

**Members:**

**Hon. Stephanie A. Miner**  
Mayor  
City of Syracuse

**Sharon L. Contreras**  
Superintendent of Schools  
Syracuse City School District

**Calvin Corriders**  
Vice President, Commercial & Retail  
Sales Manager  
Pathfinder Bank

**Edward Cuello**  
Financial Professional  
Prudential

**Charles P. Merrihew**  
Vice President for Engagement &  
External Affairs, Syracuse University

**Sharon Owens**  
Chief Executive Officer  
Syracuse Model Neighborhood Facility,  
Inc.

**Hon. Van B. Robinson**  
President  
Syracuse Common Council

**Advisory Staff:**

**Joseph W. Barry, III, Esq.**  
Secretary to the Board/Counsel  
City of Syracuse

**Elizabeth DeJoseph**  
Assistant Director  
Intergovernmental Affairs  
City of Syracuse

**David DeVecchio, CPA**  
Commissioner of Finance  
City of Syracuse

**Thomas C. Ferrara, P.E.**  
Director of Facilities,  
Maintenance & Operations  
Syracuse City School District

**Mary Robison, P.E.**  
City Engineer  
City of Syracuse

**Suzanne Slack**  
Chief Financial Officer  
Syracuse City School District

# JSCB

## Joint Schools Construction Board

[www.jsCBSyracuse.us](http://www.jsCBSyracuse.us)

### Minutes

Thursday, January 29, 2015  
9:00 a.m. (Syra-Stat Room City Hall)

**Members Present:** Mayor Stephanie Miner, Suzanne Slack (serving for Supt. Sharon Contreras), Calvin Corriders, Edward Cuello, Chuck Merrihew, Sharon Owens and Van Robinson

**Members Absent:** Superintendent Sharon Contreras

Edward Cuello made a motion to adopt the minutes of the December 18, 2014 meeting. Calvin Corriders seconded the motion and the minutes were unanimously approved.

JSCB Secretary Joe Barry reported:

- The Board received the draft RFP for the Independent Compliance Officer (ICO) for their review
- Dr. Weeks has been awarded LEED Silver status
- Per the request of the Board, a Financial Report from the SCSD CFO will be presented at the meetings
- Gilbane filed a notice of claim relative to contract issued with the JSCB

Mark AuClair delivered the Report of the Program Manager:

***Institute for Technology Main Project- Design & Construction Information:***

- *The General Contractor has not provided their final lien waiver and will not receive final payment until such time it is submitted and approved.*

***Dr. Weeks - Design & Construction Information:***

- *The General Contractor provided all required documentation and is on the agenda to be closed out at the January Board meeting.*
- *The balance of the NYSEERDA funds have been paid out to the JSCB.*

***Fowler - Design & Construction Information:***

- *The Plumbing Contractor has provided all forms required by the diversity plan to Landon & Rian for review. If acceptable, they should be closed at the February Board meeting*
- *The GC has 100% completed the stainless steel rails.*
- *JSCB representatives provided Fahs their position on open changes. Awaiting additional information from Fahs on various proposals.*



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### **H.W. Smith - Design & Construction Information:**

- *The Plumbing Contractor has provided all forms required by the diversity plan to Landon & Rian for review.*
- *The Mechanical Contractor has provided all forms required by the diversity plan to Landon & Rian for review.*
- *GC has several changes that remain at an impasse. GBCo continues to attempt brokering a meeting with all the parties to close-out.*

### **Financial:**

- *Program Budget: updated incorporating receipt of NYSERDA funds of \$286K for Dr. Weeks, Fowler (partial), and HW Smith. Unused contingencies for GC at Dr. Weeks, GC and EC at ITC, TC at Fowler, EC and TC at HW Smith totaling \$174K which has increased available funds to \$1,153K (Available funds due to maximum authorized borrowed amount).*

SCSD SCFO Suzanne Slack delivered the monthly financial report and a copy was distributed to the Board.

