



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

**BOND STEERING COMMITTEE**

Via Video Conference  
Pelham, NY 10803

May 4, 2021  
8:00 am

**MINUTES**

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

**8:06 am: Call to order**

- The meeting was called to order and new members were introduced.
- Meeting minutes were approved without amendment from the December 9, 2020 meeting.
- **Project Update-Hutchinson School**
  - Russ Davidson noted that the project is progressing well and scheduled to be completed on time.
  - A few small issues were reviewed, including minor delays in flooring installation due to moisture issues and a slight roofing lag; however, both issues are being successfully resolved.
  - Sitework plans were discussed.
    - Some initial curbing work has begun in the front of the school.
    - Some additional tree work is slated for the next few months.
    - The planting plan was reviewed.
  - Demolition of the existing building is scheduled to mobilize July 1, 2021.
    - Prior to any actual demolition work, the required 10-day asbestos notification will be posted.
    - “Soft” demolition work will then commence including removal of non-concrete or metal materials from the building.
    - Asbestos abatement work will follow.
    - It was noted that the demolition will take place gradually, with the building being slowly dismantled in stages.
    - During demolition, the lower parking lot will not be available.
    - Absent unanticipated delays, demolition should be completed in December 2021.

- **Project Update-High School & Middle School (HS/MS)**
  - The classroom renovations and masonry work at the secondary complex will largely take place over summer 2021.
  - The Phase II HS & MS masonry bids were received, totaling \$918,000 for the two lowest responsible bidders.
    - The HS work includes complete replacement of the multi-story bay window at the front of the HS.
    - Much of the scope involves custom cast stonework, which is time-consuming.
    - The initial timeline specified an April 2021 start date with projected completion in mid-August; however, this plan is approximately 4 weeks delayed so the work will extend into Fall 2021.
    - Russ noted that the original budget specified \$2.7M in masonry work; however, the District will ultimately spend closer to \$2.9M with a much greater scope than initially planned. Russ noted that this was a good value considering the added scope of work to be accomplished.
    - During the HS work, the main entrance will not be available except as an exit.
    - Mark Berkowitz noted that alumni groups will be visiting the HS campus in mid-October 2021 for the upcoming 100<sup>th</sup> anniversary celebration.
- **Project Update-Prospect Hill**
  - The project is underway but has had some delays due to utility and rock removal issues, both of which will likely result in some additional cost to the District. The project timeline is currently delayed about 5-6 weeks, extending the expected completion date to January 2022.
  - The interior bathroom renovations are scheduled to start on time once the school building is vacated for the summer.
  - Field work is expected to commence on time this summer, with fencing and dust control measures in place. To allow for at least one growing season, the field should be available for use in late spring 2022.
- **Project Update-Glover Complex Update**
  - The final punch list items are complete, and the close-out paperwork is under review by Triton.
- **Project Update-314 Pelhamdale Avenue**
  - The space is occupied by the Business Office and code compliant work is nearly complete.
- **Review of Project Budget**
  - Russ shared an updated budget summary and reported that Proposition 1 is slightly overbudget, however, \$2.4M in contingent funds remain.
  - The furniture budget of \$900,000 appears on target and has re-absorbed casework previously removed during the value-engineering process.
  - Proposition 2 includes \$308,000 in contingent funds.
  - Russ reviewed an “Additional Items-Summary” for Hutchinson totaling \$992,000 which included items currently outside the bond budget as presented, such as display monitors for instructional spaces, security cameras, playgrounds, and fiber runs.
  - In summary, the project currently projects \$2.7M in contingent funds. Taking into account the “Additional Items” noted above and the estimated value of work remaining to be completed, Russ estimated that the project still has 11.3% in contingency.
- After discussing the project budget status, the Committee agreed to recommend awarding the masonry bids at the May 5, 2021 Board of Education meeting.

**9:02 am: Adjournment**

Respectfully submitted,  
Jackie Vigil