

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

TOWN OF NORTH PROVIDENCE

SCHOOL BUILDING COMMITTEE

MEETING IN RE:

SCHOOL BUILDING COMMITTEE

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AUGUST 15, 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
- MARIO MARTONE
- RONALD BACCALA
- ROBERT O'BRIEN
- STEVEN PITASSI
- THOMAS NORATO
- CHUCK POLLOCK
- MATTHEW MCBURNIE, LEFT FIELD
- BERNARD MELONE, LEFT FIELD
- GORDON ZANIOL, SHAWMUT
- MAX MARTIN, SHAWMUT
- MARTY MENDONCA, SHAWMUT
- CHRISTINE KENNEDY, SHAWMUT
- PHILIP CONTE, STUDIO JAED
- CATHIE ELLITHORPE, SLAM
- SAM HEMINGWAY, GARAFALO
- ANTHONY GALLONE, ESQUIRE

SUSAN V. FITZPATRICK
CERTIFIED COURT REPORTER

1 (COMMENCED AT 9:12 A.M.)

2 THE CHAIRMAN: Thank you. Could you hear me?
3 Can everyone hear me? Okay, I want to welcome everyone here
4 today because I understand we have a lot of questions, for
5 those residents who were here today.

6 DR. PALLOTTA: It's not on.

7 THE CHAIRMAN: What's that?

8 DR. PALLOTTA: It's not on.

9 (BRIEF PAUSE)

10 THE CHAIRMAN: Okay, I'll stay away from the mic
11 a little bit. I want to welcome the residents here who have
12 a lot of questions. I know there's a lot of anxiety in the
13 room. I want to assure you that we have the whole team here
14 that will be able to answer any questions you have. And if
15 they don't have an answer to a question, please give us your
16 name and your telephone number so we can get back to you if
17 there's further information that they need to answer your
18 question. I know there's a lot of anxiety because no one
19 knows what's happening. No one is a fortune teller,
20 especially me. I am the Chairman of this committee. That
21 doesn't make me the smartest person in the room, believe me.
22 I'm far from that. But when you leave here, I want you to
23 feel as though everything we told you was accurate and that
24 you had the opportunity to ask any question you want to. And
25 again, as I said, if we don't answer the question, leave your

1 phone number and your name with us, when you speak, you come
2 up to speak, please give us your address, where you live, so
3 we have a feel for where you are as opposed to where the
4 construction is going on. So hopefully we will answer all
5 the questions. This meeting is being recorded by our court
6 stenographer here, our stenographer. And anyone who wants a
7 copy of it later may have a copy of it, there's no secrets.
8 So I hope when you leave here you'll feel a little better
9 than you do while you're here, you know, with all the
10 anxiety. So I'm going to turn this over to Matt, who will be
11 handling the meeting. And again, ask any question you want
12 and we'll try to answer them. Thank you. Matt?

13 MR. MCBURNIE: Can you all hear me? Is that
14 close enough. Thank you all for coming today. To introduce
15 myself for some of you to may not know who I am, my name is
16 Matt McBurnie, I'm with Left Field Project Management. I am
17 acting as the property manager on the town's behalf for this
18 project. As you can see on the screen, you see the agenda
19 today, the first item will be the current financial status
20 discussion given by the town's Finance Director, Maria. We
21 will move into a PLA analysis presentation, that will be
22 provided by Conley Law. We will then get into a project
23 update. This will be for the high school addition,
24 auditorium, as well as the elementary school projects. Then
25 we will discuss pre construction property inspections, we'll

1 get into that in detail of what that will look like, and then
2 we will open it up for any additional public comment. As we
3 are going through, if you have any questions, please feel
4 free to ask. But if you are going to speak, please recognize
5 you for the record your name. That way we have, we have a
6 record of who is speaking. So I've introduced myself, I do
7 want to introduce the rest of the project team so that you
8 know who will be speaking at times. Phil, would you like to
9 start?

10 MR. CONTE: Sure. Phil Conte, architect at
11 Studio JAED, along with Cathie Ellithorpe, from SLAM
12 Collaborative. And our site civil engineer, Sam Hemingway
13 with Garafalo.

14 MR. MCBURNIE: Bernie?

15 MR. MELONE: I will be the owner's field
16 representative. I'm on site every day and I keep track of
17 all of the workers, the deliveries and all of the work that's
18 being performed, third party testing, inspections and all of
19 those type of activities, and I do that on behalf of the
20 owner.

21 MR. ZANIOL: Gordon Zaniol, I am the project
22 executive for Shawmut Design and Construction, and I will be
23 providing executive leadership over these 2 projects, as well
24 I provide the executive leadership over the other school
25 projects in the town.

1 MS. KENNEDY: Good morning, I'm Christine
2 Kennedy, I'm senior project manager, currently at the high
3 school and then I will be dividing my time to both elementary
4 schools in overseeing our core project management team.

5 MR. MENDONCA: Good morning, my name is Marty
6 Mendonca. I was the lead superintendent at the high school
7 and lobby/auditorium renovations, and I'll be superintendent
8 at the Whelan School.

9 MR. MARTIN: Good morning, Max Martin, project
10 superintendent at the Greystone Elementary School.

11 MR. MCBURNIE: And with that, we can move into
12 the first item if there is an update. Maria, do you have an
13 update?

14 MS. VALLEE: No, no update.

15 MR. MCBURNIE: No current, okay. Okay, we can
16 move on to the next item, the PLA analysis presentation,
17 which I will turning over to Dylan Conley.

18 MR. CONLEY: Thank you. My name is Dylan
19 Conley, I'm an attorney with Conley Law and Associates. A
20 little bit about us, we do a lot of government related work
21 and a lot of development related work. We do a lot of
22 planning and zoning review, and we basically touch upon the
23 real estate development market pretty constantly. We also do
24 labor work both on behalf of trades and management. So at
25 all the intersections of what a project labor agreement study

1 is, those are areas of practice for our firm. Really
2 quickly, what a project labor agreement is, it's basically a
3 master agreement. I think most people are familiar with what
4 a collective bargaining agreement is. It is somewhat similar
5 to that, it's project specific. In this case we have 2
6 projects that will be subject to the same PLA. So the study
7 looks at the both schools simultaneously. You know, granted
8 public space philosophically, project labor agreements are
9 considered to have pros and cons. The pros are that they
10 avoid labor obstructions, protests, which is really important
11 for things like site sensitivity or the probability of risk
12 to time of open. There benefits also include just generally
13 site coordination, because it's one contract governing all
14 the labor across all of the sites. This can have positive
15 benefits in terms of timing, which is particularly important
16 for government programs and government funding like is the
17 case here. All of the funding is, it's not privately
18 financed, we don't have alternate financing options. RIDE is
19 our only source for those kind of funds. And they also come
20 with a labor guarantee. I can talk about an example in a
21 little bit about how that, how it can be beneficial. And
22 then the cons are generally considered to be an increase in
23 costs. Now, the misconception is that the cost is determined
24 by the cost of the labor. That is usually not necessarily
25 true because these sorts of government programs usually

1 require prevailing wage anyway, as is the case here. So in
2 order for a project labor agreement to be entered into, state
3 law and both federal and local case law require that an
4 analysis be done in advance. Specifically, the Municipal
5 Purchasing Act, which is a derivative of the State Purchasing
6 Act, really has 2 primary goals. The first is to protect
7 public finances by obtaining the best quality of work at the
8 lowest price. And then additionally, it's basically to
9 prevent all the classic allocations of production that are
10 associated with large scale government work. So there's laws
11 in place to protect the municipality, to guarantee citizens
12 the highest quality of work at the lowest price. The things
13 that are considered in order to determine whether or not the
14 PLA is something that should be entered into are generally
15 the size and complexity of the projects, the impact on
16 competition. When we talk about competition, we are talking
17 about labor competition and the availability of labor to
18 perform the work and the timing of the project. Sometimes
19 there are specific issues related to sites which are
20 particularly challenging or maybe there's other types of
21 construction that should be considered, and then the quality
22 of construction is the last consideration. As both of these
23 are school projects, there are things you need with schools
24 that are important to consider in any project labor agreement
25 analysis. So the legal framework associated with project

1 labor agreements in general is multilayered and multifaceted,
2 which is pretty much a headache for everyone involved.
3 There's a series of federal guidelines that are related to
4 how wages work. There are Rhode Island General Laws 45-55-2,
5 45-55-5, the entirety of the Act, which is 37-2-1 et seq, but
6 in particular 37-2-18, have a lot of control over how
7 purchasing and government contracts work and how it relates
8 to both of these projects. Then your next tier down you have
9 local purchasing requirements for both the municipality and
10 the school, because the municipality and the school district
11 both have interest in the sites, so it's an additional 2
12 tiered government oversight. And then the Rhode Island
13 Department of Labor and Training has some level of
14 legislative public policy and government jurisdiction because
15 of the scale of the government contracts. But in particular,
16 and I'll go through them in a little bit more detail later
17 when it's time to focus. 37-2-2b, elements 4 through 8, are
18 the particular statutory standards which you want to look to
19 to make sure that you are checking off those boxes before
20 entering into any project labor agreement. So focusing a bit
21 more on this particular project, I'm going to talk a little
22 bit about timing and funding. This is a summary of really
23 pages 15 to 17 of our report. Our report is a public
24 document, anyone can have access to it. We have provided it
25 to the committee for the purposes of this hearing. This

