



**LAND USE AND BUILDING MANAGEMENT COMMITTEE
MEETING AGENDA
WEDNESDAY, AUGUST 3, 2022 @ 7:00 PM**

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



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Members of the public who wish to provide "live comments" will need to register in advance and 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 on by the host of the meeting during the public comment section. Please find the information using the link above.



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Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Alan Lo at alo@norwalkct.org to provide written public comment prior to the meeting.

I. ROLL CALL

II. PUBLIC PARTICIPATION

III. MINUTES OF PREVIOUS MEETING(S)

July 6, 2022

IV. OLD BUSINESS (NONE)

V. NEW BUSINESS

A. School construction projects update

B. Review proposals for Building Commissioning Services for Norwalk High School and refer the following to the Council for action:

“1. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Consulting Engineering Services, Inc. to provide building commissioning services for the Norwalk High School project for a total not to exceed \$208,880.00 Acct. #09215010 5777 C0787.

2. Authorize the Office of Building Management to execute Change Orders on Contract for additional services for a total not to exceed \$20,000 Acct. #09215010 5777 C0787.”

C. Review proposal for conceptual design services for school facilities improvements and refer the following to the Council for action:

“1. Authorize the Purchasing Agent to issue a Purchase Order to Antinozzi Associates, PC to provide conceptual design services and professional cost estimates for West Rocks and Roton Middle Schools for a total not to exceed \$25,000.00 Acct. #09175010 5777 C06585.

2. Authorize to establish a contingency for additional services as may be required for a total not to exceed \$2,500.00”

D. Review bids for roof replacement at the DPW Salt Shed and refer the following to the Council for action:

“1. Authorize the Mayor, Harry W. Rilling, to execute an agreement with J. Antonelli Roofing (a div. of the Property Group CT, Inc.) for the Norwalk Public Works Center Salt Shed Roof Replacement project for a total not to exceed \$72,250.00. Funds are available from account #09237100 5777 C0119

2. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$7,225.00.”

VI. MISCELLANEOUS/DISCUSSION ITEMS

- A. Discussion on energy conservation efforts and procedures by the Office of Building Management

Prepared by Alan Lo
Date: July 28, 2022

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
VIA TELECONFERENCE
JULY 6, 2022**

ATTENDANCE: Thomas Livingston, Chair; Heidi Alterman; Greg Burnett
David Heuvelman; Barbara Smyth

STAFF: Alan Lo, Building and Facilities Manager; William Hodel,
NPS

OTHERS: Jim Giuliano, Dan Philips and Mike Faenza, Construction
Solutions Group

I. ROLL CALL

Mr. Livingston called the meeting to order at 7:02 p.m. and called the Roll as indicated above.

II. PUBLIC PARTICIPATION

Public participation comments are not verbatim and represent a summarization of statements unless otherwise noted.

Diane Lauricella

Ms. Lauricella asked for answers to her questions about installing solar panels as part of the Ben Franklin School and YMCA.

III. MINUTES OF PREVIOUS MEETING

June 1, 2022

**** MR. HEUVELMAN MOVED TO ACCEPT THE MINUTES AS
SUBMITTED**

**** MOTION PASSED WITH ONE (1) ABSTENTION (MR. BURNETT)**

IV. OLD BUSINESS (NONE)

There was no action on this item.

V. NEW BUSINESS

- A. Review bid results for the Roton Middle School asbestos abatement project and refer the following to the Council for action:

**** MS. SMYTH MOVED TO:**

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH AAIS, A DIVISION OF SPECTRUM ENVIRONMENTAL, LLC (STATE CONTRACT: 103-0265 CV) FOR THE ROTON MIDDLE SCHOOL ASBESTOS FLOORING REMOVAL AND REPLACEMENT PROJECT FOR A TOTAL NOT EXCEED \$487,228.00. FUNDS ARE AVAILABLE IN ACCT. # 09225010 5777 C0595.

2. AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$48,722.00. FUNDS ARE AVAILABLE IN ACCT. #09225010 5777 C0595."

**** MOTION PASSED UNANIMOUSLY**

Mr. Hodel said they'd put this project out for public bid to state contractors. He said that the AAIS bid had been below budget to both remove asbestos and replace the tiles. He said they'd phase it over two summers, AAIS below budget doing both tasks--removal and replacement. Phased over two summers and could start upon approval. He noted that they'd worked with the city previously, most recently at Cranbury. He said they'd do the top floor and the back of the main floor this summer, and the rest next summer to not interfere with teachers returning. He said the City will be reimbursed a 32%.

