

**New Lebanon Building Committee ("NLBC")
Report Covering the Period November 30, 2016 – February 28, 2017**

A. Project Status and Activities

The project is on schedule and on budget. Ground breaking is expected in July 2017 upon state approval of the construction grant and local approval of the building permit, which are expected in June 2016.

The NLBC's meeting schedule, agenda and meeting minutes and other documents can be found on the Greenwich Public Schools website www.greenwickschools.org and linked at <https://www.greenwickschools.org/departments/facilities-rentals/building-grounds-projects/new-lebanon-school-building-committee>

1. Architectural Design Update

- At its meeting on December 15, the Board of Education approved the architectural plans and design documents prepared by TSKP Studio for the project.

2. Construction Management Services/Other Services

- The Third Party Review code reviewer and TSKP Studio are communicating in order to prepare the documentation required by the State. This documentation is expected to be submitted shortly.

B. Financial (source: Munis report as of 3/7/2017)

Description	Budget	Spent	Encumbered	Conditioned	Available
Feasibility Study	\$ 100,000	\$ 98,717			\$ 1,283
Design	2,850,000	1,478,584	72,647	-	1,298,769
Construction	32,061,000	-		32,061,000	-
Modular Classrooms	2,298,000	-	-	2,298,000	-
Total	\$ 37,309,000	\$ 1,577,301	\$ 72,647	\$ 34,359,000	\$ 1,300,052

- In the approved 2017 capital budget, \$2,298,000 was appropriated to house the students in modular class rooms at Western Middle School during construction. Upon review, the Building Committee decided that it would be less expensive and less disruptive to house the students at the present school during construction of the new school, due to the high cost of the modulares, and soil contamination and the related uncertainty at the Western Middle site. As a result, it is proposed that the \$2,298,000 appropriation will be lapsed.
- As shown above, the 2017 approved capital budget included \$32,061,000 for construction and \$2,298,000 for temporary housing for students during construction, based on preliminary estimates current when the Budget was made (March 2016). Later, when Construction Drawings were 90% finalized in December 2016, the Building

Committee re-examined and validated the cost estimates. The validated costs are based on the more detailed Construction Drawings as well as the additional costs needed to house the students in the current school during construction. The additions to cost from the re-examination and the subtractions from avoiding the modulars are nearly equal, resulting in no net increase to total costs. As a result, the amount from the lapsed modular appropriation (\$2,298,000) is proposed to be added to the construction capital item. This item is proposed to be submitted for BET and RTM approval as part of the Fiscal 2018 capital budget. The budgeted cost of the project does not change upon the lapse of the modular capital item, and the equivalent addition to the construction capital item.

C. Other/Next Steps

- The NLBC continues to monitor the status of the planned grant for the school project.
- In January, Adam Leader, a RTM Representative for District 11 replaced Tony Turner as an ex-officio member of the NLBC.
- On December 15, Melody Currey, Commissioner of Administrative Services submitted the [Priority List](#) of Proposed Grants for School Construction to the Governor and to the Priority List Committee consisting of CGA members, including Scott Frantz. The 2017 Priority List includes 49 projects with total costs of \$778 million and grants of \$450 million. The list includes the New Lebanon School, project 057-0112 DV/N.
- On December 29, Benjamin Barnes, Secretary of the Office of Policy and Management wrote to the School Construction Committee, recommending against a state grant for the New Lebanon project.
- On January 10, the Town's Department of Planning and Zoning granted final site plan approval for the New Lebanon project. This approval was communicated by letter to the NLBC dated January 24.
- On January 24, Melody Currey wrote to the School Construction Committee, advising that funds for the construction of the New Lebanon School should be excluded from the School Building Project Priority List. Superintendent Dr. Sal Corda responded by letter dated January 27.
- On February 1, 2017, the Priority List Committee submitted the Priority List to the Governor and General Assembly, approved by unanimous vote and without any modification, including the New Lebanon project.
- On February 27, the Town's contractor removed the fence on the William Street West ballfield adjacent to the school, tapered the excavation edges to reduce trip hazard, and removed the tracking pad. The field is presently available for use. It is expected that the field will be used for staging of construction materials during construction.
- On February 28, Melody Currey wrote to Dr. Corda about the New Lebanon project, requesting certain district-wide information to assist in determining if less costly alternatives exist in achieving racial balance with the district.

- NLBC and Greenwich Public Schools representatives plan to meet in Hartford with representatives of the State Office of School Construction Grants in the month of March.
- Representatives of TSKP Studio and the NLBC are in continuing discussions with officials of the boards and commissions with jurisdiction over various aspects of the project, including the Board of Education, the Board of Estimate and Taxation, the Board of Selectmen, the Planning and Zoning Commission, the Department of Public Works, the Inland Wetlands and Watercourses Agency, the Conservation Commission, the Architectural Review Committee and the Parks & Recreation Department.
- Should additional information be needed, please contact the Building Committee.

Respectfully submitted,

New Lebanon Building Committee

s/Stephen Walko, Chairman