acoustics	\$ 20,121.00	ELIMINATED	\$20,121
	BP#07 Roofing - Allowance Reduction	7	Premier	\$ 9,750.00	ELIMINATED	\$9,750
	BP#7.1 Firestopping - Allowance Reduction	7.1	Barber	\$ 7,500.00	ELIMINATED	\$7,500
	BP#08 Aluminum Glass and Glazing - Allowance Reduction	8	Acorn	\$ 2,700.00	ELIMINATED	\$2,700
	BP#09 Drywall and Framing - Allowance Reduction	9	Conn Acoustics	\$ 14,336.25	ELIMINATED	\$14,336
	BP#09.1 Acoustical Systems - Allowance Reduction	9.1	Conn Acoustics	\$ 4,875.00	ELIMINATED	\$4,875
	BP#09.2 Tiling and Wood Flooring - Allowance Reduction	9.2	Barall & Konover	\$ 3,227.00	ELIMINATED	\$3,227
	BP#09.3 Carpet and Resilient - Allowance Reduction	9.3	Barall & Konover	\$ 3,227.00	ELIMINATED	\$3,227
	BP#09.4 Painting - Allowance Reduction	9.4	Professional	\$ 7,766.25	NOT ACCEPTED	
	BP#21 Fire Protection - Allowance Reduction	21	Blackwater	\$ 9,000.00	ELIMINATED	\$9,000
	BP#23 Mechanical - Allowance Reduction	23	A&B Mech	\$ 18,000.00	ELIMINATED	\$18,000
	BP#26 Electrical - Allowance Reduction	26	A&B Mech	\$ 36,593.50	ELIMINATED	\$36,594
	BP#31 Site Construction - Allowance Reduction	31	H.I. Stone	\$ 60,000.00	ELIMINATED	\$60,000
	OTHER					
	CM Contingency Reduction			\$ 50,000.00	NOT ACCEPTED	
	Owner Contingency Reduction			\$ 250,000.00	NOT ACCEPTED	
				TOTAL VE PROPOSED		ELIMINATED
				\$1,973,599		\$1,128,935

ARCHITECT'S BID VALUE ENGINEERING RESPONSE

PROJECT: Norwalk Community Rec Center

Date: 12/6/2024

COMMENT		ARCHITECT RESPONSE
Reduce AV Scope of Work		
1.	Deferred AV Equipment	Refer to revised Audio Video systems specifications and VE mark-up AV & Security drawings
2.	Eliminate AV Equipment	Refer to revised Audio Video systems specifications and VE mark-up AV & Security drawings
3.	Deferred WAP's Equipment	
4.	AV Equipment Rough-in Reduction (50%) (estimated cost)	Refer to revised Audio Video systems specifications and VE mark-up AV & Security drawings
Reduce Security Scope of Work		
1.	Defer Security Camera Equipment	Refer to revised Audio Video systems specifications and VE mark-up AV & Security drawings
2.	Eliminate Security Camera Equipment	Refer to revised Audio Video systems specifications and VE mark-up AV & Security drawings
3.	Security Camera Count Reduction (75%) (estimated cost)	Refer to revised Audio Video systems specifications and VE mark-up AV & Security drawings
Aluminum Openings, Glass and Glazing VM		
1.	Aluminum Storefront Hardware (estimate)	Hardware intent must remain however Contractor may provide a Substitution for Convenience per Section 012500 in order to meet budget constraints.
2.	Remove Reglazing Skylight	Refer to revised A103 Roof Plans
3.	Reduce Scope of Window, Including the Gymnasium (estimate)	Refer to revised A102 Second Floor Plans & A300 Overall Exterior Elevations
Revise Tile Scope of Work		
1.	Remove Tile from Restrooms – Gym (estimated)	Apply flash cove base directly to CMU, no hardboard required
2.	Add Epoxy Paint to Cover Tile Locations – Gym (estimate)	
3.	Remove Tile from Restrooms – Existing (estimated)	Cut floor tile to 4"H pieces for use as wall base, use metal cove MP-2 as transition from floor to base tile. Cap top of base tile w/ metal edge profile MP-1

4.	Add Epoxy Paint to Cover Tile Locations – Existing (estimated)	
Revise Millwork		
1.	Reduce Scope of Millwork, i.e., Rooms	See Newfield markup drawings for reduction

From Newfield Construction – Value Engineering Log

Revise Doors, Frames and Hardware		
1.	Standard HMF and Standard STC 37/39 Wood Door ILO Spec 083473.16 Wood Sound Control Door	Remove Section 083473.16 from project scope. Door & frame types to remain as scheduled on Drawing A930. Refer to revised A930.
MEP Cost Reductions		
1.	Remove Dual Fuel Requirement in Equipment Specs	Revised schedule
2.	Remove Seismic Curb Requirements – Revise to Standard Curbs	Revised schedule / specification
3.	Access Whether Steamer is Actually Required	Humidifier is required
4.	Revise Specs to Allow PVC in Lieu of Cast Iron	PVC is not allowed in plenum ceilings. PVC is allowed below grade and in enclosed plumbing chases.
5.	Allow PEX Plumbing Supply Laterals in Lieu of Copper	PEX laterals are allowed as long as the laterals are plenum rated or enclosed plumbing chases.
6.	Copper Feeders to Aluminum	The use of aluminum conductors will be permitted for feeders in the power distribution system only .

FROM: Amanda Cleveland

JOB NUMBER: 23.339

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Norwalk Community Recreation Center Addition and Renovation
GMP Amendment Two

EXHIBIT – Part B
List of Drawings

Norwalk Community Recreation Center		REVISION DATE
	COVER SHEET	9/13/2024
G001	GENERAL INFORMATION & DRAWING LIST	11/4/2024
G002	BUILDING CODE PLANS & INFORMATION	9/13/2024
G003	BUILDING CODE EGRESS PLANS	9/13/2024
Civil		
C1	SITE DEMOLITION PLAN	9/13/2024
C2	SITE PLAN	9/13/2024
C3	GRADING & UTILITY PLAN	9/13/2024
C4	SOIL EROSION & SEDIMENTATION CONTROL PLAN	9/13/2024
C5	DETAILS	9/13/2024
C6	DETAILS	9/13/2024
Environmental		
HZ100	1ST & 2ND FLOOR ASBESTOS ABATEMENT LOCATIONS	9/13/2024
Structural		
S001	GENERAL NOTES	9/13/2024
S002	GENERAL NOTES	9/13/2024
S003	TYPICAL DETAILS	9/13/2024
S004	TYPICAL DETAILS	9/13/2024
S005	TYPICAL DETAILS	9/13/2024
S101	FOUNDATION PLAN	10/30/2024
S102	SECOND FLOOR & LOW ROOF FRAMING PLAN	10/30/2024
S103	ROOF FRAMING PLAN	10/30/2024
S200	ELEVATIONS	9/13/2024
S201	ELEVATIONS	10/30/2024
S250	CANOPY DETAILS	10/30/2024
S251	DECORATIVE COLUMN DETAILS	9/13/2024
S300	SECTIONS	10/30/2024
S301	SECTIONS	10/30/2024
S400	PILE CAP PLAN & COLUMN SCHEDULE	9/13/2024
Architectural		
A000	OVERALL EXISTING FLOOR PLANS	9/13/2024
A010	DEMOLITION PLANS	10/30/2024
A100	OVERALL FLOOR PLANS	9/13/2024
A101	FIRST FLOOR PLANS	11/4/2024
A102	SECOND FLOOR PLANS	11/4/2024
A103	ROOF PLANS	10/30/2024
A211	FIRST FLOOR FINISH PLANS	9/13/2024
A212	SECOND FLOOR FINISH PLAN, FINISH & WALL BOARD SCHEDULES	11/4/2024
A213	ENLARGED FLOOR PATTERN PLANS	9/13/2024
A230	FURNITURE PLANS (FOR REFERENCE ONLY – NOT FOR CONSTRUCTION)	9/13/2024
A251	FIRST FLOOR CEILING PLANS- PARTS "A" & "B"	10/30/2024
A252	SECOND FLOOR CEILING PLAN- PART "A"	10/30/2024
A260	CEILING DETAILS	10/30/2024
A300	OVERALL EXTERIOR ELEVATIONS	10/30/2024
A400	BUILDING SECTIONS	9/13/2024
A401	BUILDING SECTIONS	9/13/2024
A420	WALL SECTIONS	10/30/2024
A421	WALL SECTIONS	10/30/2024
A500	PLAN DETAILS	10/30/2024
A510	SECTION DETAILS	9/13/2024
A511	SECTION DETAILS	10/30/2024
A512	SECTION DETAILS	11/4/2024
A530	TYPICAL ROOF DETAILS	10/30/2024
A600	WINDOW ELEVATIONS	11/4/2024
A610	WINDOW DETAILS	10/30/2024
A611	WINDOW DETAILS	11/4/2024
A700	ENLARGED PARTIAL PLANS	11/4/2024
A701	ENLARGED CATERING KITCHEN PLAN, EQUIPMENT SCHEDULE, AND ELEVATIONS	10/30/2024
A702	ENLARGED TEACHING KITCHEN PLAN, EQUIPMENT SCHEDULE & ELEVATIONS	11/4/2024

Norwalk Community Recreation Center		REVISION DATE
A710	TOILET ROOM ELEVATIONS	9/13/2024
A711	TOILET ROOM ELEVATIONS	10/30/2024
A712	TOILET ROOM ELEVATIONS	10/30/2024
A730	INTERIOR ELEVATIONS	11/4/2024
A731	INTERIOR ELEVATIONS	9/13/2024
A732	INTERIOR ELEVATIONS	9/13/2024
A733	INTERIOR ELEVATIONS	9/13/2024
A734	INTERIOR ELEVATIONS	9/13/2024
A735	INTERIOR ELEVATIONS	9/13/2024
A736	INTERIOR ELEVATIONS	11/4/2024
A737	INTERIOR ELEVATIONS	9/13/2024
A738	INTERIOR ELEVATIONS	9/13/2024
A739	INTERIOR ELEVATIONS	9/13/2024
A740	INTERIOR ELEVATIONS	9/13/2024
A741	INTERIOR ELEVATIONS	9/13/2024
A742	INTERIOR ELEVATIONS	10/30/2024
A743	INTERIOR ELEVATIONS	11/4/2024
A800	CASEWORK DETAILS	9/13/2024
A801	CASEWORK DETAILS – YMCA RECEPTION DESK	9/13/2024
A802	CASEWORK DETAILS – TEACHING KITCHEN	9/13/2024
A803	CASEWORK DETAILS – OPEN OFFICE RECEPTION DESK	11/4/2024
A900	PARTITION TYPES	10/30/2024
A930	DOOR SCHEDULE	11/4/2024
A940	DOOR DETAILS	11/4/2024
A950	SIGNAGE	11/4/2024
Fire Protection		
FP000	FIRE PROTECTION NOTES, SCHEDULES & LEGENDS	9/13/2024
FP010	FIRE PROTECTION DEMOLITION PLANS	9/13/2024
FP101	FIRST FLOOR – FIRE PROTECTION	9/13/2024
FP102	SECOND FLOOR – FIRE PROTECTION	9/13/2024
FP300	FIRE PROTECTION DETAILS	9/13/2024
Plumbing		
P000	PLUMBING NOTES, ABBREVIATIONS & LEGEND	9/13/2024
P010	PLUMBING DEMOLITION PLANS	9/13/2024
P011	PLUMBING ROOF DEMOLITION PLAN	9/13/2024
P101	FIRST FLOOR PLANS-PLUMBING	10/30/2024
P102	SECOND FLOOR PLANS- PLUMBING	10/30/2024
P103	ROOF PLAN-PLUMBING	10/30/2024
P201	ENLARGED KITCHEN PLANS	9/13/2024
P202	TOILET ROOM ENLARGED PLANS	9/13/2024
P301	PLUMBING DETAILS	9/13/2024
P302	PLUMBING DETAILS	9/13/2024
P401	PLUMBING SCHEDULES	11/4/2024
Mechanical		
M001	MECHANICAL SYMBOL	9/13/2024
M011	MECHANICAL FIRST FLOOR DEMO PLAN	9/13/2024
M012	MECHANICAL SECOND FLOOR DEMO PLAN	9/13/2024
M013	MECHANICAL DEMO ROOF PLAN	9/13/2024
M101	MECHANICAL FIRST FLOOR	9/13/2024
M102	MECHANICAL SECOND FLOOR PLAN	11/4/2024
M103	MECHANICAL ROOF PLAN	9/13/2024
M200	MECHANICAL DETAILS	9/13/2024
M201	MECHANICAL DETAILS	9/13/2024
M202	MECHANICAL FLOW DIAGRAMS	9/13/2024
M300	MECHANICAL SCHEDULES	9/13/2024
M301	MECHANICAL SCHEDULES	10/30/2024
Electrical		
E001	GENERAL NOTES & LEGEND	9/13/2024
E010	ELECTRICAL FIRST & SECOND FLOOR POWER DEMOLITION PLANS	9/13/2024

Norwalk Community Recreation Center		REVISION DATE
E011	ELECTRICAL ROOF DEMOLITION POWER PLAN	9/13/2024
E012	ELECTRICAL FIRST & SECOND FLOOR LIGHTING DEMOLITION PLANS	9/13/2024
E110	ELECTRICAL FIRST FLOOR LIGHTING PLAN	9/13/2024
E111	ELECTRICAL SECOND FLOOR LIGHTING PLAN	9/13/2024
E210	ELECTRICAL FIRST FLOOR POWER PLAN	10/18/2024
E211	ELECTRICAL SECOND FLOOR POWER PLAN	9/13/2024
E212	ELECTRICAL ROOF POWER PLAN	9/13/2024
E400	ELECTRICAL ONE LINE RISER DIAGRAM	10/18/2024
E401	FIRE ALARM ONE RISER DIAGRAM	9/13/2024
E500	ELECTRICAL SCHEDULES	11/4/2024
E501	ELECTRICAL SCHEDULES	10/18/2024
E502	ELECTRICAL SCHEDULES	9/13/2024
E600	ELECTRICAL DETAILS	9/13/2024
E601	ELECTRICAL DETAILS	9/13/2024
E602	ELECTRICAL DETAILS	9/13/2024
ES001	ELECTRICAL DEMOLITION SITE PLAN	9/13/2024
ES100	ELECTRICAL NEW WORK SITE PLAN	10/18/2024
Technology		
T010	TECHNOLOGY FIRST & SECOND FLOOR DEMOLITION PLANS	9/13/2024
T600	TECHNOLOGY DETAILS	10/30/2024
T601	TECHNOLOGY DETAILS	9/13/2024
TA001	AUDIO VISUAL - SYMBOL LEGEND & GENERAL NOTES	10/25/2024
TA101	AUDIO VISUAL - 1ST FLOOR PLAN	10/25/2024
TA102	AUDIO VISUAL - 2ND FLOOR PLAN	10/25/2024
TA201	AUDIO VISUAL - DETAILS	10/25/2024
TA301	AUDIO VISUAL - WIRING DIAGRAMS & PANELS	10/25/2024
TA302	AUDIO VISUAL - WIRING DIAGRAMS	10/25/2024
TA304	AUDIO VISUAL - WIRING DIAGRAMS	10/25/2024
TY001	SECURITY - SYMBOL LEGEND & GENERAL NOTES	10/25/2024
TY101	SECURITY - 1ST FLOOR PLAN	10/25/2024
TY102	SECURITY - 2ND FLOOR PLAN	10/25/2024
TY201	SECURITY - DETAILS	10/25/2024
TY202	SECURITY - DETAILS	10/25/2024
TY301	SECURITY - WIRING DIAGRAMS	10/25/2024
ADDENDA NUMBER		DATE ISSUED
ADDENDUM #1		10/18/2024
ADDENDUM #2		10/25/2024
ADDENDUM #3		10/30/2024
ADDENDUM #4		11/4/2024
ADDENDUM #5		11/8/2024