Mr. Heuvelman asked where they stood with asbestos abatement. Mr. Hodel said they had a plan and focused on what was most visible. He said that Wolfpit would come after this but would also include ceilings; he said that they had about 25% of the plan left to complete.

- B. Review bid results for bathroom renovations at Roosevelt Center and refer the following to the Council for action:

**** MR. BURNETT MOVED TO:**

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH RE-TECH LLC FOR ROOSEVELT SENIOR CENTER ADA TOILET ROOM RENOVATIONS FOR A TOTAL NOT TO EXCEED \$79,900.00. ACCOUNT #0919/20 1000 5777 C0536

2. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$ 7,990.00.

**** MOTION PASSED UNANIMOUSLY**

Mr. Lo said that the bathrooms hadn't been renovated since the 1970's. He said the bathroom was in an area the seniors used all day. He said they were using capital ADA improvement money to complete this upgrade.

C. School construction projects update

Mike Faenza said that all major construction at Jefferson was complete, and they had a conditional certificate of occupancy. He said all city agencies had been through. He said they were moving teachers' belongings back into the building from Ponus so they could start preparing that building for the next school year. He said that furniture had begun arriving, and they expected all furniture to be in place by the middle of July. He shared some pictures.

Mr. Hodel said they would be installing solar panels this month, and the work would be complete by September. He said solar was in at Ponus and running.

Mr. Faenza said they were a month into the Cranbury project. He showed a photo and said they were getting ready to do the foundation. He said all the power and water lines had to be disconnected this summer so that the new and existing school buildings can be tied in together. He said next week the existing building would be without power for two days, and then without water immediately after. He said everything would be operational by the start of the school year.

Mr. Burnett asked that future reports include the reimbursement rate.

Mr. Lo said that Cranbury was scheduled to be finished next summer, he said it was a complicated project and they were trying to get ahead of supply chain issues. He said there were limitations, and they would keep everyone updated.

Mr. Faenza said steel would go up this fall.

Mr. Phillips said that the schematic design for NHS option B had been completed on June 17 and the architects had started their design development phase incorporating feedback from stakeholders, and the construction manager was working on the schematic design estimate. He said now the architects were making drawings. He said the project team was set to meet with the state on July 20 for a schematic design review meeting.

He noted the budget had been updated to \$239,000,000 which was the approved amount, but they were working to come in at \$225,000,000.

He said they'd gotten feedback from security and would continue to stay in touch through the process. He noted that the timeline was to complete in 2028. Mr. Lo said that conversations continued with all stakeholders.

Mr. Phillips said that for the South Norwalk Elementary school, , the grant application was submitted before the June 30 deadline and the city had a fully executed sale agreement for the property at 1 Meadow St. Extension and the closing was scheduled for July 20.

Mr. Giuliano said that Mr. Phillips had completed the RFP for architectural design services for issue next week, to be followed by the construction management RFP.

IV. MISCELLANEOUS/DISCUSSION ITEMS

Mr. Lo said that they were discussing a 25-year plan with the BOE for school building upgrades. He noted that the 60% reimbursement rate gave the city more incentive to think toward the future. He said they may bring something back to the committee next month.

**** MS. SMYTH MOVED TO ADJOURN**
**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 7:25 p.m.

Respectfully submitted,

L Grassilli
Telesco Secretarial Services

VB.



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

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*
RE: **NORWALK HIGH SCHOOL – NEW SCHOOL COMMISSIONING
AGENT SERVICES (STATE PROJECT NO. 103-0263 N)**
DATE: JULY 22, 2022

As part of the 2020-2021 capital budget allocation, the Board of Education requested and the City allocated funding for the new Norwalk High School (NHS) project. This project was approved via special legislation in September of 2020 with a grant application deadline of December 31, 2020. Due to budget constraints and increased escalation costs, the City and the Board of Education then engaged their State delegation requesting an increase of the total project budget which was approved on May 4, 2022.

The new Norwalk High School is a 328,000 square foot 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 project will include the construction of a new pool.

As part of the requirements for State funding, the City must follow the Connecticut High Performance Building Standards (CTHPBS) of which there is a requirement to hire a Commissioning Agent (CxA). A commissioning Agent provides preconstruction HVAC & Building Envelope coordination services and is an integral part of the verification of equipment installation, operation, building envelope testing and start-up/equipment programming process. The Request for Proposals was publically advertised and the Purchasing Department received six responses.