1 project is subject to an 80 percent reimbursement rate. Now,
2 if you consider the difference between RIDE funding and
3 traditional private financing, if I go to a bank, anyone
4 who's gone to a bank for a mortgage or for an auto loan and
5 something has happened and that financial entity has decided
6 you know what, no, we're not going to finance that anymore,
7 there's a lot of other places you can go to in the market to
8 get financing for the project. That's not true here.
9 There's exactly one, only RIDE is giving us the reimbursement
10 rate. So if something goes wrong relative to the RIDE
11 standards, we have no fallback. That means that the project
12 is very vulnerable for funding because there aren't alternate
13 options, so we can't really stray from the guidelines. In
14 particular, this forces us to do a little bit of some dynamic
15 funding. That's what Left Field does a great job of,
16 understanding exactly when the dollar's going to come in, how
17 the bond financing works, when they're going to get
18 reimbursements from RIDE, organizing that with the
19 contractors. The other thing that starts to get interesting
20 with these school projects, both of these are occupied sites.
21 So we are not going into a green field where we don't have
22 any considerations. Schools are going to be in session
23 there. So the timing of certain work being done needs to be
24 really focused on summer break, obviously, but also things
25 like winter breaks, spring break. And if you think about

1 school traffic compared to any other use you can possibly
2 imagine, it's completely distinct. School traffic is an
3 absolute ocean of people showing up at this small site first
4 thing in the morning and then leaving in the middle of the
5 afternoon. There's no other use comparable to that. So if
6 you think about a construction project, you have shipments
7 coming in from all over the world, quite frankly. You have
8 labor is coming from all over the state, and in some cases it
9 will be all over southern New England. You need to time all
10 those arrivals and deliveries so that it doesn't impact
11 school activity on the site. That's very complicated. The
12 lumber guy can't just show up whenever he wants and he can't
13 just show up however he wants. So those sorts of site
14 controls are very important. And then last but not least,
15 and I'm going to go give a quick example, is the school year
16 itself is really, really critical. I've worked on a project
17 before in which a project labor agreement was in place and
18 when the school went to open, there were issues with A, the
19 timing, the project wasn't quite yet complete; and then B,
20 there was a problem with software related to the HVAC. What
21 a project labor agreement can do is it guarantees labor, so
22 you can go and get and pull from a field of additional labor
23 at the drop of a hat. So while there is labor shortages out
24 there and it does cause an increase in competition and cost,
25 this is a decrease in competition and costs. What the

1 tradeoff really is about is things like timing, because I
2 have a large pool of labor I can pull from as necessary,
3 which I may not be able to do with the absence of a labor
4 agreement. The other thing that we think about in terms of
5 timing is picketing and strike vulnerability. I'll talk a
6 little bit about the probability of those things in a moment.
7 But if you think about it, focus limited site doing large
8 scale construction in a residential neighborhood, which is
9 the case in both of these projects, there's not a whole bunch
10 of ways of access it. Only a handful of people who threw
11 some sort of protest or strike can disrupt the entire
12 project. And disrupting the entire project for a few days
13 will mean that I'm missing my construction verification or
14 I'll miss my construction window on a delivery. And those
15 things don't cost hours or weeks worth of delay, they can
16 cost months. Those months are something that's a huge
17 problem for RIDE reimbursement in making sure the schools are
18 done and opened on time. The next thing I want to talk about
19 are site challenges. These are addressed on page 13-19 of
20 our report. Not only are these occupied sites, but the work
21 we'll be doing will be performed concurrently. Two large
22 scale construction projects on 2 different sites requires a
23 high level of coordination. That coordination is something
24 that is a benefit from project labor agreements generally. I
25 now have different subs working on different sites, I can

1 actually mix and match. If there's an issue on one site, I
2 can move labor to another site because everyone is subject to
3 the same agreement. We talked a little bit about those
4 atypical hours and the extremes that are presented by school
5 projects. All right, in terms of site access for delivery
6 and labor, we have 1 or 2 site access points in each of these
7 projects. That will be a vulnerability that I would be
8 concerned about in terms of how easy it is to disrupt the
9 site. Whelan in particular, there's a traffic block at
10 times. So there are times of the day which absolutely no
11 traffic will be coming in or out relative to the projects.
12 And, I mean, that's like trying to build with one hand tied
13 behind your back. You need a lot of coordination and focus
14 in order to be able to pull that off. You want to work with
15 parties that have had those type of projects in the past.
16 Something with a little complexity, you don't necessarily
17 want a contractor who is doing this for the first time. They
18 need to understand the level of quality that is not just the
19 work itself, but the timing of the work. The other
20 consideration is the project complexity. I think on the
21 design side it's something that has been critical, not just
22 for these school projects, but the school projects across the
23 market right now. There's a lot of future proofing, and
24 there's a lot of designing these schools with the idea that
25 the needs of the community will change over time, so the

1 school needs to be flexible. The school structure needs to
2 be flexible. How amenable the school structure is to the
3 change, changes in uses, et cetera, is critical. Why is that
4 important in terms of a project labor agreement? There are a
5 lot of people that can build something to make it work.
6 There are fewer people that have the diligence to build
7 something exactly as it is designed. The reason why it's
8 important that something is done exactly as it is designed is
9 if I go to open the walls in 10 years because I want to
10 change something, the plumbing and the wiring better be
11 exactly where it says it is on the plan; otherwise, I have a
12 problem. So the level of attention to detail is critical,
13 and that is something that, generally speaking, union labor
14 brings to the table because of their apprenticeship program
15 and training programs. And increasingly in Rhode Island,
16 their experience on projects exactly like this, this is not
17 the only school project. I don't know how many of you are
18 following this across the state, but there's literally
19 billions of dollars worth of construction going on right now
20 and so we do have some identified contractors that have a
21 high level of experience with construction very recently.
22 The other thing that I want to talk about in terms of project
23 complexity is actually zooming out of it and talking about
24 the macro environment. Over the past 4 or 5 years, we have
25 seen incredible disruptions to supply chains, we have seen

1 disruptions to availability of equipment. There's a lot of
2 projects that have been really restricted because of the
3 inability to get things related to electrical components
4 because of the war in Ukraine. Labor supply chain, I think
5 we've all witnessed all of this. I think the proof positive
6 in North Providence as a community is we have seen
7 significant changes in what the projects were going to be
8 from now. That's reflective of extreme changes in the
9 interest rates environments. So every time you do a cost
10 projection on any of these projects, I wait until as close as
11 I possibly can to these hearings to finish my analysis of
12 what the competition and demand and labor supply is because
13 it's changes so rapidly. So all those sorts of macro
14 environment phenomenon are things that are outside the
15 control of this community. That means that there's an
16 implied risk that we can't manage for. So how do we manage
17 for it? We manage for the flexibility and ability to do site
18 coordination. So a small change in the time frame of an
19 electrical supply component as a result of something that
20 happens in Ukraine could completely alter the time frame of
21 construction on one site. Having the concurrent sites and
22 all the labor being subject to the same agreement allows some
23 flexibility in moving labor around and trying to address
24 these changes on the fly. That's a flexibility that may be
25 not available in the absence of a labor agreement. The next

1 thing I want to talk about is the subject of safeguarding
2 against the market volatility. One of the concerns I have
3 and I think the speed in which this is wrapped up and the
4 speed at which Left Field is moving to the market was really
5 critical in my analysis of labor competition. The General
6 Assembly was caught off with the financing for this program,
7 which means that there are a ton of communities and a ton of
8 schools absolutely rushing to the market simultaneously.
9 These projects should hit the market before those schools do.
10 If there was a delay here and our construction time frame
11 started to overlap with all those other communities, you're
12 talking about a huge increase in demand with no change in
13 supply and labor, which means you're going to see an increase
14 in costs. Those increase in costs are really, really
15 challenging because there aren't alternate options for labor.
16 That was a concern that I had when I was building this out.
17 It is not a concern I had based on the timing I'm seeing in
18 front of you today. I think this community has dealt with
19 that and we are going to basically beat the other communities
20 to the market in a way that that won't be an issue. But that
21 was a concern of mine when we were doing our analysis. The
22 other thing that I think is important to understand is in
23 terms of probability or risk of strike. Now, generally
24 speaking, those sorts of issues are related to things like
25 wages, to things like working conditions. But in this case,

