

New Lebanon School Building Committee Quarterly Report, June 18, 2015 through September 18th, 2015

A. Activities

The Building Committee met 13 times during this period (June 18, July 8, 15, 22, 31, August 5, 12, 18, 28, September 2, 8, 9, 16). All agendas and meeting minutes were properly posted.

1. Architectural Services

- a. The Request for Qualifications and Proposal (“RFP”) was drafted and circulated to the NLBC for review and comment. The RFP included the Option D Revised site (as approved by the BOE and referred by the BOS for Municipal Improvement) and the BOE-Approved Educational Specifications. The RFP (#2016-15) was released to the public on August 12, 2015. A mandatory pre-proposal meeting was held at New Lebanon School on August 19, 2015 and proposals were due on August 27, 2015.

The

- b. During September, architect firms were further evaluated in rounds of interviews, and reference checks of elementary school where the candidates had completed similar projects.

The Building Committee voted unanimously to recommend to the Board of Education that the architectural services award be made to Tai Soo Kim Partners of Hartford, CT (“TSKP”). TSKP has designed over 45 public school projects in CT. TSKP’s anticipated contract price is \$1.99 i.e., the original bid minus \$200K for abatement allowance] million. The TSKP contract is under review by the Town’s Law Department.

2. Construction Management Services

- a. The Committee is developing a Construction Manager at risk contract, which is expected to form the basis for an upcoming RFP or RFQ.

- b. On November 11, the architect will present alternative design options to the Building Committee.

Budget

- The capital plan forecasts total project costs of \$40.7 million: YP to 80% reimbursable under State school diversity grant.

FY	2016	2017	2018	2019	Total
New Lebanon School Costs from Capital Plan, FY 2016 Budget page 244 (\$000)	2,850	37,130	500	250	40,730

- The architecture RFP included this budget totaling \$32.8 million:

Building and Site Costs	
Total project building costs	\$29,194,251
Fundable portion a 125 sf/student	\$26,274,826
Local fundable building costs	\$2,919,425
Total project site cost	\$3,125,613
Total project building and site cost (A+D)	\$32,319,864
Total fundable project and site costs (B+D)	\$29,400,439
<i>80% state grant reimbursement (F x 0.8)</i>	<i>\$23,520,351</i>
<i>20% local funding (F minus G)</i>	<i>\$5,880,088</i>
Field Costs	
Total Project Field Costs	\$518,744
Eligible costs (40% of new work)	\$60,000
Total project cost (E+I)	\$32,838,608

- The above does not include environmental remediation if necessary or actual costs for playing fields.
- Of the authorized \$2.85 million appropriation for architectural and engineering expenses, \$1.1 million has been released.

B. Financial

The awards negotiated for the pre-construction portion of the A&E phase on this project are within the town's approved and appropriated budget. Minimal funds were expended during this reporting period.

C. Next Steps –

Establish communication and timeline committees

Proceed with work on contracts for CM and other professionals that need to be engaged. Architects will develop plans for the November 11 NLBC meeting.