After a review of the proposals, it is our recommendation to approve Consulting Engineering Services, Inc. in the amount of \$208,880. This decision was made based on their qualifications and total fee. The proposal demonstrated relevant experience on High School projects and knowledge of the Connecticut High Performance Building Standards (CTHPBS) requirements.

The following is a summary of the fee proposals:

Firm	Total Fee
M/E Engineering	\$158,100
Consulting Engineering Services, Inc.	\$208,880
Sustainable Engineering, LLC	\$219,000
FST-HEA, LLC	\$252,540
Stantec Consulting Services, Inc.	\$258,160
Harris Energy Solutions, LLC	\$446,360

Please note, although M/E Engineering's proposal had the lowest total fee, however, the firm was not recommended based on their qualifications. Provided resumes did not demonstrate experience with new construction in the K-12 market sector, specifically High School education level. The provided reference projects value/size were not comparable to the scope of this project. Additionally, the proposal did not indicate any experience working in Connecticut. Reference attached bid comparison form and review of proposal/qualifications for more detail.

ACTION REQUESTED:

- 1. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Consulting Engineering Services, Inc. to provide building commissioning services for the Norwalk High School project for a total not to exceed \$208,880.00 Acct. #09215010 5777 C0787.**
- 2. Authorize the Office of Building Management to execute Change Orders on Contract for additional services for a total not to exceed \$20,000 Acct. #09215010 5777 C0787.**

BID COMPARISON

DATED: 7/22/2022

Project 4212 - Commissioning Services: New Norwalk High School State Project No. 103-0263N

