

# YONKERS JOINT SCHOOLS CONSTRUCTION BOARD

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## YONKERS JOINT SCHOOLS CONSTRUCTION BOARD BOARD MEETING MINUTES JUNE 07, 2023

A regular meeting of the members of the Yonkers Joint Schools Construction Board was held on June 07, 2023 at 4:00 PM in the Mayor's Conference Room, City Hall, 40 South Broadway, 2<sup>nd</sup> Floor, Yonkers, New York.

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**Members Present:** Mayor Mike Spano, Chair  
Steve Lopez  
Robert Rijos  
Timothy Hurley  
Stephan Giuffrida

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**Members Absent:** Edwin Quezada, Vice-Chair  
Joseph Apicella  
Hector Lopez  
James Hassell

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**Officers Present:** Marlyn Anderson, YJSCB Secretary

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**Staff & Guests Present:** Anthony Landi, Deputy Mayor  
Vincent Volino, YJSCB Counsel  
Mathew Gallagher, Corporation Counsel  
John Carr, Executive Director of School Facilities Management  
Michael Pelliccio, Deputy Director of School Facilities Management  
Kevin Austin, Savin Engineers  
Joe Tola, Savin Engineers  
Frank Badalato, Associate Corporation Counsel

*Via Videoconference:* Elizabeth Janocha, Deputy Commissioner Dept. of Finance  
Russell Davidson, KG+D Architects  
Jeffrey Shaver, PFK O'Connor Davies

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### 1.0 CALL TO ORDER AND ROLL CALL

The meeting was called to order at 4:12 PM.

### 2.0 APPROVAL OF MINUTES

#### 2.1 MINUTES OF THE MAY 03, 2023 BOARD MEETING

*Approval of the May 03, 2023 meeting minutes was not voted upon and held over to the next meeting.*

### **3.0 REPORTS AND UPDATES**

#### **3.1 LEGAL UPDATE**

V. Volino advised the board that the legal update concerned threatened and proposed litigation. *Upon a motion to enter executive session for that purpose made by S. Lopez and seconded by R. Rijos, the board unanimously approved entering executive session.* M. Spano asked if the subject matter of the executive session concerned Piazza, a contractor on the Public School 35 construction project. V. Volino advised that the subject matter of the executive session potentially concerned Piazza. M. Spano disclosed a possible conflict of interest related to Piazza and recused himself from participation in the executive session. No board action or vote was taken during executive session.

#### **3.2 JUSTICE SONIA SOTOMAYOR COMMUNITY SCHOOL**

J. Tola updated the board on progress of new school construction since the last board meeting. K. Austin updated the board on the project budget and financials. Savin's presentation materials are attached hereto.

#### **3.3 INDEPENDENT COMPLIANCE OFFICER REPORT**

The independent compliance officer's report was distributed to the board and is attached hereto.

### **4.0 NEW BUSINESS**

#### **4.1 RESOLUTION 2023-12: AUTHORIZING AN AGREEMENT WITH PKF O'CONNOR DAVIES, LLP FOR FINANCIAL AUDIT SERVICES**

F. Badalato provided an overview of the resolution to the board. The resolution authorizes the YJSCB to enter into an agreement not-to-exceed twenty thousand dollars (\$20,000.00) with O'Connor Davies Services for financial audit services for the fiscal year ending June 30, 2023. Pursuant to the Yonkers City School District Joint Schools Construction and Modernization Act and as a result of its status as a public authority, the YJSCB is required to complete an annual audit. The YJSCB is a component unit of the City of Yonkers and O'Connor Davies performs the annual audit for the City of Yonkers.

*On a motion made R. Rijos and seconded by S. Giuffrida, the YJSCB adopted Resolution 2023-12.*

*Yes: 5*

*No: 0*

*Abstain: 0*

*Absent: 4*

#### **4.2 RESOLUTION 2023-13: APPROVING AND AUTHORIZING CHANGE ORDERS FOR SUBSTITUTED ELEVATORS**

R. Davidson provided an overview of the resolution for the board. The resolution approved and authorized a change order with respect to the YJSCB's contract with Talt, Inc. d/b/a Talt Electric in the amount of \$43,378.58 for electrical work associated with the substituted elevators to be installed in connection with the project and ratified, approved, and authorized a previously issued change order with respect to the YJSCB's contract with J&M Heating & Air Conditioning, Inc. in the amount of \$18,491.55 for HVAC work associated with the substituted elevators to be installed in connection with the project. R. Davidson advised that the change orders would result in a better, more

up-to-date elevator and conditioned shafts. R. Davidson also advised that change order resulted from contractor equivalency substitution.

