

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
October 10, 2023
4:00 PM

Present – Called to Order by the Board Chair at 4:04 PM

The meeting was attended by Board Chair Thomas Richards, Vice Chair Shaw Farr, Treasurer Kim Jones (virtual), Jesse Dudley, Jacob Scott, Ron Gaither (virtually), General Counsel Greg McDonald, State Monitor Jaime Alicea and RCSD Superintendent Carmine Peluso (virtual). Member Rich Perrin was absent.

Approval of Minutes

Monthly Meeting held on September 11, 2023

Motion by Board Member: Jesse Dudley

Second by Board Member: Ron Gaither

Approved: 6-0

Action Item

Resolution 2023-24:09

Pay Requisition Summary Acceptance (September 2023)

Moved by Board Member: Kim Jones

Second by Board Member: Ron Gaither

Adopted: 6-0

Resolution 2023-24:10

Phase 3 Program Manager Contract Approval

Moved by Board Member: Jesse Dudley

Second by Board Member: Ron Gaither

Adopted: 6-0

FUND BALANCE REPORT:

Chairman Richards summarized the Fund Ledger Report to state that there was very little change from last month to this month. The Program is in good shape for the moment and will focus on Phase 3 with more energy now that the Program Manager is in place.

Meeting Notes

- Prior to the vote for approval of the Phase 3 Program Manager contract, Chairman Richards addressed the Board to explain that the negotiations that took place with the Program Manager were trying to take the proposal and translate it into this agreement. That was largely a matter of two things - what the Program Manager is going to do and how much it's going to cost and to make sure what the RJSCB winds up agreeing to is the same as the number that was proposed and that was determined to be reasonable under the circumstances. One of the things that needed to be built into the agreement is some flexibility. There is this issue of cost that could force, at least towards the end of this project, some significant change, and the Program should not pay for something that isn't done.

Member Ron Gaither asked about the effective date of the contract and Chairman Richards responded that, if the contract was approved at the meeting, the effective date would be October 11, 2023. Chairman Richards further explained that two things were needed right away. One of them is the need for an estimate of the expense the Program will incur between now and the end of the year because funds will need to be raised and most of that will have to come from the District since bonds won't be issued before that. The second thing is to take the schedule that was put together some time ago and get serious about it because we've got to crank out a schedule now for all of these various events. There won't be any construction this year, however, the plan needs to get shaped up for approval, not just by SED, but principally by the Comptroller so the financial advisor and the underwriter are going to have to get started on this. Chairman Richards concluded by thanking Board Counsel Ed Hourihan and Greg McDonald for all of the work that was put into the negotiations and for drafting the agreement summary that was included in the Board packet.

- For the Watts update, Chairman Richards shared that the consultants are finishing up some work with respect to the impact the reorganization has had on the work they've done to date. It's not much so the test fits and other items will be done and ready to go. The other thing that they hope to have done is to take the assumptions they used in their test fits and then work on construction budgeting and testing them against the allowances for which they're supposed to have a meeting set up to do that shortly.
- With respect to the Independent Compliance Officer for Phase 3, Chairman Richards informed the Board that the Committee decided to pursue a combination of the two finalists that were interviewed. One seemed to be stronger with respect to field compliance and actual work whereas the other moreso with respect to the putting together the plan and administering it. Chairman Richards has had discussions with both of them and they've agreed to try to see if they can't work that out. They seem to be comfortable with it.
- Chairman Richards highlighted the RCSD reconfiguration plan that was included in the Board packet. The School Board will vote on it and Watts has already reviewed the changes and made sure the cost estimate was not dramatically different. Vice Chair Shawn Farr reviewed the changes and clarified some of the changes, including terminology, for the Board.

ADJOURNMENT:

4:36 pm.