	M/E Engineering	Consulting Engineering Services, Inc.	Sustainable Engineering, LLC	ESTARA, LLC	Stantec Commissioning Services, Inc.	Harris Energy Solutions, LLC
Contact	Kenneth Swan, Associate	Michael Walsh, PE, President	Ernest Lawas, Principal	Jonathan Friedman, Regional Director	Jan Wei, Senior Associate	Jessica Harris, President
Phone	518-933-2171	860-832-1682	860-270-0413	712-400-3700	212-366-5600	512-719-3114
Email	liwan@openengineering.com	mwalsh@ceus.com	elawas@sustainable-eng.com	jfriedman@estara.com	jan.wei@stantec.com	jessica@hesconnect.com
Address	Schenectady, NY	Middletown, CT	Berlin, CT	New York, NY	New York, NY	Round Rock, TX
Distance from Norwalk	159 miles	56 miles	55 miles	51 miles	51 miles	1,780 miles
Total Fee	\$ 158,100.00	\$ 208,880.00	\$ 219,000.00	\$ 252,540.00	\$ 258,160.00	\$ 446,360.00
Exceptions	No exceptions	No exceptions	Professional Liability Insurance \$3M per occurrence / \$3M aggregate, does not include \$5M/\$5M. *Can adjust proposal value to include.	No exceptions	Reviewed RFP and will negotiate mutually satisfactory contract.	Many exceptions taken, see proposal form.
Bid Breakdown						
Design Phase	\$ 15,000.00	\$ 20,835.00	\$ 7,000.00	\$ 20,270.00	\$ 17,000.00	\$ 21,800.00
Bid Phase	\$ 1,500.00	\$ 1,985.00	\$ 500.00	\$ 2,800.00	\$ 1,800.00	\$ 18,400.00
Construction Document Review	\$ 8,000.00	\$ 3,970.00	\$ 10,000.00	\$ 11,500.00	\$ 3,200.00	\$ 22,400.00
Commissioning Plan	\$ 4,000.00	\$ 990.00	\$ 1,500.00	\$ 4,200.00	\$ 1,800.00	\$ 13,850.00
Mechanical and Electrical Submittal Review	\$ 3,600.00	\$ 3,965.00	\$ 4,500.00	\$ 15,300.00	\$ 3,800.00	\$ 19,850.00
Controls Software Review	\$ 5,000.00	\$ 2,980.00	\$ 2,000.00	\$ 2,800.00	\$ 2,200.00	\$ 16,050.00
Pre-Functional Test Sheets, Development & Commissioning Log Books	\$ 4,000.00	\$ 1,985.00	\$ 3,000.00	\$ 9,000.00	\$ 6,000.00	\$ 24,450.00
On-Site Construction Observation/Meetings	\$ 44,000.00	\$ 61,525.00	\$ 37,500.00	\$ 58,700.00	\$ 76,800.00	\$ 82,600.00
Develop Functional Test Procedures	\$ 6,000.00	\$ 3,965.00	\$ 4,000.00	\$ 9,100.00	\$ 15,160.00	\$ 29,200.00
Develop Commissioning Schedule	\$ 3,000.00	\$ 1,985.00	\$ 500.00	\$ 4,400.00	\$ 2,000.00	\$ 13,400.00
Preparation for Testing, Adjusting & Balancing Work	\$ 4,000.00	\$ 4,960.00	\$ 500.00	\$ 8,000.00	\$ 3,500.00	\$ 14,600.00
Perform Functional Test Procedures & Document Results	\$ 24,000.00	\$ 57,545.00	\$ 110,500.00	\$ 46,100.00	\$ 96,000.00	\$ 31,400.00
Review Contractor's O&M Manuals, Warranties As-Built Documentation	\$ 4,000.00	\$ 3,970.00	\$ 1,500.00	\$ 4,000.00	\$ 2,500.00	\$ 17,200.00
Provide Operation Staff Systems Training	\$ 3,000.00	\$ 3,970.00	\$ 3,000.00	\$ 4,800.00	\$ 2,500.00	\$ 19,200.00
Final Commissioning Report	\$ 5,000.00	\$ 3,970.00	\$ 1,500.00	\$ 11,000.00	\$ 6,500.00	\$ 19,200.00
Warranty Period Review	\$ 4,000.00	\$ 19,840.00	\$ 2,000.00	\$ 10,800.00	\$ 2,500.00	\$ 33,800.00
Reimbursable Expenses (Not to Exceed)	\$ 8,000.00	Included	\$ 9,000.00	\$ 8,970.00	\$ 1,000.00	\$ 33,760.00
Commissioning Services for Accessory Buildings Field Lighting	\$ 12,000.00	\$ 10,440.00	\$ 20,500.00	\$ 20,800.00	\$ 13,000.00	\$ 15,200.00
CALCULATED TOTAL FEE	\$ 158,100.00	\$ 208,880.00	\$ 219,000.00	\$ 252,540.00	\$ 257,460.00	\$ 446,360.00
Hourly Rates						
Principal-in-Charge	\$ 250.00	\$ 265.00	\$ 220.00	\$ 250.00	Not Provided	\$ 250.00
Project Manager	\$ 170.00	\$ 220.00	\$ 180.00	\$ 225.00	Not Provided	\$ 200.00
Project Engineer	\$ 150.00	\$ 175.00	\$ 160.00	\$ 130.00	-	-
Addenda						
Acknowledge Addendum No. 1 - 6/22/2022	Yes	Yes	Yes	Yes	Yes	Incorrect Date
Review of Proposal/Qualifications						
Office Location	Schenectady, NY - 159 miles from Norwalk	Middletown, CT - 56 miles from Norwalk	Berlin, CT - 55 miles from Norwalk	New York, NY - 51 miles from Norwalk	New York, NY - 51 miles from Norwalk	Round Rock, TX - 1,780 miles from Norwalk
Resumes	Provided resumes do not demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. No experience working in Connecticut.	Provided resumes demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. The size of High Schools align with the scope of New NHS. Experience working in Connecticut and in the educational market.	Provided resumes demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. The size of High Schools align with the scope of New NHS. Experience working in Connecticut (including Norwalk) and in the educational market.	Project Team w/ Relevant Experience	Project Team lacks Relevant Experience	
Reference Projects	The referenced projects do not include any new construction in K-12 market sector, more specifically High School education level. Project values/size are not comparable to scope of this project. No projects in Connecticut.	The referenced demonstrate adequate experience with new construction in K-12 market sector, including High School education level. Project values/size are comparable to scope of this project. Projects in Connecticut, including education and High School level.	The referenced demonstrate extensive experience with new construction in K-12 market sector, including High School education level. Project values/size are the most comparable for all proposals received. Projects in Connecticut, including education and High School level.	Strong K-12 School Experience, including High Schools. Experience on Connecticut Projects including in Norwalk	Lacks K-12 School Experience. Lacks Connecticut Projects	

Review of Proposal/Qualifications

Project 4212 - Commissioning Services: New Norwalk High School State Project No. 103-0263N

