REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

FEBRUARY 5, 2025, 7:00 PM
BY ZOOM VIRTUAL MEETING

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

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

Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the “raise your hand indicator” and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.

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

REVISED 2/4/2025

I. CALL TO ORDER

II. ROLL CALL

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: January 7, 2025

IV. PUBLIC PARTICIPATION

V. OLD BUSINESS

A. Land swap of portion of Fodor Farm with adjacent neighbor at 25 Pogany Street and

refer recommendation to Common Council for final action:

1. **Authorize the Mayor, Harry W. Willing, to execute any and all documents relating to the proposed equal land swap with property owner of 25 Pogany Street for a portion of Fodor Farm property.**

B. South Norwalk School - Photovoltaic discussion and action.

1. **Approve to discontinue discussions with SNEW/CMEEC on a partnership to develop PV renewable energy generation at South Norwalk School due to SNEW's (as a municipal utility company) commitment to provide favorable electric generation rates to the South Norwalk Community which impacts significantly on the financial viability of PV installation.**

2. **Authorize Building Management staff to continue to assess the financial feasibility for the installation of a rooftop PV system at South Norwalk School as a capital improvement project in the event that residual funds are available from the school construction project. Upon development of a financial pro forma for this scenario, staff will submit analysis to the Committee for consideration.**

VI. NEW BUSINESS

A. Board of Education -Approve contractor for the Brookside and Tracey Elementary School underground fuel tank removal projects

1. **a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with B&W Paving & Landscaping, LLC, for the Brookside Elementary School Oil Tank Removal Project (State Proj. 103-0266 CV) *($196,000.00)* and Tracey Elementary School Oil Tank Removal & Boiler Igniter Conversion Project (State Proj. 103-0267 CV) (*$391,000)* for a total not exceed $587,000.00.**

Funding is available in:
Acct. #09235010 5777 CO789
Acct. #09245010 5777 CO789
Acct. #09255010 5777 CO789

b. Authorize the NPS Facilities Department to issue Change Orders on this contract (*Brookside Elementary School Oil Tank Removal Project (State Proj. 103-0266 CV) ($19,600.00) and Tracey Elementary School Oil Tank Removal and Boiler Igniter Conversion Project (State Proj. 103-0267 CV) ($39,100.00)* for a total not to exceed $58,700.00.
Funding is available in: Acct. #09255010 5777 CO789.

B. Removal of asbestos tiles for Fox Run School

1. **Authorize the Chairman of the City of Norwalk Land Use & Building Management Committee, to certify the City of Norwalk, Land Use & Building Management Committee's approval of final plans, project manual, and cost estimate for the Fox Run Elementary School Asbestos Floor Tile Abatement & Replacement Floor Tile Project – State Proj. #103-0268 CV.**

C. Review bids for the Tracey School Air Conditioning and Electrical Upgrades project and refer recommendation to Common Council for action:

1. **a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Olympus Construction- A Division of Cattaruzza, LLC for the Tracey School Air**

Conditioning and Electrical Upgrades Project for a total not to exceed $526,800.00. Funds are available in Acct. #09215010 5777 C0652.

b. Authorize the NPS Facilities Department to issue Change Orders on this contract for a total not to exceed $52,680.00 Funds are available in Acct. # 09255010 5777 C0652.

D. Approve Construction Manager for 5 School HVAC projects

1. Rowayton Elementary School

a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Rowayton School HVAC improvement project. Terms for the agreement shall be as follows:

Pre-construction Services – $21,044.00.
CM Contingency – 1.85%
CM Fee – 2.20%
General Condition amount to be determined as part of the GMP

Funds are available in Acct. #09245010 5777 C0843.

b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed $2,500.00. Acct. #09245010 5777 C0843.

2. Naramake Elementary

a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Naramake School HVAC improvement project. Terms for the agreement shall be as follows

Pre-construction Services – $14,029.00
CM Contingency – 1.85%
CM Fee – 2.20%
General Condition amount to be determined as part of the GMP

Funds are available in Acct. #09245010 5777 C0844.

b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed $2,500.00. Acct. #09245010 5777 C0844.

3. Marvin Elementary School

a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Marvin School HVAC improvement project. Terms for the agreement shall be as follows:

Pre-construction Services – $9,119.00
CM Contingency – 1.5%
CM Fee – 2.20%

General Condition amount to be determined as part of the GMP

Funds are available in Acct. #09245010 5777 C0841.

b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed $2,500.00. Acct. #09245010 5777 C0841.

4. Silvermine Elementary School

a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Silvermine School HVAC improvement project. Terms for the agreement shall be as follows:

Pre-construction Services – $7,015.00
CM Contingency – 1.5%
CM Fee – 2.20%
General Condition amount to be determined as part of the GMP

Funds are available in Acct. #09245010 5777 C0842.

b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed $2,500.00. Acct. #09245010 5777 C0842.

5. Brien McMahon High School

a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Brien McMahon High School HVAC improvement project. Terms for the agreement shall be as follows:

Pre-construction Services - $18,939.00
CM Contingency- 1.5%
CM Fee- 2.20%
General Condition amount to be determined as part of the GMP

Funds are available in Acct. #09245010 5777 C0839

b. Authorize allowance for additional services for Pre-Construction Services phase for a total not to exceed $2,500.00. Acct.#09245010 5777 C0839

E. Approve bids for Brookside School HVAC improvement project - contractor recommendation to be provided at meeting.

1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with *F&F Mechanical Enterprises, Inc.* for the Brookside Elementary School HVAC Improvement Project *(103-005 HVACN)* for a total not to exceed *$2,084,000.00*. Funds are available in Acct. #09245010 5777 C0840.

2. Authorize the Office of Building Management to issue Change Orders on this contract for a total not to exceed *$208,400.00*. Funds are available in Acct. #09245010 5777 C0840.

F. Approve South Norwalk School technology package

1. a. Authorize the Purchasing Agent to issue a Purchase Order to TOTAL Communications (State Contract #18PSX0202) for the TE-01 LAN Network Switches for the South Norwalk Elementary School for a total sum of $162,831.66. Funds are available in Acct. #0922 5010 5777 C0808.

b. Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed $8,000.

2. a. Authorize the Purchasing Agent to issue a Purchase Order to Connecticut Communications (State Contract #18PSX0097) for the TE-02 Phone System for the South Norwalk Elementary School for a total sum of $39,433.00. Funds are available in Acct. #0922 5010 5777 C0808.

b. Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed $2,000.

3. a. Authorize the Purchasing Agent to issue a Purchase Order to Environmental Systems Corporation (State Contract #19PSX0015) for the TE-03 Display Signage for the South Norwalk Elementary School for a total sum of $14,173.00. Funds are available in Acct. #0922 5010 5777 C0808.

b. Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed $1,000.

4. a. Authorize the Purchasing Agent to issue a Purchase Order to Raptor Technologies for the TE-04 Visitor Management System for the South Norwalk Elementary School for a total sum of $1,786.91. Funds are available in Acct. #0922 5010 5777 C0808.

b. Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed $500.

G. Review request for construction contingency allowance for Norwalk Community Recreation Center Project and refer the following action to Common Council for action:

1. Approve an Owner Construction Contingency Allowance with Newfield Construction Group, LLCs for the new Norwalk Community Recreation Center at 98 South Main Street for a total not to exceed $423,329.00. Acct. #09256030 5777 C0719

H. Review request for construction contingency allowance for Cranbury Park/Gallaher Mansion Improvement Project and refer the following action to Common Council for action:

1. Approve an Owner Construction Contingency Allowance with Downes Construction Company, LLC for the new Cranbury Park/Gallaher Mansion Improvement Project for a total not to exceed $125,640. Funds are available from the State DECD grant. Acct #09236030 5782 C0831

VII. <u>DISCUSSION</u>

A. School Construction Project Update- Norwalk High School, South Norwalk School and HVAC improvement projects

B. Continue discussion regarding facility management

VIII. ADJOURNMENT

CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT COMMITTEE
SPECIAL MEETING
JANUARY 7, 2025

ATTENDANCE: Barbara Smyth, Chairman; Greg Burnett; Heather Dunn; James Frayer; Dajuan Wiggins; Nicole Eaddy

OTHER: Bryan Lutz; Alan Lo; Robert Stowers; Bill Hodel; Dan Phillips; JoAnn Acquarulo

CALL TO ORDER

Chairman Smyth called the meeting to order at 6:01 P.M. There was a quorum present.

PUBLIC HEARING

A. PARKING AUTHORITY LEASING OF SONO TRAIN STATION TO SONO BREWING COMPANY

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

No one wished to speak on this item. The public hearing was then closed.

ROLL CALL

A Roll Call of those present was performed.

ACCEPTANCE OF MINUTES

A. REGULAR MEETING: DECEMBER 4, 2024

**** MS. EADDY MOVED TO APPROVE THE MINUTES OF DECEMBER 4, 2024 AS SUBMITTED.**
**** MR. FRAYER SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

PUBLIC PARTICIPATION

There was no Public Participation at this time.

OLD BUSINESS

A. PARKING AUTHORITY LEASING OF SONO TRAIN STATION TO SONO BREWING COMPANY

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

**** MR. FRAYER MOVED TO APPROVE ITEM 1. AUTHORIZE THE LEASING OF APPROX. 1059± SQ. FT. OF SPACE AT THE SOUTH NORWALK TRAIN STATION (INBOUND SIDE) TO SONO BREWING COMPANY FOR A TERM OF 10 YEARS WITH THREE (3) LESSEE OPTIONS TO EXTEND THE TERM FOR CONSECUTIVE (5) YEARS PERIOD EACH, RENT TO BE NEGOTIATED AND APPROVED BY THE NORWALK PARKING AUTHORITY. AS SUBMITTED.**

If this item is approved it will go before the Planning & Zoning Commission. Mr. Lutz clarified the location for those present.

**** THE MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

A. REVIEW FINAL GMP FOR THE NORWALK COMMUNITY RECREATION CENTER AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A FINAL GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT TWO TO NEWFIELD CONSTRUCTION GROUP, LLC'S CONTRACT FOR THE NEW NORWALK COMMUNITY RECREATION CENTER AT 98 SOUTH MAIN STREET FOR A TOTAL NOT TO EXCEED $4,645,770.00. TERMS OF THE AGREEMENT SHALL INCLUDE THE FOLLOWING:

• TOTAL TRADE COSTS - $3,570,686.00
• CM FIXED FEES AT 1.95% FOR $264,260.00
• CM CONTINGENCY AT 1.5% FOR $192,581.00 (BALANCE REVERT TO THE CITY AT PROJECT COMPLETION)
• GENERAL CONDITIONS FEE - $618,243.00

FUNDS ARE AVAILABLE FROM ACCOUNTS:

134030 5796 ABL01 – ARPA FUNDS -FOR COMMUNITY REC CENTER
140000 5796 ACMF3 – ARPA FUNDS FOR 98 SOUTH MAIN STREET COMM. REC. CENTER
510000 5796 GGP02 – GGP FUNDS FOR COMM. REC. CENTER
09191340 5796 C0634 – GGP FUNDS FOR COMM. REC. CENTER
09256030 5777 C0719 – CAPITAL BUDGET FUNDS FOR 98 S. MAIN COMM. CENTER
ACCT. TBD - 2025 SPECIAL CAPITAL BUDGET APPROPRIATION
09247199 5799 G0050 – STATE DECD
09247100 5779 G0050 – HUD

**** MS. EADDY MOVED TO APPROVE 1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A FINAL GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT TWO TO NEWFIELD CONSTRUCTION GROUP, LLC'S CONTRACT FOR THE NEW NORWALK COMMUNITY RECREATION CENTER AT 98 SOUTH MAIN STREET FOR A TOTAL NOT TO EXCEED $4,645,770.00. TERMS OF THE AGREEMENT SHALL INCLUDE THE FOLLOWING: • TOTAL TRADE COSTS - $3,570,686.00 • CM FIXED FEES AT 1.95% FOR $264,260.00 • CM CONTINGENCY AT 1.5% FOR $192,581.00 (BALANCE REVERT TO THE CITY AT PROJECT COMPLETION) • GENERAL CONDITIONS FEE - $618,243.00 FUNDS ARE AVAILABLE FROM ACCOUNTS: 134030 5796 ABL01 – ARPA FUNDS -FOR COMMUNITY REC CENTER 140000 5796 ACMF3 – ARPA FUNDS FOR 98 SOUTH MAIN STREET COMM. REC. CENTER 510000 5796 GGP02 – GGP FUNDS FOR COMM. REC. CENTER 09191340 5796 C0634 – GGP FUNDS FOR COMM. REC. CENTER 09256030 5777 C0719 – CAPITAL BUDGET FUNDS FOR 98 S. MAIN COMM. CENTER ACCT. TBD - 2025 SPECIAL CAPITAL BUDGET APPROPRIATION 09247199 5799 G0050 – STATE DECD 09247100 5779 G0050 – HUD**

This item has been discussed extensively in prior meetings. The bids have come in higher than expected. Mr. Lo came forward to discuss this item. He provided further review of the financial details of the proposed contracts. He also reviewed where the proposal would be going pending approval. Discussion followed regarding what would be done in the recreation center in regards to the bids. Mr. Burnett asked if there were any other major dates in regards to moving the project forward which might require them to come back to the Committee. Mr. Lo said he did not want to come back to ask for more money for the project if possible. He felt the project had enough contingency money currently. He went into further detail about potential issues that might come up that would need contingency money. Mr. Burnett asked for more information regarding the status of parking for the project. Discussion followed regarding the status of the neighboring lots and how parking was being handled.

**** THE MOTION PASSED UNANIMOUSLY.**

B. REVIEW GMP AMENDMENT FOR CRANBURY PARK/GALLAHER MANSION IMPROVEMENT PROJECT AND REFER THE FOLLOWING ACTION TO THE COMMON COUNCIL:

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT TO THE DOWNES CONSTRUCTION COMPANY, LLC'S CONSTRUCTION MANAGER (CM) CONTRACT FOR THE CRANBURY PARK/GALLAHER MANSION IMPROVEMENT PROJECT FOR A TOTAL AMOUNT NOT TO EXCEED $4,173,342.00. TERMS OF THE AGREEMENT SHALL INCLUDE:

• TOTAL TRADE COSTS - $3,298.884.00
• CM FIXED FEES AT 2.5% FOR $102,991.00
• CM CONTINGENCY AT 3% FOR $121,554.00 (BALANCE REVERT TO THE CITY AT PROJECT COMPLETION)
• GENERAL CONDITIONS FEE - $649,914.00.

FUNDS FOR THIS AGREEMENT ARE AVAILABLE FROM THE STATE DECD GRANT. ACCT #09236030 5782 C0831

**** MR. FRAYER MOVED TO APPROVE ITEM B. REVIEW GMP AMENDMENT FOR CRANBURY PARK/GALLAHER MANSION IMPROVEMENT PROJECT AND REFER THE FOLLOWING ACTION TO THE COMMON COUNCIL: 1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT TO THE DOWNES CONSTRUCTION COMPANY, LLC'S CONSTRUCTION MANAGER (CM) CONTRACT FOR THE CRANBURY PARK/GALLAHER MANSION IMPROVEMENT PROJECT FOR A TOTAL AMOUNT NOT TO EXCEED $4,173,342.00. TERMS OF THE AGREEMENT SHALL INCLUDE: • TOTAL TRADE COSTS - $3,298.884.00 • CM FIXED FEES AT 2.5% FOR $102,991.00 • CM CONTINGENCY AT 3% FOR $121,554.00 (BALANCE REVERT TO THE CITY AT PROJECT COMPLETION) • GENERAL CONDITIONS FEE - $649,914.00. FUNDS FOR THIS AGREEMENT ARE AVAILABLE FROM THE STATE DECD GRANT. ACCT #09236030 5782 C0831**

Mr. Lo came forward to discuss this item. He provided an overview of the property for those present. He outlined the reasoning for adding a large septic system and air conditioning. Further discussion followed regarding the air conditioning.

**** THE MOTION PASSED UNANIMOUSLY.**

C. BOARD OF EDUCATION BUILDING MANAGEMENT SYSTEM FOR THE KENDALL SCHOOL

1. AUTHORIZE THE CITY'S PURCHASING AGENT TO EXECUTE A SOLE SOURCE AGREEMENT WITH CONNECTICUT TEMPERATURE CONTROLS, LLC FOR THE KENDALL SCHOOL BUILDING MANAGEMENT SYSTEM FOR A TOTAL NOT TO EXCEED $94,127.00. FUNDING IS AVAILABLE IN THE FOLLOWING ACCOUNT: ACCT. #09255010 5777 C0721

**** MS. DUNN MOVED TO APPROVE ITEM C. BOARD OF EDUCATION BUILDING MANAGEMENT SYSTEM FOR THE KENDALL SCHOOL. 1. AUTHORIZE THE CITY'S PURCHASING AGENT TO EXECUTE A SOLE SOURCE AGREEMENT WITH CONNECTICUT TEMPERATURE CONTROLS, LLC FOR THE KENDALL SCHOOL BUILDING MANAGEMENT SYSTEM FOR A TOTAL NOT TO EXCEED $94,127.00. FUNDING IS AVAILABLE IN THE FOLLOWING ACCOUNT: ACCT. #09255010 5777 C0721**

It was noted that the building could not be properly heated currently due to outdated heating systems. The issues with the current system were reviewed and discussed.

**** THE MOTION PASSED UNANIMOUSLY.**

D. BUILDING MANAGEMENT - LED RETROFIT LIGHTING PROJECTS AT VARIOUS LOCATIONS:

1. A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA, LLC TO PROVIDE LED LIGHTING RETROFIT IMPROVEMENTS AT CITY HALL FOR A TOTAL NOT TO EXCEED $199,102.56.

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS WITH EVERSOURCE ENERGY TO APPLY FOR ENERGY INCENTIVES AND ENERGY EFFICIENT UPGRADE FINANCING THROUGH EVERSOURCE ON-BILL FINANCING PROGRAM FOR THE CITY HALL LED LIGHTING RETROFIT IMPROVEMENTS PROJECT.

2. A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA, LLC TO PROVIDE LED LIGHTING RETROFIT IMPROVEMENTS AT THE NORWALK HEALTH DEPARTMENT FOR A TOTAL NOT TO EXCEED $35,622.16.

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS WITH EVERSOURCE ENERGY TO APPLY FOR ENERGY INCENTIVES AND ENERGY EFFICIENT UPGRADE FINANCING THROUGH EVERSOURCE ON-BILL FINANCING PROGRAM FOR THE NORWALK HEALTH DEPARTMENT LED LIGHTING RETROFIT IMPROVEMENTS PROJECT.

3. A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA, LLC TO PROVIDE LED LIGHTING RETROFIT IMPROVEMENTS AT THE NATHANIEL ELY CENTER FOR A TOTAL NOT TO EXCEED $60,493.39.

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS WITH EVERSOURCE ENERGY TO APPLY FOR ENERGY INCENTIVES AND ENERGY EFFICIENT UPGRADE FINANCING THROUGH EVERSOURCE ON-BILL FINANCING PROGRAM FOR THE NATHANIEL ELY CENTER LED LIGHTING RETROFIT IMPROVEMENTS PROJECT.

4. A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA, LLC TO PROVIDE LED LIGHTING RETROFIT IMPROVEMENTS AT ROOSEVELT CENTER FOR A TOTAL NOT TO EXCEED $41,548.66.

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS WITH EVERSOURCE ENERGY TO APPLY FOR ENERGY INCENTIVES AND ENERGY EFFICIENT UPGRADE FINANCING THROUGH EVERSOURCE ON-BILL FINANCING PROGRAM FOR THE ROOSEVELT SENIOR CENTER LED LIGHTING RETROFIT IMPROVEMENTS PROJECT.

