

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
March 10, 2026
2:00 PM

Present - Called to Order by the Board Chair at 2:02 pm

The Meeting was attended by Board Chair Thomas Richards, Vice Chair Jacob Scott, Ronald Gaither, Kabutey Ocansey (virtual at 2:03), RCSD CFO Robert McDow, General Counsel Ed Hourihan, State Fiscal Monitor Mark Potter (Virtual), and State Monitor Jaime Alicea. Treasurer Kim Jones and Jesse Dudley were absent.

Approval of Minutes

Monthly Meeting held on February 10, 2026

Motion by Board Member: Ronald Gaither

Second by Board Member: Jacob Scott

Approved 4-0

Action Item

Resolution 2025-26:32

2024-25 Audit Report Acceptance

Motion by: Ronald Gaither

Second by: Jacob Scott

Adopted 5-0

Resolution 2025-26:33

Payment Requisition Summary Acceptance (March 2026)

Motion by: Jacob Scott

Second by: Ronald Gaither

Adopted: 5-0

Resolution 2025-26:34

LeChase Construction Agreement Amendment #1 at Douglass

Motion by: Jacob Scott

Second by: Ronald Gaither

Adopted: 5-0

FUND BALANCE REPORT:

Consultant Kimberly Mitchell noted that the tracking document for the RSMP suppliers, signed directly by the RJSCB, reveals all tracking is now within budget. This includes the actual contract values for Drescher & Malecki and Lawley insurance costs, both of which came in under budget. Ms. Mitchell noted that percentage tracking has been added to the report to monitor budget utilization as the fiscal year-end approaches. Starting with a balance of \$11,664,602.71, the current balance stands at \$10,976,355.42 after deducting the current pay requisition. The total amount expended to date is \$19,779,098.47. Currently, Rochester Schools Modernization Program administrative expenses are at \$9,048,052, representing 20% of the budget, while construction costs, which currently consist only of soft costs, are at \$10,712,893, representing 2% of the budget.

MEETING NOTES:

- Matt Montalvo from Drescher & Malecki, LLP, presented the results of the external audit for the fiscal year ended June 30, 2025. After a thorough examination of the board's financial records and internal systems, the auditors delivered an unaltered clean opinion. He also explained that this accreditation represents the greatest level of assurance, verifying that the financial statements are presented fairly in all material ways and accurately show the board's financial condition in compliance with regulatory accounting standards. He also mentioned that the books showed an \$8 million deficit when the fiscal year wrapped up on June 30; he explained this was primarily due to the timing of interim financing that occurred after the audit period ended. He also praised that there are no material weaknesses or significant deficiencies that were identified. Lastly, the Board requested a language modification to the final report to explicitly clarify that no pending litigation or outstanding claims remain from previous phases.

Chairman Richards noted that when reviewing the draft, questions had been raised with the auditors prior to the meeting, one of which related to boilerplate language suggesting pending litigation. Chairman Richards clarified for the Board that the RJSCB has no pending litigation, as all legal matters arising from prior phases of the construction program have been resolved. Program Director Pépin Accilien had flagged this language, and Mr. Montalvo confirmed that it would be corrected before the final report is issued. Mr. Montalvo also noted that a management representation letter — a standard final step in which the organization's management affirms responsibility for the accuracy of the financial records — would be collected from RJSCB leadership before the audit is finalized. The final report will also incorporate subsequent event disclosures related to the interim bond financing completed after June 30, 2025. Mr. Montalvo confirmed that the finalized report would be distributed to all board members.

- Program Director Pépin Accilien presented Amendment No. 1 to the LeChase Construction Services agreement. LeChase serves as the Construction Manager (CM) for the Douglass Middle School project. The amendment modifies LeChase's contract to add pre-construction and CM services during construction in support of the \$14.1 million increase to the fixed limit of construction at Douglass — funding that became available following the legislative extension of the Phase 3 program. The value of the amendment is 3.9% of the \$14.1 million in additional scope.

Independent Compliance Officer (ICO) Jeff Wild reported that LeChase's updated diversity plan had been reviewed and meets the requirements of the program. He noted that conversations had taken place directly with LeChase and following those discussions, LeChase added additional participation commitments.

While a shortfall of approximately \$11,500 remained in their DBE (Disadvantaged Business Enterprise) category, Mr. Sanvidge indicated that, based on LeChase's commitment to meeting or exceeding the goals going forward, the ICO was comfortable recommending approval of the amendment.

- ICO Brian Sanvidge gave the compliance report for the January 2026 reporting period. The program achieved a document submission compliance rate of 96.49%. Overall data compliance, following the review of submitted materials, stands at 99.15%. Two outstanding documents noted earlier in the month were received before the meeting, bringing the records current.

Workforce Participation: Total project hours for the program through January 2026 reached 57,065.88. The breakdown of participation for the period is as follows:

- **Minority Workforce:** 391.5 hours reported this period, totaling **21,683.65** cumulative hours (**38.00%** of total).
- **Non-Minority Women:** 163.3 hours reported (plus 20 hours from prior periods), totaling **7,836.05** cumulative hours (**13.73%** of total).
- **Non-Minority Male:** 311.2 hours reported (plus 50 hours from prior periods), totaling **27,546.18** cumulative hours (**48.27%** of total).