EXHIBIT – Part C
List of Specifications

Division 00 - BIDDING AND CONTRACT REQUIREMENTS		REVISION DATE
00015	List of Drawing Sheets	
000210	Invitation to Bid	
000220	Instruction to Bidders, AIA Document A701	
000230	Supplemental Instructions to Bidders	
000230 A	City Project Bid Cover Information	
000235	CHRO Requirements	
000240	Bid Proposal Form	
000250	Bid Bond, AIA A310	
000260	Contractors Qualification Statement, AIA A305	
003100 A	Preliminary Construction Schedule	
003100 B	Phasing & Logistics Plan	
003100 C	Sample AIA Pay Application	
003100 D	Sample Trade Contractor PCO Form	
003100 E	Sample Subcontractor CO Form	
003100 G	City of Norwalk Hiring Ordinance Chapter 34 & Section 5	
003100 J	Existing Drawings (File Share)	
003100 K	Soils Management Plan - March 21, 2024	
005000	Standard Form Agreement between owner (City of Norwalk) and Construction Manager at Risk (Newfield Construction Group, LLC)	
005100	Form of Agreement Between Construction Manager and Trade Contractor	
005200	General Conditions of the Contract for Construction for Construction Manager at Risk (CMR)	
005300	Special Project Conditions	
005400	Prevailing Wage Rates	
009001	Bid Package 01 – Final Cleaning (SET ASIDE Contract)	
009002	Bid Package 02 – Hazmat & Demolition	
009003	Bid Package 03 – Concrete	
009004	Bid Package 04 – Masonry	
009005	Bid Package 05 – Metals	
009006	Bid Package 06 – General Trades	
009007	Bid Package 07 – Roofing	
009007.1	Bid Package 07.1 – Firestopping (SET ASIDE Contract)	
009008	Bid Package 08 – Aluminum Openings, Glass & Glazing	
009009	Bid Package 09 – Drywall & Framing	
009009.1	Bid Package 09.1 – Acoustical Ceilings and Systems	
009009.2	Bid Package 09.2 – Tiling and Wood Flooring	
009009.3	Bid Package 09.3 – Carpet, Resilient (SET ASIDE Contract)	
009009.4	Bid Package 09.4 – Painting (SET ASIDE Contract)	
009011	Bid Package 11 – Food Service Equipment	
009021	Bid Package 21 – Fire Protection	
009022	Bid Package 22 – Plumbing	
009023	Bid Package 23 – Mechanical	
009026	Bid Package 26 - Electrical, Communications and Fire Alarm	
009031	Bid Package 31 – Site Construction	
Division 01 - GENERAL REQUIREMENTS		
012100	Allowances	9/13/2024
012200	Unit Prices	9/13/2024
012300	Alternates	9/13/2024
012500	Substitution Procedures	9/13/2024
012600	Contract Modification Procedures	9/13/2024
012900	Payment Procedures	9/13/2024
013100	Project Management and Coordination	9/13/2024
013200	Construction Progress Documentation	9/13/2024
013233	Photographic Documentation	9/13/2024
013300	Submittal Procedures	9/13/2024
014000	Quality Requirements and Statement of Special Inspections	9/13/2024
014200	References	9/13/2024
015000	Temporary Facilities and Controls	9/13/2024
016000	Product Requirements	9/13/2024
017300	Execution	9/13/2024
017419	Construction Waste Management and Disposal	9/13/2024
017700	Closeout Procedures	9/13/2024
017823	Operation and Maintenance Data	9/13/2024
017839	Project Record Documents	9/13/2024
017900	Demonstration and Training	9/13/2024

Division 2 - EXISTING CONDITIONS		
024119	Selective Demolition	9/13/2024
024213	Reclaiming of Acoustical Ceiling Panels	9/13/2024
028213	Hazardous Materials Specifications	9/13/2024
Division 3 – CONCRETE		
031000	Concrete Forming and Accessories	9/13/2024
032000	Concrete Reinforcing	9/13/2024
033000	Cast-In-Place Concrete	9/13/2024
035416	Hydraulic Cement Underlayment	9/13/2024
Division 4 – MASONRY		
042000	Unit Masonry	9/13/2024
Division 5 - METALS		
051200	Structural Steel Framing	9/13/2024
052100	Steel Joist Framing	9/13/2024
053100	Steel Decking	9/13/2024
055000	Metal Fabrications	9/13/2024
Division 6 - WOOD, PLASTICS, AND COMPOSITES		
061000	Rough Carpentry	9/13/2024
061600	Sheathing	9/13/2024
062023	Interior Finish Carpentry	9/13/2024
064116	Plastic-Laminate-Clad Architectural Cabinets	9/13/2024
Division 7 - THERMAL AND MOISTURE PROTECTION		
070150.19	Preparation for Reroofing	9/13/2024
071326	Self-Adhering Sheet Waterproofing	9/13/2024
072100	Thermal Insulation	9/13/2024
072713	Modified Bituminous Sheet Air Barriers	9/13/2024
072726	Fluid-Applied Membrane Air Barriers	9/13/2024
074213.16	Metal Plate Wall Panels	9/13/2024
074213.23	Metal Composite Material Wall Panels	9/13/2024
075423	Thermoplastic Polyolefin (TPO) Roofing	9/13/2024
076200	Sheet Metal Flashing and Trim	9/13/2024
077100	Roof Specialties	9/13/2024
078413	Penetration Firestopping	9/13/2024
079200	Joint Sealants	9/13/2024
079500	Expansion Control	9/13/2024
Division 8 - OPENINGS		
081213	Hollow Metal Frames	9/13/2024
081416	Flush Wood Doors	9/13/2024
081743	FRP Flush Wood Doors and Frames	9/13/2024
083113	Access Doors and Frames	9/13/2024
083313	Coiling Counter Doors	9/13/2024
083473.16	Wood Sound Control Door Assemblies	9/13/2024
083800	Impact Traffic Doors	9/13/2024
084113	Aluminum-Framed Entrances and Storefronts	9/13/2024
084413	Glazed Aluminum Curtain Walls	9/13/2024
085653	Security Windows	11/4/2024
087100	Door Hardware	9/13/2024
088000	Glazing	9/13/2024
088300	Mirrors	9/13/2024
089000	Louvers and Vents	9/13/2024
Division 9 - FINISHES		
090000	Schedule of Finishes	9/13/2024
092216	Non-Structural Metal Framing	9/13/2024
092900	Gypsum Board	9/13/2024
093000	Tiling	9/13/2024
095113	Acoustical Panel Ceilings	9/13/2024
096466	Wood Athletic Flooring	9/13/2024
096513	Resilient Base and Accessories	9/13/2024
096516	Resilient Sheet Flooring	9/13/2024
096519	Resilient Tile Flooring	9/13/2024
096566	Resilient Athletic Flooring	9/13/2024
096723	Resinous Flooring	9/13/2024
096813	Tile Carpeting	9/13/2024
097200	Wall Coverings	9/13/2024
098433	Sound-Absorbing Wall Units	9/13/2024
098436	Sound-Absorbing Ceiling Units	9/13/2024
099113	Exterior Painting	9/13/2024

099123	Interior Painting	9/13/2024
099300	Staining and Transparent Finishes	9/13/2024
099600	High-Performance Coatings	9/13/2024
Division 10 - SPECIALTIES		
101100	Visual Display Units	9/13/2024
101146	Visual Display Fabrics	9/13/2024
101200	Display Cases	9/13/2024
101400	Signage	9/13/2024
101419	Dimensional Letter Signage	9/13/2024
102113.20	Solid Surface Toilet Compartments	9/13/2024
102600	Wall and Door Protection	9/13/2024
102800	Toilet, Bath, and Laundry Accessories	9/13/2024
104300	Emergency Aid Specialties	9/13/2024
104413	Fire Protection Cabinets	9/13/2024
104416	Fire Extinguishers	9/13/2024
105113	Metal Lockers	9/13/2024
105613	Metal Storage Shelving	9/13/2024
107119.16	Removable Aluminum Flood Barriers	9/13/2024
Division 11 - EQUIPMENT		
113100	Residential Appliances	9/13/2024
114000	Foodservice Specifications	9/13/2024
116623	Gymnasium Equipment	9/13/2024
116653	Gymnasium Dividers	9/13/2024
Division 12 - FURNISHINGS		
122413	Roller Window Shades	9/13/2024
123661.16	Solid Surfacing Countertops	9/13/2024
123661.19	Quartz Agglomerate Countertops	9/13/2024
126613	Fixed Tiered Seating	11/4/2024
124816	Entrance Grilles	9/13/2024
DIVISION 13 – SPECIAL CONSTRUCTION		
Not included in Specification	Not included in Specification	
Division 14 – CONVEYING EQUIPMENT		
Not included in Specification	Not included in Specification	
DIVISION 21 - FIRE PROTECTION		
210100	General Conditions for Fire Protection Trade	9/13/2024
210517	Sleeves and Sleeve Seals for Fire-Suppression Piping	9/13/2024
210518	Escutcheons for Fire-Suppression Piping	9/13/2024
210523	General-Duty Valves for Fire Water-Based Fire-Suppression Piping	9/13/2024
210548	Vibration & Seismic Controls for Fire-Suppression Piping & Equipment	9/13/2024
210553	Identification for Fire-Suppression Piping and Equipment	9/13/2024
211119	Fire Department Connections	9/13/2024
211313	Wet-Pipe Sprinkler Systems	9/13/2024
Division 22 - PLUMBING		
220100	General Conditions for Plumbing Trade	9/13/2024
220513	Common Motor Requirements for Plumbing Equipment	9/13/2024
220516	Expansion Fittings and Loops for Plumbing Piping	9/13/2024
220517	Sleeves and Sleeve Seals for Plumbing Piping	9/13/2024
220518	Escutcheons for Plumbing Piping	9/13/2024
220519	Meters and Gages for Plumbing Piping	9/13/2024
220523.12	Ball Valves for Plumbing Piping	9/13/2024
220523.13	Butterfly Valves for Plumbing Piping	9/13/2024
220523.14	Check Valves for Plumbing Piping	9/13/2024
220529	Hangers and Supports for Plumbing Piping and Equipment	9/13/2024
220553	Identification for Plumbing Piping and Equipment	9/13/2024
220719	Plumbing Piping Insulation	9/13/2024
221116	Domestic Water Piping	9/13/2024
221119	Domestic Water Piping Specialties	9/13/2024
221316	Sanitary Waste and Vent Piping	9/13/2024
221319	Sanitary Waste Piping Specialties	9/13/2024
221319.13	Sanitary Drains	9/13/2024
221416	Storm Drainage Piping	9/13/2024
221423	Storm Drainage Piping Specialties	9/13/2024
221623	Natural-Gas Piping	9/13/2024
223400	Fuel-Fired, Domestic-Water Heaters	9/13/2024
224213.13	Commercial Water Closets	9/13/2024
224213.16	Commercial Urinals	9/13/2024
224216.13	Commercial Lavatories	9/13/2024
224216.16	Commercial Sinks	9/13/2024

224223	Commercial Showers	9/13/2024
224716	Pressure Water Coolers	9/13/2024
Division 23 - HEATING, VENTILATING AND AIR CONDITIONING		
230000	Basic Mechanical Requirements	9/13/2024
230100	Mechanical Demolition	9/13/2024
230500	Common Work Results for HVAC	9/13/2024
230513	Common Motor Requirements for HVAC Equipment	9/13/2024
230517	Sleeves and Sleeve Seals for HVAC Piping	9/13/2024
230529	Hangers and Supports for HVAC Piping and Equipment	9/13/2024
230548	Vibration and Seismic Controls for HVAC Piping	9/13/2024
230553	Identification for HVAC Piping and Equipment	9/13/2024
230593	Testing, Adjusting, and Balancing for HVAC	9/13/2024
230713	Duct Insulation	9/13/2024
230926	Automatic Temperature Controls	9/13/2024
230993	Sequence of Operation	9/13/2024
233113	Metal and Non-Metal Ducts	9/13/2024
233300	Air Duct Accessories	9/13/2024
233423	HVAC Power Ventilators	9/13/2024
233533	Listed Kitchen Ventilation System Exhaust Ducts	9/13/2024
233600	Air Terminal Units	9/13/2024
233713	Diffusers, Registers, and Grilles	9/13/2024
233813	Commercial Kitchen Hoods	10/18/2024
237416.11	Packaged Rooftop Air-Conditioning Units	9/13/2024
237423	Outdoor, Indirect, Fuel-Fired, Heating Only, Make-Up Air Units	9/13/2024
237435	Condensing Units	9/13/2024
238219	Ducted Fan Coil Units	9/13/2024
238240	Electric Heaters	9/13/2024
Division 26 - ELECTRICAL		
260500	Common Work Results for Electrical	9/13/2024
260509	Electrical Demolition Requirements	9/13/2024
260519	Low-Voltage Electrical Power Conductors and Cables	9/13/2024
260523	Control-Voltage Electrical Power Cables	9/13/2024
260526	Grounding and Bonding for Electrical Systems	9/13/2024
260529	Hangers and Supports for Electrical Systems	9/13/2024
260533	Raceway and Boxes for Electrical Systems	9/13/2024
260543	Underground Ducts and Raceways for Electrical Systems	9/13/2024
260544	Sleeves and Sleeve Seals for Electrical Raceways and Cabling	9/13/2024
260548	Vibration and Seismic Controls for Electrical Systems	9/13/2024
260553	Identification for Electrical Systems	9/13/2024
260573	Overcurrent Protective Device Coordination Study	9/13/2024
260574	Overcurrent Protective Device Arc-Flash Study	9/13/2024
260923	Lighting Control Devices	9/13/2024
262413	Switchboards	9/13/2024
262416	Panelboards	9/13/2024
262713	Electricity Metering	9/13/2024
262726	Wiring Devices	9/13/2024
262813	Fuses	9/13/2024
262816	Enclosed Switches and Circuit Breakers	9/13/2024
262913	Enclosed Controllers	9/13/2024
262923	Variable Frequency Motor Controllers	9/13/2024
263323.11	Inverter/Battery Equipment for Emergency Lighting	9/13/2024
265119	LED Interior Lighting	9/13/2024
265219	Emergency and Exit Lighting	9/13/2024
265619	LED Exterior Lighting	9/13/2024
Division 27 - COMMUNICATIONS		
270528	Pathways for Communications Systems	9/13/2024
270544	Sleeves and Sleeve Seals for Communications Pathways and Cabling	9/13/2024
271100	Communications Equipment Room Fittings	9/13/2024
271300	Communications Backbone Cabling	9/13/2024
271500	Communications Horizontal Cabling	9/13/2024
274100	Audio Video Systems	10/25/2024
275116	Public Address System	10/25/2024

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY		
281300	Access Control System	10/25/2024
281600	Intrusion Detection System	10/25/2024
282300	Video Surveillance System	10/25/2024
283111	Digital, Addressable Fire Alarm System	9/13/2024
Division 31 – EARTHWORK		
310515	Soils and Aggregates for Earthwork	9/13/2024
311000	Site Clearing	9/13/2024
312000	Earthwork	9/13/2024
312333	Trenching and Backfilling	9/13/2024
312500	Erosion and Sedimentation Controls	9/13/2024
Division 32 – EXTERIOR IMPROVEMENTS		
321123	Aggregate Base Courses	9/13/2024
321216	Asphalt Paving	9/13/2024
321623	Sidewalks	9/13/2024
Division 33 – UTILITIES		
330513	Manholes, Catch Basins, and Structures	9/13/2024
333100	Sanitary Utility Sewerage Piping	9/13/2024
334100	Storm Utility Drainage Piping	9/13/2024

ADDENDA NUMBER	DATE ISSUED
ADDENDUM #1	10/18/2024
ADDENDUM #2	10/25/2024
ADDENDUM #3	10/30/2024
ADDENDUM #4	11/4/2024
ADDENDUM #5	11/8/2024



EXHIBIT – Part D
Clarifications and Assumptions



EXHIBIT – Part E
Allowances

NOTE: Bid Package Allowance Values have been reduced per VE Log. See VE Log.

BID PACKAGE #	TRADE	Allowance Description	UNIT	QUANTITY	VALUE	TOTAL USED	% COMPLETE	REMAINING
BP#01								
1	Final Cleaning	Note 1.11 - Labor Hours	HRS	80	\$ 1,757.50	\$ -	0.00%	\$ 1,757.50
BP#07.1								
7.1	FireStopping	Note 1.8 - MEP Penetration Allowance	EA	50	\$ 2,500.00	\$ -	0.00%	\$ 2,500.00
BP#08								
8	Aluminum Openings Glass and Glazing	Note 1.25 - Glazer Labor Hours	HRS	40	\$ 900.00	\$ -	0.00%	\$ 900.00
BP#09.4								
9.4	Painting	Note 1.16 - Painter Hours	HRS	120	\$ 10,355.00	\$ -	0.00%	\$ 10,355.00
BP#21								
21	Fire Protection	Note 1.11 - Labor Hours	HRS	120	\$ 3,000.00	\$ -	0.00%	\$ 3,000.00
BP#23								
23	Mechanical	Note 1.32 - Labor Hours	HRS	160	\$ 5,200.00	\$ -	0.00%	\$ 5,200.00

NOTE: Bid Package Allowance Values have been reduced per VE Log. See VE Log.

