



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

FEBRUARY 4, 2026, 7:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



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Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email JoAnn Acquarulo, Buildings and Facilities Manager at jacquarulo@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: DATE**
- IV. **PUBLIC PARTICIPATION**
- V. **OLD BUSINESS**
- VI. **NEW BUSINESS**
 - A. **Overview of the structure and responsibilities of the Office of Building Management, major municipal/school construction projects and City property acquisition/disposition.**

B. Request to Schedule Public Hearing for the naming of the Children's Reading Room at Belden Main Library in memory of Celeste Y. Garr

C. Schedule a Public Hearing concerning the following matter:

Authorize the Mayor, Barbara C. Smyth, to execute any and all instruments to effectuate a boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled "Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany-Norwalk, CT prepared for Douglas Peoples" prepared by Ryan and Faulds on file in the Law Department.

D. Authorize the Mayor, Barbara C. Smyth, to execute a Land Use Restriction Agreement and Negative Pledge Agreement in favor of the State of Connecticut, Department of Economic and Community Development in connection with 7 Academy Street (site of Carver Center), Norwalk, Connecticut.

E. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with ETT Environmental Services Inc. for the Police HQ. Fuel Island Pump Replacement Project for a total not to exceed \$128,000.00 Acct # 09263010 5777 C0727, 09247100 5777 C0137

Authorize a contingency allowance for a total not to exceed \$12,800.00 Acct # 09247100 5777 C0137

F. Approve the naming of the South Norwalk Elementary School as Dr. Ruby Shaw Elementary School and refer the recommendation to the City Council for final approval.

G. 1. Land Use and Building Management Committee, acting as the School Building Committee, confirms a) to incorporate the installation of a rooftop photovoltaic system as part of the State approved new South Norwalk School capital construction project, b) to proceed with bidding of the installation work and c) thereafter submit a change order request by Newfield Construction, project Construction Manager, to the City Council for approval.

2. Authorize to increase design contingency with Tecton Architects' design services contract for South Norwalk School for an additional amount of \$56,147.72 for additional design services. Acct #09225010 5777 C0808

H. TECHNICAL CORRECTION: of City Council action on November 17, 2025, Item VI, D, 6a & 6b for Calf Pasture Beach Project by correcting the typo in the account number to properly reflect the actual account. New action to read as follows:

"Authorize the Mayor, Barbara C. Smyth, to execute an Agreement with O'Riordan Migani Architects LLC for architectural services for the Calf Pasture Beach Camp renovation project for a total not to exceed \$119,480.00. Acct. #09266030 5777 C0365.

Authorize a contingency allowance for a total not to exceed \$11,948.00. Acct. #09266030 5777 C0365."

I. The Land Use and Building Management Committee, acting as the School Building

Committee for Norwalk High School, confirms the recommendation to proceed with the installation of rooftop photovoltaic system with the Board of Education proceeding with the execution of a Power Purchase Agreement (PPA) while excluding the carport PV component of the project.

VII. DISCUSSION

A. School Construction Project Updates

VIII. ADJOURNMENT



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA
DECEMBER 3, 2025, 7:00 PM
BY HYBRID VIA ZOOM**

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

OTHERS: Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Buildings and Facilities Manager; Alex Knopp; Moina Noor; Patsy Brescia; Henry Boers, Construction Solutions Group

**I. HEARING ON THE PROPOSED NAMING OF A ROOM IN THE NORWALK LIBRARY
TO BE "THE NORWALK HISTORY ROOM/ESTABLISHED BY RALPH C. BLOOM, 1972"**

Isabelle Bullen- 5 Napa Drive, Westport, CT.

Ms. Bullen stated that she is not a Norwalk resident, but from 1990 to 2006, she worked as Catalog Librarian at the Norwalk Public Library on Belden Avenue.

Ever since retiring in 2006, she has been a volunteer at the Norwalk Library, the last 11 years in the Norwalk History Room. I was also a volunteer in the Norwalk Museum archives from 2006 until 2012, when the Norwalk Museum closed. I realized then what a treasury of Norwalk history there was in the collection of manuscripts, books, maps, newspapers, photographs, etc., in those archives.

Those archives, as well as the Norwalk Museum itself, were created largely through the efforts of Ralph Bloom. When the Museum opened in 1972, Ralph Bloom became the Curator, a position he kept until he retired in 1999. After retiring, he remained active in promoting Norwalk's history. He also became a volunteer at the Norwalk Public Library, where I got to know him. He was in charge of the Library's very successful book sales.

In 2012, the City of Norwalk decided, for financial reasons, to close the Norwalk Museum. It was decided that the physical artifacts in the Museum would go to the Norwalk Historical Society, and that the archives would be moved to the Norwalk Library building on Belden Avenue. It was Ralph Bloom, familiar both with the archives and with the Library, who realized that it would be possible to fit the archives into the Library's lower level, and he arranged for that to be done.

The Norwalk History Room was opened in 2013. Since then, the History Room has been a vital source of information for those interested in Norwalk's history, with staff answering requests not only from local residents but also from across the United States and Canada.

From 1972 until the present, Ralph Bloom has worked to preserve this treasury of Norwalk's history and make it available to others. The Norwalk History Room and its archives would not exist without Ralph's efforts. Attaching his name to that of the Norwalk History Room would only be fitting, considering all he has done to collect and conserve the record of Norwalk's long and colorful history.

Moina Noor- 15 Pequot Drive

Ms. Noor stated that she is the President of the Norwalk Library Board. At their October 9th meeting, the Library Board of Directors unanimously voted to approve the following resolution that Mr. Alex Knopp put forth:

Resolved, that the Board of Directors of the Norwalk Public Library request that the Norwalk Common Council name the Norwalk Public Library's History Room at one Belden Avenue in honor of Ralph C. Bloom, a living person pursuant to section 271 of the Norwalk City Code in recognition of his significant contributions to the Norwalk Public Library's and the Norwalk community for preserving and celebrating the history of the City of Norwalk.

The Library Board of Directors respectfully requests that the Common Council name the history room at One Belden Avenue as the Norwalk History Room established by Ralph C. Bloom in 1972. This honor would recognize Mr. Bloom's foundational role in establishing and maintaining the history room and acknowledge his nearly 40 years of service as Norwalk's official city historian. It would also celebrate

his extensive contributions through scholarship, museum administration, and preservation advocacy. Until this year, Mr. Bloom served on the Norwalk Library Board and as an active volunteer at the Norwalk Library. Mr. Bloom's life's work profoundly enriched our community. The history room he founded endows that Norwalk's past remains a living resource for its future and will benefit our city for generations to come.

Alex Knopp

Mr. Knopp stated that he supports the board's request to name the history room after Ralph Bloom. He has had the pleasure of working with Mr. Bloom for 30 years as a legislator, mayor, and president of the Library Board, and, most recently, as a board member. He provided examples of what the history room means to the community. The history room has been a tremendous asset in creating a sense of community and moving it forward. Until last year, Mr Bloom headed up the Friends of Norwalk Library. In that role, he organized the book sale and set up a free book distribution at the library, which still exists today and has distributed over 60,000 books to Norwalk residents and raised money to purchase items like the book van.

Patsy Brescia

Ms. Brescia also supports the library board's request. She said that she has known Mr. Bloom for over 50 years, has watched his incredible love and admiration for Norwalk, and has taken on the chore of preserving its history for the rest of us as we move forward through the decades to come. She said she also served on the mayoral committee when the decision was made to move the city's archives and was a strong supporter of moving the archives to the library, knowing that Mr. Bloom would be the person caring for all those documents and history with the love and care he always shows. She hopes the committee finds this a wonderful thing to do for Norwalk, especially for Mr. Bloom.

Diane Lauricella- 21 Little Fox Lane

Ms. Lauricella stated that she supports this motion. The history room is important to our community, and if it weren't for Mr. Bloom, it would not be there. She said she cannot overstate how dedicated Mr. Bloom has been to Norwalk for decades, and that, with this kind of history, and could not be better served by naming this history room after him.

Cindy Lahey- 73 Grandview Avenue

Ms. Lahey stated that she is the Director of Library Information Services at the Norwalk Library and manages the adult reference department, which includes the Norwalk history room. Mr. Bloom is the treasurer and has worked tirelessly for the City of Norwalk and the Norwalk Public Library. She provided an overview of his background and said that Mr. Bloom has continued to offer his expertise to Norwalk residents, those new to Norwalk, and others that are more established, seeking historic

information, and has been an invaluable resource to the librarians. She could think of nothing more appropriate than to have the city officially designate the history room at the Norwalk Public Library as the Norwalk History Room, established by Ralph C. Bloom.

II. CALL TO ORDER

Ms. Smyth called the meeting to order at 7:20 PM. There was a quorum present.

III. ROLL CALL

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

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: November 3, 2025

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

**** THE MOTION PASSED UNANIMOUSLY.**

V. PUBLIC PARTICIPATION

There was no public participation this evening.

VI. OLD BUSINESS

A. APPROVE THE PROPOSED NAMING OF A ROOM IN THE NORWALK LIBRARY TO BE "THE NORWALK HISTORY ROOM/ESTABLISHED BY RALPH C. BLOOM, 1972"

Ms. Smyth said she strongly supports naming the history room. Mr. Bloom's contributions to the library and to the City of Norwalk have been profound.

Mr. Frayer said that when he was researching the Norwalk islands, he was astonished by the depth of information available in the library's history room. He said this honor is appropriate and would be hard-pressed to find information anywhere else if it were not for Mr. Bloom, and this is a great honor.

Ms. Eaddy said she thinks this would be a great opportunity and a blessing to honor someone and see the fruits of their labor while they are still alive.

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

I. NEW BUSINESS

A. REVIEW BID SURROUNDING PROJECT #4472 FOR THE STUDENT LOCKER REPLACEMENT AT NATHAN HALE MIDDLE SCHOOL & PONUS RIDGE STEAM ACADEMY AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HERTZ FURNITURE SYSTEMS, LLC FOR THE STUDENT LOCKER REPLACEMENT AT NATHAN HALE MIDDLE SCHOOL & PONUS RIDGE STEAM ACADEMY FOR A TOTAL NOT EXCEED \$460,000.00. FUNDS ARE AVAILABLE IN ACCT. 09255010 5777 CO722 AND ACCT. 09265010 5777 CO722.

Mr. Hodel said replacing the lockers at these two schools will be the final part of this project. The project went out to bid, and the same contractor who was awarded last year submitted the lowest bid. They did a fantastic job on the previous project.

**** MS. EADDY MOVED TO APPROVE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL OF \$46,000.00. FUNDS ARE AVAILABLE IN ACCT. 09265010 5777 CO722.

**** MS. EADDY MOVED TO APPROVE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

B. TECHNICAL CORRECTION: OF CITY COUNCIL ACTION ON NOVEMBER 17, 2025, ITEM VII, D, 8A & 8B BY CORRECTING THE TYPO IN THE GMP AMOUNT TO PROPERLY REFLECT THE ACTUAL BID AMOUNT. NEW ACTION TO READ AS FOLLOWS:

AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE THE GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT WITH NEWFIELD CONSTRUCTION GROUP, LLC FOR THE MARVIN ELEMENTARY SCHOOL HVAC IMPROVEMENT PROJECT IN THE AMOUNT OF \$3,086,483.00. FUNDS ARE AVAILABLE IN ACCT. #09245010 5777 C0841.

Mr. Lo said that since the Common Council approved this item a few weeks ago, when Newfield Construction was reviewing the GMP letter, they found a typo, resulting in a \$100,000 difference. This technical correction adjusts the numbers and includes a soft cost. There are funds available in the account noted to cover the costs.

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

AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDER ON CONTRACT FOR A TOTAL NOT TO EXCEED \$308,648.00. FUNDS ARE AVAILABLE IN ACCT. #09245010 5777 C0841.

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

VIII. DISCUSSION

A. MONTHLY SCHOOL CONSTRUCTION UPDATE

Mr. Boers provided an update on the HVAC projects, including pictures. He said that all nine rooftop units have been installed at Brookside School, with three still undergoing maintenance, and that closeout documentation is underway.

The new boiler has been installed at Rowayton School, and the startup took place on October 10th. The chimney has been repointed and realigned, and they are still working in the boiler room on minor punch-list items.

The old chiller at Brien McMahon High School has been completely removed, and the chiller pad for the outdoor unit is ready to be poured, but is awaiting the rebar delivery and inspection. All the piping for the new chiller has been installed, and the goal is to have the new chiller installed by April.

The new boilers and condensers at Silvermine School have been installed, and the boiler room painting is scheduled for next week. The goal is to close out this project by this fall.

The contractor has their trailers and storage containers on site at Naramake School and has begun an investigation inside the school. An ongoing phasing plan is under discussion.

Mr. Lo provided an update on the school construction projects, stating that the South Norwalk School project is complete and open. There was an installation issue with the polyurethane on the gym floor that will need to be addressed under warranty, and the goal is to complete it over winter break. Other than that, only a few minor punch-list items remain.

Mr. Lo said he is still looking to install rooftop solar at the school and is having the design team prepare a design-build construction bid package for advertising. As he mentioned some time ago, he was researching whether this could be done as a capital project instead of a joint venture with SNEW and in the most recent communication with the State Department of Administrative Services they would consider this capital installation as part of the overall project so therefore if approved, we should be entitled to 60% reimbursement for the installation which would make the project financially feasible. There are also residual funds for the project, and we will work with the finance department to return them promptly.

Mr. Lo provided an update and provided photos on the Norwalk High School project. He said the project is ongoing and on schedule, and suggested that the members of the Common Council take a progress tour if interested. He said the school is scheduled to open in the fall of 2027.

Mr. Lo said the next project to be submitted to the state will be for West Rocks School. Recently, the state approved potentially 5% reimbursement, so the finance department is investigating that, and staff are researching the legislation to see what some of the limitations are.

X. ADJOURNMENT

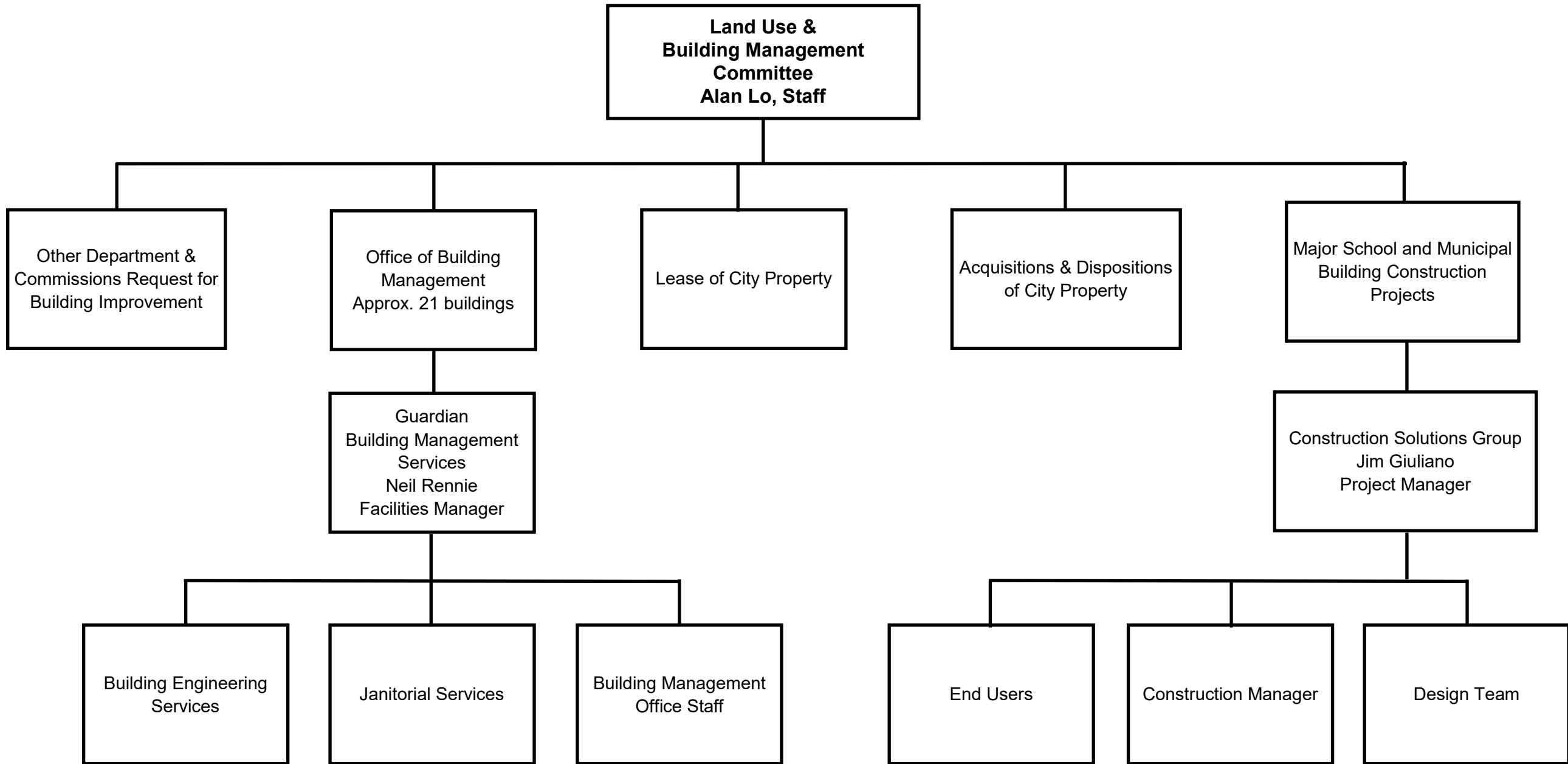
**** MR. FRAYER MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:50 PM.