Combined female participation (Minority and Non-Minority Women) currently stands at **23.60%**

Business Participation

- **MBE** Minority Business Enterprise firms are at \$25,980,943 (**31%**) against a goal of 18.00%
- **WBE** Women Business Enterprise firms are at \$6,991,128 (**8.34%**) against a goal of 12.00%
- **SBE** Small Business Enterprise firms are at \$1,540,089 (**1.84%**) against a goal of 2.00%
- **DBE** Disadvantaged Business Enterprise firms are at \$2,508,492 (**2.99%**) against a goal of 2.00%

Local Residence For the January 2026 period, **7** active Rochester residents were working on the project, representing **17.07%** of the 41 total workers reported for the month.

- Program Director Pepin Accilien began the Program Manager report with an update on the status of the bond refinancing of the Phase 1, 2013 and 2015 callable serial bond maturities through COMIDA (the County of Monroe Industrial Development Agency). This transaction is proceeding on schedule and, following the District's Board of Education approval, the next milestone is **COMIDA's approval scheduled for March 19, 2026**. The notice of public hearing was reviewed and issued in coordination with COMIDA's counsel at Harris Beach. The current transaction timeline is:

COMIDA approval: March 19, 2026

Mayor's and City Council approval: by May 19, 2026

Pre-closing: June 9, 2026

Closing: June 10, 2026

- The program team has been working with District leadership to secure all required signatures for the preliminary submissions for all six Phase 3 projects. The single most critical outstanding items are the Instructional Space Review (ISR) forms, which require signatures from SED's Regional Associates. The preliminary submission cannot proceed until an updated demographic and enrollment study has been prepared and approved by the District. The program team is working closely with Dr. Ordin and others to reconcile demographic reports with the aid unit requirements for each project.

As a result of the delays in securing ISR signatures and completing the demographic study, the master schedules for all six Phase 3 projects have been adjusted, with construction start dates for the first group of projects now targeted for Summer 2027. A meeting was scheduled for the morning following the board

meeting to work through ISR signatures for the four remaining schools, following a prior session that addressed the Edison Tech project.

- Operations Manager Terry LoConte provided the following updates on the specific project scope for each school:

Dr. Martin Luther King, Jr. School No. 9: SED paperwork is complete and organized. The base scope and bid alternates are finalized for incorporation into the next phase of design documents once the design pause is fully lifted following the preliminary submission. The design team has completed all field investigations and is working on test fits for the new spring-based school, with a meeting to follow with Chief Scott's team to review the proposed space plan.

Wilson Foundation Academy: Additional services for the project have been reconciled, including the architect's additional services with ICO sign-off. The original associate's signature on the ISR form is the only remaining document needed for the preliminary submission. Alternates have been developed to meet the budget and are ready for the District's approval. The design team must still submit a revised test fit for the new spring space school. The District's facilities department, working with Chief Scott's team, retains responsibility for all make-ready work, as SED has explicitly stated that make-ready costs are not to be included in the Facilities Master Plan.

Padilla at Franklin High School: The Regional Associate's signature on the ISR form is the only remaining item needed for the preliminary submission. The school will remain occupied during construction. The construction phasing and logistics plan is nearly ready to begin, and a meeting with the District's facilities department was being scheduled to initiate that process.

Edison Tech: As with the other projects, the original associate's signature on the ISR form is the only remaining item needed. The schematic design scope, cost reductions, and alternates have been prepared for sign-off and have been reviewed with Chief Scott over the preceding days. The team reported being very close to finalizing the base scope. The phasing and logistics plan is progressing, with the design team preparing to confirm, review, and finalize the plan with Chief Scott and facilities by the following month.

East High School: The ISR signature from the SED Regional Associate is pending. Additional design scope is underway following legislative extension approval by all stakeholders. User group meetings are being scheduled to collect and update information needed to confirm the new scope, which will require District approval before advancing. Mr. Accilien also noted that the team will need to revisit earlier cost estimates in light of current market conditions, including increases in material and fuel costs, and that estimators would be engaged to assess the impact.

Douglas Middle School: The ISR signature from the Regional Associate is pending. Program verification scope is in estimating and was due for reconciliation by the end of the month. The design team reported being in active reconciliation with estimators, with the goal of meeting with the District in the near term to review the value of different scope items and allow the District to make decisions about what to include within the available budget. Chairman Richards noted that the same disciplined process is being followed across all six schools: any new scope item requested by the District must be offset by a corresponding reduction elsewhere, as the fixed limit of construction costs is a firm constraint.

- Operations Manager Terry LoConte and Mike Ellison of CJS Architects presented the Edison Tech Schematic Design update. The presentation addressed four major project goals: sports field improvements, structural repairs, HVAC infrastructure, and program space updates. At the District's direction, the bleachers and concessions have been relocated to a more central site position to serve all athletic fields year-round. Because the fields sit on a former landfill, the

design includes rapid impact compaction across approximately 150,000 square feet at an estimated cost of \$1 million to stabilize the turf, track, and foundations. Structural post-tension repairs will be applied uniformly throughout the building following additional analysis during schematic design. HVAC improvements are planned building-wide, and the team is finalizing cost adjustments to restore certain site work items to the base scope, with decisions expected in coordination with the District early the following week. Culinary arts rooms are being renovated in place, music program spaces are being right-sized without wall relocations, and a canopy has been added over the primary student entrance.

- Chairman Richards underscored the significance of locking in the project scope at this stage, noting that Edison is the only comprehensive high school in the District without adequate athletic facilities and that the fixed construction budget leaves no room for redesign costs. The preliminary SED submission was being targeted for the 20th of the month, pending receipt of the final signed ISR forms from the morning meetings scheduled for the following day.

ADJOURNMENT:

03:03 PM