BID PACKAGE #	TRADE	Allowance Description	UNIT	QUANTITY	VALUE	TOTAL USED	% COMPLETE	REMAINING
BP#02								
2	Demolition/Hazmat	Note 1.24 - Demolition Laborer Hours	HRS	360	\$ 8,167.35	\$ -	0.00%	\$ 8,167.35
2	Demolition/Hazmat	Note 1.25 - Lead Paint Removal (2'x2')	EA	10	\$ -	\$ -	#DIV/0!	\$ -
BP#03								
3	Concrete	Note 1.33 - Carpenter Labor Hours	HRS	160	\$ 3,320.00	\$ -	0.00%	\$ 3,320.00
BP#04								
4	Masonry	Note 1.29 - Mason, Laborer, Operator Labor Hours	HRS	184	\$ 5,250.00	\$ -	0.00%	\$ 5,250.00
BP#05								
5	Metals	Note 1.28 - Iron Worker Labor Hours	HRS	120	\$ 4,050.00	\$ -	0.00%	\$ 4,050.00
BP#06								
6	General Trades	Note 1.35 - Carpenter, Laborer Labor Hours	HRS	320	\$ 8,707.00	\$ -	0.00%	\$ 8,707.00
BP#07								
7	Roofing	Note 1.1 - Roofer Labor Hours	HRS	160	\$ 3,250.00	\$ -	0.00%	\$ 3,250.00
BP#09								
9	Drywall and Framing	Note 1.20 - Carpenter, Laborer Labor Hours	HRS	240	\$ 4,778.75	\$ -	0.00%	\$ 4,778.75
BP#09.1								
9.1	Acoustical Ceilings	Note 1.20 - Carpenter, Laborer Labor Hours	HRS	80	\$ 1,625.00	\$ -	0.00%	\$ 1,625.00
BP#26								
26	Electrical	Note 1.38 - Temporary Service Fees	LUMP	1	\$ -	\$ -	#DIV/0!	\$ -
26	Electrical	Note 1.39 - Electrical Journeyman Labor Hours	HRS	160	\$ 7,729.00	\$ -	0.00%	\$ 7,729.00
26	Electrical	Note 1.40 - Elevator Modernization	LUMP	1	\$ -	\$ -	#DIV/0!	\$ -
26	Electrical	Note 1.79 - Low Voltage Labor Hours	HRS	80	\$ 3,864.50	\$ -	0.00%	\$ 3,864.50
26	Electrical	Note 1.123 - Elevator Modernization Low Voltage/Fire Alarm	LUMP	1	\$ -	\$ -	#DIV/0!	\$ -
BP#31								
31	Grading/ Site Work	Structural Fill and Install	CY	300	\$ 24,600.00	\$ -	0.00%	\$ 24,600.00
31	Grading/ Site Work	Off-Site Transportation and Disposal of Polluted Soils	TON	200	\$ 33,600.00	\$ -	0.00%	\$ 33,600.00
31	Grading/ Site Work	Off-Site Transportation and Disposal of Contaminated Soils	TON	200	\$ 33,600.00	\$ -	0.00%	\$ 33,600.00
31	Grading/ Site Work	Trench Rock Removal by with Splitters, Jack Hammer, Hoe Ram	CY	200	\$ -	\$ -	#DIV/0!	\$ -
31	Grading/Site Work	Note 1.50 - Water Service Fees - (WPCA Connection Fee)	LUMP	1	\$ 26,500.00	\$ -	0.00%	\$ 26,500.00
31	Grading/ Site Work	Note 1.52 - Phasing and Restoration Areas - Loader CAT 918, Operator, Laborer Hours	HRS	360	\$ 12,000.00	\$ -	0.00%	\$ 12,000.00



EXHIBIT – Part F
Unit Prices

GMP Amendment Part F Unit Prices



ALL PROJECT UNIT PRICES HAVE BEEN INCLUDED IN THE PARTIAL GMP. THIS FORM IS INCLUDED FOR REFERENCE ONLY.

The Trade Contractors agree that the following unit prices shall be the basis for computing extra costs to the contract for additional work and credits for deleted work. Unit prices shall include costs for all materials, equipment, tools, small tools, labor, permits, fees, overhead, profit, supervision, home office support, project management, estimating, safety, travel, shop drawings and as built drawings for all parties involved in the work. Unit prices shall apply to both the trade contractors and their subcontractors. All work is to be accomplished in accordance with applicable Sections of the Specifications. The Owner reserves the right to selectively reject any of the unit prices without any affect on the remainder of the bid.

Unit Prices do not include CM Bond Costs or CM Fees.

Unit Prices listed below are considered additive unit pricing, deductive unit prices will be based on the prices below less ten percent (10%).

CY= cubic yard
SY= square yard
LF = linear foot

SF= square foot
HR= hour
LB= pound

FIT=fittings
CU FT = cubic foot
TON = ton

GAL=gallon
EA = each

Unit Price #	Unit Price Description	Unit	Trade Price
1	Structural Fill Furnish and Install	CY	\$82.00
2	Trench Rock Removal, with rock splitters, jack hammer, hoe ram	CY	\$150.00
3	Boulders (2) Two Cubic Yards or Greater	CY	\$45.00
4	Off-Site Transportation and Disposal of Polluted Soil	TON	\$168.00
5	Off-Site Transportation and Disposal of Contaminated Soil.	TON	\$168.00
6	Off-Site Transportation and Disposal of Hazardous Waste/Soils.	TON	\$600.00
7	Off Site Transportation and Disposal of Unsuitable Soils.	TON	\$40.00
8	Mass Rock Removal, removed by ripping or other methods	CY	\$60.00
9	Asbestos Pipe Insulation (Large Areas)	LF	\$7,500.00
10	Asbestos Pipe Insulation (Tent Area - <150lf)	LF	\$3,500.00
11	Asbestos Pipe Insulation (Glove Bag - <3lf)	EA	\$250.00
12	Asbestos Coated Sinks	EA	\$300.00
13	Asbestos Floor Tile & Mastic	SF	\$4.50

GMP Amendment Part F Unit Prices



14	Asbestos Chalk Board/Tack Board Adhesive	SF	\$8.00
15	Asbestos Countertop Linoleum & Adhesive	SF	\$6.00
16	Asbestos Fire Doors	EA	\$125.00
17	Asbestos Ceramic Adhesive	SF	\$12.00
18	Asbestos HVAC Tar on Condensate Trays	EA	\$150.00
19	Asbestos HVAC Vibration Cloth	EA	\$150.00
20	Asbestos Roof Drain Bowl Insulation	EA	\$300.00
21	Asbestos Interior Diodes of Small and Large Motors	EA	\$150.00
22	Asbestos Electrical Equipment Boards/Panel Boards	EA	\$100.00
23	Asbestos Interior of Transformers & Fuse Boxes	EA	\$75.00
24	Asbestos Slab Moisture Barrier	SF	\$25.00
25	Asbestos Foundation Mastic	SF	\$25.00
26	Asbestos Window and Door Caulk	EA	\$300.00
27	Asbestos Transite Drainage Pipe	LF	\$35.00
28	Decontamination Unit	EA	\$1,500.00



Norwalk Community Recreation Center Addition and Renovation
GMP Amendment Two

EXHIBIT – Part G
Alternates

ALL PROJECT ALTERNATES HAVE BEEN INCLUDED IN THE PARTIAL GMP. THIS FORM IS INCLUDED FOR REFERENCE ONLY.

Alternate Prices do not include CM Bond Costs or CM Fees.

ALTERNATE No. 1: ADD Sound Absorbing Wall Units - Gymnasium

1. Add Sound Absorbing Wall Panels to the Gymnasium per Specification 098433 and as shown on the Contract Drawings (A737). Sound Absorbing Wall Panel in the Gymnasium are not part of the Base Bid and will not be included unless this Alternate is elected. Sound Absorbing Wall Panels are to be furnished and installed by Bid Package#09.1 – Acoustical Ceilings and Systems.

ADD/DEDUCT: \$31,055.00

- BP#09.1 Acoustical Ceilings and Systems - \$31,055.00

ALTERNATE No. 2: ADD Sound Absorbing Wall Units - Lounge

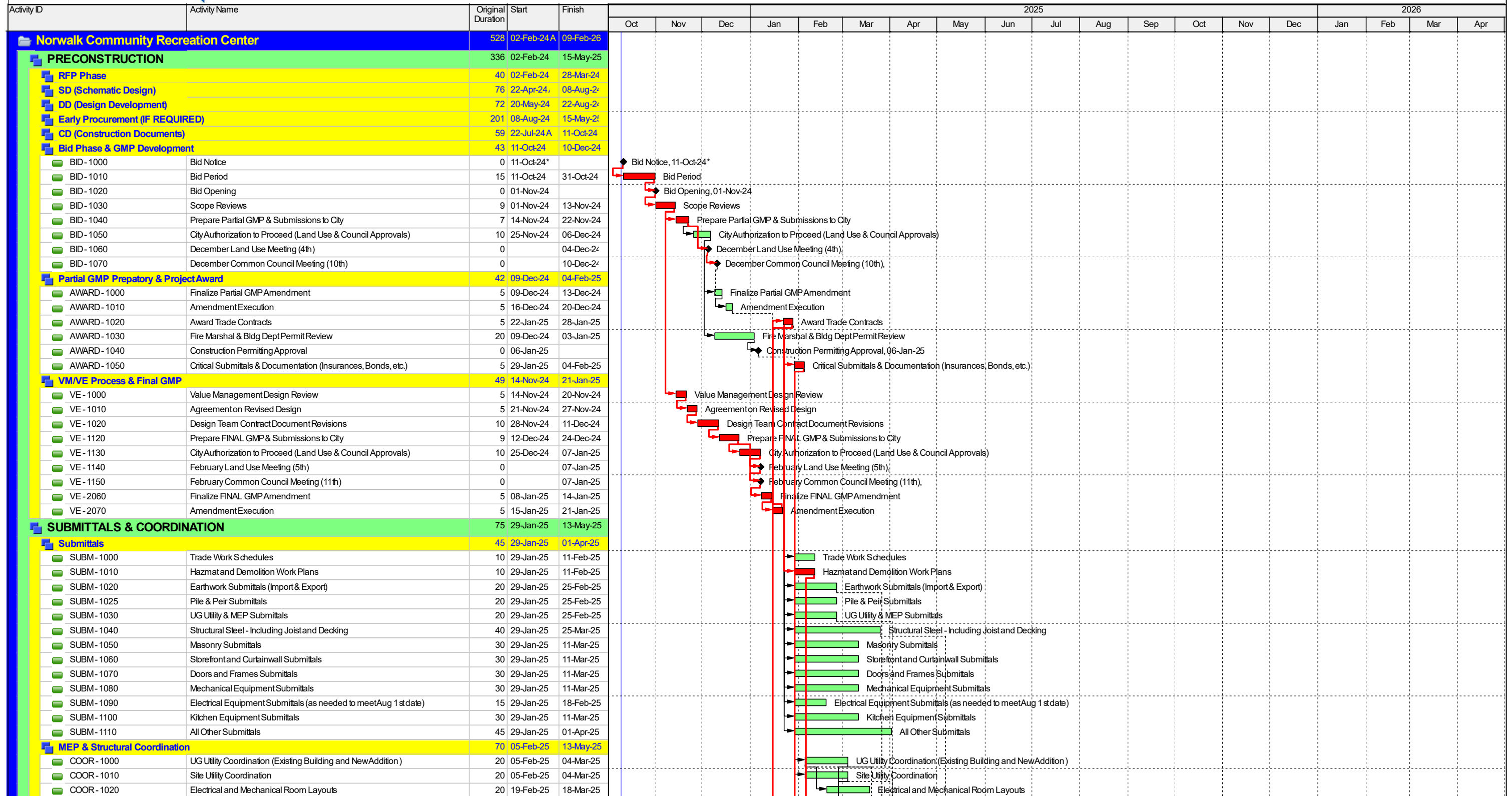
1. Add Sound Absorbing Wall Panels to the Gymnasium per Specification 098433 and as shown on the Contract Drawings (A733). Sound Absorbing Wall Panel in the Lounge are not part of the Base Bid and will not be included unless this Alternate is elected. Sound Absorbing Wall Panels are to be furnished and installed by Bid Package#09.1 – Acoustical Ceilings and Systems.

