

YONKERS JOINT SCHOOLS CONSTRUCTION BOARD

YONKERS JOINT SCHOOLS CONSTRUCTION BOARD NOVEMBER 1, 2023 BOARD MEETING MEETING MINUTES

A meeting of the members of the Yonkers Joint Schools Construction Board (the “**YJSCB**” or “**Board**”) was held on November 1, 2023 at 4:00 PM in the Mayor’s Conference Room, City Hall, 40 South Broadway, Yonkers, New York.

Board Members Present: Mayor Mike Spano, represented by his authorized designee, Deputy Mayor Anthony Landi; Superintendent Luis Rodriguez, represented by his authorized designee, Michael Pelliccio, Executive Director of Facilities; Robert Rijos; Timothy Hurley; Joseph Apicella

Board Members Absent: Rev. Steve Lopez; Pastor James Hassell (appeared via videoconference); Dr. Stephan Giuffrida; Sgt. Hector Lopez

Staff and Guests Present: Marlyn Anderson, Secretary; Vincent Volino, YJSCB Counsel; Kevin Austin, Savin Engineers; Russell Davidson, KG+D Architects; Lloyd Dickerson, Landon & Rian (via videoconference); Elizabeth Janocha, Deputy Finance Commissioner (via videoconference); Frank Badalato, Associate Corporation Counsel

1.0 CALL TO ORDER AND ROLL CALL

The meeting was called to order at 4:15 PM.

2.0 REPORTS AND UPDATES

2.1 JUSTICE SONIA SOTOMAYOR COMMUNITY SCHOOL

Kevin Austin of Savin Engineers, the YJSCB Program Manager, presented an update on the construction of the Justice Sotomayor Community School (the “**Project**”) to the Board. Savin’s presentation is attached to these meeting minutes. Russell Davidson of KG+D Architects provided further information to the Board on the status of the Project, particularly related to painting and furnishings.

2.2 INDEPENDENT COMPLIANCE OFFICER REPORT

Lloyd Dickerson of Landon & Rian, the YJSCB’s independent compliance officer, presented an update to the board; a copy of that presentation is attached to these meeting minutes.

2.3 LEGAL UPDATE

Vincent Volino, counsel to the YJSCB, provided the legal update. The legal update involved the discussion of proposed or threatened litigation against the YJSCB. On motion and vote as set forth below, the Board duly entered executive session. No action was taken by the YJSCB during the executive session.

On a motion made by J. Apicella and seconded by R. Rijos, the YJSCB approved a vote to enter executive session.

Yes: 5

No: 0

Abstain: 0

Absent: 4

3.0 NEW BUSINESS

3.1 RESOLUTION 2024-06 APPROVING CERTIFIED FINANCIAL AUDIT FOR FISCAL YEAR ENDED JUNE 30, 2023

A representative of PFK O'Connor Davies, the independent audit firm that conducted the audit, presented an overview of the audit findings to the Board at the September board meeting. The audit for YJSCB fiscal year ended June 30, 2023 was presented to the Board for approval.

On a motion made by J. Apicella and seconded by T. Hurley, the YJSCB adopted Resolution 2024-06.

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

3.2 RESOLUTION 2024-07 AUTHORIZING SETTLEMENT WITH TALT, INC. D/B/A TALT ELECTRIC

Vincent Volino, Counsel the YJSCB, explained the terms of the Resolution to the Board. The Resolution approved a settlement, following mediation, with Talt, Inc., doing business as Talt Electric, related to security system wiring work with respect to additional work to be performed as a result of the late delivery of switchgear equipment in an amount not-to-exceed \$225,000. Nothing contained in Resolution constituted or should be construed as an admission of liability or a waiver of any contractual right or defense of the YJSCB, the City and/or the School District with respect to any claim not covered by the settlement.

On a motion made by Deputy Mayor Landi and seconded by J. Apicella, the YJSCB adopted Resolution 2024-07.

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

4.0 ADJOURNMENT

The meeting was adjourned at approximately 5:25 PM.

On a motion made S. Lopez and seconded by T. Hurley, the YJSCB approved a vote to adjourn the meeting.

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

Community School 35

Academic & Community Building Construction Update

November 1, 2023

Comparison photos since last update...

