

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
May 12, 2026
2:00 PM

Present - Called to Order by the Board Chair at 2:04 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 (Virtual), State Monitor Jaime Alicea (Virtual), Board Counsel Ed Hourihan and Greg McDonald (Virtual). Member Kabutey Ocansey was absent.

Approval of Minutes

Monthly Meeting held on April 14, 2026
Motion by Board Member: Ronald Gaither
Second by Board Member: Jesse Dudley
Approved 6-0

Action Item

Resolution 2025-26:38
Pay Requisition Summary Acceptance (May 2026)
Motion by: Jesse Dudley
Second by: Ron Gaither
Adopted 6-0

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:** \$9,800,224
- **Less: Current Pay Requisition:** (\$492,658.60)
- **Current Phase III Balance:** \$9,307,565.44
- **Total Expended to Date (reconciled with the District):** \$21,266,575
- **RSMP Admin Expenses** (BSK, Savin, Anchin): \$9,952,566 — **22% of budget**
- **RSMP Construction Costs** (soft costs only — no hard construction): \$11,295,856 — **2% of budget**

The RJSCB-only expenses for insurance and audit reflect the actual amount paid.

MEETING NOTES:

- **Diversity Compliance Report:** Total project hours for the program through March 2026 reached **61,420**. A total of 2,124 hours were worked during this period. The breakdown of participation is as follows:
 - **Minority Workforce: 728** hours reported this period. Minority participation (male and female) currently stands at **37.81%** (against a goal of 23.00%).
 - Minority male participation alone is at **25.86%**.
 - **Non-Minority Women: 344** hours reported. Non-minority female participation currently stands at **13.69%** (against a goal of 7.00%)
 - **Non-Minority Male:** 1052 hours reported.
 - Combined Female Participation: Total female participation (Minority and Non-Minority Women) currently stands at **23.59%**.

Business Participation: The total value of contracts awarded stands at **\$83,821,215**. Utilization against program goals is reported as follows:

- **MBE** Minority Business Enterprise firms are at \$28,661,776, **34.19%** against a goal of 18.00%.
- **WBE** Women Business Enterprise firms are at \$6,687,791, **7.98%** against a goal of 12.00%.
- **SBE** Small Business Enterprise firms are at \$1,517,206, **1.81%** against a goal of 2.00%.
- **DBE** Disadvantaged Business Enterprise firms are at \$2,449,018, **2.92%** against a goal of 2.00%.

Five Rochester residents were active on the project during March, representing **8.93%** of the 56 individuals who worked on the program during the reporting period.

Mr. Sanvidge confirmed that these numbers are comprised of all of the documentation uploaded to the Huddle system.

- Program Director P  pin Accilien reported that the program's preliminary submission package had been delivered to the State Education Department (SED), with the final materials assembled and submitted over the preceding weekend on the date the team had committed to. Mr. Accilien explained that SED must approve this combined preliminary submission before the program can advance any individual project to its next milestone, the 25% (schematic design) submission. This approval is the gateway to the program's critical milestone dates.

Mr. Accilien and Operations Manager Terry LoConte then reviewed the program's key milestones — the SED permission and approval dates that, once obtained, allow the Board to work with the District's business office and the District's CFO, Robert McDow, to issue long-term debt. Mr. Accilien emphasized that the Board cannot issue debt — including the first tranche needed to retire the outstanding Bond Anticipation Note (BAN) — nor bid and award construction contracts to prime contractors, until SED approval is in hand. The general sequence presented was:

- **Wilson, Padilla, and Franklin** (the first three projects): targeted for Commissioner of Education approval in the spring, which would permit the Board to issue the first tranche of long-term debt. The team is hoping to secure a face-to-face working session with SED to resolve open items more efficiently than the current exchange of emails.
- **Edison Tech:** the team is working to accelerate the schedule so Edison can also obtain SED approval in the spring of 2027, rather than later in the year.
- **East High:** approval targeted for roughly early 2028 (approximately January–April).
- **Frederick Douglass:** approval anticipated around that same period.

Mr. Accilien noted a deliberate goal of minimizing the number of separate financing issuances, because each issuance carries a significant amount of oversight work and cost; limiting the number of issuances is intended to save the program money.

