Rochester Joint Schools Construction Board
Monthly Meeting Minutes
JULY 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, Jesse Dudley, Robert McDow, Kabutey Ocansey (virtual), Ronald Gaither, ICO Brian Sanvidge, State Monitor Jaime Alicea, State Fiscal Monitor Mark Potter and General Counsel Greg McDonald. Treasurer Kim Jones was absent.

Chairman Richards convened the meeting at 2:01 pm.

Election of Officers
Nomination of Officers for Fiscal Year 2026-27 accepted unanimously
- Chair – Thomas Richards
- Vice Chair – Jacob Scott
- Treasurer – Kim Jones

Appointments
- Board Clerk & Records Access Officer – Kimberly Mitchell

Committee Assignments
- MWBE and Services Procurement Committee
  - Kabutey Ocansey, Jacob Scott, Jesse Dudley
- Finance Committee
  - Kim Jones, Robert McDow, Ron Gaither

Action Items
- RJSCB Fiscal Year 2026-2027 Meeting Dates

  Resolution 2026-27: 01 Approval of RJSCB 2026-2027 Meeting Schedule

  Moved by: Jesse Dudley
  Seconded by: Ronald Gaither
  Approved 6-0

- RJSCB Operating Budget FY2026-2027

  Resolution 2026-27: 02 Approval of RJSCB FY 2026-2027 Operating Budget

  Moved by: Ronald Gaither
  Seconded by: Jacob Scott
  Approved 6-0

Adjournment: 2:07

Moved by: Jesse Dudley
Seconded by: Ronald Gaither
Approved 6-0

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
JULY 14, 2026
2:30 PM

Present - Called to Order by the Board Chair at 2:08 pm
The Meeting was attended by Board Chair Thomas Richards, Vice Chair Jacob Scott, Jesse Dudley, Robert McDow, Kabutey Ocansey (virtual), Ronald Gaither, ICO Brian Sanvidge, State Monitor Jaime Alicea, State Fiscal Monitor Mark Potter and General Counsel Greg McDonald. Treasurer Kim Jones was absent.

Approval of Minutes

Monthly Meeting held on June 9, 2026
Motion by: Jesse Dudley
Second by: Ron Gaither
Adopted 6-0

Action Items:

Resolution 2026-27:03
Pay Requisition Summary Acceptance (July 2026)
Motion by: Ron Gaither
Second by: Jacob Scott
Adopted 6-0

FUND BALANCE REPORT:
Financial Consultant Kimberly Mitchell presented the Fund Balance Report. Ms. Mitchell noted that she will update the Budget Report now that the budgets for the next fiscal year have been approved. The Fund Balance Report reflects the following balances:

- **Phase III Account Opening Balance:** $9,307,565.44
- **Less: Current Pay Requisition:** ($397,569.60)
- **Current Phase III Balance:** $8,909,995.84
- **Total Expended to Date (reconciled with the District):** $21,664,144.60
- **RSMP Admin Expenses** (BSK, Savin, Anchin): $10,286,482 — **22% of budget**
- **RSMP Construction Costs** (soft costs only — no hard construction): $11,359,509 — **2% of budget**

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

MEETING NOTES:

- ICO Brian Sanvidge reported that 85.39% of all required project documents had been submitted and analyzed as of June 26th, with 99.49% of May documentation received. The project recorded 2,379 hours worked in May, comprising 918 minority hours, 306 non-minority women hours, and 1,156 non-minority male hours, bringing total project hours to 63,799. Workforce diversity goals were significantly exceeded across all categories:

  Total female participation: 23.82% (against 7% goal)
  Non-minority women: 13.66% (against 7% goal)

Minority males: 25.69% (against 23% goal)
Total minority participation: 37.84% (against 23% goal)

Business participation through May totaled $83,821,215 in awarded contracts:
MBE participation: 34.19% (against 18% goal)
WBE participation: 7.98% (against 12% goal)
SBE participation: 1.81% (against 2% goal)
DBE participation: 2.92% (against 2% goal)

- The Independent Compliance Officer (ICO) reported that the MBE and DBE goals continue to be exceeded. WBE participation remains the category furthest from its target, and SBE participation is currently just below its 2% goal.