ADD/DEDUCT: \$8,935.00

- BP#09.1 Acoustical Ceilings and Systems - \$8,935.00



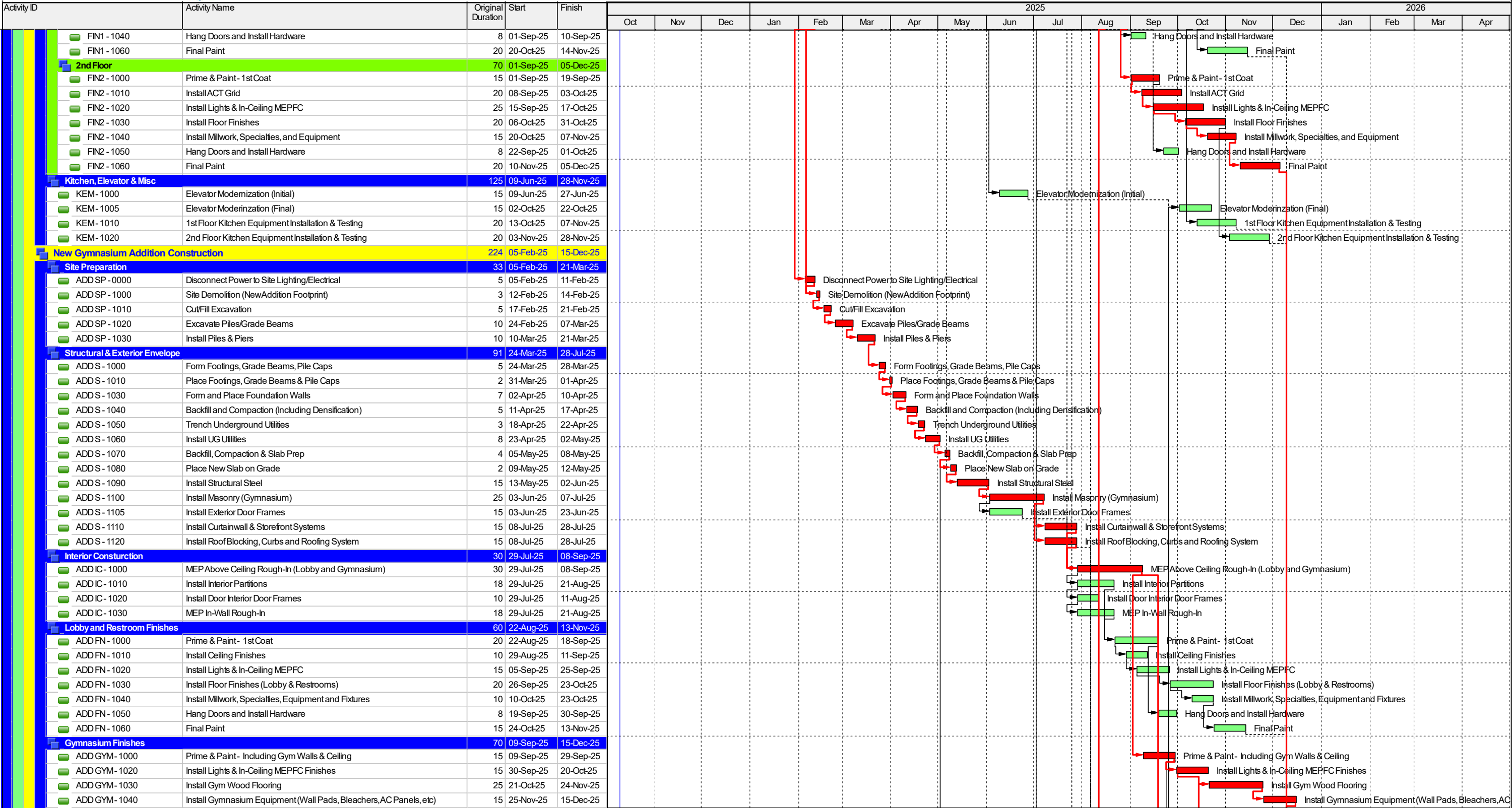
EXHIBIT – Part H
Project Schedule



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

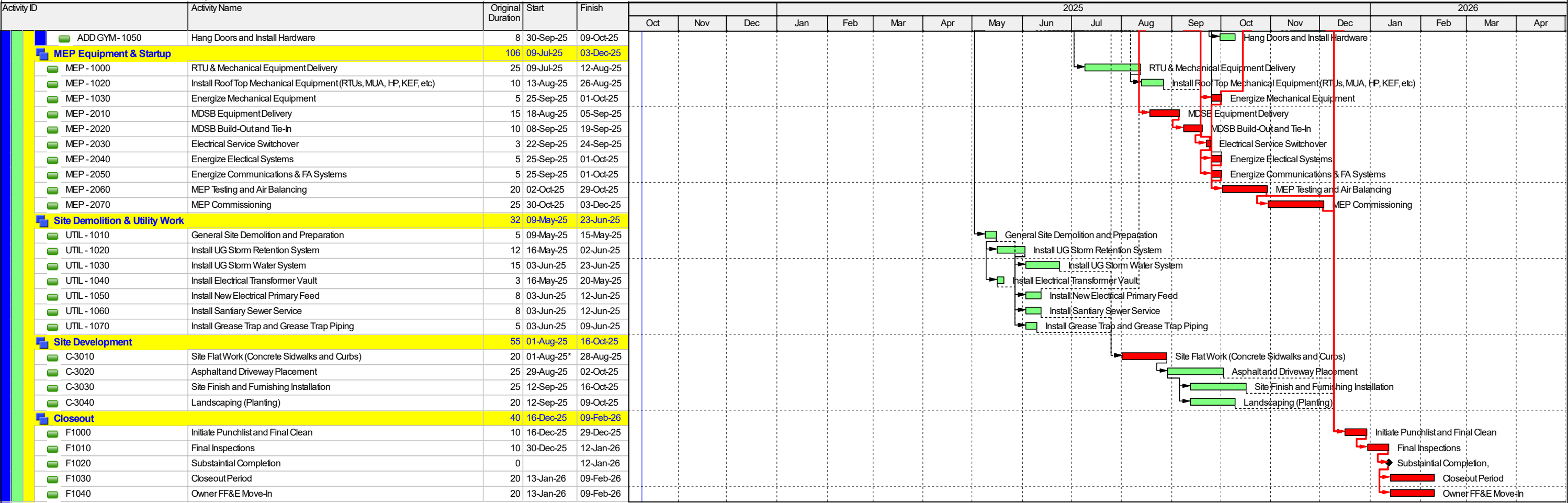


Run Date: 24-Dec-24
Run Time: 10:12



Actual Level of Effort
Actual Work
Remaining Work

Critical Remaining Work
Milestone



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



EXHIBIT – Part I
Formal Recommendation for Approval of Listed Trade Contractors
(See GMP Letter)



EXHIBIT – Part J
Trade Rejection Letters for Non-Compliance
(None)

			YMCA	DECD Funds	HUD	ARPA	City/Capital	City GGP	Total available
Funding Currently Available			\$ 80,000	\$ 1,200,000	\$ 1,750,000	\$ 6,374,000	\$ 2,500,000	\$ 1,226,647	\$ 13,130,647
	95% CD Estimate	PROJECTED TOTAL PROJECT	YMCA Funds(\$250,000)	DECD Funds Used	HUD Funds Used	ARPA Funds Used	City (Cap. \$) Funds Used	City GGP Funds Used	Available Balance
Construction Costs									
1	Project Requirements (Final Cleaning)	\$ 310,662	\$ 69,027						\$ 310,662
2	Demolition and Hazmat	\$ 245,266	\$ 312,667						\$ 245,266
2	Hazardous Material Abatement (site)	\$ 125,810							\$ 125,810
3	Concrete	\$ 447,069	\$ 513,540	\$ 523,500					\$ (76,431)
4	Masonry	\$ 823,196	\$ 970,950						\$ 823,196
	(YMCA-portion)		\$ 16,439						
5	Structural Steel	\$ 285,239	\$ 334,850	\$ 347,000					\$ (61,761)
5	Miscellaneous Metals	\$ 102,939							\$ 102,939
6	Rough Carpentry	\$ 74,552	\$ 1,309,644						\$ 74,552
6	Finish Carpentry	\$ 81,106							\$ 81,106
7	Thermal/Moist, protect/metal panels	\$ 36,919							\$ 36,919
7	Roofing	\$ 696,326	\$ 495,250						\$ 696,326
7	Exterior Cladding	\$ 260,468							\$ 260,468
7.1	Firestopping	\$ 63,277							
8	Doors, frame and hardware (alum openings)	\$ 153,311	\$ 625,150						\$ 153,311
8	Specialty Doors	\$ 8,000							\$ 8,000
8	Windows and glazing	\$ 356,497							\$ 356,497
9	Drywall & Framing	\$ 319,615	\$ 499,529						\$ 319,615
9.1	Acoustical Ceilings and panels	\$ 309,389	\$ 131,261						\$ 309,389
9.2	Tiling and Wood flooring	\$ 123,089	\$ 335,103						\$ 123,089
9.3	Carpet, resilient and wood flooring	\$ 467,317	\$ 326,773						\$ 467,317
	(YMCA-portion)		\$ 5,103						
9.4	Painting	\$ 159,402	\$ 134,000						\$ 159,402
10	Specialties	\$ 140,340							\$ 140,340
11	Food service equipment	\$ 311,789	\$ 266,964						\$ 311,789
12	Furnishings	\$ 19,121							\$ 19,121
14	Elevators	\$ 130,000	\$ 130,000						\$ 130,000
21	Fire Surpression	\$ 197,424	\$ 216,700						\$ 197,424
22	Plumbing	\$ 799,133	\$ 772,600						\$ 799,133
	(YMCA-portion)		\$ 8,445						
23	HVAC and Controls	\$ 1,317,085	\$ 1,429,700						\$ 1,317,085
	(YMCA-portion)		\$ 26,726						

		95% CD Estimate	PROJECTED TOTAL PROJECT	YMCA Funds(\$250,000)	DECD Funds Used	HUD Funds Used	ARPA Funds Used	City (Cap. \$) Funds Used	City GGP Funds Used	Available Balance
26	Electrical, communications, fire alarm	\$ 842,234	\$ 2,221,734							\$ 842,234
	(YMCA-portion)			\$ 21,009						
31	Site Preparation and Earthwork	\$ 783,791	\$ 1,680,000							\$ 783,791
32	Site Improvements (modify parking lot-\$150k)	\$ 62,600	\$ -							\$ 62,600
33	Utilities	\$ 244,960	\$ -							\$ 244,960
										\$ -
	Design Contingency	\$ 235,397	\$ -							\$ 235,397
	Escalation	\$ 190,397	\$ -							\$ 190,397
	Total Direct Costs	\$ 10,660,443	\$ 12,838,719	\$ 77,722	\$ 870,500	\$ -	\$ -	\$ -	\$ -	\$ 9,789,943
	CM General Conditions Fee - Incl Bond and GL Insurance	\$ 586,256	\$ 618,243							\$ 586,256
	Professional and GL Insurance	\$ -	\$ -							\$ -
	CM Contingency (1.5% x trade cost)	\$ 159,907	\$ 192,581							\$ 159,907
	CM Fixed Fees (1.95% x trade cost)	\$ 207,879	\$ 264,260							\$ 207,879
	Payment and Performance Bond	\$ -	\$ -							\$ -
	Total Indirect Construction Costs	\$ 954,041	\$ 1,075,084							\$ 954,041
	PROJECTED GMP VALUE	\$ 11,614,484	\$ 13,913,803							\$ 10,743,984
	Estimated City Soft Cost									
	Preconstruction	\$ 17,000	\$ 17,000							\$ 17,000
	Architect Feasibility Study	\$ 7,500	\$ 7,500							\$ 7,500
	Architect Design Fees (incl. consultants)	\$ 677,801	\$ 677,801							\$ 677,801
	Commissioning	\$ 25,000	\$ 25,000							\$ 25,000
	Testing and Inspection	\$ 20,000	\$ 20,000							\$ 20,000
	Moving (Misc.)	\$ 15,000	\$ 15,000							\$ 15,000
	Builders Risk Insurance	\$ 29,449	\$ 29,449							\$ 29,449
	Legal Fees (DECD)	\$ 500	\$ 500							\$ 500
	State Education Fee (x 0.00026)	\$ -	\$ 2,600							\$ -
	Building Permit Fees (x 0.008)	\$ 35,000	\$ 80,000							\$ 35,000
	Printing and Mailing	\$ 500	\$ 500							\$ 500
	City Administrative Fees- other costs- allowance	\$ 2,500	\$ 2,500							\$ 2,500
	Furniture, Fixtures and Equipment (incl. IT)	\$ 399,433	\$ 360,000							\$ 399,433
	(YMCA-portion)			\$ 170,000						
	Communications Tech. Hardware	\$ 114,123	\$ -							\$ 114,123
	(YMCA-portion)			\$ 2,278						
	Owner Contingency (3% x \$14m)	\$ 570,618	\$ 420,000	\$ -						\$ 570,618
	Total Estimated City Soft Cost	\$ 1,914,424	\$ 1,657,850	\$ 250,000			\$ -	\$ -	\$ -	\$ 1,897,424

	95% CD Estimate	PROJECTED TOTAL PROJECT	YMCA Funds(\$250,000)	DECD Funds Used	HUD Funds Used	ARPA Funds Used	City (Cap. \$) Funds Used	City GGP Funds Used	Available Balance
Total Project Cost	\$ 13,528,908	\$ 15,571,653	\$ 327,723	\$ 870,500	\$ -	\$ -	\$ -	\$ -	\$ 12,641,408

Projected Total \$15,571,653 minus Total Available \$13,130,647 =\$2,441,006 (additional funds required)

Architectural/Engineering Design Svc.									
Programming and Schematic Design	\$ 71,963					\$ 71,963	\$ 71,963	\$ 71,963	\$ -
Design Development	\$ 143,925					\$ 143,925	\$ 143,925	\$ 143,925	\$ -
Construction Documents	\$ 167,913					\$ 167,913	\$ 167,913	\$ 167,913	\$ -
Bid/Negotiation Phase	\$ 9,595								\$ 9,595
Construction Administration	\$ 86,355								\$ 86,355
FF&E	\$ 20,000								\$ 20,000
Surveying Service	\$ 15,000					\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Environmental Design Services (allowance)	\$ 30,000					\$ 29,974	\$ 29,974	\$ 29,974	\$ 26
Environmental Monitoring (allowance)	\$ 75,000								\$ 75,000
Geotechnical Services (allowance)	\$ 6,000					\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Energy Enhancement (allowance)	\$ 12,000					\$ 12,000	\$ 12,000	\$ 12,000	\$ -
Traffic Consultant (allowance)	\$ 10,000					\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Reimbursable Expenses	\$ 15,000					\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Base A/E Contract Amount	\$ 662,751					\$ 471,775	\$ 471,775	\$ 471,775	\$ 190,976
Additional Services- amt approved CC									
Geo Technical Allowance Overage (\$5,225)	\$ 2,525					\$ 2,525	\$ 2,525	\$ 2,525	\$ -
Environmental design allowance (\$2,525)	\$ 2,525								\$ 2,525
Environmental HUD (\$10,000)	\$ 10,000					\$ 5,852	\$ 5,852	\$ 5,852	\$ 4,148
	\$ 15,050					\$ 8,377	\$ 8,377	\$ 8,377	\$ 6,673
Total A & E Services	\$ 677,801			\$ -	\$ -	\$ 16,755	\$ 16,755	\$ 16,755	\$ 661,047



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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE : **CRANBURY PARK/GALLAHER MANSION IMPROVEMENT
PROJECT – APPROVE GMP**

DATE: JANUARY 2, 2025

Cranbury Park/Gallagher Mansion is a valuable recreation, cultural and historic asset of the City of Norwalk.

Cranbury Park is approximately 227 acres of public parkland acquired by the City of Norwalk in 1965 from the Stevens Institute. Cranbury Park is Norwalk's largest park and Gallagher Mansion is located within the park. It was constructed in 1930 by Edward B. Gallagher and his wife Inez as a private residence. The Gallagher Estate is listed in the State and National Register of Historic Places. The mansion is a three-story Tudor Revival style that features oak paneling, French doors, painted murals, and stained-glass windows. The house was designed by Percy Livingston Power. The elegant house, formal garden, and tea house are popular spots for weddings, parties, and luncheons.

With all historic structures, building repairs and improvements are an integral part of preserving a valuable historic building asset. Recently, the City received a State of Connecticut grant through the Department of Economic and Community Development (DECD) in the amount of \$5,000,000 for the following improvements:

- Plumbing improvements to two bathrooms on second floor including waste and supply lines.
- Upgrade electric main panel, electric power to the kitchen and patio.

- Installation of new underground stormwater drain line for the gutter/leader system.
- Waterproofing of exterior masonry, including, but not limited to, repointing stone façade.
- Basement floor repaired once drainage system is completed.
- Upgrade interior finishes as directed.
- Demolish existing 5 cars maintenance vehicle garage and install a new structure.

As the project team assessed the conditions of the Mansion, we inspected the sanitary sewer system and decided to implement complete servicing of the building sewer lines along with the installation of a new septic system to support event load. Additionally, we also included work for the installation of air conditioning in the major public spaces on the first floor to accommodate summer events.

Gisolfi Associates is our architect and Downes Construction is our construction manager (CM). Earlier in the fall, Downes Construction, in collaboration with the City's Purchasing Department, issued the project for bids. Due to the current municipal construction climate, the bids came in higher than expected. Subsequently, with the project team's efforts, we were able to find additional valued engineering savings, rebid a couple of the trade packages and reduce our owner contingency to approximately 3% in order to arrive at an acceptable Guaranteed Maximum Price (GMP).

Attached is the proposed GMP Amendment with Downes Construction together with a project budget summary. Subject to Committee and Common Council approval, construction will begin in February 2025 and completion around November 2025.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute a Guaranteed Maximum Price (GMP) Amendment to the Downes Construction Company, LLC's Construction Manager (CM) contract for the Cranbury Park/Gallaher Mansion Improvement Project for a total amount not to exceed \$4,173,342.00. Terms of the agreement shall include:

- **Total Trade costs - \$3,298.884.00**
- **CM Fixed Fees at 2.5% for \$102,991.00**

- **CM Contingency at 3% for \$121,554.00 (balance revert to the City at project completion)**
- **General Conditions fee - \$649,914.00.**

**Funds for this agreement are available from the State DECD grant.
Acct #09236030 5782 C0831**

Cc: Tom Livingston, Chief-of-Staff
Robert Stowers, Director, Rec and Parks



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the **30th** day of **December** in the year **Two Thousand and Twenty Four**, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the **5th** day of **January** in the year **Two Thousand and Twenty Four** (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT**:

(Name and address or location)

Gallaher Mansion Project
300 & 360 Grumman Avenue
Norwalk, Ct 06851

THE OWNER:

(Name, legal status, and address)

City Of Norwalk
125 East Avenue
Norwalk, Ct 06856

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Downes Construction Company
200 Stanley Street
New Britain, Ct 06051

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed **Four Million, One Hundred Seventy-Two Thousand, One Hundred Twenty Dollars and 00/100 cents. (\$4,172,120.00)** , subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

See Attachment #01

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
See Attachment #02	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☐ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

See Attachment #03

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[] Not later than () calendar days from the date of commencement of the Work.

[] By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Attachment #1	GMP Summary	12/30/2024	1
Attachment #2	Alternates	12/30/2024	1
Attachment #3	Substantial Completion	12/30/2024	2
Attachment #4	Specifications	12/30/2024	2
Attachment #5	Drawings	12/30/2024	2
Attachment #6	Allowances	12/30/2024	1
Attachment #7	Assumptions & Clarifications	12/30/2024	3
Attachment #8	Cost Management Log	12/30/2024	1

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Attachment #04

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See Attachment #05

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures;

implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title

Date

Pages

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item

Price

See Attachment #06

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See Attachment #07

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See Attachment #08

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Thomas Romagnoli, Executive Vice President
(Printed name and title)

A.1.1.2 - GUARANTEED MAXIMUM PRICE

GALLAHER ESTATE MANOR HOUSE MANSION & GARAGE

EXHIBIT A - GMP - ATTACHMENT #01

12/30/24

**DOWNES**

PROVIDED BELOW IS AN ITEMIZED STATEMENT OF THE GUARANTEED MAXIMUM PRICE ORGANIZED BY TRADE CATEGORIES, ALLOWANCES, CONTINGENCIES, ALTERNATES, THE CONSTRUCTION MANAGER'S FEE, AND OTHER ITEMS THAT COMPRISE THE GUARANTEED MAXIMUM PRICE.