**** MS. EADDY MOVED TO APPROVE ITEMS 'D. BUILDING MANAGEMENT - LED RETROFIT LIGHTING PROJECTS AT VARIOUS LOCATIONS: 1. A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA, LLC TO PROVIDE LED LIGHTING RETROFIT IMPROVEMENTS AT CITY HALL FOR A TOTAL NOT TO EXCEED $199,102.56. B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS WITH EVERSOURCE ENERGY TO APPLY FOR ENERGY INCENTIVES AND ENERGY EFFICIENT UPGRADE FINANCING THROUGH EVERSOURCE ON-BILL FINANCING PROGRAM FOR THE CITY HALL LED LIGHTING RETROFIT IMPROVEMENTS PROJECT. 2. A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA, LLC TO PROVIDE LED LIGHTING RETROFIT IMPROVEMENTS AT THE NORWALK HEALTH DEPARTMENT FOR A TOTAL NOT TO EXCEED $35,622.16. B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS WITH EVERSOURCE ENERGY TO APPLY FOR ENERGY INCENTIVES AND ENERGY EFFICIENT UPGRADE FINANCING THROUGH EVERSOURCE ON-BILL FINANCING PROGRAM FOR THE NORWALK HEALTH DEPARTMENT LED LIGHTING RETROFIT IMPROVEMENTS PROJECT. 3. A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA, LLC TO PROVIDE LED LIGHTING RETROFIT IMPROVEMENTS AT THE NATHANIEL ELY CENTER FOR A TOTAL NOT TO EXCEED $60,493.39. B. AUTHORIZE THE**

MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS WITH EVERSOURCE ENERGY TO APPLY FOR ENERGY INCENTIVES AND ENERGY EFFICIENT UPGRADE FINANCING THROUGH EVERSOURCE ON-BILL FINANCING PROGRAM FOR THE NATHANIEL ELY CENTER LED LIGHTING RETROFIT IMPROVEMENTS PROJECT. 4. A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA, LLC TO PROVIDE LED LIGHTING RETROFIT IMPROVEMENTS AT ROOSEVELT CENTER FOR A TOTAL NOT TO EXCEED $41,548.66. B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS WITH EVERSOURCE ENERGY TO APPLY FOR ENERGY INCENTIVES AND ENERGY EFFICIENT UPGRADE FINANCING THROUGH EVERSOURCE ON-BILL FINANCING PROGRAM FOR THE ROOSEVELT SENIOR CENTER LED LIGHTING RETROFIT IMPROVEMENTS PROJECT.'

Mr. Lo came forward to discuss this item. He said that Eversource was looking to restructure their incentive programs. He reviewed the previous work done on the buildings and what replacements would be happening. Further discussion regarding electrical aspects followed.

**** THE MOTION PASSED UNANIMOUSLY.**

E. SOUTH NORWALK SCHOOL- REVIEW BID RECOMMENDATION FOR FURNITURE PURCHASE AND REFER RECOMMENDATION TO THE COMMON COUNCIL FOR ACTION:

1. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO W.B. MASON CO. INC. FOR VARIOUS FURNITURE ITEMS FOR THE SOUTH NORWALK ELEMENTARY SCHOOL FOR A TOTAL SUM OF $1,108,466. FUNDS ARE AVAILABLE IN ACCT. #0922 5010 5777 C0808.

B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED $100,000.

**** MR. FRAYER MOVED TO APPROVE ITEMS 'E. SOUTH NORWALK SCHOOL- REVIEW BID RECOMMENDATION FOR FURNITURE PURCHASE AND REFER RECOMMENDATION TO THE COMMON COUNCIL FOR ACTION: 1. A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO W.B. MASON CO. INC. FOR VARIOUS FURNITURE ITEMS FOR THE SOUTH NORWALK ELEMENTARY SCHOOL FOR A TOTAL SUM OF $1,108,466. FUNDS ARE AVAILABLE IN ACCT. #0922 5010 5777 C0808. B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED $100,000.'**

Mr. Philips came forward to discuss this item. He said the architect had previously presented the FFN and Technology packages to the Board of Education and Facilities in September of 2024.

The final package was also approved by the Board of Education in October 2024. Three bids were received for the FFN package. No compliant technology bids were received at the time. WB Mason was decided to be the lowest responsible bidder. Review of the bid followed.

**** THE MOTION PASSED UNANIMOUSLY.**

DISCUSSION

A. BOARD OF EDUCATION MONTHLY PROJECT UPDATES

Mr. Phillips came forward to provide an update. He provided a slide-show for those present. The following updates were provided:

- South Norwalk Elementary School
    - Project Scope, Budget, and Project update.
- Photos of the buildings under construction.
    - Roofing updates
- Norwalk High School / P-TECH
    - Project Scope, Budget, and Project update.
- Photos of utilities installation status.
- Indoor Air Quality Upgrades for Norwalk Public Schools

ADJOURNMENT

**** MS. DUNN MOVED TO ADJOURN.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:22 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services

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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE : 25 POGANY STREET – LAND SWAP

DATE: JANUARY 28, 2025

****

The City of Norwalk acquired Fodor Farm property in mid 1990's with the original intent to construct a new Brooksides School. The total property is approximately 11 acres. The City was able to secure a State Open Space grant to acquire about 9 acres of the property while leaving about 2 acres for the construction of the school building and parking. The 2 acres of non-open space was never defined as the conceptual design for a new school was never developed. As you may know, the City decided to renovate Brookside School as new is 1997 and Fodor Farm was developed for a community garden, orchard and other recreation/park functions.

Within the property, there were three abandoned houses. These houses were in very poor conditions. Although they did not have significant historic architectural features, they do reflect the architectural characteristics of the neighborhood. The City decided to sell two of the houses with stipulation for the preservation of these houses while keeping the original farm house for the City to renovate for park related uses.

Fodor Farm property abuts the paper road portion of Pogany Street with 6 subdivision lots. One of the two abandoned houses is located on Pogany Street and is identified as house number 25. Through a public process, the property was sold to Mr. Doug Peoples who continues to be the property owner of this property.

As Mr. Peoples' home is situated to one side of the property, the open, useable area is located on City property to the right side of his house while the wooded area is on Mr. Peoples property to the left of his house.

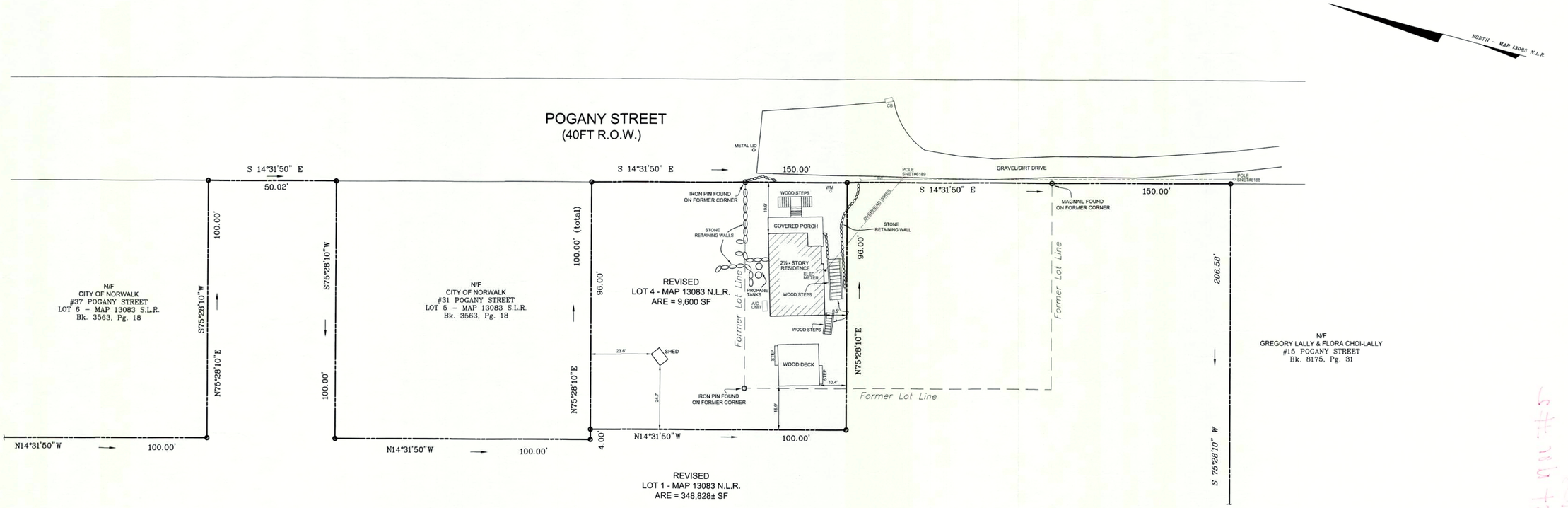
At this time, Mr. Peoples would like to request the City's consideration for a simple land swap so that he can have some usable open space without cutting down the trees on his property to create open space. Attached is a property map identifying, generally, his request.

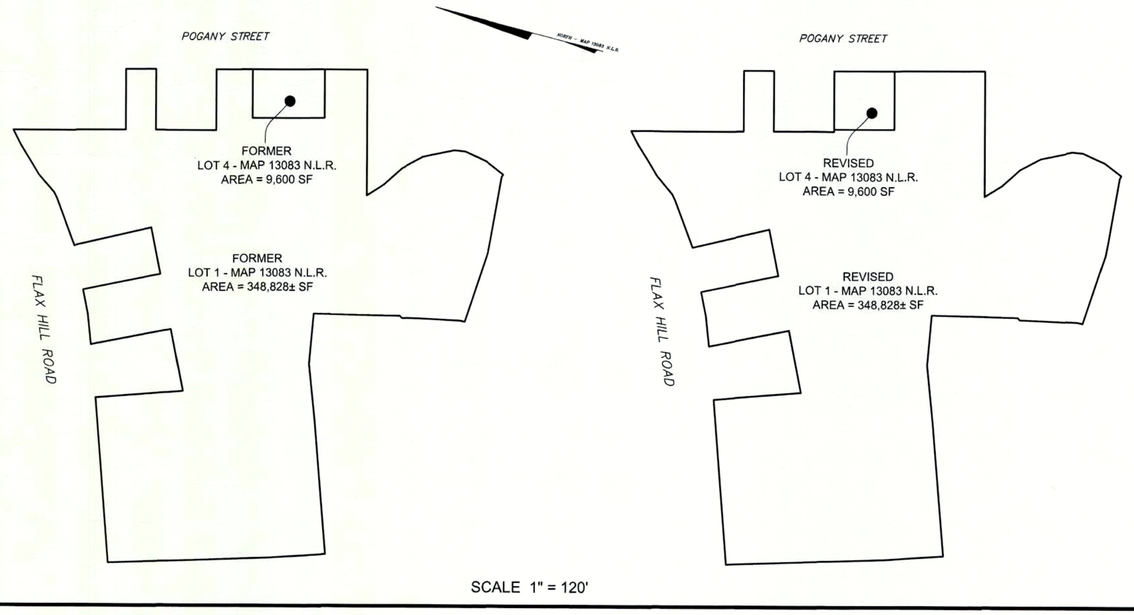
The Land Use and Building Management Committee conducted a Public Hearing last year and voted to support this land swap. The request thereafter was referred to the Planning and Zoning Commission in compliance with requirements of State Statutes – Section 8-24 which the Commission approved. With the completion of the above, final approval of the below action by the Common Council is required.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Willing, to execute any and all documents relating to the proposed equal land swap with property owner of 25 Pogany Street for a portion of Fodor Farm property.

TAX MAP 5 - BLOCK 77 - LOTS 5 & 140
ZONE: CV & CD-2





NOTES:

1. *This survey has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A–2 and is intended to depict the adjustments of property boundaries, locations and elevations of improvement of lot lines.*
2. *Reference is made to Map 13083 of the Norwalk Land Records (N.L.R.).*
3. *Reference is made to the Deeds of Record found in Bk. 3563, Pg. 18 and Bk. 7052, Pg. 117 of the Norwalk Land Records (N.L.R.)*
4. *Reference is made to Instruments of Record as labeled hereon.*
5. *Owners of Record:*
   Lot 1: City of Norwalk
   Lot 4: Douglas Peoples

Received on file in the Office of the Town Clerk of the City of Norwalk:

At _____ *On* _____

By _____
Town Clerk

File No. _____

This survey has been prepared in accordance with the standards cited in Note 1 appearing hereon.

APPROVED for filing purposes as neither a Subdivision nor Resubdivision as defined in CGS 8–18.

On _____ *By* _____
Director of Planning & Zoning

PROPERTY SURVEY

DEPICTING

ADJUSTMENT OF LOT LINES

LOT 1 & 4, MAP 13083 N.L.R.
25 POGANY ~ NORWALK, CT
PREPARED FOR
DOUGLAS PEOPLES

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company
57 Danbury Road, Suite 203 | Wilton, CT 06897
Tel: 203.762.9492 | www.ryanandfaulds.com

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

Scale: 1"=20' (0 – 20 – 40)
Drawn By: GS | Date: 09/11/2024
Checked By: LWP | Comm. No.: 5264RF–1

To my knowledge and belief this map is substantially correct as noted hereon.

LAWRENCE W. POSSON, JR. CT. LS. #18130

DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

Sheet No: PS

DRAFT

Page 17 of 111

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 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.**

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 avoids 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 varies 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 lost of $25,000 per year with the commitment that the City will be responsible for any overages.

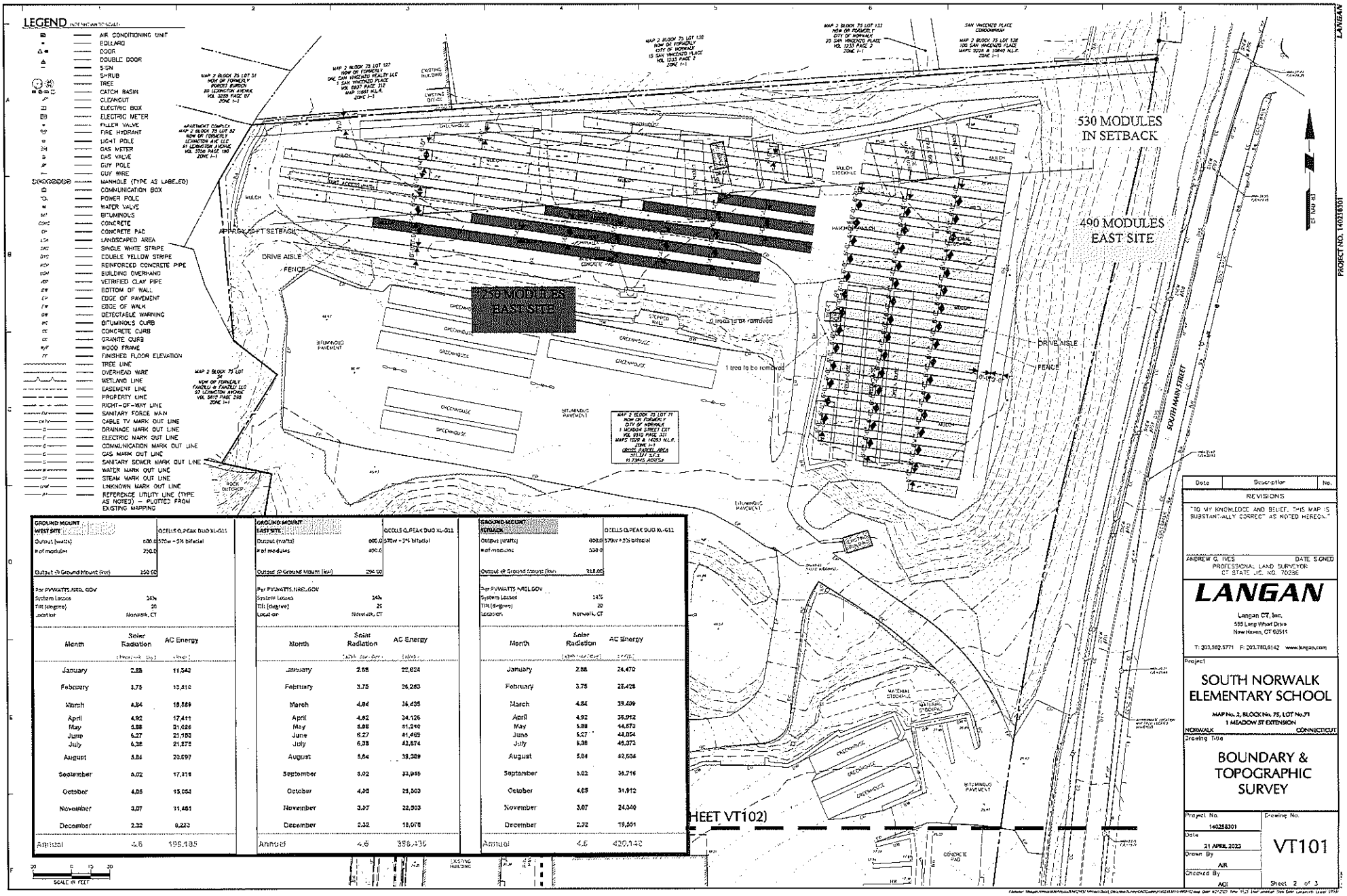
Based on all of the information available from SNEW and their financial position/concerns, I would like to advise and confirm with the Committee that the

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.***



GROUND MOUNT WEST SITE	QCELLS Q.PEAK DUO XL-G11
Output [watts]	530.0 570w + 3% bifacial
# of modules	250.0
Output @ Ground Mount (kw)	150.00

Per PVWATTS.NREL.GOV
System Losses 14%
Tilt (degree) 20
Location Norwalk, CT

Month	Solar Radiation	AC Energy
January	2.88	11,542
February	3.75	13,410
March	4.84	19,589
April	4.92	17,411
May	5.88	21,026
June	6.27	21,193
July	6.38	21,878
August	5.84	20,097
September	5.02	17,016
October	4.05	15,054
November	3.07	11,461
December	2.32	9,233
Annual	4.6	198,105

GROUND MOUNT EAST SITE	QCELLS Q.PEAK DUO XL-G11
Output [watts]	600.0 570w + 3% bifacial
# of modules	490.0
Output @ Ground Mount (kw)	294.00

Per PVWATTS.NREL.GOV
System Losses 14%
Tilt (degree) 20
Location Norwalk, CT

Month	Solar Radiation	AC Energy
January	2.88	22,624
February	3.75	26,283
March	4.84	38,405
April	4.92	34,126
May	5.88	41,240
June	6.27	41,493
July	6.38	42,874
August	5.84	39,389
September	5.02	33,355
October	4.05	29,503
November	3.07	22,503
December	2.32	18,078
Annual	4.6	388,436

GROUND MOUNT SETBACK	QCELLS Q.PEAK DUO XL-G11
Output [watts]	600.0 570w + 3% bifacial
# of modules	530.0
Output @ Ground Mount (kw)	318.00

Per PVWATTS.NREL.GOV
System Losses 14%
Tilt (degree) 20
Location Norwalk, CT

Month	Solar Radiation	AC Energy
January	2.88	24,470
February	3.75	28,428
March	4.84	39,499
April	4.92	36,912
May	5.88	44,572
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	420,140

