

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
APRIL 14, 2026
2:00 PM

Present - Called to Order by the Board Chair at 2:00 pm

The Meeting was attended by Board Chair Thomas Richards, Vice Chair Jacob Scott, Treasurer Kim Jones (Virtual), Ronald Gaither, Jesse Dudley, RCSD CFO Robert McDow, ICO Brian Sanvidge, State Fiscal Monitor Mark Potter, and State Monitor Jaime Alicea. Member Kabutey Ocansey was absent.

Approval of Minutes

Monthly Meeting held on March 10, 2026

Motion by Board Member: Ronald Gaither

Second by Board Member: Jesse Dudley

Approved 7-0

Action Item

Resolution 2025-26:35

Pay Requisition Summary Acceptance (April 2026)

Motion by: Jesse Dudley

Second by: Jacob Scott

Adopted 7-0

Resolution 2025-26:36

LeChase Construction Agreement Amendment #1 at Wilson

Motion by: Jesse Dudley

Second by: Jacob Scott

Adopted: 7-0

Resolution 2025-26:37

Approval of Schematic Design for Edison Tech

Motion by: Jesse Dudley

Second by: Ronald Gaither

Adopted: 7-0

FUND BALANCE REPORT:

Financial Consultant Kimberly Mitchell presented the fund balance report. Ms. Mitchell noted that all RJSCB-direct vendors are currently tracking under budget for the fiscal year and that she will be working with the Treasurer in the coming month to establish the budgets for the next fiscal year, which will be informed by anticipated construction expenditures.

- **Phase III Account Opening Balance:** \$10,795,061.62
- **Less: Current Pay Requisition:** (\$994,837.58)
- **Current Phase III Balance:** \$9,800,224
- **Total Expended to Date (reconciled with the District):** \$20,773,943
- **RSMP Admin Expenses** (BSK, Savin, Anshin): \$9,537,011 — **21% of budget**
- **RSMP Construction Costs** (soft costs only — no hard construction): \$11,218,778 — **2% of budget**

Ms. Mitchell noted that the total expended to date figure was reconciled with Siobhan and Chris Coleman at the City. The RJSCB-only expenses for insurance and audit have been updated to reflect the actuals received.

MEETING NOTES:

- Program Director Pépin Accilien presented Amendment No. 1 to the agreement at Wilson. The LeChase amendment increases the project's construction cost by approximately \$20.6 million, representing the proportional allocation of the legislative extension to the LeChase scope of work. The change in contract scope includes pre-construction and construction management services. The additional scope will not impact the projected construction completion date. The fee on the amendment was reported at 2.82% of the additional construction value. ICO Brian Sanvidge confirmed that the Anchin team had reviewed the diversity plan associated with the amendment and that LeChase has updated their participation numbers to reflect the increased contract dollar amounts.
- Operations Manager Terry LoConte and the design team presented a revised schematic design for Edison. Mr. LoConte reported that the team has brought the Edison Tech construction estimate from approximately \$134 million down to approximately \$104 million through value engineering, scope reductions, and ad-alternates that preserve the option to restore elements should funding allow. He noted that Vice Chair Scott has been intimately involved throughout the process in identifying which scope items could be sacrificed and which should be preserved as ad-alternates. Reductions span site work, athletic facilities, interior systems, and HVAC scope; the structural remediation work on the post-tension slab system was specifically excluded from the cost reductions and remains fully funded as a separate item. Vice Chair Scott contributed a specific recommendation regarding the boilers — that the existing 15-year-old condensing boilers, which are roughly 90% efficient compared to 60–65% for the cast iron alternative, can last another 20 years with scheduled maintenance and targeted repairs, saving both capital cost and energy.

In response to Board questions, Mr. LoConte confirmed the project carries approximately 13–15% design contingency (roughly \$13–\$15 million) plus a 10% construction contingency (approximately \$11 million). Prioritization of ad-alternates typically occurs between the 50% and 75% design stages; it is too early in the process to do so now. Mr. Accilien added that approximately \$4 million is held in construction reserve specifically for Edison, reflecting the program's general practice of carrying additional reserve for older buildings where unforeseen conditions are common. Chairman Richards reminded the Board that the program previously had to transfer funds from East High to Edison to address the structural beam work; the legislative extension has since allowed those funds to be restored to East while adding to Edison.