Academic Building





View of Academic Building looking Northeast.



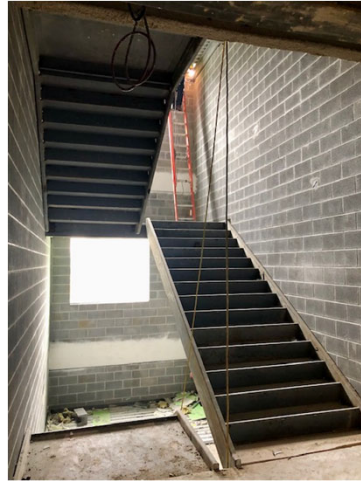
View of Academic Building looking Southwest.



View of Academic Building from the courtyard.



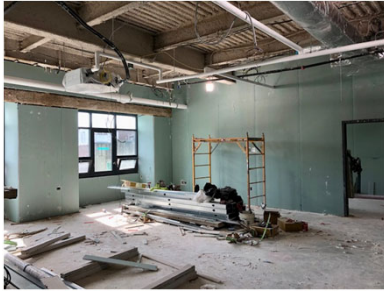
View of Academic Building looking from the Community Building.



Installation of stair C at Academic Building.



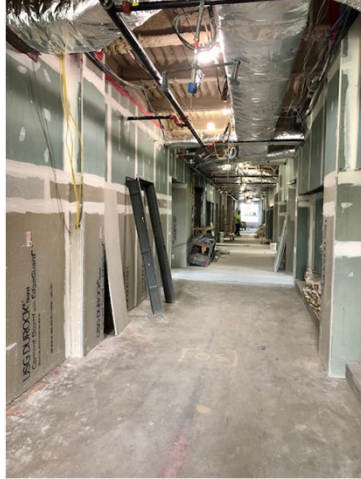
Installation of blocking and insulation at 4th floor classrooms Academic Building.



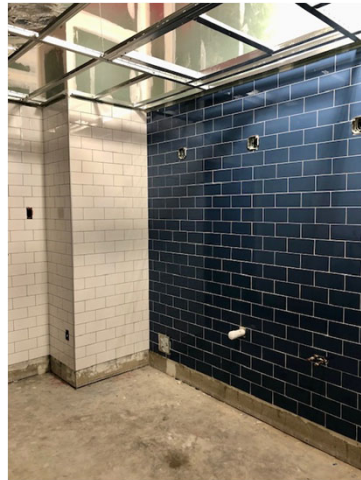
Installation of sheetrock at 4th floor classrooms Academic Building.



Classroom taping at 4th floor Academic Building.



Corridor and Classroom taping at 4th floor Academic Building.



Installation of wall tile at 4th floor toilet rooms Academic Building.



Installation of electric and fire alarm panels at Academic Building.



Piping rooftop ERU and HP units at Academic Building.

Comparison photos since last update...

Community Building



Installation of CMU at Community Building.



Installation of stone veneer and precast at Community Building.



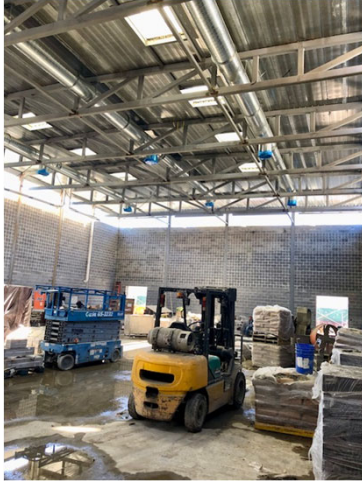
Installation of brick veneer at Community Building.



Installation of brick veneer at Community Building.



Installation of EPDM roofing system at Community Building roof.



Installation of ductwork and storm piping at Community Building.



Installation of ductwork and storm piping at Community Building.



Toilet room roughing at Community Building basement.