1) M/E Engineering

- a. Total Fee: \$158,100
- b. Office Location: Schenectady, NY – 159 miles from site
- c. Resumes: **Provided resumes do not demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. No experience working in Connecticut.**
 - i. Kenneth Swan
 - ii. Michael Sullivan
 - iii. Steven Hollis
 - iv. Michael Wenzel
 - v. Peter Murrer
- d. Reference Projects: **The referenced projects do not include any new construction in K-12 market sector, more specifically High School education level. Project values/size are not comparable to scope of this project. No projects in Connecticut.**
 - i. Brighton Central School District Capital Improvement Commissioning
 1. \$22M total for district wide improvements
 2. Includes Elementary, Middle and High Schools
 3. Renovation/upgrades
 - ii. Buffalo Public Schools – Emerson Culinary Arts School – Commissioning
 1. \$40M / 104,000 SF
 2. High School (Culinary specific building)
 3. Renovation
 - iii. Cheektowaga Central School District Capital Reconstruction Commissioning
 1. \$20M total for district wide improvements
 2. Includes Elementary, Middle and High Schools
 3. Renovation/upgrades
 - iv. Hudson Valley Community College Science Building Commissioning
 1. \$81M construction cost noted, description describes \$35M project/ 114,000 SF
 2. College (Science specific building)
 3. New construction
 - v. Jamestown Community College Science Instruction Bldg. Commissioning
 1. \$12M / 25,000 SF
 2. College (Science specific building)
 3. New construction
 - vi. Marcus Whitman Central School District Capital Improvements – Commissioning
 1. \$26M total for district wide improvements
 2. Education level not defined
 3. Additions (20 classrooms) /upgrades
 - vii. Medina Central School District 2017-2019 Capital Improvement Commissioning
 1. \$28M total for district wide improvements
 2. Includes Elementary, Middle and High Schools (also includes District Bus Garage in total construction cost)
 3. Renovation/upgrades
 - viii. Newark Central School District Wide Capital Program Commissioning
 1. \$32M total for district wide improvements (1 phases)
 2. Includes Elementary, Middle and High Schools
 3. Renovation/upgrades
 - ix. Niagra Univ. Golisano Center for Integrated Science Bldg. Commissioning
 1. \$58M / 47,000 SF
 2. University (Science specific building)
 3. New construction
 - x. Skidmore College – Zankel Music Center Commissioning
 1. Construction cost not provided / 120,000 SF
 2. College (Music center specific)
 3. New construction
 - xi. SUNY Albany – Emerging Technologies & Entrepreneurial Complex Commissioning
 1. \$175M / 225,000 SF

2. University (research facility / incubator business)
3. New construction
- xii. SUNY at Delhi Farrell Student Center Commissioning
 1. \$15M / 92,000 SF
 2. University (Student Center – rec. areas, food service, cafeteria, lounges, offices, performance hall)
 3. Renovation/upgrades
- xiii. UB – Clinical Translational Research Center Commissioning
 1. \$291M (within \$171M vascular institute facility)
 2. University
 3. Addition – Not clear if this is an addition, renovation or new construction
- xiv. University of Massachusetts Physical Sciences Bldg. Commissioning
 1. \$164M construction cost noted, description describes \$80M cost
 2. University (Science specific)
 3. New construction
- xv. UMU – CNY Biotechnology Research Cntr. Commissioning
 1. No cost provided / 40,000 SF
 2. University (Biotech specific)
 3. New construction

2) Consulting Engineering Services, LLC.

