

**ROCHESTER BOARD OF EDUCATION**  
**Community & Intergovernmental Relations Committee Meeting**  
**Meeting of the Whole**  
**February 9, 2016**

**MINUTES**

**Attending**

Commissioners - Vice President Cynthia Elliott (Chair), Commissioner Mary Adams, Commissioner Elizabeth Hallmark, President Van White, Commissioner Willa Powell

CIGR Parent Representative – Yvonne Clinkscales

Presenters/Guests – Tom Renado (Executive Director Rochester Joint Schools Construction Board), Peppin Accilien (Regional Director Savin Engineers), Rowland Coleman (Deputy Director Savin Engineers), Steven Rebholz (Principal SWBR Architect), Tom Richards (Chair, Rochester Joint Schools Construction Board)

District Staff – Adele Bovard (District Liaison and Deputy Superintendent of Administration), Mike Schmidt (Chief of Operations), Linda Cimusz (Interim Superintendent), Lauren Poehlman (CFO)

Board Staff – Mia Johnson

Vice President Elliott called the meeting to order at 6:44PM. Vice President Elliott made the motion to change the agenda. Seconded by Commissioner Hallmark.

**I. Facilities Modernization Program**

Vice President Elliott announced that the purpose of this agenda item is to provide the Board with an update of the Facilities Modernization Program (FMP) and the proposed plans for Phase II.

Mr. Schmidt stated that the presentation (found on Board Docs) provided information on specific schools aligned with the set of recommendations. This presentation is the next step in the process of making the Board aware of the feedback from the public hearings as well as an initial set of recommendations, timelines, and key decisions to implement the plan. He stated that the next step would be an approval in the March Board Business Meeting and then the submission to the State Education Department for their approval in May. He stated that no work can occur in Phase II without all the necessary approvals. He described that the overarching pillars include infrastructure needs, right sizing of the District's footprint, completing Phase I projects, and the instructional goals. He stated that the total dollar figure in Phase II is \$435 million and there will be a Phase III.

Mr. Renado described the status of Phase I: \$325 million with 11 buildings renovated with six elementary schools completely reconstructed, five high schools partially renovated, and developed swing spaces. Monroe High School and School No. 12 are currently under construction with 85% of Phase I complete. Monroe High School will go into Phase II. He stated that identifying swing space in Phase II is essential in planning the projects so that school after school could utilize the swing spaces. He stated that there were full technology upgrades at the 11 locations, earned about \$250,000 in energy rebates in Phase I and applied it to the construction costs, and coordinated with the District in terms of its CIP efforts for several locations. He provided an update on the diversity workforce goals in Phase I: almost 1.8 million work hours, 22.9% minority workforce (goal: 20%), and a 7.4% female workforce (goal: 6.9%). He provided an update on the business goals which are split among four different categories (women, minority, disadvantaged business, and small business): 28% to date equaling to about \$81 million in contracts (goal 27%).

Mr. Coleman described the challenges of Phase II: change the view of the State Education Department from phased projects limited by the Maximum Cost Amount (MCA) to completed projects, legislation allows up to 25 projects and there would be a decline in the number of projects if based on completed projects, a core model program developed with the District, consensus on the swing spaces, and the candidate schools in each zone exceeds 25 projects. He stated that the presenters will provide initial recommendations for the Board to consider.

Mr. Schmidt stated that the schools listed on page 5 of the presentation went through a rigorous process for selection and the dollar figures of the elementary, Monroe High School and East High School would be a full completion and the Edison Campus represents a staged project. He stated that he spoke to the principals of the schools listed to inform them that their schools would be discussed at this meeting and will undergo Board approval.

Vice President Elliott asked about the strategy of identifying swing space and inquired about the use 690 St. Paul Street as a swing space. Mr. Schmidt responded that swing space will have to be identified early in the project, the swing space will be an evolving target with options along the way, and the importance of maintaining inventory to use.

