

**Architectural Services to prepare architectural plans and specifications for the  
Renovation of the Naugatuck, CT Senior Center**

**Remedial Action - 226 Rubber Avenue NAUGATUCK, CONNECTICUT**

**Contract No. FY26-140**

**RFI #1/ Addendum No. 1 March 4/27/2026**

**Bidders and interested parties shall take note of the following information regarding the subject bid:**

1. Will existing drawings be made available? If so, will they be provided as PDFs or CAD files?

Attached are site drawing available, the Borough is looking for available architectural drawing but none have been located at this time.

2. What is the approximate square footage of the building?

Attached is the property card for reference

3. Is a hazardous material report available, or has an assessment been conducted?

The Borough has contracted with Down To Earth to complete the Hazardous Materials report. The report will be provided when complete. It is anticipated that the report will not be available prior to the RFP submission date.

4. Will a survey be provided, or should a surveyor be included as part of the design team?

A surveyor and site engineer should be included in the project scope. Land use approvals should also be included.

5. What is the condition of the existing roof, and is replacement anticipated?

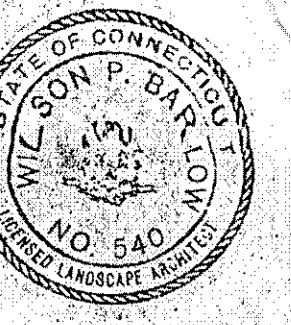
No roof leaks have been reported, the architectural shingles are approximately 15 years old and the rubber roof is older and should be inspected as part of the work.

6. Is an existing conditions assessment report available?

An existing conditions/needs assessment report should be made part of the scope.

7. Attached are photos of the basement and one of the busses for the proposed bus garage.

8. Attached is the site walk sign-in sheet



An Addition To The  
**NAUGATUCK SENIOR CENTER**  
Naugatuck, Connecticut  
Meadow Street

**TO DESIGN**  
Landscape  
Architecture  
Planning  
W. Phillips Barlow  
A.S.T.A.

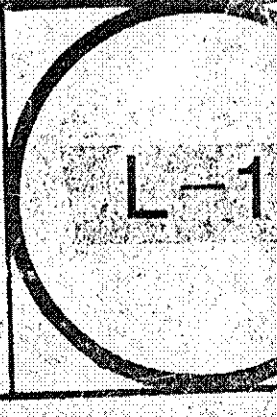
P.O. Box 784  
Simsbury, CT 06070

Charles M. Neuman, AIA  
**NEUMAN & ASSOCIATES**  
ARCHITECTS  
505 West Avenue • Newington, CT • 06111  
(203) 958-5266

Scale: 1" = 20'-0"

