

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
JULY 15, 2025
4:00 PM

Present - Called to Order by the Board Chair at 4:00 pm

The Meeting was attended by Board Chair Thomas Richards, Vice Chair Jacob Scott (virtual), Treasurer Kim Jones (virtual), Jesse Dudley (virtual), Shawn Farr (virtual), Kabutey Ocansey (virtual), Ronald Gaither (virtual), ICO Brian Sanvidge (virtual), RCSD Chief Financial Officer Derrek Blair (virtual), State Monitor Jaime Alicea (virtual), State Fiscal Monitor Mark Potter (virtual), General Counsel Ed Hourihan (virtual)

Chairman Richards convened the meeting at 4:04 pm.

Election of Officers

Motion to nominate Officers for Fiscal Year 2025-26

Moved by: Jesse Dudley

Seconded by: Ronald Gaither

Approved 7-0

- Chair – Thomas Richards
- Vice Chair – Jacob Scott
- Treasurer – Kim Jones

Appointments

- Board Clerk & Records Access Officer – Kimberly Mitchell

Committee Assignments

- MWBE and Services Procurement Committee
 - Kabutey Ocansey, Jacob Scott, Jesse Dudley
- Finance Committee
 - Kim Jones, Shawn Farr, Ron Gaither

Action Items

- RJSCB Fiscal Year 2025-2026 Meeting Dates
Resolution 2025-26: 01 Approval of RJSCB 2025-2026 Meeting Schedule
TABLED
- RJSCB Operating Budget FY2025-2026
Resolution 2025-26: 02 Approval of RJSCB FY 2025-2026 Operating Budget
Moved by: Kabutey Ocansey
Seconded by: Ronald Gaither
Approved 7-0

Adjournment 4:12 pm

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
JULY 15, 2025
4:30 PM

Present - Called to Order by the Board Chair at 4:12 pm

The Meeting was attended by Board Chair Thomas Richards, Vice Chair Jacob Scott (virtual), Treasurer Kim Jones (virtual), Jesse Dudley (virtual), Shawn Farr (virtual), Kabutey Ocansey (virtual), Ronald Gaither (virtual), ICO Brian Sanvidge (virtual), RCSD Chief Financial Officer Derrek Blair (virtual), State Monitor Jaime Alicea (virtual), State Fiscal Monitor Mark Potter (virtual), General Counsel Ed Hourihan (virtual)

Approval of Minutes

Monthly Meeting held on June 9, 2025

Moved and seconded:
Approved 7-0

Action Items:

Resolution 2025-26:03

Pay Requisition Summary Acceptance (July 2025)

Motion by: Kim Jones

Second by: Jacob Scott

Adopted 7-0

Resolution 2025-26:04

Approval of Recommendation for A/E Services at East High School

Motion by: Kim Jones

Second by: Kabutey Ocansey

Adopted 7-0

Resolution 2025-26:05

Approval of Recommendation for A/E Services at Douglass

Motion by: Kim Jones

Second by: Ronald Gaiter

Adopted 7-0

Resolution 2025-26:06

Approval of Recommendation for CM Services at East High School

Motion by: Jesse Dudley

Second by: Kim Jones

Adopted 7-0

Resolution 2025-26:07

Approval of Recommendation for CM Services at Douglass

Motion by: Kim Jones

Second by: Ronald Gaither

Adopted 7-0

Resolution 2025-26:08

Amendment 1 to Watts Contract at School 9

Motion by: Kim Jones

Second by: Ronald Gaither

Adopted 7-0

FUND BALANCE REPORT:

Consultant Kimberly Mitchell provided an update on the Phase 3 account, which had a balance of \$448,284.10 following a \$1.2 million disbursement on June 4th. After deducting this month's pay requisition of \$858,951.70, the account will temporarily result in a negative balance of \$410,667.60. This temporary deficit occurs as the project has reached the end of its total approved balance from the District. The final disbursement of \$2,270,000 was received this week. To date, \$12,789,898 has been spent from the District advance. RSMP administrative expenses reached \$6,348,668 (15% of its \$35,657,842 budget). RSMP construction costs (all soft costs) totaled \$6,423,244 against an overall budget of \$439,342,158.

MEETING NOTES:

- Program Director Pépin Accilien and Wells Fargo presented a bond refunding strategy for RJSCB's callable serial bonds from 2013 and 2015, scheduled to mature in 2030 and 2031. Similar to refinancing a mortgage, this strategy would issue new bonds at lower interest rates to pay off the older, higher-cost bonds without extending maturity or incurring additional debt. Based on current market conditions, the refunding is estimated to generate \$2.63 million in present value savings, inclusive of all transaction costs. The Board discussed structuring options, with the district's finance department preferring to front-load the savings to support the Edison Tech Athletic Fields project. While the State Legislature has passed the necessary authorizing legislation, implementation will not occur until after the Governor has signed it. Chairman Richards emphasized that this opportunity would provide significant financial advantages to both the project and the District. The typical threshold for execution is 3% NPV savings, which the current estimate of over 4% significantly exceeds, with execution anticipated within 90 days once all preparations are complete.
- Following the state legislature's approval of an additional \$125 million for Phase 3 (extending completion to 2033), Program Director Pépin Accilien presented the recommended distribution of funds across the five secondary schools. School 9 (MLK) received no additional funding due to ongoing challenges meeting SED's 95% "aidable" requirement, maintaining its \$40.4 million budget. The PM team, led by Terry LoConte, continues working with District staff to resolve these issues and reincorporate previously cut scope items. Wilson received an additional \$16.3 million (totaling \$107.6 million) to address critical infrastructure needs including roof repairs, pool renovation, security systems, and domestic water main laterals. Padilla at Franklin, the largest project, gained \$24.4 million (totaling \$167.7 million) for essential modernization work including boiler replacement (converting from steam to hot water), pool renovation, and kitchen improvements. Edison Tech received \$20.3 million (totaling \$134.5 million) to address demountable wall systems and complete reconstruction of the culinary program. East received \$46.1 million (totaling \$56.1 million) to restore scope after two previous budget reductions, including addressing electrical busway issues. Douglass received \$17.8 million (totaling \$93.6 million) to incorporate strategic items previously identified as alternates. Contracts are also being modified to account for the expanded scope. The overall Phase 3 authorization now stands at \$600 million pending the Governor's approval. Chairman Richards stressed that project completion should take precedence over ongoing redesigns.

- To meet SED's new requirement for aggregate project review, the board accelerated procurement and approved four professional service contracts. For East High School, SEI Design was selected for Architectural/Engineering services from four respondents, and DePasquale Construction Management Services (DCI) was approved as the sole proposer for Construction Management. While DCI as a firm lacks mega-project experience, its principals and assigned team members successfully managed School 2 and School 4 during Phase 2. For Douglass Campus, SWBR was selected for Architectural/Engineering services as the lowest bidder among two local respondents, bringing extensive RJSCB experience and no learning curve. LeChase Construction was approved for Construction Management services, offering the lowest fee while bringing talented teams and institutional knowledge from their involvement since the program's 2010 inception. All firms demonstrated strong MWBE participation plans, with commitments to meet or exceed diversity goals.
- A two-part amendment was presented to the Board for Watts Architecture and Engineering's contract to address SED's requirements for project approval. The first part involves updating the District's enrollment demographic study, which is essential for justifying the 95% state aid eligibility threshold. This update will utilize Dr. McKibben as the demographer to provide current enrollment projections and demographic data. The results will be analyzed by both the District and PM team before submission to SED, addressing their concerns about discrepancies between district enrollment projections and SED's aidability calculations. The second part requires Watts to recalculate the maximum cost allowances (MCA) for all six Phase 3 projects. These calculations determine the maximum amount of state aid available for each project based on building capacity, enrollment, and space utilization. The recalculated MCAs are mandatory components of the preliminary design submissions that SED requires before approving any reimbursement aid, particularly critical for releasing MLK Jr. School #9 and Wilson projects from their current design hold. Program Director P  pin Accilien noted that this work was carefully coordinated with Chief Jacob Scott and Dr. Terry Orden from the District's facilities department to ensure alignment with District planning objectives.
- ICO Brian Sanvidge reported that 99.35% of all required project documents had been submitted and analyzed as of June 30th, with 94.87% of May documentation received. The project recorded 2,313 hours worked in May, comprising 764 minority hours, 375 non-minority women hours, and 1,175 non-minority male hours, bringing total project hours to 32,734. Workforce diversity goals were significantly exceeded across all categories:

Total female participation: 24.34% (against 7% goal)

Non-minority women: 10.97% (against 7% goal)

Minority males: 29.01% (against 23% goal)

Total minority participation: 43.85% (against 23% goal)

Business participation through May totaled \$68,300,398 in awarded contracts:

MBE participation: 33.50% (against 18% goal)

WBE participation: 7.57% (against 12% goal)

SBE participation: 2.11% (against 2% goal)

DBE participation: 3.58% (against 2% goal)

- Treasurer Kim Jones provided a critical update on the BAN process, reporting that pricing was expected the following day to determine the winning bid, with closing planned for later in the month. The initial BAN of \$30 million would be followed by an additional \$25 million BAN at a later date, for a total of \$55 million as approved by City Council. These funds will bridge the gap until long-term bonding can be secured, and will be used to repay the district's loan before drawing from the BAN funds going forward.
- Program Director Pépin Accilien reported that design progress remains essentially halted pending SED's response to Chief Scott's June 12 letter and resolution of fundamental disagreements about project approval requirements. SED requires review of all six projects before confirming aidability for any individual project, preventing design advancement beyond current stages. The new FMP attestation form requires certifying signatures from the Superintendent, CFO, Board Chair, and State Monitor, confirming no scope changes, 95% aid eligibility, and schedule adherence at each submission milestone. Chief Jacob Scott confirmed ongoing efforts with State Monitor Jaime Alicea to secure an in-person meeting with SED officials. The Board plans a signing session for the attestation forms at the August meeting for Wilson and Padilla projects, pending receipt of signed Instructional Space Review (ISR) forms from regional associates. Chairman Richards emphasized the need to focus on project completion rather than perpetual modifications, while acknowledging the Board's readiness to proceed once approvals are obtained.