



CITY OF NORWALK
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TO : MEMBERS OF LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING AND FACILITIES MANAGER *AL*

RE : NORWALK CITY HALL – CUPOLA REPAIR AND PAINTING PROJECT

DATE : JUNE 29, 2021

The cupola on top of Norwalk Concert Hall/Norwalk City Hall is original to the building. It has various architectural features and fenestration that establish the cupola as a significant structure in Norwalk architectural landscape. In 1999, we replaced the windows and repainted the structure. Typical with wooden structure, continued repair and periodic painting are unavoidable and another restoration with selective wood replacement project was completed in 2010.

As part of 2018-2019 Capital Budget, \$250,000 was allocated for the cupola restoration project. A local architect assessed the conditions of the cupola and found that significant restoration is required in lieu of simple repair and repaint. Thereafter, the Architect prepared technical specifications which included replacement of deteriorated wood trim, exterior metal flashing, replacement of windows, replacement of the balustrades and repainting.

The project was advertised for bids and the bids were well beyond the original budget. Due to the amount of time between the original request, the awarding of funds and bidding process it was determined that additional funds would be required. As part of the 2021-2022 Capital Plan, Building Management requested and received approval for an additional \$200,000.

On June 24, 2021, the City received 2 bids for this project. The apparent low bidder is G.L. Capasso, Inc. At this time, I would like to recommend the acceptance of G.L. Capasso, Inc.'s bid submission and request the Committee's approval of the following action to be forwarded to the full Council for approval and authorization.

ACTION REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute a Contract with G.L. Capasso, Inc. for the City Hall Cupola Restoration Project for a total not to exceed \$408,300.00. Funds are available is the following account numbers 0919/20/22 7100-5777-C0439 and 0922 7100 5777 C0476.**
- b. **Authorize the Office of Building Management to issue change orders on contract for a total not to exceed \$40,830.**