  Mr. Sanvidge also reported on the participation of firms that graduated from the program's Business Opportunity Program (BOP), a capacity-building initiative from earlier phases of the RSMP intended to prepare small and minority- and women-owned firms to compete for program work. Of 111 prior BOP participants, four are currently under contract on Phase 3: C&C Miraculous Cleaning Services, Inc., Flood and Flood Photography, LaLew Public Relations, and Press Clique.

  The ICO stated that although the Program does not carry a City residency requirement, the ICO tracks residency from certified payrolls for the Board's information. During May, nine City of Rochester residents worked on the project, representing 12.68% of the total workforce of 71 workers for the month. Chairman Richards invited questions for Mr. Sanvidge; none were raised.

- Program Director Pépin Accilien reported that reported that the bond refunding transaction closed successfully on June 10, as reported to the Board last month, and is now complete. The refunding produced net present value savings of $2,027,165.65 while preserving the existing amortization schedule and final maturity in 2031 — meaning the District captured interest savings without extending the life of the debt or adding new debt. The transaction carried an average coupon of 5%, a true interest cost of 2.76%, and a net interest cost of 2.88%. Mr. Accilien reported that the transaction was very successful and that the District was very pleased with both the result and the rates achieved.

- Mr. Accilien also reported that the revised Phase 3 financial plan cannot be completed until the State Education Department (SED) approves the preliminary schematic design submission and confirms the preliminary aid calculations. The reason is sequential: SED must first assign building aid units (BAUs) to each project, and those units drive the calculation of how much State building aid each project will generate. Until those figures are confirmed, the Board cannot finalize a plan showing how the $600 million authorization is funded. Mr. Accilien noted that the Office of the State Comptroller continues to check in with Consultant Kimberly Mitchell regarding the status of the revised plan, and that the Board is not in a position to submit it until SED confirms the BAUs and aid calculations.

- The preliminary submission for all six Phase 3 projects was filed with SED's Office of Facilities Planning two months ago. The fiscal associate assigned to Rochester is continuing the pre-screen review of that submission and has requested additional information, which the program team has been assembling in cooperation with the District. Mr. Accilien reported that every question and request has now been answered with one exception: a single outstanding item concerning Edison Technical and Occupational Education Center. Chief Jacob Scott is working with the program team on that item, and Dr. Ordon *[spelling to be confirmed]* and the District's Special Education Office will provide the response to the question most recently posed. The Program

Manager's report includes a summary matrix identifying the requirements and the milestone dates the program must meet in order to hold its schedule.

- The team continues to provide working updates each month and flagged two cost pressures for the Board's awareness: escalation costs, which continue to accrue while the projects await SED approval, and unbudgeted premiums associated with keeping the schools occupied during construction, which the District has requested. Occupied-building construction requires phasing the work around students and staff, which adds cost relative to fully vacating a building. Mr. Accilien emphasized that the team is reviewing scope on a regular basis in order to align each project's budget with its scope against the $600 million total authorization, which the program cannot exceed.

  Martin Luther King Jr. School No. 9 and Wilson both remain on soft hold pending SED preliminary approval, along with Padilla. At MLK No. 9, nothing has changed since last month; the team is examining some redesign that has become necessary to address delays. Wilson is in a similar position, with the added factor that the District has requested additional scope items. Mr. Accilien reported that the program team is working to accommodate those requests while also identifying scope that could push the project over budget, and is negotiating with the District's facilities office over what scope stays in and what comes out.

  Operations Manager Terry LoConte reported that the team has been developing the phasing plans for the occupied renovation at Edison and Padilla and has reviewed them with Chief Scott. A meeting with the District's Facilities Department was scheduled for the following day to review them directly. Once that review is complete, the work turns to fine-tuning and settling final solutions, including logistical details such as parking for both staff and construction personnel and bus traffic. Mr. LoConte reported that the team has received an initial estimate of what the phasing will cost and is now developing ideas for scope that could be reduced or removed from the project in order to fund the phasing cost. That work is in its early stages; the team has begun generating options and will begin attaching numbers to them to determine what the tradeoff looks like.

  The Construction Manager selected in June and approved by the Board has finalized its cost estimate for reconciliation with the architects and against the program verification priority scope. A more detailed report is expected at the next meeting. The team has prepared estimates for all of the different scope items that have been requested and that were originally contemplated in the project, and is now formatting a submission to the District so that the District can decide what it wants to keep in the project, based on what is currently a priority for the District and what fits within the available budget. That submission is anticipated within the next week or two, with a meeting to be scheduled with the District.