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. 70236

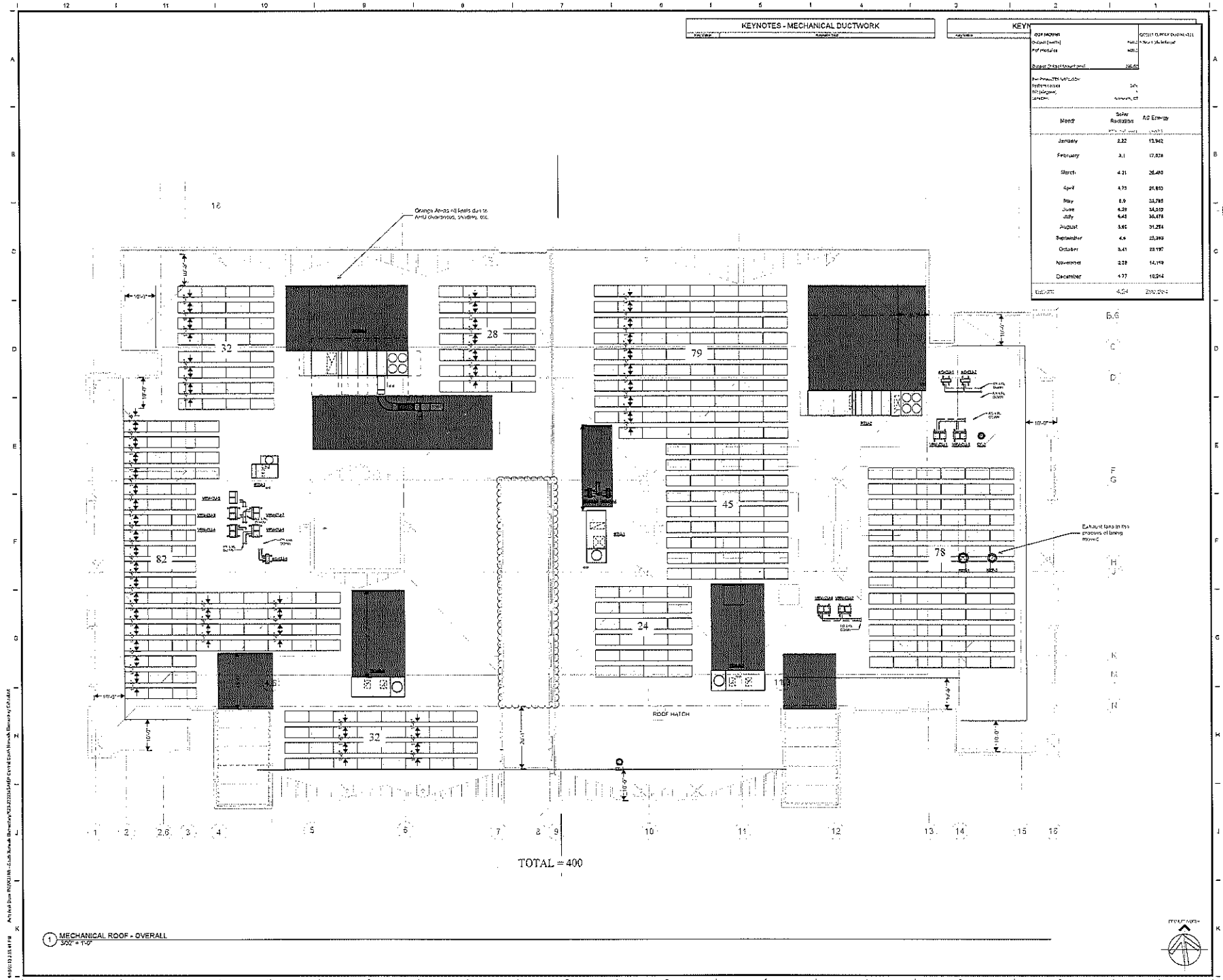
LANGAN
Langan CT, Inc.
555 Long Wharf Drive
New Haven, CT 06511
T: 203.562.5771 F: 203.780.8142 www.langan.com

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: AIR	
Checked By: AGI	Sheet 2 of 3

PROJECT NO. 140258301



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

Tecton ARCHITECTS

CES Consulting Engineering Services, Inc.
811 Middle Street
Middletown CT 06457
860.632.1962
cesmep.com
CES #2022045.00

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
08/20/23

Issues / Revisions

Drawing Title
MECHANICAL ROOF PLAN

Drawing Number
M1.05

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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

RE: BROOKSIDE ES - STATE PROJ. 103-0266 CV, UNDERGROUND FUEL TANK REMOVAL

TRACEY ES - STATE PROJ. 103-0267 CV, UNDERGROUND FUEL TANK REMOVAL & BOILER IGNITOR CONVERSION

DATE: **January 30, 2025**

A number of Norwalk Public Schools converted to natural gas and had their underground oil storage tank removed. These oil tanks have reached their end of useful life cycle and the time had come to remove them.

Due to the age of the current oil storage tanks at Tracey Magnet School and Brookside Elementary School, they are planned for removal this summer under a State reimbursement project. Salamone Associates has been selected as the design consultant for this project and construction drawings and specifications were created. A grant application was submitted to the Connecticut Office of School Construction Grants and Review and approval to proceed was issued.

Following the receipt of the approval from the State to publicly bid these projects, the City Purchasing Department solicited bids for the removal of the underground fuel oil storage tanks and replace the boiler oil fired igniter with a natural gas igniter at Tracey Elementary School and the removal of the underground fuel oil storage tank only at Brookside Elementary School. Natural gas infrastructure has already been installed at Tracey Elementary by Eversource free of all charges.

The Purchasing Department received one bid from B&W Paving & Landscaping, LLC, which was thoroughly reviewed and found to be within budget. It was determined that since B&W Landscaping & Paving, LLC, is a creditable contractor and has previously provided the City of Norwalk and NPS with first in class service for a number of projects that they would be best suited for this work.

ACTION REQUESTED:

a. **Authorize the Mayor, Harry W. Rilling, to execute an Agreement with B&W Paving & Landscaping, LLC, for the Brookside Elementary School Oil Tank Removal Project (State Proj. 103-0266 CV) and Tracey Elementary School Oil Tank Removal & Boiler Igniter Conversion Project (State Proj. 103-0267 CV) for a total not exceed $587,000.00.**

   Funding is available in:
   Acct. #09235010 5777 CO789
   Acct. #09245010 5777 CO789
   Acct. #09255010 5777 CO789

b. **Authorize the NPS Facilities Department to issue Change Orders on this contract for a total of $58,700.00.**

   Funding is available in:
   Acct. #09255010 5777 CO789.

CITY OF NORWALK
PURCHASING DEPARTMENT

1.1 RESPONSE FORM

Vendor Name -	B&W Paving & Landscaping LLC		
Address -	305 Butlertown Road, Oakdale CT 06370		
Phone -	860-572-9942	**Fax -** 860-536-5833	**Email -** betty@bandwpaving.com
Manager -	James Wray, member		**Fed ID#** 06-1466584s

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

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

The undersigned further agrees, in case of variations of quantities from those shown or specified, the following unit prices will be used in adjusting the contract price. If quantities are authorized by the City, the following amount will be added to the contract as required. Unless otherwise noted, each UNIT PRICE shall include all equipment, tools, labor, permits, fees, etc., incidental to the installation and completion of the work involved.

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

1. The following unit prices shall apply to this project:
   A. 103-0266 CV Brookside

A. Brookside UST Removal Total Lump Sum	$ 190,000.00
B. 2) Allowance #1 – Environmental Allowance (By owner-approved PCO only)	$6,000.00
Total Lump Sum A+B	$ 196,000.00
Total Lump Sum Bid in Words	one hundred ninety six thousand dollars zero cents

CITY OF NORWALK
PURCHASING DEPARTMENT

B. 103-0267 CV Tracey Magnet School

A. Tracey Magnet School UST Removal Total Lump Sum	$ 385,000.00
B. 2) Allowance #1 – Environmental Allowance (By owner-approved PCO only)	$6,000.00
Total Lump Sum A+B	$ 391,000.00
Total Lump Sum Bid in Words	three hundred ninety one thousand dollars zero cents

2. ADD ALTERNATE at Tracey ONLY See Drawing TY-USTD-01 Storage tanks

A. Tracey Magnet School UST Removal Total Lump Sum	$ 391,000.00
B. 2) Allowance #1 – Environmental Allowance (By owner-approved PCO only)	$6,000.00
C. Temporary Storage Tanks per TY-UTD-01 (By owner-approved PCO only)	99,600.00
Total Lump Sum A+B+C	$ 496,600.00
Total Lump Sum Bid in Words	four hundred ninety six thousand six hundred dollars zero cents

Unit Prices

Should contaminated soil be found on site during the project the undersigned agrees that the following supplemental UNIT PRICE for the removal and proper disposal be as follows. This UNIT PRICE shall include all overhead and profit, equipment, tools, labor, permits, fees, etc., incidental to the installation and completion of the work involved.

1. Excavation & Removal from Site, of Contaminated Material $ 300.00 / Ton
2. Furnish & Installation of Structural Fill $ 75.00 / CY

CITY OF NORWALK
PURCHASING DEPARTMENT

BID

Bid Security in the form of a (check one) is attached.	X	**Bond**		**Certified Check**
Cost for performance bond included in lump sum	**$** 30.00		**per thousand dollars**	

Submitted by:

Print Name of Authorized Agent of Company	James Weay, Member
Signature of Authorized Agent of Company	
Date	1/21/25

The above signatory acknowledges receipt of the following addenda issued during the bidding period and understands that they are a part of the bidding documents (if applicable):

Addendum #	1	Dated	1/16/25	Addendum #		Dated	
Addendum #		Dated		Addendum #		Dated	
Addendum #		Dated		Addendum #		Dated	

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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

RE: FOX RUN ELEMENTARY SCHOOL STATE PROJ. 103-0268 CV – ASBESTOS FLOOR TILE ABATEMENT & REPLACEMENT FLOOR TILE

DATE: JANUARY 30, 2025

Fox Run Elementary School is currently outfitted with vinyl asbestos floor tile (VAT) in a large amount of the school. The district's asbestos management plan has confirmed that this material tested positive for asbestos containing material (ACM) and highly recommends a removal and replacement. Our plan is to conduct an abatement during the summer of 2025, while school is not in session. Due to the nature of this project it has been identified as grant reimbursable project.

ACTION REQUESTED:

a. **Authorize the Chairman of the City of Norwalk Land Use & Building Management Committee, to certify the City of Norwalk, Land Use & Building Management Committee's approval of final plans, project manual, and cost estimate for the Fox Run Elementary School Asbestos Floor Tile Abatement & Replacement Floor Tile Project – State Proj. #103-0268 CV.**

ASBESTOS ABATEMENT SPECIFICATION
FOX RUN ELEMENTARY SCHOOL NORWALK, CT
PENNONI PROJECT # NRWPS24005
CT STATE PROJECT # 103-0268CV

Prepared by :
James Twitchell
CT License # 221

PART 1 - ASBESTOS REMOVAL SPECIFICATIONS

1.1 SUMMARY

1.1.1 Work Included: Remove and dispose of asbestos containing materials in accordance with the Contract Documents. The Work of this Section shall include, but not be limited to the following:

1.1.1.1 Performance of interior demolition to uncover and gain access to asbestos containing building materials.

1.1.1.2 Removal of asbestos-containing building materials listed in the *Inventory of Asbestos-Containing Materials*.

1.1.1.3 Transportation of asbestos-containing waste materials to an approved disposal site by a licensed asbestos waste hauler.

1.1.1.4 Disposal of asbestos-containing waste materials at an approved asbestos waste disposal site.

1.1.2 Pre-Requisite Work: The Owner will be responsible for vacating the areas where work will take place, and removing all movable objects and furnishings prior to the start of prep work for asbestos abatement.

1.1.3 Special Requirements: The abatement activities will be performed while school is not in session and the building is not occupied with children.

1.2 REFERENCES

1.2.1 Applicable Regulations

The contractor shall comply with all applicable federal and state requirements including, but not limited to the following. Where the regulations specify conflicting requirements, the contractor shall follow the stricter requirement.

1.2.1.1 U.S. Environmental Protection Agency

National Emission Standard for Hazardous Air Pollutants (40 CFR 61, Subparts A and M)
Asbestos Hazard and Emergency Response Act (40 CFR 763)

1.2.1.2 U.S. Occupational Safety and Health Administration

Respiratory Protection Standard (29 CFR 1926.103)
Asbestos Construction Standard (29 CFR 1926.1101)
Hazard Communication Standard (29 CFR 1910.1200)

1.2.1.3 Connecticut Department of Public Health

Standards for Asbestos Abatement (Sections 19a-332a(1-16))
Licensure and Training Requirements for Persons Engaged in Asbestos Abatement and Asbestos Consultation Services (Sections 20-440(1-9))
Asbestos in Schools Regulations (Section 19a-333(1-13))
Penalties (Section 19a-332e(1-2)) of RCSA

1.2.2 Trade Association References

1.2.2.1 ANSI

ANSI Z9.2 - Fundamentals Governing the Design and Operation of Local Exhaust Systems (1979: R 1991)
ANSI Z88.2 - Respiratory Protection (1992)

1.2.2.2 ASTM

ASTM E1368 - Visual Inspection of Asbestos abatement Projects (1990)
ASTM E1494 - Encapsulants for Spray- or Trowel-Applied Friable Asbestos-Containing Building Materials (1992)

1.2.2.3 UL

UL 586 - High-Efficiency, Particulate, Air Filter Units (1990)

1.3 DEFINITIONS

1.3.1 Asbestos Containing Material (ACM)

Material containing more than one percent by weight of asbestos.

1.3.2 Amended Water

Water containing a wetting agent or surfactant.

1.3.3 Area Sampling

Sampling of asbestos fiber concentrations at stationary location which approximates the concentration of asbestos in the theoretical breathing zone but is not actually collected in the breathing zone of an employee.

1.3.4 Asbestos

A naturally occurring hydrated mineral silicate separable into commercially usable fibers, including chrysotile (serpentine), amosite (cummingtonite-grunerite), crocidolite (riebecktite), tremolite, anthopohyllite and actinolite.

1.3.5 Asbestos Control Area

Designated rooms, spaces, or areas of the building or structure where asbestos abatement activities take place. For glovebag procedures, the work area shall also include the areas contiguous to where the procedure takes place.

1.3.6 Asbestos Fibers

Those fibers having an aspect ratio of at least 3:1 and longer than 5 micrometers as determined by NIOSH Method 7400.

1.3.7 Asbestos Worker

An individual certified by the State, who disturbs, removes, encapsulates, repairs, or encloses friable asbestos material.

1.3.8 Asbestos Worker Supervisor

An individual certified by the State, who supervises the asbestos workers during the asbestos project and ensures that proper asbestos abatement procedures as well as individual safety procedures are being adhered to.

1.3.9 Asbestos Permissible Exposure Limit

A fiber level of 0.1 fibers per cubic centimeter of air as an 8-hour time weighted average measured in the breathing zone as defined by 29 CFR 1926.1101.

1.3.10 Background

The ambient airborne asbestos concentration in an uncontaminated area as measured prior to any asbestos hazard abatement efforts. Background concentrations for other (contaminated) areas are measured in similar but asbestos free locations.

1.3.11 Contractor

A public authority or any other governmental agency or instrumentality thereof, self-employed person, company, unincorporated associations, firm, partnership or corporation and any owner or operator thereof, which engages in an asbestos project or employs persons engaged in an asbestos project.

1.3.12 Encapsulation

The coating or spraying of asbestos-containing material or the bare surfaces exposed after an abatement with a pigment (non-transparent) sealant.

1.3.13 Encapsulants

Liquid material which can be applied to asbestos-containing material or the bare surfaces exposed after an abatement which temporarily controls the possible release of asbestos fibers from the material or surface either by creating a membrane over the surface (bridging encapsulant) or by penetrating into the material and binding its components together (penetrating encapsulant).

1.3.14 Friable Asbestos Material

Any asbestos or any ACM that can be crumbled, pulverized or reduced to a powder when dry, by hand or other mechanical pressure.

1.3.15 Glovebag Technique

A method for removing friable asbestos-containing material from heating, ventilation and air conditioning (HVAC) ducts, short piping runs, valves, joints, elbows, and other non-planar surfaces. The glovebag assembly is a manufactured device consisting of a large bag (constructed of at least 6-mil transparent plastic), two inward-projecting long sleeve gloves, one inward-projecting water wand sleeve, an internal tool pouch, and an attached, labeled receptacle for asbestos waste. The glovebag is constructed and installed in such a manner that it surrounds the object to be decontaminated and contains all asbestos fibers released during the removal process.

1.3.16 HEPA Filter

A high efficiency particulate air filter capable of trapping and retaining 99.97 percent of particles (asbestos fibers) greater than 0.3 micrometers mass median aerodynamic equivalent diameter.

1.3.17 Negative Pressure Equipment

A portable local exhaust system equipped with HEPA filtration. The system shall be capable of creating a negative pressure differential between the outside and inside of the work area.

1.3.18 Nonfriable Asbestos Material

Material that contains asbestos in which the fibers have been immobilized by a bonding agent, coating, binder, or other material so that the asbestos is well bound and will not normally release asbestos fibers during any appropriate use, handling, storage or transportation. It is understood that asbestos fibers may be released under other conditions such as demolition, removal, or mishap.

1.3.19 PCM

Phase contrast microscopy (PCM) is a measurement protocol for the assessment of the fiber content of air (NIOSH Method 7400).

1.3.20 Personal Sampling

A method used to determine employees' exposure to airborne fibers. The sample is collected outside the respirator in the worker's breathing zone.

1.3.21 PLM

Polarized light microscopy (PLM) is a measurement protocol for the assessment of the asbestos content of bulk materials (40 CFR Part 763, Subpart F, Appendix A).

1.3.22 Project Monitor

The licensed person who has been retained by the owner to review the contractor's work practices and to perform area air sampling for the project.

1.3.23 TEM

Transmission electron microscopy (TEM) is the measurement protocol for the assessment of the asbestos fiber content of air. (40 CFR Part 763, Subpart E, Appendix A).

1.3.24 Time Weighted Average (TWA)

The TWA is an 8-hour time weighted average airborne concentration of asbestos fibers.

1.3.25 Wetting Agent

A surfactant or chemical agent added to water to improve penetration.

1.4 REQUIREMENTS

1.4.1 Medical Requirements

1.4.1.1 Medical Examinations

Provide medical requirements for all Asbestos Workers and Asbestos Worker Supervisors including, but not limited to medical surveillance and medical record keeping as listed in 29 CFR 1926.1101.

1.4.1.2 Medical Records

Before exposure to airborne asbestos fibers, provide workers with a comprehensive medical examination as required by 29 CFR 1926.1101 and other pertinent State directives. This requirement must have been satisfied within the 12 months prior to the start of work on this contract. The same medical examination shall be given on an annual basis to employees engaged in an occupation involving asbestos and within 30 calendar days before or after the termination of employment in such occupation. Specifically identify x-ray films of asbestos workers to the consulting radiologist and mark medical record jackets with the work "Asbestos".

1.4.2 Training

Train all persons involved in the asbestos control work in accordance with the State training criteria for Asbestos Workers or Asbestos Worker Supervisors. The contractor shall document the training by providing dates of training and the name and address of the training entity. Furnish each Asbestos Worker and Asbestos Worker Supervisor with respirator training and fit testing as required by 29 CFR 1926.1101. Fully cover engineering and other hazard control techniques and procedures.

1.4.3 Permits, Licenses and Notifications

Obtain necessary permits and licenses in conjunction with asbestos removal, hauling and disposal, and furnish notification of such actions required by Federal and State authorities prior to the start of work. The contractor shall pay all fees as required for notification, permit and variance application (as necessary), and for any licenses and certifications.

The Contractor shall send written notification to the following agencies as required by Federal and State regulations, and shall be responsible for payment of all fees attendant to such notifications:

United States Environmental Protection Agency – Region 1
Connecticut Department of Public Health – Asbestos Program

1.4.4 Environment, Safety and Health Compliance

The contractor shall comply with all applicable Federal and State regulations, regardless of whether the regulation is cited in these specifications.

1.4.5 Respiratory Protection Program

Establish and implement a respirator program as required by ANSI Z88.2, 29 CFR 1926.1101, and 29 CFR 1926.103. Submit a written description of the program, including copies of personal air monitoring data for similar, previously-completed projects, to the Project Monitor.

1.4.6 Hazard Communication

Adhere to all parts of 29 CFR Part 1926.59, and provide the Project Monitor with a copy of the Material Safety Data Sheets (MSDS) for all materials brought to the site.

1.4.7 Notification of Building Occupants

The Owner of the facility shall notify all occupants of the facility and adhere to all parts of 29 CFR Part 1926.1101.

1.4.8 Contractor Qualifications

The contractor shall have held a valid State of Connecticut Asbestos Abatement Contractor license under their current company name for a minimum of five (5) years and shall not have been cited and penalized for violations of asbestos regulations in the past three (3) years.

The contractor shall have adequate liability/occurrence insurance for asbestos work, have comprehensive standard operating procedures for asbestos work and have adequate materials, equipment and supplies to perform the work. The contractor shall only use workers from his/her payroll and will not be allowed to sub-contract the abatement work.