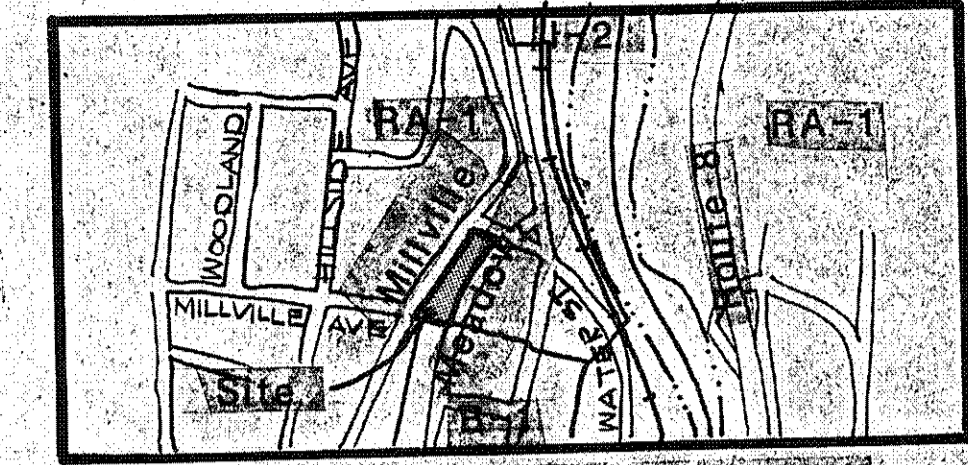
Date: 8.18.89

Project No. 8834

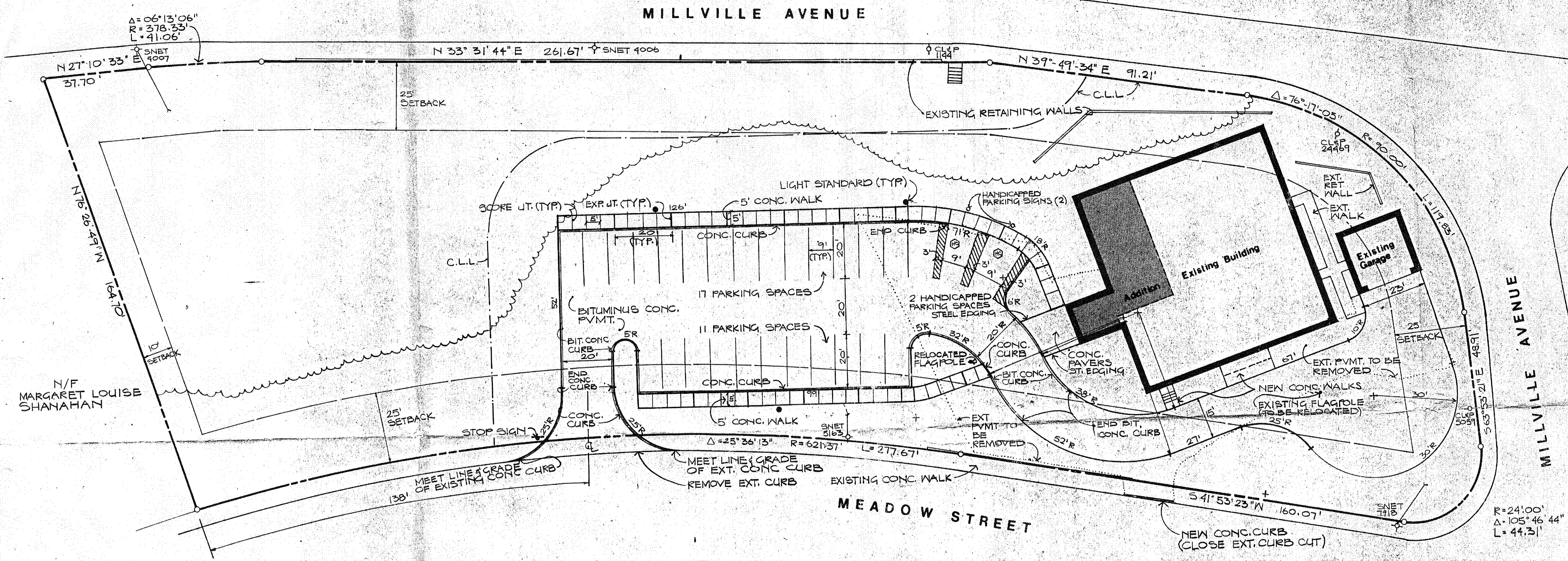


**L-1**

- Legend**
- PROPERTY LINE
  - - - SETBACK LINE
  - · - · - EXISTING P.V.M.T. TO BE REMOVED
  - BIT. CONCRETE CURB
  - CONCRETE CURB
  - · - · - CONTRACT LIMIT LINE. (P.L. IF NOT OTHERWISE NOTED)



