



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

**BOND STEERING COMMITTEE**

Pelham HS–Library  
18 Franklin Place  
Pelham, NY 10803

Friday, February 15, 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	N	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 Preftakes (phone)	Y	Matt Maron	N
Peter Romano	Y	Lisa Gomez	Y	Madeline Smith	Y	James Smithmeyer	Y
Other Attendees							
Russ Davidson KG&D Architects	Y	Walter Houser KG&D Architects	Y	Susan Davidson KG&D Architects	N	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	N

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

- Jessica Young called the meeting to order.
- The Committee approved the 1.16.19 meeting minutes, as amended.
- Russ Davidson led a discussion of the various projects based on the “2018 Bond-Budget Summary“ which now reflects the updated cost estimates through the design development (DD) phase. It was noted that KG&D’s DD estimate of \$62M is \$4.5M over budget, while Triton’s DD estimate of \$62.7M is \$5.2M over budget.
- Prospect Hill Project
  - Russ noted that the \$1.1-\$1.6M budget variance reflects:
    - scope added since the pre-bond referendum work;
    - renovation of all toilet rooms, as originally specified; and
    - unfinished classroom space on the second floor of the addition.
  - Russ further pointed out that the HS/MS renovation project has a positive offsetting budget variance. In response, Committee members noted that the BOE needs to ensure that the bond work, as a whole, remains in budget, especially given DD budget shortfall currently estimated for Hutchinson school.
  - He suggested foregoing drastic scope reduction measures at this time—rather, waiting for bid results on some of the larger unknowns such as rock removal at Hutchinson.

- High School/Middle School Renovations
  - Russ noted that the Glover Field, HS/MS alterations and roof work components of the SED submittal package are ready for transmittal; however, they are awaiting further information before the masonry component of the package can be completed.
  - The possibility of segregating the masonry work as a separate submittal was discussed.
  - KG&D is currently working on construction documents for the HS/MS renovations, with a planned submission date of February 25, 2019.
    - The Committee agreed to recommend an expedited review process (TPR) for BOE consideration at the February 26, 2019 meeting.
    - KG&D will provide the estimated cost for TPR.
- Hutchinson School
  - The site work package has been submitted to SED. Based on KG&D's recent experience and the nature of the work, the district is likely to receive comments very quickly. If so, the work possibly could be bid in the next 5-8 weeks.
  - The work will include rock blasting, tree removal, building construction roadways, fencing and staging. Excluding the rock blasting, components of the work will be performed during the school year.
  - The Committee noted the importance of timely and informative communication to the community with respect to the site work.
- Proposition 2-Fields
  - Differences in the unit price estimates between KG&D and Triton are driving their DD budget variance of about \$875,000.
  - Testing of soil content has been completed, with results expected shortly.
  - Allowances in the cost estimates for removal of contaminated soil are approximately equal to the cost of raising the level of the fields to avoid disturbing the soil.
- SED Preliminary Comments on Hutchinson School
  - Russ noted that SED's preliminary review yielded the following comments:
    - Atrium
      - As currently specified, SED will require the upper floor areas facing the atrium to be enclosed in glass.
    - Stairways
      - One smaller stairway in the corner of the building had to be relocated based on code requirements.
      - The redesign results in a slight reduction of the building footprint, but no loss of overall room space. Resultant cost savings are estimated at \$350,000.
    - Interior classroom space
      - Any room occupied by students for the majority of the day cannot be an interior space due to restricted daylight.
      - There was a resultant room layout change to accommodate this requirement.
    - Russ shared revised floor plans reflecting these changes.
- Cost Saving Measures
  - Russ noted that the construction contingencies incorporated into the budget are the largest they have ever used; thus, he believes some funding flexibility exists.
  - In general, the Committee felt that it was too early in the process to yield any significant funds from contingency.
  - KG&D and Triton have been discussing value engineering measures, scope reductions, bid strategies, project phasing strategies, contingency allowances, etc. to address the budget gap.
    - A list of suggestions will be prepared for the Committee's consideration, so that a pathway toward a balanced budget can be developed.
    - The list will be provided to the Committee by February 20, 2019. The Committee will share the information with the full BOE by February 22 for their consideration at the February 26 meeting.
    - In the meantime, certain phases of projects must continue to move forward, despite incomplete information.

- KG&D shared that new Hutchinson, as currently specified, appears to qualify for silver LEED certification; however, the rating evaluation process is still ongoing.

**10:00 am: Adjournment**

Respectfully submitted,  
Jackie Vigil

Attachments:

- Agenda
- 2018 Bond – Budget Summary 2.15.19
- Floor Plans – Hutchinson School 2.15.19