1.4.9 Project Supervisor

1.4.9.1 The Contractor shall designate a full-time Project Supervisor who shall meet the following qualifications:

- The Project Supervisor shall hold a current CT asbestos supervisor license and current EPA certificate.
- The Project Supervisor shall meet the requirements of a "Competent Person" as defined by OSHA 1926.1101 and shall have a minimum of two (2) years' experience as a supervisor.
- The Project Supervisor must be able to read and write English fluently, as well as communicate in the primary language of the Workers.

1.4.9.2 If the Project Supervisor is not on-site at any time whatsoever, all work shall be stopped. The Project Supervisor shall remain on-site until the Project is complete. The Project Supervisor cannot be removed from the Project without written consent of the Owner and the Project Monitor. The Project Supervisor shall be removed from the Project if so requested by the Owner.

1.4.9.3 The Project Supervisor shall maintain the bound Daily Project Log that also includes the entry/exit logs and the Waste Disposal Log.

1.4.9.4 The Project Supervisor shall be responsible for the performance of the Work and shall represent the Contractor in all respects at the Project site. The Supervisor shall be the primary point of contact for the Owner and Project Monitor.

1.4.10 Independent Project Monitor

The Owner will employ a Connecticut licensed asbestos project monitor, independent from the abatement contractor, to perform various services on behalf of the Owner. The project monitor will perform the necessary monitoring, inspection, testing, and other support services to ensure that building occupants, employees, and visitors will not be adversely affected by the abatement work, that the abatement work proceeds in accordance with these specifications, that the abated areas or abated buildings have been successfully decontaminated. The work of the project monitor in no way relieves the Contractor from their responsibility to perform the work in accordance with contract/specification requirements, to perform continuous inspection, monitoring and testing for the safety of their employees, and to perform other such services as specified.
The cost of the project monitor and their services will be borne by the Owner except for any repeat of final inspection and testing that may be required due to unsatisfactory initial results. Any repeated final inspections and/or testing, if required, will be paid for by the Contractor.

1.5 SUBMITTALS

1.5.1 Manufacturer's Catalog data

The contractor shall submit the following Manufacturer's Catalog Data, prior to starting the asbestos abatement work:

- Local exhaust equipment
- Vacuums
- Respirators
- Pressure differential recording instrument
- Amended water
- Glovebags
- Material Safety Data Sheets
- Encapsulants
- Waste Water Filtration Systems

1.5.2 Statements

The contractor shall submit the following Statements, prior to starting the asbestos abatement work:

1.5.2.1 Asbestos Abatement Sequencing Plan

The contractor shall follow the abatement sequencing plan prepared by HYGENIX, Inc. in their application to the State Department of Public Health to perform asbestos abatement while school is in session.

1.5.2.3 Health and Safety Pan

Submit a detailed plan of the safety precautions and OSHA compliance program for the project. The plan shall include, but not be limited to lockout/tagout, fall protection and confined space entry procedures. The health and safety plan shall also include both fire and medical emergency response plans.

1.5.2.4 Testing laboratory

Submit the name, address, and telephone number of each testing laboratory selected for the analysis and reporting of personal air samples. Furnish evidence that the selected laboratory is an accredited participant in the AIHA PAT programs for airborne asbestos analysis.

1.5.2.5 Approval of asbestos waste disposal site and transporter

Submit copies of permits for the asbestos waste disposal site, transfer station and the waste transporter. If the Contractor plans to utilize in-state disposal facilities, prior approval will be required from the Department of Energy & Environmental Protection Agency (DEEP). Waste from this project can not be disposed of in Connecticut.

1.5.2.6 Asbestos Worker and Supervisor certificates

Submit copies of each employee's State asbestos certification cards.

1.5.2.7 Medical certification

Provide a written certification for each Asbestos Worker and Supervisor, signed by a licensed physician indicating that the employee has met or exceeded all of the medical prerequisites listed herein and in 29 CFR 1926.1101 and 29 CRF 1926.103.

1.5.2.8 Respiratory protection program

Submit a written program manual or operating procedure including methods of compliance with regulatory statutes.

1.5.3 Field Reports

The contractor shall submit the following Field Reports, on a daily basis during the course of the asbestos abatement work:

1.5.3.1 Personal Air Sampling Results

The contractor shall provide copies of laboratory reports for personal air samples to the Project Monitor for review within 24 hours of the "time off" of the sample pump. Notify the Project Monitor immediately of any airborne levels of asbestos fibers more than the Asbestos Permissible Exposure Limits. Post a copy of the personal air sample results at a location accessible to the affected employees. Failure to comply with these requirements may result in all work being stopped until compliance is achieved.

1.5.3.2 Pressure Differential Recordings for Local Exhaust System

The local exhaust system for each containment area shall operate continuously, 24 hours a day, until the temporary enclosure of the asbestos control area is removed. Submit records of the pressure differential recordings and the supervisor's inspection of the containment barriers to the Project Monitor at least twice daily.

1.5.3.3 Work Area Entry Log

The contractor shall maintain and provide to the Project Monitor a log of all employees and authorized visitors who enter asbestos work areas. All entries into the log shall be made in non-washable, permanent ink and such pen shall be strung to or otherwise attached to the log to prevent removal from the log-in area. Under no circumstances shall pencil entries be permitted.

1.5.3.4 Daily Performance Log

The project supervisor shall document all work performed on site at a minimum of five (5) times every day. Entries shall include, but not be limited too, job progress, amount of material removed, containment inspections, project issues, etc. and shall be logged into a bound log book with non-washable, permanent ink.

1.5.4 Project Close-out Submittals

Within forty-five (45) days of project completion, the Contractor shall submit three (3) copies of the documents listed below for review and approval prior to the Contractor's final payment.

- Originals of all waste disposal manifests, seals and disposal logs.
- OSHA compliance air monitoring records, conducted during work.
- Daily progress log, including the entry/exit log.
- All list of all workers used in the performance of the project, including name, social security number, current and original EPA training certificate and Connecticut license number.
- For each worker used in the performance of the project, submit the Worker's Acknowledgement Statement.
- Disposal Site/Landfill permit from applicable regulatory agency.
- Project notification and alternate work plans, if applicable, with State acknowledgement.

1.6 PRE-CONSTRUCTION MEETING

1.6.1 Prior to commencing the work, the Contractor shall meet with the Owner and the Owner's licensed representative to present and review, as appropriate, the items listed in Section 1.5. The Contractor's Competent Person(s) who will be on-site shall participate in the pre-start meeting. The pre-start meeting is to discuss and determine procedures to be used during the project.

PART 2 - PRODUCTS

2.1 ENCAPSULANTS

2.1.1 Only encapsulants rated as acceptable or marginally acceptable on the basis of Battelle Columbus Laboratory test procedures and rating requirements developed under the 1978 US EPA contract shall be used for lockdown encapsulation.

2.1.2 Latex paint with solids content greater than 15 percent shall be considered a lockdown sealant for coating all non-metallic surfaces.

2.2 WETTING AGENTS

Wetting agents (surfactants) shall conform to current US EPA requirements, and shall contain no toxic or hazardous substances as defined in 29 CFR 1926.59.

2.3 MASTIC REMOVAL SOLVENTS

Mastic removal solvents are not being considered for this project.

PART 3 - EXECUTION

3.1 EQUIPMENT

At all times, provide the Project Monitor and employees with at least two complete sets of personal protective equipment (including disposable coveralls), as required for entry to and inspection of the asbestos control areas. Provide manufacturer's certificate of compliance for all equipment used to contain airborne asbestos fibers.

3.1.1 Respirators

Select respirators from those approved by the National Institute for Occupational Safety and Health (NIOSH).

3.1.1.1 Respirators for Handling Asbestos

Provide personnel engaged in pre-cleaning, cleanup, handling, removal and demolition of asbestos materials with respiratory protection as indicated in 29 CFR 1926.1101 and 29 CFR 1926.103.

3.1.2 Exterior Whole-Body Protection

3.1.2.1 Outer Protective Clothing

Provide personnel exposed to asbestos with disposable, whole body outer protective clothing, head coverings, gloves, and foot coverings. Provide disposable work gloves. Work gloves shall be disposed of as asbestos waste after the project. Make sleeves secure at the wrists, make foot coverings secure at the ankles, and make clothing secure at the neck by use of tape. Provide disposable undergarments for wear under the outer protective clothing.

3.1.2.2 Eye Protection

Provide goggles to personnel engaged in asbestos abatement operations when the use of a full-face respirator is not required.

3.1.3 Warning Signs and Label

Provide bilingual warning signs printed in English and Spanish (and the prevailing language spoken by employees) at all approaches to asbestos control areas. Locate signs at such a distance that personnel may read the sign and take the necessary protective steps required before entering the area. Provide labels and affix to all asbestos materials, scrap, waste, debris, and other products contaminated with asbestos.

3.1.3.1 Warning Sign

Provide vertical format conforming to 29 CFR 1926.1101, minimum 20-in x 14-in, displaying the following legend in the lower panel.

Legend	Notation
Danger	1-inch Sans Serif Gothic or Block
Asbestos	1-inch Sans Serif Gothic or Block
Cancer and Lung Disease Hazard	1/4-inch Sans Serif Gothic or Block
Authorized Personnel Only	1/4-inch Sans Serif Gothic or Block
Respirators and Protective Clothing are Required in this Area	1/4-inch Sans Serif Gothic or Block

Spacing between lines shall be at least equal to the height of the upper of any two lines.

3.1.3.2 Warning Labels

Provide labels conforming to 29 CFR 1926.1101 of sufficient size to be clearly legible, displaying the following legend:

DANGER
CONTAINS ASBESTOS FIBERS
AVOID CREATING DUST
CANCER AND LUNG DISEASE HAZARD
BREATHING ASBESTOS DUST MAY
CAUSE SERIOUS BODILY HARM

3.1.4 Local Exhaust System

For each indoor asbestos abatement area, provide a local exhaust system in accordance with ANSI Z9.2 and 29 CFR 1926.1101 that will provide at least six air changes per hour inside of the negative pressure enclosure. Local exhaust equipment shall be operated 24 hours per day, until the asbestos control area is removed and shall be leak proof the filter and equipped with HEPA filters. Maintain a minimum pressure differential in the asbestos abatement area of minus 0.02 inches of water column relative to adjacent, unsealed areas. In no case shall the building ventilation system be used as the local exhaust system for the asbestos abatement area.
Filters on exhaust system equipment shall conform to ANSI Z9.2 and UL 586. The local exhaust system shall terminate out of doors and remote from any public access or ventilation system intakes.

3.1.5 Tools

Vacuums shall be leak proof to the filter and equipped with HEPA filters. Filters on vacuums shall conform to ANSI Z9.2 and UL 586. Do not use power tools to remove asbestos containing materials unless the tool is equipped with effective, integral HEPA filtered exhaust ventilation systems. Remove all residual asbestos from reusable tools prior to storage or reuse.

3.1.6 Decontamination Facilities

Provide each regulated area with separate personnel decontamination facility (PDF) and waste/equipment decontamination facilities (W/EDF). Ensure that the PDF are the only means of ingress and egress to the regulated area and that all equipment, bagged waste, and other material exit the regulated area only through the W/EDF.

3.1.6.1 General Requirements

All personnel entering or exiting a regulated area must go through the PDF and shall follow the requirements of 29 CFR 1926.1101 (j)(1), applicable state regulations and these specifications. All waste, equipment and contaminated materials must exit the regulated area through the W/EDF and be decontaminated in accordance with these specifications. Walls and ceilings of the PDF and W/EDF must be constructed of a minimum of 3 layers of 6 mil opaque polyethylene sheeting and be securely attached to existing building components and/or an adequate temporary framework. A minimum of 3 layers of 6 mil poly shall also be used to cover the floor under the PDF and W/EDF units. Construct doors so that they overlap and secure to adjacent surfaces. Weight inner doorway sheets with layers of duct tape so that they close quickly after release. Put arrows on sheets so they show direction of travel and overlap. If the building adjacent area is occupied, construct a solid barrier on the occupied side(s) to protect the sheeting and reduce potential for non-authorized personnel entering the regulated area.

3.1.6.2 Temporary Facilities to the PDF and W/EDF

The Asbestos Supervisor shall provide temporary water service connections to the PDF and W/EDF. Backflow prevention must be provided at the point of connection to the system. Water supply must be of adequate pressure and meet requirements of 29 CFR 1910.141(d)(3). Provide adequate temporary overhead electric power with ground fault circuit interruption (GFCI) protection.

Provide a sub-panel for all temporary power in the clean room. Provide adequate lighting to provide a minimum of 50 foot candles in the PDF and W/EDF. Provide temporary heat, if needed, to maintain 70ºF throughout the PDF and W/EDF.

3.1.6.3 Personal Decontamination Facility (PDF)

The Asbestos Supervisor shall provide a PDF consisting of shower room which is contiguous to a clean room and equipment room which is connected to the regulated area. The PDF must be sized to accommodate the number of personnel scheduled for the project. The shower room, located in the center of the PDF, shall be fitted with as many portable showers as necessary to satisfy the requirements of OSHA 29 CFR 1910.141 (d)(3)(ii). Warm water shall be supplied to the showers. The PDF shall be constructed of opaque poly for privacy. The PDF shall be constructed to eliminate any parallel routes of egress without showering.

3.1.6.3.1 Clean Room

The clean room must be physically and visually separated from the rest of the building to protect the privacy of personnel changing clothes. The clean room shall be constructed of at least 3 layers of 6 mil opaque poly to provide an air tight room. Provide a minimum of 2 - 900 mm (3 foot) wide 6 mil poly opaque doorways. One doorway shall be the entry from outside the PDF and the second doorway shall be to the shower room of the PDF. The floor of the clean room shall be maintained in a clean, dry condition. Shower overflow shall not be allowed into the clean room. Provide suitable hooks, lockers, shelves, etc. for workers to store personal articles and clothing. A portable fire extinguisher, Type ABC, shall be provided in accordance with OSHA and NFPA Standard 10. All persons entering the regulated area shall remove all street clothing in the clean room and dress in disposable protective clothing and respiratory protection. Any person entering the clean room does so either from the outside with street clothing on or is coming from the shower room completely naked and thoroughly washed. Females required to enter the regulated area shall be ensured of their privacy throughout the entry/exit process by posting guards at both entry points to the PDF so no male can enter or exit the PDF during her stay in the PDF.

3.1.6.3.2 Shower Room

The Asbestos Supervisor shall assure that the shower room is a completely water tight compartment to be used for the movement of all personnel from the clean room to the equipment room and for the showering of all personnel going from the equipment room to the clean room. Each shower shall be constructed so water runs down the walls of the shower and into a drip pan. Install a freely draining smooth floor on top of the shower pan.

The shower room shall be separated from the rest of the building and from the clean room and equipment room using air tight walls made from at least 3 layers of 6 mil opaque poly. The shower shall be equipped with a shower head and controls, hot and cold water, drainage, soap dish and continuous supply of soap and shampoo, and shall be maintained in a sanitary condition throughout its use.

The controls shall be arranged so an individual can shower without assistance. Provide a flexible hose shower head, hose bibs and all other items shown on Shower Schematic.

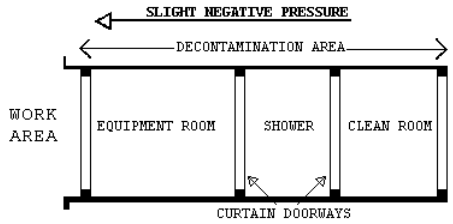
Waste water will be pumped to a drain after being filtered through a minimum of a 100-micron sock in the shower drain; a 20 micron filter; and a final 5 micron filter. Filters will be changed a minimum of daily or more often as needed. Filter changes must be done in the shower to prevent loss of contaminated water. Hose down all shower surfaces after each shift and clean any debris from the shower pan. Residue is to be disposed of as asbestos waste.

3.1.6.3.3 Equipment Room

The Asbestos Supervisor shall provide an equipment room which shall be an air tight compartment for the storage of work equipment/tools, reusable personal protective equipment, except for a respirator and for use as a gross decontamination area for personnel exiting the regulated area. The equipment room shall be separated from the regulated area by a minimum 3-foot-wide door made with 2 layers of 6 mil opaque poly.
The equipment room shall be separated from the regulated area, the shower room and the rest of the building by air tight walls and ceiling constructed of a minimum of 3 layers of 6 mil opaque poly. Damp wipe all surfaces of the equipment room after each shift change. Provide an additional loose layer of 6 mil poly per shift change and remove this layer after each shift. If needed, provide a temporary electrical sub-panel equipped with GFCI in the equipment room to accommodate any equipment required in the regulated area.

3.1.6.3.4 The PDF shall look like as follows:

Clean room at the entrance followed by a shower room followed by an equipment room leading to the regulated area. Each doorway in the PDF is minimum of 2 layers of 6 mil opaque poly.



3.1.6.4 Waste/Equipment Decontamination Facility (W/EDF)

Where feasible and where space permits, the Asbestos Supervisor shall provide a W/EDF consisting of a wash room, holding room, and clean room for removal of waste, equipment and contaminated material from the regulated area. Personnel shall not enter or exit the W/EDF except in the event of an emergency. Clean debris and residue in the W/EDF daily.
All surfaces in the W/EDF shall be wiped/hosed down after each shift and all debris shall be cleaned from the shower pan. The W/EDF shall consist of the following:

3.1.6.4.1 Wash Down Station

Provide an enclosed shower unit in the regulated area just outside the Wash Room as an equipment bag and container cleaning station.

3.1.6.4.2 Wash Room

Provide a wash room for cleaning of bagged or containerized asbestos containing waste materials passed from the regulated area. Construct the wash room using 50 x 100 mm (2" x 4") wood framing and 3 layers of 6 mil poly. Locate the wash room so that packaged materials, after being wiped clean, can be passed to the Holding Room. Doorways in the wash room shall be constructed of 2 layers of 6 mil poly.

3.1.6.4.3 Holding Room

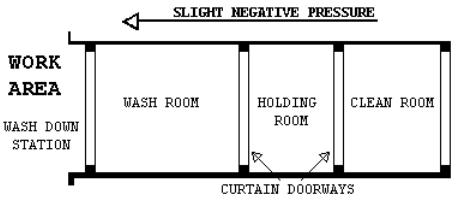
Provide a holding room as a drop location for bagged materials passed from the wash room. Construct the holding room using 50 x 100 mm (2" x 4") wood framing and 3 layers of 6 mil poly.
The holding room shall be located so that bagged material cannot be passed from the washroom to the clean room unless it goes through the holding room. Doorways in the holding room shall be constructed of 2 layers of 6 mil poly.

3.1.6.4.4 Clean Room

Provide a clean room to isolate the holding room from the exterior of the regulated area. Construct the clean room using 2 x 4 wood framing and 2 layers of 6 mil poly. The clean room shall be located so as to provide access to the holding room from the building exterior. Doorways to the clean room shall be constructed of 2 layers of 6 mil poly. When a negative pressure differential system is used, a rigid enclosure separation between the W/EDF clean room and the adjacent areas shall be provided.

3.1.6.4.5 The W/EDF shall be provided as follows:

Wash Room leading to a Holding Room followed by a Clean Room leading to outside the regulated area. See diagram.



3.1.6.5 Waste/Equipment Decontamination Procedures

At washdown station in the regulated area, thoroughly wet clean contaminated equipment and/or sealed polyethylene bags and pass into Wash Room after visual inspection. When passing anything into the Wash Room, close all doorways of the W/EDF, other than the doorway between the washdown station and the Wash Room. Keep all outside personnel clear of the W/EDF. Once inside the Wash Room, wet clean the equipment and/or bags. After cleaning and inspection, pass items into the Holding Room. Close all doorways except the doorway between the Holding Room and the Clean Room. Workers from the Clean Room/Exterior shall enter the Holding Room and remove the decontaminated/cleaned equipment/bags for removal and disposal. These personnel will not be required to wear PPE. At no time shall personnel from the clean side be allowed to enter the Wash Room.

3.2 WORK PROCEDURE

Perform asbestos related work in accordance with 29 CFR 1926.1101, 40 CFR 61-Subpart M, and applicable State regulations. Use wet removal procedures for all asbestos removal work, and negative pressure enclosure techniques for all indoor asbestos removal activities.

