

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
OCTOBER 14, 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, Treasurer Kim Jones (Virtual), Kabutey Ocansey (Virtual), Jesse Dudley, Shawn Farr (Virtual), Ronald Gaither, ICO Brian Sanvidge, RCSD Superintendent Dr. Eric Rosser, General Counsel Greg McDonald (Virtual), RCSD CFO Robert McDow, General Counsel Ed Hourihan, State Monitor Jaime Alicea and State Fiscal Monitor Mark Potter.

Approval of Minutes

Monthly Meeting held on September 9, 2025

Motion by Board Member: Jesse Dudley

Second by Board Member: Ronald Gaither

Approved 7-0

Action Items

Resolution 2025-26:13

Pay Requisition Summary Acceptance October 2025

Motion by: Ronald Gaither

Second by: Jacob Scott

Adopted 7-0

Resolution 2025-26:14

Approval of Watts Agreement Amend #3 at MLK School 9

Motion by: Ronald Gaither

Second by: Jesse Dudley

Adopted 7-0

FUND BALANCE REPORT:

Consultant Kimberly Mitchell provided an update on the project's financial situation as of the October meeting, pointing out that entities paid directly through the RJSCB are now under budget because it is still early in the fiscal year and construction has not begun. Future anticipated expenses include a \$12,000 audit fee and the annual insurance bill, which is typically due in February. The Phase 3 account balance before the current month's pay requisition was \$15,831,815.89. After subtracting this month's payments, the remaining balance is \$14,570,468.54. The total amount expended to date for the project stands at \$16,184,685.35. Regarding the major project budgets, the RSMP Administrative Expenses currently total \$7,521,588, which represents 17% of that budget line. Meanwhile, the RSMP Construction Soft Costs (which are exclusively soft costs at this early stage) total \$8,645,111, accounting for only 2% of its corresponding budget line.

MEETING NOTES:

Program Director Pépin Accilien presented an amendment to the Watts Architecture contract with six items: (1-2) demographic enrollment study updates requested by SED for all six project preliminary submissions; (3) investigation of concrete ceiling conditions at all three floors of MLK No. 9 to determine extent of piping, cables, and fire-rated walls affected by cap demolition for ductwork and air conditioning; (4) SEQR update to include expanded Edison Tech athletic field scope to determine if Type 1 classification (requiring Draft and Final Environmental Impact Statements) is necessary—Type 1 would be more costly and the Board hopes to avoid this classification; (5) new test fit for swing space plan changes requested by the District, with Vice Chairman Scott to provide formal direction; (6) lead-in-water testing to confirm drinking water meets standards, as required by December 2022 state law mandating testing every three years. Operations Manager Terry LoConte clarified testing at this stage determines piping replacement needs, with additional testing required before students return. Chairman Richards noted testing will be required for all projects.

ICO Brian Sanvidge stated that as of October 1, 2025, document control remained high, with **99.09%** of all needed documents received and evaluated. The project has obtained about **94%** of all essential documentation, leaving only three papers to be completed. The results indicated a positive beginning; however, it was noted that the current development relies on the project's initial phases. It was stated that reaching several goals, particularly the **WBE goal (now at 7.35% versus a 12% target)**, may become more difficult once the large-scale construction phase begins and significantly increases overall hours and contracts.

The analysis of Phase 3 workforce participation reveals promising numbers, with a total of 42,568 hours worked. Performance against goals is strong:

- **Minority Participation** (both male and female) is at **40.45%** against a 23% goal.
- **Non-Minority Women Participation** is at **13.58%** against a 7% goal.
- **Total Female Participation** (minority and non-minority) is at **25.18%** against a 7% goal.
- **City of Rochester residents** accounted for **19.10%** of the workforce during August.

For business utilization, based on **\$70,334,804** of current executed contracts, most goals were exceeded:

- **MBE** (Minority Business Enterprise) is at **32.52%** against an 18% goal.
- **SBE** (Small Business Enterprise) is at **2.05%** against a 2% goal.
- **DBE** (Disadvantaged Business Enterprise) is at **3.74%** against a 2% goal.
- **WBE** (Women's Business Enterprise), at **7.35%** against a 12% goal.

Program Director Pépin Accilien provided a comprehensive overview of the project's status, highlighting the very early stage of work while emphasizing critical legislative and design constraints. The Phase 3 project is currently only 8.41% complete, meaning 96.59% of the program remains to be finished. The critical legislation to extend Phase 3 and secure an additional \$125 million in funding is still awaiting the Governor's signature. This signature must be obtained before December 31st, or the process will have to start over from scratch. The project's financial plan is being revised in anticipation of the \$125 million extension being approved. This revised plan will require approval from multiple entities, including the RJSCB Board, the RCSD Board of Education, the State Comptroller, and the State Education Department (SED). Preparation for the application to refund the outstanding callable bonds from Phases 1 and 2 (specifically the 2013 and 2015 serial bonds) is proceeding. However, the full execution of this refinancing is pending the Governor's approval of separate refunding legislation.

Mr. Accilien also provided SED submission updates. A meeting was held with SED's Office of Facilities Planning on September 11th. The Board is awaiting demographic projections from the independent demographer, with draft projections expected in early November and final report around Thanksgiving. SED requested all six projects be submitted together as a single package for preliminary review before authorizing design development to proceed. Construction documents are on soft hold pending preliminary submission approval. For Wilson Commencement Park, discussions are underway with Vice Chairman Scott on swing space location changes. At Franklin, the project awaits instructional space review forms requiring SED regional associate signatures, which can only occur after District special education personnel review and approve them. At Edison Tech, the Program Verification report was completed and the Schematic Design is on soft hold. The design team is developing alternative scope packaging and prioritization options based on budget constraints. Operations Manager Terry LoConte updated the overall schedule on October 2nd. After demographic projections and final report are completed around Thanksgiving, materials can be assembled for SED submission. SED will then determine building aid units and authorize continued design development. At East and Frederick Douglass, preliminary submission folders are being prepared, awaiting signatures on SED forms, and architect/construction manager contracts are being executed.

Board Chair Tom Richards asked for a motion to go into Executive Session pursuant to New York Public Officer's Law Article 7, Section 105.1 (f).

Motion by Member: Jacob Scott

Second by Member: Ron Gaither

Approved 7-0 at 4:42 pm.

The Board came out of Executive Session at 5:16 pm.

Motion by Member: Kim Jones

Second by Member Jesse Dudley

Approved 7-0

Resolution 2025-26:15 Approval to send notices to Design Consultants

Motion by Member: Jesse Dudley

Second by Member: Jacob Scott

Approved 7-0

ADJOURNMENT:

5:19PM