NUMBER	DESCRIPTION	CONTRACTOR NAME	ORIGINAL CONTRACT AMOUNT (PO 02401426)	AMENDMENT NO. 01 AMOUNT W/ ALTERNATES	SCHEDULE OF VALUES
2.1	Abatement & Demolition (SBE)	Oscars		\$ 285,000.00	\$ 285,000.00
3.1	Concrete (SBE)	Sil/Carr		\$ 124,500.00	\$ 124,500.00
4.1	Masonry	Dexter		\$ 272,736.00	\$ 272,736.00
5.1	Structural Steel			w/ General Trades	w/ General Trades
6.1	General Trades	Acoustics		\$ 796,120.00	\$ 796,120.00
6.2	Historic Restoration	See Allowances		See Allowances	See Allowances
7.1	Roofing	Greenwood		\$ 129,941.00	\$ 129,941.00
9.4	Epoxy Flooring (M/WBE)	Cutting Edge		\$ 33,360.00	\$ 33,360.00
2.22.1	Plumbing	B&G		\$ 260,360.00	\$ 260,360.00
2.23.1	HVAC	Alliance		\$ 220,505.00	\$ 220,505.00
26.1	Electrical & Security System	JE Shea		\$ 449,000.00	\$ 449,000.00
31.1	Sitework & Landscaping	TD & Sons		\$ 759,168.00	\$ 759,168.00
	ESTIMATED COST MANAGEMENT /VE	w/Trades Above		\$ (343,941.00)	\$ (343,941.00)
	Project Requirements	DCC		\$ 99,400.00	\$ 99,400.00
A1	Sanitary Exploratory	w/Sitework			
A2	Hazmat	w/Abatement & Demo			
A3	Septic System for Mansions	w/Sitework			
A4	Historic Restoration	DCC		\$ 187,735.00	\$ 187,735.00
A5	Kitchen Upgrades	w/ General Trades			
A6	Polluted/Unsuitable Soils at Garage	DCC		\$ 25,000.00	\$ 25,000.00
TRADE PACKAGE TOTAL:			\$ -	\$ 3,298,884	\$ 3,298,884
0.75%	General Conditions & Staffing	DCC	\$ -	\$ 581,539	\$ 581,539
	PreConstruction	DCC	\$ 49,300.00		w/Soft Costs
	General Liability Insurance	DCC	\$ -	\$ 26,729.63	\$ 26,730
	Builder's Risk Insurance	BY OWNER	\$ -	By Owner	By Owner
	Local Building Permit/CO	BY OWNER	\$ -	By Owner	By Owner
	State Education Fund	BY OWNER	\$ -	By Owner	By Owner
0.98%	CM Payment & Performance Bond	DCC	\$ -	\$ 40,489	\$ 40,489
3.0%	Construction Contingency	DCC	\$ -	\$ 121,517	\$ 121,517
2.50%	CM Fee	DCC	\$ -	\$ 102,961	\$ 102,961
TOTAL GUARANTEED MAXIMUM PRICE:			\$ 49,300	\$ 4,172,120	\$ 4,172,120
TOTAL ESTIMATED SOFT COSTS (BY OWNER)					BY OWNER

A.1.1.5 - ALTERNATES

GALLAHER MANSION & GARAGE AT CRANBURY PARK

EXHIBIT A1 - GMP - ATTACHMENT #02

12/30/24

DOWNES CONSTRUCTION COMPANY
CONSTRUCTION MANAGER

DEDUCT Alternate #P1 Eliminate sump pump and all associated piping at the Mansion Areaway

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #P-1	
2.22.1	Plumbing	B&G Piping Company	\$ (6,225.00)	
	TRADE PACKAGE TOTAL		\$ (6,225)	
		TOTALS:	\$ (6,225)	ACCEPTED

DEDUCT Alternate #P2 Eliminate domestic cold & hot water manifolds with individual piping to each fixture at the Garage and Mansion. Provide cold and hot water main with distribution (branch) piping to fixtures.

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #P-2	
2.22.1	Plumbing	B&G Piping Company	\$ (17,250.00)	
	TRADE PACKAGE TOTAL		\$ (17,250)	
		TOTALS:	\$ (17,250)	ACCEPTED

DEDUCT Alternate #P3 Install mop sink (item #5) in the Pantry.

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #P-3	
2.22.1	Plumbing	B&G Piping Company	\$ (3,200.00)	
	TRADE PACKAGE TOTAL		\$ (3,200)	
		TOTALS:	\$ (3,200)	ACCEPTED

DEDUCT Alternate M-1 Eliminate heat pump system (AC#4, AC#5 and HP #1) exhaust fans and all associated air outlets, ductwork, piping and controls serving second floor.

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #M-1	
2.23.1	HVAC	Alliance Heating & AC	\$ (90,350.00)	
	TRADE PACKAGE TOTAL		\$ (90,350)	
		TOTALS:	\$ (90,350)	ACCEPTED

DEDUCT Alternate M-2 Eliminate air handling unit (AC#3) and all associated air outlets, ductwork, piping and controls serving Servant Dining, Kitchen and Pantry.

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #M-2	
2.23.1	HVAC	Alliance Heating & AC	\$ (46,720.00)	
	TRADE PACKAGE TOTAL		\$ (46,720)	
		TOTALS:	\$ (46,720)	ACCEPTED

A.2.3.1 - SUBSTANTIAL COMPLETION

GALLAHER MANSION & GARAGE AT CRANBURY PARK

EXHIBIT A1 - GMP - ATTACHMENT #03

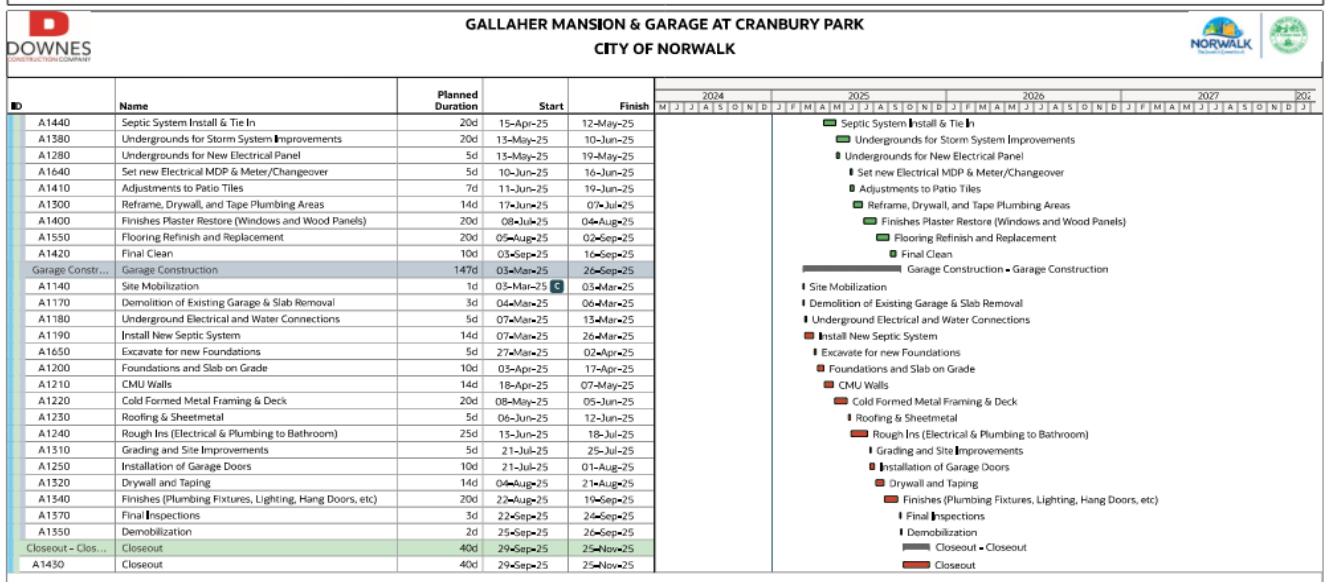
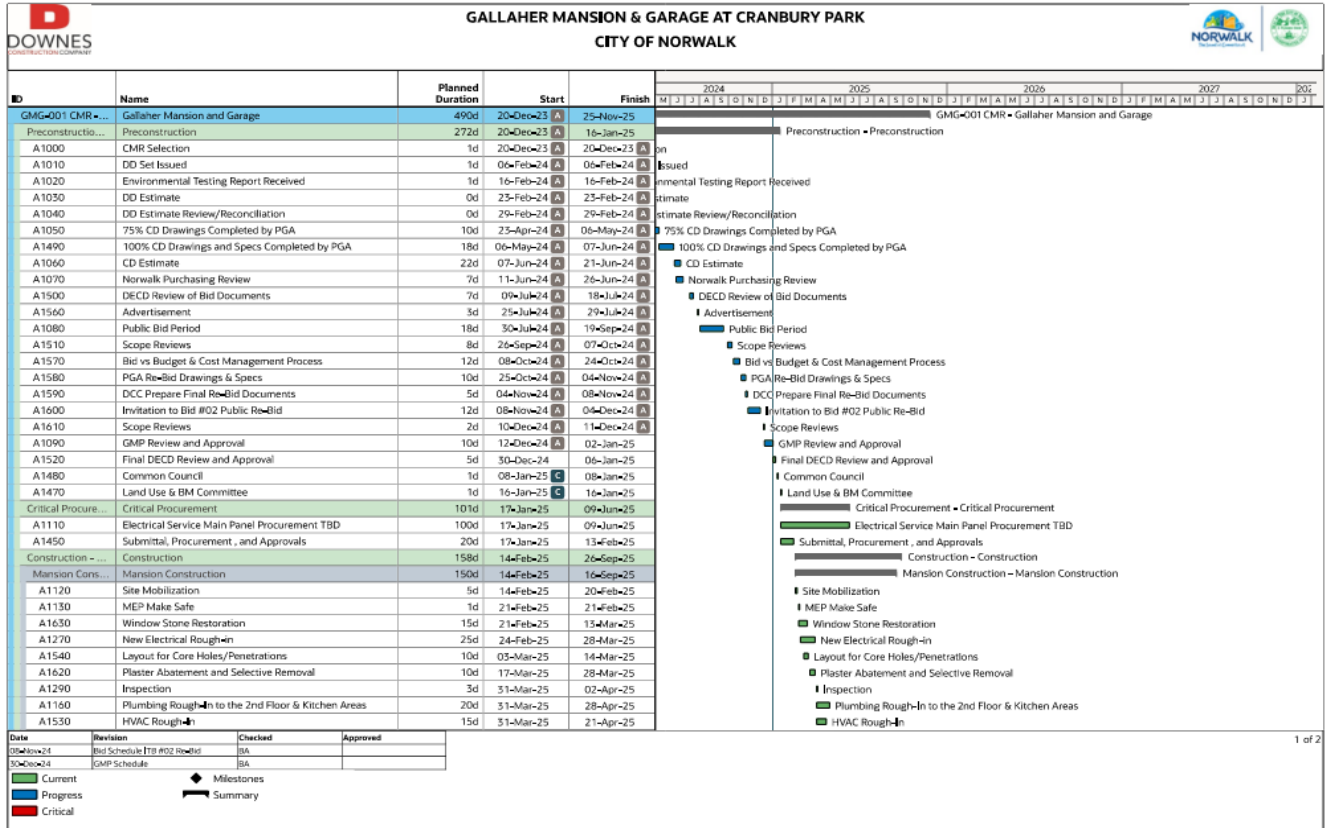
12/30/24

Article 1.4 of A133 Agreement is hereby revised by this GMP Amendment.

DOWNES CONSTRUCTION COMPANY
CONSTRUCTION MANAGER

The substantial completion date is anticipated to be September 2025 followed by Final Completion in November of 2025.

If the Construction Manager is delayed by supply chain shortages, significant price increases for materials, tariffs, unusual delay in deliveries or other causes related to the after effects of a pandemic or similar, the Construction manager shall be entitled to an equitable adjustment in contract time and sum.



Date	Revision	Checked	Approved
09/01/2024	Bid Schedule T&B #02 Rev01	BA	
30/06/2024	GMP Schedule	BA	

Current

Progress

Critical

◆

Milestones

▬

Summary

A.3.1.2 - SPECIFICATIONS

GALLAHER MANSION & GARAGE AT CRANBURY PARK

EXHIBIT A1 - GMP - ATTACHMENT #04

12/30/24

DOWNES CONSTRUCTION COMPANY
CONSTRUCTION MANAGER

The Guaranteed Maximum Price is based upon the following Specifications:
Specifications Prepared By Peter Gisolfi & Associates and their consultants:

SPECIFICATION LOG

INDEX OF SPECIFICATIONS					
Number	Description	Revision	Issued Date	Received Date	Set
00 - Procurement and Contracting Requirements					
000110	Table of Contents	1			Re-Bid 11/13/24
01 - General Requirements					
01 33 00	Submittals	1			Re-Bid 11/13/24
01 60 00	Product and Substitution Requirements	1			Re-Bid 11/13/24
01 70 00	Execution Requirements	1			Re-Bid 11/13/24
01 73 10	Cutting and Patching	1			Re-Bid 11/13/24
01 77 00	Closeout Procedures	1			Re-Bid 11/13/24
02 - Existing Conditions					
02 33 13	Underground Utility Locator Service	1			Re-Bid 11/13/24
02 41 19	Building Demolition (Garage)	1			Re-Bid 11/13/24
02 41 20	Selective Demolition (Mansion)	1			Re-Bid 11/13/24
03 - Concrete					
03 30 00	CP Concrete	1			Re-Bid 11/13/24
03 30 50	Site Concrete	0	07/16/24	07/16/24	Issued for Public Bid
04 - Masonry					
04 01 00	Cleaning of Stone Assemblies	1			Re-Bid 11/13/24
04 20 00	Unit Masonry	1			Re-Bid 11/13/24
05 - Metals					
05 31 00	Steel Decking	1			Re-Bid 11/13/24
05 40 00	Cold Formed Metal Framing	1			Re-Bid 11/13/24
06 - Wood, Plastics, and Composites					
06 10 00	Rough Carpentry	1			Re-Bid 11/13/24
06 20 23	Interior Finish Carpentry	1			Re-Bid 11/13/24
07 - Thermal and Moisture Protection					
07 11 13	Bituminous Damp-Proofing	1			Re-Bid 11/13/24
07 21 00	Thermal Insulation	1			Re-Bid 11/13/24
07 21 19	Foamed In-Place Insulation	1			Re-Bid 11/13/24
07 31 13	Asphalt Shingles	1			Re-Bid 11/13/24
07 62 00	Sheet Metal Flashings & Specialties	1			Re-Bid 11/13/24
07 84 13	Through Penetration Fire-Smokestop Systems	1			Re-Bid 11/13/24
07 92 00	Joint Sealants	1			Re-Bid 11/13/24
08 - Openings					
08 12 13	Steel Doors and Frames	1			Re-Bid 11/13/24
08 33 00	Coiling Insulated Service Doors	1			Re-Bid 11/13/24
08 41 13	Aluminum-Framed Storefronts	1			Re-Bid 11/13/24
08 71 00	Door Hardware	1			Re-Bid 11/13/24
08 91 19	Fixed Louvers	1			Re-Bid 11/13/24
09 - Finishes					
09 22 16	Non-Structural Metal Framing	1			Re-Bid 11/13/24
09 24 00	Historic Stucco Maintenance and Repair	1			Re-Bid 11/13/24
09 29 00	Gypsum Board	1			Re-Bid 11/13/24
09 30 00	Ceramic Tile Base	1			Re-Bid 11/13/24
09 65 19	Resilient Wall Base	1			Re-Bid 11/13/24
09 77 00	Fiberglass Reinforced Wall Panel	1			Re-Bid 11/13/24
09 91 23	Painting	1			Re-Bid 11/13/24
09 96 00	Epoxy Floor Coating	1			Re-Bid 11/13/24
10 - Specialties					
10 21 13	Solid Plastic Toilet Compartments	1			Re-Bid 11/13/24
10 28 00	Toilet Accessories	1			Re-Bid 11/13/24
10 44 16	Fire Extinguishers & Fire Blanket	1			Re-Bid 11/13/24
11 - Equipment					
11 40 00	Food Service Equipment	1			Re-Bid 11/13/24
22 - Plumbing					
22 00 00	Plumbing	1			Re-Bid 11/13/24
23 - Heating, Ventilating, and Air Conditioning (HVAC)					
23 00 00	Heating, Ventilating and Air Conditioning	1			Re-Bid 11/13/24
23 50 00	Supplementary Conditions Mechanical and Electrical Work	1			Re-Bid 11/13/24
26 - Electrical					
26 00 00	Electrical Work	1			Re-Bid 11/13/24
31 - Earthwork					

