

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
DECEMBER 9, 2025
4:00 PM

Present - Called to Order by the Board Chair at 4:02 pm

The meeting was attended by Board Chair Thomas Richards, Vice Chair Jacob Scott (virtual), Treasurer Kim Jones (virtual), Kabutey Ocansey (virtual), ICO Brian Sanvidge, Ronald Gaither, Jesse Dudley, Shawn Farr (virtual), General Counsel Ed Hourihan, State Fiscal Monitor Mark Potter (virtual), State Monitor Jaime Alicea (virtual), General Counsel Greg McDonald (virtual), RCSD CFO Robert McDow (virtual), Board of Education Commissioner Cynthia Elliot (virtual)

Approval of Minutes

Monthly Meeting held on November 04, 2025

Motion by Board Member:

Second by Board Member:

Approved 5-0

Action Item

Resolution 2025-26:22

Pay Requisition Summary Acceptance (November 2025)

Motion by: Kim Jones

Second by: Jesse Dudley

Adopted 7-0

Resolution 2025-26:23

Approval of Program Verification Report for East High School

Tabled

FUND BALANCE REPORT:

Consultant Kimberly Mitchell acknowledged that the Board is regularly monitoring the fund balances of contractors directly contracted with the RJSCB. It was noted that all vendors are currently tracking under budget for the fiscal year. The starting balance for the month was \$13,665,546.99. Following the reduction for the current pay requisition of \$1,097,358.92, the remaining balance totaled \$12,568,188.07. The report indicated that the RJSCB-held funds remain unchanged, and while the RJSCB-only expenses are static for the current period, an adjustment is anticipated shortly due to the impending audit. Regarding major budgetary components, RSMP Administrative Expenses totaled \$8,261,632.00, which represents 19% of the budget, and RSMP Construction Costs (presently consisting exclusively of soft costs) totaled \$9,907,647.00, accounting for 2% of the budget. The report is scheduled for an update to formally integrate the recent addition of \$120 million stemming from the program extension.

MEETING NOTES:

- Justin Salgot, RSMP Program Manager for the East High School, and Kyle Woebser, Project Manager from SEI Design Group, presented the Program Verification Report for the current base scope at East High School. The base scope has a construction budget of approximately \$7 million (\$10-11 million total project cost including soft costs), which was reduced from the larger scope originally included in the strategic plan. The base scope comprises four primary elements: an elevator that has reached the end of its useful life and requires major reconstruction; work in the crawl space including condensate pumps and valves that are starting to fail; sump pump installation in locations where standing water accumulates in the basement; and most significantly, restoration or replacement of the roof assembly. The enhanced scope—including the auditorium, adjacent music suites, and mechanical work throughout the building—was recently approved by the Governor and will bring the total project budget to approximately \$60 million.
- ICO Brian Sanvidge presented the compliance report as of November 26, 2025, detailing October project statistics. The total cumulative work hours logged for Phase 3 stand at 51,503. Specifically, 3,253 hours were documented as worked during the month of October, and the documentation compliance reporting period was 96% complete. Overall project record compliance is currently at 98.73%. The remaining outstanding records, totaling approximately 1.25%, are required from two architects, CJS and SWBR. Participation goals for this month are:
 - Minority Participation (both male and female) is at **37.83%** against a **23%** goal.
 - Non-Minority Women's Participation is at **13.54%** against a **7%** goal.
 - Minority Male Participation is at **26.37%** against a **23%** goal.
 - Women (non-minority and minority) Participation is at **23.81%** against a **7%** goal.
 - City of Rochester residents accounted for **18.68%** of the total of 91 individuals who worked during October.

Business participation is based on **\$77,542,815** of currently awarded contracts on the project.