1 you need to consider whether or not the trades who have an
2 interest in objecting to a school construction project that
3 does not have a project labor agreement. There have been so
4 many project labor agreements entered into for roughly
5 identical school projects across the state in recent years
6 that there's becoming a market expectation that these are
7 union projects. And deviation from a market expectation, I
8 think, is a highlighted risk. The trades would have
9 incentive to object to any school construction project that
10 does not include a PLA because they basically believe all
11 school construction projects are supposed to be PLAs based on
12 how the markets flow. It's certainly not a legal requirement
13 as to a construction project PLA, but the market expectation
14 within Rhode Island over the last 4 or 5 years has shifted
15 from probably a PLA, to almost definitely a PLA, to a market
16 expectation of a PLA. So that's a very real concern when
17 you're trying to consider whether or not there will be the
18 pushback in the absence of a PLA. This brings me to the
19 impact of competition. This is on pages 21 through 24 of our
20 report. I won't go through each component in detail here,
21 but it is laid out specifically for each of the trades, and
22 specifically for the work that actually needs to be done on
23 the site. We've worked with Shawmut and Left Field on this
24 in addition to our own work with private entities about what
25 they're seeing in terms of demand and availability for

1 certain areas of the trades. Overall we don't see an issue.
2 There's a couple of pockets where there may be insufficient
3 labor. That is something that I think relative to the
4 entirety of the availability of labor is, it's not de
5 minimis, it's not nothing, it's of note, but not to the point
6 that it calls into question the overall value on costs in the
7 market. Again, the one thing that a lot of times in these
8 presentations people just assume that it's going to cause a
9 huge increase in the labor costs because of the wages.
10 That's not true. Because government financing is involved,
11 we don't really have an option to go elsewhere. It brings me
12 back a little bit to my original component, we're not,
13 there's not like several banks we can go to with the option
14 of other financing. It's government financing, it's the only
15 way this is going to happen. Again, so that's starting on
16 page 21. Pages 22 and 23 go project by project. The, our
17 conclusion is that a project labor agreement makes sense at
18 this site. The statutory elements that I mentioned earlier
19 are set forth on page 12, so these are elements 4, 5, 6, 7
20 and 8 with the State and Municipal Purchasing Act. So
21 basically element 4 is to provide for increased public
22 confidence in the procedures followed in public procurement.
23 That, that's really my job and responsibility today to walk
24 through whether or not a project labor agreement makes sense
25 on a very material standard and basically what's real in the

1 actual market. Fair and equitable treatment of all persons,
2 provide increased economy in the state and public agency,
3 provide safeguards for the maintenance of a procurement
4 system of quality, integrity and the highest ethical
5 standards. Again, that's a lot of what the project, what the
6 study is for. And to ensure the public agency is adhering to
7 the general policies and practices. So our findings that led
8 us to the favorable conclusion are set forth in detail on
9 page 5. Rather than going through the entire page of each of
10 the elements, I want to highlight 3 elements in particular.
11 We believe a project labor agreement protects against the
12 potential impact of labor disruption on the project, which is
13 an increased risk because of the market expectation of a PLA
14 being on the site. And that's particularly important given
15 these individual sites' vulnerability. It would only take a
16 few union members to basically halt deliveries and
17 construction on these sites. The second component I want to
18 talk about is safeguards, these projects' ability for
19 substantial completion with RIDE. RIDE is our partner,
20 that's where our funding is, we need to make sure we hit
21 those RIDE deadlines. We move to the project labor agreement
22 across the 2 sites allow for common scale and being able to
23 move labor from one site to the other depending on what the
24 circumstances are and to coordinate those really intense
25 scheduling, both on a day to day of the occupied site and by

1 week to week in terms of what sort of construction is
2 supposed to happen when no one is on site. And lastly,
3 safeguards the ability for us to maintain the time line, that
4 will risk a negative impact on the school year. Schools are
5 sensitive politically. They're sensitive to the community,
6 they're sensitive just for the children on site. But not
7 being able to start a school year on time is a huge, huge
8 risk. It's a huge, huge problem. And I think being overly
9 cautious and conservative in an approach relative to that
10 risk is appropriate. And the last counterbalance is that we
11 take a look at the availability of labor in the market. We
12 believe there's sufficient labor and competition and it will
13 not have a negative impact on pricing in a manner that will
14 deter us from seeing the overall value provided by the PLA
15 would not be worth it. So in conclusion, we are recommending
16 the community enter into a project labor agreement for all of
17 reasons I stated today and all the reasons contained in our
18 report. I'm happy to answer questions from the board.

19 (BRIEF PAUSE)

20 MR. CONLEY: Thank you very much.

21 THE CHAIRMAN: If no one has any questions,
22 that's a lot of information to absorb, I'm sure. But.

23 (BRIEF PAUSE)

24 THE CHAIRMAN: Okay.

25 MR. MCBURNIE: So for the school building

1 committee today, the town council has the authority to have
2 the project actually enter into the project labor agreement.
3 We would ask the school building committee make a motion to
4 recommend to the town council to have the project enter into
5 a labor agreement based on Dylan Conley's findings.

6 MR. BACCALA: So moved.

7 MR. PITASSI: Second.

8 THE CHAIRMAN: All in favor?

9 (ALL WERE IN FAVOR)

10 THE CHAIRMAN: Opposed?

11 (BRIEF PAUSE)

12 THE CHAIRMAN: The ayes have it.

13 MR. CONLEY: Thank you.

14 MR. MCBURNIE: Okay, so we can now look into the
15 project update, which will be a presentation provided by Phil
16 Conte from Studio JAED.

17 (BRIEF PAUSE)

18 MR. MCBURNIE: Okay, one piece to just handle
19 before that. Chief, if we could, please do a roll call of
20 the school building committee members present.

21 THE CHAIRMAN: Al, do you have the sheet?

22 MR. COSTA: Yes.

23 THE CHAIRMAN: Do the roll call.

24 MR. COSTA: Jim Fuoroli?

25 MR. FUOROLI: Here.

1 MR. COSTA: Robert O'Brien?

2 MR. O'BRIEN: Here.

3 MR. COSTA: Ron Baccala, Jr.?

4 MR. BACCALA: Here.

5 MR. COSTA: Chuck Pollock?

6 MR. POLLOCK: Here.

7 MR. COSTA: Tom Norato?

8 MR. NORATO: Here.

9 MR. COSTA: Frank Pallotta?

10 DR. PALLOTTA: Here.

11 MR. COSTA: Mario Martone?

12 MR. MARTONE: Here.

13 MR. COSTA: Maria Vallee?

14 MS. VALLEE: Here.

15 MR. COSTA: Al Costa, here. Mayor Lombardi?

16 MAYOR LOMBARDI: Here.

17 MR. COSTA: Joe Goho is not present. Louise, I
18 take it she's here. Steve Pitassi?

19 MR. PITASSI: Here.

20 MR. COSTA: And that should conclude everybody
21 that's on the list. Chief Fossa is the last one.

22 THE CHAIRMAN: Thank you.

23 (BRIEF PAUSE)

24 MR. CONTE: Good morning everyone, my name is
25 Philip Conte, architect with Studio JAED. We had a brief

1 presentation to give you an update on the projects. We will
2 give you an update on the administration addition project,
3 the auditorium, the 2 elementary schools, leaving time for
4 questions and answers. So regarding the addition of the
5 administrative addition to the high school, anticipated
6 completion is September through October. Move in and close
7 out in October. Financial status of the project is that that
8 project will be completed on budget. We just have a couple
9 of images that show the exterior as it's progressing. The
10 other side is the athletic concessions and ticket area as
11 well as the interior finishes that are ongoing. The
12 auditorium project was substantially completed in June.
13 There's a ribbon cutting that will be scheduled. I hope the
14 school building committee has an opportunity to attend that.
15 The remaining work we're doing is the lobby and the rest
16 rooms adjacent to the auditorium. That's going to be
17 completed prior to student return. And the financials on
18 that is that project will be completed on budget. And a
19 reminder here to note that that project was grant funded.
20 The elementary school update is for Whelan and Greystone.
21 There are 2 images here, a rendering of the proposed Whelan
22 School and a rendering of the proposed Greystone School.
23 What we are going to talk about this morning are pre
24 construction activities which concern procurement and
25 bidding, which is ongoing. Utility coordination with Rhode

1 Island Energy, for example, is ongoing. Agency coordination
2 and permitting is ongoing, as well as site preparation, such
3 as fencing, site protection for when the students and staff
4 return, as well as access to the site. And a fair amount of
5 importance is the safety and security for the students, staff
6 and the community. And as Matt mentioned, we will be talking
7 about existing conditions surveyed at those 2 sites. So we
8 will begin with Greystone, and I want to ask Max and Marty to
9 go up to the screens, maybe one of you take the screen to the
10 left, the other of you take the screen to the right just so
11 that you could identify things that I call out or others call
12 out.