Personnel shall wear and utilize protective clothing and equipment as specified herein. Eating, smoking, drinking, chewing gum, tobacco, or applying cosmetics shall not be permitted in the asbestos work or control areas.
Personnel of other trades not engaged in the removal and demolition of asbestos containing materials shall not be exposed at any time to airborne concentrations of asbestos unless all the personnel protection and training provisions of this section are complied with by the trade personnel.

Prior to asbestos work disconnect electrical service where wet removal is performed and provide temporary electrical service with verifiable ground fault circuit interrupter (GCI) protection prior to the use of any water.

If an asbestos fiber release or spill occurs outside of the asbestos control area, stop work immediately, correct the condition to the satisfaction of the Project Monitor prior to resuming work.

3.2.1 Protection of Adjacent Building Areas

Perform work without damage or contamination of adjacent building areas. Where such areas are damaged or contaminated as verified by the Project Monitor all procedures outlined in the approved “Request to Perform Asbestos Abatement While School is in Session (Partial Occupancy)” shall be followed.

All work required to repair damage or contamination shall be performed by the contractor at no expense to the owner. Asbestos abatement work may only be resumed after all requirements of the approval have been satisfied and the State DPH has approved the project to resume.

3.2.2 Furnishings

Furniture, miscellaneous equipment and trash are found in the buildings. In areas where asbestos removal work will take place, the Owner shall move all furniture, miscellaneous equipment and trash from the asbestos control area.

3.2.3 Pre-cleaning

Wet wipe and HEPA vacuum all surfaces within the work area prior to establishment of an enclosure. Fixed objects within the proposed work area shall be pre-cleaned by HEPA filtered vacuum equipment and/or wet cleaning methods as appropriate, and enclosed with 6-mil plastic sheeting sealed to protect from contamination.

3.2.4 Asbestos Control Area Procedures

The following requirements apply to all indoor areas:

3.2.4.1 Isolation barriers

Separate any operations in the regulated area from adjacent areas using 6 mil poly and duct tape. Individually seal with 2 6 mil poly and duct tape all HVAC openings into the regulated area. Individually seal all lighting fixtures, clocks, doors, windows, convectors, speakers, or any other objects/openings in the regulated area.

3.2.4.2 Floor and Wall Plastic

In addition to the isolation barriers, floor shall be covered with two layers of 6-mil plastic sheeting and wall surfaces shall be sealed with a minimum of two layers of 4-mil plastic sheeting, except where asbestos floors and/or walls are being removed, in which case they need not be sealed. The plastic layers on the floor shall extend 12 inches up the walls. Walls shall be covered with plastic sheeting down to the floor level, thus overlapping the floor material by a minimum of 12 inches. There shall be a distance of at least 12 inches between seams of adjacent layers.

3.2.4.3 Emergency and Fire Exits

Emergency and fire exits from the work area shall be maintained, or alternative exits shall be established in accordance with applicable codes and regulations. Exits shall be checked daily against exterior blockage or impediments to exiting. Entrances to the work place that will not be used for worker entry or emergency exits shall be locked to prevent unauthorized entry.

3.2.4.4 Sanitary Facilities

Adequate portable toilet and hand washing facilities shall be provided by the contractor.

3.2.5 Negative Pressure Enclosure

Provide negative pressure HEPA ventilation for all indoor asbestos control areas as follows:

3.2.5.1 The negative pressure ventilation equipment shall be operated continuously, 24 hours a day, from the establishment of isolation barriers through successful clearance air monitoring. Is such equipment shuts off; adjacent areas shall be monitored for asbestos fibers.

3.2.5.2 A static negative air pressure of 0.02 inches (minimum) water column shall be maintained at all times in the work place during abatement to ensure that contaminated air in the work area does not filter back to uncontaminated areas.

3.2.5.3 If more than one ventilation unit is installed, units shall be turned on one at a time while checking the integrity of all barriers for secure attachment and the need for additional reinforcement.

3.2.5.4 A dedicated power supply for the negative pressure ventilating units shall be utilized.

3.2.5.5 On loss of negative pressure or electric power to the negative pressure ventilating units, abatement shall stop immediately and shall not resume until power is restored and negative pressure ventilation equipment is operating again. When power failure or loss of negative pressure equipment lasts or is expected to last longer than one-half hour:

- the make-up air inlets shall be sealed airtight, and
- the decontamination systems shall be sealed airtight after the evacuation of workers and/or authorized visitors from the work area, and
- all adjacent areas shall be monitored for asbestos fiber concentration upon discovery of, and subsequently throughout the power failure.

3.2.5.6 Negative pressure ventilation equipment shall be installed and operated to provide at least six (6) air changes every hour.

3.2.5.7 Negative pressure ventilation equipment shall be exhausted to the outside of the building away from occupied areas.

- At no time shall the negative pressure ventilation unit exhaust within 20 feet of a receptor or adversely affect the air intake ports, louvers, or entrances for the building or adjacent buildings.
- Heavy duty ducting or equivalent, or larger, shape and dimension as that of the negative pressure ventilation exhaust port shall be used to exhaust to the outside of the structure.

- All ducting shall be sealed and braced or supported to maintain airtight joints.

3.2.5.8 Careful installation shall be done to ensure that the ducting does not release fibers into uncontaminated building areas.

3.2.5.9 The Contractor shall provide a manometer to verify negative air pressure. Manometers shall be read twice daily by the Contractor's Supervisor and recorded within the Daily Project Log.

3.2.5.10 The system shall include a series of pre-filters and filters to provide High Efficiency Particulate Air (HEPA) filtration of particles down to 0.3 microns at 100% efficiency and below 0.3 microns at 99.9% efficiency. The Contractor shall supply sufficient replacement filters to replace pre-filters every 2 hours, secondary filters every 24 hours and primary HEPA filters every 600 hours of operation.
A log shall be provided for each unit brought to the site with the current hours of use for each filter. Failure to provide this log will require that all filters be changed at the beginning of the project.

3.2.5.11 Once installed and operational, the Contractor's Supervisor shall conduct daily inspections of the Work Area to insure the airtight integrity of the enclosure and operation of the negative air system. Findings shall be recorded within the Daily Project Log.

3.2.6 Alternate Work Practices

The use of alternate work practices will be allowed only after review by, and with the consent of, the Owner's representative.

As approved in writing by the Connecticut Department of Public Health, alternative methods of asbestos abatement may be employed, provided the work is performed in a manner consistent with Federal OSHA regulations, and is performed in a manner which will not expose the public to asbestos fibers more than background levels or 0.01 fibers per cubic centimeter, whichever is greater.

The contractor shall be responsible for filing any applications for alternative work practices, and payment of all fees associated with such applications.

3.2.7 Asbestos Removal Procedures

Wet asbestos material with a fine spray of amended water during removal, cutting, or other handling to reduce the emission of airborne fibers. Place floor tiles or other sharp-edged asbestos materials in burlap bags prior to placement in 6-mil plastic disposal bags. Other asbestos materials which are unlikely to puncture the plastic shall be removed and placed directly into 6-mil plastic disposal bags.

Remove asbestos containing material in a gradual manner, with continuous application of the amended water or wetting agent in such a manner that no asbestos material is disturbed prior to being adequately wetted.

Where unusual circumstances prohibit the use of 6-mil plastic bags, submit an alternate proposal for containment of asbestos fibers to the Project Monitor for approval. (For example, in the case where non-friable lab counter tops are removed whole, wrapped and sealed in two layers of 6-mil plastic sheeting and labeled in accordance with NESHAP and OSHA requirements.) Asbestos material shall be containerized while wet. At no time shall asbestos material be allowed to accumulate or become dry. Lower and otherwise handle asbestos containing material as indicated in 40 CFR 61-Subpart M. All asbestos waste generated from removal activities must be completely bagged up, removed from the containment and placed in the secure waste storage trailer at the end of each work shift.

3.2.7.1 Mastic/Adhesive Removal Procedures

All mastic/adhesive removal shall be accomplished using bead-blasting machines, mechanical and hand grinding tools. Chemical removal shall not be used without the written consent of the Owner.

3.2.7.2 Final Cleaning Procedures

Final cleaning procedures shall be initiated after gross removal and double-bagging of ACM waste has been completed. At a minimum, final cleaning shall consist of HEPA vacuuming and wet-wiping all exposed surfaces in the work area.

3.2.7.3 Lockdown Encapsulation

After passing the final visual inspection as described in section 3.2.9.1 of this specification, lockdown encapsulation shall be applied to seal nonvisible residue on all surfaces in the work area, including those surfaces from which ACM was removed. Encapsulant shall be applied using airless spray equipment. Spraying shall occur at the lowest pressure range possible. It shall be applied with a consistent horizontal or vertical motion.

3.2.8 Air Sampling

The contractor is responsible for performing personal air sampling in accordance with 29 CFR 1926.1101. Area air sampling, including pre-abatement, during abatement and post-abatement will be carried out by the Project Monitor, as required by the client and in compliance with applicable State and Federal regulations.

3.2.9 Inspection of Work

While performing asbestos removal work, the contractor shall be subject to on-site inspection by the Project Monitor and other representatives of the Owner. If the work is found to be in violation of this specification, the Owner's representative will immediately issue a stop work order to be in effect and until the violation is resolved. All related costs including standby time required to resolve the violation shall be at the contractor's expense.

3.2.9.1 Final Visual Inspection

The contractor will notify the Project Monitor when asbestos removal is completed in each work area so that a final visual inspection can be scheduled. The Project Monitor will inspect the area, accompanied by Asbestos Worker Supervisor. During the course of the inspection, the Project Monitor will identify any areas where remedial action is required, including damaged containment barriers, defective or malfunctioning HEPA filter units, asbestos and non-asbestos debris, and any safety violations. If the area is deemed satisfactory by the Project Monitor, the contractor will be permitted to proceed with lockdown encapsulation of the work area. If the visual inspection is not satisfactory, the contractor will bear the added cost of re-cleaning and re-inspecting the area.

3.2.9.2 Clearance Air Testing

The Project Monitor will perform clearance air testing in each work area, after cleaning has been completed and lockdown encapsulation has dried. The contractor shall not dismantle the containment barriers, decontamination facilities or engineering controls until the Project Monitor provides an executed Certification of Final Visual Inspection (Attachment 02081-2) and laboratory analysis report indicating that the clearance air test results are satisfactory. Re-occupancy air samples for all work areas containing more than or equal to 160 square feet or 260 linear feet of asbestos containing materials shall be Transmission Electron Microscopy air samples (TEM) in accordance with AHERA regulations. All other air samples shall be analyzed by Phase Contrast Microscopy (PCM) in accordance with NIOSH Method P&CAM 7400. For PCM air samples the re-occupancy air monitoring shall be considered satisfactory when every sample is less than or equal to 0.010 f/cc.

For TEM air samples the re-occupancy air monitoring shall be considered satisfactory when the average of all the inside samples is less than 70 structures/mm2. If the clearance air test results are not satisfactory, the contractor will bear the added cost of re-cleaning, re-inspecting and retesting the area.

3.3 CLEAN-UP AND DISPOSAL

3.3.1 Disposal of Asbestos

3.3.1.1 Procedure for Disposal

Collect asbestos waste, asbestos contaminated water, scrap, debris, bags, containers, equipment, and asbestos contaminated clothing which may produce airborne concentrations of asbestos fibers and place in sealed fiber-proof, waterproof, non-returnable containers (e.g. double 6-mil plastic bags, cartons, drums or cans). Wastes within the containers must be adequately wet in accordance with 40 CFR 61-Subpart M. Affix a warning and Department of Transportation label to each container and/or bag. The name of the abatement contractor and license number, the name of the waste generator and the location at which the waste was generated shall be clearly indicated on the outside of each container. Prevent contamination of the transport vehicle.

These precautions include lining the vehicle cargo area with plastic sheeting and thorough cleaning of the cargo area after transport and unloading of asbestos debris is complete. Dispose of waste asbestos materials at an EPA and State-approved asbestos landfill.

3.3.1.2 Transportation and Disposal Site

The following shall apply to the Contractor's waste hauler and disposal site:

- The Contractor's hauler and disposal site shall be approved by the Owner.
- Waste shall be removed from the site only during normal working hours unless otherwise specified or approved by the Owner.
- All waste generated as part of the Music Suite asbestos project shall be removed from the site within twenty-four (24) hours of successful completion of this approved asbestos project.
- Unless specifically approved by the Owner, the Contractor shall not permit any off-site transfers of the waste or allow the waste to be transported or combined with any other off-site asbestos materials. The Hauler must travel directly to the disposal site as identified on the notifications with no unauthorized stops.

3.3.1.3 Asbestos Waste Shipment Records

For each shipment of asbestos waste generated at the site, the contractor shall supply the owner with a properly executed Waste Shipment Record, in accordance with 40 CFR 61-Subpart M. The contractor shall notify the owner and contact the EPA regional office if a copy of the waste shipment record, signed by the owner or operator of the disposal site, is not received within 35 days of the date the waste was accepted by the transporter.

END OF SECTION

ATTACHMENT 01

CERTIFICATION OF FINAL VISUAL INSPECTION

CERTIFICATION OF FINAL VISUAL INSPECTION

Work Area: _____

CONTRACTOR'S CERTIFICATION

As the contractor's authorized representative, I have visually inspected the work area (all surfaces including pipes, beams, ledges, walls, ceiling and floor), and certify that the area is free of any dust, debris, or asbestos-containing materials or residue. I further certify that the asbestos abatement work was carried out in conformance with the specifications and all applicable State, Federal and Local regulations.

_____ _____

Abatement Contractor's Representative Date

PROJECT MONITOR'S CERTIFICATION

As the Project Monitor, I have performed a final visual inspection of work area and conducted clearance air testing. The inspection found the area free of visible asbestos residue, and clearance air test results met the release criteria for the work area.

_____ _____

Project Monitor Date

All costs associated with the performance of repeat clearance air testing as the result of failed clearance air sample results shall be borne by the Contractor.

ATTACHMENT 02
INVENTORY OF ASBESTOS CONTAINING BUILDING MATERIALS

January 23, 2025

LOCATIONS ACM FLOOR

Room	Color	Tile Dimension	Results	EST QTY SF.
B2,B12,C2,C3	Black	Sink Insulation	ACM	8 Units
B2 & Interior Metering Room	RED / YELLOW	9x9	ACM - Mastic NEG	1270
B3 (Step up Storage Nook)	GREY	9x9	ACM – Mastic NEG	20
B4	GREEN/PINK	9x9	ACM - Mastic NEG	1201
B5	BROWN	9x9	ACM - Mastic NEG	211
B7	BROWN	9x9	ACM - Mastic NEG	556
B8	RED	9x9	ACM - Mastic NEG	771
B9	BROWN/GREY	9x9	ACM - Mastic NEG	785
B10B	GREY	9x9	ACM - Mastic NEG	788
B11	BEIGE	9x9	ACM - Mastic NEG	869
B12	RED/GREY	9x9	ACM - Mastic NEG	884
TELEPHONE CLOSET	RED	9x9	ACM - Mastic NEG	5
HALL @ PRINCIPAL OFF	GREY	9x9	ACM - Mastic NEG	50
NURSE OFFICE	BROWN	9x9	ACM - Mastic NEG	283
FAULTY UNDER EXISTING	N/A	9x9	ACM - Mastic NEG	368
C2	RED	9x9	ACM - Mastic NEG	863
C4	GREY	9x9	ACM - Mastic NEG	851
C6	RED	9x9	ACM - Mastic NEG	841
C8	GREY	9x9	ACM - Mastic NEG	868
C9 (Step up Storage Nook)	GREY	9x9	ACM – Mastic NEG	20
C10	RED	9x9	ACM - Mastic NEG	983
C5	GREY	9x9	ACM - Mastic NEG	843
D5	GREY	9x9	ACM - Mastic NEG	190
D6	BEIGE	9x9	ACM - Mastic NEG	190
D1	BEIGE	12x12	ACM - Mastic NEG	117
D2	BEIGE	12x12	ACM - Mastic NEG	184
D4	BEIGE	12x12, 9x9	ACM – Mastic NEG	710
String Storage & Vestibule	BEIGE	12x12	ACM – Mastic NEG	220
Athletics Storage & Vestibule	BEIGE	12x12	ACM - Mastic NEG	240
C Wing Custodial Closet	BEIGE	9x9	ACM – Mastic NEG	86
C Wing Learning Closet	GREY	9x9	ACM – Mastic NEG	80
EST. QTY ACM FLOOR			ACM - Mastic NEG	**16,187**

ACM = Asbestos Containing Material (POSITIVE)
NEG = NOT Asbestos Containing Material (NEGATIVE)

LOCATIONS NON-ACM

Room	Color	Material Desc.	Sampled 2024	Results
B11	Beige	3" Vinyl Cove Base & Glue	Y	NAD
B11	Beige	12x12 Floor Tile & Glue	Y	NAD
B9	Grey	Under Sink Insulation	Y	NAD
B2	Black	Cubby Step	Y	NAD
B Hall Addition	Blue	3" Cove Base & Glue	Y	NAD
B4	Red	3" Cove Base & Glue	Y	NAD
B2	Green	3" Cove Base & Glue	Y	NAD
C8	Brown	3" Cove Base & Glue	Y	NAD
C11	Grey	3" Cove Base & Glue	Y	NAD
C14	Grey	3" Cove Base & Glue	Y	NAD
D1	Black	3" Cove Base & Glue	Y	NAD
C4	Brown	3" Cove Base & Glue	Y	NAD
C9	Blue	12x12 Floor Tile & Glue	Y	NAD
C7	Grey	12 x 21 Floor Tile & Glue	N – Abated Dec 19	N/A
B Wing Copy Room	Grey	12x12 Floor Tile & Glue	Y	NAD
Cafeteria Hall	Mix Off White	12x12 Floor Tile & Glue	Y	NAD
Kitchen	Grey	12x12 Floor Tile & Glue	Y	NAD
B Hall Addition	Grey	12x12 Floor Tile & Glue	Y	NAD
B3	Brown	12x12 Floor Tile & Glue	Y	NAD
B13	Grey	12x12 Floor Tile & Glue	Y	NAD
B14 Bathroom	Blue	12x12 Floor Tile & Glue	Y	NAD
C11-C14	Grey	12x12 Floor Tile & Glue	Y	NAD
Olga L Office	Grey	12 x12 Floor Tile & Glue	Y	NAD
New Add. C11-C14 Hall	Grey	12 x 12 Floor Tile & Glue	Y	NAD
B6	Blue	12 x 12 Floor Tile & Glue	Y	NAD
Hall @ Principal Office	Grey	12 x 12 Floor Tile & Glue	Y	NAD
Cafeteria	L Blue	12 x 12 Floor Tile & Glue	Y	NAD
Principal Office	N/A	Carpet Glue	Y	NAD
Faculty	Blue	12 x 12 Floor Tile & Glue	Y	NAD

NAD = No Asbestos Detected

ATTACHMENT 03
SITE DRAWING

PARTNERS FOR ARCHITECTURE
ON STREET STAMFORD, CT 06906
28 0047 F 203.348.4165 WWW.PFARCH.NET

FIRST FLOOR PLAN

FOX RUN ELEMENTARY SCHOOL

= POS based on Homogeneous material (Color, Type)

= SAMPLED POSITIVE

= SAMPLED NEGATIVE

05/20/24

ATTACHMENT 04
PROJECT DESIGNER CERTIFICATIONS

State of Connecticut

Lookup Detail View

Name

Name
JAMES M TWITCHELL

License Information

lookup

License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Project Designer	221	07/31/2025	03/02/2004	James M. Twitchell	ACTIVE	CURRENT	None