Tom Ferrara presented the Phase II Comprehensive Plan:

### **JSCB Phase II Legislation:**

- *Authorizes up to 20 projects with a value not to exceed \$300 million for facilities improvements*
- *Significant differences in legislation*
  - *Bond Anticipation Notes (BANs) to avoid capitalized interest charges*
  - *Streamlined RFP/RFQ process*
  - *Projects limited to Maximum Cost Allowances (MCA) plus 10%*

### **Maximum Cost Allowance (MCA) Calculations:**

- *Also known as "Building Aid"*
- *Complex; but basically the maximum amount of building aid that a project is eligible to receive*
- *Based on NYSED regulations, construction cost indexes and Building Aid Units (BAUs) in each facility*
- *District had MCAs independently estimated as part of 2011 Master Plan project*

### **Eligible Building Needs:**

- *15 identified buildings have over \$500 million in repair needs*
  - *Critical repair needs*
  - *Repairs to preserve buildings*
- *District programming needs*
  - *Career technical education spaces and other programs*

### **Buildings Recommended for Renovation:**

- *Addresses critical repair needs on a priority basis at 14 of the 15 buildings*
- *Expands career technical education at three high schools*
- *Adds classroom and educational space for students*
- *Improves safety and security at the buildings*
- *Improves schools in all four quadrants of the District*

**Recommended Projects (Project costs may increase to account for capitalized interest in financial plan):**

- **Quadrant 1**
  - Nottingham High \$37.2 Million
  - Ed Smith K-8 \$19.1 Million
- **Quadrant 2**
  - Clary Middle \$12.2 Million
  - Corcoran High \$35.6 Million
  - Danforth Middle \$18.5 Million
  - Expeditionary Learning \$3.3 Million
- **Quadrant 3**
  - Bellevue Elementary \$21.5 Million
  - Blodgett \$17.9 Million
  - Fowler High \$21.5 Million
  - Frazer K-8 \$7.1 Million
  - Shea Middle School \$12.1 Million
- **Quadrant 4**
  - Grant Middle \$25.6 Million
  - Henninger High \$37.4 Million
  - Huntington K-8 \$22.5 Million

**Project Sequencing:**

- Two borrowings (Tranches) will be used to fund the projects in two construction phases based on swing space, design complexity and District needs
  - Tranche 1 (\$135.2M): Bellevue Renovations, Blodgett Renovations, Ed Smith Renovations, Fowler Renovations, Frazer Renovations, Grant Renovations and Huntington Renovations
  - Tranche 2 (\$156.3M): Clary Renovations, Corcoran Renovations, Danforth Renovations, Expeditionary Learning Renovations, Henninger Renovations, Nottingham Renovations and Shea Renovations

**Project Details:**

- **Bellevue Elementary** - \$21.5 Million
  - General renovations similar to Dr. Weeks
  - Students in Shea for swing space
  - Funded at maximum MCA
- **Blodgett** - \$17.9 Million
  - Partial renovations
    - New windows, exterior doors, roofing, masonry repairs, electrical service and site work
  - Primarily exterior renovations while building occupied
  - Funded at maximum MCA
- **Clary Middle** - \$12.2 Million
  - Partial renovations
    - Asbestos floor tile replacement, new fire alarm system, ADA improvements, bathroom renovations, security improvements
  - Construction phased around school operations
- **Corcoran High** - \$35.6 Million
  - Partial renovations
    - New HVAC system
    - New career technical education spaces

- *Add windows, auditorium renovations, bathroom renovations, library and cafeteria expansion/relocation, gymnasium improvements and security improvements*
  - *Construction phased around school operations*
  - *Funded at maximum MCA*
- **Danforth Middle - \$18.5 Million**
  - *Partial renovations*
    - *Asbestos removal, new electrical, mechanical and plumbing system components, gymnasium renovations, athletic fields improvements, bathroom renovations and security improvements*
    - *Project Lead the Way space*
  - *Construction phased around school operations*
  - *Funded at maximum MCA*
- **Expeditionary Learning Middle- \$3.3 Million**
  - *Partial renovations*
    - *New HVAC system*
    - *Structural repairs (grade beams)*
    - *Bathroom renovations, roof replacement and security improvements*
  - *Construction phased with potential for swing space at Levy*
  - *Funded at maximum MCA*
- **Fowler High- \$21.5 Million**
  - *Partial renovations*
    - *New stadium and athletic fields*
    - *New roof*
    - *Minor renovations to auditorium, locker rooms and pool*
  - *Construction phased around school operations*
- **Frazer K-8- \$7.1 Million**
  - *Partial renovations*
    - *Masonry repairs*
    - *Site improvements*
    - *Security improvements*
  - *Construction phased around school operations*
- **Grant Middle - \$25.6 Million**
  - *Partial renovations*
    - *Courtyard roofing and window replacement, masonry repairs, security improvements, stone façade replacement and repairs and bathroom renovations*
  - *Construction phased around school operations*
- **Henninger High- \$37.4 Million**
  - *Partial renovations*
    - *Expanded cafeteria (addition)*
    - *New and expanded career technical education spaces*
    - *Add windows*
    - *Renovations to library, main entrance, mechanical, electrical and plumbing systems, bathroom renovations and security improvements*
  - *Construction phased around school operations*
  - *Project funded at maximum MCA*
- **Huntington K-8- \$22.5 Million**
  - *Partial renovations*
    - *Site improvements (bus drop off) and school grounds*