Location & Zoning Map



**Site Data**

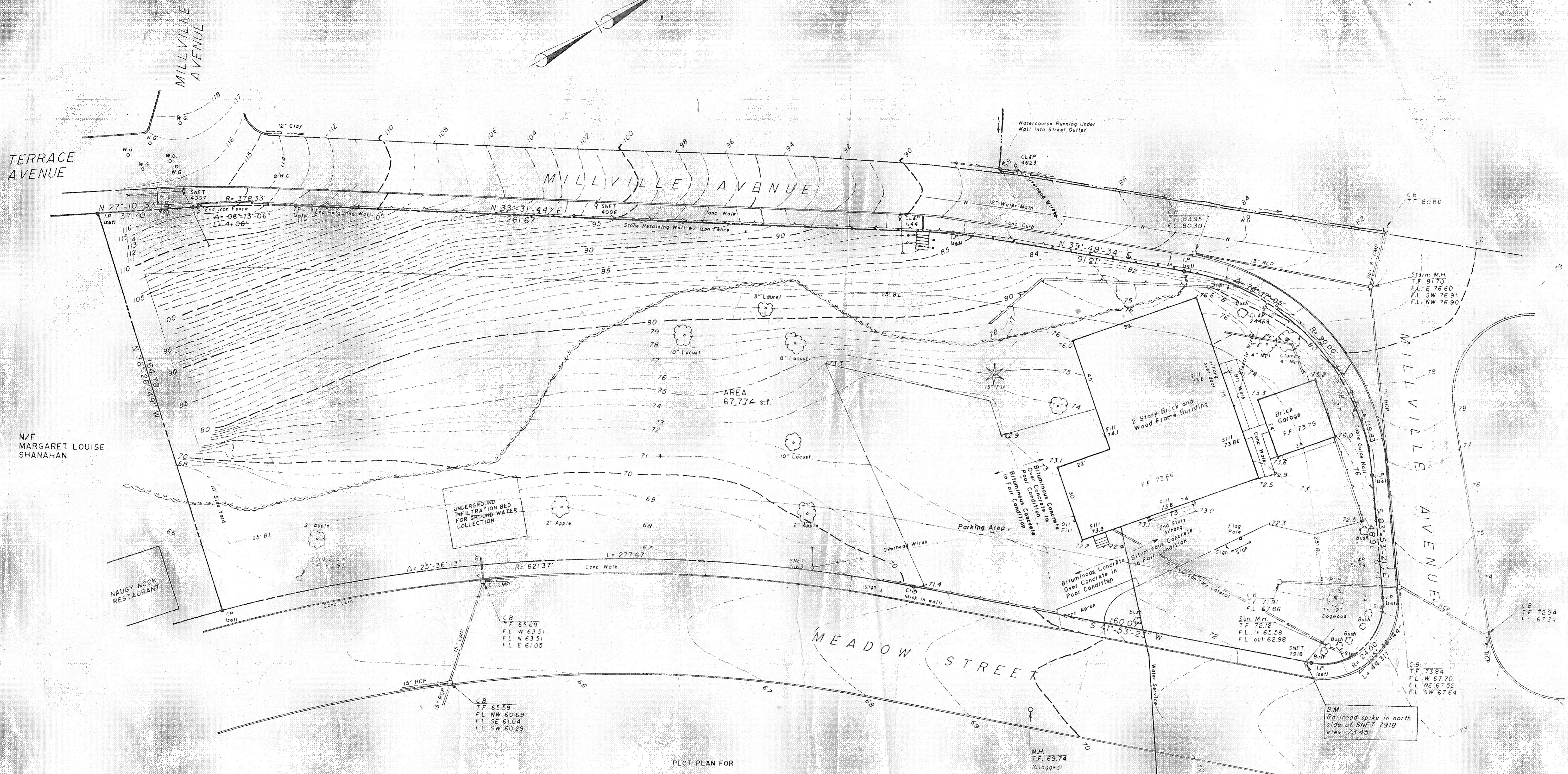
|                         |                        |
|-------------------------|------------------------|
| SITE ZONE               | RA-1                   |
| SITE AREA               | 67,774 S.F. (1.56 AC.) |
| PROPOSED PARKING SPACES |                        |
| TOTAL                   | 28                     |
| HANDICAPPED             | 2                      |