Generated on: 10/31/2024 9:53:15 AM

FOX RUN ELEMENTARY SCHOOL
NORWALK, CONNECTICUT

STATE PROJECT # 103-0268 CV

January 22, 2025

COST ESTIMATE

Prepared by :
James Twitchell
CT License # 221

ASBESTOS ABATEMENT COST ESTIMATE

Room	ACBM DESC.	EST QTY SF	UNIT PRICE	TOTAL COST
B2 & Interior Metering Room	Floor Tile & Mastic	1270	$18/Sq ft	$22,860.00
B3 (Step up Storage Nook)	Floor Tile & Mastic	20	$18/Sq ft	$360.00
B4	Floor Tile & Mastic	1201	$18/Sq ft	$21,618.00
B5	Floor Tile & Mastic	211	$18/Sq ft	$3,798.00
B7	Floor Tile & Mastic	556	$18/Sq ft	$10,008.00
B8	Floor Tile & Mastic	771	$18/Sq ft	$13,878.00
B9	Floor Tile & Mastic	785	$18/Sq ft	$14,130.00
B10B	Floor Tile & Mastic	788	$18/Sq ft	$14,184.00
B11	Floor Tile & Mastic	869	$18/Sq ft	$15,642.00
B12	Floor Tile & Mastic	884	$18/Sq ft	$15,912.00
TELEPHONE CLOSET	Floor Tile & Mastic	5	$18/Sq ft	$90.00
HALL @ PRINCIPAL OFF	Floor Tile & Mastic	50	$18/Sq ft	$900.00
NURSE OFFICE	Floor Tile & Mastic	283	$18/Sq ft	$5,094.00
FAULTY UNDER EXISTING	Floor Tile & Mastic	368	$18/Sq ft	$6,624.00
C2	Floor Tile & Mastic	863	$18/Sq ft	$15,534.00
C3	Floor Tile & mastic	840	$18/Sq ft	$15,120.00
C4	Floor Tile & Mastic	851	$18/Sq ft	$15,318.00
C6	Floor Tile & Mastic	841	$18/Sq ft	$15,138.00
C8	Floor Tile & Mastic	868	$18/Sq ft	$15,624.00
C9 (Step up Storage Nook)	Floor Tile & Mastic	20	$18/Sq ft	$360.00
C10	Floor Tile & Mastic	983	$18/Sq ft	$17,694.00
C5	Floor Tile & Mastic	843	$18/Sq ft	$15,174.00
D5	Floor Tile & Mastic	190	$18/Sq ft	$3,420.00
D6	Floor Tile & Mastic	190	$18/Sq ft	$3,420.00
D1	Floor Tile & Mastic	117	$18/Sq ft	$2,106.00
D2	Floor Tile & Mastic	184	$18/Sq ft	$3,312.00
D4	Floor Tile & Mastic	710	$18/Sq ft	$12,780.00
String Storage & Vestibule	Floor Tile & Mastic	220	$18/Sq ft	$3,960.00
Athletics Storage & Vestibule	Floor Tile & Mastic	240	$18/Sq ft	$4,320.00
C Wing Custodial Closet	Floor Tile & Mastic	86	$18/Sq ft	$1,548.00
C Wing Learning Closet	Floor Tile & Mastic	80	$18/Sq ft	$1,200.00
Estimated Abatement Total		**16,187**		**$291,126.00**

REPLACEMENT COST ESTIMATE

REPLACEMENT ITEM DESC.	EST QTY	UNIT PRICE	TOTAL COST
Armstrong Standard Exelon VCT, Color TBD	16,187 SF	$3.64	$58,920.68
Tarkett 4” Cove Base, Color TBD	2,000 LF	$2.64	$5,280.00
Leveling	16,187 SF	$2.64	$42,733.68
Skim – 1 Coat	16,187 SF	$1.15	$18,615.05
Estimated Replacement Total			**$125,549.41**

***Estimated replacement total based on unit pricing provided by MF Higgins.**

***Per client instructions, new flooring material for administration hallway should be LVT matched to current LVT in adjacent areas.**

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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

RE: TRACEY MAGNET SCHOOL AIR CONDITIONING AND ELECTRICAL UPGRADES

DATE: JANUARY 30, 2025

A number of the Norwalk Public Schools are not equipped with air conditioning systems, which forces the schools to close in the late Spring, Summer and early Fall when temperatures are too warm for the students and staff. As part of an ongoing initiative to provide air conditioning in all classrooms in the district, Innovative Design Engineering Associates, LLC was assigned to design a window-style air conditioning system and split system type air conditioning system to all learning spaces and offices at the Tracey Magnet School. A bid was publicly advertised by the City's Purchasing Department for this work. Three (3) bids for the project were received, and after review of the bids, Norwalk Public Schools recommends Olympus Construction as they were the lowest qualified bidder for the project. Below is a table indicating all of the bids received.

Firm	Price
Olympus Construction	$526,800.00
ACS System Associates	$570,000.00
Sal Sabia Electrical Contractors	$690,000.00

ACTION:

a. **Authorize the Mayor, Harry W. Rilling, to execute an Agreement with** Olympus Construction **for the Tracey Air Conditioning and Electrical Upgrades project for a total not to exceed** $526,800.00**. Funds are available in Acct. 09215010 5777 C0652, 09235010 5777 C0652, 09245010 5777 C0652, 09255010 5777 C0652.**

b. **Authorize the NPS Facilities Department to issue Change Orders on this contract for a total of** $52,680.00**. Funds are available in Acct. 09255010 5777 C0652.**

CITY OF NORWALK
PURCHASING DEPARTMENT

1.1 RESPONSE FORM

Vendor Name - OLYMPUS CONSTRUCTION-A Division of Cattaruzza, LLC		
Address - 491 New Haven Avenue, Milford, CT 06460		
Phone - 203-878-1544	**Fax -** 203-878-6430	**Email -** olympusjim@aol.com
Manager - James J. Pino, Jr.		**Fed ID#** 06-1471213

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

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

The undersigned further agrees, in case of variations of quantities from those shown or specified, the following unit prices will be used in adjusting the contract price. If quantities are authorized by the City, the following amount will be added to the contract as required. Unless otherwise noted, each UNIT PRICE shall include all equipment, tools, labor, permits, fees, etc., incidental to the installation and completion of the work involved.

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

1. The following prices shall apply to this project:

Total Lump Sum Bid	$ 526,800,00
Total Lump Sum Bid in Words	Five Hundred Twenty Six Thousand Eight Hundred Dollars----------00/100

CITY OF NORWALK
PURCHASING DEPARTMENT

2.

Bid Security in the form of a (check one) is attached.	X	10% **Bond**		**Certified Check**
Cost for performance bond <u>included in lump sum</u>	**$ 7,500.00**		**per thousand dollars**	

Submitted by:

Print Name of Authorized Agent of Company	James J. Pino, Jr., Member
Signature of Authorized Agent of Company	
Date	1/28/2025

The above signatory acknowledges receipt of the following addenda issued during the bidding period and understands that they are a part of the bidding documents (if applicable):

Addendum #	1	Dated	1/16/2025	Addendum #		Dated	
Addendum #	2	Dated	1/21/2025	Addendum #		Dated	
Addendum #		Dated		Addendum #		Dated	

CITY OF NORWALK
PURCHASING DEPARTMENT

1.2 STATEMENT OF BIDDERS QUALIFICATIONS

Please answer the following questions regarding your company's past performance. Failure to reply to this instruction may be regarded as justification for rejecting a bid.

1.	**Number of years in business:**	Since 1980	
2.	**Number of personnel employed:**	**Part Time**	**Full Time**
		2	7

3. List projects of this type/size your firm has completed within the last three (3) years:

Project	Date	Contact Person	Phone No.
Please see "Completed Projects" (Attached to this bid)			

4. SUBCONTRACTORS: If subcontractors are to be used, please list firm name, address, name of principal, and phone number below or on a separate sheet. Also, indicate the portion or section of work a subcontractor will be performing.

COMPANY NAME	ADDRESS	PRINCIPAL	PHONE	PORTION/SECTION OF WORK
Sav-Mor	Southington, CT	Brian Karwowski	860 621-9959	HVAC
Mercury Group	Stratford, CT	Michael Funaro	203 378-9008	Electrical

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

TO : LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER

RE: CONSTRUCTION MANAGER APPROVAL FOR (5) SCHOOL HVAC PROJECTS

DATE: JANUARY 29, 2025

****

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

In December of 2023, the City submitted 6 projects to the State for the second round of HVAC improvement program. These HVAC projects include Brien McMahon, Brookside, Marvin, Silvermine, Naramake and Rowayton schools. The estimated total cost is approximately $36 million and the City, through Special Capital Budget Appropriation process, approved the City's share as follows:

School Name	Project Cost	City Share at 40%
Brien McMahon High School	$8,302,296	$3,320,918
Brookside Elementary School	$3,327,252	$1,330,900
Marvin Elementary School	$4,125,212	$1,650,085
Silvermine Elementary School	$3,025,516	$1,210,206
Rowayton Elementary School	$10,658,618	$4,263,447
Naramake Elementary School	$6,461,876	$2,584,750

As we retained the engineering firms, proceeded through various design phases and developed project schedules, we realized that the total volume of work, hazardous material remediation and mechanical equipment procurement schedule will require both summer of 2025 and 2026 to implement these projects. Additionally, some of the projects will require second shift work during the school year in order for timely

completion. The State's project completion deadline is December 2025, and we have since requested and have received approval to extend the completion date to December of 2026.

As the scope for each project differs from each other, and in an effort to engage multiple projects at once we issued a Request For Qualifications (RFQ) for construction management services, interviewed the respondents to both gain an understanding as to their methods for managing the projects and explain the City's requirements for executing and delivering the projects. This process was then followed by the City issuing a Construction Management Request for Proposals (RFP) to establish a cost for pre-construction services for each project. Additionally, since each project must be accounted for individually to meet State requirements, each project must have it's own "Guaranteed Maximum Price" (GMP). Upon hiring of the Construction Manager (CM), the CM will fully engage in the design process, will develop a clear understanding of the project scope, will prepare construction cost estimates and will create project phasing plan and schedule. Based on the proposed schedule, the CM, in collaboration with City's Purchasing Department, will issue bid documents specific to each school in a well-planned, methodical fashion.

In response to the RPQ/P, the City has received two proposals. The review committee who conducted interviews and reviewed the proposals consisted of Sharon Conners, Jim Giuliano, Bill Hodel, JoAnn Acquarulo and myself. At this time, the review committee is recommending Newfield Construction Group, LLC as the CM for all five projects.

ACTION REQUESTED:

1a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Brien McMahon High School HVAC improvement project. Terms for the agreement shall be as follows:

- **Pre-construction Services – $18,939.00.**
- **CM Contingency – 1.5%**
- **CM Fee – 2.20%**
- **General Condition amount to be determined as part of the GMP**

Funds are available in Acct. #09245010 5777 C0839.

1b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed $2,500.00. Acct. #09245010 5777 C0839.

2a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM)

for the Rowayton School HVAC improvement project. Terms for the agreement shall be as follows:

- **Pre-construction Services – $21,044.00.**
- **CM Contingency – 1.85%**
- **CM Fee – 2.20%**
- **General Condition amount to be determined as part of the GMP**

Funds are available in Acct. #09245010 5777 C0843.

2b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed $2,500.00. Acct. #09245010 5777 C0843.

3a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Naramake School HVAC improvement project. Terms for the agreement shall be as follows:

- **Pre-construction Services – $14,029.00**
- **CM Contingency – 1.85%**
- **CM Fee – 2.20%**
- **General Condition amount to be determined as part of the GMP**

Funds are available in Acct. #09245010 5777 C0844.

3b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed $2,500.00. Acct. #09245010 5777 C0844.

4a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Marvin School HVAC improvement project. Terms for the agreement shall be as follows:

- **Pre-construction Services – $9,119.00**
- **CM Contingency – 1.5%**
- **CM Fee – 2.20%**
- **General Condition amount to be determined as part of the GMP**

Funds are available in Acct. #09245010 5777 C0841.

4b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed $2,500.00. Acct. #09245010 5777 C0841.

5a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Newfield Construction Group, LLC as the Construction Manager (CM) for the Silvermine School HVAC improvement project. Terms for the agreement shall be as follows:

- **Pre-construction Services – $7,015.00**
- **CM Contingency – 1.5%**
- **CM Fee – 2.20%**

- **General Condition amount to be determined as part of the GMP**

Funds are available in Acct. #09245010 5777 C0842.

5b. Authorize allowance for additional services for Pre-construction Services phase for a total not to exceed $2,500.00. Acct. #09245010 5777 C0842.

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

TO : LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER

RE : BROOKSIDE ELEMENTARY SCHOOL HVAC PROJECT - CONTRACTOR APPROVAL

DATE: FEBRUARY 3, 2025

****

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

In December of 2023, the City submitted 6 projects to the State for the second round of HVAC improvement program. These HVAC projects include Brien McMahon, Brookside, Marvin, Silvermine, Naramake and Rowayton schools. The estimated total cost is approximately $36 million and the City, through Special Capital Budget Appropriation process, approved the City's share as follows:

School Name	Project Cost	City Share at 40%
Brien McMahon High School	$8,302,296	$3,320,918
Brookside Elementary School	$3,327,252	$1,330,900
Marvin Elementary School	$4,125,212	$1,650,085
Silvermine Elementary School	$3,025,516	$1,210,206
Rowayton Elementary School	$10,658,618	$4,263,447
Naramake Elementary School	$6,461,876	$2,584,750

As we retained the engineering firms, proceeded through various design phases and developed project schedules, we realized that the total volume of work, hazardous material remediation and mechanical equipment procurement schedule will require both summer of 2025 and 2026 to implement these projects. Additionally, some of the projects will require second shift work during the school year in order for timely

completion. The State's project completion deadline is December 2025 and we have since requested and have received approval to extend the completion date to December of 2026.

As the scope for each project differs from each other, we find that since Brookside School currently has rooftop equipment that are in disrepair, we are expediting this project in the hopes that we can complete the replacement this summer. We have completed the design and bids were opened on January 31, 2025. This project is developed for direct bidding by mechanical contractors (or general contractors) unlike the other 5 projects which are scheduled to be implemented via a construction manager. We are projecting that it will take 4 months for equipment delivery and any delay will make summer installation unfeasible. Therefore, as apart of the bid, we are requesting alternate pricing in the event that there is a delay with equipment delivery and the installation of said equipment will be completed during non-school hours this fall.

The scope of Brookside School project includes the in-kind replacement of all (9) Roof Top Units (RTU's) and the replacement of the existing RTU that supplies heating and ventilation to the gymnasium which will now be equipped to supply heating, **air-conditioning** and ventilation to the gymnasium.

Please be advised that on January 31, 2025, Purchasing Department received three bids for this project. Attached is a bid summary. The apparent low bidder is F&F Mechanical with the second and third bidders' bids to be non-conforming. Our initial reference check has confirmed that F&F Mechanical is a quality contractor and we are in the process of conducting a scope review. F&F Mechanical's base bid is $1,849,000. Additionally, we requested and F&F Mechanical submitted pricing for second-shift work in the amount of $150,000 for fall installation in the event the equipment manufacturer is unable to deliver equipment in July, replacement of 18 duct smoke detectors for $55,000 and allowance for structural modifications in the amount of $30,000. The total contract amount will be $2,084,000.

ACTION REQUESTED:

a. **Authorize the Mayor, Harry W. Rilling, to execute an Agreement with F&F Mechanical Enterprises, Inc. for the Brookside Elementary School HVAC Improvement Project (103-005 HVACN) for a total not exceed $2,084,000.00. Funds are available in Acct. #09245010 5777 C0840.**
b. **Authorize the Office of Building Management to issue Change Orders on Contract for a total not to exceed $208,400.00. Acct. #09245010 5777 C0840.**

NORWALK PURCHASING DEPARTMENT

01/31/2025

RESPONSE SUMMARY - PROJECT #4414

Brookside HVAC/IAQ State Project No.103-005 HVACN

Thank you for your response to our solicitation request. The following pages are a summary of the responses received.

BID SECURITY	VENDOR	ELECTRONIC SUBMISSION (ATTACHED)	HARD COPY SUBMSSION	BID AMOUNT
Yes	F&F Mechanical	Yes	Yes	$1,849,000.00
Yes	C&C Service LLC*	NO	Yes	$2,661,000.00
Yes	ACS System Associates, INC*	Yes	NO	$2,275,000.00

*Non-conforming bid: did not submit a Bid Security and/or did not submit the other required forms and/or submission requirements

January 30, 2025

Re: SOUTH NORWALK ELEMENTARY SCHOOL
Norwalk, CT
State Project No. 103-0264 R, Phase 2 of 2
Technology Equipment:

TE-01	Network Switches	TE-02	Phone System
TE-03	Digital Display Signage	TE-04	Visitor Management System

To Whom it may concern,

Our office has solicited pricing using the state of CT Administration Services contract portal for the above-mentioned systems. After reviewing the submitted fee proposals, we recommend awarding these systems to the firms noted below:

TE-01 Network Switches

Procurement: State DAS Contract #18PSX0202
Amount: **$ 162,831.66**
Company: TOTAL Communications
333 Burnham Street
East Hartford, CT 06108
Contact: Joe Bittner
860.622-4137
Email: joebittner@totalcomm.com

TE-02 Phone System

Procurement: State DAS Contract #18PSX0097
Amount: **$ 39,433.00**
Company: Connecticut Communications
48 Ozick Drive
Durham, CT 06422
Contact: John Carolan
Office 203-985-1005
Cell 203-526-5662
Email: jcarolan@ctcom.com

TE-03 Display Signage

Procurement: State DAS Contract #19PSX0015
Amount: **$ 14,173.00**
Company: Environmental Systems Corporation
18 Jansen Court
West Hartford, CT 06110
Contact: Bruce Politz
860-559-8135 direct
Email: b.politz@esccontrols.com

TE-04 Visitor Management System

Procurement: Direct procurement from Manufacturer

Amount: $ 1,786.91

Company: Raptor Technologies
2900 North Loop West, Suite 900
Houston, TX 77092Contact:

Contact: Luis Leon, Account Representative
Office 832-559-0945
Email: lleon@raptortech.com

The following indicates the bids received compared to the estimates:

	SYSTEM	ESTIMATE	BIDS	SAVINGS
TE-01	LAN Network Switches	$ 193,435.47	$ 169,831.66	$ 23,603.81
TE-02	Phone System	$ 39,526.00	$ 39,443.00	$ 83.00
TE-03	Digital Signage	$ 22,278.00	$ 14,173.00	$ 8,105.00
TE-04	Visitor Management System	$ 2,905.00	$ 1,786.91	$ 1,118.09
	TOTALS	$ 258,144.47	$ 225,234.57	$ 32,909.90

Please contact our office if you have any questions.

Best regards,

Marc J. D'Agostino
Founder & CEO

Cc: Tecton Architects
DA File

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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE: STATE PROJ: 103-0264N – SOUTH NORWALK ELEMENTARY SCHOOL – TECHNOLOGY EQUIPMENT PURCHASE

DATE: JANUARY 30, 2025

****

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

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

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

Bid Package #1 for Fixtures, Furniture & Equipment was presented at the January 7, 2025, Land Use & Building Management Committee Special Meeting. The package was then recommended for approval at the January 14, 2025, Common Council Meeting where it was approved.

Bid Package #2 for Technology did not receive any bids on December 13, 2024. As a result, the project team solicited pricing through the CT Department of Administrative Services (DAS) contract portal and direct from the manufacturer for sole source. Pricing has been reviewed, and the team is recommending purchase orders be issued for the following:

- **TE-01 LAN Network Switches**
  - Procurement: State DAS Contract #18PSX0202
  - Amount: $ 162,831.66
  - Company: TOTAL Communications
- **TE-02 Phone System**
  - Procurement: State DAS Contract #18PSX0097
  - Amount: $ 39,433.00
  - Company: Connecticut Communications
- **TE-03 Display Signage**
  - Procurement: State DAS Contract #19PSX0015
  - Amount: $ 14,173.00
  - Company: Environmental Systems Corporation
- **TE-04 Visitor Management System**
  - Procurement: Sole Source - Direct from Manufacturer
  - Amount: $ 1,786.91
  - Company: Raptor Technologies

ACTION REQUESTED:

1.

a. Authorize the Purchasing Agent to issue a Purchase Order to TOTAL Communications (State Contract #18PSX0202) for the TE-01 LAN Network Switches for the South Norwalk Elementary School for a total sum of $162,831.66. Funds are available in Acct. #0922 5010 5777 C0808.

b. Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed $8,000.