*On a motion made Mayor M. Spano and seconded by T. Hurley, the YJSCB adopted Resolution 2023-13.*

*Yes: 5                      No: 0                      Abstain: 0                      Absent: 4*

**4.3 RESOLUTION 2023-14: RATIFYING AND APPROVING AN AGREEMENT WITH MARTONI CONSTRUCTION CORP. FOR WORK PERTAINING TO A CONDUIT PIPE**

J. Tola provided an overview of the resolution for the board. The resolution proposed ratifying and approving an agreement with Martoni Construction Corp. in the amount of \$9,500.00 for work associated with the new school construction related to excavating and raising a two inch conduit pipe to accommodate new drainage pipes and to backfill and compact the area.

*On a motion made S. Lopez and seconded by R. Rijos, the YJSCB adopted Resolution 2023-14.*

*Yes: 5                      No: 0                      Abstain: 0                      Absent: 4*

**5.0 ADJOURNMENT**

*On a motion made by T. Hurley and seconded by R. Rijos, the Agency approved adjourning the meeting.*

*Yes: 5                      No: 0                      Abstain: 0                      Absent: 4*

# Community School 35

## Academic & Community Building Construction Update

May 3, 2023

# Comparison photos since last month...

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## Academic Building





View of Academic Building looking Northwest.



Exterior wall framing at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor Academic Building.



Decking and roof parapet framing at Academic Building next to 117 McLean property.





Installation of roof parapet framing at Academic Building.



Installation of roof drains & HVAC equipment concrete pad at Academic Building.



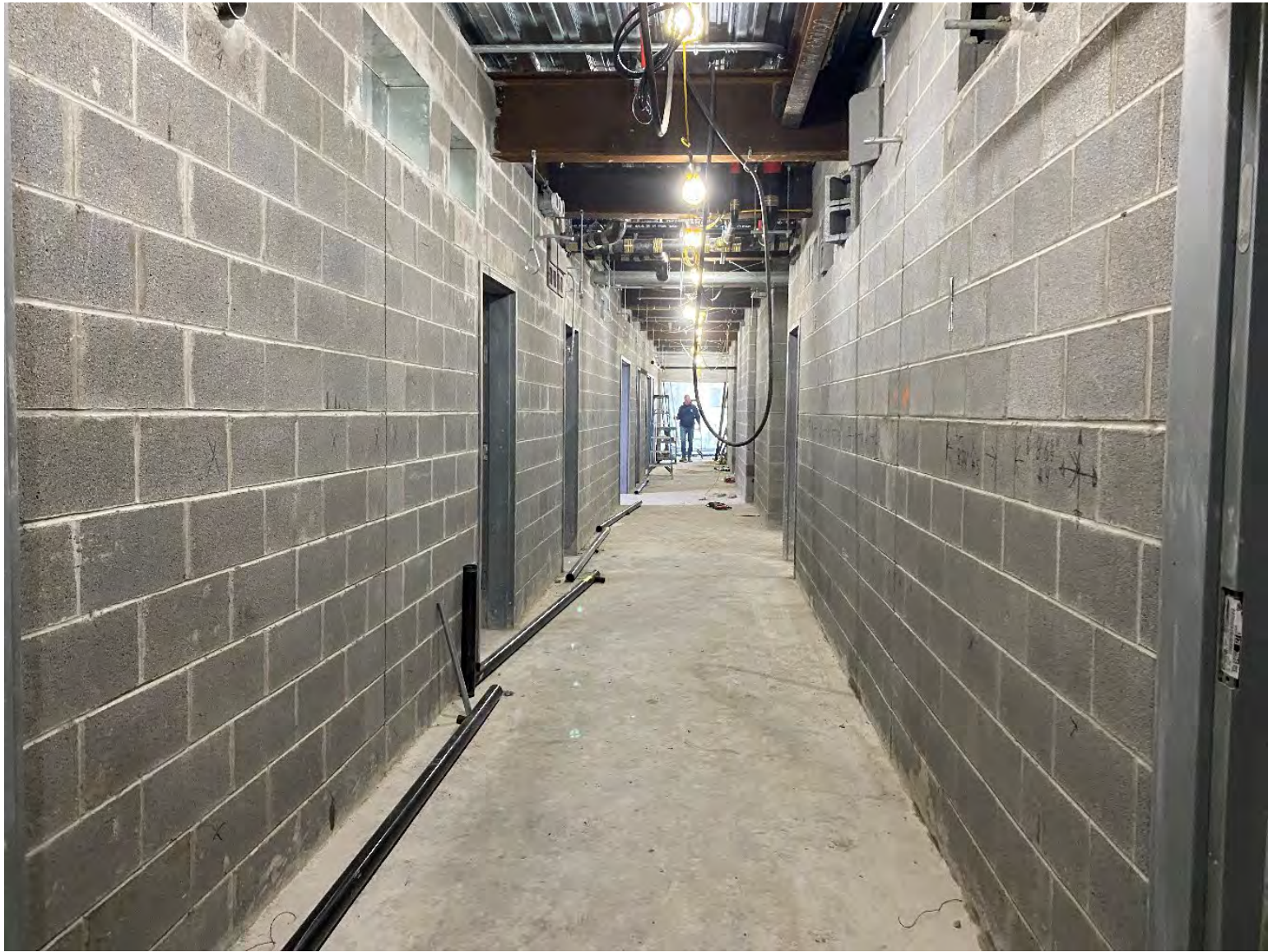
Installation of underground storm & sanitary piping at Kitchen area.