**Map Reference**

BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED  
NAUGATUCK SENIOR CITIZENS CENTER, MEADOW STREET,  
NAUGATUCK, CT. JAN. 1989 BY DAVIS SURVEYING-SIMSBURY, CT. 1"=20'

**SITE LAYOUT PLAN**

#1938



PLOT PLAN FOR  
**NAUGATUCK SENIOR CITIZENS CENTER**

MEADOW STREET  
 NAUGATUCK, CONNECTICUT

SCALE 1"=20' JAN. 1989  
 Rev. 1/11/88  
 Rev. 1/24/88  
 ZONE RA-1

DAVIS SURVEYING-SIMSBURY, CONN.

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 13, 1984. TOPOGRAPHIC FEATURES, SHOWN HEREON, WERE PREPARED IN ACCORDANCE WITH CLASS T-2.

*Charles E. Davis* 1/16/89  
 CHARLES E. DAVIS, L.S. CONNL. REG. NO. 6630 DATE



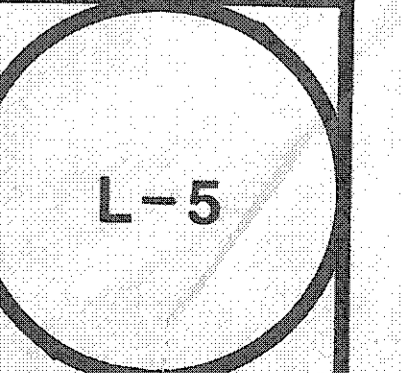
#1947

**EXISTING SITE CONDITIONS**

ADDITION TO  
**NAUGATUCK SENIOR CENTER**  
 MEADOW STREET  
 NAUGATUCK, CONNECTICUT

Charles M. Newman AIA  
**NEWMAN & ASSOCIATES**  
 ARCHITECTS  
 665 White Avenue • Newington • CT • 06111  
 (203) 646-5346

Scale  
 Date  
 Project No.



MEADOW ST.



# Borough of Naugatuck, CT

Property Listing Report Map Block Lot **46-47**

Archived  
Map Block Lot **18-47W16.5**

Building # **1**

Account **074-8650**

## Property Information

|                   |   |
|-------------------|---|
| Property Location | <b>300 MEADOW ST</b>                        |
| Mailing Address   | <b>229 CHURCH ST<br/>NAUGATUCK CT 06770</b> |
| Land Use          | <b>Commercial</b>                           |
| Zoning Code       |   |
| Neighborhood      | <b>08</b>                                   |

|              |                             |
|--------------|-----------------------------|
| Owner        | <b>BOROUGH OF NAUGATUCK</b> |
| Co-Owner     | <b>RECREATION PARK</b>      |
| Book / Page  | <b>0084/0490</b>            |
| Land Class   | <b>Commercial</b>           |
| Census Tract | <b>345300</b>               |
| Acreage      | <b>1.83</b>                 |

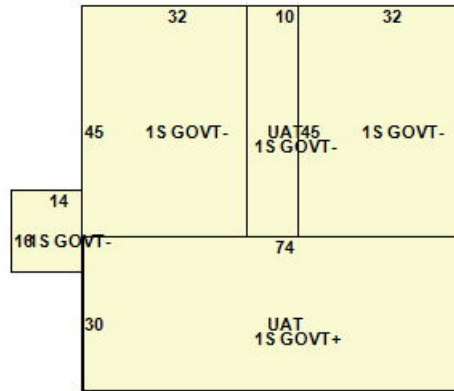
## Valuation Summary

(Assessed value = 70% of Appraised Value)

| Item         | Appraised     | Assessed      |
|--------------|---------------|---------------|
| Buildings    | <b>633700</b> | <b>443590</b> |
| Outbuildings | <b>27200</b>  | <b>19040</b>  |
| Land         | <b>165800</b> | <b>116060</b> |
| Total        | <b>826700</b> | <b>578690</b> |