2.

a. Authorize the Purchasing Agent to issue a Purchase Order to Connecticut Communications (State Contract #18PSX0097) for the TE-02 Phone System for the South Norwalk Elementary School for a total sum of $39,433.00. Funds are available in Acct. #0922 5010 5777 C0808.

b. Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed $2,000.

3.

a. Authorize the Purchasing Agent to issue a Purchase Order to Environmental Systems Corporation (State Contract #19PSX0015) for the TE-03 Display Signage for the South Norwalk Elementary School for a total sum of $14,173.00. Funds are available in Acct. #0922 5010 5777 C0808.

b. Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed $1,000.

4.

a. **Authorize the Purchasing Agent to issue a Purchase Order to Raptor Technologies for the TE-04 Visitor Management System for the South Norwalk Elementary School for a total sum of $1,786.91. Funds are available in Acct. #0922 5010 5777 C0808.**
b. **Authorize the Purchasing Agent to issue Change Orders on Purchase Order for a total not to exceed $500.**

CITY OF NORWALK
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Norwalk, CT 06856-5125

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILIDNGS AND FACILITIES MANAGER

RE : NORWALK COMMUNITY RECREATION CENTER

DATE : JANUARY 28, 2025

****

On January 14, 2025, the Norwalk Common Council approved the Final Guaranteed Maximum Price (GMP) with Newfield Construction Group, LLC as the Construction Manager (CM) for the Norwalk Community Recreation Center. The total GMP (including initial GMP and final GMP) is $13,913,803.00. Unfortunately, I forgot to request approval of owner contingency allowance as part of our normal approval process.

Attached is our project budget which includes an Owner Contingency Allowance of $423,329.00, approximately 3% of GMP construction costs. Additionally, the budget also includes a CM contingency (which is included in the approved GMP) in the amount of $192,581.

ACTION REQUESTED:

Approve an Owner Construction Contingency Allowance with Newfield Construction Group, LLCs for the new Norwalk Community Recreation Center at 98 South Main Street for a total not to exceed $423,329.00. Acct. #09256030 5777 C0719

				YMCA	DECD Funds	[redacted]	ARPA	City/Capital	City GGP	Total available	YMCA
	Funding Currently Available			$ 80,000	$ 1,200,000	[redacted]	$ 6,374,000	$ 4,950,000	$ 1,226,647	$ 15,580,647	$ 170,000
		95% CD Estimate	PROJECTED TOTAL PROJECT	HUD Funds	DECD Funds Used	HUD Funds Used	ARPA Funds Used	City (Cap. $) Funds Used	City GGP Funds Used	Available Balance	YMCA FFE Funds
	Construction Costs										
1	Project Requirements (Final Cleaning)	$ 310,662	$ 69,027								
2	Demolition and Hazmat	$ 245,266	$ 312,667		$ 312,667						
2	Hazardous Material Abatement (site)	$ 125,810									
3	Concrete	$ 447,069	$ 513,540		$ 513,540						
4	Masonry	$ 823,196	$ 970,950								
	(YMCA-portion)			$ 16,439							
5	Structural Steel	$ 285,239	$ 334,850		$ 334,850						
5	Miscellaneous Metals	$ 102,939									
6	Rough Carpentry	$ 74,552	$ 1,309,644								
6	Finish Carpentry	$ 81,106									
7	Thermal/Moist, protect/metal panels	$ 36,919			$ 36,443		$ 476				
7	Roofing	$ 696,326	$ 495,250								
7	Exterior Cladding	$ 260,468	-								
7.1	Firestopping		$ 63,277								
8	Doors, frame and hardware (alum openings)	$ 153,311	$ 625,150								
8	Specialty Doors	$ 8,000									
8	Windows and glazing	$ 356,497									
9	Drywall & Framing	$ 319,615	$ 499,529								
9.1	Acoustical Ceilings and panels	$ 309,389	$ 131,261								
9.2	Tiling and Wood flooring	$ 123,089	$ 335,103								
9.3	Carpet, resilient and wood flooring	$ 467,317	$ 326,773								
	(YMCA-portion)			$ 5,103							
9.4	Painting	$ 159,402	$ 134,000								
10	Specialties	$ 140,340									
11	Food service equipment	$ 311,789	$ 266,964								
12	Furnishings	$ 19,121									
14	Elevators	$ 130,000	$ 130,000								
21	Fire Surpression	$ 197,424	$ 216,700								
22	Plumbing	$ 799,133	$ 772,600								
	(YMCA-portion)			$ 8,445							
23	HVAC and Controls	$ 1,317,085	$ 1,429,700								
	(YMCA-portion)			$ 26,726							
26	Electrical, communications, fire alarm	$ 842,234	$ 2,221,734								
	(YMCA-portion)			$ 21,009							
31	Site Preparation and Earthwork	$ 783,791	$ 1,680,000								
32	Site Improvements (modify parking lot-$150k)	$ 62,600	$ -								
33	Utilities	$ 244,960	$ -								
	Design Contingency	$ 235,397	$ -								
	Escalation	$ 190,397	$ -								
	Total Direct Costs	**$ 10,660,443**	**$ 12,838,719**	**$ 77,722**	**$ 1,197,500**	**$ -**	**$ 476**	**$ -**	**$ -**		
	CM General Conditions Fee - Incl Bond and GL Insurance	$ 586,256	$ 618,243								
	Professional and GL Insurance	$ -	$ -								
	CM Contingency (1.5% x trade cost)	$ 159,907	$ 192,581								

	95% CD Estimate	PROJECTED TOTAL PROJECT	HUD Funds	DECD Funds Used	HUD Funds Used	ARPA Funds Used	City (Cap. $) Funds Used	City GGP Funds Used	Available Balance	YMCA FFE Funds
CM Fixed Fees (1.95% x trade cost)	$ 207,879	$ 264,260								
Payment and Performance Bond	$ -	$ -								
Total Indirect Construction Costs	**$ 954,041**	**$ 1,075,084**								
GMP VALUE	**$ 11,614,484**	**$ 13,913,803**								
Estimated City Soft Cost										
Preconstruction	$ 17,000	$ 17,000								
Architect Feasibility Study	$ 7,500	$ 7,500								
Architect Design Fees (incl. consultants)	$ 677,801	$ 677,801								
Commissioning	$ 25,000	$ 30,000								
Testing and Inspection	$ 20,000	$ 20,000								
Moving (Misc.)	$ 15,000	$ 15,000								
Builders Risk Insurance	$ 29,449	*$ 19,014*								
Legal Fees (DECD)	$ 500	$ 500								
State Education Fee (x 0.00026)	$ -	$ 2,949								
Building Permit Fees (x 0.008)	$ 35,000	$ 90,751								
Printing and Mailing	$ 500	$ 500								
City Administrative Fees- other costs- allowance	$ 2,500	$ 2,500								
Furniture, Fixtures and Equipment (incl. IT)	$ 399,433	$ 360,000								
(YMCA-portion)			$ 170,000							
Communications Tech. Hardware	$ 114,123	$ -								
(YMCA-portion)			$ 2,278							
Owner Contingency (3% x $14m)	$ 570,618	$ 423,329	$ -							
Total Estimated City Soft Cost	**$ 1,914,424**	**$ 1,666,844**	**$ 172,278**	**$ -**		**$ -**	**$ -**	**$ -**		
Total Project Cost	**$ 13,528,908**	**$ 15,580,647**	**$ 250,000**	**$ 1,197,500**	**$ -**	**$ 952**	**$ -**	**$ -**		

Architectural/Engineering Design Svc.										
Programming and Schematic Design	$ 71,963					$ 71,963	$ 71,963	$ 71,963		
Design Development	$ 143,925					$ 143,925	$ 143,925	$ 143,925		
Construction Documents	$ 167,913					$ 167,913	$ 167,913	$ 167,913		
Bid/Negotiation Phase	$ 9,595									
Construction Administration	$ 86,355									
FF&E	$ 20,000									
Surveying Service	$ 15,000					$ 15,000	$ 15,000	$ 15,000		
Environmental Design Services (allowance)	$ 30,000					$ 29,974	$ 29,974	$ 29,974		
Environmental Monitoring (allowance)	$ 75,000									
Geotechnical Services (allowance)	$ 6,000					$ 6,000	$ 6,000	$ 6,000		
Energy Enhancement (allowance)	$ 12,000					$ 12,000	$ 12,000	$ 12,000		
Traffic Consultant (allowance)	$ 10,000					$ 10,000	$ 10,000	$ 10,000		
Reimbursable Expenses	$ 15,000					$ 15,000	$ 15,000	$ 15,000		
Base A/E Contract Amount	**$ 662,751**					**$ 471,775**	**$ 471,775**	**$ 471,775**		

Additional Services- amt approved CC										
Geo Technical Allowance Overage ($5,225)	$ 2,525					$ 2,525	$ 2,525	$ 2,525		
Environmental design allowance ($2,525)	$ 2,525									
Environmental HUD ($10,000)	$ 10,000					$ 5,852	$ 5,852	$ 5,852		
	$ 15,050					**$ 8,377**	**$ 8,377**	**$ 8,377**		
Total A & E Services	**$ 677,801**			**$ -**	**$ -**	**$ 16,755**	**$ 16,755**	**$ 16,755**		

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

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILIDNGS AND FACILITIES MANAGER

RE : NORWALK COMMUNITY RECREATION CENTER

DATE : JANUARY 28, 2025

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ACTION REQUESTED:

Approve an Owner Construction Contingency Allowance with Newfield Construction Group, LLCs for the new Norwalk Community Recreation Center at 98 South Main Street for a total not to exceed $423,329.00. Acct. #09256030 5777 C0719

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5	Miscellaneous Metals	$ 102,939									
6	Rough Carpentry	$ 74,552	$ 1,309,644								
6	Finish Carpentry	$ 81,106									
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7	Roofing	$ 696,326	$ 495,250								
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33	Utilities	$ 244,960	$ -								
	Design Contingency	$ 235,397	$ -								
	Escalation	$ 190,397	$ -								
	Total Direct Costs	**$ 10,660,443**	**$ 12,838,719**	**$ 77,722**	**$ 1,197,500**	**$ -**	**$ 476**	**$ -**	**$ -**		
	CM General Conditions Fee - Incl Bond and GL Insurance	$ 586,256	$ 618,243								
	Professional and GL Insurance	$ -	$ -								
	CM Contingency (1.5% x trade cost)	$ 159,907	$ 192,581								

	95% CD Estimate	PROJECTED TOTAL PROJECT	HUD Funds	DECD Funds Used	HUD Funds Used	ARPA Funds Used	City (Cap. $) Funds Used	City GGP Funds Used	Available Balance	YMCA FFE Funds
CM Fixed Fees (1.95% x trade cost)	$ 207,879	$ 264,260								
Payment and Performance Bond	$ -	$ -								
Total Indirect Construction Costs	**$ 954,041**	**$ 1,075,084**								
GMP VALUE	**$ 11,614,484**	**$ 13,913,803**								
Estimated City Soft Cost										
Preconstruction	$ 17,000	$ 17,000								
Architect Feasibility Study	$ 7,500	$ 7,500								
Architect Design Fees (incl. consultants)	$ 677,801	$ 677,801								
Commissioning	$ 25,000	$ 30,000								
Testing and Inspection	$ 20,000	$ 20,000								
Moving (Misc.)	$ 15,000	$ 15,000								
Builders Risk Insurance	$ 29,449	*$ 19,014*								
Legal Fees (DECD)	$ 500	$ 500								
State Education Fee (x 0.00026)	$ -	$ 2,949								
Building Permit Fees (x 0.008)	$ 35,000	$ 90,751								
Printing and Mailing	$ 500	$ 500								
City Administrative Fees- other costs- allowance	$ 2,500	$ 2,500								
Furniture, Fixtures and Equipment (incl. IT)	$ 399,433	$ 360,000								
(YMCA-portion)			$ 170,000							
Communications Tech. Hardware	$ 114,123	$ -								
(YMCA-portion)			$ 2,278							
Owner Contingency (3% x $14m)	$ 570,618	$ 423,329	$ -							
Total Estimated City Soft Cost	**$ 1,914,424**	**$ 1,666,844**	**$ 172,278**	**$ -**		**$ -**	**$ -**	**$ -**		
Total Project Cost	**$ 13,528,908**	**$ 15,580,647**	**$ 250,000**	**$ 1,197,500**	**$ -**	**$ 952**	**$ -**	**$ -**		

Architectural/Engineering Design Svc.										
Programming and Schematic Design	$ 71,963					$ 71,963	$ 71,963	$ 71,963		
Design Development	$ 143,925					$ 143,925	$ 143,925	$ 143,925		
Construction Documents	$ 167,913					$ 167,913	$ 167,913	$ 167,913		
Bid/Negotiation Phase	$ 9,595									
Construction Administration	$ 86,355									
FF&E	$ 20,000									
Surveying Service	$ 15,000					$ 15,000	$ 15,000	$ 15,000		
Environmental Design Services (allowance)	$ 30,000					$ 29,974	$ 29,974	$ 29,974		
Environmental Monitoring (allowance)	$ 75,000									
Geotechnical Services (allowance)	$ 6,000					$ 6,000	$ 6,000	$ 6,000		
Energy Enhancement (allowance)	$ 12,000					$ 12,000	$ 12,000	$ 12,000		
Traffic Consultant (allowance)	$ 10,000					$ 10,000	$ 10,000	$ 10,000		
Reimbursable Expenses	$ 15,000					$ 15,000	$ 15,000	$ 15,000		
Base A/E Contract Amount	**$ 662,751**					**$ 471,775**	**$ 471,775**	**$ 471,775**		

Additional Services- amt approved CC										
Geo Technical Allowance Overage ($5,225)	$ 2,525					$ 2,525	$ 2,525	$ 2,525		
Environmental design allowance ($2,525)	$ 2,525									
Environmental HUD ($10,000)	$ 10,000					$ 5,852	$ 5,852	$ 5,852		
	$ 15,050					**$ 8,377**	**$ 8,377**	**$ 8,377**		
Total A & E Services	**$ 677,801**			**$ -**	**$ -**	**$ 16,755**	**$ 16,755**	**$ 16,755**		

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, BUILIDNGS AND FACILITIES MANAGER

RE : CRANBURY PARK/GALLAHER MANSION

DATE : JANUARY 28, 2025

****

On January 14, 2025, the Norwalk Common Council approved the Guaranteed Maximum Price (GMP) in the amount of $4,172,120.00 with Downes Construction Company, LLC as the Construction Manager (CM) for the Cranbury Park/Gallaher Mansion Improvement Project. Unfortunately, I forgot to request approval of owner contingency as part of our normal approval process.

Attached is our project budget which includes an Owner Contingency Allowance of $125,640.00, approximately 3% of GMP construction costs. In addition, the budget also includes a CM contingency (which is included in the approved GMP) in the amount of $121,517.00.

ACTION REQUESTED:

Approve an Owner Construction Contingency Allowance with Downes Construction Company, LLC for the new Cranbury Park/Gallaher Mansion Improvement Project for a total not to exceed $125,640. Funds are available from the State DECD grant. Acct #09236030 5782 C0831

31-Jan-25

		Original Budget	Current Projected Total Budget	Paid-to-Date	Balance
	Architectural Design- Gisolfi				
	Programming and Schematic Design	$ 49,740	$ 49,740	$ 49,740.00	$ -
	Design Development	$ 74,610	$ 74,610	$ 74,610.00	$ -
	Construction Documents	$ 193,968	$ 193,968	$ 193,968.00	$ -
	Bid/Negotiation Phase	$ 14,922	$ 14,922	$ 14,175.90	$ 746.10
	Construction Administration	$ 164,142	$ 164,142	$ 2,462.13	$ 161,679.87
	Total Contract Amount	**$ 497,382**	**$ 497,382**	**$ 334,956.03**	**$ 162,425.97**
	ADDITIONAL SERVICES				
	Reimbursables	$ 591	$ 998	$ 998.13	$ -
	Langan - Surveying Service	**$ 10,000**	$ 10,000	**$ 10,000.00**	$ -
	Langan - Septic test pits at garage	**$ 1,500**	$ 1,500	**$ 1,500.00**	$ -
	Langan - Septic investigation, design, permitting	$ 17,500	$ 17,500	$ 14,840.00	$ 2,660.00
	Langan - A/C Site survey Additional Survey	$ 3,500	$ 3,500	$ 3,500.00	$ -
	Infiltration Testing and Analysis	**$ 1,500**	$ 1,500	**$ 1,500.00**	$ -
	A/C design - Tietjen Venegas	$ 20,000	$ 15,000	$ 15,000.00	$ -
	Kitchen areas - Tietjen Venegas	$ 6,500	$ 5,005	$ 5,005.00	$ -
	Public Archeology Lab	**$ 6,930**	$ 6,930	**$ 6,930.00**	$ -
	Geotechnical Services Carlin Simpson	**$ 7,910**	$ 7,910	$ 7,910.00	$ -
	Rebid - Tietjen Venegas	**$ 3,770**	$ 3,770	**$ 3,770.00**	$ -
	Total Additional Services	**$ 79,701**	**$ 73,613**	**$ 70,953.13**	$ 2,660.00
	OTHER PROFESSIONAL FEES				
	Abatement bid specs	$ 2,400	$ 3,440	$ 3,440.00	$ -
	Environmental screening	$ 4,800	$ 4,800	$ 3,440.00	$ 1,360.00
	Environmental Monitoring	$ 4,125	$ 4,125		$ 4,125.00
	Environmental IAQ Screening (Construction)		$ 4,800		$ 4,800.00
	Environmental -post construction lead in dust sampling		$ 4,200		
10.0	Preconstruction services (Downes)	$ 49,300	$ 7,920	$ 56,088.83	$ (48,168.83)
20.0	Design Development		$ 10,800		
30.0	Construction Documents		$ 10,800		
40.0	Bid/Award		$ 19,780		
50.0					
	Septic testing and design	$ 20,000	$ 20,000	$ -	$ 20,000.00
	Total Other Professional Fees	**$ 80,625**	**$ 90,665**	**$ 62,968.83**	$ 27,696.17
	Additional Services (increased PO $20k)				
	Forensic investigation	$ 2,794	$ 2,794	$ 2,793.83	$ 0.17

	Drain Doctor	$ 10,340	$ 10,890	$ 10,340.00	$ 550.00	
	Total Additional Services	**$ 13,134**	**$ 13,684**	**$ 13,133.83**	$ 550.17	
	DECD Administration	$ 5,000	$ 5,000	$ 5,000.00	$ -	
	Furniture, Equipment & Technology	$ 250,000	$ 16,090		$ 16,090.00	kitchen equipment
	Owner Contingency	$ 300,000	$ 100,000		$ 100,000.00	
	Builders Risk Insurance	$ 20,000	$ 8,253		$ 8,253.00	
	Local Building Permit	$ 32,685	$ 22,463		$ 22,463.00	
	State Education Fund	$ 633	$ 730		$ 730.00	
					$ -	
	Total Auxilary	**$ 608,318**	**$ 152,536**		$ 147,536.00	
	TOTAL SOFT COSTS	**$ 1,279,160**	**$ 827,880**	**$ 152,055.79**	**$ 178,442.34**	
	TRADE COSTS					
01 00 00	Project Requirements	$ 100,000	$ 99,400			
	Project Cleanliness	$ 9,165			$ -	
2.1	Abatement & Demo	$ 71,908	$ 285,000		$ 285,000.00	
3.1	Cast-in-place Concrete	$ 100,143	$ 124,500		$ 124,500.00	
4.1	Unit Masonry	$ 130,000	$ 272,736		$ 272,736.00	
5.1	Structural Steel	$ 18,932	$ -		$ -	
6.1	General trades	$ 8,000	$ 796,120		$ 796,120.00	
6.1	Rough Carpentry	$ 4,403			$ -	
6.2	Historic Restoration	$ 966			$ -	
7.0	Thermal and Moisture Protection	$ 6,041			$ -	
7.1	Roofing	$ 101,279	$ 129,941		$ 129,941.00	
07 84	Fireproofing & Joint Sealants	$ 2,400			$ -	
8.0	Doors, Frames and Hardware	$ 62,725			$ -	
8.4	Stonefront & Curtain Wall	$ 24,655			$ -	
9.0	Drywall & Framing	$ 166,400			$ -	
9.3	Tile & Carpet	$ 6,041			$ -	
9.4	Epoxy Flooring	$ 29,524	$ 33,360		$ 33,360.00	
9.9	Painting	$ 7,337			$ -	
10.1	Signage	$ 1,200			$ -	
10.3	Toilet Accessories	$ 2,492			$ -	
10.4	Fire Protection Specialties				$ -	
22.0	Plumbing	$ 44,772	$ 260,360		$ 260,360.00	
23.0	HVAC	$ 15,599	$ 220,505		$ 220,505.00	
26.0	Electrical, T/D, FA Security	$ 233,237	$ 449,000		$ 449,000.00	
31.1	Sitework	$ 651,245	*$ 759,168*		$ 759,168.00	