31 00 00	Site Work	1			Re-Bid 11/13/24
31 10 00	Site Demolition, Clearing and Preparation	1			Re-Bid 11/13/24
31 20 00	Earthwork	1			Re-Bid 11/13/24
31 23 16	Rock Removal	1			Re-Bid 11/13/24
31 23 33	Trenching and Backfilling	1			Re-Bid 11/13/24
31 25 13	Erosion and Sediment Control	1			Re-Bid 11/13/24
31 50 00	Excavation Support and Protection	1			Re-Bid 11/13/24
32 - Exterior Improvements					
32 12 16	Asphalt	1			Re-Bid 11/13/24
32 13 73	Site Work Joint Sealants	1			Re-Bid 11/13/24
32 17 20	Striping & Signs	1			Re-Bid 11/13/24
32 93 00	Planting, Seeding and Topsoil	1			Re-Bid 11/13/24
33 - Utilities					
33 40 00	Storm Drainage Utilities	1			Re-Bid 11/13/24
APX - Appendix No. 1					
00000	Table 1 - Asbestos Containing Materials / Lead Painted Surfaces - Base Bid Scope of Work	0			Re-Bid 11/13/24
02800	Asbestos Abatement	1			Re-Bid 11/13/24
02830	Lead Paint Awareness	1			Re-Bid 11/13/24
013529	Health and Safety	1			Re-Bid 11/13/24
APX2 - Appendix No. 2					
02800,1	Big East Asbestos Containing Material & Lead Based Paint Safe Practices	0	07/16/24	07/16/24	Issued for Public Bid
ATT1	Asbestos Site Drawings Basement/Attic	0			Re-Bid 11/13/24
ATT2	Pre-Demolition Hazmat Inspection Report	0			Re-Bid 11/13/24

A.3.1.3 - DRAWINGS

GALLAHER MANSION & GARAGE AT CRANBURY PARK

EXHIBIT A1 - GMP - ATTACHMENT #05

12/30/24

DOWNES CONSTRUCTION COMPANY
CONSTRUCTION MANAGER

The Guaranteed Maximum Price is based upon the following Drawings:

Specifications Prepared By Peter Gisolfi & Associates and their consultants:

DRAWING LIST**INDEX OF DRAWINGS**

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Architectural					
A-050G	GARAGE REMOVALS PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-050M	MANOR HOUSE MANSION BASEMENT REMOVALS PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-051M	MANOR HOUSE MANSION FIRST FLOOR REMOVALS PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-052M	MANOR HOUSE MANSION SECOND FLOOR REMOVALS AND NEW FINISHES PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-053M	MANOR HOUSE MANSION ATTIC REMOV & CONST PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-054M	MANOR HOUSE MANSION MECHANICAL PENETRATION PLANS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-055M	MANOR HOUSE MANSION MECHANICAL PENETRATION PLANS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-100G	GARAGE CONSTRUCTION PLANS	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-100M	MANOR HOUSE MANSION FIRST FLOOR REPAIRS & FINISHES PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-101M	MANOR HOUSE MANSION WINDOW STONE REPAIR PLANS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-102M	MANOR HOUSE MANSION 1ST FLR. WOOD REPAIRS PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-103M	MANOR HOUSE MANSION KITCHEN AREA PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-150G	GARAGE REFLECTED CEILING PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-200G	GARAGE EXTERIOR ELEVATIONS	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-200M	MANOR HOUSE MANSION EXTERIOR BUILDING PHOTOS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-210M	MANOR HOUSE MANSION WNDW STONE REPAIR PHOTOS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-211M	MANOR HOUSE MANSION WNDW STONE REPAIR PHOTOS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-212M	MANOR HOUSE MANSION WNDW STONE REPAIR PHOTOS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-213M	MANOR HOUSE MANSION WOOD REPAIR PHOTOS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-214M	MANOR HOUSE MANSION WOOD REPAIR PHOTOS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-215M	MANOR HOUSE MANSION KITCHEN AREA EQUIPMENT	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-300G	GARAGE ENLARGED BUILDING SECTION	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-301G	GARAGE ENLARGED BUILDING SECTION	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-302G	GARAGE ENLARGED BUILDING SECTION	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-303G	GARAGE ENLARGED BUILDING SECTION	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-350G	GARAGE WALL SECTIONS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-400G	GARAGE INTERIOR ELEVATIONS	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-450G	GARAGE TOILET PLAN AND INT. ELEV.	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-700G	GARAGE FLOOR FINISH PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-800G	GARAGE & MANSION PARTITION TYPES	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-860G	GARAGE ROOF DETAILS	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-900	GARAGE & MANSION DOOR & WINDOW SCHEDULES	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
A-T	TITLE SHEET	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
Structural					
S-001.00	TITLE SHEET	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
S-002.00	GENERAL NOTES	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
S-100.00	PLANS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
S-100.01	GARAGE STRUCTURAL PLANS	0	08/15/2024	08/23/2024	PGA Bid Supplement #2 (08/15/24)
S-400.00	CONCRETE & MASONRY DETAILS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
S-401.00	LIGHT GAUGE DETAILS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
S-401.01	GARAGE LIGHT GAUGE DETAILS	0	08/15/2024	08/23/2024	PGA Bid Supplement #2 (08/15/24)
Civil					
CU1 01	PLAN	0	11/05/2024		Re-Bid 11-13-24 (11/05/24)
CU1 02	GARAGE - PROPOSED SEPTIC PLAN AND DETAILS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
CU101	MANOR HOUSE - PROPOSED SEPTIC PLAN	1	08/09/2024	08/16/2024	PGA Bid Supplement #1 (08/09/24)
CU501	MANOR HOUSE - SEPTIC DETAILS	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
VT101	TOPOGRAPHIC SURVEY	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
VT102	TOPOGRAPHIC SURVEY	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
VT103	TOPOGRAPHIC SURVEY	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
Plumbing					
P-100	PLUMBING MANSION BASEMENT PLAN & FIRST FLOOR PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
P-101	PLUMBING MANSION ENLARGED BASEMENT & KITCHEN PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
P-102	PLUMBING MANSION FIRST FLOOR PART PLAN & SECOND FLOOR PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
P-103	PLUMBING MANSION RISER DIAGRAMS & DETAILS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
P-104	PLUMBING GARAGE GARAGE FLOOR PLAN, RISER DIAGRAMS & DETAIL	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
Mechanical					
ME-100	MECHANICAL REMOVAL MANSION BASEMENT PLAN & FIRST FLOOR PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
HVAC					
H-100	HVAC MANSION BASEMENT PLAN & FIRST FLOOR PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
H-101	HVAC MANSION SECOND FLOOR PLAN & ATTIC FLOOR PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
H-102	HVAC MANSION SCHEDULES	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
H-103	HVAC GARAGE GARAGE PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
Electrical					

E-100	ELECTRICAL-LIGHTING/POWER MANSION BASEMENT PLAN, FIRST FLOOR PLAN, LEGEND Bc NOTES	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
E-101	ELECTRICAL-LIGHTING/POWER MANSION SECOND FLOOR PLAN & ATTIC FLOOR PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
E-102	ELECTRICAL-LIGHTING/POWER MANSION KITCHEN PART PLAN, RISER DIAGRAMS Bc KITCHEN EQUIPMENT CHART	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
E-103	ELECTRICAL MANSION SCHEDULES	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
E-104	ELECTRICAL-LIGHTING/POWER (GARAGE) GARAGE PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
Landscape					
L-100	MANSION REMOVALS PLAN	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
L-101	GARAGE REMOVALS PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
L-200	MANSION MATERIALS PLAN	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
L-201	GARAGE MATERIALS PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
L-300	MANSION DRAINAGE PLAN	2	11/05/2024		Re-Bid 11-13-24 (11/05/24)
L-301	GARAGE GRADING PLAN	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
L-500	SITE DETAILS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
L-501	SITE DETAILS	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
Site Utilities					
SU-1	SITE PLAN-MANSION	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
SU-2	SITE PLAN-GARAGE	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
Hazmat					
ACML 01	ASBESTOS CONTAINING MATERIAL LOCATIONS Basement Level	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)
ACML 02	ASBESTOS CONTAINING MATERIAL LOCATIONS Attic	1	11/05/2024		Re-Bid 11-13-24 (11/05/24)

A.3.1.5 - ALLOWANCES

GALLAHER MANSION & GARAGE AT CRANBURY PARK

EXHIBIT A1 - GMP - ATTACHMENT #06

12/30/24

DOWNES CONSTRUCTION COMPANY

CONSTRUCTION MANAGER

Allowances included in the Guaranteed Maximum Price, if any:

ALLOW BY BID PACKAGE	Description	QTY	UNIT	UNIT COST	TOTAL	ALLOWANCE NOTES
ALLOW	Historic Restoration	1	LS	\$ 187,735	187,735.00	ON GENERAL SUMMARY
ALLOW	Polluted/Unsuitable Soils at Garage	1	LS	\$ 25,000	25,000.00	ON GENERAL SUMMARY
2.1	Labor and Material - Allowance to be used only as directed by Downes. Allowances will NOT be used for in-scope items of work missed by the Subcontractor.	1	LS	\$15,000.00	\$15,000.00	IN TRADE PACKAGE
4.1	Labor and Material - Allowance to be used only as directed by Downes. Allowances will NOT be used for in-scope items of work missed by the Subcontractor.	1	LS	\$10,000.00	\$10,000.00	IN TRADE PACKAGE
4.2	Interior Stone Window Surround Repair - Labor and Material - Allowance used only as directed by Downes. Allowances will NOT be used for in-scope items of work missed by the Subcontractor.	1	LS	\$50,000.00	\$50,000.00	IN TRADE PACKAGE
6.1A	Progress Cleaning - Allowance to be used only as directed by Downes. Allowances will NOT be used for in-scope items of work missed by the Subcontractor.	1	LS	\$15,520.00	\$15,520.00	IN TRADE PACKAGE
26.1	Labor and Material - Allowance to be used only as directed by Downes. Allowances will NOT be used for in-scope items of work missed by the Subcontractor.	1	LS	\$15,000.00	\$15,000.00	IN TRADE PACKAGE
31.1	Snow Removal – This Subcontractor shall include an allowance for snow removal for general access to the site and for labor associated with snow removal within the work area.	1	LS	\$5,000.00	\$5,000.00	IN TRADE PACKAGE
31.2	Labor and Material - Allowance to be used only as directed by Downes. Allowances will NOT be used for in-scope items of work missed by the Subcontractor.	1	LS	\$10,000.00	\$10,000.00	IN TRADE PACKAGE
31.3	Sanitary Investigative & Cleaning Work – This Subcontractor shall include an allowance for camera work of the second line coming into the sanitary manhole. This allowance shall also include jetting and vacuuming of the existing sanitary pipes in the building, and subsequent camera work to confirm the pipes have been thoroughly cleaned.	1	LS	\$20,000.00	\$20,000.00	IN TRADE PACKAGE

A.3.1.6 - ASSUMPTIONS AND CLARIFICATIONS

GALLAHER MANSION & GARAGE AT CRANBURY PARK

EXHIBIT A1 - GMP - ATTACHMENT #07

12/30/24

DOWNES CONSTRUCTION COMPANY
CONSTRUCTION MANAGER

Assumptions, if any, on which the Guaranteed Maximum Price is based:

ASSUMPTIONS/QUALIFICATIONS

- 1 The GMP value is contingent upon our ability to execute contracts with the recommended Trade Contractors, listed in A.1.1.2 - GUARANTEED MAXIMUM PRICE. In the event of withdrawal of a bid by a trade contractor listed in A.1.1.2 - GUARANTEED MAXIMUM PRICE an adjustment to the GMP value will be required to accommodate the next lowest responsible bidder.
- 2 General Notes & Key Notes on the Drawings are superseded by these assumptions & qualifications.
- 3 It is assumed all design documents have been coordinated amongst all disciplines/consultants for all systems and components.
- 4 It is assumed that the supports and structures specified are suitable and compatible for all systems and components.
- 5 Work stoppage and its potential effect on contract time and cost due to neighbor/community disagreements or disputes not caused by the Construction Manager are excluded.
- 6 Retainage will be held on Subcontractor trade contract line items and shall not be held on the Construction Manager items, ie Phasing, Insurance, Bond, General Conditions, CM Fee, etc.
- 7 Warranties shall begin on the date of Substantial Completion
- 8 Allowance relocations within the GMP may be permitted. Any additional funding that is required for allowances will be from the Owner's contingency. Any remaining funds within allowances at project conclusion will be credited to the Owner.
- 9 Where there is a conflict with Division 1 and the Downes Project Manual and Supplemental Instructions , the Downes Project Manual & Supplemental Instructions shall prevail.
- 10 All permanent & temporary energy and fuel utility consumption fees and metering (electric, water, propane, gas, etc.) will be paid for by the City.
- 11 Working Hours are 7:00am to 3:30pm Monday through Friday only. The Construction Manager assumes they will be able to perform off-hours work as they deem necessary, within the limits of the Noise Ordinance of the Town of Branford, without hindrance by using preoject requirements within the GMP.
- 12 The Construction Manager assumes they will be able to perform allowance work as they deem necessary without hinderance. Proper notification will be provided to the project team prior to start of work for any allowance and accounting of allowance expenditures on a monthly basis.
- 13 If the Construction Manager is delayed by supply chain shortages, significant price increases for materials, tarrifs, unusual delay in deliveries or other causes related to the COVID-19 Pandemic, the Construction manager shall be entitled to an equitable adjustment in contract time and sum.
- 14 Project Schedule and Cost is subject to adjustment based on approvals form the Town, State, Utility and all Authorities Having Jurisdiction.
- 15 It is assumed there is no hydrostatic pressure below the slab on grade.
- 16 It is assumed all design documents have been coordinated with the City's Standards and requirements.
- 17 As the reconciliation of any GMP General Summary items takes place, all credits and / or additional funding above and beyond all accepted items included with this GMP will be funded from owner's contngency.
- 18 Salvaging of items are per the Contract Documents only.
- 19 Coordination of the Division 26, 27 and 28 Design & Engineering Responsibilities is assumed to be completed by the Design Team. Conflicts, errors or omissions in the design leaving a system non-functional or incomplete shall be funded from the owners contingency.
- 20 Project Management software will be Procore. GC Pay will be used for Applications for Payment.
- 21 Certified payrolls will be accepted by the City electronically.