- a. Total Fee: \$208,880
- b. Office Location: Middletown, CT - 56 miles from site
- c. Resumes: **Provided resumes demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. The size of High Schools align with the scope of New NHS. Experience working in Connecticut and in the educational market.**
 - i. Michael Walsh – Guilford High School 207,000 SF (new construction), Saugus Middle/High School 227,000 SF (new construction)
 - ii. Jeanine Palmieri - Guilford High School 207,000 SF (new construction), Harvard Ellis Tech High School 185,000 SF (new construction), Saugus Middle/High School 227,000 SF (new construction)
 - iii. George McFee – Attleboro High School 480,000 SF (new construction), Guilford High School 207,000 SF (new construction), Saugus Middle/High School 227,000 SF (new construction), Stoughton High School 216,000 SF (new construction)
 - iv. Christopher Waiczak – Nauset Regional High School 214,250 SF (new construction), North Branford High School 106,000 SF (new construction), Saugus Middle/High School 227,000 SF (new construction)
 - v. Brian Maher - Nauset Regional High School 214,250 SF (new construction), North Branford High School 106,000 SF (new construction)
- d. Reference Projects: **The referenced demonstrate adequate experience with new construction in K-12 market sector, including High School education level. Project values/size are comparable to scope of this project. Projects in Connecticut, including education and High School level.**
 - i. Cranbury Elementary School
 1. \$45M / 50,000 SF
 2. Elementary School
 3. New Construction
 - ii. Holbrook PreK-12 School
 1. \$80M / 220,000 SF
 2. PreK-12 (includes High School level)
 3. New Construction
 - iii. Jefferson Elementary School
 1. \$30M / 60,000 SF renovation & 10,000 addition
 2. Elementary School
 3. Renovate as new (note, project is in progress)
 - iv. Mansfield Elementary School
 1. \$40.6M / 78,000 SF
 2. Elementary School
 3. New Construction
 - v. Miller Driscoll K-2 School
 1. \$44M / 32,000 SF new construction & 94,000 SF renovation
 2. PreK-2
 3. New Construction & Renovation
 - vi. New Lebanon Elementary School
 1. \$28M / 71,000 SF

- 2. Elementary School
 - 3. New Construction
 - vii. Rocky Hill High School
 - 1. \$54M / 160,000 SF
 - 2. High School
 - 3. Renovate as New
 - viii. Saugus Middle + High School
 - 1. \$128M / 270,000 SF
 - 2. Middle + High School
 - 3. New Construction
- 3) Sustainable Engineering, LLC
- a. Total Fee: \$219,000 *Need adjusted value for insurance requirements per sample contract
 - b. Office Location: Berlin, CT - 55 miles from site
 - c. Resumes: **Provided resumes demonstrate experience in new construction in the K-12 market sector, specifically the High School education level. The size of High Schools align with the scope of New NHS. Experience working in Connecticut (including Norwalk) and in the educational market.**
 - i. Ernest Lawas – Trumbull High School 361,000 SF, Naugatuck High School 341,000 SF, Enfield High School 312,000 SF, Berlin High School 265,000 SF, Stratford High School 219,000 SF
 - ii. Walker Greeno - Trumbull High School 361,000 SF, Naugatuck High School 341,000 SF, Enfield High School 312,000 SF, Berlin High School 265,000 SF, Stratford High School 219,000 SF
 - iii. Sean Hayes - Trumbull High School 361,000 SF, Naugatuck High School 341,000 SF, Enfield High School 312,000 SF, Berlin High School 265,000 SF, Stratford High School 219,000 SF, Nokomis Middle/High School 212,500 SF
 - iv. Brian Messerschmidt - Naugatuck High School 341,000 SF, Enfield High School 312,000 SF, Berlin High School 265,000 SF, Nonnewaug High School 144,000 SF
 - v. Sean Delaney - Enfield High School 312,000 SF, Berlin High School 265,000 SF, Stratford High School 219,000 SF, Nokomis Middle/High School 212,500 SF, Nonnewaug High School 144,000 SF
 - vi. Joe Tuxbury - Stratford High School 219,000 SF, Nokomis Middle/High School 212,500 SF, Nonnewaug High School 144,000 SF
 - d. Reference Projects: **The referenced demonstrate extensive experience with new construction in K-12 market sector, including High School education level. Project values/size are the most comparable for all proposals received. Projects in Connecticut, including education and High School level.**
 - i. Orchard Hill Elementary School
 - 1. \$26M / 72,000 SF
 - 2. Elementary School
 - 3. New Construction
 - ii. CREC Museum Academy
 - 1. \$25M / 65,000 SF
 - 2. PreK-5
 - 3. New Construction
 - iii. Berlin High School
 - 1. \$101M / 265,000 SF
 - 2. High School
 - 3. New Construction
 - iv. Carrington Elementary School
 - 1. \$25M / 76,000 SF
 - 2. Elementary School
 - 3. New Construction
 - v. Waterbury Career Academy
 - 1. \$55M / 155,000 SF
 - 2. High School
 - 3. Renovate-as-new
 - vi. Enfield High School
 - 1. \$102M / 312,000 SF
 - 2. High School
 - 3. New Construction

VC



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.org 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 *AL*
RE: WEST ROCKS & ROTON MIDDLE SCHOOLS-CONCEPT DESIGN/PROFESSIONAL COST ESTIMATE
DATE: AUGUST 3, 2022

The Connecticut State Legislature has increased school construction reimbursement rates for districts with a total population of eighty thousand or greater to 60% in accordance with Connecticut General Assembly Bill No. 5506 passed in February 2022. Since the City of Norwalk falls within this defined population range, the City will have greater financial ability to implement needed capital school improvement projects in the future as the City's reimbursement rate will increase from approximately 32% for improvement projects and 22% for renovate-as-new/new building construction projects.

