

1                   **YONKERS JOINT SCHOOLS CONSTRUCTION BOARD**  
2                   **BOARD MEETING MINUTES**  
3                   **MARCH 1, 2023**

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5 **A REGULAR MEETING OF THE YONKERS JOINT SCHOOLS CONSTRUCTION BOARD WAS**  
6 **HELD ON MARCH 1, 2023 AT 4:00 PM IN THE MAYOR'S RECEPTION ROOM, CITY**  
7 **HALL, 40 SOUTH BROADWAY, 2<sup>ND</sup> FLOOR, YONKERS, NEW YORK.**

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9  
10 **BOARD MEMBERS PRESENT:**

- 11       MIKE SPANO, MAYOR
- 12       STEVE LOPEZ, PRESIDENT OF THE BOARD OF EDUCATION
- 13       EDWIN QUEZADA, SUPERINTENDENT
- 14       ROBERT RIJOS, DESIGNEE OF THE YONKERS COUNCIL OF PTA
- 15       RONALD MATTEN, DESIGNEE OF THE CITY COUNCIL MINORITY
- 16       HECTOR LOPEZ, DESIGNEE OF THE CITY COUNCIL MAJORITY
- 17       JAMES HASSELL, JOINT DESIGNEE OF THE MAYOR AND SUPERINTENDENT
- 18       JOSEPH APICELLA, JOINT DESIGNEE OF THE MAYOR AND SUPERINTENDENT
- 19       STEPHAN GIUFFRIDA, JOINT DESIGNEE OF THE MAYOR AND SUPERINTENDENT

20  
21 **BOARD MEMBERS ABSENT:**

22       NONE

23  
24 **OFFICERS AND STAFF PRESENT:**

- 25       MARLYN ANDERSON, SECRETARY
- 26       VINCENT VOLINO, GENERAL COUNSEL

27  
28 **ALSO PRESENT - IN PERSON:**

- 29       ANTHONY LANDI, DEPUTY MAYOR
- 30       MATTHEW GALLAGHER, CORPORATION COUNSEL
- 31       JOHN CARR, BOARD OF EDUCATION
- 32       RUSSELL DAVIDSON, KG+D ARCHITECTS
- 33       KEVIN AUSTIN, SAVIN ENGINEERS
- 34       LLOYD DICKERSON, LANDON & RIAN
- 35       STACEY BEAUMONT, LANDON & RIAN

36  
37 **ALSO PRESENT - VIA VIDEOCONFERENCE:**

- 38       JOHN LISZEWSKI, COMMISSIONER OF FINANCE
- 39       ELIZABETH JANOCHA, DEPUTY COMMISSIONER OF FINANCE
- 40       LEE PAVONE, BOARD OF EDUCATION
- 41       MICHAEL PELLICCIO, BOARD OF EDUCATION
- 42       JAIMIE MCGILL, YONKERS IDA
- 43       MICHAEL CURTI, HARRIS BEACH
- 44       WILLIAM JACKSON, HAWKINS DELAFIELD & WOOD

1 M.ANDERSON: Hello everyone. So, I would like to call this meeting  
2 to order. Today is March 1<sup>st</sup>. This is the March monthly Yonkers Joints  
3 Schools Construction Board meeting. I am going to start with a roll  
4 call. Joseph Apicella. He said he would be late. Dr. Quezada?

5  
6 E.QUEZADA: Here.

7  
8 M.ANDERSON: Dr. Giuffrida?

9  
10 S.GIUFFRIDA: Here.

11  
12 M.ANDERSON: Mayor Mike Spano?

13  
14 A.LANDI: Tony Landi representing the Mayor.

15  
16 M.ANDERSON: Reverend Lopez?

17  
18 S.LOPEZ: Here.

19  
20 M.ANDERSON: Pastor Hassell?

21  
22 J.HASSELL: Here.

23  
24 M.ANDERSON: Hector Lopez?

25  
26 H.LOPEZ: Here

27  
28 M.ANDERSON: Ron Matten?

29  
30 R.MATTEN: Here.

31  
32 M.ANDERSON: Robert Rijos?

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34 R.RIJOS: Here.

35  
36 M.ANDERSON: We have a quorum. The next item on the agenda is  
37 approval of the minutes from the February 1st board meeting. We have  
38 one change to note the minutes. On page 7 of 8 under Vincent Volino,  
39 where it says, *Since the legal update will consist of the discussion*  
40 *of recommending*, it should have read *Since the legal update will*  
41 *consist of the discussion of threatened and proposed litigation.*

42  
43 S.LOPEZ: And if I can request in the future if we can make the  
44 name and title of Reverend Hassell and Reverend Lopez, it's not  
45 consistent, the roll call and the minutes.