Mr. Rebholz described the 12 projects outlined in the presentation:

- Monroe High School (South Zone) is currently under construction now and moving into Phase II. The students of Monroe will remain in swing space at the Marshall Campus until the Monroe Campus is complete. Monroe would maintain its organization as a 7<sup>th</sup> through 12<sup>th</sup> grade school.
- Virgil I. Grissom School No. 7(South Zone) is being asked to be considered by the Board. It would address needed elementary seats within the zone and be a Pre-K through 6<sup>th</sup> grade building. The project would replace obsolete infrastructure including mechanical, electrical, and plumbing. The identified swing space is the Jefferson Campus.
- John Walton Spencer School No. 16 (South Zone) and its students are currently housed in swing space with plans to get started on the building soon. It is one of the oldest buildings in the District with a substantial portion of it a wooden frame. The goal is to replace the wood frame with a non-combustible materials. He stated that the 19<sup>th</sup> Ward Neighborhood Association are invested to making sure this modernization happens and the students move back to the school. He further stated that many of the older buildings

on small sites have modular/portable classrooms or use rooms in the basement that were originally used for storage. The goal of the modernization project is to eliminate substandard learning space. The modernization project at School No. 16 would replace the modular/portable classrooms.

- East High School (Northeast Zone) is currently in Education Partnership Organization (EPO) with the University of Rochester who has been working with the program to identify needed changes in the building. East High School has mechanical, electrical, and plumbing needs. He stated that Phase I addressed the envelope, windows, roofs, and athletic field. Phase II needs to address the interior, infrastructure, and the mechanical, electrical, and plumbing systems. President White asked if the \$55 million is for both Phases I and II. Mr. Rebholz responded that the \$55 million would only be used for Phase II and asked that as the Board considers the scale of cost to consider the scale of the building. Mr. Coleman added that East has a very complicated mechanical system and getting it to today's standards requires a complete re-configuration. President White asked what percentage of the \$55 million will be designated to the upper house and lower house of East. Mr. Rebholz responded that it would be a lower percent because the infrastructure is the largest piece and the classroom size is currently below the State Education Department standards. Commissioner Powell asked about the removal of asbestos. Mr. Rebholz responded that asbestos and lead based paint removal is common. Commissioner Powell asked if the wings will be re-named so there are not two "D" wings and expressed that she is happy to see the cornerstone in the building.
- Freddie Thomas (Northeast Zone) would make a good home to Abraham Lincoln School No. 22 because it is a relatively new space once it is done being used as a swing space.
- Martin B. Anderson School 1 (South Zone) is on one of the best sites in the city because it is adjacent to a park. Commissioner Elliott stated that there are no neighborhood children who attend the school based on placement and questioned if the school is needed at all. Mr. Rebholz responded that the school lends itself to become a citywide draw school. He also stated that the site is an asset from a facilities perspective.
- Monroe Campus-Part B (South Zone) would develop a full size gym and cafeteria to reclaim some of the site area appropriate for a high school.
- Edison Campus (Northwest Zone) had and will have work done in Phases I and II to address infrastructure issues.
- School No. 30 (Northwest Zone) had a merger with School No. 54 and has become crowded. It is a good candidate for modernization to make sure that the space and infrastructure needs are coordinated.
- Dr. Walter Cooper Academy School No. 10 (South Zone) is one of the oldest buildings on a small site. This project would replace the obsolete infrastructure.
- George Mather Forbes School No. 4 (South Zone) is an older building on a small site adjacent to a city park. The building has three floors and some of the areas are not currently served by an elevator. The project will address the infrastructure.
- Clara Barton School No. 2 (South Zone) was built in the 1960s with light envelopes and the systems are near the end of their useful life. HVAC and windows are due for replacement. Commissioner Elliott asked if the swing space for School No. 2 could be discussed at another time because she does not like seeing elementary students at the Franklin Campus.
- School No. 6 (Northeast Zone) is currently being used as a swing space.

Vice President Elliott asked if A/C would be in all of the buildings and if it paid under MCA. Mr. Schmidt responded that first is the selection of buildings and then the work to be done at particular building. Vice President Elliott stated that she remembered NYS Assemblyman David Gantt introduced the legislation at a press conference at School No. 22 because there was no A/C. She asked if School No. 58 has A/C. Mr. Schmidt responded that School No. 58 does and it would premature to state what schools would receive A/C.

Commissioner Adams stated that this year, there has been tightening in terms of space for elementary schools to the point that there are no extra rooms for art, music, and parents to meet. There could be a long period of time before all the schools are modernized. She asked what level of detail they are looking into elementary placements each year in relation to the plan and what level of planning is occurring. Mr. Schmidt stated that he makes sure that there is a reasonable window to expect a renovation. He also stated that there is an increased need for special education classrooms, the emergence of the UPK and EPK programming, and the initiative for reading specialists. He further stated that in Phase II, the swing space profile has to exceed and there is a need to plan not only for enrollment, but for programs provided in schools. Commissioner Adams asked if they have available data to predict the total seats by grade level. Mr. Rebholz stated that they have enrollment projections broken down by grade level provided by the District. He stated the primary enrollment is flat and the secondary enrollment is declining in which the District has made great strides to address through the school closures that have already occurred. He discouraged any elementary closures. He also stated that they are working with specialized services to understand the degree of students that would need self-contained classrooms because that impacts the capacity of the building as well as other programs within each building. Commissioner Adams stated that the Board should be kept informed of such information.