13 MR. MARTIN: Yes, so this is obviously a Google
14 maps image of the conditions existing at Greystone school.

15 MR. CONTE: Max, right now I just want you to be
16 a Vanna White, basically.

17 MR. MARTIN: Okay.

18 MR. CONTE: There will be plenty of time for you
19 to talk to your sites.

20 MR. MARTIN: Sure.

21 MR. CONTE: And Marty, would you come down to
22 this slide if you don't mind. And you can help Max, and Max
23 you can help Marty when we go to the perspective sites. But
24 right now just in case we identify things so that you can see
25 and point to it. So this is an aerial of Greystone, we want

1 to start with that for everyone to have context. So as you
2 have questions and answers, can we clearly understand where
3 that area of concern is. You see in the aerial the existing
4 school and the field. The proposal has always been to
5 construct a new facility in the field. When that facility is
6 complete, the old facility will come down and the field will
7 go in that location. And we have additional drawings to
8 show. But I just wanted to mention that this aerial is going
9 to assist us for our further discussions. This is overlap of
10 that area, and the existing school as well as the proposed
11 new school. And we have identified in this location, for
12 example, trees that will remain and those that unfortunately
13 need to be removed to make the project and the site work in
14 its totality.

15 MS. OLSEN: Which ones will be removed?

16 THE REPORTER: Can I get your name, please?

17 THE CHAIRMAN: Give her your name and address.

18 MS. OLSEN: Grace Olsen, 8 Middle Street. Which
19 trees will be removed?

20 MR. CONTE: Max?

21 MR. MARTIN: So everything in light blue is
22 being removed, everything in green is staying.

23 MS. OLSEN: Is that still on, is that the
24 beginning of Middle Street?

25 MAYOR LOMBARDI: I can answer that, please,

1 because --

2 MR. MARTIN: The beginning of Middle Street and
3 Jacksonia --

4 MS. KENNEDY: Hold on, Max.

5 MAYOR LOMBARDI: Could you explain to this
6 resident.

7 MR. MARTIN: Yes.

8 MS. OLSEN: Grace.

9 MAYOR LOMBARDI: Chris, the ingress and egress
10 of, that's going to be coming out here, for Chris?

11 MS. OLSEN: Grace.

12 MAYOR LOMBARDI: Grace, I'm sorry, here. Here,
13 and I think your home, what number are you, 8?

14 MS. OLSEN: Number 8.

15 MAYOR LOMBARDI: Number 8, you're here. So
16 across the street from you, nothing is going to be changed.
17 It's going to be trimmed and cleaned up so when you drive
18 down the road, it will be easier access. The -- if I may?

19 MR. CONTE: Sure.

20 MAYOR LOMBARDI: The opening here is in front of
21 number 6 where we talked with you last week. And if you can
22 just go on, that's going to be temporary, so.

23 MR. CONTE: Yes, maybe this slide might help.
24 Max, if you want to explain.

25 MR. MARTIN: Yes, so the opening in front of

1 number 6 Middle Street will be a temporary exit for buses,
2 temporary during construction only. Under the permanent
3 conditions and finished conditions of the new school, it will
4 be a fire lane and a maintenance lane that will be gated and
5 hardly used unless there's an emergency. The permanent bus
6 lane for the new school will be coming off of Morgan and
7 doing a loop through the parking lot off of Morgan. So
8 again, just during construction this will be the egress path
9 for the buses and, you know, during construction only. And
10 then it will be a fire lane, a gated fire lane after the
11 project is finished.

12 MR. MCBURNIE: And then just to add one other
13 comment to that, at the end condition when the new building
14 is located there on the plan, the area where the existing
15 building is will be a field. So the view into that space
16 will be trees and field.

17 MR. CONTE: Max, do you want to talk about
18 traffic during construction?

19 MR. MARTIN: Yes, so our traffic group for
20 larger construction vehicles, trailers, vehicles, things like
21 that is going to be coming up Brookside. I'm sure most of
22 you are aware if you live in this neighborhood, it's always a
23 tight turn getting in here. So we did put a no parking or
24 going to be putting a no parking on the telephone pole that's
25 there, just to create an ease for the trucks to get in. And

1 as you come up here, there's a lot of tight turns that
2 trailered vehicles cannot make with cars parked in those red
3 areas that you see there. So there will be no parking
4 between signs, signage going up there. Just to make sure
5 that the trucks can make these tight corners, you know, all
6 the way down through Jacksonia and into the job site. So
7 same thing where Jacksonia meets Middle Street, same thing,
8 there will be some signage there just so the trucks,
9 especially once you start bringing steel deliveries down, the
10 trucks get pretty large and you need those areas to make
11 those, physically make those turns into the job sites.

12 MAYOR LOMBARDI: If I may. So this is another
13 area where myself, the Chairman, police department,
14 maintenance and also the people from Shawmut spent a few
15 hours last week. We started off at Brookside at Mineral
16 Spring. That corner is going to be opened up about 20 inches
17 because we identified that the sidewalk is just too wide,
18 making it easier, and down the road this will be forever,
19 easier ingress or egress. The issue up at the top there is
20 our, well yes, I personally knocked on the doors and visited
21 those residents. We're going to be putting up some temporary
22 no parking signs there. The residents know this is
23 happening, they've committed to cooperate with us and it's
24 not going to be an issue. So we just want to make sure that
25 the vehicles that will be servicing, the commercial vehicles

1 that will be servicing this new site, will not have a
2 problem, but more importantly, not create a problem. So we
3 talked with the neighbors and we appreciate those people up
4 at the top of Brookside and Bicentennial for working along
5 with us. And also appreciate the fact that Shawmut has
6 agreed to erect all the necessary signage both at the corner
7 of Brookside and Mineral Spring, and the other issue would be
8 at the corner of Morgan and Mineral Spring, where it's a
9 little tight coming in. So construction equipment will not
10 be utilized in Morgan and Mineral Spring. So we are trying
11 to address all of the concerns and trying to make this whole
12 project, especially at that school, painless. And we will be
13 also addressing the issues at the Whelan.

14 MR. MARTIN: So one more note I have with this
15 is that any of the bigger deliveries, those are going to be
16 escorted by people on foot to make sure that we're not
17 running over people's property, you know, damage to anything
18 like that. So those will be escorted by, you know, making
19 sure turns are being made where they should and things like
20 that.

21 MAYOR LOMBARDI: Thank you. Thanks, Phil.

22 THE CHAIRMAN: Does anyone have any more
23 questions.

24 MS. OLSEN: I have lots. Are we moving on from
25 Greystone?

1 THE CHAIRMAN: Yes, they're on Greystone.

2 MS. OLSEN: No I know, but okay, yeah, I have
3 lots of questions, okay.

4 THE CHAIRMAN: Oh, fine.

5 MS. OLSEN: I'm Grace, 8 Middle Street. Will we
6 be notified when they turn off our utilities as they did, I
7 heard it was a shit show when they built Olney, Stephen Olney
8 School, will we be notified of hours without water,
9 electricity, will we be notified?

10 THE CHAIRMAN: Not that I know of.

11 MR. ZANIOL: Well, first of all --

12 THE CHAIRMAN: These are the experts.

13 MR. ZANIOL: -- I don't anticipate your power
14 being shut off at all. Unless, unless -- this isn't Olney,
15 this is Greystone.

16 MS. OLSEN: Right.

17 THE CHAIRMAN: This is Shawmut, not the other
18 company. We don't anticipate shutting anyone's, anybody's
19 power off. However, if something should happen accidentally,
20 which I doubt, that's the only way you would lose power.
21 There's no reason for us to shut your power off, water,
22 power, anything like that.

23 MS. OLSEN: Okay. One more question. With all
24 the ledge back there, you're going to have to blast through
25 it. What about our foundations?

1 MR. ZANIOL: Okay.

2 MS. OLSEN: I'm right across the street.

3 MR. ZANIOL: That's a great question.

4 THE CHAIRMAN: That question is going be to
5 answered also during this meeting.

6 MR. ZANIOL: It's going to be answered, but I
7 will tell you we're not blasting. We may be hammering,
8 there's a big difference, and we will address that further on
9 in this, and you'll have an opportunity, we'll have an
10 opportunity to do a pre construction survey is what they say,
11 is what it's called. And we would like to do that.

12 MAYOR LOMBARDI: And what they mean by that is
13 they are going to be visiting all of those homes, touring in
14 the homes, to see if, what conditions they're in, so that if
15 there is hammering, and then we will back if you're, or
16 anyone, is saying that there's additional damage or there's
17 some damage. But they'll be coming in, taking all the
18 necessary photos of those homes that we feel could be
19 affected.

