



**Board of Education  
Pelham Public Schools  
Pelham, New York**

**BOND STEERING COMMITTEE**

Pelham HS–Library  
18 Franklin Place  
Pelham, NY 10803

Wednesday, January 16, 2019  
8:30 am

**MINUTES**

Committee Members in attendance (Y=Yes; N=No)							
Board of Education - Committee Members							
Jessica Young Committee Chair	Y	Sue Childs BOE President	Y	John Brice	Y		
Administration							
Cheryl Champ Superintendent	Y	James F. Hricay Asst Supt for Business	Y	John Condon Director of Facilities	Y	John Sebalos Director of Technology	Y
Jeannine Clark HS Principal	Y	Lynn Sabia MS Principal	Y	Trisha Fitzgerald Hutchinson ES Prin.	Y	Jeannine Carr Prospect Hill ES Prin.	Y
Steve Luciana Director of Athletics	Y	Alex Wolff Public Information Off	Y	Jackie Vigil District Treasurer	Y		
Community Members							
David Brown (phone)	Y	Bryan Diffley	N	Justin Preetakes (phone)	Y	Matt Maron	N
Peter Romano	Y	Lisa Gomez	N	Madeline Smith	Y	James Smithmeyer	Y
Other Attendees							
Russ Davidson KG&D Architects	Y	Walter Houser KG&D Architects	N	Susan Davidson KG&D Architects	Y	Teresa May KG&D Architects	Y
Sarah Dirsa KG&D Architects	Y	Kevin Sawyer Triton Construction	Y	Chris Pearson Triton Construction	Y	Eleftherio Tisboukis Triton Construction	Y

**8:35 am: Call to order**

- Jessica Young called the meeting to order with a round of introductions.
- The Committee approved the 12.4.18 meeting minutes, without amendment.
- Schematic Design (SD) Budget Discussion
  - Chris Pearson opened the discussion with a review of the work being done to reconcile Triton and KG&D's SD budgets. Variances have been identified in four significant areas:
    1. Cost of New Hutchinson construction (\$4M variance)
      - The SD budgets are based on per square footage estimates.
      - Triton is using an estimate of \$415/sq ft.
      - KG&D is using an estimate of \$356/sq ft.
      - Russ Davidson noted KG&D's concern about this variance. He noted that Triton has design contingency included in their estimate. Adjusting for this variable, KG&D's estimate would be closer to \$380/sq ft.
    2. Rock removal (\$1.3M variance)
      - Variances exist both in the number of cubic yards of rock to be removed, as well as unit cost for removal.
      - Triton's budget is based on 23k cubic yards at \$140/cy.
      - KG&D's budget is based on 16k cubic yards at \$119/cy.

- An independent surveyor is currently estimating 20k cubic yards of rock removal; however, this does not address the unit cost issue.
3. Demolition of existing Hutchinson (\$800,000 variance)
    - Differences exist between asbestos abatement allowances.
    - The district recently appointed a vendor for environmental consulting services, including asbestos assessment at Hutchinson. The assessment will inform the amount of expected asbestos abatement required and allow for better estimation of cost.
    - KG&D is hiring a vendor to prepare a demolition estimate.
    - Sitework plans will be submitted to SED on Friday, January 18, 2019.
  4. Proposition 2-Fields
    - The difference in estimates may be attributable to a scope variance and is still under review.
- Chris noted that Triton typically does not budget to the lowest bidder and historically estimates 5-7% higher than the architects on their projects, a stance that KG&D noted was highly conservative. The Design Development (DD) budgets will be highly detailed, allowing for a better analysis of the variances. The DD reconciliation process will be critical in determining final scope of project and will inform determination of value engineering and bid strategies.
- Design Development (DD) Budget Discussion
    - Russ Davidson noted that the DD budgets for the High School/Middle School, Prospect Hill and Proposition 2 projects are complete and will be shared today with Triton. The reconciliation process should be about two weeks (approximately January 30, 2019).
    - KG&D's DD budget for Hutchinson should be ready by January 31, 2019. Again, the reconciliation process will be about two weeks, resulting in a target reconciliation date of February 14, 2019. The expected deliverable to the District at that time would include not only the detailed budget worksheet clearly identifying differences, but also a list of recommended value engineering items and bid strategies.
    - KG&D noted that Construction Design has been suspended, pending the DD budget reconciliation process. However, KG&D still feels the overall project timeline will be unaffected by the delay.
  - Design Development Plan Review
    - KG&D representatives presented DD drawings for the High School, Prospect Hill and Hutchinson site work.
    - The Prospect Hill addition does not include finished classrooms on the upper floor.
    - The Hutchinson site work was discussed, including location of the access road; rock elevations; trenching work; and playground elevation.
  - Other Matters Discussed
    - The Committee offered to add a meeting before the next scheduled meeting on February 15, 2019, if beneficial to keep the work flowing.
    - The Committee emphasized the critical need to discuss staging of the projects in order to facilitate planning issues such as scheduling, impact on community organizations using District facilities, and financial decisions.
    - A survey and inspection of properties adjacent to the Hutchinson School site will be conducted prior to any rock removal work. The District will work with KG&D to prepare a request for proposal for these services.

**10:00 am: Adjournment**

Respectfully submitted,  
Jackie Vigil

Attachments:

- Agenda