Respectfully submitted,

Dilene Byrd



Office of Building Management (dated November 2025)

Department Head: Alan Lo

Role and Responsibilities: This office, generally speaking, has three primary responsibilities which consist of A) building management, B) management of municipal building construction and C) City property leasing/acquisition/disposition. These functions are under the umbrella of Land Use and Building Management Committee of City Council.

A. Building Management has three divisions:

1. Building Management Services is responsible for the management of all activities relating to building infrastructure/system repairs, maintenance, janitorial, capital replacement/construction (generally less than \$250,000), and security. This division consists of 3 staff persons. Buildings under this portfolio include:

City Hall

Health Department

Norwalk Museum

Police Headquarters

Fire Headquarters

Belden Main Library

South Norwalk Library

Nathaniel Ely Center

Ben Franklin Center

Roosevelt Center

DPW Garage and Administration Center

DPW Dispatch

Animal Shelter

Norwalk Community Recreation Center (aka 98 South Main Street)

4 Tito Court (interim services)

127 Fallow Street (interim services)

Historical Building at Mill Hill Park and Mathews Park (currently excl. LMMM)

2. Building Engineering consists of 6 in-house staff to provide building facilities repairs and maintenance. This team implements building preventive maintenance program, manages operation of all HVAC, electrical, plumbing and building related systems, and responds to user work order requests.

3. Janitorial Services which include 19 part-time after hour cleaners and 2 full-time day time staff for the following buildings.

City Hall

Health Department

DPW Administration Center

Police Headquarters

Fire Headquarters – office areas only

Ben Franklin Center – gym only

Roosevelt Center – multipurpose rooms

Guardian, as a private property management company, provides staffing to manage all of the above building services. Their responsibilities include:

- Day to day management of building operations and services such as HVAC, plumbing repairs, electrical repairs and general maintenance repairs.
- Manage all service vendors and construction projects by overseeing their work and payment process. Service contracts include but not limited to elevator maintenance, burglar/ fire alarm monitoring, and emergency generator maintenance, etc. as well as utility services. These contracts are contracted directly with the City.
- Manage life safety, emergency preparedness, and emergency evacuation plans and procedures. Emergency response plan in place to ensure emergency response through call centers, cell phones, and home phones of service contractors such as plumbing, heating, roofing and electrical.
- Manage on-site Building Engineering and Maintenance staff.
- Manage small and medium size capital building construction projects (typically projects less than \$250,000) which entails the development of project scope, technical specifications, project schedule and construction.
- Manage Preventive Maintenance system through Guardian 24-7
- Manage janitorial and maintenance plan to include periodic and preventive maintenance schedules.
- Oversee City personnel performing records retention and disposal according to State of CT Records Retention Guidelines.
- Develop Fiscal Operating and Capital Budgets. Building Management Fiscal Year 2025-2026 Approved Operating Budget is \$5,588,590 including allocated funds to other departments that we manage.

B. Municipal Building Construction Projects under \$15 million are typically managed in-house while projects over \$15 million are managed by outside program management consultant currently by Construction Solution Group. Project

management services would begin at project conception through coordination with requesting departments/end users, the administration and Finance Department. This effort will result in the development of conceptual design and project budget. Upon the allocation of City funding as well as required State, Federal or private funding, the City would issue RFP through the Purchasing Department to select and retain the necessary design team and construction manager in order to develop the project design and project implementation strategies. As the project proceeds through construction phase, the project team will manage all construction related activities leading to construction project closeout and building occupancy.

Recent completed projects:

- Ponus School renovation and addition – Completed 2019 \$42 million
- Jefferson School renovation – Completed 2022 \$33 million
- New Cranbury School – Completed 2024 \$45 million
- Maritime Aquarium Improvement – Completed 2022 \$40 million
- Lockwood Mathews Mansion Museum – Completed 2025 \$18 million

On-going projects:

- South Norwalk School – Opened 2025 currently project closeout \$82 million
- Norwalk High School – under construction, new school building occupancy fall 2027, project substantial completion fall 2028 \$268 million
- 6 School HVAC projects – schedule completion Dec 2026 \$35 million
- Cranbury Park/Gallaher Mansion - Schedule completion Dec 2025 \$5 million
- Norwalk Community Recreation Center - Schedule completion April 2026 \$15.5 million
- Westport Avenue Fire Station – in design phase \$4 million
- Calf Pasture Beach Camp building improvement project – start design phase \$1.4 million

Future projects:

- 25 year School Improvement Plan
- West Rocks School
- School property acquisition for swing space and new facilities
- Marine Police facilities
- Belden Library improvements project

C. City Property Leasing/Acquisition/Disposition are three separate processes.

- Leasing: The City does not have a lot of leasable properties or active leases. We have approximately 40 active leases. Building Management is currently working with the administration including Finance Department, Comptroller, Law Department and IT Department to re-structure the City's lease management procedures.
- Acquisition and Disposition are activities that are property specific. The properties that are in conversation for possible future disposal are:
 - Cross Street parking lot
 - 127 Fallow Street
 - Old Briggs School on Main Avenue
 - 4 Tito Court to determine if there are future municipal use purposes

TO: City of Norwalk Land Use Committee

FROM: Moina Noor, President, Norwalk Public Library Board

DATE: January 26, 2026

RE: Request to Authorize Public Hearing – Celeste Y. Garr Children's Reading Room Naming

This memo requests that the Land Use Committee authorize a public hearing at its March 3, 2026 meeting on the proposed naming of a room within the Norwalk Public Library as the "Celeste Y. Garr Children's Reading Room," contingent upon receipt of a testamentary gift estimated to exceed \$300,000 from the W. Randall Garr and Laura Kalman Living Trust.

The Council's naming ordinance establishes that individuals honored through facility naming should have "made a significant contribution to the community through public service and deeds and is respected for their accomplishments and good conduct." The ordinance also directs that "consideration shall be given to individuals who have made recent accomplishments and contributions, as well as individuals with historic ties to the City."

Celeste Y. Garr meets these criteria. She was an educator in Norwalk Public Schools, dedicating her professional life to teaching the city's children. She was a lifelong advocate for literacy and accessible education, demonstrated through decades of active library patronage. Her family's roots in Norwalk extend back before 1900, with her great-grandfather building a house of worship in Norwalk. Her father was born at Norwalk Hospital in 1900, Celeste in 1924, and her son Randy in 1954—representing over a century of family presence in the city.

Celeste attended Norwalk Public Schools, graduating as valedictorian. After attending the University of Connecticut, she deliberately chose to return home to teach and raise her family. She lived on Apple Street until 2005, nearly 80 years of personal residence and service to the community. As her son Randy reflected: "She really believed in it; because she believed in it as an institution."

Throughout her life, the Norwalk Public Library was a cornerstone of Celeste's commitment to education and community. From Randy's earliest memories, the library was one of his mother's favorite places. She spent considerable time there reading newspapers and books, and made it a central part of her children's lives—dropping Randy off to do schoolwork while she ran errands, using it as a trusted meeting place, and instilling in her children the value of public institutions. When Norwalk libraries first made computers available to the public, Celeste eagerly learned to use email and embrace new

technologies. The library was a place where she felt comfortable spending significant time and having her children do the same.

ROOM NAMING

W. Randall Garr and Laura Kalman, as Settlers and Trustees of The W. Randall Garr and Laura Kalman Living Trust dated September 19, 2001, as subsequently amended and restated, have structured their estate plan to include a percentage distribution to the Norwalk Public Library upon the death of the last surviving trustee. This gift is conditioned upon the City naming a room within the library the "Celeste Y. Garr Children's Reading Room" in honor of Mr. Garr's late mother. The proposed resolution requires a minimum gift of \$100,000 before the naming takes effect, while current estimates place the bequest well above \$300,000.

The proposal brings substantial financial benefit to the City. The testamentary gift, estimated to exceed \$300,000, will provide significant resources to enhance library services and programming for future generations of Norwalk families. The testamentary structure means the gift will be made after the deaths of both donors, with no ongoing influence or expectations during their lifetimes.

RESOLUTION

The following resolution drafted by City Attorney Darin Callahan and Mr. Garr was voted upon unanimously by the Norwalk Public Library Board and the Norwalk Public Library Foundation during their November 13 and December 11, 2026 meetings:

Whereas, W. Randall Garr and Laura Kalman are the Settlers and Trustees of The W. Randall Garr and Laura Kalman Living Trust dated September 19, 2001, as subsequently amended and restated (the "Trust");

Whereas, the Trust provides that the Trustee shall distribute a percentage of the Trustee estate to the Norwalk Public Library as and when provided in the Trust (the "Gift");

Whereas, the Gift is currently estimated to be in excess of \$300,000.00;

Whereas, the aforementioned Gift is conditioned upon the City of Norwalk naming a room within the Norwalk Public Library the "Celeste Y. Garr Children's Reading Room" in honor of William Garr's late mother, Celeste Y. Garr;

BE IT RESOLVED THAT, the City of Norwalk hereby authorizes the following:

Upon receipt of the Gift in the amount of \$100,000.00 or more from the Trust, the City of Norwalk authorizes that a room of no less than 200 sq. ft. accessible to the general public within the Norwalk Public Library be named the "Celeste Y. Garr Children's Reading

Room," the location (or relocation) of which shall be at the sole discretion of the City of Norwalk;

That the Mayor is authorized to enter into such agreements and other instruments as the Mayor deems necessary and appropriate for the purposes herein stated.

In closing, the Norwalk Public Library Board recommends the Land Use Committee authorize a public hearing on March 3, 2026 to allow for public input on this proposed room naming.

ARTICLE I

Naming

[Adopted 9-27-2011]

§ 27-1. Purpose.

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

§ 27-2. Policy and considerations.

A. The primary consideration when naming a building or facility, or section thereof, should be to clearly identify the location and function for ease of access and to avoid confusion. A geographical description is preferred in the name. A public facility or part of a facility may be identified by naming in honor of an individual or group through use of a memorial plaque or similar commemorative inscription.

B. If a building or facility, or section thereof, is to be named in honor of an individual, it is generally required that such individual has made a significant contribution to the community through public service and deeds and is respected for their accomplishments and good conduct. Consideration shall be given to individuals who have made recent accomplishments and contributions, as well as individuals with historic ties to the City. An individual shall be deceased at least one year prior to the naming, unless the Common Council determines by a two-thirds majority plus one vote that a living individual or a person who has been deceased less than one year deserves the honor. Groups should not be in a position to influence the process by funding of past or future operations of the building or facility, or section thereof, and it is ultimately important for the City to avoid any perception of improper manipulation, special favor, vested interest, or endorsement of businesses, products or services.

§ 27-3. Procedure.

Naming of City buildings or facilities, or sections thereof, shall proceed as follows.

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

B. A public hearing is required prior to forwarding the naming request to the full Common Council for approval. The hearing shall be held at a regular meeting of the Land Use and

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

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

Memorandum

From: Darin L. Callahan, Assistant Corporation Counsel
To: Mayor Barbara Smyth
Members of the Common Counsel
Members of the Planning & Zoning Commission
Cc: Lamond Daniels, Chief of Staff
Mario Coppola, Corporation Counsel
Date: December 31, 2025
Re: Fodor Farm / 25 Pogany Street Land Swap

.....

The Law Department has completed its review of the proposed land swap which would readjust the property lines between land the City owns a 328 Flax Hill Road (a/k/a Fodor Farm) and land owned by Douglas Peoples at 25 Pogany Street. As discussed in more detail below, the law swap will benefit both owners and the total acre of the two property's will remain the same post-land swap. The Law Department submits the following Authorizations for your consideration and approval:

February 4, 2026: *Land Use and Building Management Committee Meeting*

- ___ Schedule a Public Hearing concerning the following matter: Authorize the Mayor, Barbara Smyth to execute any and all instruments to effectuate a boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled "Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany ~ Norwalk, CT prepared for Douglas Peoples" prepared by Ryan and Faulds on file in the Law Department.

March 4, 2026: *Land Use and Building Management Committee Meeting*

- ___ Authorize the Mayor, Barbara Smyth to execute any and all instruments to effectuate a boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled "Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany ~ Norwalk, CT prepared for Douglas Peoples" prepared by Ryan and Faulds on file in the Law Department.
- ___ Referral of the following land swap for C.G.S. § 8-24 Review and Approval: Boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled "Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany ~ Norwalk, CT

prepared for Douglas Peoples” prepared by Ryan and Faulds on file in the Law Department.

March 18, 2026: *Planning & Zoning Commission*

- ___ C.G.S. § 8-24 Review and Approval: Boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled “Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany ~ Norwalk, CT prepared for Douglas Peoples” prepared by Ryan and Faulds on file in the Law Department.

April 14, 2026: *City Council*

- ___ Authorize the Mayor, Barbara Smyth to execute any and all instruments to effectuate a boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled “Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany ~ Norwalk, CT prepared for Douglas Peoples” prepared by Ryan and Faulds on file in the Law Department.

The above referenced land swap was referred to the Law Department in January of 2025 after going through an initial public approval process. As stated in the Memo dated January 28, 2025 presented in that public approval process, the land swap benefits both the City and Mr. Peoples in that 25 Pogany post-swap boundary line will create a lot with mostly open space eliminating the need for Mr. People to fell existing trees and otherwise clear cut natural vegetation to make full use of his lot.

Upon review of the matter, it was determined that certain statutory procedural requirements should (in an abundance of caution) be redone to effectuate an approval in strict accordance with C.G.S. § 7-163e. However, prior to bringing the matter back through the public approval process, the Law Department completed much of the legal work necessary to properly adjust the boundary line including, but not limited to, title review of both properties, updates to the survey work and preparation of the land swap deed, a copy of which is attached hereto as Exhibit 1. A copy of the final survey map is attached hereto as Exhibit 2 with a zoomed in image of the actual boundary adjustment in Exhibit 3 for greater ease of reference.

It is necessary to work with Mr. People’s lender to obtain a partial release of the mortgage covering his lot under the current boundary line configuration so that the land, when conveyed to the City, will be transferred unencumbered by a mortgage. Of course, the bank will need to re-establish the mortgage over the post-swap 25 Pogany Street boundary line. The public approval process is being redone now for purposes of submitting a completed package for the lender to review and approve the necessary release.

I am available to answer any questions the Council or Commission may have.

