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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
TOWN OF NORTH PROVIDENCE  
SCHOOL BUILDING COMMITTEE

**MEETING IN RE:**

SCHOOL BUILDING COMMITTEE

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APRIL 19, 2024  
9:00 A.M.  
  
2000 SMITH STREET  
NORTH PROVIDENCE, RI

**PRESENT:**

- G. RICHARD FOSSA, CHAIRMAN
- MAYOR CHARLES LOMBARDI
- MARIA VALLEE
- ALBERT COSTA
- JAMES FUOROLI
- DR. FRANK PALLOTTA
- JOSEPH GOHO
- LISA CASINELLI
- MARIO MARTONE
- THOMAS NORATO
- CHUCK POLLOCK
- STEVEN PITASSI
- MATTHEW MCBURNIE, LEFT FIELD
- CATHERINE MANCINI, STUDIO JAED
- JEFF BENTO, SLAM

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**SUSAN V. FITZPATRICK**  
**CERTIFIED COURT REPORTER**

1 THE CHAIRMAN: Meeting will come to order. I'll  
2 turn it over to you, Matt.

3 MR. MCBURNIE: Okay, can you pull up the agenda  
4 for today? So this will be a brief one. We don't have too  
5 much to go over today. Just slide 2, there we go. So the  
6 agenda, the new elementary school project update, next steps  
7 and schedule. The reason why we needed to get a presentation  
8 in front of this group today is because for our next  
9 submission to RIDE, we need to have the approvals in place,  
10 school building committee, school committee, and I believe  
11 town council as well. So this is the first, first step in  
12 that process. We'll also give -- so after the presentation,  
13 there will be, we will need an action item, which will be a  
14 motion to submit to RIDE. Nothing different than what you've  
15 done in the past as a committee. And then we'll go into the  
16 high school admin building and auditorium update. And yeah,  
17 so those are the, those are the 2. Let me make sure I'm  
18 reading it correctly. And then a financial overview from  
19 Maria if there is any update to be made. Turn it over to  
20 Studio JAED.

21 MS. MANCINI: Okay, good morning.

22 THE CHAIRMAN: Before the meeting starts,  
23 because of the echo in here, please speak up so everyone  
24 could hear.

25 MS. MANCINI: All right, so I'm Catherine

1 Mancini from Studio JAED. And we are the architects on the  
2 project, along with SLAM Collaborative, and Jeff is here.

3 MR. BENTO: And I am Jeff Bento from SLAM  
4 Collaborative.

5 MS. MANCINI: So we are here to go over the,  
6 just do a quick project update for the elementary, 2  
7 elementary schools, which is Whelan and Greystone. So we've  
8 gone through the budget reconciliation meetings, project  
9 review, page turn, we have done that with the owner,  
10 contractor and the design team. We have done some value  
11 engineering that has happened. And those accepted items were  
12 reduction in sidewalks, reduce quantity of borrowed lights,  
13 which is side lights with windows alongside a door. Reduce  
14 full height tile in toilet rooms and whatnot to wainscoting  
15 height, which is about 4 feet. Reduce full type -- remove  
16 mechanical roof screens, so on the roof to roof, remove  
17 those. Reduce some of the rubber play areas. Pitch the  
18 roof. Omit insulation at canopies and remove perimeter chain  
19 link fencing, because they're already fenced.

20 MR. MARTONE: I have a question. Is that, is  
21 this value engineering, is that something you do just as  
22 matter of course, or is that something that was done because  
23 we're tight on money?

24 MR. MCBURNIE: Well, this is being done with  
25 Shawmut as they're looking at the pricing. So I wouldn't say

1 that we are tight on budget. But these are, it's a good  
2 practice to get these in at this stage of the drawings so  
3 that we don't become tight in budget.

4 MR. MARTONE: Okay.

5 MS. MANCINI: Yes, just trying to keep the  
6 budget in check. Okay, so this is where we stand with the  
7 budget. So we have construction hard costs. So we have the  
8 2, estimator and Shawmut, here for Whelan 33,979,474, so we  
9 are pretty close with Shawmut's pricing, doing well there.  
10 And Greystone, we're also doing well there, we're behind  
11 budget. This is Whelan Elementary School, this is the site.  
12 So you enter in, this is the parking, this is the new  
13 elementary school. You have play areas here, grass, and then  
14 main entrance you walk up to this way.

15 MR. MCBURNIE: Catherine, real quick for the  
16 group. I don't think since the last design presentation  
17 there's been any substantial design changes.

18 MS. MANCINI: No.

19 MR. MCBURNIE: No, so you've all seen this  
20 pretty much already. But just --

21 MS. MANCINI: This just to refresh.

22 MR. MCBURNIE: Just to refresh.

23 MS. MANCINI: Yes. This shows you where our  
24 education spaces are, the circulation, the colored floor  
25 plan. We still are a 2 level on one side, one level for the

1 rest. Nothing of that has changed, no project scope has  
2 changed.

