

New Lebanon Building Committee (“NLBC”)  
Quarterly Report, September 19, 2015- December 16, 2015

A. Activities

The NLBC’s meeting schedule, agenda and meeting minutes can be found on the Greenwich Public Schools website ([www.greenwichschool.org](http://www.greenwichschool.org)) and linked [HERE](#). The NLBC generally meets weekly at 8 am on Wednesdays with every third meeting held in the evening at 7 pm.

1. Architectural Services

The contract with the chosen firm Tai Soo Kim Partners (“TSKP”) was executed. TSKP presented three options to the Building Committee in a public forum on November 11, 2015. The NLBC voted at its meeting on 11/18/15 by a vote of 7-0-1 to move Option 1 forward.

- a. Members of the Building Committee appeared before the Planning and Zoning Commission on November 24, 2015. P&Z granted a deferral of the pending MI request as approved by the BOS in June 2015 (“Revised Scheme D”) to February 22, 2016.
- b. The NLBC presented Option 1 to the Board of Education on 12/3/16. The BOE voted 7-1-0 to refer the preliminary design concept Option 1 to the BOS for Municipal Improvement. The Town received a legal opinion from Town Attorney Wayne Fox that the location of Option 1 was sufficiently different from the location of the already pending MI request (Revised Scheme D) that Option 1 should be referred to the BOS for MI referral.
- c. Several building committee members attended a special meeting of the Board of Selectmen on December 8, 2015. Three architects from TSKP were also in attendance to present the options to the BOS and to answer questions.
- d. The BOE transmitted a formal request to the BOS on 12/9/16 to consider the referral of the preliminary design concept as presented in Option 1 for MI. The Board of Selectman held a special meeting on 12/16/15 and voted 0-3 to refer. The referral was denied. Following the vote, a discussion was held to give guidance to the architect.

2. Construction Management Services

- a. The NLBC received four responses to the RFP for construction management services.
- b. The NLBC Contract Subcommittee met on 12/7/15 to review a list of questions to be addressed in the interview process. These questions were subsequently distributed to NLBC members.
- c. Interviews with the four firms were held on Monday, December 14, 2015. Prior to the interviews, the NLBC received an opinion from John Wetmore of

the Law Office that a contract with the construction manager could not be executed until MI is approved by the P&Z Commission.

B. Financial (source: Munis report as of 12/16/2015)

Description	Budget	Spent	Encumbered	Conditioned	Available
Feasibility Study	\$ 100,000	\$ 94,396	-0-	-0-	\$ 1,284
Design	<u>\$2,850,000</u>	<u>\$ 1,874</u>	<u>\$390,000</u>	<u>\$1,850,000</u>	<u>\$608,126</u>
Total	\$2,950,000	\$96,270	\$390,000	\$1,850,000	\$609,410

C. Next steps

The NLBC met on 12/16 in the evening and adopted a motion to direct TSKP to develop option(s), which may include a third option or a revision to an option(s) previously presented to the NLBC. Such option(s) shall confirm to the guidance given at the BOS meeting earlier on the same day: e.g., the campus of the new school should not exceed the campus area of Revised Scheme D plus the southernmost area of the current school location (where the media center and playground are located) as depicted in a drawing presented at the BOS meeting.

Respectfully submitted,  
New Lebanon Building Committee  
s/Stephen Walko, Chairman