- *Renovations to bathrooms and security improvements, roofing replacement, renovations to electrical, mechanical and plumbing systems and pool renovations*
  - *Construction phased around school operations*
  - *Project funded at maximum MCA*
- **Nottingham High-** \$37.2 Million
  - *Partial renovations*
    - *New mechanical, electrical and plumbing systems with asbestos removal in crawl spaces*
    - *New and expanded career technical education spaces*
    - *Reconfigured cafeteria and front entrance*
    - *Renovations to bathrooms, locker rooms, with some improvements to the pool and gymnasium as well as security improvements*
  - *Construction phased around school operations*
  - *Project funded at maximum MCA*
- **Shea Middle School-** \$12.1 Million
  - *General renovations*
    - *Renovations to existing spaces with new mechanical, electrical and plumbing systems and interior finishes*
  - *Currently vacant*
  - *Project funded at maximum MCA*
- **Ed Smith K-8-** \$19.1 Million
  - *Partial renovations*
    - *New mechanical, electrical and plumbing systems , asbestos removal, new windows, bathroom renovations, accessibility improvements, minor interior renovations and security improvements*
  - *Students in Levy for swing space*
  - *Project funded at maximum MCA*

**Next Steps:**

- *JSCB approval of Comprehensive Plan*
- *New York State Comptroller approval of Financial Plan*
- *Selection of Program Manager*
- *Selection of Architects/Engineers for project designs*
- *Approval of projects by NYSED*
- *Approval of financing*

The Board voted on the following resolutions:

Calvin Corriders made a motion to adopt Resolution No. 1-2015 to approve the JSCB-SCSD Phase II Comprehensive plan in accordance with Chapter 459 of the laws of 2013. Sharon Owens seconded the motion and it was approved 7-0.

Chuck Merrihew made a motion to adopt Resolution No. 2-2015 to authorize the payment of various contractors for work associated with the Fowler project. Van Robinson seconded the motion and it was approved 7-0.

Van Robinson made a motion to adopt Resolution No. 3-2015 to authorize the payment of various contractors for work associated with the Dr. Weeks project. Calvin Corriders seconded the motion and it was approved 7-0.

Sharon Owens made a motion to adopt Resolution No. 4-2015 to authorize Landon & Rian payment #37 in the amount of \$13,500.00. Calvin Corriders seconded the motion and it was approved 7-0.

Chuck Merrihew made a motion to adopt Resolution No. 5-2015 to authorize payment to James Hughes, Esq. (Hancock & Estabrook) for Phase I legal services in the amount of \$1,740.00, (December 2014). Edward Cuello seconded the motion and it was approved 7-0.

Edward Cuello made a motion to adopt Resolution No. 6-2015 to authorize payment to James Hughes, Esq. (Hancock & Estabrook) for Phase I (Weydman litigation) legal services in the amount of \$2,269.20, (December 2014). Van Robinson seconded the motion and it was approved 7-0.

Sharon Owens made a motion to adopt Resolution No. 7-2015 to authorize payment to James Hughes, Esq. (Hancock & Estabrook) for Phase II legal services in the amount of \$7,035.00, (December 2014). Edward Cuello seconded the motion and it was approved 7-0.

Van Robinson made a motion to adopt Resolution No. 8-2015 to authorize payment to John Gaal, Esq. (Bond Schoeneck & King) for Phase II PLA related legal services in the amount of \$1,283.75 (December 2014). Calvin Corriders seconded the motion and it was approved 7-0.

Calvin Corriders made a motion to adjourn the meeting. Sharon Owens seconded the motion and the meeting was adjourned at 10:04 a.m.