Commissioner Powell stated that Mr. Rebholz is invested in School No. 15 as a citywide draw school and argued against putting it at School No. 1 because the best place for a citywide draw is near the core of the city. She stated that throughout the discussion of School No. 16, there was an argument that there were too many seats for the number of children who are native to that part of the District. She stated that School Nos. 2 or 4 would be the ideal locations for a citywide draw school because they are more centrally located and any bus could get there. She stated that School No. 15 is an over chosen school and is limited based on its space. She argued that School Nos. 2 or 4 offer more square footage to a school (School No. 15) that is oversubscribed. She also stated that non-English speakers whose children are assigned to School No. 15 are less likely to have transportation and in order to encourage parents to participate in afterschool activities, the school should be on a main bus line. She stated that the complaints of School No. 1 is that its location is difficult to offer afterschool programming. She urged the FMP Board to consider and encouraged fellow Board members to engage more.

Commissioner Hallmark asked how about the coordination between the CIP and FMP works. She stated that she recently visited the School #5 and heard about the renovations of its library. She expressed interest in having much more clear coordination, meetings, and integration between CIP and FMP. She stated that people from City Hall have argued about the purpose of CIP if FMP exists. She also advocated for the use of clear and consistent language.

Commissioner Powell expressed concern about the location of Young Mothers and Interim Health program because it is currently in rented space. She stated that the two locations to relocate the Young Mothers and Interim Health program are the Freddie Thomas Campus because it was already built to house a middle school and School No. 6 because of its proximity to the Anthony Jordan Health Center. She asked for all parties to consider preserving some of the adult space in Freddie Thomas for a future Young Mothers and Interim Health program rather than dismantling the adult size spaces to fit elementary students.

Vice President Elliott asked about School No. 22 being housed at Freddie Thomas. Commissioner Powell stated that the Young Mothers and Interim Health program has an extremely small footprint need and School No. 22 is not a big school. She stated that in terms of the school choice system, the size of the incoming classes and strands can be altered going forward and will not have an impact on the students in the system today. Vice President Elliott responded that the teen pregnancy rate has been decreasing. Commissioner Powell stated that in the Young Mothers and Interim Health program, only half are pregnant and the others are assigned due to mental health issues. She further stated that with the Montessori program being housed at the Freddie Thomas, the Young Mothers program should be there too because of the infant/toddler program and mothers can work directly with their children. She also stated that even though the teen pregnancy rate has declined, the crescent area continues to have the nation's highest teen pregnancy rate.

Mr. Schmidt stated that this part can be continuously revised because it is a work in progress and all the problems and challenges may not be resolved in Phase II. He then referenced the Master Schedule of the presentation with the last project of Phase II to be completed in 2021. He stated that the schedule is not overly ambitious and could change, and this model is based upon the State Education Department approving the variants of the MCA on all of the schools listed or a reset of the MCA on the high schools. He stated that the model is endorsed by the State Education Department's Facilities Department in terms of the program, design, mapping, timeline, and the financials. He stated that they do not have all of the approvals and there may be a couple more projects, but they will be partial projects. He stated that the transition to swing space is not aidable and the stakes are very high. He stated that there is another step in the process: meeting with Division of Budget. The last page of the presentation has essential questions and Interim Superintendent Cimusz and Deputy Superintendent Bovard will create a plan. He stated that some key decisions need to be made by March 17<sup>th</sup>. He asked if School No. 22 is in swing space or will the Franklin Campus be its permanent home. He described that they have mapped out an option for School No. 15 and the decision has to be made relatively quickly. He stated that swing space is not the perfect location for a school and segments of Jefferson, Franklin, School No. 6, and School No. 44 can be used as swing space. He expressed that the District has proven to the State Education Department its commitment right size the footprint and it has gone a long way in their investment of MCA relief. He stated that if Franklin will be used a swing space, it needs to be set up as a swing space for multiple elementary schools or flexible enough that it could be used for an elementary or a secondary program. He expressed that the main decisions are where School No. 22 stands as swing space or a permanent home and a conversation around the next home for School No. 15.