Operations Manager Terry LoConte walked the Board through the program schedule chart, explaining the pre-construction design durations and the SED review gates: the preliminary submission (at which SED sets the building aid the scope must conform to), followed by the 25%, 50%, 75%, and final (100%) submissions. He noted that final approval carries a long duration, as SED reviews the 100% documents, returns comments, and the team issues an addendum before approval is granted. The first three projects run on nearly simultaneous tracks, differing only by design level and size. Mr. LoConte stressed the importance of awarding contracts in time to use the summer — even initial work like erecting partitions to separate construction from occupied teaching spaces must occur then, so students begin the year in the spaces they will keep — which is the principal reason for accelerating Edison Tech by a month or two. East High was always planned to lag by about a year, and Frederick Douglass cannot begin until swing space at Jefferson frees up, expected after the MLK (School No. 9) project completes there in summer 2029. Mr. LoConte cautioned that the schedule depends on assumed SED review durations, so any request for additional information would shift the dependent dates, though the team is optimistic that each successive gate will proceed more smoothly as questions are resolved earlier.

Project Updates

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

MLK (School No. 9): Building Aid Unit (BAU) calculations and estimates remain on soft hold.

Wilson Commencement Park: progress design meetings continue on a regular basis, with the design team keeping the scope and budget intact and aligned. A revised swing-space test fit is under review, pending approval to proceed with users.

Padilla at Franklin: the team is meeting regularly with the construction manager and architect on the construction staging, logistics, and constructability plan. Because Padilla is an occupied school with structural work to be performed, finding internal swing space presents a challenge. The phasing plan is to be reviewed with Chief Scott of the District before being released to be fine-tuned with the school's facilities staff and principal.

Edison Tech: the team is finalizing a workable schedule, which has some flexibility because Edison is not waiting on swing space to vacate. Staging and logistics coordination with the construction manager and architect continues, with the goal of keeping risk low, keeping students safe, and meeting SED Regulation 155 requirements for separating students from active construction areas.

East High: the team received proposals from three construction managers and, following a shortlisting process, the procurement committee will interview the two finalists the following week. District staff (Chief Scott's team) were invited to take part in the interviews.

Frederick Douglass: the Program Verification Report was completed the prior month. The team is reconciling cost estimates against scope priorities and packaging the various scope items so the District can decide which elements remain in the project and which fall away within the available budget. Preliminary concept designs have been prepared so that costs can be attached to those options to inform the District's decisions.

Chairman Richards asked whether Edison Tech's two components — the structural/infrastructure repair and the more conventional project (which includes the athletic field) — could be advanced independently for approval, so that the infrastructure work might proceed sooner. Mr. Accilien said the question had

been raised with Tom Renauto and the BCC team, who are still determining how best to package the work. The team clarified that SED will not grant separate approvals unless the work carries separate project numbers; SED requires that all designs be submitted together and issues a single approval before any contractor can be engaged, so the approvals effectively move on the same timeline. However, once approval is obtained, the work can be bid in separate packages — for example, the structural work, the interior building work, and the site work — to the Program's advantage. Chairman Richards acknowledged that the infrastructure work must be done regardless, and that the packaging flexibility can be addressed once the project is ready to proceed and the cost estimates are firm.

- Mr. Accilien described the program's most significant open question with SED concerning the preliminary submission: how to represent "interchangeable" classrooms that serve multiple grade levels and subjects. As an example, a single room may be used for physics by 11th and 12th graders and also for general or earth science by 9th and 10th graders. SED's facilities reviewer has asked that grade levels be separated and that each room's use be designated, which the team noted does not reflect how secondary-school schedules actually operate. Chairman Richards asked the team to explain the significance and consequence of the issue to the Board. The team explained that SED calculates building aid by taking projected enrollment by grade, dividing by class size to determine the number of aided classrooms at each grade level, and declining to aid any classrooms above that count — consistent with how aid was calculated previously for MLK. Because the designation of a given room does not change its cost, the team views the distinction as immaterial to the project, and it is precisely why the rooms are designed to be interchangeable across subjects and grade levels. To resolve the question, the District (Dr. Orden) will provide updated schedule and subject/grade-level information so the team and architects can label the rooms and respond to SED's request. The team considers Wilson, in particular, to be in good shape, awaiting only the correlation of room levels back to the schedule.
- Chairman Richards recognized the passing of Ken Bell, the first Chairman of the Rochester Schools Modernization Program (RSMP) at its inception. He recalled that the program began as a piece of legislation with no structure in place, and credited Mr. Bell — whom he described as a patient and dedicated leader — as effectively the creator of the program and as instrumental in keeping it on track in its earliest days, including the launch of its first phase with Gilbane around 2010. Chairman Richards extended the Board's condolences to Mr. Bell's family and its appreciation for his contributions to the program, and the Board observed a moment of silence in his memory.

ADJOURNMENT:

02:44 PM