20 MR. MCBURNIE: The project team will also be
21 taking an approach to install seismic monitors on site so
22 that at any times of high vibrations or impacts, we know what
23 those impacts may be traveling through the ground.

24 MR. ZANIOL: We're going to be monitoring that
25 while we're doing that, so we'll know.

1 THE CHAIRMAN: If I may, it's basically before
2 and after. If, you know --

3 MR. ZANIOL: Correct.

4 THE CHAIRMAN: -- if you don't have any cracks
5 in your foundation --

6 MR. ZANIOL: We'll commission --

7 MS. OLSEN: I have no cracks, I have no water,
8 nothing.

9 THE CHAIRMAN: No no, but I'm saying if you
10 don't have a crack in your, let's use a crack, if you don't
11 have a crack in your foundation, they take a picture of the
12 foundation, the foundation is fine, after construction you
13 have got a crack. Now if they come there and they take a
14 picture and you've got a crack in the foundation --

15 MS. OLSEN: I have none.

16 THE CHAIRMAN: And all of a sudden you say I got
17 a crack in the foundation, that's a whole other situation.
18 So that's going to be addressed, I believe.

19 MR. ZANIOL: Yes.

20 THE CHAIRMAN: Any other questions about that?

21 MS. RAMOS SANTOS: Nicole Ramos Santos, 6 Middle
22 Street. I'm really concerned about the congestion. You said
23 that the buses are coming right directly in front of my
24 house, correct?

25 MR. MARTIN: Yes, during construction.

1 MS. RAMOS SANTOS: So I understand about the
2 congestion that that is going to cause in the morning.

3 MR. MARTIN: So --

4 MAYOR LOMBARDI: Just, again, I hate to keep
5 jumping up, but the traffic or the congestion will only be
6 the buses, not like it is now where parents are parking there
7 and utilizing that. Because the end result, that's all going
8 to get moved over to Morgan. So the only congestion will be
9 for that maybe hour in the morning, if there is congestion,
10 and I would defer to the police. If there is congestion it
11 would be in the morning and in the afternoon when buses are
12 coming in.

13 MS. RAMOS SANTOS: Do you really think that
14 parents are not going to park on Middle Street anymore?
15 Because I highly doubt that.

16 MAYOR LOMBARDI: I don't know that there's going
17 to be any need for it.

18 MS. RAMOS SANTOS: I think they will.

19 MS. OLSEN: You have no idea what we go through.

20 MS. RAMOS SANTOS: Cars, they come up on my lawn
21 and park in my driveway.

22 MR. MARTIN: So the, what's going to prevent
23 that from happening is there's not going to any access to the
24 current school from this side, they're going to have to
25 utilize the student drop off circle that's there now. So

1 this is all going to be gated, unless they choose to walk,
2 you know, the bus route in, which, you know --

3 MS. RAMOS SANTOS: There's going to be gates in
4 front of the trees?

5 MR. MCBURNIE: That temporary road, that road
6 with the red line will be used for buses during construction.
7 But when the new school is fully complete and construction is
8 done, that will just be an emergency road for the fire
9 department in an emergency. So there will be a gate on that
10 road. So no parents will be able to drive up that road, park
11 on your street and walk to the school entrance. They'll have
12 to walk all the way around the building if they did that.
13 They would come to the parent drop off and/or parking lot on
14 the other street that you see there.

15 MS. RAMOS SANTOS: So Middle Street is going to
16 be gated, there's going to be trees and then gate?

17 MR. MCBURNIE: There'll be a gate on --

18 MR. ZANIOL: At that opening.

19 MR. MCBURNIE: At that opening right there, that
20 Max is pointing, at the school property.

21 MS. RAMOS SANTOS: Is it going to be closed and
22 shut as well?

23 MR. MCBURNIE: Yes, unless there's an emergency,
24 which the fire department will, or the police department or
25 EMS will open it to access the emergency.

1 MS. KENNEDY: I think I understand some of your
2 question too. And I think it's possible that we can do a
3 gate during construction as well and so that it's only for
4 buses. We don't anticipate that being a through road for
5 anybody, residents, parents, pickup, drop off, anything like
6 that. It's strictly for the buses to get in and out. We do
7 it up at the high school right now too, we open and close the
8 gate for the buses. We can definitely look at making sure
9 that there's a gate there too.

10 MR. ZANIOL: And just to note, after the project
11 is complete, Middle is actually going to be a lot better
12 because everybody is going to be on the Morgan side now. You
13 shouldn't have any congestion.

14 MS. RAMOS SANTOS: I doubt that, I really do.

15 MS. GIAMMARCO: Amy Giammarco, 1 Jessica Circle.

16 THE CHAIRMAN: Speak up, stand up, you can stand
17 up.

18 MS. GIAMMARCO: Amy Giammarco, 1 Jessica Circle.
19 What's to prevent parents from driving down Middle Street,
20 parking on Middle Street and then walking up the bus road?
21 Because right now, that's what happens. They park on Middle
22 Street, they double park and they park in our driveways, they
23 park in our yards. They yell at us when we're driving home
24 when they're walking down the street or driving down the
25 street at that time. I've been yelled at by parents who

1 don't think I should be driving down the street. What's
2 going to stop it now that there's construction vehicles and
3 students being dropped off further than they are now and
4 parents still parking there?

5 THE CHAIRMAN: A resident parking only there.

6 MAYOR LOMBARDI: We could also institute no
7 parking on Middle during school hours.

8 MS. GIAMMARCO: There are, there is no parking
9 there, but nobody cares.

10 THE CHAIRMAN: What he's saying is we will put
11 signs up there, so they don't, they'll get tagged if they do.

12 MS. ZANIOL: That's an enforcement issue.

13 MAYOR LOMBARDI: We'll make sure that's
14 enforced.

15 MS. GIAMMARCO: Thank you.

16 THE CHAIRMAN: That's an easy problem to solve,
17 I believe.

18 MAYOR LOMBARDI: We think the biggest problem
19 and we have been discussing this, that's why I'm saying so
20 much, we think the biggest problem here is probably going to
21 be, at both of the schools, is the first month for people to
22 get used to what's happening, the construction, you know, the
23 travel, ingress, egress, of both the neighborhoods. And the
24 only thing I think we can guarantee, and I stand to be
25 corrected, is that the end result is going to be fine, it's

1 going to be okay. We need your cooperation during the
2 construction. I mean, that's the only thing that we could
3 ask for, and that's the reason why this meeting was
4 scheduled. It's the reason why we met with the press last
5 week so that, you know, you would have the opportunity to
6 read yesterday that there was going to be a meeting today.
7 And again, I want to thank the construction company for the
8 job that they're doing with us, the cooperation and
9 addressing all of our concerns. But we're as far away as the
10 phone. And, you know, we know there's going to be a little
11 disruption during the construction. We are trying to hit
12 that as much head on as we can. There's going to be some
13 issues there, we know that. But hopefully we have most of
14 them addressed, assuming most of the problems.

15 MR. SCALAVINO: Tom Scalavino, 5 Cross Street,
16 North Providence. As far as Middle Street goes, I walk by
17 there almost every day. I can foresee when you build a field
18 where the school is now that people will park on Middle
19 Street. There's no question about it. Would you agree?

20 MS. OLSEN: Absolutely.

21 MR. SCALAVINO: They're there now.

22 MS. OLSEN: We clean up now. When there's
23 football season and there's practice there now, her and I
24 clean up all the mess that they leave. They just drop their
25 meals there like they don't care. So because we care about

1 our properties, and I just put 25 grand into the outside of
2 mine trying to make it look nice, I take the time to go out
3 there and pick up all the garbage that they leave for us.
4 They don't care. And now when the field is now going to be
5 closer to my house, I'm going to get more noise, they're
6 going to be parking, turning in my driveway, like they do
7 every single day. This is a, this is a complete shit show.
8 Excuse my language.

9 THE CHAIRMAN: So we have members of the school
10 department here today, we have the president of the school
11 committee, we have members from the public works. If in the
12 event there is trash that you feel was left by someone from
13 the school, you know, school parent, school department,
14 please, call the school department, call North Providence
15 town hall, and we'll get someone to clean it up.

16 MS. OLSEN: I used to do that all the time. And
17 then one time I was told oh, she, you know, she calls a lot.
18 And then the police department had asked me to keep an eye
19 out when they did construction on it years ago and the kids
20 were playing, and I was told that I called the cops a lot
21 trying to protect the kids. So I was kind of done with that.

22 THE CHAIRMAN: Well, if we don't know, like I
23 said at the beginning of this meeting, we're not fortune
24 tellers, we don't know what's happening in your neighborhood
25 unless you tell us. There's like 34,000 people in the town

1 and there's about 12,000 homes, residences and businesses.

