



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

BOND STEERING COMMITTEE

Pelham HS–Library
18 Franklin Place
Pelham, NY 10803

Tuesday, June 18, 2019
5:00 pm

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.	N
Steve Luciana Director of Athletics	N	Alex Wolff Public Information Off	Y	Jackie Vigil District Treasurer	Y		
Community Members							
David Brown	Y	Bryan Diffley	Y	Justin Preftakes	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	N	Teresa May KG&D Architects	N
Sarah Dirsra KG&D Architects	N	Kevin Sawyer Triton Construction	Y	Chris Pearson Triton Construction	N	Lewis Eisenberg Arace & Company (by phone for part of meeting)	Y

5:00 pm: Call to order

- Jessica Young called the meeting to order.
- The minutes from the 5.1.19 BSC meeting were approved with one amendment.
- **Hutchinson School Project**
 - Plans have been submitted to SED and are under review through the third party review process.
 - The group discussed communications with the community, traffic flow and logistics issues regarding the commencement of site work.
 - The groundbreaking ceremony is scheduled for June 21 at 9:00am.
 - Initial preparation for the start of site work will commence on June 22, with drilling expected to begin by June 28.
- **Project Labor Agreement (PLA)**
 - At this point in the meeting, Lewis Eisenberg, Managing Director at Arace & Company, joined via phone.
 - Mr. Eisenberg gave an overview of the draft report that had been distributed to the Committee in advance of the meeting.
 - Some background on PLAs was given.
 - The standards for justifying a PLA were discussed, including demonstrable cost savings, urgency of completion and a fair/open bidding process.

- Based on their analysis, Arace & Company determined that the Hutchinson project meets the criteria. They also evaluated the Prospect Hill project but determined that it did not meet the criteria.
 - Mr. Eisenberg answered several questions from various Committee members, including the effect that a PLA may have on the bidder pool.
 - Russ Davidson noted that he had informally polled three “quality” contractors who indicated that they would bid the Hutchinson project if a PLA was in place.
 - After considerable consideration of the potential benefits and drawbacks of a PLA arrangement, the Committee concluded that it would recommend proceeding with a PLA for the Hutchinson project.
 - A resolution will be proposed to the BOE on the July 15 BOE agenda.
 - At this point, Lewis Eisenberg left the meeting.
- **Bid Results**
 - Russ Davidson led the discussion of the recent bid results received for the Glover Field renovations and the HS/MS projects (interior renovations, annex roof replacement and masonry) based on KG&D’s memorandum dated June 14, 2019.
 - Glover Field
 - The bid results were favorable to budget with the low bidder being a known, quality vendor.
 - There was a brief discussion of a discrepancy in the bid documents that indicated a July 1 start date; however, this would impact Pelham Recreation Department (PRD) programs currently scheduled to run through the month of July. The district will follow up with PRD.
 - The Committee agreed to recommend approval of the low bid by the BOE.
 - HS/MS projects
 - The bid results were significantly unfavorable to budget, perhaps due to the timing of the bidding.
 - After discussion, the Committee agreed to recommend rejecting all bids for the HS/MS projects.
 - Kevin Sawyer will prepare a recommendation letter based on the Committee’s response.
 - **Prospect Hill Update**
 - No update was deemed necessary.
 - **New Business**
 - A draft change order resolution was distributed.
 - The recommendation outlined change order approval thresholds in advance of BOE approval for those items involving errors, omissions, and unforeseen conditions.
 - In the case of change orders related to scope changes, all such change orders would need BOE approval.
 - The Committee was in favor of the recommendation, thus a change order resolution will be included on the June 25 BOE agenda.

6:40 pm: Adjournment

Respectfully submitted,
Jackie Vigil

Attachments: Draft PLA Feasibility Study for Project Labor Agreement
MS/HS Bid Award Options memo from KG&D dated 6.14.19