- 22 Payment applications will be accepted electronically with one Construction Manager original. All backup will be scanned copies.
- 23 AEES steel requirements if shown are assumed for exposed portions of steel & decking members only at Carport.
- 24 It assumed that IAQ testing will be performed and monitored by the owner's consultant during construction.
- 25 Our insurance coverage is based on shared limits for both professional & pollution liability.
- 26 Handling, transportation and disposal of unsuitable, contaminated or polluted soils are excluded. All surplus clean materials are to be removed from the site. Any of the aforementioned types of soils aside from clean soils, if encountered, that are Transported & Disposed of offsite, will be dealt with by Change Order via unit prices if obtained at bid time. On-site management of surplus soil to create additional berms or similar will be also dealt with by Change Order.
- 27 Misc. metal or supplementary steel is limited to locations shown on contract document. Any other misc. metal or supplementary which may be required shall be considered a change order out of owner's contingency.
- 28 Concrete housekeeping pads are included as shown on the civil drawings. No additional allowances or quantities are included.
- 29 As it relates to any surplus soils leaving the site, all characterization sampling for off-site disposal will be by others.
- 30 Utility connection fees for sewer/ water, electrical, tele/data etc. will be funded out of owner's contingency.
- 31 Seismic monitoring for ground improvement is included for a 1 week duration.
- 32 Any pre-installation and post installation survey of existing building related to ground improvement installation (RAPS) shall be paid for by owner.
- 33 Excavation for ground improvements is included to subgrades specified; any other excavation required due to contaminated soil remediation should be considered a cost compensated from owners contingency via unit prices received at base bid.
- 34 It is assumed that all previous exterior masonry window surround repair work performed at the mansion has mitigated all water infiltration into the window openings and will not affect any subsequent repair work being performed as part of this project.
- 35 The GMP total includes estimated cost management items that have yet to be formally confirmed. It is also assumed that all of these cost management items will be accepted by the Owner. Any additional funding required to supplement the cost management total value will be deducted from the owners contingency

EXCLUSIONS

- 1 Winter conditions are excluded for all building envelope trades.
- 2 FF&E or owner furnished items called to be installed by the contractor, GC or CM in the documents that are not clearly indicated on the drawings are excluded.
- 3 Any delegated design items indicated as the Construction Manager responsibility is excluded.
- 4 Project specific pollution policy on a claims made basis with 7 year extended reporting period is excluded.
- 5 Work stoppage and its potential effect on contract time and cost due to neighbor/community disagreements or disputes not caused by the Construction Manager are excluded.
- 6 Materials Testing and Inspection and Special Inspection services are excluded (by owner)
- 7 RFI Questions/Answers not included in Addenda are excluded.
- 8 Resource loaded and/or man-loaded schedules are excluded.
- 9 Builders Risk is excluded. It is assumed the City will provide a Builders Risk policy and is recommended to do so.
- 10 Any impacts related to an absent geotechnical report are excluded.
- 11 Professional photography services are excluded. Photos by Superintendent.
- 12 Legal council fees associated with review of town resolution, and any associated revisions necessary for GMP approval.
- 13 Connecticut Sales and Use Tax excluded.
- 14 Professional services for High Performance or LEED management are excluded.
- 15 Full time security / watchmen not included.
- 16 Expediting of any and all materials is excluded.

- 17** Site grounds maintenance of all areas outside the construction fence line are excluded. This includes but may not be limited to leaf cleanup, lawn mowing and snow plowing of City/Town Sidewalks, Streets & Parking Lots.
- 18** Rock removal is excluded.
- 19** Builder's risk insurance is excluded (by owner).
- 20** Additional engineering required for MEP supports in attic space due to existing conditions is excluded.
- 21** Mold remediation is excluded.
- 22** CM is not responsible for notifying Architect of any errors or omissions prior to contract execution.
- 23** Any costs related to re-phasing as required by the owner which may impact progression of construction is excluded. Schedule impacts are TBD.
- 24** FF&E management is excluded.
- 25** Commercial Appliances are Excluded.
- 26** Precast Pier Footings, steps, pads etc are excluded.
- 27** Underpinning of existing building foundations
- 28** Removal of existing foundations/structures and debris above and below grade is excluded.
- 29** Make Safe/Repairs associated with any existing electrical or other MEP systems exposed or not are excluded
- 30** Any additional Local Authorities Having Jurisdiction requirements ie: egress, accessibility, life safety items etc. to obtain a Certificate of Occupancy
- 31** Repairs or replacement of any existing plumbing piping, fixtures, accessories that are worn or past useful life.
- 32** Removal and resetting of any existing plumbing fixtures.

AMENDMENT #1.0 / ATTACHMENT #08

A.3.1.7 - COST MANAGEMENT

GALLAHER MANSION & GARAGE AT CRANBURY PARK

EXHIBIT A1 - GMP - ATTACHMENT #08

DOWNES CONSTRUCTION COMPANY

CONSTRUCTION MANAGER

12/30/24

Item #	Description	Responsibility	Subcontractor	Status Code	Estimated w/o Markups	Recommended	Approved	Pending	Rejected	Comment
1	Remove Loose Kitchen Equipment	PGA	Acoustics	3	\$40,000			\$40,000		
2	Eliminate Through Wall Flashings at Garage Openings	DCC	GL Capasso	3	\$980			\$980		Added Scope
3	Keim Masonry Paint Coating at Interior of Garage Surfaces	DCC	Acoustics	3	\$4,000			\$4,000		Added Scope
4	Request additional pricing for Specialites & Equipment Items	DCC	Acoustics	3	\$0			\$0		TBD Package Received 1 Price, lack of competition
5	Provide Sectional Overhead Doors in lieu of Coiling Insulated Service Doors	DCC	Acoustics	3	\$25,000			\$25,000		
6	Request additional pricing for Spray Foam Insulation at Garage			4					\$0	Union installer
7	HVAC Control Adjustment			2			\$0			Included in revised Bid Set
8	Remove Winter Conditions Value from Site, Concrete & Masonry Scopes of Work	DCC	Various	3	\$30,000			\$30,000		Included with bid package scopes due to weather - adjust to spring
9	Scope clarifications	DCC	Various	3	\$20,000			\$20,000		
10	Elminate Selective Demolition Allowance	DCC	Oscars	3	\$15,000			\$15,000		Created due to any unforeseen additional selective demolition
11	Elminate Masonry Repair Allowance for Window Surrounds	PGA	GL Capasso	3	\$50,000			\$50,000		Allowance included in Masonry Bid Package. This was created for window surround repairs after base bid cleaning
12	Provide PVC Piping in lieu of Cast Iron			2			\$0			Included in revised Bid Set
13	Reduce Volume of Asphalt Resurfacing & Concrete Curb Replacement	PGA		3	\$61,400			\$61,400		
14	Eliminate Areaway Sump Pump and rerout leader line	PGA		3	See General Sum			Sum		Alternate
15	Eliminate a portion or all of the Garage Aluminum Windows	PGA		3	\$29,432			\$29,432		Need to confirm no cost w/ Mason
16	Eliminate or minimize the amount of FRP in the Garage Toilet Room	PGA		3				\$0		
17	Reduce volume of Wood Restoration	PGA		3				\$0		Refinishing only. Wood floor patching to remain.
18	Deduct Alternate # M-1 Eliminate all AC Provisions at 2nd Floor	PGA		3	See General Sum			Sum		Alternate
19	Deduct Alternate # M-2 Eliminate AC Provisions at Kitchen, Pantry & Staging areas	PGA		3	See General Sum			Sum		Alternate
20	Eliminate or Reject entire HVAC Bid Package after rebid including 2nd floor bathoom exhaust fans	PGA		3	See General Sum			Sum		Alternate
21	Delete Epoxy Floor at Garage	PGA		3	\$35,000			\$35,000		
22	Eliminate Domestic Water Manifolds	PGA		3	See General Sum			Sum		Alternate
23	Eliminate or Reduce Spray Foam insulation at Garage	DCC	Acoustics	3	TBD			TBD		
24	Deduct Abatement, Power and Patching associated with Accepted Alternates	DCC			\$7,000					
	SUBTOTAL ESTIMATED COST MANAGEMENT SAVINGS:				\$317,812	\$0	\$0	\$310,812	\$0	
0.70%	GENERAL INSURANCE				\$2,225	\$0	\$0	\$2,176		
0.80%	LOCAL BUILDING PERMIT				\$2,560	\$0	\$0	\$2,504		
0.03%	STATE EDUCATION FUND				\$84	\$0	\$0	\$82		
0.96%	CM P & P BONDS				\$3,098	\$0	\$0	\$3,030		
2.50%	CM FEE				\$8,144	\$0	\$0	\$7,965		
3.00%	CM CONTINGENCY				\$10,018	\$0	\$0	\$9,797		
0.00%	ESCALATION				\$0	\$0	\$0	\$0		
0.00%	D&E CONTINGENCY				\$0	\$0	\$0	\$0		
	TOTAL ESTIMATED COST MANAGEMENT SAVINGS:				\$343,941	\$0	\$0	\$336,365		

2-Jan-25

		Original Budget	Current Projected Total Budget	Paid-to-Date	Balance
	Architectural Design- Gisolfi				
	Programming and Schematic Design	\$ 49,740	\$ 49,740	\$ 49,740.00	\$ -
	Design Development	\$ 74,610	\$ 74,610	\$ 74,610.00	\$ -
	Construction Documents	\$ 193,968	\$ 193,968	\$ 193,968.00	\$ -
	Bid/Negotiation Phase	\$ 14,922	\$ 14,922	\$ 14,175.90	\$ 746.10
	Construction Administration	\$ 164,142	\$ 164,142	\$ 2,462.13	\$ 161,679.87
	Total Contract Amount	\$ 497,382	\$ 497,382	\$ 334,956.03	\$ 162,425.97
	ADDITIONAL SERVICES				
	Reimbursables	\$ 591	\$ 998	\$ 998.13	\$ -
	Langan - Surveying Service	\$ 10,000	\$ 10,000	\$ 10,000.00	\$ -
	Langan - Septic test pits at garage	\$ 1,500	\$ 1,500	\$ 1,500.00	\$ -
	Langan - Septic investigation, design, permitting	\$ 17,500	\$ 17,500	\$ 14,840.00	\$ 2,660.00
	Langan - A/C Site survey Additional Survey	\$ 3,500	\$ 3,500	\$ 3,500.00	\$ -
	Infiltration Testing and Analysis	\$ 1,500	\$ 1,500	\$ 1,500.00	\$ -
	A/C design - Tietjen Venegas	\$ 20,000	\$ 15,000	\$ 15,000.00	\$ -
	Kitchen areas - Tietjen Venegas	\$ 6,500	\$ 5,005	\$ 5,005.00	\$ -
	Public Archeology Lab	\$ 6,930	\$ 6,930	\$ 6,930.00	\$ -
	Geotechnical Services Carlin Simpson	\$ 7,910	\$ 7,910	\$ 7,910.00	\$ -
	Rebid - Tietjen Venegas	\$ 3,770	\$ 3,770	\$ 3,770.00	\$ -
	Total Additional Services	\$ 79,701	\$ 73,613	\$ 70,953.13	\$ 2,660.00
	OTHER PROFESSIONAL FEES				
	Abatement bid specs	\$ 2,400	\$ 3,440	\$ 3,440.00	\$ -
	Environmental screening	\$ 4,800	\$ 4,800	\$ 3,440.00	\$ 1,360.00
	Environmental Monitoring	\$ 4,125	\$ 4,125		\$ 4,125.00
	Preconstruction services (Downes)	\$ 49,300	\$ 56,089	\$ 56,088.83	\$ -
	Septic testing and design	\$ 20,000	\$ 20,000	\$ -	\$ 20,000.00
	Total Other Professional Fees	\$ 80,625	\$ 88,454	\$ 62,968.83	\$ 25,485.00
	Additional Services (increased PO \$20k)				
	Forensic investigation	\$ 2,794	\$ 2,794	\$ 2,793.83	\$ -
	Drain Doctor	\$ 10,340	\$ 10,340	\$ 10,340.00	\$ -
	Total Additional Services	\$ 13,134	\$ 13,134	\$ 13,133.83	\$ -
	DECD Administration	\$ 5,000	\$ 5,000	\$ 5,000.00	\$ -
	Furniture, Equipment & Technology	\$ 250,000	\$ -		\$ -
	Owner Contingency	\$ 300,000	\$ 100,000		\$ 100,000.00
	Builders Risk Insurance	\$ 20,000	\$ 20,000		\$ 20,000.00
	Local Building Permit	\$ 32,685	\$ 24,000		\$ 24,000.00
	State Education Fund	\$ 633	\$ 780		\$ 780.00
					\$ -
	Total Auxilary	\$ 608,318	\$ 149,780		\$ 144,780.00
	TOTAL SOFT COSTS	\$ 1,279,160	\$ 822,363	\$ 152,055.79	\$ 172,925.00
	TRADE COSTS				

kitchen equipment

01 00 00	Project Requirements	\$ 100,000	\$ 99,400		
	Project Cleanliness	\$ 9,165			\$ -
2.1	Abatement & Demo	\$ 71,908	\$ 285,000		\$ 285,000.00
02 41 19	Existing Conditions				\$ -
3.1	Cast-in-place Concrete	\$ 100,143	\$ 124,500		\$ 124,500.00
4.1	Unit Masonry	\$ 130,000	\$ 272,736		\$ 272,736.00
5.1	Structural Steel	\$ 18,932	\$ -		\$ -
6.1	General trades	\$ 8,000	\$ 796,120		\$ 796,120.00
6.1	Rough Carpentry	\$ 4,403			\$ -
6.2	Historic Restoration	\$ 966			\$ -
07 00 00	Thermal and Moisture Protection	\$ 6,041			\$ -
7.1	Roofing	\$ 101,279	\$ 129,941		\$ 129,941.00
07 84 00	Fireproofing & Joint Sealants	\$ 2,400			\$ -
08 00 00	Doors, Frames and Hardware	\$ 62,725			\$ -
08 41 00	Stonefront & Curtain Wall	\$ 24,655			\$ -
09 00 00	Drywall & Framing	\$ 166,400			\$ -
09 30 00	Tile & Carpet	\$ 6,041			\$ -
9.4	Epoxy Flooring	\$ 29,524	\$ 33,360		\$ 33,360.00
09 91 00	Painting	\$ 7,337			\$ -
10 14 00	Signage	\$ 1,200			\$ -
10 28 00	Toilet Accessories	\$ 2,492			\$ -
10 44 00	Fire Protection Specialties				\$ -
22 00 00	Plumbing	\$ 44,772	\$ 260,360		\$ 260,360.00
23 00 00	HVAC	\$ 15,599	\$ 220,505		\$ 220,505.00
26 00 00	Electrical, T/D, FA Security	\$ 233,237	\$ 449,000		\$ 449,000.00
31.1	Sitework	\$ 651,245	\$ 759,168		\$ 759,168.00
	ALLOWANCES				\$ -
A1	Sanitary Exploratory	n/a			\$ -
A2	Hazmat	\$ 15,000			\$ -
	Septic System for mansion				
A3	Historic Restoration	\$ 20,000	\$ 187,735		\$ 187,735.00
A4	Septic System	\$ 500,000			\$ -
A5	Interior Finish refresh	\$ 80,000			\$ -
A6	Kitchen upgrade	\$ 50,000			\$ -
A7	Polluted soil at garage	\$ 20,000	\$ 25,000		\$ 25,000.00
	Cost Management item values from Trade Costs		\$ (343,941)		
	TOTAL TRADE COST	\$ 2,483,464	\$ 3,298,884	\$ -	\$ 3,298,884.00
	INDIRECT CM CONSTRUCTION COSTS				
2.5%	Design & Estimating Contingency	\$ 124,173	\$ -		\$ -
	Escalation	\$ 62,087	\$ -		\$ -
	General Conditions & Staffing	\$ 581,539	\$ 581,539		\$ 581,539.00
0.75%	General Liability /Insurance	\$ 25,590	\$ 26,730		\$ 26,730.00
0.98%	CM Payment & Performance Bond	\$ 44,845	\$ 40,489		\$ 40,489.00
3%	Construction Contingency		\$ 121,517		\$ 121,517.00
2.5%	CM Fee	\$ 100,856	\$ 102,961		\$ 102,961.00
	Total Indirect CM	\$ 939,090	\$ 873,236	\$ -	\$ 873,236.00
	TOTAL GMP		\$ 4,172,120		

	TOTAL PROJECT COST =TOTAL SOFT COST + GMP	\$ 4,701,714	\$ 4,994,483	\$ -	\$ 4,994,482.79
			\$ 5,000,000		
			\$ (5,517)		

**Submitted for
reimbursement**

1	\$	27,357.00
2	\$	56,978.50

\$ 84,335.50



William Hodel
Director of Facilities & Maintenance
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125 East Avenue, PO BOX 6001
Norwalk, CT 06852-6001

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

RE: **NPS – KENDALL ELEMENTARY SCHOOL BUILDING MANAGEMENT SYSTEM**

DATE: DECEMBER 24, 2024

The current computer-controlled Building Management System (BMS) serving the Kendall School is outdated and cannot perform all required functions to adequately heat the school.

Connecticut Temperature Controls, LLC (CTC), is a renowned BMS provider and has been serving many Norwalk Public Schools for years. CTC has proprietary software already installed at Kendall which serves as a cost savings for this task. Additionally, CTC will utilize all existing end devices and control wiring already in place whereas other firms could not perform due to the proprietary software.

A fully executed Noncompetitive Procurement Justification Form has been submitted for this request.