	ALLOWANCES						$	-
A1	Sanitary Exploratory	n/a					$	-
A2	Hazmat	$	15,000				$	-
	Septic System for mansion (with sitework)							
A3	Historic Restoration	$	20,000	$	187,735		$	187,735.00
A4	Septic System	$	500,000				$	-
A5	Interior Finish refresh	$	80,000				$	-
A6	Kitchen upgrade	$	50,000				$	-
A7	Polluted soil at garage	$	20,000	$	25,000		$	25,000.00
	Cost Management item values from Trade Costs			$	(343,941)			
	TOTAL TRADE COST	**$**	**2,483,464**	**$**	**3,298,884**	**$** -	$	3,298,884.00
	INDIRECT CM CONSTRUCTION COSTS							
2.5%	Design & Estimating Contingency	$	124,173	$	-		$	-
	Escalation	$	62,087	$	-		$	-
	General Conditions & Staffing	$	581,539	$	581,539		$	581,539.00
0.8%	General Liability /Insurance	$	25,590	$	26,730		$	26,730.00
1.0%	CM Payment & Performance Bond	$	44,845	$	40,489		$	40,489.00
3.0%	Construction Contingency	$	121,517	$	121,517		$	121,517.00
2.5%	CM Fee	$	100,856	$	102,961		$	102,961.00
	Total Indirect CM	**$**	**1,060,607**	**$**	**873,236**	**$** -	$	873,236.00
	TOTAL GMP			$	4,172,120			
	TOTAL PROJECT COST =TOTAL SOFT COST + GMP	**$**	**4,823,231**	**$**	**5,000,000**	**$** -	$	5,000,000.13
				$	5,000,000			
				$	**(0)**			

Submitted for reimbursement		
1	$	27,357.00
2	$	56,978.50
	$	84,335.50

CONSTRUCTION
SOLUTIONS GROUP

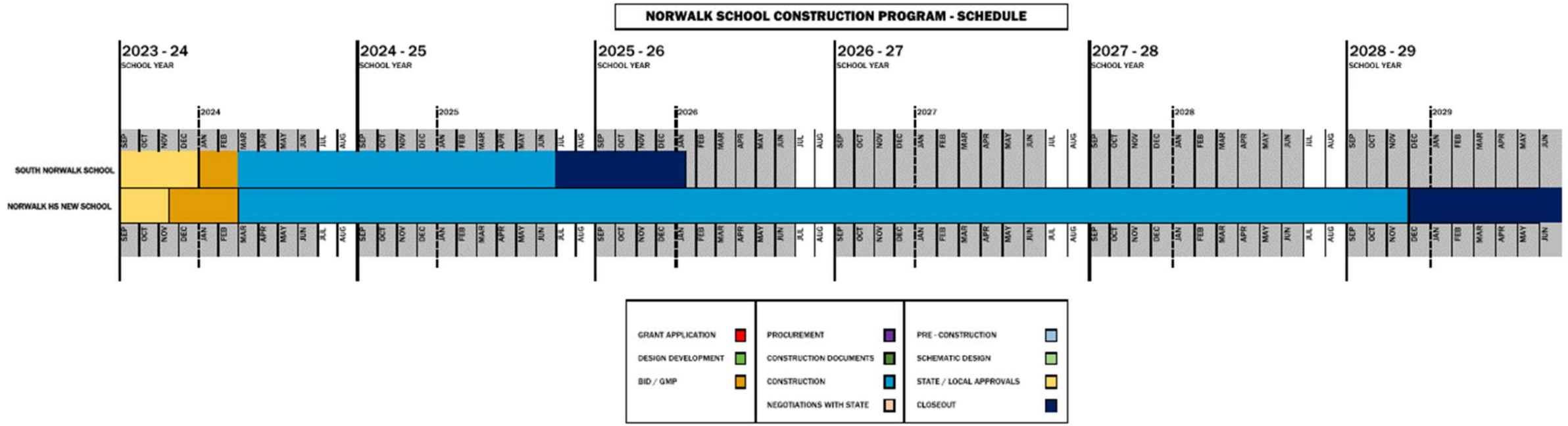
NORWALK SCHOOL CONSTRUCTION PROGRAM

MONTHLY PROJECT UPDATE – JANUARY 2025

NORWALK
The Sound of Connecticut

Norwalk School Construction Program

MASTER CONSTRUCTION PROGRAM SCHEDULE



South Norwalk Elementary School

NEW CONSTRUCTION

PROJECT SCOPE:

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

UPDATE:

Building B (East) – Interior metal framing and masonry walls continue to progress with the installation of hollow metal frames. MEP rough-in is ongoing. Roofing is substantially complete in this area. Installation of the brick veneer has started on the East elevation and has progressed to the North side of the building.

Building A (West) – Exterior framing and sheathing is substantially complete and opening temporary closed. Roofing is anticipated to be complete in early February. Interior framing and MEP overhead underway on both floors.

The additional properties on Oxford St and Meadow St Ext have been purchased by the City. The expanded scope has been incorporated into the project and the Construction Manager is proceeding with demolition of the existing structures.

State Project Number: 103-0264 N

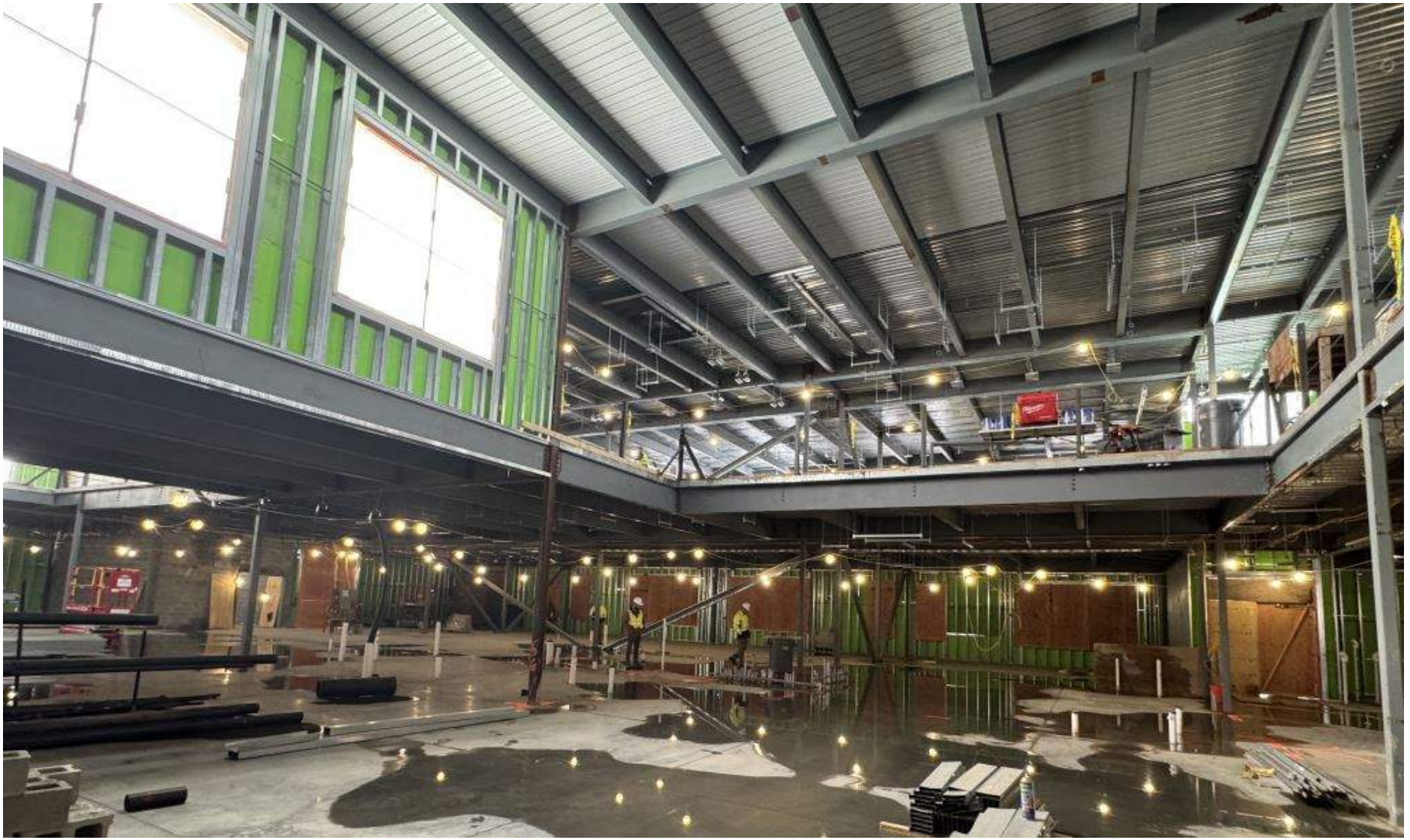
BUDGET:

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

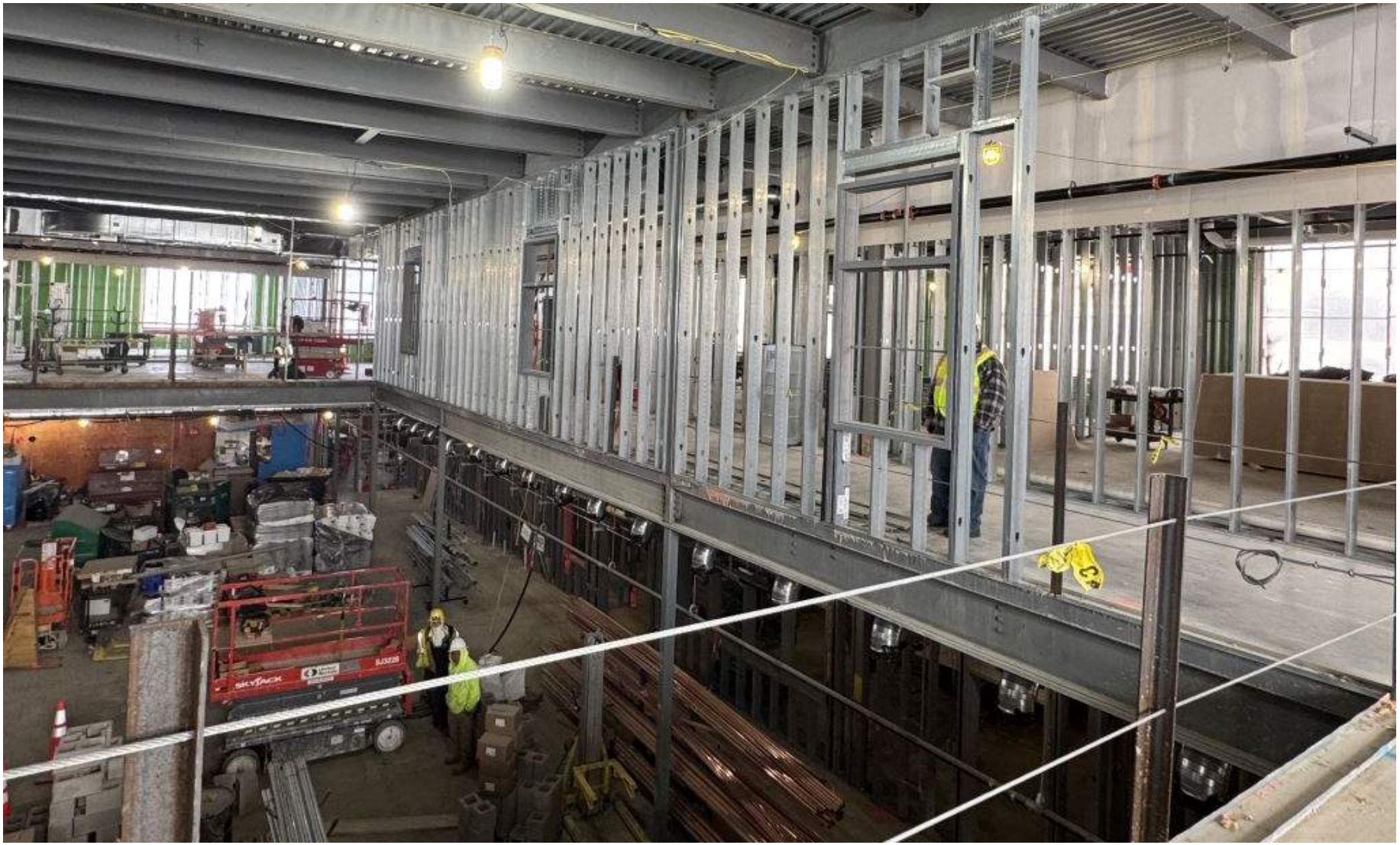
Main Entrance on South Side 1/21/25

Pre-K/K Entrance on West Side 1/21/25

Exterior at Music Room, Cafeteria and Pre-K/K Classrooms 1/21/25



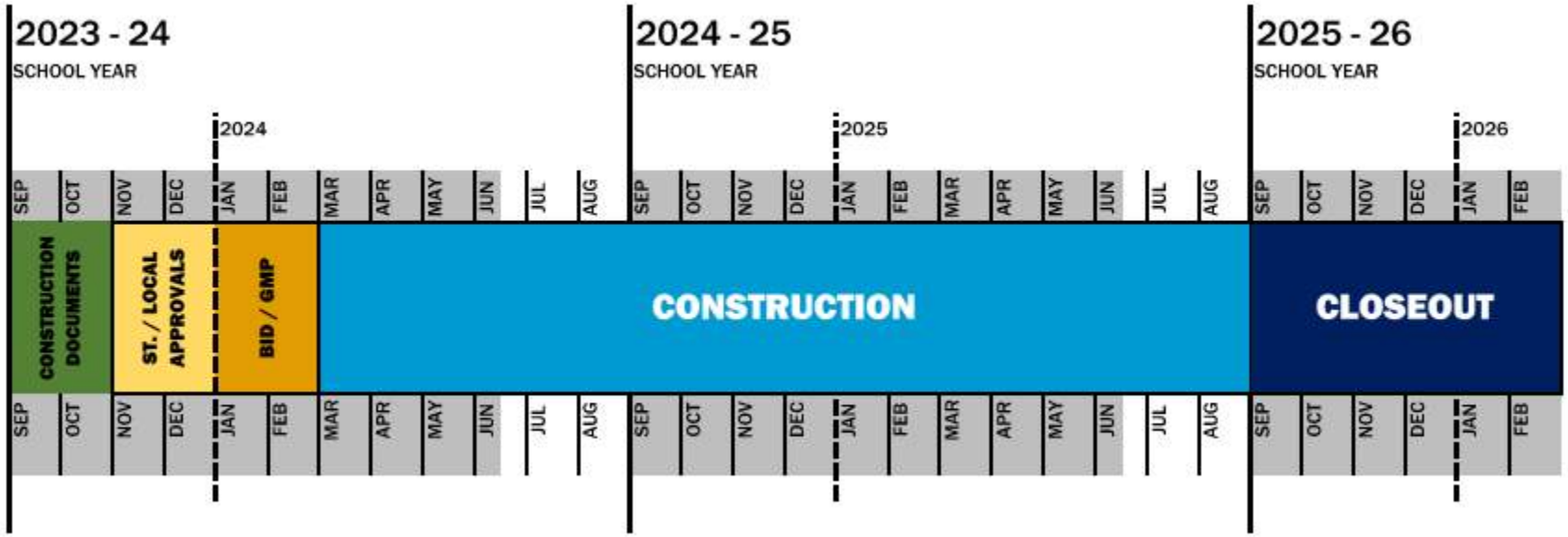
Media Center 1/21/25



Second Floor Above Cafeteria 1/21/25

SOUTH NORWALK SCHOOL – NEW CONSTRUCTION SCHEDULE:

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



Norwalk High School / P-TECH

NEW CONSTRUCTION

PROJECT SCOPE:

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

UPDATE:

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

A crane will be delivered the last week of January and steel erection will begin in February 2025.

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

State Project Number: 103-0263 N

BUDGET:

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

Drone Image – Foundations, Slab on Grade, Underslab Utilities, Pool Concrete 1/17/25

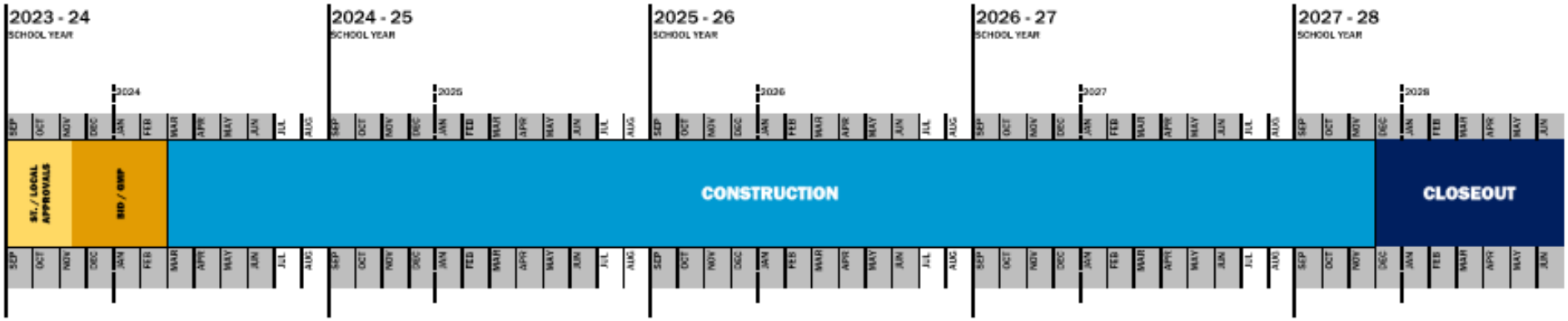
Underslab Utilities at Electrical & Emergency Electrical Room 1/24/25

Underslab Utilities 1/17/25

Slab on Grade Prep 12/23/24

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

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



Indoor Air Quality Upgrades for Norwalk Public Schools

HVAC Upgrades

PROJECT SCOPE:

The City of Norwalk was awarded $21.5 million in State Grants (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:

As we assessed the scope for each project and schedule requirements, we determined that Brookside School rooftop equipment replacement is the only project that can potentially be implemented in the summer of 2025. The design documents have been completed, and the City has issued this project for bids. Bid opening is scheduled for January 31, 2025. Within the bid package, we request alternate bids to install the equipment as second shift work this fall in the event of manufacturer delays.

In regard to the remaining five projects, the City has issued a Request for Proposals (RFP) for Construction Management Services and is schedule for Common Council approval on February 11. Meanwhile, the design teams are scheduled to have Design Documents completed in early February. Upon approval of the Construction Manager (CM), the CM will assess the project work scope, remediation requirements and equipment production timeframe to develop Phasing Plans for each project. We will consider the need for second shift work during the school year as necessary to complete the projects by summer of 2026. It is important to note that the City has requested and has been granted extension for project completion from December 2025 to December 2026.

For this summer, beside Brookside School, the CM will look to expedite the boiler replacement at Rowayton and Silvermine as well as hazardous material remediation (where applicable) while the schools are unoccupied.

BUDGET:

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

IAQ UPGRADES – CONSTRUCTION SCHEDULE:

A detailed schedule of the IAQ upgrades will be finalized upon the selection of the contractor for the Brookside Elementary School and the Construction Manager for the remaining 5 projects.

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