2 MS. OLSEN: It's our neighborhood that's going
3 to be disrupted. We live in a --

4 THE CHAIRMAN: Please feel free --

5 MS. OLSEN: -- beautiful, quiet neighborhood,
6 our lots, we all have nice lots, it's beautiful.

7 THE CHAIRMAN: You've called me a number of
8 times, right?

9 MS. OLSEN: Twice.

10 THE CHAIRMAN: Have I always, well, have I
11 called you back?

12 MS. OLSEN: Yes, you have.

13 THE CHAIRMAN: I still have your number on my
14 desk.

15 MS. OLSEN: You have, you have.

16 THE CHAIRMAN: And we were there in front of
17 your house, in front of that young lady's house.

18 MS. OLSEN: I would like to know why we weren't
19 told that they were going to combine 2 schools and that it's
20 going to go from a 1 story level to a 2. So now we get to
21 look at this huge cinderblock building. That's kind of gross
22 to me in my neighborhood. I didn't see the school from where
23 my house is. I have a beautiful backyard with a pool that I
24 seem to enjoy. But now, it's like you basically took all of
25 the joy away from us, the people right across from that

1 school. So it's a 2 story building and I want to know why we
2 weren't told that one of the schools was being shut down,
3 Centredale. I want to know why this didn't go to a vote
4 maybe, you just took it upon yourselves.

5 THE CHAIRMAN: So let me just say one thing.
6 Most of the members of this committee, and the Mayor and
7 myself, and I think only one member of the school committee
8 might have some children who are going to be in the school
9 system. We don't have, I don't have any schoolchildren.

10 MS. OLSEN: I don't have any anymore.

11 THE CHAIRMAN: We are way past children in the
12 school system. So we're not doing anything to, you know,
13 satisfy all our children, we want for our children. What we
14 are doing is something to improve the studies.

15 MAYOR LOMBARDI: Education.

16 THE CHAIRMAN: And the education for the kids of
17 the town, not today, but today, tomorrow and in the future.
18 When we get through with these schools, just for your
19 information, it might not mean anything to you. Listen, I'm
20 older than dirt, so I won't even be here when kids are going
21 to that school. We're going to have the best school system
22 in the State of Rhode Island.

23 MS. OLSEN: Oh, please.

24 THE CHAIRMAN: And if that doesn't mean anything
25 to you, I don't know why. I'm proud of it, and I was a

1 member of the school committee.

2 MS. OLSEN: Because it's not your neighborhood
3 that's being affected, that's our neighborhood. I mean her
4 and I --

5 THE CHAIRMAN: I understand that.

6 MS. OLSEN: -- we're going to be watching this
7 take place every day.

8 THE CHAIRMAN: I understand that, but when
9 you --

10 MS. OLSEN: Did you see how many trees they took
11 down already, there's so much wild life.

12 THE CHAIRMAN: When you moved there, was there a
13 school there?

14 MS. OLSEN: Yes, but it was one story.

15 THE CHAIRMAN: I know it, but when schools get
16 old, do we have to replace --

17 MS. OLSEN: But a one story.

18 THE CHAIRMAN: -- them.

19 MS. OLSEN: But nobody told us it was going to
20 go to a 2 story cinderblock building. I mean I feel bad for
21 my other neighbors over there, that's their backyard, they're
22 going to be looking at a big huge building. Please, let's
23 not act like this is all hunky dory and we're all happy about
24 it, because we're not.

25 THE CHAIRMAN: I didn't say that, listen, if

1 you're not happy about it, but what I'm saying is
2 unfortunately in this world, the majority rules. We're going
3 to have an election, the majority is going to rule. I mean,
4 you can't say there's 10 people, and not in this room right
5 now, there's 10 people that have a home and we can't build a
6 school for a thousand people, a thousand students.

7 MS. OLSEN: No, but you didn't answer my
8 question.

9 THE CHAIRMAN: It's town progress.

10 MS. OLSEN: I would like to know why we weren't
11 told that a whole school was just going to poof, disappear.

12 THE CHAIRMAN: This has been in the Breeze, I
13 don't know how long.

14 MS. OLSEN: I don't read the Breeze.

15 THE CHAIRMAN: It's not something --

16 MS. OLSEN: I work, I take care of that house by
17 myself and I work a full time job.

18 THE CHAIRMAN: It's not something that was kept
19 a secret. It's not a secret. It was never a secret.
20 Everybody, I mean it's been advertised.

21 MS. OLSEN: Did you guys know?

22 MS. GIAMMARCO: I did, yes.

23 MS. RAMOS SANTOS: Yes.

24 MR. SCALAVINO: I have another question. Do you
25 need my name again?

1 THE REPORTER: No, I have it.

2 THE CHAIRMAN: Thomas.

3 MR. SCALAVINO: What efforts are going to be
4 conducted to monitor the traffic during construction and
5 after the school is built when school starts? Will there be
6 extra police patrols to help out, and what's been considered
7 about that?

8 THE CHAIRMAN: If need be.

9 MAYOR LOMBARDI: So I think I just stated that
10 we have the police get involved for all the necessary
11 decisions as far as traffic flow. We're listening. I can
12 tell you this, we will stay on top of it. If it's an issue,
13 we'll straighten it out, we'll try to fix it as best as
14 possible. I would love to tell everyone here what you would
15 love to hear right now; but as I stated a few minutes ago,
16 the only thing we can guarantee is that in, and you may not
17 want to hear this, a year or a year and a half when both of
18 those projects are completed -- now keep in mind, if we had
19 land mass in this town, you may not see the school there.
20 You might not see the updating of the Whelan School. We are
21 basically landlocked, we are 99 percent developed. We don't
22 have the land to make a choice to move a school. When, and I
23 know the question just came up about this becoming 1 school
24 to 2 schools. We also have a great communication with the
25 Department of Education, and the educators. And when we took

1 a look at this, and also looking at your tax dollars, this
2 was the best advice that we could get to move on to provide
3 the best possible education for, that we could afford. The
4 other side of the coin is keep in mind we got into this
5 project, which if you asked me a year and a half ago that
6 this was going to happen, I would probably tell you never.
7 Well, until it was brought to our attention, I think we were
8 the first community to take advantage of it. We are getting
9 80 cents back on a dollar, 80 cents. That's like you going
10 and buying a \$40,000 car that's going to cost you \$800.
11 Yeah. Okay? We took advantage of it. We know, and by the
12 way in the end, and I hate to run on here, we're going to be
13 the only community in the State of Rhode Island with 4 brand
14 new elementary schools, the only town in the state. Now, is
15 it going to, is it going to create some disruption?
16 Absolutely, absolutely. That's why we are having this
17 meeting to address the concerns, and hopefully we are going
18 to be able to address all of them. I think it's wishful
19 thinking that, you know, everything is going to be perfect in
20 the next year and a half. It probably won't be, Tom. But
21 we're listening. And as far as the congestion, the traffic,
22 we are going to stay on top of it. We have a representative
23 here from the police department that's the community
24 relations person, he's listening also. So it's not that
25 you're telling us and then we have got to report back. We're

1 listening. I don't know what else to tell you. I'm sorry.

2 MR. MROZEWICZ: Hi, I'm Marisa Mrozewicz, I live
3 on Alexander.

4 THE REPORTER: I'm sorry, what was your name
5 again?

6 MS. MROZEWICZ: It's a mouthful, Marisa
7 Mrozewicz, M-r-o-z-e-w-i-c-z. So I'm here about the traffic
8 concerns and the busing and the congestion, and I share the
9 concerns that my friends have on areas here in Greystone.
10 I'm right across at Whelan. There is no parking for parents
11 before school, after school, now. My biggest concern is now
12 we have limited our busing for our students in North
13 Providence by quite a bit. Many students that technically
14 get busing now are not. That is going to create more of an
15 influx of parents having to drop off their children, in an
16 already tight construction zone. So I do love hearing that
17 there's going to be enforcement by the police department,
18 because there hasn't been any in years past. There is no
19 parking on Terry Street, there always has been. That is not
20 enforced in any way. And parents, concerned parents have
21 brought that up to leaders, who have been told we can't
22 enforce it because there's no parking, where are people going
23 to be. And I get that. But I guess my question is where are
24 these people going to park. Alexander Street as you know is
25 extremely, extremely narrow already. My son takes busing,

1 special ed busing, and it's almost impossible to get even
2 that bus down the street if there's anybody parked there. We
3 have had several problems with neighbors that have needed
4 medical attention. We have to have sometimes fire trucks and
5 ambulance in people's driveways because there's no -- it's
6 such a narrow road. So I guess one of the concerns I have,
7 and I guess we will talk about Whelan in a minute, but is how
8 are we going to enforce and where are we going to physically
9 put people in that hour in the morning and hour in the
10 afternoon, and has that been taken into consideration that we
11 are going to have a lot more parents having to take their
12 children to school now?