EXHIBIT 1

LOT LINE ADJUSTMENT AGREEMENT

THIS AGREEMENT, made this ___ day of _____, 2026 by and between **DOUGLAS PEOPLES**, a natural person residing 25 Pogany St., Norwalk, Connecticut (“Peoples”) and **CITY OF NORWALK**, a municipal corporation organized and existing under the laws of the State of Connecticut (“City”). Peoples and the City are referred to collectively herein as the “Parties.”

WHEREAS, the City is the owner in fee of land known as 328 Flax Hill Road identified and delineated as “Former Lot 1 – Map 13083 N.L.R. Area = 348,828± SF” (“Former Lot 1”) in a certain map entitled “Property Survey Depicting Adjustments of Lot Lines Lot 1 & 4, Map No. 13083 N.L.R. 25 Pogany ~ Norwalk, CT” Scale 1” = 20’ dated December 2, 2025 prepared by Ryan and Faulds Land Surveyors, A Redniss & Mead Company (the “Map”) on file in the Norwalk Town Clerk’s Office as Map No. _____, a copy of which is attached hereto as Schedule A;

WHEREAS, Peoples is the owner in fee of land known as 25 Pogany Street, Norwalk, Connecticut identified and delineated as “Former Lot 4 – Map 13083 N.L.R. Area = 9,600± SF” (“Former Lot 4”) in said Map;

WHEREAS, as currently configured, Former Lot 1 and Former Lot 4 abut each other on three sides as shown in said Map;

WHEREAS, the Parties wish to revise the boundary line between Former Lot 1 and Former Lot 4 such that the new boundary of Former Lot 4 shall be identified and delineated as “Revised Lot 4 – Map 13083 N.L.R. Area = 9,600± SF” in the Map.

NOWHEREFORE, the Parties do mutually agree for themselves their heirs, successors and assigns, to revise the boundary line between Former Lot 1 and Former Lot 4 such that the new boundary line for Former Lot 4 shall be as identified and delineated as “Revised Lot 4 – Map 13083 N.L.R. Area = 9,600± SF” in the Map, and in furtherance thereof:

1. Peoples does hereby remise, release and forever quit claim unto the City, its heirs, successors and assigns forever, all rights, title and interest, claim and demand whatsoever as Peoples has or ought to have in 6,413 Sq. Ft. of land identified as “LAND OF LOT 4, MAP 13083 N.L.R. TO BE CONVEYED TO LOT 1, MAP 13083 N.L.R AREA = 6,413 SF” in the Map, and said land more specifically bounded and described in Schedule B attached hereto, TO HAVE AND TO HOLD said land, with the improvements thereon and appurtenances thereto, unto the said City its successors and assigns forever, to its and their own proper use and behoof.

2. City does hereby remise, release and forever quit claim unto Peoples, his heirs, successors and assigns forever, all rights, title and interest, claim and demand whatsoever as the City has or ought to have in land identified as “ LAND OF LOT 1, MAP 13083 N.L.R. TO BE CONVEYED TO LOT 4, MAP 13083 N.L.R AREA = 6,413 SF” in the Map, and said land more

Schedule A
Map

Schedule B

LAND OF LOT 4, MAP 13083 N.L.R. TO BE CONVEYED TO LOT 1, MAP 13083 N.L.R.

All that certain plot, piece or parcel of land is located in the City of Norwalk, County of Fairfield and State of Connecticut, and described as follows:

BEGINNING at a point on the westerly side of Pogany Street, said point lying S 14°31'50" E a distance of 100.00 feet from its intersection with land now or formerly of City of Norwalk (southeast corner of Lot 5, Map 13083 N.L.R.);

thence along said westerly side of Pogany Street S 14°31'50" E a distance of 80.16 feet to land now or formerly of City of Norwalk (Lot 1, Map 13083 N.R.L.);

thence along said land now or formerly of City of Norwalk (Lot 1, Map 13083 N.R. L.) S 75°28'10" W a distance of 80.00 feet and N 14°31'50" W a distance of 80.16 feet to land now or formerly of Douglas Peoples (Lot 4, Map 13083 N.L.R.);

thence along said land now or formerly of Douglas Peoples (Lot 4, Map 13083 N.R.L.) N 75°28'10" E a distance of 80.00 feet to the Point of Beginning.

Schedule C

LAND OF LOT 1, MAP 13083 N.L.R. TO BE CONVEYED TO LOT 4, MAP 13083 N.L.R.

All that certain plot, piece or parcel of land is located in the City of Norwalk, County of Fairfield and State of Connecticut, and described as follows:

BEGINNING at a point on the westerly side of Pogany Street at its intersection with land now or formerly of City of Norwalk (southeast corner of Lot 5, Map 13083 N.L.R.);

thence along said westerly side of Pogany Street S 14°31'50" E a distance of 60.16 feet to land now of form of Douglas Peoples (Lot 4, Map 13083 N.R.L.);

thence along said land now or formerly of Douglas Peoples (Lot 4, Map 13083 N.R.L.) S 75°28'10" W a distance of 80.00 feet and S 14°31'50" E a distance of 39.84 feet to land now or formerly of Douglas Peoples (Lot 4, Map 13083 N.R.L.);

thence along aid land now or formerly of Douglas Peoples (Lot 4, Map 13083 N.L.R.) S 75°28'10" W a distance of 16.00 feet and N 14°31'50" W a distance of 100 feet to aforesaid land now or formerly of the City of Norwalk (Lot 5, Map 13083 N.R. L.);

thence along aid land now or formerly of City of Norwalk (Lot 5, Map 13083 N.L.R.) N 75°28'10" E a distance of 96.00 feet to the Point of Beginning.

PREPARED BY AND UPON
RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

Pullman & Comley, LLC
90 State House Square
Hartford, Connecticut 06103
Attn: Brion J. Kirsch, Esq.

USE RESTRICTION AGREEMENT

THIS USE RESTRICTION AGREEMENT (the “**Agreement**”) is made as of the ____ day of _____, 2025, by **THE CARVER INC.**, a non-stock corporation organized and existing under the laws of the State of Connecticut and having an address of 7 Academy Street, Norwalk, Connecticut 06850 (the “**Grantee**”) and **THE CITY OF NORWALK**, a municipal corporation organized and existing under the laws of the State of Connecticut and having an office and mailing address at 125 East Avenue, Norwalk, Connecticut 06851 (the “**City**” and collectively with the Grantee, the “**Owners**” and each an “**Owner**”) and in favor of the **STATE OF CONNECTICUT**, acting by and through its **DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT** with an office at 450 Columbus Boulevard, Hartford, Connecticut 06103 (the “**State**”).

WITNESSETH:

WHEREAS, pursuant to a certain Assistance Agreement executed or to be executed by the Grantee and the State (the “**Assistance Agreement**”), the State has agreed to provide certain financial assistance to Grantee in the total aggregate amount of **Four Million Seven Hundred Sixty-One Thousand Seven Hundred Sixty-Eight and 00/100 Dollars (\$4,761,768.00)** (the “**Financial Assistance**”), to be used for a project entitled “**George Washington Carver Center Renovations and Expansion Project**” (the “**Project**”); and

WHEREAS, the City is the current owner of the real property which is the subject of the Project, which real property is situated at **7 Academy Street, Norwalk, Connecticut** and more particularly described on **Schedule A** hereto (the “**Project Property**”), and the Grantee is the lessee of the Project Property and pursuant to said lease is the owner of the improvements located on the Project Property; and

WHEREAS, under the terms of the Assistance Agreement, the Financial Assistance provided to the Grantee is to be used, *inter alia*, for alterations and improvements to be constructed on the Project Property; and

WHEREAS, pursuant to the terms of the Assistance Agreement, the State is willing to provide said Financial Assistance to the Grantee on the condition that the Grantee and the City enter into this Use Restriction Agreement with regard to the Project Property which is to be benefited by the Financial Assistance from the State.

NOW THEREFORE, in consideration of the promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners hereby covenant and agree as follows:

1. Use Restriction. Unless the Commissioner of the State of Connecticut Department of Economic and Community Development shall consent in writing to the contrary, the entire Project Property shall be used as a teen and youth center with respect to the 7 Academy Property, and a park with respect to the 3 Academy Property, until the termination of this Agreement in accordance with Section 9 below.

2. Project Documents. The Grantee hereby agrees that this Agreement shall constitute one of the Project Documents as such term is defined in the Assistance Agreement. All capitalized terms used but not otherwise defined herein shall have the meaning ascribed to such terms in the Assistance Agreement.

3. Default. Any violation of the covenants of the Owners set forth in Section 1 of this Agreement shall constitute a default hereunder. The Grantee agrees and acknowledges that the occurrence of a default under this Agreement shall constitute an Instance of Default under the Assistance Agreement.

4. Injunctive Relief. The Owners acknowledge that any damages which the State may sustain upon a violation of this Agreement may be difficult to measure and ascertain and further agrees that any violation of the terms of this Agreement shall entitle the State to injunctive relief in addition to any other remedies available at law or in equity.

5. Expenses. The Owners shall be liable to pay, upon demand, all costs and expenses, including reasonable attorney's fees and expenses, incurred by the State in enforcing or in taking any action necessary to preserve and protect its rights under this Agreement.

6. Governing Law. It is the intention of the parties and it is expressly understood that this Agreement and the rights hereto are expressly governed by and are to be enforced in accordance with the laws of the State of Connecticut.

7. Bind and Inure. All rights, remedies and obligations of the parties under this Agreement shall be binding upon their respective successors and assigns. The provisions of this Agreement shall run with the land and be binding upon any party acquiring any interest in any portion of the Project Property.

8. Notices. All notices, requests or demand to or upon a party to this Agreement shall be given or made by the other party hereto in writing and shall be sent certified mail, postage prepaid, return receipt requested, addressed to the addressee at the address set forth below.

If to the State:

Department of Economic and Community Development
450 Columbus Boulevard, Suite 5
Hartford, CT 06103
Attn: Commissioner

If to the Grantee:

The Carver Inc.
7 Academy Street
Norwalk, CT 06850
Attn: Chief Executive Officer

If to the City:

The City of Norwalk
125 East Avenue
Norwalk, CT 06851
Attn:

No other method of giving any notice, request or demand is hereby precluded provided such shall not be deemed given until such notice is actually received at the address of the addressee.

9. Termination. The terms of this Agreement shall terminate and shall be of no further force or effect on the date which is the tenth (10th) anniversary of Grantee's receipt of the last installment of the Financial Assistance.

10. Applicability to Subsequent Funding. It is understood and agreed by the parties hereto that any subsequent financial assistance provided to the Grantee by the State as evidenced by any future amendment to the Assistance Agreement shall be subject to the covenants and restrictions herein contained. As used herein, the term "Assistance Agreement" shall be defined as the Assistance Agreement as may, from time to time, subsequently be amended and the "date of the Assistance Agreement" shall be deemed to be the date of the latest amendment thereto.

[No Further Text On This Page – Signature Page Follows]

SCHEDULE A

PREPARED BY AND UPON
RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

Pullman & Comley, LLC
90 State House Square
Hartford, Connecticut 06103
Attn: Brion J. Kirsch, Esq.

NEGATIVE PLEDGE AND AGREEMENT

THIS NEGATIVE PLEDGE AND AGREEMENT (the “**Agreement**”) is made as of the _____ day of _____, 2025, by **THE CARVER INC.**, a non-stock corporation organized and existing under the laws of the State of Connecticut and having an address of 7 Academy Street, Norwalk, Connecticut 06850 (the “**Grantor**”) and **THE CITY OF NORWALK**, a municipal corporation organized and existing under the laws of the State of Connecticut and having an office and mailing address at 125 East Avenue, Norwalk, Connecticut 06851 (the “**City**” and collectively with the Grantor, the “**Owners**” and each an “**Owner**”) in favor of the **STATE OF CONNECTICUT**, acting by and through its **DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT** with an office at 450 Columbus Boulevard, Hartford, Connecticut 06103 (the “**State**”).

WITNESSETH:

WHEREAS, pursuant to a certain Assistance Agreement executed or to be executed by Grantor and the State (the “**Assistance Agreement**”), the State has agreed to provide certain financial assistance to Grantor in the total aggregate amount of **Four Million Seven Hundred Sixty-One Thousand Seven Hundred Sixty-Eight and 00/100 Dollars (\$4,761,768.00)** (the “**Funding**”), to be used for a project entitled “**George Washington Carver Center Renovations and Expansion Project**” (the “**Project**”); and

WHEREAS, the City is the current owner of the real property which is the subject of the Project, which real property is situated at **7 Academy Street, Norwalk, Connecticut** and more particularly described on **Schedule A** hereto (the “**Property**”), and the Grantor is the lessee of the 7 Academy Property and pursuant to said lease is the owner of the improvements located on the Property; and

WHEREAS, pursuant to the terms of the Assistance Agreement, the State is willing to provide said financial assistance to Grantor on the condition that Owners enter into, inter alia, this Negative Pledge and Agreement with regard to the Property which is to be benefited by the financial assistance from the State.

NOW THEREFORE, in consideration of the promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owners hereby covenant and agree as follows:

1. Negative Pledge. Until the earlier of (i) the tenth (10th) anniversary of Grantor’s receipt of the last installment of the Funding and (ii) such time as the Grantor has fulfilled its obligations contained herein and in the Assistance Agreement and in any of the other Project Documents (as defined in the Assistance Agreement), including without limitation, obligations to repay all or any part of the Funding pursuant to an Instance of Default under the Assistance Agreement, unless the Commissioner of

the State of Connecticut Department of Economic and Community Development shall consent in writing to the contrary and except as specifically set forth below, neither Owner shall, unless it/they first obtain the express written consent of the Commissioner:

a. create, assume, grant or suffer to exist, any mortgage, pledge, encumbrance, lien, security interest or charge of any kind, voluntarily or involuntarily, upon the fee simple interest in and to the Property or any interest(s) therein; or

b. sell, assign, transfer, convey, lease or otherwise dispose of the Property or any interest(s) therein.

2. Project Documents. The Grantor hereby agrees that this Agreement shall constitute one of the Project Documents as such term is defined in the Assistance Agreement. All capitalized terms used but not otherwise defined herein shall have the meaning ascribed to such terms in the Assistance Agreement.

3. Default. Any violation of the covenants of the Owners set forth in Section 1 of this Agreement shall constitute a default hereunder. By its execution hereof, Grantor agrees and acknowledges that the occurrence of a default under this Agreement shall constitute an Instance of Default under the Assistance Agreement.

4. Injunctive Relief. Owners acknowledge that any damages which the State may sustain upon a violation of this Agreement may be difficult to measure and ascertain and further agrees that any violation of the terms of this Agreement shall entitle the State to injunctive relief in addition to any other remedies available at law or in equity.

5. Null and Void. Any transfer or lease, in whole or in part, or voluntary encumbrance of the Subject Property, by Owners, in violation of this Negative Pledge Agreement, shall be null and void and of no force or effect.

6. Expenses. Owners shall be liable to pay, upon demand, all costs and expenses, including reasonable attorney's fees and expenses, incurred by the State in enforcing or in taking any action necessary to preserve and protect its rights under this Agreement.

7. Governing Law. It is the intention of the parties and it is expressly understood that this Agreement and the rights hereto are expressly governed by and are to be enforced in accordance with the laws of the State of Connecticut.

8. Bind and Inure. All rights, remedies and obligations of the parties under this Agreement shall be binding upon their respective successors and assigns. The provisions of this Agreement shall run with the land and be binding upon any party acquiring any interest in any portion of the Property.

9. Notices. All notices, requests or demand to or upon a party to this Agreement shall be given or made by the other party hereto in writing and shall be sent certified mail, postage prepaid, return receipt requested, addressed to the addressee at the address set forth below.

If to the State:

Department of Economic and Community Development
450 Columbus Boulevard, Suite 5
Hartford, CT 06103
Attn: Commissioner

If to Grantor:

The Carver Inc.
7 Academy Street
Norwalk, CT 06850
Attn: Chief Executive Officer

If to the City:

The City of Norwalk
125 East Avenue
Norwalk, CT 06851
Attn:

No other method of giving any notice, request or demand is hereby precluded provided such shall not be deemed given until such notice is actually received at the address of the addressee.