- **Workforce Participation:** Total project hours for the program through February 2026 reached **59,296**. A total of 1,804 hours were worked during this period. The breakdown of participation is as follows:
 - **Minority Workforce:** **812** hours reported this period. Minority participation (male and female) currently stands at **37.2%** (against a goal of 23.00%).
 - Minority male participation alone is at **25.89%**.
 - **Non-Minority Women:** **207** hours reported. Non-minority female participation currently stands at **13.60%** (against a goal of 7.00%)
 - **Non-Minority Male:** 785 hours reported.
 - Combined Female Participation: Total female participation (Minority and Non-Minority Women) currently stands at **23.46%**.

Business Participation: The total value of contracts awarded stands at **\$83,821,000**. Utilization against program goals is reported as follows:

- **MBE** Minority Business Enterprise firms are at \$25,976,000, **31.00%** against a goal of 18.00%.
- **WBE** Women Business Enterprise firms are at 6,908,000, **8.40%** against a goal of 12.00%.
- **SBE** Small Business Enterprise are at \$1,573,000, **1.88%** against a goal of 2.00%.
- **DBE** Disadvantaged Business Enterprise \$2,493,00, **2.98%** against a goal of 2.00%.

Four Rochester residents were active on the project during February, representing **11.76%** of the 34 individuals who worked on the program during the reporting period.

The Treasurer requested that BOP graduate participation be added as a recurring element of the ICO's monthly report, which Mr. Sanvidge agreed to incorporate.

- Program Director Pépin Accilien began the Program Manager report by providing an update on the refunding of the Phase 1, 2013 and 2015 callable bond maturities through the upcoming COMIDA Series 2026 bond issue. The transaction is on schedule for **closing on June 10, 2026**, with pre-closing on June 9, 2026. The working group continues to meet on a bi-weekly basis. Approvals are now in place from the RJSCB, the District's Board of Education, and COMIDA. The remaining required approvals — from the Mayor and City Council — are scheduled for **May 19, 2026**.

Mr. Accilien reported that the State Education Department (SED) requires preliminary submissions for all six Phase 3 projects to be made simultaneously, with all required signatures in place before any individual project can advance. The critical-path item remains the Regional Associate's signature on the Instructional Space Review (ISR) forms, which depends on completion of the Special Education narratives. Since the prior target submission date of April 8 was missed, multiple work sessions have been held between the design team, Vice Chair Scott, and the District's Special Education Office to finalize that content. Vice Chair Scott reported he met with the Special Education team the morning of the Board meeting and had received an email from Associate Superintendent Bozies indicating progress on her required signature; he expressed cautious optimism that all District-side signatures would be secured by the end of the week. Assuming that occurs, the team anticipates submitting the preliminary submission for all six projects by the middle of the following week. Mr. Accilien noted that the program's master schedule has been adjusted to reflect a delayed construction start of summer 2027 for the first group of projects

Project Updates

Mr. Accilien and Mr. LoConte presented the following updates for each school:

School 9/MLK/Jefferson: No new items to report. The test fit for Jefferson has been completed; preliminary review with the District is queued behind the ISR/preliminary submission work, after which the team will engage with user groups and ultimately the principal level to confirm the configuration in advance of next year's planned move.

Wilson Magnet/Padilla/Edison Tech: The team continues to work through scope prioritization to ensure each project remains within its allocated budget. For Padilla and Edison, the phasing and logistics plans have advanced significantly: a preliminary proposed logistics plan to accompany the phasing plan for Padilla has been developed and will undergo internal review before review with the District's facilities team and the affected school principals. The standard review sequence (Chief of Facilities → school administrators → principals) is being followed to confirm that fence lines, partitions, room counts, and program continuity (including science and special education space) will work for the school during construction.

East High/Douglass Middle School: The District is still developing the desired final scope for these two projects. Mr. Accilien noted that the District has had a long list of items requested by facilities and user groups that, in the aggregate, exceeded the available budget — which is normal at this stage of design. The current process gives the District the choice of which scope items to retain and which to exchange for items not originally in the strategic plan. Both projects remain in the early design phase, with the same available budget and aidability; the trade-off is which specific scope items the District prioritizes within those constraints.

ADJOURNMENT:

02:53 PM