Recently, Norwalk Public Schools (NPS) started to review the condition of their facilities in the context of a Facilities Plan completed in March 2021 together with the most recent enrollment study. In an effort to formulate a long term improvement strategy, NPS requested the City to assist in soliciting architectural firms to provide conceptual designs and professional cost estimates in order to provide swing space necessary to implement renovate-as-new and/or new middle school construction projects. This design evaluation will focus on West Rocks Middle School and Roton Middle School sites.

It was determined to evaluate the following two options:

1. A new school or renovation-as-new school at West Rocks if it could be done in a manner which limits disruption to the students
2. A new school adjacent to Roton Middle School, keeping the existing Roton Middle School as "swing space" for West Rocks Middle School and/or Nathan Hale Middle School

The City with the assistance of the Purchasing Department issued a Request for Proposals for architectural and professional cost estimating services for these two options. The results of the RFP's are presented below.

Firm	Architectural Fee
Antinozzi Associates, PC	\$25,000.00
Friar Architecture, Inc.	\$50,200.00
Silver Petrucelli + Associates	\$100,206.00
Russell & Dawson Inc.	\$140,000.00
Fuller & D'Angelo, P.C., Architects and Planners	\$160,350.00
Geddis Architects, PC	\$163,000.00
LAN Associates, Engineering, Planning, Architecture, Surveying, LLP	\$164,000.00
The S/L/A/M Collaborative, Inc.	\$168,000.00

Since Antinozzi Associates is currently providing excellent design services to the City and their proposal has the lowest fee structure, I would like to recommend the award of this project to them.

ACTION REQUESTED:

- a. **Authorize the Purchasing Agent to issue a Purchase Order to Antinozzi Associates, PC to provide conceptual design services and professional cost estimates for West Rocks and Roton Middle Schools for a total not to exceed \$25,000.00 Acct. #09175010 5777 C06585.**
- b. **Authorize to establish a contingency for additional services as may be required for a total not to exceed \$2,500.00**

July 25, 2022

Sharon Conners, Purchasing Agent
Purchasing Department, City of Norwalk
125 East Avenue, Room 202
Norwalk, CT 06856-5125

Re: Request for Proposals; Conceptual Design and Estimating Services;
West Rocks and Roton Middle Schools

Dear Ms. Conners and Members of the Selection Committee:

On behalf of the Antinozzi Associates team, we are eager to provide the professional design services required for the conceptual study of the West Rocks and Roton Middle Schools. As an architecture and interior design firm focused on public school design for over 65 years, we have teamed with numerous Connecticut municipalities, including Norwalk, to work on the study, design, and/or construction of hundreds of school projects. This submission package will clearly indicate our recent experience with the design of K-12 public school facilities.

Antinozzi Associates has already been actively involved with several projects for the Norwalk Public School District, including conceptual studies for Jefferson, Cranbury, and Naramake Elementary Schools. Following the completion of these studies, we were subsequently awarded the full design and construction of these projects, based upon our in-depth experience, competitive fee, and successful relationship with the municipal and educational leaders in Norwalk.

Regarding middle school design, we were integrally involved in the Town of Branford and the Francis Walsh Intermediate School. Constructed in 1970, the existing building was approximately 191,000 SF and located on 29 acres. In 2016, Antinozzi Associates was awarded the commission to provide design and construction administration services to completely renovate 25% of the existing middle school's common spaces and replace 75% of the facility with a new academic addition for almost 1,000 students. The phased construction of the facility was completed earlier this year, and remained in operation throughout the construction process.

In Plainville, we worked alongside CSG to assess the condition of their existing middle school, as well as assist in the development of educational specifications to meet new programming standards. Earlier this year, we developed a conceptual plan and cost estimate similar to the services expected for these Norwalk middle schools.