Prepare slab on grade at Kitchen area.



Installation of formwork for tiered seating at Cafeteria Stair E.



Corridor CMU walls at Academic Building Basement.



MEP equipment installation at Academic Building Basement.



Interior wall framing and ductwork installation at 2<sup>nd</sup> floor Academic Building.





Interior MEP roughing at 1<sup>st</sup> and 2<sup>nd</sup> floor Academic Building.



Interior MEP roughing at 2<sup>nd</sup> floor Academic Building.

# Comparison photos since last month...

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## Community Building





Placement of concrete slab on grade at Community Building connector.



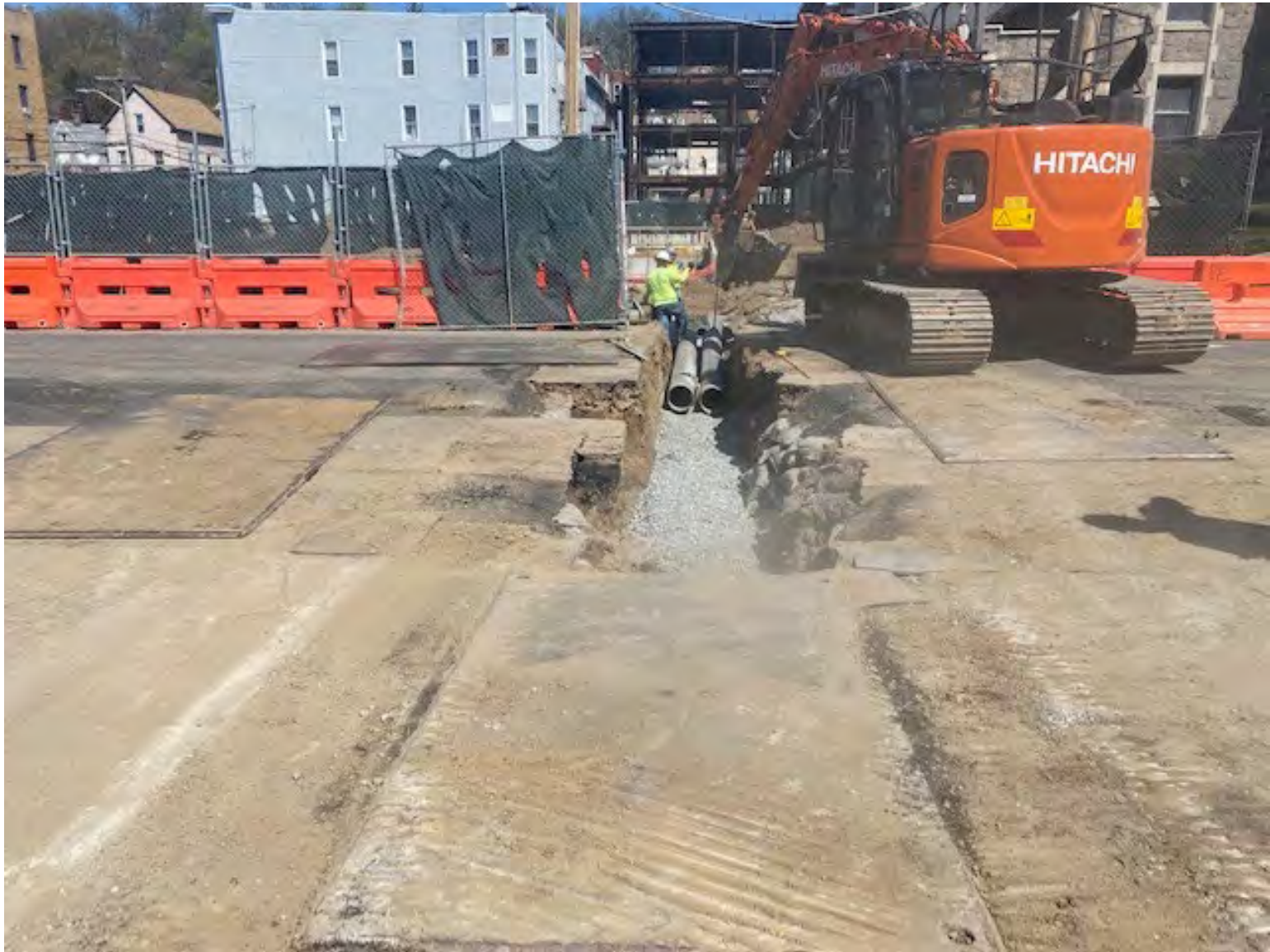
Concrete slab on grade at Community Building connector.