10. Applicability to Subsequent Funding. It is understood and agreed by the parties hereto that any subsequent financial assistance provided by the State to Grantor with respect to the Property as evidenced by any future amendment to the Assistance Agreement shall be subject to the covenants and restrictions herein contained. As used herein, the term "Assistance Agreement" shall be defined as the Assistance Agreement as may, from time to time, subsequently be amended and the "date of the Assistance Agreement" shall be deemed to be the date of the latest amendment thereto.

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SCHEDULE A
(7 Academy Street Property Legal Description)



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: FRED BRETHERTON, ASSISTANT PROPERTY MANAGER

DATE: JANUARY 28, 2026

RE: POLICE HEADQUARTERS FUEL ISLAND PUMP REPLACEMENT

The Norwalk Police Headquarters at 1 Monroe Street requires the replacement of its Fuel Island and Pumps due to critical operational needs. The current pumps, which are over 18 years old, frequently require repairs, impacting the efficiency of the department. Additionally, the existing fuel island curb is causing damage to patrol car tires, further complicating daily operations.

On December 17, 2025 the City’s Purchasing Department solicited bids for the replacement of Fuel Island Pump Replacement at the Norwalk Police Headquarters. The City received four (4) bids. The results are as follows:

ETT ENVIRONMENTAL SERVICES INC.	\$128,000.00
AMERICAN PETROLEUM EQUIPMENT & CONSTRUCTION CO., INC.	\$140,600.00
METRO ENVIRONMENTAL SERVICES INC.	\$165,000.00
SRS PETROLEUM SERVICES CORP.	\$178,330.00

ACTION REQUESTED:

- A. Authorize the Mayor, Barbara C. Smyth, to execute an agreement with ETT Environmental Services Inc. for the Police HQ. Fuel Island Pump Replacement for a total not to exceed \$128,000.00 Acct # 09263010 5777 C0727, 09247100 5777 C0137**
- B. Authorize a contingency allowance for a total not to exceed \$12,800.00 Acct # 09247100 5777 C0137**





EMERGENCY 911
IF LOST, CALL 911

EMERGENCY 911
IF LOST, CALL 911

⚠ DANGER
NO SMOKING
NO OPEN FLAMES
NO HOT SURFACES

FIRE



Sandra Faioes
Deputy Superintendent
faioess@norwalkps.org
(203)854-4136
125 East Avenue
Norwalk, CT 06852

Date: January 12, 2026

Subject: Request for South Norwalk School Name Change

Dear Mr. Lo,

In the fall of 2024, Councilperson Darlene Young spearheaded a campaign to honor the legacy of Dr. Ruby Shaw by proposing that South Norwalk Elementary School be named in her honor. Through collaboration between City officials and the Board of Education, the Board approved the renaming of South Norwalk Elementary School as Dr. Ruby Shaw Elementary School on December 16, 2025.

We respectfully request that you make the official submission to formally name South Norwalk Elementary School as Dr. Ruby Shaw Elementary School before the appropriate governing councils.

Warm Regards,

Sandra Faioes



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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDING AND FACILITIES MANAGER
RE : **SOUTH NORWALK SCHOOL –
PHOTOVOLTAIC (PV) DEVELOPMENT**
DATE: JANUARY 23, 2026

For the last few years, I've been working to develop a strategy for the installation of photovoltaic (PV) system at the new South Norwalk School. The initial concept was to install a ground mounted system and a rooftop system. The combined system would have the capacity to generate more electricity than the consumption of the new school. However, this concept would need to be implemented as a partnership with SNEW and through extensive planning efforts with all parties, there were significant technical and financial obstacles which we could not overcome. Attached are previous communications which provided greater insight of the issues and identified our remaining option available to bring rooftop PV system to reality.

Following discussions at Land Use and Building Management Committee meetings in early 2025 and with the opening of South Norwalk School in the fall of 2025, we were able to determine the free balance available in our construction budget. Thereafter, we reached out to the State to request approval on the incorporation of rooftop solar as part of the overall South Norwalk School construction project which would entitle the City to receive 60% reimbursement. In December 2025, we received approval for said inclusion. The current proposal is to install the rooftop PV system as part of the capital construction project (not leased) which has a State approved budget of \$76 million. The current estimated installation cost for the system is approximately \$840,000. As a municipally owned project, the City will not be able to obtain Federal energy tax credit which would have been at 40% for Norwalk.

With the State's approval, I authorized our design engineers to proceed with design development for a rooftop PV system as well as prepare a set of performance specifications for bidding. Concurrently, I developed an in-house analysis on the financial feasibility of the proposed system and I reviewed the findings with Finance Department which identified potential cost savings. Attached is said analysis. The cost for design services is \$19,500 and construction administration services will be \$14,500.

In terms of implementation process, the engineering team is scheduled to complete the preparation of the performance specifications in the near future. Thereafter, Newfield Construction, our Construction Manager, in collaboration with City Purchasing Department will advertise for bids for the design/built of the new rooftop PV system. Upon receipt of the bids, Newfield will prepare a change order and we will submit to the Council for approval to increase the contract value. To the extent possible subject to equipment supply schedule, our goal is to install the system in the summer of 2026.

In addition to the professional services related to the above rooftop PV improvements, we have encountered a couple of minor additional services which would also require an increase of design contingency to cover said costs. These services include \$10,147.52 for additional environmental services and \$12,000 for additional design services including costs to finalize the preparation of closeout documents as requested by the Board of Education. The original design services contract with Tecton Architects was \$2,756,981. An increase of design contingency for a total amount of \$56,147.72 is required to properly compensate Tecton for their services.

ACTION REQUESTED:

- a. Land Use and Building Management Committee acting as the School Building Committee confirms a) to incorporate the installation of a rooftop photovoltaic system as part of the State approved new South Norwalk School capital construction project, b) to proceed with bidding of the installation work and c) thereafter submit a change order request by Newfield Construction, project Construction Manager, to the Common Council for approval.**
- b. Authorize to increase design contingency with Tecton Architects' design services contract for South Norwalk School for an additional amount of \$56,147.72 for additional design services. Acct #09225010 5777 C0808**

Feasibility Study
Solar Photovoltaic System

For



South Norwalk Elementary School
Norwalk, CT

August 17, 2023



Prepared by:

Consulting Engineering Services, Inc.

811 Middle Street, Middletown, CT 06457

CES PN 2022645.00

EXECUTIVE SUMMARY

We have investigated the installation of a solar photovoltaic system for the City of Norwalk to be located at the future site of South Norwalk Elementary School at 1 Meadow St. Extension in Norwalk, CT. The system has been broken out into multiple areas on site:

- Roof Mounted System
- Ground Mounted System – West Site
- Ground Mounted System – East Site
- Ground Mounted System – Rear Setback

The major obstacles for the photovoltaic system will be:

- Encroaching into the setback referenced above.
- Running underground conduit from the large ground mounted system across an existing privately owned property to the street. Although this property is unoccupied and does not have any permanent structures, an easement will be required for this conduit run.

This report has also been developed for further discussions with South Norwalk Electric and Water (SNEW), the local utility company, to determine feasibility of installing such a large system onto their existing distribution network. Early submission of documentation to agencies such as the utility and Fire Marshal is important to maintaining a project schedule to review and incorporate any required special requests.

The opinion of probable costs for the photovoltaic system is approximately:

- West Site = \$700,000
- East Site = \$1.25 million
- Setback = \$1.3 million
- Rooftop = \$780,000

As a final note, the value we have provided for total building energy use is a schematic-level number. Therefore, we caution the use of our energy consumption calculations as absolute and it should be considered as an order of magnitude calculation. This number will be finalized as design of the elementary school progresses.

INTRODUCTION

The purpose of this report is to study options and provide recommendations for a Photovoltaic (PV) system for the South Norwalk Elementary School located at 1 Meadow St. Extension, Norwalk, CT.

The City of Norwalk has expressed interest in providing a solar photovoltaic system in multiple areas on site. At the time of this report, it is not known which areas will be approved for installation by the City, and the report has been generated to provide multiple options. It has been clarified by the City that the photovoltaic system does not need to completely offset the building's electrical loads and that a "Net Zero" building is not required. However, the system should maximize solar potential in all areas of the site.

It should be noted that the ground mounted system will not connect to the building. Therefore, there will be a continuous utility cost of the electrical systems in the building and the solar production offset will apply in a broader sense. The overall site will produce energy that will be paid back by SNEW. This may result in costs incurred each month, as the building's electricity consumption may cost a higher rate than that paid back from the photovoltaic system. This is an item of future discussion with SNEW.

This study will include detailed information on the following:

1. Power Consumption Analysis
2. Power Production Analysis and System Sizing
3. Equipment Selection
4. Order of Magnitude Cost Estimate

It is anticipated that the recommendations of this study will be used as the basis of design for the preparation of Construction Documents for the purposes of Bidding and Permitting.

Please note the following Assumptions and Constraints are included within this study:

1. Photovoltaic System Production Estimates are provided using the on-line calculator called PV Watts, which is an industry known Photovoltaic Modeling software developed by the National Renewable Energy Laboratory.
2. Photovoltaic System Production is based on 25 year average historical weather data for the location (Norwalk, CT). Please note that year one may be much more or less production than anticipated given that particular year's weather may not match the historical averages.
3. Any cost estimates provided herein are based on our recent experience with bidding similar systems and our recent independent research on material costs. We have not retained the services of a professional cost estimator.
4. Consulting Engineering Services, Inc. are not tax professionals. We have not included any interpretation of the Federal and State tax codes or incentives as they relate to typical Photovoltaic systems. We encourage you to research your individual tax benefits and incentive qualifications with your tax consultant.

TECHNICAL ANALYSIS

Building Energy Consumption: We have analyzed the building at a schematic design level and applied a baseline assumption regarding energy consumption. Per our analysis, the new elementary school is predicted to use **1,000,000 kilowatt hours per year of total energy consumption**. This number is comprised of both electric and "converted" natural gas consumption values, as the new building will contain both sources of energy.

Ground Mounted System: The proposed ground mounted system size was calculated using the maximum space available in the upper portion of the site, plus the assumed area available in the 80-foot building setback at the rear of the site. The system has been broken out into three distinct areas to allow for the City to choose the optimal systems to build. It should be noted that at the time of this report, it is unknown if the city's planning & zoning department will allow construction of PV modules in this area. This ground mounted system would be located on the upper portion of the site, which has excellent sun exposure and is facing almost directly south. On each side of the proposed area, the modules have been laid out to within a reasonable distance from major grade changes, with enough space to install fencing on all sides. Modules have been laid out using a "one high" racking approach, meaning one solar module in portrait configuration by multiple modules in width. A system with two or three units in portrait ("two or three high") has not been considered for this site, due to the elaborate and expensive racking systems needed to protect the modules from wind should the need for a ballasted system arise. At the height of this site, and given the large open area, wind is a concern. Although we have received geotechnical data in a far corner of the upper portion of the site, additional test pits will be required to determine soil constitution and if a ballasted system is warranted.

Consulting Engineering Services, Inc.

The following data was used in our production estimates for the proposed ground mounted system.

- Fixed open rack ground mount
- System Losses: 14.08%
- Module Tilt Angle: 20%
- Azimuth: 180 degrees – Direct south facing

Ground Mounted System: Energy Production Summary				
	No. of Modules	Wattage per Module	System Size (kW DC)	Projected Energy Production (kwhr/year)
West Site	250	600	150.0	200,000
East Site	490	600	294.0	388,000
Setback Area	530	600	318.0	420,000
Total	1270		762.0	1,008,000
			Percent Expected Load:	100.80%

Roof Mounted System: The proposed roof mounted system is based on the roof layout currently in design within the elementary school project. We have assumed a minimum of ten feet clearance around the perimeter of the roof on all sides, where no PV panels would be installed to meet typical fire department requirements for access. Additionally, clearances HVAC equipment have been included to prevent shading. It should also be noted that the roof mounted system is tying into the main building switchboard. Due to scheduling concerns, we have limited the size of the switchboard to 1,600A, 480V, 3 phase. With a 1,600A main circuit breaker, we are limited in the amount of solar output that can connect to the switchboard per NEC code requirements. **The maximum output achievable from the rooftop system without upsizing the main switchboard is roughly 240KW, which equates to 400 modules @ 600W each.**

The following data was used in our production estimates for the proposed roof mounted system.

- Fixed roof mounted modules
- System Losses: 14.08%
- Module Tilt Angle: 5%
- Azimuth: 180 degrees – Direct south facing

Roof Mounted System: Energy Production Summary				
	No. of Modules	Wattage per Module	System Size (kW DC)	Projected Energy Production (kwhr/year)
op	400	600	240.0	290,500
			Percent Expected Load:	29.05%

Interconnection: The ground mounted system will require a connection directly to SNEW’s grid. This interconnection will consist of a dedicated utility transformer, metering equipment and a distribution

switchboard located on a pad near the ground mounted photovoltaic modules. It should be noted that this system will be completely separate from the electrical service to the elementary school, and will not directly offset the energy usage of the school. There will be two distinct electrical systems – the school’s energy usage will be paid for under a single utility bill, and the production from the PV system will be reimbursed under an agreement that will need to be made with SNEW. It should also be noted that the financial analysis of this report assumes that **SNEW will furnish and install a pad mounted transformer, meter and all associated relay/control equipment, and costs of this equipment will be covered by SNEW.** The project costs will cover the main distribution switchboard and all equipment downstream of this switchboard. Furthermore, an underground conduit pathway will be required from the project site to the SNEW connection point on South Main Street. This will require an easement routed through a private right-of-way. Future discussions with SNEW are required to determine exact scope.

The roof mounted system will require a 300A, 480V, 3 phase connection. This interconnection will take place in the building at the main electrical service switchboard. A dedicated circuit breaker and distribution panel will be provided for this connection. All electricity generated from the roof mounted system will therefore be a direct offset to the elementary school’s electrical usage.

FINANCIAL ANALYSIS

Opinion of Costs: PV system costs vary based on Market conditions including availability of materials and labor. The PV modules are most susceptible to availability constraints. Working with your electrician/installer on their ability to procure materials and flexibility on the acceptance of a number of different manufacturers will reduce costs. CES will develop an open specification that allows some flexibility in the procurement of equipment given a set of constraints agreed upon with the City of Norwalk such as level of quality, source of products, and performance factors.

General items to be noted in the below opinions of probable costs:

- We have developed this opinion based on recent and historical bid results on similar projects. This should not be considered an absolute project cost number but is meant as an order of magnitude estimate.
- Based on our site analysis, the ground mounted system will require removal of three(3) full grown trees to prevent shading. This has been included as a separate line item in the tables below.
- The ground mounted system will require fencing around the perimeter of the system. This has been included as a separate line item in the tables below.
- As noted in the interconnection section above, the ground mounted systems have been priced assuming that the pad mounted transformer, metering equipment and all associated medium voltage equipment will be furnished and installed by SNEW at no cost to Owner.
- It is assumed that no incentives are available for this project. SNEW is a municipal utility provider and therefore under the same governance as the City itself. Incentives are typically provided by regional utility companies such as Eversource and United Illuminating.
- The opinion of probable costs does not include soft costs such as civil engineering design, geotechnical testing or related design services.
- The opinion of probable costs does not include any civil improvements, such as driveways, paving, re-grading or shrub removal from the previous tenant.

Roof Mounted System: Opinion of Probable Costs					
	System Size (kW)	System Cost (\$/W)			Opinion of Total System Cost
Rooftop	240	\$3.25			\$780,000

Ground Mounted System: Opinion of Probable Costs					
	System Size (kW)	System Cost (\$/W)	Additional Costs	Additional Costs	Opinion of Total System Cost
West Site	150	\$4.00	Tree Removal 5 Trees @ \$2,000	Fencing 800 ft @ \$100/ft	\$690,000
East Site	294	\$4.00	Tree Removal 1 Tree @ \$2,000	Fencing 500 ft @ \$100/ft	\$1,228,000
Setback Area	318	\$4.00		Additional Fencing 250 ft @ \$100/ft	\$1,297,000
				TOTAL	\$3,215,000

EQUIPMENT SELECTION

In this study, we have utilized materials that we believe are currently available and competitively priced. Although we have chosen specific equipment for the purposes of our study, we have not excluded all others. We remain open to using other manufacturer’s materials if desired by the City of Norwalk, and have only included the following as materials as a starting point for the design.