President White thanked the FMP members for their presentation and solicitation of feedback, and commended fellow Board members for being knowledgeable about the schools and programs. He recommended that the School Without Walls, a school with high graduation rates, and its basement be used to add additional seats and expand the school. He stated that School Without Walls provides students with an opportunity to graduate on time because the consortium model does not require the same number of Regents exams.

Parent Representative Clinkscales asked where the project's minority workforce was pulled. Mr. Renado stated that a majority of the workforce was pulled from local trade unions and the contractors who were awarded the projects go to the local unions to get their workforce. He stated that there is a partner labor agreement in both Phase I and II which requires the labor unions to meet the program's workforce diversity goals. He stated that those negotiations have not taken place yet for Phase II. Parent Representative Clinkscales asked who the contracted companies were. Mr. Renado responded that the contractors were divided into four categories: mechanical, plumbing, general, and electrical. He stated that the contractors would hire sub-contractors who would provide their own workforce from the trade unions. Parent Representative Clinkscales inquired if this information is provided on their website. Mr. Renado responded that the project labor agreements and diversity reports are on the website.

Parent Representative Clinkscales inquired as a parent in community about the funds allocated for East High School after recent renovations. She stated that she has children at Northeast and Charlotte and has not seen any renovations at those schools. Parent Representative Clinkscales asked why about \$63 million is being allocated to East High School while ignoring other surrounding schools. She questioned if the process was fair and if the decision was based on the partnership with the University of Rochester. Mr. Schmidt responded that the scope of work in comparison to other the schools identified in Phase II is a key decision point. He stated that Charlotte is about 60% complete and the high schools have a significantly large footprint. He stated that that the secure entrance way at Northeast/Northwest was essential based on the State Education Department review and another pathway being fiscally responsible to do the other work is through the CIP. He stated that there is a huge risk if the benchmarks are not hit between now and May. The conversation around Phase III should begin by year four of Phase II to have a clear pathway.

Vice President Elliott stated that the issue is that all the schools that can be planned and positioned for white families to come back into the community are being done and the crescent area has not been considered despite its need for credible institutions.

Commissioner Adams stated that the Phase II planning began four years ago and there has been revisions to the document since. She stated that at the time as a new Board member, she expressed concern around School Nos. 22 and 36 in adjacent areas both disappearing and what would serve the neighborhood that has a high density of school-aged families. She stated that she believes that School No. 22 in Franklin should be revisited and not sure if the answer is Freddie Thomas based on its distance from the original neighborhood. She requested a scheduled Board face-to-face meeting with School Nos. 22 and 15 communities to have a deep conversation about their desires and priorities. Mr. Schmidt responded that

there is time to have a conversation with School Nos. 22 and 15, and the status of School No. 22 has to be decided and the legislation does not allow for the building of new schools. He stated that they do not want to invest CIP and FMP funds into the wing of Franklin if it is not going to be used as a long term elementary setting.

Chair Richards stated that the statute imposes an unrealistic expectation because it states that nothing cannot be done until the whole plan is approved and it is stretched over the course of six years. He stated that if the plan is not approved, the project cannot be financed and there is a need to present a credible plan so it does not hold up the whole plan. Vice President Elliott stated that it is not the intent to hold the plan, but there may be different priorities for the community that may not be outlined. Commissioner Powell stated that she was a member of the Board when the State conducted its initial review suggesting that \$1.2 billion could be used for renovations. She stated that before there was an FMP Board, there were proposals and plans prior to funding and in the beginning based on the density map, there was a choice that either School No. 1 or School No. 23 would go. She stated that School No. 23 increasingly becomes a bigger target because it would be the last wood frame structure standing, has a construction site that the District is trying to divest itself from, and it is a premier condo site. She stated that if School No. 15 was housed at School No. 1 and School No. 23 closed, the students at School No. 15 would be displaced by the students at School No. 23 because it is a neighborhood school. She urged that this should be thought about now. Mr. Schmidt stated that the current model will be presented before the Department of Budget for relief of the program's entire scope of the program and it does not preclude the Board's feedback. He stated that there will be school meetings and he hoped for Board's approval in March and State Education Department's approval in May.

Vice President Elliott thanked the presenters and moved the other agenda items to the next meeting.

Motion by Vice President Elliott to adjourn. Adopted 4-0. Meeting adjourned at 8:35PM.