



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

BOND STEERING COMMITTEE

Pelham HS–Library
18 Franklin Place
Pelham, NY 10803

Friday, March 8, 2019
8:00 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	Vincent Mazzaro	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	N	Alex Wolff Public Information Off	Y	Jackie Vigil District Treasurer	Y		
Community Members							
David Brown (phone)	N	Bryan Diffley	Y	Justin Preftakes	Y	Matt Maron	N
Peter Romano (phone)	Y	Lisa Gomez	N	Madeline Smith	N	James Smithmeyer	N
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	N
Sarah Dirsra KG&D Architects	Y	Kevin Sawyer Triton Construction	Y	Chris Pearson Triton Construction	N	Eleftherio Tisboukis Triton Construction	N

8:06 am: Call to order

- Jessica Young called the meeting to order.
- Vincent Mazzaro was present briefly at the start of the meeting to discuss matters pertaining to the Athletic Fields Committee.
 - A Varsity Turf Field drawing was distributed and some discussion ensued about the possibility of changing line colors.
 - KG&D reminded the group that the drawings have already been submitted to SED; thus, no substantive changes can be made without further SED coordination which would result in further design cost.
 - KG&D and the district will follow up on possible cost & design implications with LA Group.
 - KG&D reported that the soil testing report for the Glover Field complex has been received, reflecting no soil contaminants; thus, the contingency for contaminated soil in the budget can be used to offset cost overruns in Proposition 2 projects.
 - Some discussion ensued over budget reduction measures and bid strategies such as:
 - Changing field heights
 - Removing logos (could identify funding partners for this)
 - Examining some specific areas for potential savings (water line restoration, electrical pull box, curbing, etc.)
- The balance of the meeting was spent reviewing a draft list of potential value engineering suggestions compiled by KG&D and various professionals involved in the projects.

- Overall Project Costs
 - The budget includes an allowance of \$1,180,000 for furniture, fixtures and equipment (FFE)
 - KG&D recently reviewed the projected FFE needs and determined that \$700,000-\$900,000 may be a more appropriate figure.
 - Jim Hricay expressed concerns that appropriate funding remain in the budget for FFE as the operating budget cannot absorb unbudgeted FFE purchases.
 - Technology needs and costs are still under discussion; however, KG&D feels that the current level of budgeted funds are adequate for the work planned for the interior of the building. Security and technology needs for the building exterior and elsewhere on the property require further consideration.
- Prospect Hill
 - The group discussed the implications of eliminating the second floor space included in the current design. The pre-bond scope did not include a second story space. During the design development phase, this additional scope was approved; thus, additional design fees would be incurred with a change of plans.
 - With respect to the toilet room renovations, KG&D will provide a per toilet room breakout of costs.
 - The current design reflects renovation of one set of toilet rooms per floor, with accessible routes.
 - The extent of SED's ADA compliance requirements needs to be verified.
- Middle School/High School Renovations
 - Some discussion was held regarding the movable walls currently planned for the art rooms. There is some cost savings from replacing the movable walls with conventional walls.
 - The scope of masonry work was discussed at some length.
 - The pre-bond work scope and budgetary estimates were based on estimates.
 - The current scope reflects the recent detailed report from the district's masonry consultant at a cost of \$2.2M.
 - This current scope of work has been submitted to SED.
 - A sub-group of professionals and district personnel met recently to prioritize the masonry work.
 - All work will be bid with certain facets bid as alternates in order to give the district flexibility in awarding the work in light of the overall budget constraints.
 - The group was reminded that the Proposition 2 fieldwork is not aidable unless attached to work at the MS/HS buildings.
- New Hutchinson School
 - The group discussed, in detail, over 20 potential value engineering options from the draft list, identifying both items to be removed from scope (approximately \$2.2M across all projects) as well as those which they would not recommend removing (elimination of 2 upper floor classrooms at new Hutchinson). Additional research is needed in several areas before the group can further evaluate those options.
 - KG&D and Triton will continue to identify areas for budgetary savings.
 - KG&D pointed out that the district will soon be going to bid for rock removal, a major area of uncertainty in terms of cost.
- The committee discussed the status of the Prospect Hill design work. It was agreed that KG&D should hold off on any further construction design work until the bids are received for rock removal and playing field renovations. Once these costs are known, the committee can re-examine the budgetary gap.

10:15 am: Adjournment

Respectfully submitted,
Jackie Vigil

Attachments:

- KG&D draft list of value engineering measures