

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
August 12, 2025
4:00 PM

Present - Called to Order by the Board Chair at 4:00 pm

The Meeting was attended by Board Chair Thomas Richards, Treasurer Kim Jones, Kabutey Ocansey (5:05, Virtual), Ronald Gaither, Jesse Dudley, Shawn Farr, Superintendent Dr. Eric Rosser, ICO Brian Sanvidge, State Monitor Jaime Alicea and General Counsel Ed Hourihan.

Approval of Minutes

Monthly Meeting held on July 14, 2025

Motion by Board Member: Kim Jones

Second by Board Member: Ronald Gaither

Approved 6-0

Action Item

Resolution 2025-26:09

Pay Requisition Summary Acceptance (August 2025)

Motion by: Kim Jones

Second by: Ronald Gaither

Adopted 6-0

Resolution 2025-26:10

Approval of Edison Tech Program Verification Report

Motion by: Jesse Dudley

Second by: Kim Jones

Adopted 6-0

FUND BALANCE REPORT:

Consultant Kimberly Mitchell presented an update on the project's financial status for August. The approved August payments totaled \$903,757.83. A final disbursement of \$2,700,000 from the RCSD loan was received on July 14th, bringing the account balance to \$2,244,526.27. After deducting this month's payments, the remaining balance is \$1,340,768.44. The project will now begin using funds from the recently secured Bond Anticipation Note (BAN) and will repay the loan to the District. As of this report, RSMP administrative expenses totaled \$6,680,102, representing 16% of its budget, while RSMP construction soft costs were \$6,995,568. The separate RJSCB held funds remain unchanged at \$330,649.

MEETING NOTES:

- Chairman Richards introduced Dr. Eric Rosser as the new Superintendent of Schools, welcoming him to his first RJSCB meeting and encouraging his continued participation in the modernization program.
- Treasurer Kim Jones reported that the \$30 million Bond Anticipation Note successfully closed at the end of July. Wells Fargo was the successful bidder, and the BAN achieved very favorable terms with an interest rate of 4%, but with the premium paid, the actual net interest rate came to 2.64%, which Chairman Richards noted was very good for the project. These funds are now available to support project activities, with the District's advance loan fully repaid. The Board anticipates issuing an additional \$25 million BAN in February 2026 to provide continued funding until long-term bonding can be secured following SED project approvals.
- Program Director Pépin Accilien introduced Brian Pinnock of RSMP and Michael Ellison of CJS Architects, who presented the Edison Tech Program Verification Report. The report validates the feasibility and scope of continuing modernization work that began in Phase 1 (2010). Through extensive stakeholder interviews with District faculty, administrators, and school principals, the team refined the strategic plan to address current needs. Key findings include critical structural remediation for deteriorating post-tension slab construction requiring excavation and waterproofing of tendons around the building perimeter. The team also identified that the building's original 1970s demountable partition walls, which are integrated with the ceiling system, must be completely replaced. These walls fail to meet current fire and acoustic codes, and with the manufacturer having discontinued this system decades ago, no replacement parts are available. When Board members asked about the original advantage of these demountable walls, the team explained they were designed for 1970s "open plan" flexibility, allowing spaces to be reconfigured by moving walls along ceiling tracks, but this system is now obsolete and must be replaced with conventional floor-to-deck construction.

The project includes development of regulation athletic facilities to achieve parity with other District high schools, featuring an eight-lane track meeting national high school standards (enabling official record recognition), football field with amenities, and regulation baseball and softball fields. Educational program enhancements include a new HVAC CTE program that will share space and equipment with the existing welding program, and relocation of the culinary program to a preferred second-floor location. Superintendent Dr. Rosser questioned why the culinary program was placed near social studies classrooms rather than adjacent to the main cafeteria and food service area and the team explained that a dedicated service corridor connects the culinary program to the main kitchen while maintaining required emergency egress paths, creating a functional arrangement similar to commercial kitchen operations.

The team successfully accommodated the District's need for two additional NYSED special education classrooms through strategic space reconfiguration, confirming Edison Tech as an anchor facility for high-needs special education students. The construction budget increased from \$65 million to \$88 million due to the structural work and wall replacement requirements. Chairman Richards clarified that funds were previously transferred from East High School to Edison to address the critical structural needs. When asked about the remaining \$19 million gap between the estimated cost (\$108 million) and available budget (\$88 million), Chairman Richards explained this would be covered if Governor Hochul signs the legislation adding \$125 million to Phase 3.

- ICO Brian Sanvidge reported that **99.44%** of all required project documents had been submitted and analyzed as of July 31st. In June, the project recorded **3,775 hours** worked, comprising **1,000 minority hours, 768 non-minority women hours, and 2,000 non-minority men hours**, bringing the total project hours to **36,692**. Workforce diversity goals continued to be significantly exceeded across all categories.
 - Total Female Participation: 23.96% (against a 7% goal)
 - Non-Minority Women: 11.88% (against a 7% goal)
 - Total Minority Participation: 41.91% (against a 23% goal)
 - Minority Male Participation: 28.19% (against a 23% goal)

Business participation totaled **\$68,300,000 in contracts**. The business diversity goals have been met or exceeded in some areas.

- **MBE (Minority Business Enterprise): 33.50%** (against an 18% goal)
 - **WBE (Women's Business Enterprise): 7.57%** (against a 12% goal)
 - **SBE (Small Business Enterprise): 2.11%** (against a 2% goal)
 - **DBE (Disadvantaged Business Enterprise): 3.58%** (against a 2% goal)
- Program Director P  pin Accilien's Program Manager's report noted that an amendment for Watts was approved to assess existing storm drains, sanitary lines, and precast walls, a proactive measure to avoid future change orders. As of last month, **10.82%** of the incidental budget, or **\$13,693,656**, has been spent, with the overall Phase 3 program **2.88%** complete.

Mr. Accilien reported that design progress remains halted pending resolution with SED. SED's requirement that all six projects receive preliminary approval before any individual project can advance has created a program-wide standstill, particularly affecting Schools #9 (MLK) and Wilson, which are ready to proceed to construction documents. The virtual meeting scheduled for September 11th represents a critical opportunity to address the impasse.

The team continues working with the District to develop swing space solutions, as Marshall High School lacks sufficient capacity to accommodate the full populations of both Edison Tech and Franklin/Padia High School during their respective construction periods. Vice Chair Jacob Scott confirmed that the District's special education department has scheduled meetings to finalize program sizes and space requirements within each building.

The bill adding \$125 million to Phase 3 and extending completion to 2033 awaits Governor Hochul's signature. Once signed, the financial plan will be revised to allocate these funds across five projects (excluding School #9, which already meets aid requirements). The team is preparing to submit the 10-year building closure plan ahead of SED's 2026 deadline, recognizing this document's importance in demonstrating overall District capacity planning. The District is also finalizing the demographic and enrollment study update for submission with the preliminary packages.

ADJOURNMENT:

5:16 PM