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Mayor
City of Syracuse

Sharon L. Contreras
Superintendent of Schools
Syracuse City School District

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Board of Education

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Councilor
City of Syracuse

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City of Syracuse

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Syracuse Common Council

David Rufus
Director
Southeast Gateway Community
Development Corp.

Hon. Maxwell Ruckdeschel
Vice President
Board of Education

Hon. Stephen Swift
Commissioner
Board of Education

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Secretary to the Board/Counsel
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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

Minutes

Wednesday, July 31, 2013

2:00 p.m. (Syra-Stat room)

Board Members Present: Mayor Stephanie Miner, Superintendent Sharon Contreras, Pat Body, Van Robinson, David Rufus and Steve Swift

Board Members Absent: Pat Hogan, Nader Maroun, Chuck Merrihew and Max Ruckdeschel

Van Robinson motioned to accept the minutes of the June 20, 2013 meeting. Steve Swift seconded the motion and the minutes were unanimously accepted.

JSCB Secretary Joe Barry had no new items to report.

Sam Tuzza delivered the Report of the Program Manager:

Fowler - Design & Construction Information:

- *Construction Progress Meetings are ongoing on a bi-weekly basis.*
- *Closeout including submission and review of required closeout documentation continues.*
- *The General Contractor and Mechanical Contractor operations and maintenance manuals and as-built documents are in review with the Architect/Engineer.*
- *Phase I- Building Addition and Renovation ,Phase II Summer renovations, Phase III Areas B/D/Locker rooms/ Upper E/Cafeteria:*
 - *Punch list work continues.*
- *Site and Exterior:*
 - *Punch list work continues.*

Institute for Technology Main Project- Design & Construction Information:

- *The General Contractor operations and maintenance manuals and as-built documents are in review with the Architect.*
- *The General Contractor has 20 punch-list items remaining to complete.*
- *The Electrical, Plumbing, and Technology Contractors final documents required for final invoicing were submitted to the JSCB.*
- *The Mechanical Contractors final closeout documents required for final invoicing have been submitted to the PM for review.*



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- *Final invoices from the Plumbing & Technology Contractors and Release of Retainage invoice from the Electrical Contractor have been submitted to the JSCB.*

Dr. Weeks - Design & Construction Information:

- *Contractor Punch List & Warranty work continues.*
- *Closeout including submission and review of required closeout documentation continues.*
- *Mechanical As-Built Drawings and O&M Manuals have been reviewed by the Architect/Engineer and returned for corrections.*
- *Plumbing As-built and O&M have been reviewed by the Architect/Engineer.*
- *Electrical and Technology contractors are addressing comments for resubmission.*
- *The General Contractor and Technology contractor have submitted their final documents required for invoicing which are under review by the PM.*
- *Final invoice from the Technology Contractor is targeted for submission for next month's invoice period.*
- *Retainage reduction from the General Contractor is targeted for next month's invoice period.*
- *The Plumbing Contractor's insurance company, Harleysville Insurance has disputed their responsibility to complete final finishes (e.g., taping, painting) to water infiltration damage this summer. Under review by all parties.*
Ms. Deborah Pereira, Gilbane, to provide update on water infiltration.
- *Elevator shop drawings have been received and are under review.*

H.W. Smith - Design & Construction Information:

- *Progress Meetings, Pre-Con Meetings, and Coordination Meetings continue. Meetings are held with all prime contractors, the City of Syracuse, the Syracuse City School District, the architect and sub consultants to the architect (as applicable).*
- *Renovation 2nd Floor:*
 - *Ceiling Grid continues in Area C and Chorus Rooms*
 - *The GC has completed the preparation of the transitions for the Fritz tile installation.*
 - *Casework countertops have been delivered, a mockup in process for approval.*
 - *The Elevator and associated equipment has been completed.*
 - *Mechanical labeling and prefunctional testing in progress.*
 - *The Auditorium walls and ceiling have been painted, the ADA seating/ramps installed and the drapes removed.*
 - *MEP trades to move onto the stage area of the Auditorium to complete their work before finish painting is completed.*
- *Renovation 1st Floor:*