Photovoltaic Module: Solar “panels” located on the roof or ground mounted.

Manufacturer: Hanwha Q CELLS America, Inc.
 Model: Q.PEAK DUO XL-G11
 Wattage: 600W
 Warranty: 12 year product warranty and 25 year linear performance warranty.
 Cells: 156 half cells.
 Physical Size: 95”L x 45”W x 1.38” Thick
 Color: Black with black frame

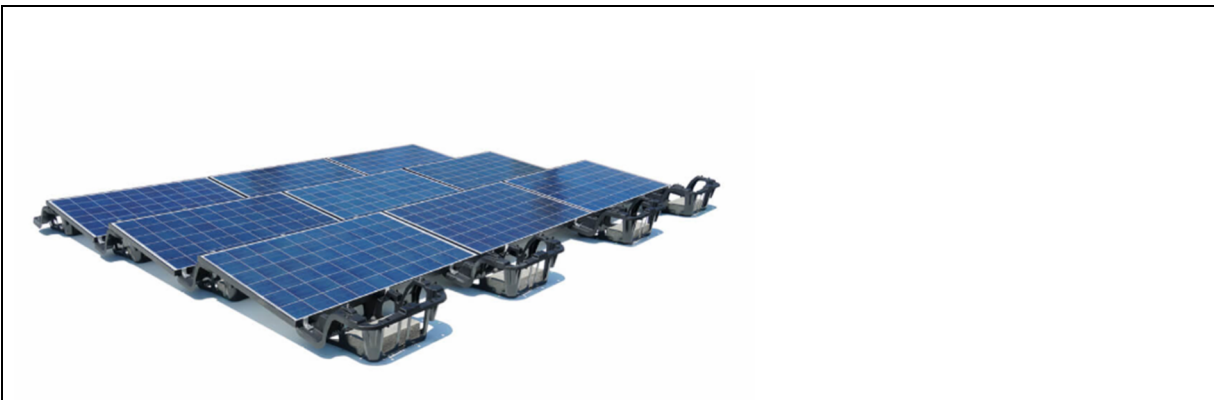
Inverter: Device converting solar DC power to grid AC power.

Manufacturer: Solar Edge
 Model: SE80KUS/ SE100KUS/ SE110KUS/ SE120KUS
 Wattage: 80KW/ 100KW/ 110KW/ 120KW
 Input Voltage: 1000V DC
 Output Voltage: 480V, 3 phase
 Mounting: Free Standing on Pad

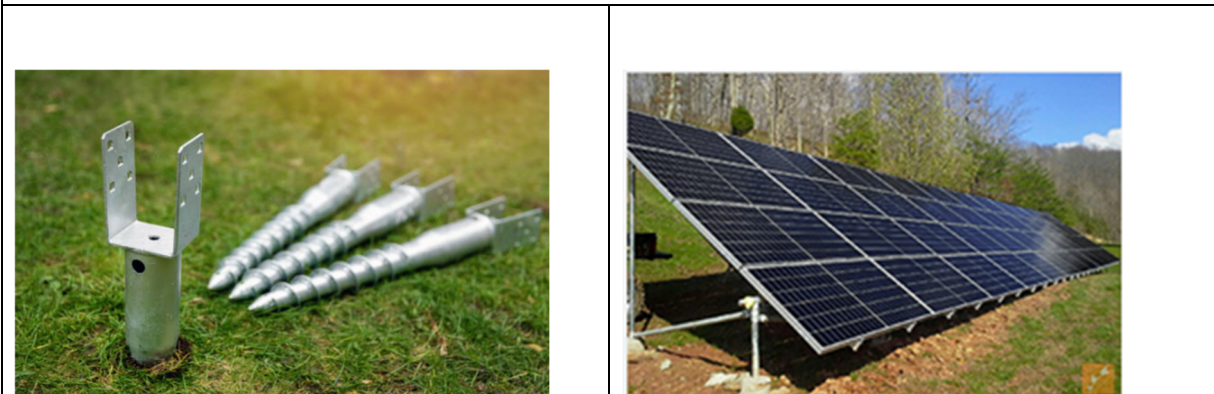
Note that exact KW size and quantity of inverters will vary based on system constraints. This will be finalized as design progresses. We also recommend the use of power optimizers with the SolarEdge inverters. The power optimizers allows for individual module monitoring and voltage control for maximum output and ease of service and maintenance.

	
Solar Edge Three-Phase Inverter	Q Cells Module

Racking Systems: Structure to which the modules are mounted



Iron Ridge: BX Ballasted System for Flat Roof



Iron Ridge: XR Ground Mount System

Manufacturer: Iron Ridge Material: Aluminum rails with locally sourced steel mechanical tubing. Foundations: Ground Screws or Concrete Piers or Concrete ballasted (if ground penetration is not desired) Mounting: Ground.
--

AGENCY REVIEWS AND PROCESS

There is an application and approval process for Grid tied photovoltaic systems by several different agencies.

Electric Utility:

Permission to connect a photovoltaic system to the utility grid is required from any electrical utility. South Norwalk Electric and Water (SNEW), which is the local electric supplier in Norwalk, CT will need to review the project for feasibility.

Local Code Official

A photovoltaic system would require an electrical permit by the City of Norwalk. Sealed engineering drawings would need to be provided to the City of Norwalk for the purposes of their review and issuance of an electrical permit to proceed with the work. This process is similar to any building permit process and could occur simultaneously as the SNEW review. The reviewers will be looking for code-related items but also how the system is disconnected in emergency situations. We will be including these details in our design documentation and am confident the design will be approved. Typical permitting fees apply and vary by City.

Fire Marshal Approval

For the roof mounted system only, the local Fire Marshal will need to review the plan layout. The fire department will likely review the plans when a permit is requested and there is no need for any additional process here. However, in some instances it has been helpful to include the Fire Marshal early in the design process. The Fire Marshal typically reviews the project in terms of roof access to the building and electrical shutoff locations so they are comfortable if they have to de-energize the systems and fight a fire on site. Early involvement by the fire department may reduce delays in addressing their requests or concerns.

LEGEND (NOT SHOWN TO SCALE)

	AIR CONDITIONING UNIT
	BOLLARD
	DOOR
	DOUBLE DOOR
	SIGN
	SHRUB
	TREE
	CATCH BASIN
	CLEANOUT
	ELECTRIC BOX
	ELECTRIC METER
	FILLER VALVE
	FIRE HYDRANT
	LIGHT POLE
	GAS METER
	GAS VALVE
	GUY POLE
	GUY WIRE
	MANHOLE (TYPE AS LABELED)
	COMMUNICATION BOX
	POWER POLE
	WATER VALVE
	BITUMINOUS
	CONCRETE
	CONCRETE PAD
	LANDSCAPED AREA
	SINGLE WHITE STRIPE
	DOUBLE YELLOW STRIPE
	REINFORCED CONCRETE PIPE
	BUILDING OVERHANG
	VETRIFIED CLAY PIPE
	BOTTOM OF WALL
	EDGE OF PAVEMENT
	EDGE OF WALK
	DETECTABLE WARNING
	BITUMINOUS CURB
	CONCRETE CURB
	GRANITE CURB
	WOOD FRAME
	FINISHED FLOOR ELEVATION
	TREE LINE
	OVERHEAD WIRE
	WETLAND LINE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SANITARY FORCE MAIN
	CABLE TV MARK OUT LINE
	DRAINAGE MARK OUT LINE
	ELECTRIC MARK OUT LINE
	COMMUNICATION MARK OUT LINE
	GAS MARK OUT LINE
	SANITARY SEWER MARK OUT LINE
	WATER MARK OUT LINE
	STEAM MARK OUT LINE
	UNKNOWN MARK OUT LINE
	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

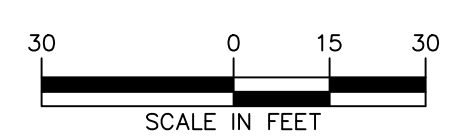


Month	Solar Radiation (kWh / m2 / day)	AC Energy (kWh)
January	2.88	11,543
February	3.75	13,410
March	4.84	18,589
April	4.92	17,411
May	5.88	21,026
June	6.27	21,158
July	6.38	21,875
August	5.84	20,097
September	5.02	17,319
October	4.05	15,053
November	3.07	11,481
December	2.32	9,223
Annual	4.6	198,185

Month	Solar Radiation (kWh / m2 / day)	AC Energy (kWh)
January	2.88	22,624
February	3.75	26,283
March	4.84	36,435
April	4.92	34,126
May	5.88	41,210
June	6.27	41,469
July	6.38	42,874
August	5.84	39,389
September	5.02	33,945
October	4.05	29,503
November	3.07	22,503
December	2.32	18,075
Annual	4.6	388,436

Month	Solar Radiation (kWh / m2 / day)	AC Energy (kWh)
January	2.88	24,470
February	3.75	28,428
March	4.84	39,409
April	4.92	36,912
May	5.88	44,573
June	6.27	44,854
July	6.38	46,373
August	5.84	42,604
September	5.02	36,716
October	4.05	31,912
November	3.07	24,340
December	2.32	19,551
Annual	4.6	420,142

Date	Description	No.
REVISIONS		
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."		
ANDREW G. IVES	DATE SIGNED	
PROFESSIONAL LAND SURVEYOR CT STATE LIC. NO. 70286		
LANGAN		
Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511		
T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project		
SOUTH NORWALK ELEMENTARY SCHOOL		
MAP No. 2, BLOCK No. 75, LOT No. 71 1 MEADOW ST EXTENSION		
NORWALK CONNECTICUT		
Drawing Title		
BOUNDARY & TOPOGRAPHIC SURVEY		
Project No.	Drawing No.	
140258301	VT101	
Date	21 APRIL 2023	
Drawn By	AJR	
Checked By	AGI	
Sheet 2 of 3		



KEYNOTES - MECHANICAL DUCTWORK

Key Value	Keynote Text
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KEY

DOF MOUNT	QCELLS Q-PEAK DUO XL-G11
Output (watts)	600.0 570w + 5% bifacial
# of modules	400.0
Output @ Roof Mount (kw)	240.00
Per PVWATTS.NREL.GOV	
System Losses	14%
Tilt (degree)	5
Location	Norwalk, CT

Month	Solar Radiation (kWh / m ² / day)	AC Energy (kWh)
January	2.22	13,942
February	3.1	17,578
March	4.31	26,480
April	4.73	26,853
May	5.9	33,785
June	6.39	34,552
July	6.45	35,476
August	5.66	31,284
September	4.6	25,393
October	3.41	20,197
November	2.39	14,110
December	1.77	10,914
annual	4.24	290,564

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Client/ Contractor CITY OF NORWALK
125 EAST AVENUE NORWALK, CT 06851

Project SOUTH NORWALK ELEMENTARY SCHOOL
1 MEADOW STREET NORWALK, CONNECTICUT

STATE PROJECT No.: 103-0264 N

Seals
DDR SUBMISSION
06/20/23

No.	Date	Description
06/20/23		DDR SUBMISSION

Drawing Title
MECHANICAL ROOF PLAN

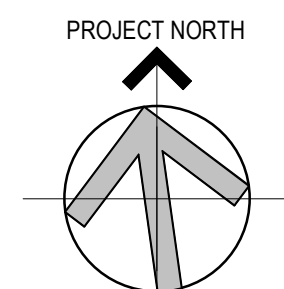
Project Manager: BBP Project No: NWK01AR
Project Architect: EW Production Leader: SMH
Project Designer: EN Peer Reviewer:
Drawing Number

M1.05



TOTAL = 400

1 MECHANICAL ROOF - OVERALL
3/32" = 1'-0"



8/16/2023 2:30:41 PM Autodesk Docs://NWK01AR - South Norwalk Elementary R22-2022645-MEP Central South Norwalk Elementary School.rvt



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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDING AND FACILITIES MANAGER
RE : **SOUTH NORWALK SCHOOL –
PHOTOVOLTAIC (PV) DEVELOPMENT**
DATE: OCTOBER 25, 2024 (*REVISED IN ITALIC 11/7/2024*)

Consistent with the City of Norwalk’s goals and the direction of the Land Use and Building Management Committee of Norwalk Common Council, all major municipal building construction projects are required to develop an energy evaluation as part of the design process. All school projects are required to comply with State’s High Energy Performance Building Standards and for non-school buildings, our goal is to achieve LEED Silver or better for new building construction.

The proposed new South Norwalk Elementary School is located within South Norwalk Electric Works (SNEW) electric service boundaries. City staff has been in detailed discussions with SNEW representatives for more than a year on the assessment and the maximization of photovoltaic (PV) generation on the proposed property, former Hatch & Bailey property. Based on the site configuration, the property offers an unique opportunity to include a ground mounted system in addition to the development of a rooftop PV system. The ground mounted system would be located in approximately 1.7 acres of elevated area which is substantially higher than the rest of the property and is generally not ADA accessible. However, this area is generally flat without vegetation which is suitable for a ground mounted PV system.

SNEW and the City are extremely excited regarding the opportunity to enter into a unique partnership on the development of a ground mounted solar farm in this area together with a full rooftop PV system to generate renewable energy in South

Norwalk, an urban area that has limited land for solar generation. Our initial analysis anticipated that we will generate more electricity than the electrical consumption of the building. In order to further define the potential generation of the two PV systems, the City retained CES, an engineering firm, to design the two systems. Upon receipt of their design recommendations, SNEW and CMEEC (Connecticut Municipal Electric Energy Cooperative) which SNEW is a member, issued a Request for Proposals (RFP) for PV developers to implement this project through a Power Purchase Agreement (PPA).

As background information regarding the PPA process, the City, in collaboration with Norwalk Public Schools, has completed PV projects at Naramake School, Ponus School, Jefferson School and currently underway with Cranbury School. It is important to note that although these projects were completed in recent years, Eversource has recently restructured their incentive program and available incentives have reduced significantly. Nevertheless, the standard financial package for a PV system would include utility company incentives, federal energy tax credits and financing from the solar developer. The system would be owned by the PV Developer and leased to the City based on kilowatt per hour of electricity generated by the system. Through this process, the City would avoid the upfront capital costs as well as operating maintenance and costs throughout the life of the PPA.

For the South Norwalk School project, it is important to note that as a municipal utility company, SNEW is committed to provide the lowest utility rate possible to the South Norwalk community. Their electric rate does not include set-aside for incentive programs and their current generation rate for their customers is only slightly higher than the wholesale rate. This is great for South Norwalk residents, however, their low generation rate and the lack of utility company incentives become a financial obstacle in the development of a financially viable PV project.

Upon receipt of the proposals through the RFP process, SNEW/CMEEC embarked on an extensive evaluation process and developed detailed financial pro forma for this project. Their analysis included various assumed costs and variables to be offset against the proposed PPA value. SNEW's conclusion is that this project would barely break even through the life of a 20 year PPA and that initial operating shortfall is expected. SNEW staff brought this matter to their Commission and the Commission has agreed to establish a capped operating loss of \$25,000 per year with the commitment that the City will be responsible for any overages.

Based on all of the information available from SNEW and their financial position/concerns, I would like to advise and confirm with the Committee that the

City and SNEW would not be moving forward with the proposed partnership. Since the building has been designed with the capability to support a rooftop system, I would like to continue to assess the feasibility of rooftop PV system as a capital project without SNEW's participation. I will work with the City's preferred PV developer to develop a financial pro forma with the intent to capture federal energy tax credits and potential reimbursement as a component of the school construction project. I will provide further recommendation to the Committee toward the later part of the school construction project as we determine the availability of free balance in our construction budget.