13 MAYOR LOMBARDI: Keep them moving, that's what
14 we're talking about now. More police presence, keep them
15 moving. Drop off, make sure your child is safe and then move
16 on. Your neighborhood could have more of a problem than
17 Greystone.

18 MS. MROZEWICZ: Yes.

19 MAYOR LOMBARDI: I'm not going to lie to you.

20 MS. MROZEWICZ: Yes.

21 MAYOR LOMBARDI: You know, we are addressing the
22 workers right now, making an agreement with St. Anthony's
23 Church that all the workers that are going to be at that
24 facility are going to be parking, when we say all the
25 workers, you might be talking 40, 50 cars, they're all going

1 to be parking behind St. Anthony's Church. We met with them,
2 they agreed they are going to allow this to happen. So
3 again, I'm only telling you these things not to let you think
4 we don't care. We haven't, you know, that was brought up at
5 one of the meetings, okay, where are the workers going to
6 park. So --

7 MR. MENDONCA: Mr. Mayor, if I may.

8 MAYOR LOMBARDI: I'm sorry.

9 MR. MENDONCA: No, not at all so the new school
10 takes into account, I'm Marty Mendonca, the new school has a
11 dedicated student drop off and pickup lane behind the school.
12 So there should be less of a need for parents --

13 MS. MROZEWICZ: What do you mean behind the
14 school?

15 MR. MENDONCA: Well, I'll show you in the slide.

16 MS. MROZEWICZ: Okay.

17 MR. ZANIOL: It's up now.

18 MS. KENNEDY: It's up now.

19 MR. CONTE: It's up now, Marty. Do you see it?

20 MR. MENDONCA: Okay, so at Whelan, this will be
21 the finished product, but you are going to have the busing,
22 student drop off and pickup on Terry Street. That's kind of
23 where it is now, I think, just further to the west. And the
24 parent drop off and pickup, the parents will now come down
25 Terry Street, pull into the school site and then come around

1 the back on Osage, drop off their students and then they'll
2 exit on Alexander and then they leave.

3 MS. MROZEWICZ: So I've lived on Alexander
4 Street for 45 years. We are going to put -- where are we
5 taking property from, whose property are we taking for this
6 road?

7 MR. MENDONCA: This is all building on the
8 town's property.

9 MR. ZANIOL: That's all the school property.

10 MR. MENDONCA: This road is kind of where the
11 basketball court is right now.

12 MR. ZANIOL: Yes. So they're going to be
13 parking off the street, not on the street.

14 MS. MROZEWICZ: So they're going to be where the
15 retaining wall is at 158 Alexander Street, there's going to
16 be a road there, is that what you're saying?

17 MR. MENDONCA: A lot further, but where the
18 basketball court is, kind of towards the south of the
19 basketball court is where this road is going to live in.

20 MS. MROZEWICZ: Wow.

21 MR. ZANIOL: They're going to be off the street
22 though, they are not parking on the street. So that
23 alleviates the street parking. They'll pull into --

24 MS. MROZEWICZ: My concern is during the
25 construction, when there's no parking, I'm concerned about

1 during this construction. I think a lot of us here are.

2 MR. ZANIOL: Oh, during, you mean during.

3 MR. MENDONCA: Go to, go back a couple of
4 slides.

5 MR. MENDONCA: Okay. All right, so our first
6 slide, during construction --

7 MR. ZANIOL: Yes, there you go.

8 MR. MENDONCA: So on Monday we're going to start
9 doing the fencing, so the red hatch line is the fencing
10 that's going to go up, and that is right to the retaining
11 wall that you spoke of. So what we'll do is we have 2
12 construction access gates to the south of the playground
13 that's there now, and then one further up Alexander Street
14 where vehicles and materials will be staged in this area.
15 Drop off of materials and large equipment will be outside the
16 hours of the busing and the parent drop off. So it will be
17 coordinated outside of those hours to have less congestion on
18 the roads during that time. All contractor parking is going
19 to be, like the Mayor said, in St. Anthony's parking lot. So
20 if I personally find one person parking out there, we will
21 remove them and have them park where they're supposed to.
22 Your current situation, the parent drop off and bus drop off
23 is not going to change during construction. So we are
24 literally taking over this part of the site (indicating) and
25 we are going to be inside that site, you know, for the

1 foreseeable future.

2 MS. MROZEWICZ: Do we know, Mayor, where our
3 playground is going to go? That's not a school playground,
4 that's a town playground, it belongs to District 2. Do we
5 know what's going to happen to that playground?

6 MAYOR LOMBARDI: The one at Whelan?

7 MR. MENDONCA: Yes, so what we are doing is we
8 are dismantling the playground and we're going to ship it to
9 a spot in town for repurposing. So we have 2 ADA compliant
10 playgrounds going in, and the future slides you will see
11 there's going to be 2 new playgrounds at the site. So this
12 is what it looks like at the end again, this will be teacher
13 parking and visitor parking. The busing, like I said, will
14 be by itself, the parents will be stage on the blue line to
15 drop off their students, so hopefully that alleviates
16 unnecessary parking and walking on Terry Street and Alexander
17 and the side streets. And then the new play areas are right
18 here at the school, which will have new ADA compliant
19 playground equipment. So that's why --

20 MS. MROZEWICZ: That's where the DTC building is
21 on that, that parent drop off, they'll go up there, the DTC
22 up there?

23 LT. EMERSON: Yes.

24 MR. MENDONCA: And come back?

25 LT. EMERSON: Yes.

1 MS. MROZEWICZ: That's exactly the plan that we
2 brought up several years ago. That's interesting. Thank
3 you.

4 MR. MENDONCA: I'm glad someone listened.

5 MS. MROZEWICZ: Yes, thank you.

6 MR. SCALAVINO: Back to Greystone, if I may.
7 Councilman DiLorenzo recommended that some of the areas close
8 to the schools -- he recommended that there may be some speed
9 bumps on some of the avenues of approach to the schools. I
10 was wondering for the Greystone School area whether Morgan
11 Avenue, Cross Street, Cora, Clark, Jacksonia, are those being
12 considered for potential speed bumps to reduce any speed in
13 those areas?

14 THE CHAIRMAN: Speed bumps could be put in at
15 any time, Tom. But you don't want to put them in before we
16 get the construction done because if you have like a big
17 trailer truck coming in with girders on it.

18 MR. SCALAVINO: I'm talking about after.

19 THE CHAIRMAN: Oh yeah, absolutely. Those are
20 things that we can do. We do them now. These are things
21 that could be done.

22 MAYOR LOMBARDI: If I can answer, I think we
23 would defer and leave that up to the traffic control and as
24 to what their recommendations will be once the school
25 reopens.

1 MR. SCALAVINO: I'm fine with that. And one
2 more question, if I may. I don't know if these plans are
3 final. Could there be some consideration to build a track in
4 the field at Greystone so we can walk over there or jog? As
5 a recreational item?

6 THE CHAIRMAN: I haven't seen that in the plans,
7 but that's something that --

8 MR. SCALAVINO: I'm just asking now if in the
9 final if that can be a consideration.

10 MR. MCBURNIE: We can look into it for spacing
11 and budget purposes.

12 MR. SCALAVINO: I don't care if it's a quarter
13 of a mile or less than a quarter of a mile.

14 THE CHAIRMAN: How about 10 feet for you, Tom!

15 MR. SCALAVINO: Five feet, 5 feet.

16 THE CHAIRMAN: Just kidding. I've known Tom for
17 a long time here.

18 MR. CONTE: Are there any other questions on
19 Whelan?

20 MS. MROZEWICZ: I'm sorry, I have a question. I
21 don't know if you can answer this. For recess and fire
22 drills, I heard we're seeing a lot of site work that's been
23 done. How are we addressing just both recess time and fire
24 drills? And I don't have any kids at Whelan anymore, my kids
25 have graduated last year.

1 MR. MENDONCA: So we are very coordinated with
2 the fire department and the police department with on site
3 visits. And the safety area for fire drill and recess will
4 be the northwest corner of the site, that's the grassed area.
5 And then also the back side of the school there is still
6 playground area and hard scape. So that's where recess will
7 be.

8 MS. MROZEWICZ: So that's kind of where it is
9 now. I just wasn't sure if that started to happen, and that
10 was my concern. But mostly the fire drills, I saw the back
11 door near the playground, there's fencing that's right up to
12 it, so I was just concerned about that.

13 MR. MENDONCA: Yes, they have outside safety.

14 MAYOR LOMBARDI: Just one thing that I think we
15 should all be thankful for. We are constructing both these
16 new schools on site, so this is not having to bus any
17 students to another location during construction, which we
18 were faced with at the McGuire that we had to send children
19 to that site in Johnston that we were renting. So at least
20 we know one thing, we're not really, really putting the
21 families out to a sense that, you know, their children are
22 going to be put on a bus and be sent to a school that we have
23 to think about leasing. So again, it's going to be some
24 disruption, but I think all in all, we are going to take care
25 of this a lot better than a lot of other communities are

1 faced with with new construction.

