

# YONKERS JOINT SCHOOLS CONSTRUCTION BOARD

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## YONKERS JOINT SCHOOLS CONSTRUCTION BOARD DECEMBER 6, 2023 BOARD MEETING MEETING MINUTES

A meeting of the members of the Yonkers Joint Schools Construction Board (the “**YJSCB**” or “**Board**”) was held on December 6, 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; Rev. Steve Lopez; Sgt. Hector Lopez; Pastor James Hassell; Dr. Stephan Giuffrida; Joseph Apicella

**Board Members Absent:** Robert Rijos; Timothy Hurley

**Staff and Guests Present:** Marlyn Anderson, Secretary; Vincent Volino, YJSCB Counsel; Kevin Austin, Savin Engineers; Pepin Accilien, Savin Engineers; Russell Davidson, KG+D Architects; Lloyd Dickerson, Landon & Rian (via videoconference); Anthony Landi, Deputy Mayor; John Liszewski, Finance Commissioner (via videoconference); Matt Gallagher, Corporation Counsel; Frank Badalato, Associate Corporation Counsel (via videoconference); Steve Spangler, Savin Engineers;

### 1.0 CALL TO ORDER AND ROLL CALL

The meeting was called to order at 4:03 PM.

### 2.0 MEETING MINUTES

#### 2.1 MINUTES OF THE AUGUST 2, 2023 BOARD MEETING

*On a motion made by J. Hassell and seconded by J. Apicella, the YJSCB approved the minutes of the August 2, 2023 Board Meeting.*

*Yes: 7*

*No: 0*

*Abstain: 0*

*Absent: 2*

#### 2.2 MINUTES OF THE SEPTEMBER 12, 2023 BOARD MEETING

The Board postponed this matter until the next board meeting; no vote to approve the minutes was taken.

### 3.0 REPORTS AND UPDATES

#### 3.1 JUSTICE SONIA SOTOMAYOR COMMUNITY SCHOOL

Pepin Accilien 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, the project engineer, also updated the Board on the status of Project construction; Davidson’s update focused mainly the building’s power supply and the

heating system. Kevin Austin of Savin Engineer provided an update on the Project budget. A copy of that presentation is appended to these meeting minutes.

3.2 INDEPENDENT COMPLIANCE OFFICER REPORT

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

3.3 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. As such, after a 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 S. Giuffrida, the YJSCB entered executive session. .*

*Yes: 7                      No: 0                      Abstain: 0                      Absent: 2*

**4.0 NEW BUSINESS**

4.1 RESOLUTION 2024-08: APPROVING REPORTS REQUIRED PURSUANT TO THE NEW YORK PUBLIC AUTHORITIES LAW

The YJSCB is considered a local authority pursuant to the Yonkers City School District Joint Schools Construction and Modernization Act (the “Act”). Pursuant to the New York Public Authorities Law (“PAL”), local authorities must prepare and submit via the Public Authorities Reporting Information System (“PARIS”) certain reports and information annually. Resolution 2024-08 approved certain reports and information for the fiscal year ended June 30, 2023 required by the PAL, specifically the Annual Report and Procurement Report.

*On a motion made by S. Lopez and seconded by S. Giuffrida, the YJSCB adopted Resolution 2024-08.*

*Yes: 7                      No: 0                      Abstain: 0                      Absent: 2*

**5.0 ADJOURNMENT**

The meeting was adjourned at approximately 4:55 PM.

*On a motion made S. Lopez and seconded by S. Giuffrida, the YJSCB approved adjourning the meeting.*

*Yes: 7                      No: 0                      Abstain: 0                      Absent: 2*

# Community School 35

## Academic & Community Building Construction Update

December 6, 2023

Comparison photos since last update...

Academic Building





View of Academic Building looking Northeast.



View of Academic Building looking Southwest.



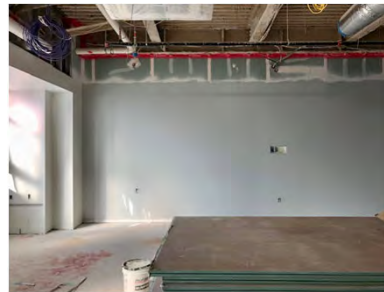
View of Academic Building from the courtyard.



View of Academic Building looking from the Community Building.



Priming walls at 4<sup>th</sup> floor classrooms Academic Building.



Painting walls at 4<sup>th</sup> floor classrooms Academic Building.



Installation of ceiling grid at 4<sup>th</sup> floor classrooms & corridors Academic Building.



Installation of terrazzo base and wall tile at 4<sup>th</sup> floor corridors Academic Building.



Installation of fin tube radiation & covers at 4<sup>th</sup> floor classrooms Academic Building.