ACTION REQUESTED:

- a. 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.*
- b. 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.*



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
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Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDING AND FACILITIES MANAGER
RE : SOUTH NORWALK SCHOOL –
PHOTOVOLTAIC (PV) DEVELOPMENT
DATE: JANUARY 28, 2025

As part of the November 2024 and December 2024 Land Use and Building Management Committee meeting agendas, the Committee reviewed staff’s recommendation regarding our efforts with SNEW to develop a photovoltaic (PV) project for the new South Norwalk School. Attached is my previous memo on this matter. In summary, the latest proposal would require both rooftop system and ground mounted systems to be installed “in-front” of the building electric meter. Therefore, the City will be making full/normal payment to SNEW for future building electricity consumption without any savings. For the development of the PV systems, the City will provide the property and rooftop for SNEW/CMEEC for the installation of the systems. SNEW/CMEEC is expecting operating deficits during initial years. SNEW Commission voted to cap the annual operating lost in the maximum amount of \$25,000 with the City responsible for all excess shortfall. Based on this scenario, the City will put up property without any financial benefits except potential financial liability. Although both the City and SNEW/CMEEC have expended significant efforts in the development of the current proposal, at this time, staff is recommending to discontinue our current efforts and for the City to consider other possible options.

At the December meeting, Councilman Wiggins requested supplemental information which was subsequently provided to all members of the Committee.

ACTION REQUESTED:

- a. 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.**
- b. 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.**

**SOUTH NORWALK SCHOOL
ROOFTOP PHOTOVOLTAIC (PV) INSTANTIONATION
FINANCIAL ANALYSIS**

DEC. 19, 2025

With the understanding that a Turnkey PV rooftop installation through a Power Purchase Agreement (PPA- a leased system) could not be implemented due to various regulatory and financial perimeters, the below analysis it based on the City hiring a solar contractor to install a system to be owned and operated by the City. I have received confirmation from DAS that the proposed rooftop PV can be included into the current South Norwalk School project budget and would be eligible for reimbursement.

Proposed system size: 240 kW DC

Estimated installation cost: \$3.50/watt

Estimated hard installation cost: 240 kW (or 240,000 watt) x \$3.50/watt = \$840,000

Estimated soft costs to include design,
CM management fee and contingency: \$100,000

Total project cost: **\$940,000**

State reimbursement at 60% = \$564,000

City share at 40% = **\$376,000**

Debt service @ 3.689% for 30 yrs = \$1,728/month x 12 month = **\$20,736/yr**

Other expenses: system maintenance and monitoring \$2,000 per year
Reserves for repair and replacement \$2,500 per year

Total expenses per year: **\$25,236/yr**

Savings:

Projected generation saving per yr.: 290,000 kWh/yr at \$0.085/kWh = \$24,650
Generation (\$0.085/kWh) with proportioned various delivery

charge savings (\$0.0585/kWh): 290,000 kWh/yr at \$0.1435/kWh = **\$41,615**

Notes:

The above numbers are conceptual. There are many factors that affect the above abstract year-one analysis....and ultimately the 25 year life of a system. Said factors include:

- Final size of the system
- Inflation
- Escalation of electricity cost
- Present value of money
- Degradation of the panel through time
- Actual bond rate
- Actual installation cost
- Actual costs for monitoring, maintenance and reserves

Nevertheless, as an abstract analysis, there is a potential year-one saving of \$41,615/yr - \$25,236/yr = **\$16,409/yr**. With this understanding, I intend to continue to pursue with the installation of PV system on the new South Norwalk School roof. I will continue to update this analysis as accurate values become available.



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: JOANN ACQUARULO, BUILDING MANAGEMENT

DATE: JANUARY 29, 2026

RE: CALF PASTURE BEACH RENOVATION -TECHNICAL CORRECTION

On November 17, 2025 at a Special Meeting of the City Council approved Item VI, D. 6a & 6b:

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

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

Subsequent to the above approval, we learned that there was a typo in the account number. The wrong Recreation and Parks number was inserted into the letter.

At this time, we would like to request a Technical Correction to reflect the actual account number. The proposed action shall read as follows:

“Authorize the Mayor, Barbara C. Smyth, to execute an Agreement with O’Riordan Migani Architects LLC for architectural services for the Calf Pasture Beach Camp renovation project for a total not to exceed \$119,480.00. Acct. #09266030 5777 C0365.

Authorize a contingency allowance for a total not to exceed \$11,948.00. Acct. #09266030 5777 C0365.”



CITY OF NORWALK
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Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDING AND FACILITIES MANAGER
RE : **NORWALK HIGH SCHOOL –
PHOTOVOLTAIC INSTALLATION UPDATE**
DATE: JANUARY 27, 2026

The design of the new Norwalk High School project started in 2021 and as part of the original design, the project included the desire to incorporate the installation of rooftop photovoltaic (PV) system and carport PV system. As this is a multi-year design and construction phased project, the assessment and the application of funding to implement PV installation are phased accordingly. With the anticipated completion of the new school building by the fall of 2027, our plan is to install PV in the summer of 2028. In order to meet this schedule, we are looking to apply for Federal energy tax credits and utility incentives in the spring of 2026 as the funding guidelines for PV are actively evolving. It is my understanding that more limitations are being attached to available funding for solar projects.

In recent years, the City, in conjunction with Board of Education, has completed a few PV projects which include Naramake School, Ponus School, Jefferson School, and Cranbury School. These projects were developed based on a leased relationship with private solar developer under a turnkey process with agreements (known as a Power Purchase Agreement -PPA) executed between the solar developer and Board of Education. Leased payments are made based on real-time electricity generation per kilo-watt-hour typically for a 20 year period. This implementation strategy allows the City to capture energy tax credit while avoiding additional capital construction debt for the City.

With the construction of the new Norwalk High School proceeding expeditiously and the rooftop mechanical equipment locations finalized, we recently received updated financial proformas from Verogy, the City's designated solar developer, for both the rooftop solar and carport solar systems. Attached are copies of the two proformas.

In regard to rooftop PV system, the system is anticipated to generate approximately \$2,000,000 of savings for the duration of the 20-year PPA period. This system will generate approximately 1,400,000 kWh a year which equals approximately 38% to 50% of the total electricity consumption for the year. This is a significant saving, and we are proceeding currently with the preparation and execution of the PPA between the Board of Education and Verogy. Just as a reference, from the review of half year of electrical bills for the new South Norwalk School, we are projecting the annual electricity consumption would be approximately 600,000 kWh to 700,000 kWh annually.

In regard to the carport PV proposal, the evaluation is significantly more complex as we consider financial, aesthetics, construction sequencing and security elements of the proposal. Carport PV has much greater construction costs compared to rooftop system which are installed on a simple rack system on the roof. A carport system requires substantial footings which are approximately 3 feet in diameter and 9 feet deep in order to resist the rotational forces associated with a cantilevered steel frame structure. The cantilevered structure is constructed with structural steel in order to withstand the weight and wind load pressure. To offset the initial capital costs, the PPA value per kilo-watt-hour is higher than the rooftop system. For this project, it is projected that there would be operating lost for the initial 11 years and overall, the system will generally be breakeven at the end of the PPA period of 20 years. Nevertheless, for the initial 11 years, it will require additional Board of Education operating budget funds to support the cost shortfall.

In conjunction of the cost analysis, the project team also assessed the challenges associated with inter-phasing of the carport installation within the overall construction process. The new school is scheduled to be completed and open for occupancy for the fall 2027 semester. There is substantial work scheduled during the summer of 2027 which includes the construction of the new parking lot and the beginning of the demolition of the existing school building. Besides the typical installation of underground utilities and infrastructure beneath the parking lot, we have to install a storm water retention system in order to mitigate impacts on the City's storm water infrastructure. The window of opportunity to install the carport

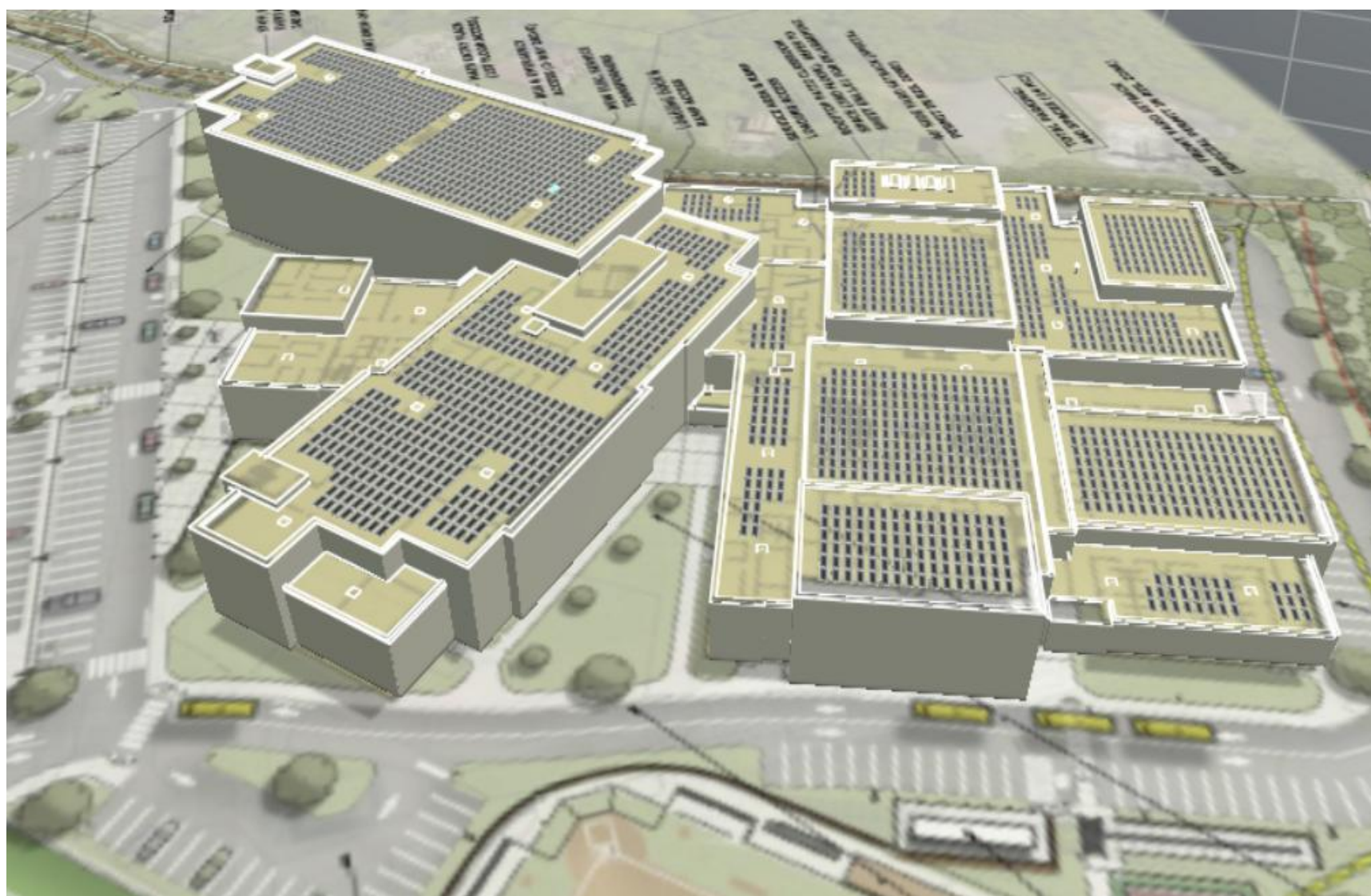
footings and the upper structure are extremely restricted and create significant challenges that are hard to overcome.

In addition to our construction obstacles and financial feasibility, we have also considered the view and aesthetics of the new school building which the City expended significantly time, design efforts and costs to develop. The new carport canopies will obstruct the view of the main building façade when the public approaches the building. It is also important to note that Norwalk Public Schools had expressed concerns from a security perspective with the perception that the canopy may create a parking garage atmosphere.

Based on the above conditions, it is the project team's recommendation that the City/Board of Education proceeds with the installation of rooftop PV system while removing the carport PV system from the project.

ACTION REQUESTED:

The Land Use and Building Management Committee, acting as the School Building Committee for Norwalk High School, confirms the recommendation to proceed with the installation of rooftop photovoltaic system with the Board of Education proceeding with the execution of a Power Purchase Agreement (PPA) while excluding the carport PV component of the project.



NORWALK HIGH SCHOOL

For:

Alan Lo

City of Norwalk

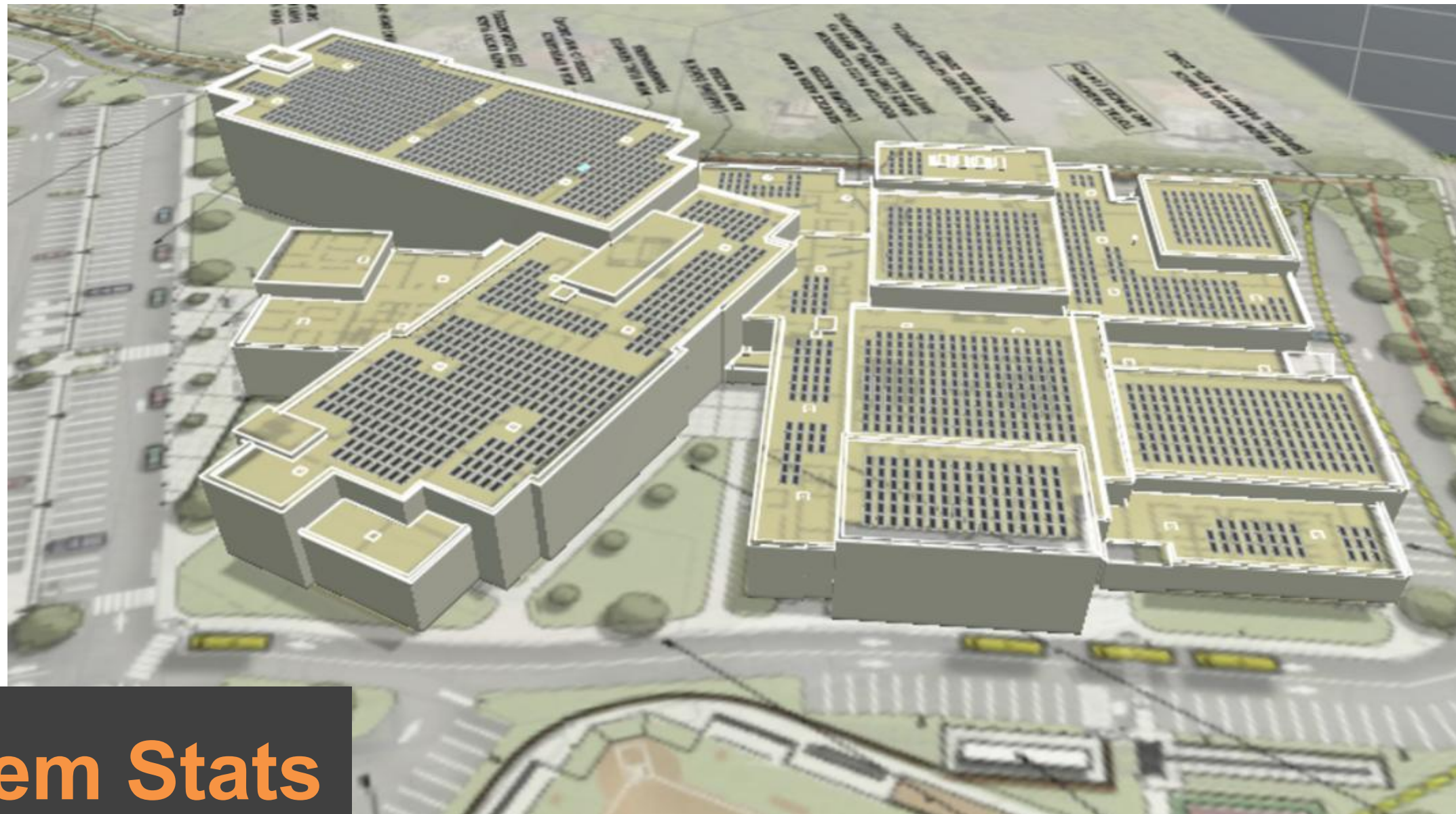
Prepared by:

Bryan Fitzgerald

bfitzgerald@verogy.com
203.257.3375

Solar Proposal
11.14.2025

Truth in energy.



