

DRAFT – SUBJECT TO REVIEW AND REVISION

**MEETING OF THE TRUSTEES OF THE
NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY**

**52 Chamber Street
New York, NY 10007**

**3:00pm
July 13, 2026**

Trustees Present

Chancellor Kamar Samuels, Chairperson
In Cho, Trustee

School Construction Authority:

Nadine Rivellese, Vice President, Human Resources & General Counsel
Jessica Reyes, Corporate Secretary
Karen Maher, Chief of Staff
Celeste Ramirez, Incoming President and Chief Executive Officer

Members of the Public:

Leonie Hamison, Class Size Matters

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Jessica Reyes, Corporate Secretary of the New York City School Construction Authority called the meeting to order at 3:12 p.m. and confirmed that a quorum was present to conduct business.

Ms. Reyes welcomed everyone to the July meeting of the Board of Trustees and turned the floor over to Chancellor Kamar Samuels, SCA Chairperson for opening remarks. Chancellor Samuels expressed how excited he was to be present at the meeting. He stated that although it was his first SCA board meeting that he has attended, it certainly isn't the first time working so closely with the SCA. He confirmed that since the start of his tenure he has really made significant movement with their relationship and conversations especially when it comes to thinking about the class size law. He thanked the SCA for the partnership they have had so far.

With no further preliminary comments, Ms. Reyes proceeded to the agenda.

The first item on the agenda was approval of the minutes from the May 28, 2026, meeting. No changes were proposed. A motion was made and seconded, and the following resolution was unanimously adopted:

07-13-26-01 APPROVAL OF MINUTES AND RATIFICATION OF ACTIONS TAKEN AT THE MAY 28, 2026, BOARD OF TRUSTEES MEETING

BE IT RESOLVED, that the minutes of the Board of Trustees meeting of the New York City School Construction Authority held on May 28, 2026, are ratified, and hereby are, approved and all actions taken by the Trustees present at such meetings as set forth, are in all respects, ratified and approved as actions of the Authority.

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The next item on the agenda was the approval of Personal Services Contracts with periods of performance greater than one year.

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Before Ms. Reyes presented the contracts, the Chancellor requested that the contract category for the CM Mentor Program be removed from consideration and brought back to the Board at a later date.

Ms. Reyes then presented the remaining five categories of contracts requiring Board approval on behalf of the Capital Plan Management (CPM), Design and Construction Innovation Management (DCIM), and Information Technology (IT) Departments.

The first and second categories were for the Capital Plan Management Department. The first request sought the assistance of two qualified consulting firms to provide real estate appraisals, market analysis reports, property valuations, lease evaluations, and expert witness testimony in eminent domain and other court proceedings. Twenty-seven (27) firms were invited to submit proposals, six (6) proposals were received, and two (2) firms were recommended for award. Ms. Reyes noted that two additional discretionary contracts, each not to exceed \$125,000, were awarded to MWBE firms Aaron Valuation Inc. and Open Impact Real Estate LLC through the SCA's discretionary procurement process. Because the services do not provide subcontracting opportunities, the contracts were awarded directly to the MWBE firms.

The second request sought the assistance of two (2) qualified consulting firms to provide SEQR compliance analysis services. Thirty-three (33) firms were invited, seven (7) proposals were received, and two (2) firms were recommended for award. STV Incorporated reported 35 percent MWBE subconsultant participation, and AKRF

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reported 25 percent MWBE subconsultant participation.

The third and fourth categories were for the Design and Construction Innovation Management Department. The first request sought the assistance of a qualified consulting firm to develop Building Electrification Standards. Fifteen (15) firms were invited, five (5) proposals were received, and one (1) firm, Jaros, Baum & Bolles Consulting Engineers, LLC, was recommended for award. This was the firm's first contract with the SCA, and it reported 22 percent MWBE subconsultant participation.

The second request sought the assistance of five (5) qualified consulting firms to provide Sustainable Design Services. Forty-four (44) firms were invited, fourteen (14) proposals were received, and five (5) firms were recommended for award. Loring Consulting Engineers, Inc. is an MBE firm, and Atelier Ten USA LLC will be doing business with the SCA for the first time. The remaining recommended firms reported MWBE subconsultant participation ranging from 17 to 35 percent.

Trustee In Cho requested additional information regarding the Sustainable Design Services contracts, including a copy of the Request for Proposals (RFP), the proposals submitted in response to the RFP, a breakdown of the services each contractor would provide with the number of hours allocated to each task, records showing the number of mentor contractors that have completed the program and advanced to the next level, and an explanation of how the Authority determines the funding amount for these contracts each time they are competitively procured.

The fifth and final category was a negotiated acquisition for the Information Technology Department. The request was for enhancements to the Labor Law

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Compliance Management System, the application used to track labor reporting for construction projects.