Taping walls at 3rd floor classrooms Academic Building.





Installation of sheetrock at 2nd floor corridor and classrooms Academic Building.



Interior framing at 1<sup>st</sup> floor Cafeteria and Lobby Academic Building.

# Comparison photos since last update...

Community Building



Installation of brick veneer at Community Building.



Completed stone and brick veneer at Community Building.



Installation of sprinkler piping and electrical feeders at Community Building.



Installation of ductwork and piping at Community Building

# Justice Sonia Sotomayor Community School

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FINANCIAL SUMMARY - November 2023

Cash on Hand - November 30, 2023 \$ 30,052,532

## 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	\$ 743,371	\$ 55,845,047
Change Orders	\$ 492,379	\$ 647,478	\$ 83,931	\$ 223,651	\$ 908,490		\$ 2,355,929
% of Change Orders	15%	1.8%	2.5%	3.4%	16.2%		4.3%
Health Suite		\$ 152,117	\$ 19,041	\$ 196,373	\$ 70,736		\$ 438,267
Contract Amount	\$ 3,755,629	\$ 36,959,096	\$ 3,504,897	\$ 7,085,023	\$ 6,591,227	\$ 743,371	\$ 58,639,243
Paid to Date	\$ 3,755,629	\$ 20,851,384	\$ 2,845,074	\$ 5,318,530	\$ 2,985,013		\$ 35,755,630
# of Pay Apps	8	17	18	16	15		
Balance to Finish	\$ (0)	\$ 16,107,712	\$ 659,824	\$ 1,766,493	\$ 3,606,214	\$ 743,371	\$ 22,883,614
% Completed	100%	56%	81%	75%	45%	71%	61%
% to Finish	0%	44%	19%	25%	55%	29%	39%

## 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	\$ 3,620,588	\$ 2,862,628	\$ 306,060	\$ 3,905,584	\$ 3,904,048	\$ 784,349	\$ 15,383,257
Balance to Finish	\$ 417,705	\$ 671,936	\$ 8,940	\$ 0	\$ -	\$ 4,713,740	\$ 5,812,322
% Completed	90%	81%	97%	100%	100%	14%	73%
% to Finish	10%	19%	3%	0%	0%	86%	27%

## GRAND TOTAL

	GRAND TOTAL
Contract/Budget	\$ 79,834,822
Paid to Date	\$ 51,138,886
Balance to Finish	\$ 28,695,936
% Completed	64%
% to Finish	36%



# 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*



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

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

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

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

<b>Workforce Goals:</b>	
Minority = 20.0%	Women = 10.0%
<b>Current Workforce:</b>	
Minority = 43.7%	Women = 7.9%
<b>Current Hours</b>	
Minority= 57,538.5	Women= 10,413.5

## 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	<b>\$373,734.00</b>	100.00%	9.95%	<b>-10.05%</b>
Piazza	\$4,072,500.00	<b>\$3,287,225.75</b>	80.72%	11.26%	<b>-8.74%</b>
Lombardo	\$604,640.00	<b>\$320,782.75</b>	53.05%	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	\$1,020,343.31	<b>\$226,164.25</b>	22.17%	18.18%	<b>-1.82%</b>
<b>Total Demolition and Construction:</b>	<b>\$7,203,717.31</b>	<b>\$4,216,449.67</b>	<b>58.53%</b>	<b>14.66%</b>	<b>-5.34%</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>\$4,852,755.82</b>	78.80%	17.03%	<b>7.03%</b>
Lombardo	\$473,248.00	<b>\$169,636.01</b>	35.85%	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>\$9,672.81</b>	4.82%	4.53%	<b>-5.47%</b>
<b>Total Demolition and Construction:</b>	<b>\$8,458,322.00</b>	<b>\$6,424,414.36</b>	<b>75.95%</b>	<b>17.22%</b>	<b>7.22%</b>

# Justice Sonia Sotomayor Community School

## Construction Workforce Hours through October 2023:

Contractor	Total Hours	Minority	Women	Minority %	Woman %
Jodi Realty LLC	7,558.5	5,299.5	584.0	70.1%	7.7%
Piazza	83,951.8	43,593.5	7,748.5	51.9%	9.2%
Lombardo	11,056.5	2,374.5	71.0	21.5%	0.6%
Talt	13,621.0	4,383.0	679.0	32.2%	5.0%
J&M	15,485.5	1,888.0	1,331.0	0.0%	0.0%
<b>Total:</b>	<b>131,673.2</b>	<b>57,538.5</b>	<b>10,413.5</b>	<b>43.7%</b>	<b>7.9%</b>
<b>Diversity Plan Goals</b>				<b>20.00%</b>	<b>10.00%</b>