Installation of drainage structures and piping at Community Building.



Installation of drainage structures and piping at Community Building.



Installation of drainage piping across Van Cortlandt Park Ave.





View of Academic Building from Community Building site.

# Justice Sonia Sotomayor Community School

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FINANCIAL SUMMARY - April 2023

Cash on Hand - April 30, 2023 \$ 46,224,659

## CONSTRUCTION

	GC - JoDi	GC - Piazza	Plu - Lombardo	HVAC-J&M Heating	Elec - Talt Elec	Contingency Bal (New Const)	CONSTRUCTION
Base Contract	\$ 3,263,250	\$ 36,159,500	\$ 3,401,926	\$ 6,665,000	\$ 5,612,000	\$ 1,665,442	\$ 56,767,118
Change Orders	\$ 492,379	\$ 526,420	\$ 83,931	\$ 177,722	\$ 153,406		\$ 1,433,858
% of Change Orders	15%	1.5%	2.5%	2.7%	2.7%		2.6%
Contract Amount	\$ 3,755,629	\$ 36,685,920	\$ 3,485,857	\$ 6,842,722	\$ 5,765,406	\$ 1,665,442	\$ 58,200,976
Paid to Date	\$ 3,755,629	\$ 12,835,664	\$ 1,027,991	\$ 1,473,004	\$ 830,355		\$ 19,922,644
# of Pay Apps	8	11	10	9	7		
Balance to Finish	\$ (0)	\$ 23,850,256	\$ 2,457,865	\$ 5,369,717	\$ 4,935,051	\$ 1,665,442	\$ 38,278,332
% Completed	100%	35%	29%	22%	14%		34%
% to Finish	0%	65%	71%	78%	86%		66%

## INCIDENTALS

	A/E - KG+D	PM/CM - Savin	ICO-Landon & Rian	COI/CAP-I	Site Purchase	Other	INCIDENTALS
Contract/Budget	\$ 4,038,293	\$ 3,534,564	\$ 315,000	\$ 3,905,584	\$ 3,904,048	\$ 5,936,356	\$ 21,633,846
Paid to Date	\$ 3,330,090	\$ 2,129,363	\$ 222,614	\$ 3,905,584	\$ 3,904,048	\$ 469,319	\$ 13,961,018
Balance to Finish	\$ 708,203	\$ 1,405,201	\$ 92,386	\$ 0	\$ -	\$ 5,467,037	\$ 7,672,827
% Completed	82%	60%	71%	100%	100%	8%	65%
% to Finish	18%	40%	29%	0%	0%	92%	35%