Justice Sonia Sotomayor Community School

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FINANCIAL SUMMARY - September 2023

Cash on Hand - September 30, 2023 \$ 33,315,122

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	\$ 1,288,024	\$ 56,389,700
Change Orders	\$ 492,379	\$ 621,192	\$ 83,931	\$ 177,722	\$ 436,053		\$ 1,811,277
% of Change Orders	15%	1.7%	2.5%	2.7%	7.8%		3.3%
Health Suite		\$ 152,117	\$ 19,041	\$ 196,373	\$ 70,736		\$ 438,267
Contract Amount	\$ 3,755,629	\$ 36,932,809	\$ 3,504,897	\$ 7,039,094	\$ 6,118,790	\$ 1,288,024	\$ 58,639,243
Paid to Date	\$ 3,755,629	\$ 19,141,630	\$ 2,610,515	\$ 4,645,381	\$ 2,451,652		\$ 32,604,808
# of Pay Apps	8	16	15	14	12		
Balance to Finish	\$ (0)	\$ 17,791,179	\$ 894,383	\$ 2,393,713	\$ 3,667,138	\$ 1,288,024	\$ 26,034,435
% Completed	100%	52%	74%	66%	40%	51%	56%
% to Finish	0%	48%	26%	34%	60%	49%	44%

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	\$ 5,498,089	\$ 21,195,579
Paid to Date	\$ 3,535,676	\$ 2,645,873	\$ 284,777	\$ 3,905,584	\$ 3,904,048	\$ 721,210	\$ 14,997,168
Balance to Finish	\$ 502,617	\$ 888,691	\$ 30,223	\$ 0	\$ -	\$ 4,776,879	\$ 6,198,411
% Completed	88%	75%	90%	100%	100%	13%	71%
% to Finish	12%	25%	10%	0%	0%	87%	29%

GRAND TOTAL

	GRAND TOTAL
Contract/Budget	\$ 79,834,822
Paid to Date	\$ 47,601,976
Balance to Finish	\$ 32,232,846
% Completed	60%
% to Finish	40%



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
- Address: 1411 Chili Avenue
Rochester, NY 14624
- Phone: (585) 334-8240



Honesty - Quality - Community - Diversity - Integrity



Cumulative Construction MWBE Utilization and Workforce Participation through September 2023:

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

Business Goals:		
MBE = 20.0%	WBE = 10.0%	Combined MWBE = 30%
Approved Utilization:		
MBE = 14.6%	WBE = 17.2%	Combined MWBE = 31.7%

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

Workforce Goals:	
Minority = 20.0%	Women = 10.0%
Current Workforce:	
Minority = 45.3%	Women = 8.6%
Current Hours	
Minority= 52,002	Women= 9,858.5

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	\$373,734.00	100.00%	9.95%	-10.05%
Piazza	\$4,072,500.00	\$3,180,109.25	78.09%	11.26%	-8.74%
Lombardo	\$604,640.00	\$276,003.50	45.65%	17.77%	-2.23%
Talt	\$1,132,500.00	\$8,542.92	0.75%	20.18%	0.18%
J&M	\$1,007,660.00	\$131,164.25	13.02%	17.96%	-2.04%
Total Demolition and Construction:	\$7,191,034.00	\$3,969,553.92	55.20%	14.64%	-5.36%

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 contractor s 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	\$4,852,755.82	78.80%	17.03%	7.03%
Lombardo	\$473,248.00	\$169,636.01	35.85%	13.91%	3.91%
Talt	\$219,600.00	\$23,292.72	10.61%	3.91%	-6.09%
J&M	\$200,598.00	\$9,672.81	4.82%	4.53%	-5.47%
Total Demolition and Construction:	\$8,458,322.00	\$6,424,414.36	75.95%	17.22%	7.22%

Justice Sonia Sotomayor Community School

Construction Workforce Hours through September 2023:

Contractor	Total Hours	Minority	Women	Minority %	Woman %
Jodi Realty LLC	7,558.5	5,299.5	584.0	70.1%	7.7%
Piazza	71,831.8	38,943.0	7,333.5	54.2%	10.2%
Lombardo	10,449.5	2,296.5	65.0	22.0%	0.6%
Talt	12,375.0	3,907.0	624.0	31.6%	5.0%
J&M	12,671.0	1,556.0	1,252.0	0.0%	0.0%
Total:	114,885.7	52,002.0	9,858.5	45.3%	8.6%
Diversity Plan Goals				20.00%	10.00%