## Utility Information

|              |           |
|--------------|-----------|
| Electric     | <b>No</b> |
| Gas          | <b>No</b> |
| Sewer        | <b>No</b> |
| Public Water | <b>No</b> |
| Well         | <b>No</b> |



## Primary Construction Details

|                   |                     |
|-------------------|---------------------|
| Year Built        | <b>1962</b>         |
| Building Desc.    | <b>Commercial</b>   |
| Building Style    |                     |
| Stories           | <b>2</b>            |
| Exterior Walls    | <b>Brick Veneer</b> |
| Exterior Walls 2  | <b>Clapboards</b>   |
| Interior Walls    | <b>Plaster</b>      |
| Interior Walls 2  |                     |
| Interior Floors 1 | <b>Vinyl Tile</b>   |
| Interior Floors 2 |                     |

|                |                       |
|----------------|-----------------------|
| Heating Fuel   | <b>Natural Gas</b>    |
| Heating Type   | <b>Forced Hot Air</b> |
| AC Type        | <b>Central</b>        |
| Bedrooms       | <b>0</b>              |
| Full Bathrooms | <b>0</b>              |
| Half Bathrooms | <b>0</b>              |
| Extra Fixtures | <b>0</b>              |
| Total Rooms    | <b>0</b>              |
| Bath Style     | <b>NA</b>             |
| Kitchen Style  |                       |
| Occupancy      | <b>0</b>              |

|                    |                      |
|--------------------|----------------------|
| Building Use       | <b>Governmental</b>  |
| Building Condition | <b>Average</b>       |
| Frame Type         | <b>C</b>             |
| Fireplaces         | <b>0</b>             |
| Bsmt Gar           | <b>0</b>             |
| Fin Bsmt Area      | <b>0</b>             |
| Fin Bsmt Quality   |                      |
| Building Grade     | <b>0</b>             |
| Roof Style         | <b>Gable</b>         |
| Roof Cover         | <b>Arch Shingles</b> |

Report Created On

**4/23/2026**

# Borough of Naugatuck, CT

Property Listing Report

Map Block Lot **46-47**

Archived  
Map Block Lot **18-47W16.5**

Building # **1**

Account **074-8650**

## Detached Outbuildings

| Type       | Description      | Area (sq ft) | Condition | Year Built |
|------------|------------------|--------------|-----------|------------|
| Poles      | Light Poles 1    | 6            | Average   | 2000       |
| Garage     | Frame            | 576          | Average   | 2000       |
| Paving     | Paving           | 3000         | Average   | 2000       |
| Greenhouse | Glass Greenhouse | 108          | Average   | 2009       |
|            |                  |              |           |            |
|            |                  |              |           |            |
|            |                  |              |           |            |
|            |                  |              |           |            |
|            |                  |              |           |            |
|            |                  |              |           |            |

## Attached Extra Features

| Type  | Description      | Area (sq ft) | Condition | Year Built |
|-------|------------------|--------------|-----------|------------|
| Attic | Unfinished Attic | 2220         | Good      | 1962       |
| Attic | Unfinished Attic | 450          | Good      | 1962       |
|       |                  |              |           |            |
|       |                  |              |           |            |
|       |                  |              |           |            |
|       |                  |              |           |            |
|       |                  |              |           |            |
|       |                  |              |           |            |
|       |                  |              |           |            |

## Sales History

| Owner of Record      | Book/ Page | Sale Date | Sale Price |
|----------------------|------------|-----------|------------|
| BOROUGH OF NAUGATUCK | 0084_0490  | 9/6/1935  | 0          |