System Stats

DC Capacity
1,133.60 kW

AC Capacity
880.00 kW

Year 1 Generation
1,404,937 kWh

Module Power
545 W

No. Modules
2,080

23 CALVIN MURPHY DRIVE, NORWALK, CT 06851

Today

Grid Energy Consumption:	1,500,000 kWh	<ul style="list-style-type: none"> • No choice of power provider • Predetermined monopoly rates • No choice in fuel source • Constantly escalating prices
2025 Offsettable Rate:	\$0.1312/kWh	
2025 Offsettable Energy Spend:	\$196,849	
Utility Escalation:	2.99%	

With a PPA

Solar Energy Generated:	1,404,937 kWh	<ul style="list-style-type: none"> • On-site power generation • Below-market energy rates • 100% renewable energy • Long-term fixed energy supply price
PPA Rate:	\$0.0950/kWh	
PPA Year 1 Savings:	\$50,905	
PPA Escalation:	0.00%	

20 Years **\$0.0362/kWh** **\$50,877** **\$2,151,333**
 PPA Term Year 1 Savings Rate Year 1 Savings Term Savings

Year #	kWh Generated	Offsettable Utility Costs	Solar PPA Cost	Annual Discount from Grid Electricity	
1	1,404,169	\$ 184,273	\$ 133,396	\$ 50,877	28%
2	1,397,725	\$ 188,912	\$ 132,784	\$ 56,128	30%
3	1,390,736	\$ 193,587	\$ 132,120	\$ 61,467	32%
4	1,383,782	\$ 198,379	\$ 131,459	\$ 66,919	34%
5	1,376,863	\$ 203,289	\$ 130,802	\$ 72,487	36%
6	1,369,979	\$ 208,320	\$ 130,148	\$ 78,172	38%
7	1,363,129	\$ 213,476	\$ 129,497	\$ 83,979	39%
8	1,356,313	\$ 218,760	\$ 128,850	\$ 89,910	41%
9	1,349,532	\$ 224,174	\$ 128,206	\$ 95,969	43%
10	1,342,784	\$ 229,723	\$ 127,565	\$ 102,158	44%
11	1,336,070	\$ 235,408	\$ 126,927	\$ 108,482	46%
12	1,329,390	\$ 241,235	\$ 126,292	\$ 114,943	48%
13	1,322,743	\$ 247,206	\$ 125,661	\$ 121,545	49%
14	1,316,129	\$ 253,324	\$ 125,032	\$ 128,292	51%
15	1,309,549	\$ 259,594	\$ 124,407	\$ 135,187	52%
16	1,303,001	\$ 266,019	\$ 123,785	\$ 142,234	53%
17	1,296,486	\$ 272,603	\$ 123,166	\$ 149,437	55%
18	1,290,003	\$ 279,350	\$ 122,550	\$ 156,800	56%
19	1,283,553	\$ 286,264	\$ 121,938	\$ 164,327	57%
20	1,277,136	\$ 293,349	\$ 121,328	\$ 172,022	59%
Totals:	26,799,074	\$ 4,697,245	\$2,545,912	\$ 2,151,333	

ENVIRONMENTAL BENEFITS:

INVEST IN THE ENVIRONMENT

The amount of clean energy you generate each year compared to conventional utilities would be equivalent to:

CO₂

993.3 Metric Tons of Carbon Dioxide

OR



16,555

Tree seedlings grown for 10 years



111,769

Gallons of gasoline consumed



38,647

Lifetime RECs generated



2,428,583

Miles driven by an average vehicle

ROOFTOP ASSUMPTIONS:



1	Assumes structural/electrical drawings shared with Verogy prior to PV install
2	Assumes rooftop capable of supporting proposed design
3	Assumes no code violation of any kind occurs at the service entry or service gear.
4	Assumes 480V electrical service at site + adequate room for PV tie-in
5	Assumes no utility-side interconnection upgrades required
6	PV equipment to be mounted/placed on the exterior wall/near the existing meter (pedestal) and/or transformer at each building. Conduits not required to be painted.
7	Assumes school will take service on Eversource Rate 56
8	Assumes Eversource Rate 56 Standard Offer supply rates + T&D rates effective as of date of proposal
9	Assumes 2.99% annual utility escalation
10	Proposal based on draft 2026 NRES framework released 11/14/2025. Verogy reserves right to alter proposal based on final 2026 program framework.
11	Proposal assumes participation in NRES Schools carve-out or competitive Medium NRES
12	Assumes school will use minimum of 1,500,000 kWh/year
13	Assumes school to be constructed in calendar year 2027
14	Quote contained valid if contract executed within 90 days of proposal date

CITY OF NORWALK

- Evaluate proposal and execute contract with Verogy



VEROLOGY

- Apply for competitive utility incentive
- Invest capital & resources in developing the project, including:
 - Interconnection applications, possibly including interconnection impact studies with local utility company
 - Engineering drawings
 - Permitting with local municipalities
- Construction of the project
- Activate Array & Commence Net Metering

Experience

Verogy is a renewable energy company with decades of experience in the solar industry. Our expertise centers around developing, financing, constructing, owning, operating and maintaining solar energy projects for commercial clients. To date, the members of Verogy have constructed over 120 Megawatts of commercial, municipal, and small utility projects across the United States.

Dedication To Quality

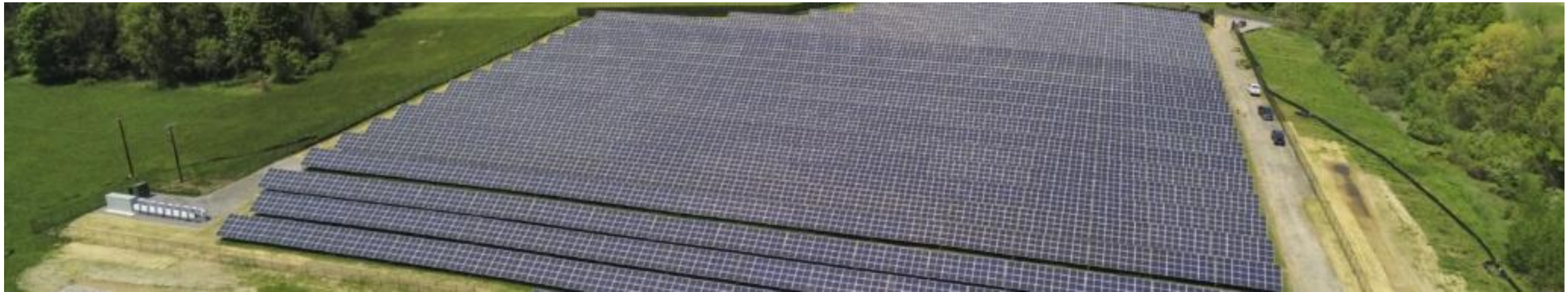
A quality installation will generate clean energy and savings for years to come. Verogy's design and construction philosophy centers around best-in-class components and service. Our best practices, design details and specifications have been honed from decades of experience working with some of the most sophisticated commercial and industrial counterparties in the country.

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Not all production values are created equal. Verogy utilizes the most advanced software solutions available to design and model production data.

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“This project solved two key objectives for the property. First, our economics from the project created an upfront payment to us, which we used to purchase and install a new roof membrane for the building. Second, we were able to receive value for a portion of the building that was previously unproductive: the building’s rooftop. I’ve appreciated the partnership and professionalism of the Verogy team as we’ve gone through all the project’s phases – from lease contract through project operation.”

Norman Feinstein
Principal of Branch Avenue Plaza, LLC

“Sustainability is an important goal in East Hartford, [and] that’s why we have taken steps to adopt clean transportation, energy efficiency and other measures. The completion of the solar array at the Senior Center makes it the tenth solar installation in town, demonstrating our passion for reducing our carbon footprint and investing in renewable energy. The solar panels at the Senior Center are the latest example of how East Hartford is making our community ‘greener’ while saving taxpayers’ money.”

Mike Walsh
Mayor of East Hartford

Recent increases in our utility costs make it even more important that we take control of our energy expenses. Partnering with Verogy again is helping West Hartford save money and support clean, renewable locally-generated energy; it’s a real win-win

Catherine Diviney
Town of West Hartford Energy Specialist

“We’re grateful for the opportunity to work with Verogy to make our clean energy vision a reality. Thanks to this project, we’re one step closer to fulfilling our obligation to preserve the environment. Additionally, the savings on our energy bill will provide a financial benefit for years to come.”

Tom Mastronarde
Synagogue Member and Solar Project Manager

Not only are we looking forward to the financial benefits of going green, we’re also thankful for the opportunity to do our part for the environment by taking these important steps to reduce our CO2 emissions. Thanks to Verogy for their support in completing this project.”

Robert Hoffman
Director of Mechanical, Lane Construction

“Verogy provided us with extensive support and expertise through every step of the solar energy process, ensuring successful completion of this project. Our rooftop solar array will offset half of our energy costs, which will help us better serve our customers in Old Saybrook.”

Mayur Solanki
Owner of Econo Lodge Inn & Suites in Old Saybrook

COMPLETED PROJECTS:



Lane Construction: 666 kW DC



Bristol Solar One: 4,124 kW DC



Southington Solar One: 7,304 kW DC



Cinemark: 364 kW DC



Carrigan Intermediate School: 640 kW DC



West Hartford Town Hall: 122 kW DC



NORWALK HIGH SCHOOL

For:

Alan Lo

City of Norwalk

Truth in energy.

Prepared by:

Bryan Fitzgerald

bfitzgerald@verogy.com
230.257.3375

Solar Proposal
01.15.2026



System Stats

DC Capacity

662.40 kW

AC Capacity

480.00 kW

Year 1 Generation

871,935 kWh

Module Power

545 W

No. Modules

1,152

23 CALVIN MURPHY DRIVE, NORWALK, CT 06851

Today

Grid Energy Consumption:	1,500,000 kWh	<ul style="list-style-type: none">• No choice of power provider• Predetermined monopoly rates• No choice in fuel source• Constantly escalating prices
2025 Offsettable Rate:	\$0.1312/kWh	
2025 Offsettable Energy Spend:	\$196,849	
Utility Escalation:	2.99%	

With a PPA

Solar Energy Generated:	871,935 kWh	<ul style="list-style-type: none">• On-site power generation• 100% renewable energy• Long-term fixed energy supply price
PPA Rate:	\$0.1800/kWh	
PPA Year 1 Savings:	-\$42,522	
PPA Escalation:	0.00%	

20 Years **-\$0.0488/kWh** **-\$42,522** **-\$78,677**
 PPA Term Year 1 Savings Rate Year 1 Savings Term Savings

Year #	kWh Generated	Offsettable Utility Costs	Solar PPA Cost	Annual Discount from Grid Electricity	
1	871,935	\$ 114,426	\$ 156,948	\$ (42,522)	-37%
2	869,636	\$ 117,537	\$ 156,535	\$ (38,997)	-33%
3	865,288	\$ 120,446	\$ 155,752	\$ (35,306)	-29%
4	860,961	\$ 123,427	\$ 154,973	\$ (31,546)	-26%
5	856,657	\$ 126,482	\$ 154,198	\$ (27,716)	-22%
6	852,373	\$ 129,613	\$ 153,427	\$ (23,815)	-18%
7	848,112	\$ 132,821	\$ 152,660	\$ (19,839)	-15%
8	843,871	\$ 136,108	\$ 151,897	\$ (15,789)	-12%
9	839,652	\$ 139,477	\$ 151,137	\$ (11,661)	-8%
10	835,453	\$ 142,929	\$ 150,382	\$ (7,453)	-5%
11	831,276	\$ 146,466	\$ 149,630	\$ (3,163)	-2%
12	827,120	\$ 150,091	\$ 148,882	\$ 1,210	1%
13	822,984	\$ 153,806	\$ 148,137	\$ 5,669	4%
14	818,869	\$ 157,613	\$ 147,396	\$ 10,217	6%
15	814,775	\$ 161,514	\$ 146,659	\$ 14,855	9%
16	810,701	\$ 165,512	\$ 145,926	\$ 19,586	12%
17	806,647	\$ 169,608	\$ 145,197	\$ 24,412	14%
18	802,614	\$ 173,806	\$ 144,471	\$ 29,335	17%
19	798,601	\$ 178,108	\$ 143,748	\$ 34,360	19%
20	794,608	\$ 182,516	\$ 143,029	\$ 39,487	22%
Totals:	16,672,135	\$ 2,922,307	\$3,000,984	\$ (78,677)	

ENVIRONMENTAL BENEFITS:

INVEST IN THE ENVIRONMENT

The amount of clean energy you generate each year compared to conventional utilities would be equivalent to:

CO₂

616.5 Metric Tons of Carbon Dioxide

OR



10,274

Tree seedlings grown for 10 years



69,366

Gallons of gasoline consumed



28,125

Lifetime RECs generated



1,507,233

Miles driven by an average vehicle

ROOFTOP ASSUMPTIONS:



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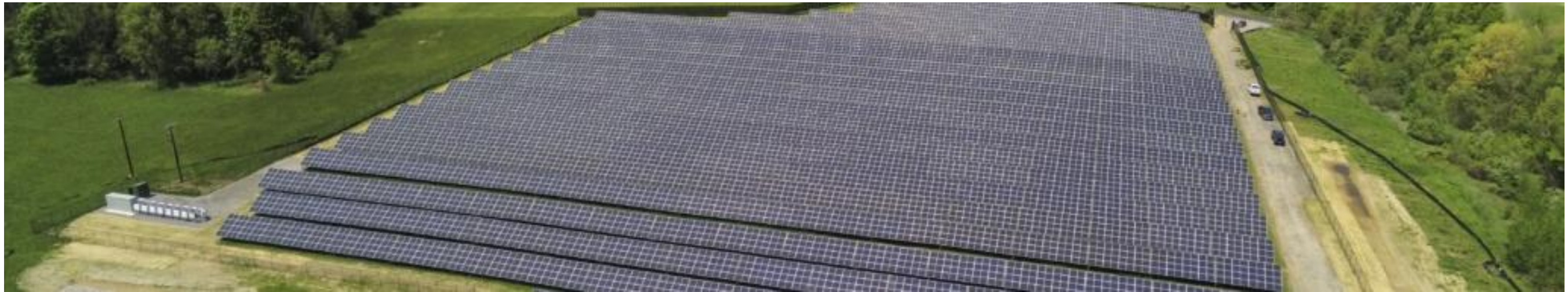
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Synagogue Member and Solar Project Manager