With no further discussion, a motion was duly made and seconded, and the following resolution was unanimously adopted:

07-13-26-02 APPROVAL OF THE AWARD OF PERSONAL SERVICES CONTRACTS WITH A PERIOD OF PERFORMANCE GREATER THAN ONE YEAR IN LENGTH

WHEREAS, the Guidelines for Personal Services Contracts (the "Guidelines"), adopted by the SCA Board of Trustees on May 28, 2026 state that the SCA Board of Trustees must approve Personal Services Contracts for more than one (1) year in length and Supplemental Agreements which extend the duration of a Personal Services Contract to more than one (1) year in length,

NOW, therefore, be it **RESOLVED**, that the SCA Board of Trustees hereby approves the award of Personal Services Contracts as follows:

Competitive Requests for Proposals - Contracts for Services in Excess of One Year - (Staff Summary Sheets Attached)

The **SCA's Capital Plan Management Department** requires the assistance of qualified consulting firms to provide real estate appraisal and valuation services. The services contemplated under this contract include, but are not limited to, preparing real estate appraisals, market analysis reports, property valuations, lease evaluations, and expert witness testimony in eminent domain and other court proceedings. These services will assist the SCA, DOE, and the City of New York in determining fair and reasonable purchase prices, negotiated settlement values, core and shell costs, and lease terms, as well as supporting due diligence efforts for property acquisitions, lease renewals, lease renegotiations, and capital improvement projects involving City-owned school assets.²

<u>Consultant</u>	<u>Amount</u>
Goodman-Marks Associates, Inc.	NTE \$375,000
BBG, Inc.	NTE \$375,000

The **SCA's Capital Plan Management Department** requires the assistance of qualified consulting firms to provide SEQR Compliance Analysis services. The services contemplated under this contract include preparing environmental review documentation and analyses required under the State Environmental Quality Review Act (SEQRA), as well as providing site planning and acquisition support on an as-needed basis. The selected consultants will provide specialized expertise to assist the SCA in meeting its environmental review obligations for applicable projects, where sufficient in-house resources are not available.

<u>Consultant</u>	<u>Amount</u>
STV Incorporated	NTE \$1,500,000
AKRF, Inc.	NTE \$1,500,000

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The **SCA's Design & Construction Services Department** requires the assistance of a qualified consulting firm to develop Building Electrification Standards. The services contemplated under this contract include developing a master plan to guide electrification projects, reviewing and updating SCA standards and specifications, creating building electrification guidelines, evaluating electrification solutions across various building types, and assessing the feasibility of geothermal technologies as part of the SCA's decarbonization efforts. The selected consultant will provide the specialized expertise needed to support the implementation of these initiatives.

<u>Consultant</u>	<u>Amount</u>
Jaros, Baum & Bolles Consulting Engineers, LLC ¹	NTE \$700,000

The **SCA's Design and Construction Innovation Management Department** requires the assistance of qualified consulting firms to provide Sustainable Design services. The services contemplated under this contract include sustainability and resiliency consulting, energy modeling, data analytics, development of design standards, compliance with applicable energy codes and local laws, and support for the SCA's Green Schools Guide (GSG) program. The selected consultants will also provide third-party reviews, audits, and recommendations to ensure compliance with sustainability requirements and support the SCA's ongoing environmental and energy efficiency initiatives.

<u>Consultant</u>	<u>Amount</u>
Salas O'Brien Consulting and Engineering Group of New York, Inc.	NTE \$1,500,000
Atelier Ten USA LLC ¹	NTE \$1,500,000
Loring Consulting Engineers, Inc. (MBE)	NTE \$1,500,000
SOCOTEC, Inc	NTE \$1,500,000
WSP USA Buildings Inc.	NTE \$1,500,000

The **SCA's Information Technology Department** requires the assistance of a qualified consulting firm to provide Labor Law Compliance Management System services. The services contemplated under this contract include system enhancements, reporting modifications, software development, and implementation services necessary to support the SCA's labor law compliance requirements throughout the term of the contract.

<u>Consultant</u>	<u>Amount</u>
AskReply, Inc.	NTE \$225,000

1. Firm that is doing business with the SCA for the first time.
2. Two additional contracts were issued to an MWBE under the SCA's discretionary spend contract process.

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The action items on the agenda having been completed, Ms. Reyes turned the floor over to Chairman Samuels for New Business.

Chairman Samuels presented a resolution to remove Nina Kubota and appoint Celeste Ramirez as President and Chief Executive Officer, effective July 14, 2026. He requested that the Board approve the appointment, contingent upon the successful completion of a background check, at a salary commensurate with that of other City agency heads.

The resolution was moved by Chairman Samuels and seconded by Trustee In Cho. Upon a unanimous vote of the Board, the following resolution was adopted:

07-13-26-02 APPOINTMENT OF THE PRESIDENT AND CHIEF EXECUTIVE OFFICER

BE IT RESOLVED, that the Trustees of the New York City School Construction Authority hereby remove Nina Kubota and appoint Celeste Ramirez, effective July 14, 2026, contingent upon a successful background check, to the position of President and Chief Executive Officer at a salary commensurate with other agency heads in the City; and be it further

RESOLVED, that she be granted the full range of powers to act as President and Chief Executive Officer which are set forth in Paragraph 7 of Section 1727 of the New York City School Construction Authority Act.

* * *

Ms. Reyes noted that the information items, contract report, and construction report had been provided to the Trustees for their review. The contract report detailed all contracts awarded between May 14, 2026, and July 5, 2026, while the construction report outlined the status of Fiscal Year 2026 projects and the September 2026 school openings.

Ms. Reyes then opened the floor for public comment.

There being no further business, a motion to adjourn was duly made and seconded, and the meeting was adjourned at 3:26 p.m.

Respectfully submitted,

Jessica Reyes

Corporate Secretary