1  
2 M.ANDERSON: So, we're not going to approve the minutes. We're  
3 going to make some minor changes to the minutes and then redistribute  
4 them at April meeting.

5 I'm going to move onto our reports and updates and turn it over  
6 to Kevin Austin from Savin. Kevin, would you like to start?  
7

8 [M.SPANO joined the meeting]  
9

10 K.AUSTIN: Joe is not able to make it this afternoon, however,  
11 I'll be presenting the construction update as well as a financial  
12 update, and Russell will assist with regard to some of the updates on  
13 the construction.

14 So, you can see on the screen, we have some of the comparison  
15 photos pertaining to construction reported last month versus this  
16 month. So, on the Monday and Sunday, you can see where the crane is.  
17 It is now moving over to the section so that we completed this section  
18 of column lines on the second and third floor. This is another  
19 perspective looking out onto that same area where you can see the  
20 decking going in on the first floor. And you see as well what was  
21 completed on the steel erection on the second and third floor. Here's  
22 the installation of the shear studs as well as the wire mess on the  
23 second floor the academic building. This is currently scheduled to be  
24 poured on Monday. Due to the weather this week, it was postponed and  
25 to ensure that no issues, again as you can see, that's a very large  
26 pour and it's not watertight coming down, so if there was potential  
27 for rain tomorrow that would certainly be an issue, but we're moving  
28 forward as scheduled, and generally that will take a day for the pour.  
29 This was the placement of the concrete at the first floor slab, the  
30 academic building, looking at the Lawrence side. And the completed  
31 slab, so I'm excited to see that moving forward so for every slab  
32 that's poured that goes in that's completed then of course that's  
33 opening up the other trades and being able to move forward in a much  
34 faster way than just the general construction portion of it.  
35 Installation of the structural steel and the metal deck at the  
36 academic building very close to the [inaudible]. Another shot looking  
37 back at toward the church. And as of this afternoon, one o'clock, as  
38 you can see there up swinging still on the roof there the two iron  
39 workers and again, decking work going in on the third floor and the  
40 fourth floor in the northern roof out there. Moving on to the  
41 community building, before and after last month they had the  
42 foundation being formed and now this month actually completed. This  
43 was the pour, again pump truck coming in next to 12 Radford, being  
44 able to get the foundation walls poured for the basement. And you see  
45 some of the underground plumbing work that's going to take place going

1 through the community building over to the playground area for what  
2 had the retention or the stormwater. Installation of the foundations  
3 of the community building adjacent to the church that you also see  
4 some of the walls for the connector. Waterproofing at the basement of  
5 the foundation, so again everything, we're ensuring that it's  
6 watertight all around in addition to what was already placed  
7 underneath but that the foundation walls are watertight. The  
8 community building foundations along Radford. And over to where the  
9 playground is, where the traders are excavation of the stormwater  
10 infiltration system. So as of today they actually have the gravel in.  
11 They perceive it and not proceeding with the work of that area so that  
12 again tying it all together for the stormwater. And that's it for the  
13 construction. Russ, would you like to add anything else for the  
14 construction?

15  
16 R.DAVIDSON: So we're still frustrated with the amount of  
17 manpower. And we're pushing to add more manpower, Savin and our  
18 office. But now your starting to see mechanical, electrical and  
19 plumbing trades are starting to put pipes up. We also have carpenters  
20 working on that slab that's already been poured. And then in about  
21 three weeks we were told this morning that the job meeting we should  
22 start to steel going up on the community building. So we're starting  
23 to add people which is good. We had a pretty mild winter, we were  
24 hoping they would be further along with the steel, but they're not.  
25 The contractor's schedule still shows a March completion and our  
26 schedule with Savin shows a December completion. The reality is that  
27 it will probably be somewhere between the two. And we're not really  
28 seeing quality problems. When you mentioned the shear studs that's a  
29 technique that actually allows these thinning pieces to steal because  
30 the concrete slab actually stiffens the steel. So it's coming  
31 together and getting all the testing done. So, they've had to correct  
32 a number of things. We haven't found anything that's insurmountable.  
33 There's an electrical boxes in the wrong place in the basement slab.  
34 The mockup is done if anyone wants to see the actual materials.  
35 They're on a wall mockup at the site. So our office creates the  
36 building in a 3D virtual model and that was shared with the  
37 contractors and then they can serve their actual pipe sizes and actual  
38 equipment. And it has a very complicated 3D model and it's on screen.  
39 It's almost incomprehensible. That process is completely done for  
40 both the community building and the academic building well in advance  
41 of the work. And there's only some very minor changes related to it  
42 that we'll be arguing about for months. But the process is done and  
43 the actual construction is starting to excel.