- **MBE** (Minority Business Enterprise) firms are at **32.46%** against a goal of **18%**.
 - **WBE** (Women's Business Enterprise) firms are at **8.35%** against a goal of **12%**.
 - **SBE** (Small Business Enterprise) firms are at **2.03%** against a goal of **2%**.
 - **DBE** (Disadvantaged Business Enterprise) firms are at **3.58%** against a goal of **2%**.
- Program Director Pépin Accilien reported that Governor Hochul signed the companion law, which was previously voted on and passed by both the Senate and the Assembly, resulting in an adjustment of \$125 million dollars and extension of the Phase III program until 2033. These funds will restore scope items previously removed due to budget constraints and address challenges the design firms have been facing. The revised financial plan is being prepared for submission to the Office of the State Comptroller, SED, the RJSCB, and the Board of Education. Additionally, the Governor approved the refunding opportunity for the callable maturities from the 2013-2015 bond series. Earlier in the day, Chairman Richards, Mrs. Jones, Chief Scott, and other board members met with District leadership at the Board of Education's office to review financing progress and future plans. An application with COMIDA is being prepared for the refunding, and work with the District's financial advisors will continue as the Phase 3 financing application timeline approaches.

- Despite the current program extension, the project is still on "full hold" or "soft pause" due to remaining issues with critical demographic enrollment research. Mr. Accilien reported that the demographic enrollment numbers remain a work in progress, preventing estimation of building aid units until issues are resolved with the demographer. The team has been meeting with the demographer and the District's special education office, with Dr. Orden providing guidance on the effort. A student placement policy issue is being addressed, with an expected resolution timeline of the first week of February. Chairman Richards explained that the demographics issue is complicated by the fact that enrollment projections affect not only the Phase 3 projects but also the District's broader planning, including decisions about local schools. SED has required both an independent demographic study and a school closure plan from the District, adding complexity and time to the process.
- Operations Manager Terry LoConte provided an update on the regulatory measures required by the State Education Department (SED). The ISR (Instructional Space Review) forms remain in Chief Scott's hands, though replacement forms reflecting the expanded program are being prepared. A meeting with the FMP (Facilities Master Plan) form signatories will be scheduled with Chief Scott to establish a process for obtaining the required four signatures. Chairman Richards noted that the special needs classroom requirements, which differ from regular classrooms, affect both classroom renovation approaches and school demographics, creating interconnected constraints that require careful coordination.
- Mr. Accilien provided design updates for each project. The projects remain on a soft pause, with no significant construction or design progress to report at this time. Swing space test-fit studies were initiated at the MLK site by Rick Stoffel; however, these efforts were confined to only a few floors due to the complexity of sub-coordination required with current building occupants and end-users.

At the Wilson High School, the project team received the draft test fit for the revised swing space location at the Marshall campus, marking a pivot from the previously planned location at the Jefferson campus. The SWBR design team has been officially authorized to proceed with design development for the necessary relocations of the Career and Technical Education (CTE) facilities and the Science Laboratories.

At Franklin, the team has confirmed the phasing concept with the District following the decision to keep students in the building during construction rather than relocating them. This approach means swing space will be internal, requiring careful planning to consolidate work areas and coexist with the student population during construction. The previously approved amendment for piping investigation will be scheduled during student non-attendance days. Deputy Director Roland Coleman noted that once the available area and staging plan are reconciled, there will be construction cost implications due to related inefficiencies, with the project potentially extending from three years to four years. Contract amendments for both Construction Managers and Architects will be presented in January as a result of the extension.

At Edison Tech, the reconciled schematic design estimate shows the project approximately \$30 million over budget. The team has developed a list of potential scope reduction items to discuss with the District and Facilities Department. The overage results from enhanced design features and scope creep from repeated user group meetings with building stakeholders. Mr. Coleman added that the scope reduction list exceeds the overage amount, allowing the District to make choices that will produce favorable and realistic numbers for building aid unit calculations and the financial plan. A scope reduction meeting with the District and Facilities will be scheduled, after which the project can proceed from schematic design.

- Commissioner Cynthia Elliott announced her tenure on the school board had ended and offered a formal farewell, thanking the Committee, particularly Chairman Richards, for their work. She praised the adherence to goals ensuring representation for people of color and women on the \$1.2 billion project, citing it as an important goal of the late Assemblyman David Gantt.

ADJOURNMENT:

4:53 PM