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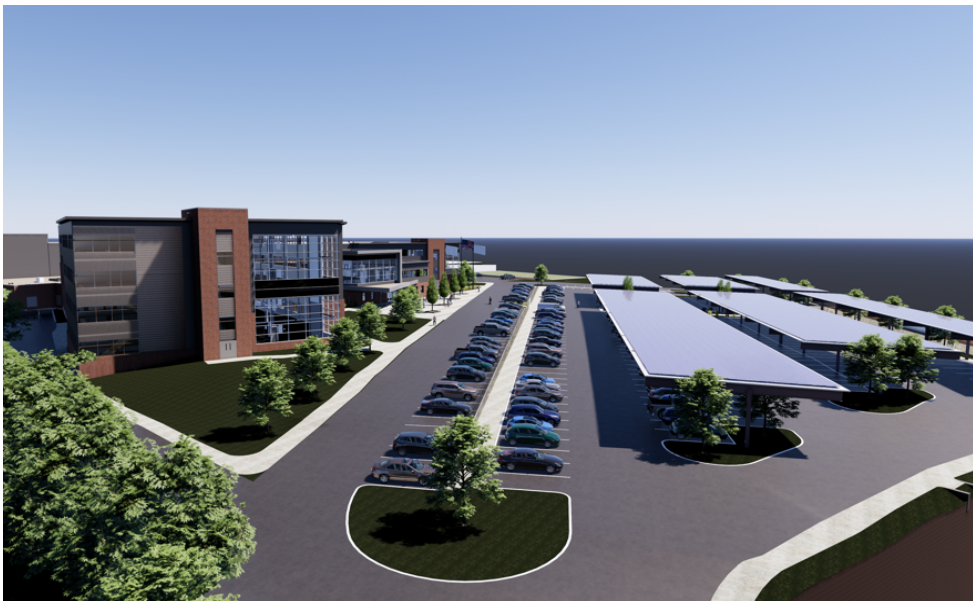
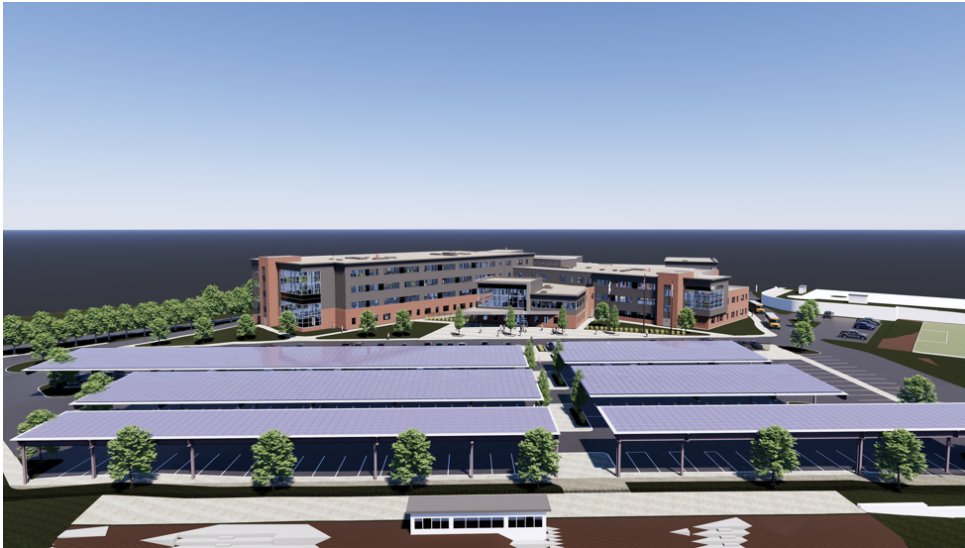
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West Hartford Town Hall: 122 kW DC





NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – JANUARY 2026



South Norwalk Elementary School

NEW CONSTRUCTION

PROJECT SCOPE:

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

UPDATE:

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

Over December/January break the re-finishing of the gym floor and applying a new epoxy flooring to sealed concrete areas was completed.

Over February break remaining day two and punch list items are scheduled to be completed.



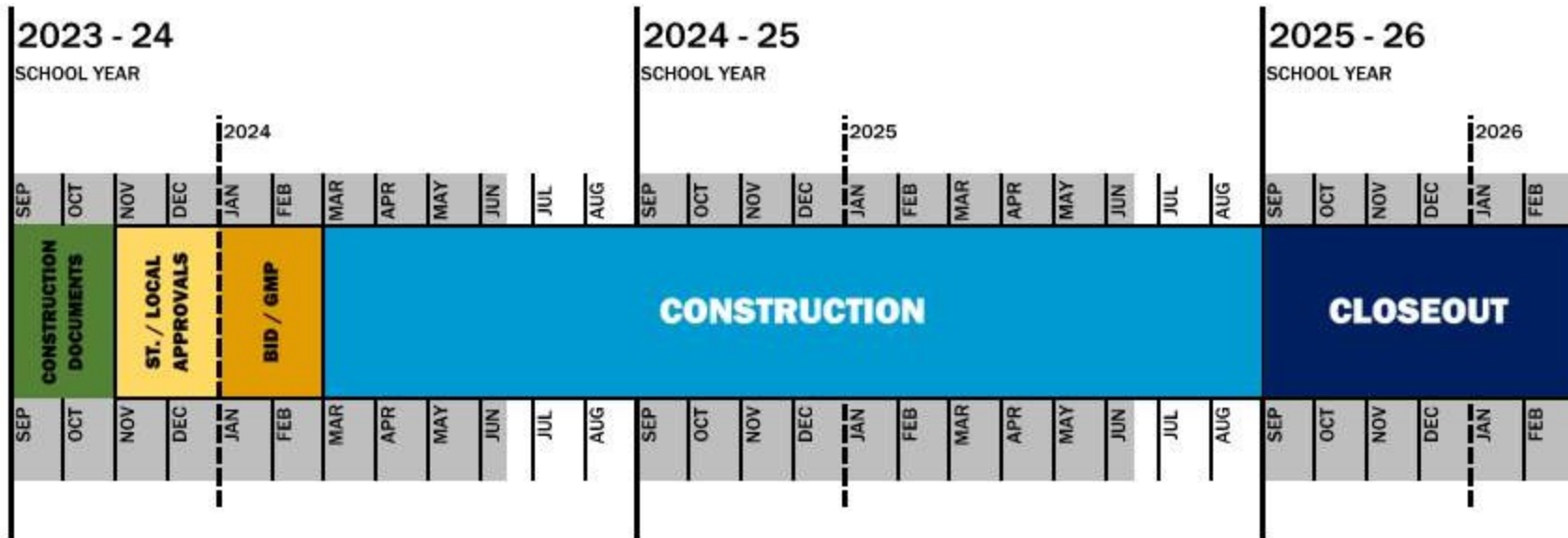
State Project Number: 103-0264 N

BUDGET:

	Reimbursement Rate	Budget	Project Soft Costs	Project Hard Costs	Free Balance
State Approved Budget	60%	\$76,000,000	\$23,189,658	\$49,810,342	\$3,000,000
Additional Land Acquisition	NONE	\$2,900,000	N/A	\$2,900,000	TBD
Additional Land Acquisition & Development	TBD	\$3,375,000	\$200,000	\$1,175,000	\$2,000,000

SOUTH NORWALK SCHOOL – NEW CONSTRUCTION SCHEDULE:

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



Norwalk High School / P-TECH

NEW CONSTRUCTION

PROJECT SCOPE:

The new Norwalk High School is a 328,000 square foot \$239 million project to replace the existing Norwalk High School on the same property. It will be comprised of 2 “schools” on a single campus: the P-TECH School consisting of 500 students and a Comprehensive High School of 1,500 students which includes a visual and performing arts pathway. The new building will be constructed on the existing football field complex.

UPDATE:

Building envelope continues to progress as trades work their way around the building. Most notably recent progress on concrete block at band, pool and gym areas. Window and curtainwall installation is in ongoing with glazing units installed in more than 50% of the openings.

Interior concrete block walls and frames walls are in progress. Drywall installation, taping and prime painting has begun in some building areas. Stair and railing installations are in progress. Mechanical, electrical and plumbing rough-in work is in progress including at the main electrical room.

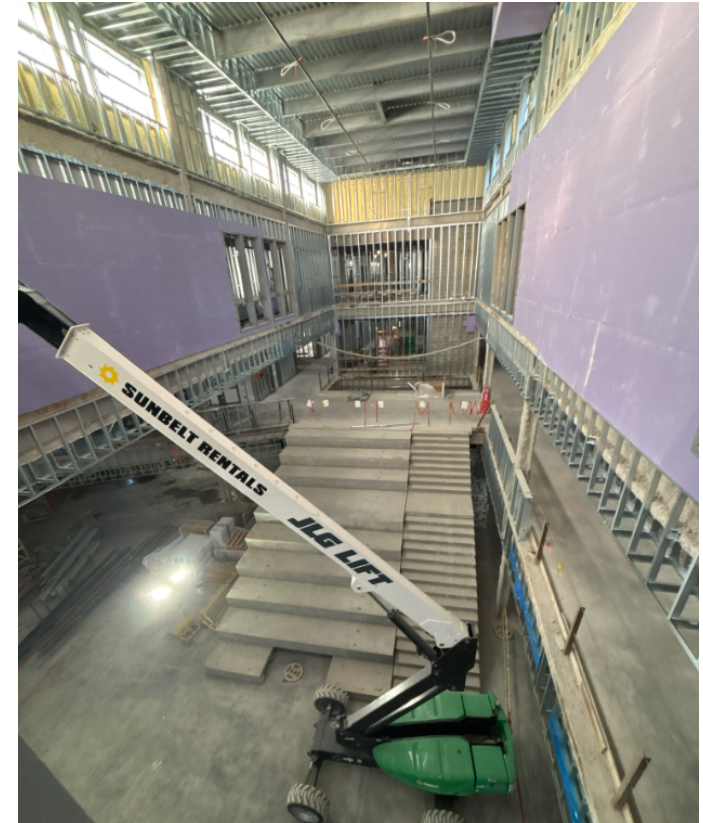
Site improvements currently include the installation of a modular block retaining wall at the future JV softball field.

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

State Project Number: 103-0263 N

BUDGET:

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





Building Envelope – P-TECH Wing with Project Room 1/27/26



Corridor Finishes Progress 1/23/25



Classroom Finishes Progress 1/23/25



Electrical Room Equipment 1/23/25



Building Envelope – Auxiliary Gym / Modular Retaining Wall 1/27/26



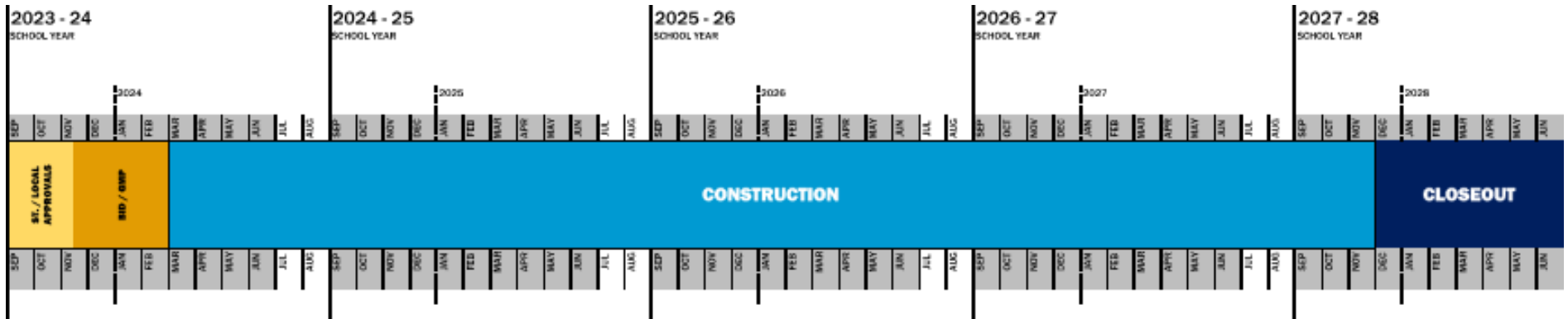
Building Envelope – Performing Arts (Band) Space 1/27/26



Building Structure – Performing Arts (Band) Space 11/17/25

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

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



Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC Upgrades

PROJECT SCOPE:

The City of Norwalk was awarded \$21.5 million in State Grants (total project cost is approximately \$36 million) to enhance Heating, Ventilation and Air Conditioning (HVAC) systems at six Norwalk Public Schools. The enhancements will benefit the following schools: Rowayton Elementary School, Brien McMahon High School, Naramake Elementary School, Marvin Elementary School, Silvermine Elementary School, and Brookside Elementary School.

UPDATE:

Brookside – The project is substantially complete and closeout is in progress.

Rowayton – Performing field coordination and taking measurements in classrooms. Currently installing communications bus and controls in corridors.

Brien McMahon – Installing electrical feeders to the mechanical equipment room. Preparing for site ramp/sidewalk concrete pours and bollard install.

Silvermine – Project is substantially complete and closeout is in progress.

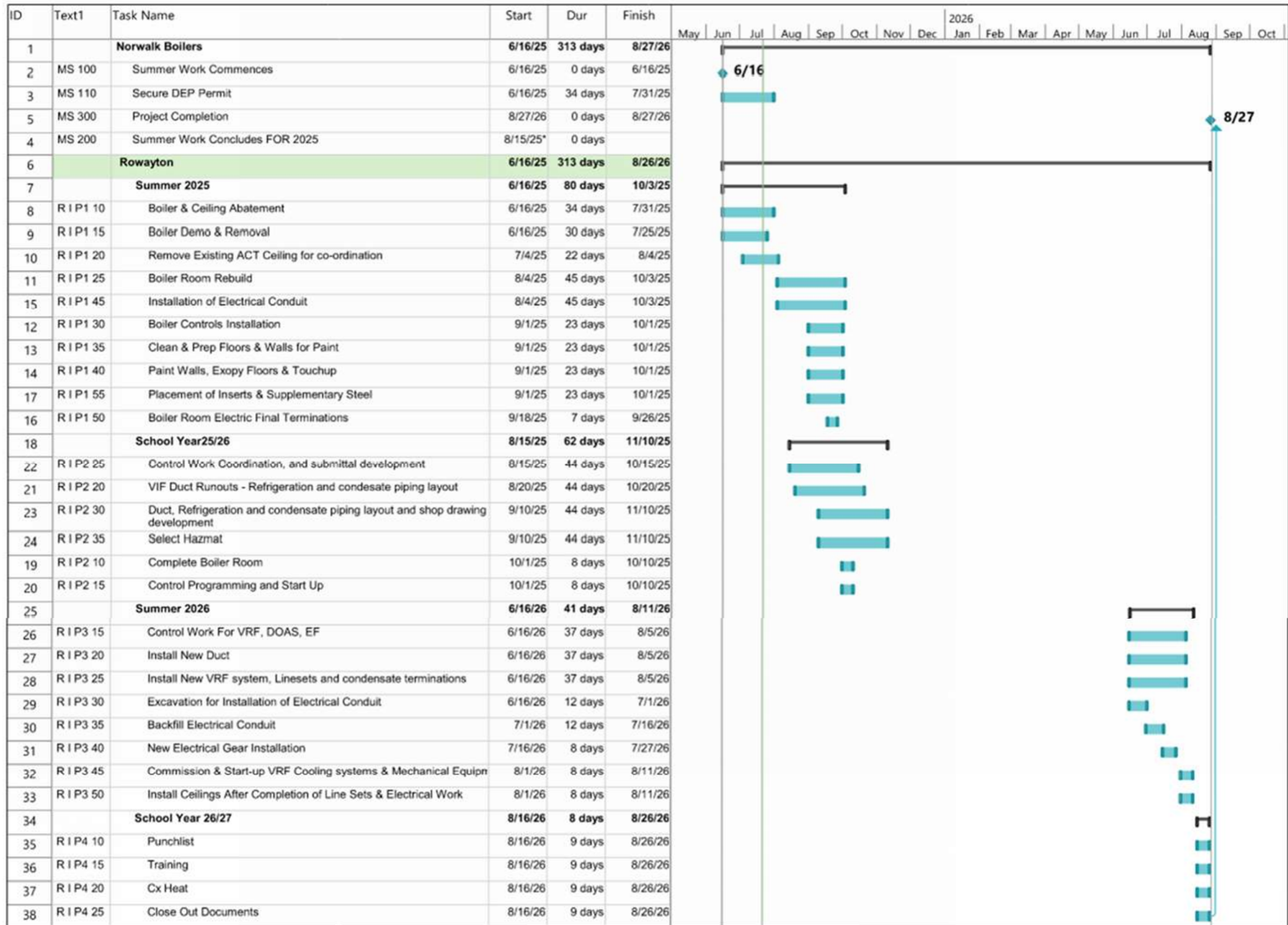
Naramake – Inspecting above ceiling conditions for coordination. Working on controls coordination and roughing in wire in corridors.



BUDGET:

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

IAQ UPGRADES – ROWAYTON CONSTRUCTION SCHEDULE:



IAQ UPGRADES – SILVERMINE CONSTRUCTION SCHEDULE:

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

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



IAQ UPGRADES – BRIEN MCMAHON CONSTRUCTION SCHEDULE:

