

^Rochester Joint Schools Construction Board
Monthly Meeting Minutes
March 10, 2025
4:00 PM

Present - Called to Order by the Board Chair at 4:06

The meeting was attended by Board Chair Thomas Richards, Vice Chair Jacob Scott, Treasurer Kim Jones (virtual), Ronald Gaither, Kabutey Ocansey (virtual), Jesse Dudley, Shawn Farr (virtual), Board of Education President Camille Simmons (4:55), RCSD Superintendent Demario Strickland, General Counsel Ed Hourihan, Jamie Alicea, Mark Potter (Virtual), Greg McDonald (Virtual), RCSD Chief Financial Officer Derrek Blair.

Approval of Minutes

Monthly Meeting held on February 10, 2025

Motion by Board Member: Jesse Dudley

Second by Board Member: Kim Jones

Approved 7-0

Action Item

Resolution 2024-25:41

Pay Requisition Summary Acceptance (March 2025)

Moved by: Ronald Gaither

Second By: Jesse Dudley

Adopted 7-0

Resolution 2024-25:42

Approval of Wilson High School Schematic Design

Moved by: Jesse Dudley

Second By: Ronald Gaither

Adopted 7-0

Resolution 2024-25:43

Fund Transfer from East to Edison

Moved by: Jesse Dudley

Second By: Ronald Gaither

Adopted 7-0

FUND BALANCE REPORT:

Chairman Richards asked consultant Kimberly Mitchell to provide the updated Fund Balance Report. The expenditures for the current fiscal year in comparison to the July budget approved by the board were examined. All vendors were underbudget so far for this fiscal year.

The report then detailed project-to-date expenditures, highlighting a \$2 million disbursement on February 6th, bringing the Phase 3 account balance to \$1,284,783.20. After deducting the current pay requisition, the projected balance is \$288,700. Total expenditures for the Program to date are \$8,771,771.78, leaving \$31,628,222 remaining. RJSCB discretionary funds and RJSCB-only expenses were unchanged at \$330,648 and \$17,988, respectively. To date, RSMP administrative expenses were \$4,624,382 (11%), and the remaining soft costs were \$3,534,181.10 (1%). Hard construction costs will be separated upon commencement.

MEETING NOTES:

- Program Director Pépin Accilien introduced architect Steve Rebholz from SWBR to present the Schematic Design for Joseph C. Wilson High School, which includes extensive site and building infrastructure upgrades, a minor addition for a new elevator to enable students with disabilities to access all areas of the building and providing crucial support for kitchen operations, classroom supplies, and maintenance equipment. Improvements also include a new secure entry and site work. The library and classrooms in the 1904 building will have air conditioning, and the outdated steam heat will be replaced with contemporary hot water. The fire system will be modernized and the old wooden roof will be replaced with steel for safety. Due to the age and complexity of the building, structural anomalies (e.g., uneven ramps and warped floors) will be corrected as part of the project. Educational spaces will be reconfigured to meet New York State standards, with undersized classrooms being combined where appropriate to create properly sized learning environments alongside smaller spaces for required special education interventions mandated by IEPs. A strong emphasis was placed on maintaining the building's historic architectural integrity. Current cost estimates are approximately \$6M over budget, pending base scope cost reductions. Program Director Pépin Accilien explained that there will be a temporary relocation of students to the Jefferson campus during construction. The final submission of construction documents is scheduled for February 2026 to allow for award of contracts in May 2026.
- Program Director Pepin Accilien shared that, since the beginning of Phase 1, the District has been interested in restoring and expanding the Edison playfield towards a multipurpose complex for regulation-sized events. There are several longstanding deficiencies with the existing configuration. The complete reconstruction of the Edison playfield, which has been approved by the Rochester City School District, represents a major investment in the city's west side and its student-athletes. Project Manager Rick Stoffel reviewed three options for renovating the playfield. The first option would just replace the six-lane track, with no digging, no drainage and the field event surfaces for the long jump and the high jump would be replaced with no enhancements. The chain link fence and some asphalt in the spectator area, which is underneath the bleachers, would be replaced. Modest regrading to the soil would also be provided. The second option involves installing a new eight-lane track with drainage, replacement of the field event surfaces, chain link fence and the asphalt in the bleacher area. The pole vault area would be enhanced as well. The option recommended by the Program Management team is the third option. This option includes replacement of the current six-lane track with a regulation eight-lane synthetic track, installation of a multi-sport synthetic turf field within the track area, drainage improvements, relocation of the pole vault area and reorientation of softball and baseball fields. Community amenities will include restroom facilities, concessions, storage and improved spectator areas, addressing longstanding community requests dating back to 2022. The project incorporates environmental safeguards for the former landfill site, including extensive drainage systems with two bio-retention pits and synthetic surfaces that effectively cap and contain the underlying soil. Careful site design will reorient the baseball and softball fields to optimize natural light, avoid sun glare for batters and create overlapping practice areas that serve both boys' and girls' teams. This option would require a \$16 million budget transfer from the East project, along with \$2 million from environmental reserves. Mr. Accilien explained that this option also involves extensive soil remediation and stabilization and the only other exposure is if New York State DEC requires additional remediation during construction for unforeseen conditions that were not known during the planning and design phase. The reallocation of funds means that the planned renovations to the Performing Arts Center at East will be deferred, with the focus shifting to critical infrastructure repairs in the crawl space. The transfer necessitates an amendment to the architect's contract to accommodate the expanded scope of work.

Chairman Richards explained that this design allows for what the District wants and reflects what they think is important. He further emphasized that while a lot of previous effort has been made to evaluate and reduce risks, including engineering studies and continuous monitoring, there is still a chance that unanticipated regulatory requirements will arise. Member Kabutey Ocansey asked for clarification on whether any unexpected issues with remediation would be brought back to the RJSCB and Chairman Richards confirmed that they would.

- Independent Compliance Officer (ICO) Brian Sanvidge reviewed the monthly compliance summary. 100% of the work hours from October 2023 to January have been documented for the project, including 2,323 hours from earlier periods. 2,075 hours were recorded in January, consisting of 751 minority hours, 304 non-minority female hours, and 1,019 non-minority male hours. With a minority participation rate of 51.09% compared to a target of 23%, the project surpassed its objectives. At 6.07%, non-minority women's involvement fell just short of the 7% target. The project's overall female involvement rate, which includes both minority and non-minority women, was 22%, falling short of its target of 7%. Business utilization numbers were also reported, with MBE utilization at 35% against an 18% goal, WBE at 5% against the 12% goal, SBE at 4.57% against the 2% goal and DBE at .76% against the 2% goal. Six Rochester residents worked on the project in January, contributing to a total of 62 individuals.
- Program Director Pépin Accilien began the Program Manager report by sharing that the Financial Plan will be revised to reflect the decision to transfer funds from East High School to Edison. Schematic Design documents for School 9 were submitted to the State Education Department (SED) along with Program Verification documents for Wilson and Padilla School at Franklin. Mr. Accilien and Chief Operations Officer Jacob Scott will follow up with (SED) for a status on the approval of those documents. The team anticipates having the opportunity to have a meeting with SED to review their standard preliminary submission requirements. Mr. Accilien also shared that swing space test fits are underway for Wilson and Padilla School at Franklin.

Request for Proposals (RFPs) for the Douglass campus and the East campus are in preparation and will be presented to the Board for approval when they are complete.

An introductory meeting has been set with Mr. Accilien, Chairman Richards, the Project Labor Agreement (PLA) consultant and the Rochester Building Trades and Construction Council leadership. The meeting is a 'meet and greet' in advance of reviewing the draft agreement. A decision on whether or not to pursue a PLA will be asked of the RJSCB at the April Board meeting in order to include critical language in the front-end specifications being delivered for the contractor bids.

ADJOURNMENT:

5:24 PM