3 DR. PALLOTTA: So the playground area, is that  
4 going to remain where it is or are you going to move that?

5 MS. MANCINI: I believe it's --

6 DR. PALLOTTA: What's currently there?

7 MR. POLLOCK: It's moving.

8 DR. PALLOTTA: You're going to use that same  
9 equipment?

10 MS. MANCINI: Right, because this school we are  
11 building on site while the other school is still there.

12 MR. MCBURNIE: I don't know that we'll use the  
13 same equipment though, because a big liability comes into  
14 that if you have a contractor relocate the playground  
15 equipment, because you need to be licensed for the playground  
16 equipment installation. So I don't know if it will be  
17 relocated or new. But I can follow up with Shawmut to see  
18 what they're planning.

19 MS. MANCINI: Yeah, there are assembly license  
20 and things required.

21 DR. PALLOTTA: Because that's relatively new,  
22 right?

23 MR. MCBURNIE: It is, but sometimes it ends up  
24 not being cheaper to relocate it. So I will work with  
25 Shawmut to make sure whichever is the best cost option.

1 MS. MANCINI: Basic chart on elevations. And  
2 this is Greystone. Jeff, did you want to speak to Greystone?

3 MR. BENTO: I'm Jeff Bento from SLAM  
4 Collaborative. So as you see here, this is the site plan --

5 THE CHAIRMAN: Jeff, could you speak up a  
6 little?

7 MR. BENTO: Sure.

8 THE CHAIRMAN: So everybody could hear you in  
9 the bleachers.

10 MR. BENTO: Sure. This is the site plan for  
11 Greystone Elementary School here. So the main entrance is  
12 down here along the bottom with the busing on this side of  
13 the building on the left side, and on the right side of the  
14 building is parent drop off. This is the colored floor plan  
15 of the first floor. So this is a 2 story building. So first  
16 floor like I said, the main entrance of the building is here  
17 with the main vestibule, and then you come in to the lobby  
18 space here. In the center this is the 2 story commons and  
19 dining space. And then along the southern wing and the north  
20 wing here is double loaded corridors with classrooms on both  
21 sides. And this green colored coded area, that's the  
22 gymnasium space, which is also a 2 story space.

23 DR. PALLOTTA: That green area, or that yellow  
24 area where the gym is?

25 MR. BENTO: Yes.

1 DR. PALLOTTA: Does that access to the school?

2 MR. BENTO: Yes, yup. So there's an exterior  
3 door here to the outside, that's egress only. But you can  
4 enter into the school here with this vestibule. So this  
5 vestibule is configured in a way where these doors can lock  
6 down, so that way if the gymnasium is just open to the  
7 public, they don't get access into the school. They just go  
8 right through these doors here and then those doors there to  
9 the gymnasium. Does that answer your question?

10 DR. PALLOTTA: So they don't have to go through  
11 the school to get into the gym?

12 MR. BENTO: Nope, nope, that's the reason for  
13 this vestibule here.

14 MS. MANCINI: And that is a larger gym than what  
15 is at Whelan. Whelan is a smaller gym.

16 MR. NORATO: Is there any seating at all in the  
17 gym?

18 MR. BENTO: There's no seating, no.

19 MS. MANCINI: No.

20 MR. POLLOCK: They don't have any at the --

21 THE CHAIRMAN: So that's not for games or  
22 anything where parents can come.

23 MR. NORATO: Not for parents, right.

24 THE CHAIRMAN: And I guess it's just for the --

25 MR. BENTO: For educational.

1 MS. MANCINI: It's for educational.

2 THE CHAIRMAN: Yes, just a gym for the school.  
3 So there would be no reason for anybody coming into the  
4 school anyway, but.

5 MAYOR LOMBARDI: I want --

6 MR. GOHO: I have a question about that. So  
7 that's the last thing with McGuire, we had it set up, they  
8 had the infrastructure there so if we wanted to add seating,  
9 the bleachers that pull in and out electronically, we can do  
10 that should there become a need to do in that the future. So  
11 will those gymnasiums have that?

12 MS. MANCINI: As part of an infrastructure, that  
13 can be added in if that is the request of the district to  
14 include that.

15 MR. GOHO: The gymnasium, is the gymnasium at  
16 Whelan going to be the same size as the gymnasium at  
17 Greystone? Or is Greystone going to be larger considering  
18 the population is going to be bigger?

