

New Lebanon Building Committee (“NLBC”)
Quarterly Report, December 17, 2015- March 31, 2016

A. Activities

The NLBC’s meeting schedule, agenda and meeting minutes can be found on the Greenwich Public Schools website (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. During this quarter, the full committee held fourteen meetings.

1. Architectural Design Update

- Following the rejection of Option 1 by the BOS in mid-December, the NLBC directed Tai Soo Kim Partners (“TSKP”) to come up additional options that would fit within the prescribed permissible areas from the BOS. Following this directive, TSKP presented Options 3 and 4 to the NLBC in mid-January. The NLBC voted in favor of Option 3 by a vote of 7-0. The Board of Education approved Option 3 on January 21, 2016 by a vote of 7-0-1 and referred the item to the Board of Selectman (“BOS”) for MI. In addition, the BOE amended the educational specifications to include improvements to the William St. ballfield and the modular classrooms in order to be eligible for state reimbursement. This action adds project scope to the work of the NLBC.
- The BOS voted favorably to refer Option 1 for MI by a vote of 3-0 on January 28, 2016.
- The prior MI application for Revised Scheme D was withdrawn from P&Z.
- TSKP has essentially completed the schematic design phase of its work.

2. Construction Management Services

- The NLBC voted 7-0 to award the pre-construction and construction management services contract to Gilbane Building Co. Peter Manning is the Project Executive. Peter Adamowicz is the lead estimator.

3. Budget

- Based on schematic design, Gilbane presented an all-in project budget of \$41.7MM to the committee on 2/24. It was determined that \$1.4MM of savings was identifiable. After discussion, the NLBC voted in favor of a \$40.3MM project budget by a vote of 4-2.
- Mr. Walko presented the project budget to the BET Budget Committee at its meeting on 2/26/16.

- At the NLBC meeting on 3/4, Mr. Walko reported that the BET Budget Committee was not receptive to the all-in project cost that exceeded \$40MM. The NLBC directed that Gilbane and TSKP work together to find additional cost savings.
- On Friday, March 11th, the NLBC held a budget workshop to review possible cost savings. After a lengthy discussion, the committee voted to approve an all-in project cost of \$37.5 million dollars (includes the prior appropriation of \$2,850K)
- Mr. Walko presented the revised budget to the BET Budget Committee on 3/15.
- On 3/21, the full BET approved a proposed FY17 appropriation of \$34,359K (after a \$300K cut). The amount for the school is \$32,061K and the amount for the modular classrooms is \$2,298K. Both appropriations are approved with conditions.

B. Financial (source: Munis report as of 3/28/2016)

| Description | Budget | Spent | Encumbered | Conditioned | Available |
|-------------------|--------------------|------------------|------------------|--------------------|------------------|
| Feasibility Study | \$ 100,000 | \$ 98,716 | -0- | -0- | \$ 1,284 |
| Design | <u>\$2,850,000</u> | <u>\$178,934</u> | <u>\$212,941</u> | <u>\$1,850,000</u> | <u>\$608,125</u> |
| Total | \$2,950,000 | \$277,650 | \$212,941 | \$1,850,000 | \$609,409 |

C. Next Steps

- The preliminary site plan has been submitted to P&Z and the item was heard for the first time at the P&Z meeting on 3/31/16. It is scheduled for a hearing at IWWA on 4/27/16 and P&Z action by 5/3/16.
- Mr. Walko will seek release of the conditioned funds in order to allow TSKP to proceed with the next phase of design development.
- Members of the NLBC will be attending RTM Committee and District meetings to provide information and answer questions in advance of the RTM budget vote on 5/9/16.

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