



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

BOND STEERING COMMITTEE

Hutchinson School
301 Third Avenue
Pelham, NY 10803

Tuesday, November 26, 2019
6:30 pm

MINUTES

Committee Members in attendance (Y=Yes; N=No; P=Phone)							
Board of Education - Committee Members							
Jessica Young Committee Chair	Y	Sue Childs	Y	John Brice	Y		
School District							
Cheryl Champ Superintendent	P	James F. Hricay Asst. Supt. for Business	Y	John Condon Director of Facilities	Y	John Sebalos Director of Technology	Y
Jeannine Clark HS Principal	N	Lynn Sabia MS Principal	N	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	Juan Valencia Custodian	Y
Community Members							
David Brown	Y	Bryan Diffley	N	Justin Preftakes	N	Matt Maron	N
Peter Romano	Y	Lisa Gomez	N	Madeline Smith	N	James Smithmeyer	Y
Rob Keogh	Y						
Other Attendees							
Russ Davidson KG&D Architects	N	Walter Houser KG&D Architects	Y	Susan Davidson KG&D Architects	N	Teresa May KG&D Architects	N
Sarah Dirsas KG&D Architects	N	Kevin Sawyer Triton Construction	Y	Frank Arturi Triton Construction	Y		

6:40 pm: Call to order

- Jessica Young called the meeting to order.
- The minutes from the 10.2.19 BSC meeting were approved without amendment.
- **Glover Complex Work Update**
 - Good progress has been made with the sub-base materials on the field. This phase of work should be complete within a few days.
 - Turf production is beginning, and is expected to take 2-3 weeks.
 - Installation takes about a month.
 - Installation timing is weather dependent and cannot take place during the coldest winter months. Thus, installation is expected in early spring 2020.
 - Underground utility work is complete.
 - One outstanding issue remains: the section of the main drainage pipe at the Hutchinson River bank is in disrepair. If the pipe collapses, the track could be damaged.
 - Triton is researching options to address this issue, and noted that ground movement testing will be performed at the end of the project with a written report to the district.
 - An update on change orders was given.

- **Hutchinson School Bids**

- The Hutchinson School bids were opened on November 19, 2019.
- The low bid, including demolition of the existing building, was \$39M--well above budget.
 - The lowest 3-4 bids were within 1% of each other, thus, the bids are deemed an accurate reflection of the market.
 - Significant budget variances were noted among the electrical sub-contractor bids and on Alternate 1 (demolition of the existing building).
 - The budget variance is partly attributable to high costs for steel and concrete, both of which tracked about 50% higher than budget.
 - With regard to demolition, the drawings indicated substantial areas of assumed asbestos, which is not likely present based on test work performed earlier in the project. KG&D will annotate the revised bid specifications. KG&D and Triton noted that since the project was bid under a (PLA) many asbestos abatement companies were precluded from bidding.
- Triton and KG&D recommended rejecting all bids and rebidding as a multi-vendor project (under Wicks Law). If the district proceeds in this matter, time will be of the essence to make any scope adjustments in revised bid specifications. Ideally, the second request for bids could be issued around December 10-12, with responses due in early January in time for a late January BOE approval date.
 - KG&D will begin looking for low-impact value engineering options.
- The Committee agreed with the recommendation to reject all bids and rebid the project as a multi-trade. The BOE will consider the matter at its December 4 meeting.

- **HS/MS Renovation and Roofing/Masonry Bids**

- The bids for both the HS/MS Renovation and Roofing/Masonry projects were favorable to budget.
- Triton and KG&D are performing due diligence on the low bidders, all of whom are considered known, reliable vendors.
- The low bidders agreed to hold their pricing for up to 45 days while the district considers a Hutchinson School rebid and possible scope changes in bond projects.

- **Prospect Hill Update**

- The plans are under review at SED, with an expected response in 4-5 weeks.
- The district may revisit the scope of this project. Any significant scope changes would need to be submitted to SED.

- **314 Pelhamdale Avenue**

- The plans are under review at SED, with an expected response in January 2020.
- Depending on the final scope of work, the district will consider using in-house labor and contractors currently on bid to complete the renovations.
- Occupancy is projected for spring 2020.
- Currently, the backyard has been made accessible as green space for recess at Colonial School.

8:06 pm: Adjournment

Respectfully submitted,
Jackie Vigil

Attachments: Hutchinson Bid Tabulation Summary
Preliminary Bid Results of MS/HS Renovation, Roofing and Masonry
2018 Bond Budget Summary