19 MS. MANCINI: Greystone is larger, it's more of  
20 a gymnasium. Whelan is more of a movement experience.

21 MR. GOHO: Yeah, so my goal would be we should  
22 consider it at the Greystone.

23 MR. NORATO: I agree.

24 MR. PITASSI: I agree.

25 MR. MCBURNIE: Is that something, so consider



1 the infrastructure and then the bleachers may be added at a  
2 later date?

3 MR. GOHO: That's what I, I would say we should  
4 think about setting up the gym at Greystone the same way they  
5 are set up at McGuire, which is they have the infrastructure  
6 so if we wanted to add seating later, we can.

7 MR. MARTONE: I agree.

8 MAYOR LOMBARDI: I think maybe just to make sure  
9 there's enough room for that flexibility.

10 MR. GOHO: How is the size of the Greystone gym  
11 compared to the current McGuire gym?

12 MR. BENTO: I'm not sure of the current McGuire  
13 gym, but I know that there's, depending on what the student  
14 count is for the school, there's like an allocated square  
15 foot per student. And that's how you would size the gym.

16 MR. GOHO: Because Greystone is going to be  
17 bigger than both of those schools and they have the  
18 infrastructure, so.

19 MR. BENTO: No, that's something we can take  
20 look at because, yeah, the Greystone gym is going to be  
21 bigger just because the student population is larger. And  
22 then this is the second floor. So this is like I said  
23 before, a 2 story school. The second floor is just on the  
24 northern wing here. The southern wing here is just a single  
25 story wing. And like I said, the gym is double height space.

1 The cafeteria here in the blue color, that is a double height  
2 space. And then this space here, that's the media center,  
3 which is located on the first floor, but there's an overlook  
4 from the special ed resource office so they can overlook the  
5 media space down below. And then the rest of the yellow are  
6 just clusters of classrooms. These are some of the building  
7 elevations here, colored, so this grayish type color, that's  
8 brick, that's predominant in the building, on the building.  
9 This blue color here, that's the fiber cement panel, which is  
10 also used on Whelan and it was used on McGuire and Olney as  
11 well. So just carrying that same type of aesthetic for the  
12 other elementary schools.

13 MS. MANCINI: Yeah, building materials are the  
14 same for the district for all schools now. This is the high  
15 school administration addition. The structure is up and we  
16 are moving right along. They are starting to do electrical  
17 runs to floor boxes and things like that. So everything has  
18 been, the materials, everything is order and moving along  
19 quite well.

20 MR. MCBURNIE: Just from this view, all  
21 structural steel is up, roof decking is up, slab on metal  
22 deck is in for the second level there as well. And then in  
23 one of Bernie's recent pictures, they started putting up  
24 exterior wall framing as well, so starting to work on getting  
25 the envelope of the building closed in.

1 MS. MANCINI: And then the auditorium.

2 THE CHAIRMAN: Bernie Malone. Let's give kudos  
3 to Bernie Malone. So he's, he's on everything. And I've  
4 never gone, I have been into this room a couple of times, I  
5 have been outside. I am glad to report, and I think the  
6 Mayor has been up there once or twice. Jimmy's there all the  
7 time. And everybody is working in that place, I mean, you  
8 never see anyone standing around.

9 MS. MANCINI: No, there's no time to stand  
10 around.

11 THE CHAIRMAN: Nope.

12 MS. MANCINI: No time to stand around.

13 THE CHAIRMAN: I don't know what the end result  
14 is going to be, but if they're putting on a show, they're  
15 putting on a good show. But the very, I've got to slow them  
16 down a little because I can't pick up the box with the  
17 reports he sends me.

18 MAYOR LOMBARDI: Just a note, anyone or everyone  
19 on this committee should take some time to visit both the  
20 auditorium and the addition, the admin building. It's,  
21 they're doing a great job and I think the outcome is going to  
22 be fantastic. Really, really has. And I agree, they're  
23 working. I think they're ahead of schedule, aren't they?

24 MR. FUOROLI: Yeah.

25 MAYOR LOMBARDI: Right?

1 MR. FUOROLI: Yes.

2 MR. MCBURNIE: We're on schedule.

3 MR. FUOROLI: On schedule. The weather could  
4 kill us, weather depending.

5 MR. MCBURNIE: Yes.

6 MAYOR LOMBARDI: Okay, I just want to move my  
7 office where Joe is going to be, the view is gorgeous.  
8 Really really nice, all kidding aside. But thank you to the  
9 company, it's a great job.

10 THE CHAIRMAN: Yes, they're doing a great job  
11 over there, from what I can see.

12 MS. MANCINI: Yes, the acoustic panels are in,  
13 they've got the lighting in, the epoxy flooring that's going  
14 in, that should get sealed off soon. The main pendant lights  
15 are ordered and they're on their way, and stage curtain  
16 cleaning and all of that. Seats, when will the seats be in?