## GRAND TOTAL

	GRAND TOTAL
Contract/Budget	\$ 79,834,822
Paid to Date	\$ 33,883,663
Balance to Finish	\$ 45,951,159
% Completed	42%
% to Finish	58%



## Justice Sonia Sotomayor Community School

# Independent Compliance Report

- Windell Gray, CEO/President
- Lloyd Dickerson, Senior Project Manager
- Stacey Beaumont, Sr. Compliance Specialist
- Paula Wilkerson, Sr. Compliance Specialist
- Website: [www.landonrian.com](http://www.landonrian.com)
- Address: 1411 Chili Avenue  
Rochester, NY 14624
- Phone: (585) 334-8240



*Honesty - Quality - Community - Diversity - Integrity*

# Justice Sonia Sotomayor Community School

## Cumulative Construction MWBE Utilization and Workforce Participation through March 2023:

Summary of Minority Business Enterprise and Women Business Enterprise (MWBE) Utilization

<b>Business Goals:</b>		
<b>MBE = 20.0%</b>	<b>WBE = 10.0%</b>	<b>Combined MWBE = 30%</b>
<b>Approved Utilization:</b>		
<b>MBE = 14.4%</b>	<b>WBE = 17.2%</b>	<b>Combined MWBE = 31.7%</b>

Summary of Minority Business Enterprise and Women Business Enterprise (MWBE) Utilization

<b>Workforce Goals:</b>	
<b>Minority = 20.0%</b>	<b>Women = 10.0%</b>
<b>Current Workforce:</b>	
<b>Minority = 50.7%</b>	<b>Women = 12.6%</b>
<b>Current Hours</b>	
<b>Minority= 25,467.5</b>	<b>Women= 6,337.5</b>

# Justice Sonia Sotomayor Community School

## Construction

### Minority Business Enterprises Utilization (MBE)

Prime Contractor	YJSCB Approved MBE Utilization Amount	Actual MBE payments to Date	% paid to MBE contractors to Date	YJSCB Approved MBE award % (Goal 20%)	% away from 20% MBE Utilization Goal (- / +)
<b>Jodi Realty LLC</b>	\$373,734.00	<b>\$373,734.00</b>	100.00%	9.95%	<b>-10.05%</b>
<b>Piazza</b>	\$3,972,500.00	<b>\$3,079,550.50</b>	77.52%	10.99%	<b>-9.01%</b>
<b>Lombardo</b>	\$604,640.00	<b>\$34,000.00</b>	5.62%	17.77%	<b>-2.23%</b>
<b>Talt</b>	\$1,132,500.00	<b>\$750.73</b>	0.07%	20.18%	<b>0.18%</b>
<b>J&amp;M</b>	\$1,007,660.00	<b>\$8,835.00</b>	0.88%	17.96%	<b>-2.04%</b>
<b>Total Demolition and Construction:</b>	<b>\$7,091,034.00</b>	<b>\$3,496,870.23</b>	49.31%	14.44%	<b>-5.56%</b>

# Justice Sonia Sotomayor Community School

## Construction

### Women Business Enterprises Utilization (WBE)

Prime Contractor	YJSCB Approved WBE Utilization Amount	Actual WBE Payments to Date	% paid WBE contractors to Date	YJSCB Approved WBE award % (Goal 20%)	% to reach 20% WBE Utilization Goal (- / +)
Jodi Realty LLC	\$1,406,293.00	<b>\$1,369,057.00</b>	97.35%	37.44%	<b>17.44%</b>
Piazza	\$6,158,583.00	<b>\$3,042,746.08</b>	49.41%	17.03%	<b>7.03%</b>
Lombardo	\$473,248.00	<b>\$131,529.96</b>	27.79%	13.91%	<b>3.91%</b>
Talt	\$219,600.00	<b>\$23,292.72</b>	10.61%	3.91%	<b>-6.09%</b>
J&M	\$200,598.00	<b>\$2,027.69</b>	1.01%	4.53%	<b>-5.47%</b>
<b>Total Demolition and Construction:</b>	<b>\$8,458,322.00</b>	<b>\$4,568,653.45</b>	<b>54.01%</b>	<b>17.22%</b>	<b>7.22%</b>

