



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

BOND STEERING COMMITTEE

Via Video Conference
Pelham, NY 10803

December 9, 2020
8:30 am

MINUTES

Committee Members in attendance (Y=Yes; N=No; P=Phone)							
Board of Education - Committee Members							
Jessica Young Committee Chair	Y	Sue Childs	N	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	Y
Mark Berkowitz HS Principal	Y	Lynn Sabia MS Principal	Y	Trisha Fitzgerald Hutchinson ES Prin.	Y	Jeannine Carr Prospect Hill ES Prin.	Y
Chris Hodge Director of Athletics	Y	Alex Wolff Public Information Off.	Y	Jackie Vigil District Treasurer	Y		
Community Members							
Garrett Ahitow	Y	Mayank Desai	Y	Chiara Goodyear	N	Todd Nice	N
Madeline Smith	Y	James Smithmeyer	N				
Other Attendees							
Russ Davidson KG&D Architects	Y	Walter Houser KG&D Architects	Y	Frank Arturi Triton Construction	Y	Kevin Sawyer Triton Construction	Y

8:34 am: Call to order

- The meeting was called to order with a round of introductions for members new to the committee.
- Meeting minutes were approved without amendment from the March 26, 2020, March 30, 2020, and October 8, 2020 meetings.
- **Review of Capital Project Budget**
 - Russ Davidson presented the 2018 Bond-Budget Summary.
 - Overall, the total project is under budget by \$555,000. This figure includes the recently received bids for the Prospect Hill addition and reflects approximately \$2.8M remaining in contingent funds. Thus, overall, \$3.3M remains as uncommitted funds.
 - 60% of budgeted contingent funds have been utilized to date.
 - Overall, project work is about 50% complete.
 - These favorable financial results allow for inclusion of several of the value engineered (V/E) items previously removed from the budget, and for award of the increased scope at Prospect Hill, including alternates 1 through 5, which include completing the classroom space in the addition.
- **Prospect Hill Bid Results/Recommendation**
 - Bids on the addition & renovation were received and vetted.
 - Triton vetted the three lowest bidders for each component of the work, all of whom were familiar to Triton and some of which are currently working for the district on other aspects of the capital bond.
 - Some discussion ensued of the bidders and construction timelines, after which the Committee agreed to recommend awarding the work to the lowest bidders, including alternates 1-5.
 - Resolutions will be included on the December 16, 2020 Board of Education (BOE) meeting.

- **Hutchinson School Update**

- Frank Arturi gave an update on the progress at Hutchinson School
 - Currently, there are anywhere from 70-100 workers on site daily and Triton is pleased with the progress.
 - On the exterior, brick work is ongoing, windows are being installed, and roofing is partially complete.
 - Utilities have been installed from the new building to the Lincoln Avenue fence line and are ready for connections.
 - In the interior, electric, plumbing and HVAC work is ongoing on the first floor, while the second-floor framing is ongoing.
 - Construction work is on schedule for substantial completion by June 2021.
- Emphasis was placed on ordering furnishings and on commencing packing, as practical, at existing Hutchinson to prepare for demolition in summer 2021.
 - The budget includes \$900,000 in furnishings for new Hutchinson.
- Regarding furnishings for the new building, KG&D has a list of items developed during project design and can work with the district on ordering.
 - This work would be coordinated with Central Office to align with the district's existing flexible and 21st century learning environment furnishing agenda.
- The Committee agreed to recommend awarding KG&D a contract for coordination and procurement of furniture and information technology installation. A resolution will be included on the December 16, 2020 BOE meeting.
- Russ Davidson reviewed the Additional Items-Summary list of items which included some of the V/E items removed from the scope of the project earlier in the process.
 - Based on favorable budget projections, it appears that most of these items can be included as change orders, at BOE discretion.
- Triton has been working proactively to resolve any parking issues created by the construction workers.

- **Glover Complex Update**

- This work is substantially complete, with one remaining issue: the culvert pipe repair and related batting cage replacement work.
 - This work is out to bid, with good contractor interest so far.
 - \$200,000 is being held in contingent funds to address the work.
- The project should be completely finalized in May/June 2020.
- A secondary project is being investigated—the installation of a lacrosse bounce-back wall.
 - The district identified possible locations.
 - Test borings and soil investigation are recommended at the proposed site.
 - The work will be filed with NYSED as an addendum.
- Chris Hodge suggested some ancillary items, such as a multi-purpose scoreboard, sound systems, and additional bleachers.

- **HS/MS Interior Renovations**

- Work is scheduled to commence in May 2021 and be substantially complete by the end of summer 2021.
- The current Business Office space will be repurposed to classroom space, with the office relocating to the 314 Pelhamdale property.

- **HS/MS Exterior Masonry Proposal**

- KG&D obtained two proposals for assessing the scope of the exterior masonry work needed at the HS entrance.
- The Committee reviewed the HS Masonry Restoration Project Phase II AE Fee Worksheet and vendor proposals.
- After discussion of the vendors' qualifications and proposed scope, the Committee agreed to recommend award of the work to Howard L. Zimmerman, Architects and Engineers as a pass-through expense through KG&D.
- An addendum will be filed with NYSED to permit the work, which would ideally be covered under the bond depending on the scope and contingency usage.
- Bids will be sought with a summer 2021 construction timeframe.
- The work will require scaffolding, sidewalk bridging, and temporary interior walls.

9:42 am: Adjournment

Respectfully submitted,
Jackie Vigil

Handouts: 2018 Bond Budget Summary (KG&D), 12.7.20
 Additions & Alterations to Prospect Hill School-Bid Results (KG&D), 12.4.20
 2018 Bond Budget-Additional Items Summary (KG&D), 12.7.20
 HS Masonry Restoration-Phase II letter (KG&D), 11.10.20
 HS Front Entrance Proposal-Ryan Biggs Clark Davis, 11.6.20
 HS Front Entrance Proposal-Howard L Zimmerman Architects & Engineers, 11.10.20