17 MR. MCBURNIE: Seats are going to be in at the  
18 very end, so they're on time though. They're a lead time,  
19 but there's not an issue. And just to give a little context  
20 to this photo, a lot of items you see in this picture are  
21 inherently the larger risk items in an auditorium, like the  
22 acoustical wall panels, the ceiling hung panels and the epoxy  
23 flooring. So to see that all of this is already in place and  
24 being completed, it's very good for the overall project  
25 completion.

1 MS. MANCINI: It's coming together nicely. We  
2 will have to do a before and after. You're going to see  
3 where you were and how far you've come. That's pretty much  
4 it.

5 THE CHAIRMAN: Does anyone have any questions?

6 MS. MANCINI: So yes, the questions and then the  
7 action item we need to solidify today is to get the  
8 authorization to move forward with sending RIDE submission  
9 for the design development set for both schools.

10 THE CHAIRMAN: Do I have a motion?

11 DR. PALLOTTA: So moved.

12 MR. MARTONE: Second.

13 THE CHAIRMAN: Okay, a motion was made by Dr.  
14 Pallotta and seconded by our Councilman here. All in favor?

15 (ALL WERE IN FAVOR)

16 THE CHAIRMAN: All opposed? The ayes have it.  
17 Thank you very much for your presentation.

18 MR. MCBURNIE: And the last item for the SBC  
19 agenda would be a financial update, if there is any change to  
20 make.

21 MS. VALLEE: Yes, actually I do have something.

22 MS. MCBURNIE: Okay.

23 MS. VALLEE: The first bond anticipation note  
24 will be due on July 24, so we're getting ready to borrow the  
25 second band. The second one will be 49 million, and the

1 rating call with S&P is scheduled for June 12. The  
2 competitive sale will be on July 9, and July 23 will be the  
3 closing. We are hoping to get the same interest rate or a  
4 little bit lower. The first one was 4.68, so we're hoping to  
5 get something 4 point, hopefully lower. And we had Pay Go,  
6 we submitted 2 requests. The first one was on January 8 was  
7 for 2.1 million. And they reimbursed us at 59.77 percent,  
8 which we got 1.3. And the second request was on March 4,  
9 which was 1.3, and we got 793,000. Any question?

10 (BRIEF PAUSE)

11 THE CHAIRMAN: Any questions?

12 (BRIEF PAUSE)

13 MR. POLLOCK: I just have a question for you  
14 guys. When do they expect to break ground?

15 MR. MCBURNIE: For the 2 schools?

16 MR. POLLOCK: For the 2 schools.

17 MR. MCBURNIE: Before September 1.

18 MR. POLLOCK: Before September?

19 MR. MCBURNIE: Yes, so it will be some time in  
20 August.

21 MR. POLLOCK: So at some point we've got to find  
22 somebody from the Jets before we run into a fiasco with them  
23 at the last minute.

24 MR. MCBURNIE: When did they --

25 MAYOR LOMBARDI: If I may, we have been talking

1 with them, that fellow Josh. So we talked to him, I think  
2 the Councilman Martone would agree that we are trying to work  
3 it out for them to utilize Stephen Olney Park and also bring  
4 some temporary lighting in for them.

5 THE CHAIRMAN: Any other questions?

6 MR. MCBURNIE: Just to that point, they may be  
7 on site prior to full mobilization setting up various things.  
8 So the field, it may not be accessible at all because of what  
9 they're going do set up for mobilization.

10 MR. POLLOCK: And that's fine, it sounds like  
11 the Mayor, they have got a plan, so.

12 MR. MCBURNIE: Okay.

13 THE CHAIRMAN: Any other questions?

14 (BRIEF PAUSE)

15 THE CHAIRMAN: Anything else?

16 MR. MCBURNIE: No.

17 THE CHAIRMAN: No questions, a meeting to  
18 adjourn?

19 MR. NORATO: So moved.

20 MR. PITASSI: Second.

21 THE CHAIRMAN: Tommy Norato, seconded. All in  
22 favor?

23 (ALL WERE IN FAVOR)

24 THE CHAIRMAN: All opposed? The meeting is  
25 adjourned. (ADJOURNED AT 9:30 A.M.)

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**C E R T I F I C A T E**

I, Susan V. Fitzpatrick, a Notary Public in and for the State of Rhode Island, hereby certify that the foregoing are a true and accurate record of my stenographic notes that were reduced to print through computer-aided transcription.

In witness whereof, I hereunto set my hand this 24th day of April, 2024.

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**SUSAN V. FITZPATRICK**  
**CERTIFIED SHORTHAND REPORTER**  
**NOTARY PUBLIC, STATE OF RHODE ISLAND**

My Commission expires 07/19/26



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