# Justice Sonia Sotomayor Community School

## Construction Workforce Hours through March 2023:

Contractor	Total Hours	Minority	Women	Minority %	Woman %
Jodi Realty LLC	7,558.5	5,299.5	584.0	70.1%	7.7%
Piazza	34,146.3	18,394.0	4,835.5	53.9%	14.2%
Lombardo	1,404.0	620.5	0.0	44.2%	0.0%
Talt	4,086.0	1,083.0	205.0	26.5%	5.0%
J&M	3,040.0	70.5	713.0	2.3%	23.5%
<b>Total:</b>	<b>50,234.7</b>	<b>25,467.5</b>	<b>6,337.5</b>	<b>50.7%</b>	<b>12.6%</b>
<b>Diversity Plan Goals</b>				<b>20.00%</b>	<b>10.00%</b>

## Justice Sonia Sotomayor Community School

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<b>Approved Utilization:</b>		
<b>MBE = 14.4%</b>	<b>WBE = 17.2%</b>	<b>Combined MWBE = 31.7%</b>

Summary of Minority Business Enterprise and Women Business Enterprise (MWBE) Utilization

<b>Workforce Goals:</b>	
<b>Minority = 20.0%</b>	<b>Women = 10.0%</b>
<b>Current Workforce:</b>	
<b>Minority = 49.0%</b>	<b>Women = 11.4%</b>
<b>Current Hours</b>	
<b>Minority= 28,641.0</b>	<b>Women= 6,679.5</b>

# Justice Sonia Sotomayor Community School

## Construction

### Minority Business Enterprises Utilization (MBE)

Prime Contractor	YJSCB Approved MBE Utilization Amount	Actual MBE payments to Date	% paid to MBE contractors to Date	YJSCB Approved MBE award % (Goal 20%)	% away from 20% MBE Utilization Goal (- / +)
Jodi Realty LLC	\$373,734.00	<b>\$373,734.00</b>	100.00%	9.95%	<b>-10.05%</b>
Piazza	\$3,972,500.00	<b>\$3,079,550.50</b>	77.52%	10.99%	<b>-9.01%</b>
Lombardo	\$604,640.00	<b>\$34,000.00</b>	5.62%	17.77%	<b>-2.23%</b>
Talt	\$1,132,500.00	<b>\$8,542.92</b>	0.75%	20.18%	<b>0.18%</b>
J&M	\$1,007,660.00	<b>\$8,835.00</b>	0.88%	17.96%	<b>-2.04%</b>
<b>Total Demolition and Construction:</b>	<b>\$7,091,034.00</b>	<b>\$3,504,662.42</b>	<b>49.42%</b>	<b>14.44%</b>	<b>-5.56%</b>

# Justice Sonia Sotomayor Community School

## Construction

### Women Business Enterprises Utilization (WBE)

Prime Contractor	YJSCB Approved WBE Utilization Amount	Actual WBE Payments to Date	% paid WBE contractors to Date	YJSCB Approved WBE award % (Goal 20%)	% to reach 20% WBE Utilization Goal (- / +)
Jodi Realty LLC	\$1,406,293.00	\$1,369,057.00	97.35%	37.44%	17.44%
Piazza	\$6,158,583.00	\$3,316,458.38	53.85%	17.03%	7.03%
Lombardo	\$473,248.00	\$132,924.66	28.09%	13.91%	3.91%
Talt	\$219,600.00	\$23,292.72	10.61%	3.91%	-6.09%
J&M	\$200,598.00	\$2,027.69	1.01%	4.53%	-5.47%
<b>Total Demolition and Construction:</b>	<b>\$8,458,322.00</b>	<b>\$4,843,760.45</b>	<b>57.27%</b>	<b>17.22%</b>	<b>7.22%</b>

# Justice Sonia Sotomayor Community School

## Construction Workforce Hours through April 2023:

Contractor	Total Hours	Minority	Women	Minority %	Woman %
Jodi Realty LLC	7,558.5	5,299.5	584.0	70.1%	7.7%
Piazza	38,415.3	20,519.0	5,164.5	53.4%	13.4%
Lombardo	4,027.5	1,414.5	10.0	35.1%	0.2%
Talt	5,193.0	1,318.0	233.0	25.4%	4.5%
J&M	3,305.0	90.0	688.0	2.7%	20.8%
<b>Total:</b>	<b>58,499.2</b>	<b>28,641.0</b>	<b>6,679.5</b>	<b>49.0%</b>	<b>11.4%</b>
<b>Diversity Plan Goals</b>				<b>20.00%</b>	<b>10.00%</b>