ACTION REQUESTED:

- a. **Authorize the City's Purchasing Agent to execute a Sole Source Agreement with Connecticut Temperature Controls, LLC for the Kendall School building management system for a total not to exceed \$94,127.00. Funding is available in the following account:**

Acct. #09255010 5777 C0721

cc: Sandra Faioes
Nina Laria
Ayda Castillo
George Sevc
Alan Lo



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: JANUARY 3, 2025

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

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

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

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

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

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

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

Each member of the Review Committee was requested to rate each proposal based on criteria that was outlined in the City's RFP. The objective of the rating was to create a short list of submissions and examine each submission more fully.

The Review Committee selected two (2) proposals for the short list. These firms were: Energy Resources USA, LLC and Tri State LED.

Each of these firms were sent a series of supplemental questions based on input from the Review Committee members. Based on the information provided in the supplemental information, the interview and the original proposal submitted, the Review Committee rated the two (2) short-listed firms and recommends **Energy Resources USA, LLC** as the most qualified firm to provide energy efficient lighting replacement / conversion at the City locations. This firm was chosen based on their prior experience in similar projects, actual capital cost to the City, labor and materials warranty periods and the quality of their presentation to the review committee. It is anticipated that these projects will be receiving Eversource incentive funds and together with zero percent financing from Eversource under its On-Bill Financing Program, there will be no capital funds outlay by the City.

ACTION REQUESTED:

- 1a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at City Hall for a total not to exceed \$199,102.56.**
- b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the City Hall LED Lighting Retrofit Improvements project.**
- 2a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at the Norwalk Health Department for a total not to exceed \$35,622.16.**
- b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the Norwalk Health Department LED Lighting Retrofit Improvements project.**
- 3a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at the Nathaniel Ely Center for a total not to exceed \$60,493.39.**

- b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the Nathaniel Ely Center LED Lighting Retrofit Improvements project.**
- 4a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Energy Resources USA, LLC to provide LED Lighting Retrofit Improvements at Roosevelt Center for a total not to exceed \$41,548.66.**
- b. Authorize the Mayor, Harry W. Rilling, to execute any and all documents with Eversource Energy to apply for Energy Incentives and Energy Efficient Upgrade Financing through Eversource on-bill financing program for the Roosevelt Senior Center LED Lighting Retrofit Improvements project.**



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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *HL*

RE: **STATE PROJ: 103-0264N – SOUTH NORWALK ELEMENTARY SCHOOL – FF&E
(FURNITURE, FIXTURES AND EQUIPMENT) AND TECHNOLOGY – BID APPROVAL**

DATE: JANUARY 2, 2025

At this time the South Norwalk Elementary School project is well underway. The structural steel is complete and the Construction Manager is working to complete the building envelope. On the interior mechanical, electrical and plumbing work is progressing. Over the coming months the interior of the building will be transformed with interior walls and new finishes.

As part of the project budget the City previously approved to proceed with the purchase of new furniture and technology for the building. Tecton Architects has completed the FF&E and Technology design for the project by incorporating input from Board of Education administration, facilities and school staff. The FF&E and Technology packages were presented at the Board of Education – Facilities Committee meeting on September 25, 2024 and then recommended for approval at the October 15, 2024 Board of Education Business Meeting where it was approved.

Subsequently, the design documents were presented to State of Connecticut DAS on October 24, 2024 and received approval to go out to bid. In mid-November the FF&E and Technology bid packages were advertised by the City purchasing agent. On December 13, 2024 the City purchasing department conducted the bid opening which included three bids for Bid Package #1 – FF&E and zero bids for Bid Package #2 – Technology.

The compliant Bid Package #1 – FF&E bid submissions were evaluated in detail to determine the lowest responsible bidder. After review of the bids the project team is recommending a purchase order be issued to W.B. Mason Co. Inc. for the complete FF&E bid package in a value not to exceed \$1,108,466. This is within the estimated project budget for FF&E.

With no bids for Bid Package #2 – Technology the project team with the approval of the Purchasing Department has elected to purchase this equipment through Connecticut State Contracts 18PSX0202, 19PSX0015 and 18PSX0097 by following the instructions for procurement. These packages will be presented to Land Use in February 2025 for approval.

ACTION REQUESTED:

- a. Authorize the Purchasing Agent to issue a Purchase Order to W.B. Mason Co. Inc. for various furniture items for the South Norwalk Elementary School for a total sum of \$1,108,466. Funds are available in Acct. #0922 5010 5777 C0808.
- b. Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed \$100,000.



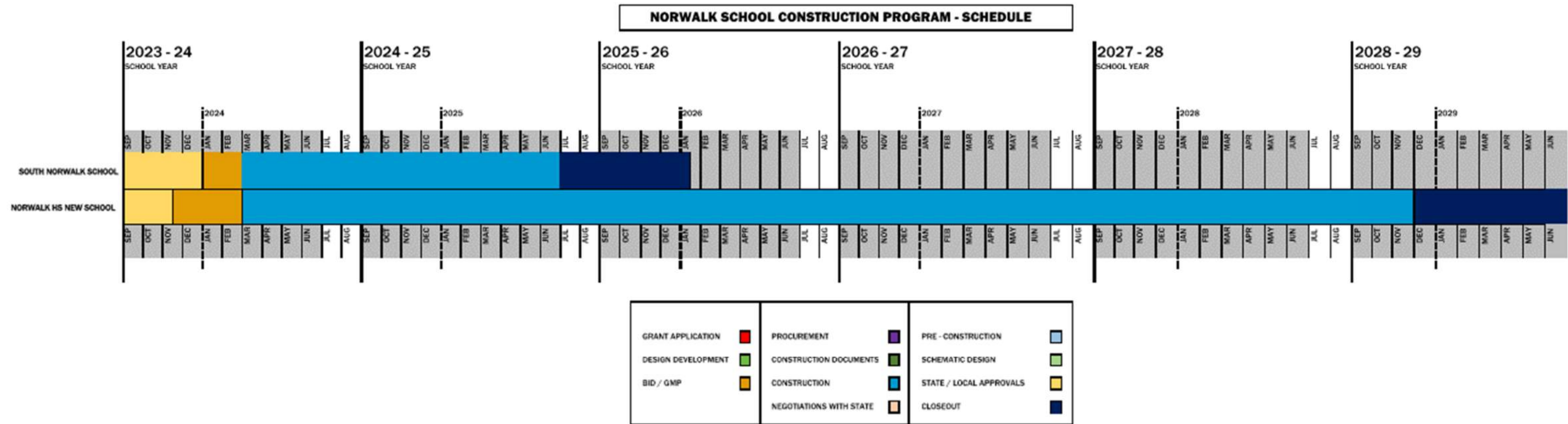
CONSTRUCTION
SOLUTIONS GROUP

NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – DECEMBER 2024



Norwalk School Construction Program
MASTER CONSTRUCTION PROGRAM SCHEDULE



South Norwalk Elementary School

NEW CONSTRUCTION

PROJECT SCOPE:

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

UPDATE:

Building B (East) – Exterior framing, sheathing and air vapor barrier is complete. Opening temporarily sealed for temporary heat during winter months. Interior metal framing and masonry walls have progressed to the second floor. MEP rough-in is being installed on the second floor. Roofing is substantially complete in this area.

Building A (West) – Exterior framing and sheathing is ongoing. Roof blocking is underway. MEP overhead is beginning in select areas.



State Project Number: 103-0264 N

BUDGET:

	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget	60%	\$76,000,000	\$26,189,658	\$49,810,342	\$0.00
Additional Land Acquisition	NONE	\$2,900,000	N/A	\$2,900,000	\$0.00
Additional Land Acquisition & Development	TBD	\$3,375,000	\$200,000	\$3,170,000	\$0.00



Building Envelope at Service Area 12/19/24



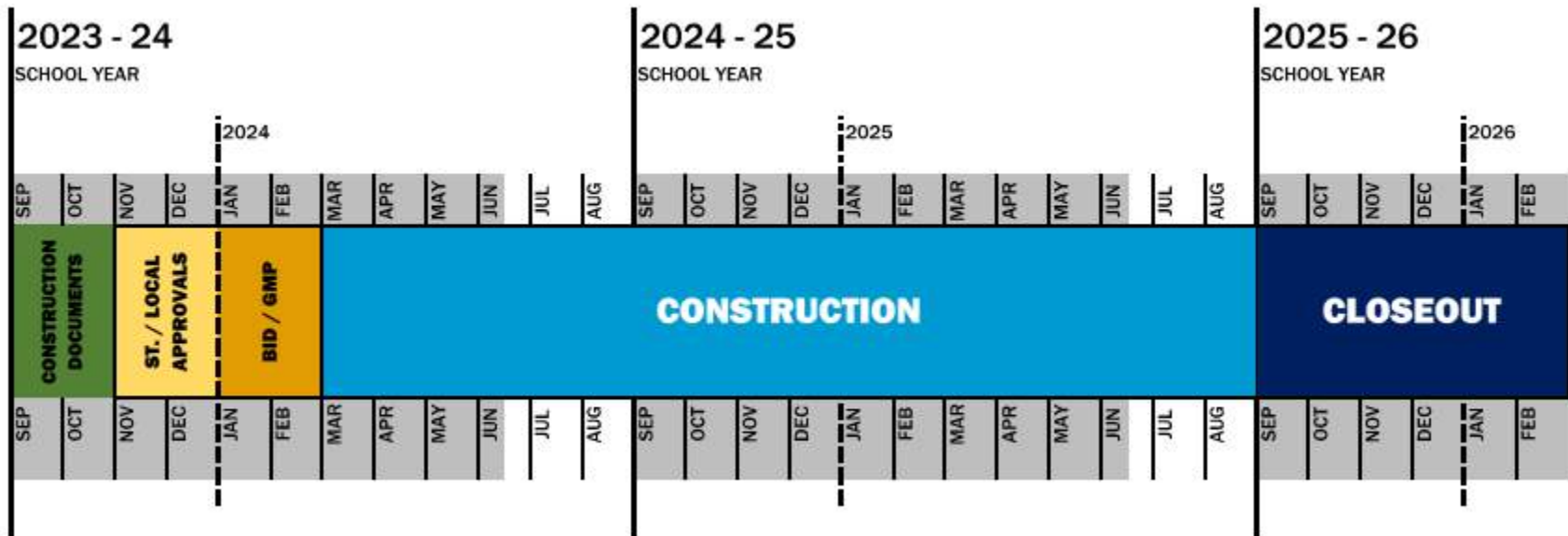
Building Envelope at Roof 12/24/24



Roofing 12/25/24

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 concrete perimeter walls and interior footings/piers are in progress and will continue into early 2025. Steel erection will begin in early 2025.

The pool concrete is complete and the area has been backfilled.

Underground utilities are ongoing across the building footprint. Completed areas are being prepped for slab on grade concrete, with concrete slab on grade concrete complete in some areas.



State Project Number: 103-0263 N

BUDGET:

	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget (GMP #1)	80%	\$239,000,000	\$20,901,035	\$218,098,965	\$0.00
Additional City Funds (GMP #2)	NONE	\$6,500,000	N/A	\$6,500,000	\$0.00
Future Application for Additional 4% Contingency	TBD (80%)	-	-	-	-



Drone Image – Foundations, Underslab Utilities, Pool Concrete 10/31/24



Underslab Utilities 12/19/24



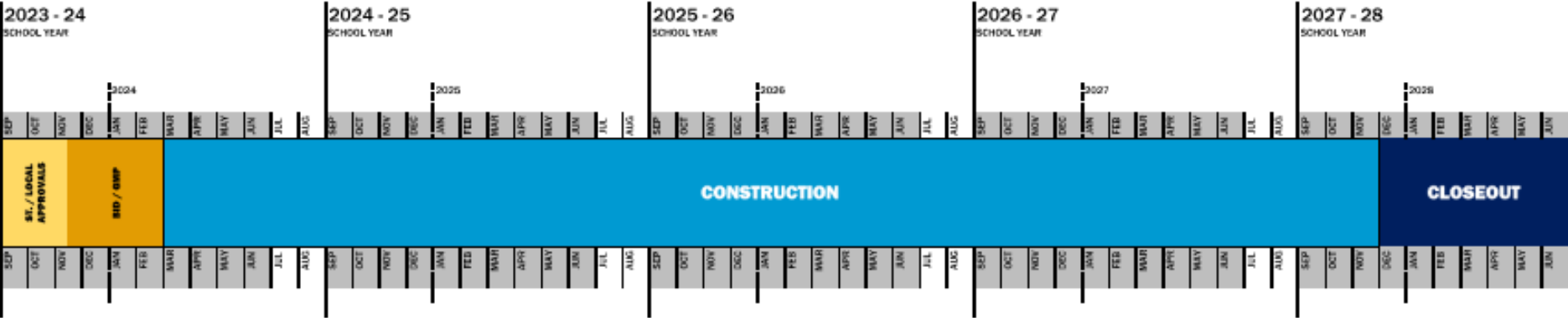
Concrete Slab on Grade 12/19/24



Slab on Grade Prep 12/23/24

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

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



Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC Upgrades

PROJECT SCOPE:

The City of Norwalk was awarded \$21.5 million in State Grants to enhance HVAC systems at six Norwalk Public Schools. Funding is for indoor air quality (IAQ) upgrades to improve the heating and cooling systems.

The enhancements will benefit the following schools: Rowayton Elementary School, Brien McMahon High School, Naramake Elementary School, Marvin Elementary School, Silvermine Dual Language Magnet School, and Brookside Elementary School.

UPDATE:

Design Documents are in progress for all 6 projects and Construction Documents are to be completed before the end of January.

A request for proposals (RFP) for Construction Manager Services to oversee 5 of the schools is going to be advertised this month to be on board in March. The remaining school, Brookside, will go out for direct bid in January 2025.

It is anticipated that the roof top mechanical equipment will be replaced this summer at Brookside and we are looking to replace the boilers at Rowayton and Silvermine. The plan in 2025 is to assess and complete the environmental remediation needed to complete the projects. The summer of 2026 will be when much of the construction is completed when schools are not in session.



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

BUDGET:

	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
Rowayton	60%	\$ 10,658,618.00	\$ 2,131,723.60	\$ 8,526,894.40	\$0.00
Brien McMahon	60%	\$ 8,302,296.00	\$ 1,660,459.20	\$ 6,641,836.80	\$0.00
Naramake	60%	\$ 6,461,876.00	\$ 1,292,375.20	\$ 5,169,500.80	\$0.00
Marvin	60%	\$ 4,125,212.00	\$ 825,042.40	\$ 3,300,169.60	\$0.00
Brookside	60%	\$ 3,327,252.00	\$ 665,450.40	\$ 2,661,801.60	\$0.00
Silvermine	60%	\$ 3,025,516.00	\$ 605,103.20	\$ 2,420,412.80	\$0.00

ROWAYTON ELEMENTARY SCHOOL
TOTAL PROJECT COST
\$10.7 MILLION

IN-STATE AIR CONDITIONING CLEAN AIR GRANT	SPECIAL CITY CAPITAL APPROPRIATION
\$6.3 MILLION	\$4.4 MILLION



BRIEN MCMAHON HIGH SCHOOL
TOTAL PROJECT COST
\$8.3 MILLION

IN-STATE AIR CONDITIONING CLEAN AIR GRANT	SPECIAL CITY CAPITAL APPROPRIATION
\$4.9 MILLION	\$3.4 MILLION

NARAMAKE ELEMENTARY SCHOOL
TOTAL PROJECT COST
\$6.5 MILLION

IN-STATE AIR CONDITIONING CLEAN AIR GRANT	SPECIAL CITY CAPITAL APPROPRIATION
\$3.8 MILLION	\$2.7 MILLION





MARVIN ELEMENTARY SCHOOL

TOTAL PROJECT COST

\$4.1 MILLION

IN-STATE AIR CONDITIONING
CLEAN AIR GRANT

\$2.4 MILLION

SPECIAL CITY CAPITAL
APPROPRIATION

\$1.7 MILLION

BROOKSIDE ELEMENTARY SCHOOL

TOTAL PROJECT COST

\$3.3 MILLION

IN-STATE AIR CONDITIONING
CLEAN AIR GRANT

\$2.0 MILLION

SPECIAL CITY CAPITAL
APPROPRIATION

\$1.3 MILLION



SILVERMINE DUAL LANGUAGE MAGNET SCHOOL

TOTAL PROJECT COST

\$3.0 MILLION

IN-STATE AIR CONDITIONING
CLEAN AIR GRANT

\$1.8 MILLION

SPECIAL CITY CAPITAL
APPROPRIATION

\$1.2 MILLION



IAQ UPGRADES – CONSTRUCTION SCHEDULE:

A schedule of the IAQ upgrades is being prepared for your review.