**NAUGATUCK  
SENIOR BUS**

**NAUGATUCK SENIOR BUS**



Senior Bus

BR-62874

**Naugatuck Senior Center RFP FY26-B140 Site Walk  
Sign-In Sheet 4-23-2026**

| #      | Name              | Company/Firm                               | Email Address  |
|--------|-------------------|--|--|
| 1      | Paul Bailey       | Paul B Bailey Architect                    | <a href="mailto:paul@pbbarchitect.com">paul@pbbarchitect.com</a>                 |
| 2      | Bryce Sens        | Friar Architecture                         | <a href="mailto:brs@friar.com">brs@friar.com</a>                                 |
| 3      | Michael Tribe     | Gisolfi                                    | <a href="mailto:mtribe@gisolfillp.com">mtribe@gisolfillp.com</a>                 |
| 4      | Robert Grzywacz   | DeCarlo & Doll                             | <a href="mailto:r.grzywacz@decarloanddoll.com">r.grzywacz@decarloanddoll.com</a> |
| 5      | Paul Selnau       | Schadler-Selnau Assoc                      | <a href="mailto:paul@schadlerselnau.com">paul@schadlerselnau.com</a>             |
| 6      | Michael Losasso   | Antinozzi Associates                       | <a href="mailto:mlosasso@antinozzi.com">mlosasso@antinozzi.com</a>               |
| 7      | Michael Burness   | Pustola & Associates                       | <a href="mailto:mburness@pustola.com">mburness@pustola.com</a>                   |
| 8      | Brian Cleveland   | Brian Cleveland Architects                 | <a href="mailto:bcleveland@clevelandarch.com">bcleveland@clevelandarch.com</a>   |
| 9      | Prajakta Jadhav   | ID3 Architecture                           | <a href="mailto:pjadhav@id3architecture.com">pjadhav@id3architecture.com</a>     |
| 10     | Mike Marcinek     | AEPM International                         | <a href="mailto:mmarcinek@aepmi.net">mmarcinek@aepmi.net</a>                     |
| 11     | Fariyal Knight    | Lothrop Assoc. Architects                  | <a href="mailto:fknight@lothropassociates.com">fknight@lothropassociates.com</a> |
| 12     | Gary Guimond      | Richter Cegan Inc.                         | <a href="mailto:gguimonde@richtercegan.com">gguimonde@richtercegan.com</a>       |
| 13     | Niar Washburn     | H2M  | <a href="mailto:nwashburn@h2m.com">nwashburn@h2m.com</a>                         |
| 14     | Alex Knopf        | Van Zelm Heywood & Shadford                | <a href="mailto:aknopf@vanzelm.com">aknopf@vanzelm.com</a>                       |
| 15     | Jared Magoon      | TLB Architecture                           | <a href="mailto:jmagoon@tlbarchitecture.com">jmagoon@tlbarchitecture.com</a>     |
| 16     | Kyle Pustola      | Pustola & Associates                       | <a href="mailto:kpustola@pustola.com">kpustola@pustola.com</a>                   |
| 17     | Melissa Roy       | EDM Studio                                 | <a href="mailto:mroy@edmstudiocreates.com">mroy@edmstudiocreates.com</a>         |
| 18     | David Stein       | Silver Petrucelli                          | <a href="mailto:dstein@silverpetrucelli.com">dstein@silverpetrucelli.com</a>     |
| 19     | Thomas Newbold    | Landmark Facilities Group, Inc             | <a href="mailto:tnewbold@lfginc.com">tnewbold@lfginc.com</a>                     |
|        |                   |  |  |
| Others |                   |  |  |
| 20     | Shannon Berard    | id3a                                       | <a href="mailto:SBerard@id3architecture.com">SBerard@id3architecture.com</a>     |
| 21     | Barbara L. Geddis | Geddis Architects                          | <a href="mailto:barbarag@geddisarchitects.com">barbarag@geddisarchitects.com</a> |
| 22     | Angelina Soberal  | Convergent Technologies Design Group, Inc. | <a href="mailto:asoberal@ctdginc.com">asoberal@ctdginc.com</a>                   |