If selected, we will work closely with the City and School District in accomplishing the goals listed in your RFP's Scope of Services (listed under Section 2.1 and 2.3) and address cost effectiveness, maintenance factors, flexibility, High Performance Building Standards, safety and security, and the OSCG&R grant application process. Most importantly, we intend to complete this conceptual study in the 9-week time frame listed under Section 2.2 in your RFP, and further assist the City/District in the coordination of an application for submission to the State of Connecticut Office of School Construction Grants and Review by the required deadline.



ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS

271 Fairfield Avenue
Bridgeport, Connecticut 06604

t 203.377.1300 f 203.378.3002
architects@antinozzi.com
www.antinozzi.com

Ms. Sharon Conners

July 25, 2022

Page 2 of 2

The Antinozzi Associates study team will execute the vision for two state-of-the-art middle school facilities through the implementation of appropriately-sized, cost-conscious, and creative design solutions for the students of Norwalk. In addition to a highly qualified in-house team, we have composed an exceptional team of consultants that will bring the expertise, passion, and commitment desired by the City of Norwalk and Norwalk Public School District.

The Antinozzi Associates team looks forward to discussing this middle school study in further detail, and to share our personal approach in reaching your goals and objectives. Please feel free to contact me if you have any questions.

Thank you for your consideration.

Very truly yours,
ANTINOZZI ASSOCIATES, PC

A handwritten signature in black ink, appearing to read 'F. Michael Ayles', with a long horizontal flourish extending to the right.

F. Michael Ayles, FAIA
Principal

1.1 PROPOSAL RESPONSE FORM

Vendor Name - Antinozzi Associates, PC		
Address - 271 Fairfield Avenue, Bridgeport CT 06604		
Phone - (203) 377 - 1300	Fax - (203) 378 - 3002	Email - mayles@antinozzi.com
Manager - Principal F. Michael Ayles, FAIA		Fed ID# 06-0936476

In submitting this proposal the undersigned declares that this is made without any connection with any persons making another bid or the same contract; that the bid is in all respects fair and without collusion, fraud or mental reservation; and that no official or the City, or any person in the employ of the City is directly or indirectly interested in said bid or in the supplies or work to which it relates, or in any portion of the profits thereof.

The undersigned also hereby declares that he/she or they have carefully considered objectives of each element of this project, the desired end result, the environment in which services and or products are to perform and are satisfied as to all the quantities and conditions, and understands that in signing this proposal all right to plead any misunderstanding regarding the same is waived.

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.

A. PROPOSED FEES: Conceptual Design and Estimating Services for the West Rocks Middle School Project and Roton Middle School Project.

1. Conceptual Design Services, West Rocks Middle School: Lump Sum in numbers and words,	
\$ 9,000	Fee in words: Nine Thousand Dollars
2. Estimating, West Rocks Middle School: Lump sum in numbers and words,	
\$ 3,500	Fee in words: Three Thousand Five Hundred Dollars
3. Conceptual Design Services, Roton Middle School: Lump Sum in numbers and words,	
\$ 9,000	Fee in words: Nine Thousand Dollars
4. Estimating, Roton Middle School: Lump sum in numbers and words,	
\$ 3,500	Fee in words: Three Thousand Five Hundred Dollars
5. TOTAL FEE (1-4)	
\$ 25,000	Total Fee in words: Twenty Five Thousand Dollars

V.D.



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.org 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 [Signature]

RE: PUBLIC WORKS CENTER SALT SHED – ROOF REPLACEMENT

DATE: JULY 25, 2022

DPW salt shed located on the DPW garage property was originally constructed in 1988. The building has a high concrete foundation wall to retain salt pile. The upper structure is wood frame with asphalt shingles pitch roof. The original roofing shingles are 34 years old and full replacement is required.

On June 23, 2022 the City’s Purchasing Department solicited bids for the Roof Replacement project. The City received two (2) bids as follows:

Table with 2 columns: FIRM, Bid. Rows include J. Antonelli Roofing (a div. of the Property Group CT, Inc.) with bid \$72,250.00 and Global Hill Construction Corporation CT with bid \$72,869.00.

Building Management is recommending the award to the apparent low bidder J. Antonelli Roofing (a div. of the Property Group CT, Inc.)

ACTION REQUESTED:

- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with J. Antonelli Roofing (a div. of the Property Group CT, Inc.) for the Norwalk Public Works Center Salt Shed Roof Replacement project for a total not to exceed \$72,250.00. Funds are available from account #09237100 5777 C0119
b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$7,225.00.