



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

BOND STEERING COMMITTEE

Hutchinson School Construction Field Office
Pelham, NY 10803

October 8, 2020
8:00 am

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	Y	James F. Hricay Asst. Supt. for Business	Y	John Condon Director of Facilities	Y	John Sebalos Director of Technology	Via phone
Mark Berkowitz HS Principal	N	Lynn Sabia MS Principal	N	Trisha Fitzgerald Hutchinson ES Prin.	N	Jeannine Carr Prospect Hill ES Prin.	N
Chris Hodge Director of Athletics	N	Alex Wolff Public Information Off.	N	Jackie Vigil District Treasurer	Y		
Community Members							
David Brown	N	Bryan Diffley	N	Justin Preftakes	N	Matt Maron	N
		Lisa Gomez	N	Madeline Smith	Via phone	James Smithmeyer	Y
Rob Keogh	N	Eric Elbery	N				
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	Frank Arturi Triton Construction	Y		

8:10 am: Call to order

- Jess Young called the meeting to order.
- **Hutchinson School Project**
 - Russ Davidson presented the 2018 Bond Budget Summary, noting that KG&D, Triton and the district had worked together to reconcile figures.
 - The budget summary reflects the voter approved referendum to reallocate \$750,000 from Proposition 2 to Proposition 1.
 - The overall project budget reflects an estimated \$1M favorable budget variance, after taking into account \$2.8M of uncommitted contingency funds.
 - To date, approximately 16% of construction contingency has been utilized while the work is approximately 31% complete. This is a very positive ratio given that Hutchinson is out of the ground with steel erected.
 - The Committee reviewed a list of pending additional work items not included in the budget summary. Most of these items had been removed from the earlier project budget during the value engineering process.
 - In particular, KG&D is seeking district input on several items including security, data/instructional technology, and removal of contents from existing Hutchinson School in anticipation of demolition.
 - The technology plan is especially time-sensitive given the stage of construction work.
 - Removal of contents at Hutchinson should be complete by July 2021. Incremental work toward this goal can begin now.

- KG&D will ask the general contractor to supply updated quotes on the applicable pending work items and will provide visuals to the Committee for the casework item.
 - Overall, the construction work is progressing well. Both KG&D and Triton noted that the contractors have coordinated unusually well together, following a coordination plan that was enhanced by the use of 3D modeling during the planning phase. Triton and KG&D have proactively dedicated significant time to managing the contractors, which has also contributed to the positive results to date.
 - Windows have been produced and will be stored onsite until needed.
 - Kevin Sawyer outlined the upcoming phases of work, including the need to determine the furnishings plan. He suggested a February 2021 timeframe to order furnishings so that items will be in place for the projected September 2021 school opening.
- **High School-Middle School Project**
 - During the masonry work, an unforeseen issue was identified at the front entrance of the High School which will require remediation, potentially significant.
 - Exploratory work will be needed to determine the extent of the issue.
 - Russ Davidson noted that the work will require separate design, SED approval and bidding.
 - The Committee suggested that KG&D submit a proposal for design work.
- **Annex Roof Project**
 - This work is substantially complete.
- **Glover Field Project**
 - This work is substantially complete.
 - The budget summary includes a \$200,000 allowance for underground pipe repair and related batting cage work above the site.
- **Prospect Hill Bidding**
 - The bid will specify construction of an addition with alternates for completing toilet room renovations in various groupings and for finishing the upper level classroom space.
 - The budget summary includes figures based on the original bids received in March 2020, which were rejected by the district.
 - KG&D and Triton feel that the bid environment is significantly better given the time of year (Fall versus Spring) and current economic conditions (COVID-related slowdown in work).
- **314 Pelhamdale Avenue**
 - Renovations are ongoing.
 - No issue is anticipated in having the space available by May 1 in order to facilitate commencement of the HS interior renovations.

9:30 am: Adjournment

Respectfully submitted,
Jackie Vigil

Handouts: 2018 Bond Budget Summary (KG&D)
 2018 Bond Budget Additional Items – Summary (KG&D)