44 We also did get pricing on most of the health suite. We've been  
45 experience inflation, so that has not gone as we had hoped. So we've

1 asked everybody this morning to take a second look and sharpen their  
2 pencil. If we can't get that to a reasonable number, we're going to  
3 have to competitively bid that work, because that's coming in quite  
4 high.

5  
6 A.LANDI: Are there any grants available for that heath suite?  
7

8 K.AUSTIN: We're not aware of any of this time, not that that  
9 cannot be entertained considering that we've not gone out the bid. It  
10 will be some time for, we need to see a finished product, so if there  
11 is some potential for grants that could be proposed.  
12

13 M.ANDERSON: I'll make a note of it.  
14

15 K.AUSTIN: One other item, on Friday a second crane did arrive on  
16 site and they successfully were able, even though it was a tight  
17 space, they were able to get the generator completely into the  
18 basement of the academic building. So that was a monster piece of  
19 equipment.  
20

21 M.ANDERSON: So the next item, do you want to move to the budget  
22 Kevin?  
23

24 K. AUSTIN: So you have in your packet there, from last month, as  
25 noted in the notes of the footnote is that typically we would not have  
26 financials from M&T Bank, the trust, until the second of the month.  
27 So, therefore I do not have interest earned and all those other items  
28 pertaining to the 49 million that we have on hand. However, as of,  
29 based on our unofficial records for the financials, we have 49 million  
30 in the bank. We made the ninth payment to Piazza, bringing it to 10  
31 million dollars, 10.8 million, So they're roughly 30% complete on  
32 their contract. And we added no additional change orders. And due to  
33 the cycle of our requisition payment, it will not take place until  
34 March for invoices incurred during the month of February, so therefore  
35 they're not reported here, so your normal professional fees, as well  
36 as us holding the contractors, specifically J&M, TALT, and Lombardo to  
37 the MWBE requirements that some additional time, so they have not  
38 finalized their February payouts as of yet, so therefore they're not  
39 reflected in the current financials. So as of right now, we still  
40 have the 49 million in the bank and grand total paid to date 29  
41 million. So we still have 49 million on the balance, so therefore  
42 we're roughly at 30% complete on the overall project as far as the  
43 financials are concerned.  
44

1 M.ANDERSON: Thank you. Any questions for Kevin? No questions? All  
2 right. So we're going to move on to the next item on the agenda,  
3 which is 3.2, which is a compliance report. Lloyd Dickerson from  
4 London and Ryan. You have the reports in your packet, and I just put  
5 them up in the screen so you can also see too.

6  
7 L.DICKERSON: Okay, so the first section outlines what we  
8 reported last time. It's business goals under the utilization plans,  
9 which has not changed. What has changed is, just to move further  
10 down, on the workforce. The goal, just to remind everyone, is 20%  
11 [inaudible]. The project continues to exceed that goal.

12  
13 S.LOPEZ: If I may add the numbers there, they're different.

14  
15 M.ANDERSON: Yeah, this is the last report you sent me from  
16 Friday.

17  
18 L.DICKERSON: This one is December. It should be January 2023.

19  
20 M.ANDERSON: I'll redistributing this report, and we can just  
21 read off the screen.

22  
23 L.DICKERSON: So the next slide is the construction for the  
24 minority businesses. 3,296,000 has been paid out to the minority  
25 firm, which is about 46% of what was approved. Now for the women,  
26 same thing for construction, about 53% of it approved amount has been  
27 paid out. The bond issuance slide we will probably take out. And for  
28 the hours, so far we have a total of 35,921 hours on the project. Of  
29 that 19,313 was minority and 5,237 was the women, that's how we got  
30 the 53.8% of the minority [inaudible].

31  
32 M.ANDERSON. Thank you, Lloyd. Any questions? No. I'm going to  
33 turn this over to Vincent Volino legal updates.

34  
35 V.VOLINO: Thank you, Marlyn. Since the update that I'll be giving  
36 will consist of threatened and proposed litigation, is there a motion  
37 to go into executive session for that purpose?

38  
39 [J.APICELLA joined the meeting]

40  
41 M.ANDERSON: Is there a motion?

42  
43 S.LOPEZ: Motion.

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45 M.ANDERSON: Second?

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S.GIUFFRIDA: Second.  
THE BOARD WENT INTO EXECUTIVE SESSION.

V.VOLINO: The board is returning from executive session. During the executive session, threatened and proposed litigation pertaining to the YJSCB was discussed. Not action was taken during the executive session.

M.ANDERSON: The last item, adjournment. Is there a motion?

J.APICELLA: Motion.

M.ANDERSON: Second?

J.HASSELL: Second.

M.ANDERSON: This meeting is adjourned.