- *The primer and first coats of paint have been applied in Areas A&B; finishing continues in Area C and Library Areas in preparation of paint.*
- *The exterior wall cuts have been made to the North elevation of the Library for the door and windows, the cores removed, bracing placed in preparation of steel.*
- *Sheetrock continued now that windows have been completed in the new addition. Followed by finishing.*
- *Mechanical labeling and prefunctional testing in progress.*
- *Ceramic tile floors continue on 1st floor in preparation of plumbing fixtures.*
- *Louver damper/duct installations have been completed followed by controls.*
- *Ceiling grid to start this week.*
- *Lower Level*
 - *The electricians have pulled the panel feeders and continue to energize panels as needed for prefunctional testing.*
 - *Final duct and pipe connections at lower level fancoils have been completed.*
 - *Mechanical Piping to the cooling tower and chiller components completed.*
 - *HVAC copper lines completed from the mains out to the addition.*
 - *Mechanical piping in Boiler room continues.*
- *Exterior*
 - *Building addition block and brick completed.*
 - *The window installation continues in North Courtyard.*
 - *The GC has started cutting the openings for the Cal wall windows for the gym.*
 - *The Brick replacement and repointing work continues around the Southeast courtyard.*
 - *The secondary conduit has been placed for the water pumping station; wire to be pulled once the meter back box is obtained from National Grid.*

Financial:

- *Program Budget; currently \$795K available due to maximum authorized borrowed amount (Does not include NYSERDA grants \$378K).*
- *Received NYSED additional aid of \$742K for Technology Integrator costs.*

Deborah Pereira, Vice President of Environmental Solutions at Gilbane Co., spoke to the Board about the water damage remediation process at ITC and Dr. Weeks due to the recent rain storm. A certified mold consultant determined the appropriate course of action, which included removing and replacing parts of the walls, hepa vacuuming to remove spores and using special cleaning solution on the walls. The mold consultant has since checked the work at both schools and determined the remediation successful.

The Board asked the Program Manager about the punch list process and terms of work warranties. Most of the warranties are effective for one year, beginning at

the time of substantial completion. The Program Manager offered to come back and assist with any repair issues after the punch list is completed. JSCB Counsel and Secretary Joe Barry will review the Gilbane contract to determine their post-punch list responsibilities.

Lloyd Dickerson of Landon & Rian updated the Board on the project's compliance. The project is currently exceeding its EEO goals with 13.27% minority and 10.57% women participation.

The Board voted on the following resolutions:

Steve Swift motioned to adopt Resolution No. 50-2013 to authorize Gilbane Payment #68 in the amount of \$151,677.16. Superintendent Contreras seconded the motion and it was approved 5-0.

Superintendent Contreras motioned to adopt Resolution No. 51-2013 to authorize the payment of various contractors (as set forth in Appendix A) for work associated with the Fowler High project. Van Robinson seconded the motion and it was approved 5-0.

Steve Swift motioned to adopt Resolution No. 52-2013 to authorize the payment of various contractors (as set forth in Appendix A) for work associated with the ITC project. Pat Body seconded the motion and it was approved 5-0.

Van Robinson motioned to adopt Resolution No. 53-2013 to authorize the payment of various contractors (as set forth in Appendix A) for work associated with the Dr. Weeks project. David Rufus seconded the motion and it was approved 5-0.

Steve Swift motioned to adopt Resolution No. 54-2013 to authorize the payment of various contractors (as set forth in Appendix A) for work associated with the HW Smith project. Pat Body seconded the motion and it was approved 5-0.

Van Robinson motioned to adopt Resolution No. 55-2013 to authorize payment #21 to Landon & Rian Enterprises (MWBE compliance) in the amount of \$18,900.00. Steve Swift seconded the motion and it was approved 5-0.

Van Robinson motioned to adopt Resolution No. 56-2013 to authorize the purchase of additional FFE items for the HW Smith project as set forth in Appendix A. Steve Swift seconded the motion and it was approved 5-0.

Van Robinson motioned to adopt Resolution No. 57-2013 to authorize final payment to Ashley McGraw Architects, P.C. (Clary Roof) in the amount of \$49,599.86. Steve Swift seconded the motion and it was approved 5-0.

Steve Swift motioned to adjourn the meeting. David Rufus seconded the motion and the meeting was adjourned.