2 MS. MROZEWICZ: I understand that. The sad
3 point is I went to North Providence high school during the
4 construction. And as a student, it was extremely disruptive
5 to my learning. There was noise, there was smells, there was
6 several, actually someone else spoke about it, there was
7 picketing. And so we had, we had, were not able to cross the
8 picket there and not cross the picket lines.

9 MR. ZANIOL: Yes, we won't have that problem.

10 MS. MROZEWICZ: And our buses let us out on
11 Mineral Spring Avenue and we walked home because we could not
12 go to school.

13 MAYOR LOMBARDI: I don't think that's going to
14 be the situation here.

15 MS. MROZEWICZ: I understand, but I'm just
16 saying, well, I think about the possible disruption with
17 elementary students that are not going to be able to get,
18 like what are those parents going to do if those kids can't
19 go to school. So these are just things that I as a parent
20 think about with the schools.

21 MAYOR LOMBARDI: I think we have the picketing
22 under control.

23 MS. MROZEWICZ: Well, that's good.

24 MAYOR LOMBARDI: No, really --

25 MS. MROZEWICZ: I'm just speaking from

1 experience of being --

2 MAYOR LOMBARDI: Of course.

3 MS. MROZEWICZ: Even when the parish center was
4 built at St. Antony's, I was a 5th grader at Whelan, but I
5 remember it because even though it was across the street in
6 the parking lot, all we heard was noise from construction,
7 all we smelled was the dust and all of that. So I worry
8 about students that are there.

9 MR. ZANIOL: That's not going to happen.

10 MS. MROZEWICZ: Not just the typical students,
11 but the children with special needs that already have a hard
12 time. I'm on the special ed committee and all I think about
13 is students that have a predisposition to eloping and that we
14 have, you know, a very dangerous construction site around
15 them. And so these are things that I know most people don't
16 put on their radar that as a mom in North Providence, I do.
17 And I just wanted to have this forum, and not to complain and
18 not to say it shouldn't happen, it should, this is a great
19 thing for North Providence. But to let the people that are
20 in charge be aware of the some of the other challenges that
21 maybe you don't think about, because we are talking not just
22 about the construction site, the residents, we're talking
23 about children, children that are very impressionable that
24 need a good, quiet, safe place to learn.

25 MR. ZANIOL: Absolutely, and we don't take that

1 lightly. We're guests on this property, we understand that.
2 You can ask North Providence high school, we built an
3 addition on that school during school. Ask the principal,
4 that's all I can say. Ask Eden Park, we built with kids
5 learning right next door. They didn't even know they were
6 there. We take that into consideration. We do things to
7 prevent the disruption. We work with the principals, we talk
8 to the principals on key learning days and times and test
9 times. We quiet the noise if we have to. It's not like
10 we're going to go in there and just, you know, we, Marty and
11 Max and Christine has met with the principals already, met
12 with the fire department, met with the police department.
13 It's something that we at Shawmut take very serious.

14 MS. MROZEWICZ: Fine, thank you.

15 MR. ZANIOL: We build on occupied campuses all
16 over the country, and we know a lot of our occupied campuses.
17 We give back to the schools. We meet with the kids, we teach
18 the kids in elementary, we read to the kids in elementary.
19 We become part of their family. So I think you're going to
20 see a little difference on these particular projects. We
21 totally hear you, we put the plan together for this, we know
22 there's, that safety is a priority, that's number one. These
23 guys right here are 2 of the best when it comes it that. The
24 kids will be safe, we'll understand when they're learning,
25 we'll, we'll actually education them. We want to go in and

1 educate them about what we're doing, we're building their new
2 school, it's their school. They're going to be part of it.
3 They are going to see it being built, they're going to be
4 part of it. We are going to go in, we're going to speak to
5 them. Christine does a great job, Marty, they have both read
6 books to kids at Eden Park. So if you want references to
7 talk about, you know, occupied campuses and how we do it,
8 it's a lot different than a lot of our competitors. So give
9 us a chance. We're here. If you have issues, these 2 guys
10 will leave their numbers on the screen and you can call them
11 at any time. But we're here for you. We take pride in
12 building these schools. And to just one thing on the Mayor,
13 like you're the first community with all brand new elementary
14 schools in the state. That's, that's a hell of a task that
15 you guys accomplished.

16 MAYOR LOMBARDI: If I may, Marisa.

17 MS. MROZEWICZ: Yes.

18 MAYOR LOMBARDI: When we interviewed for a
19 construction company, that was one of the reasons, I don't
20 mean to point to you, that was one of the reasons this
21 company was chosen. Their interaction with the educational
22 community, with the kids, the programs to teach these
23 children, maybe by the way some day who might want to be in
24 that business, but their interaction with the schools and the
25 students, that's what tipped me, I can say, and maybe some of

1 the other members, for the choice for us to choose Shawmut
2 Construction. So I can only tell you this, that --

3 MS. MROZEWICZ: No, I appreciate it. I just
4 wanted to have --

5 MAYOR LOMBARDI: No, you have the right to ask
6 these questions and we have to answer them. But hopefully,
7 we can't tell you everything right now that you want to hear,
8 but hopefully --

9 MS. MROZEWICZ: No, I mean it is what it is, you
10 live near a school, you're going to have to understand that
11 school stuff is going to happen, you know. I get it.

12 MR. ZANIOL: We will do our best, we will do our
13 best to make sure.

14 MR. MROZEWICZ: Yeah, when I went to Whelan I
15 think we had 160 kids in our school, and everybody lived in
16 the neighborhood and nobody was driving. It's a very
17 different school now. It's going to be a very different
18 school when it's done. And it is what it is.

19 MAYOR LOMBARDI: Hey, I want to Marieville, it's
20 closed!

21 MS. MROZEWICZ: Too bad we don't have Marieville
22 right now as a swing space.

23 THE CHAIRMAN: Dr. Pallotta?

24 DR. PALLOTTA: Frank Pallotta. You guys all had
25 great questions and great concerns. But if I could just put

1 this in perspective. We go back 2, 3 years, the town was
2 faced, the town government was faced with putting the money,
3 tax payers' money into aging schools, they weren't getting
4 any younger, they were all getting older. We had a choice to
5 make. So the Mayor's office, the town council, the school
6 committee come together and said let's look at our choices,
7 let's look at the future. Lo and behold, State Department of
8 Education is offering reimbursements for cities and towns.
9 North Providence qualifies for 80 percent reimbursement, as
10 the Mayor indicated earlier. The way this government sat
11 down and said we need take a hard look at this for the future
12 of the kids in the town school department. And we did. And
13 we made a decision to take advantage of the 80 percent
14 reimbursement. If you look at McGuire and you look at
15 Stephen Olney, we had the same glitches, but we worked,
16 everybody worked with the neighborhoods to make it work. If
17 you look at McGuire, McGuire has no space around it. Not
18 even a field. But we made that work. Because we continually
19 worked with the community. And but the major premise of all
20 of this is to make the investment in the town now for the
21 future. As somebody said, I think the Mayor said that. And
22 I think that that, that's the important part here, that's the
23 major goal. We are going to run into little glitches, but we
24 will work together with you to work those things out. You
25 might add a bus or 2 to Greystone, but the bigger picture is

1 look what the kids are going to have for the future. Look
2 at, look at the infrastructure that they're going to have for
3 the next multiple years in the town. And as I think the
4 Mayor said, we are going to have 4 new elementary schools.
5 And the leaders in town government made those decisions,
6 keeping in mind also to save the taxpayers money. Going
7 forward. So we took everything into consideration. There
8 wasn't a quick decision. A lot of people met over multiple
9 years, including the Department of Education, to get these
10 projects accomplished. And that's the bottom line. We're
11 not here to pull the rug up from anybody. We're not here to
12 make it more challenging for anybody. We're here to make it
13 better for everybody in the town, taxpayers, kids and the
14 whole community. And that's really the goal, that's really
15 the goal. Because we were faced with either putting
16 taxpayers' money into old schools and putting it into a black
17 hole, and that was not a good decision. So we made this
18 decision to do what we're doing now. And personally, I think
19 that McGuire and Stephen Olney are more landlocked than
20 Greystone and Whelan are at this point. And yet that's
21 working and it's working very well, because we worked with
22 the neighbors and we worked with the communities. So I think
23 the leaders in town government and the Department of
24 Education and the community, you have community members on
25 the building committee, made a very, very good decision to do

1 what we are doing now. And we are going to take your
2 concerns under consideration. And if they need to get done,
3 they'll get done. And I think we are all going to work
4 together and we're going to be happy as these projects go on,
5 many times.

6 MS. MROZEWICZ: Thank you.

7 MR. SCALAVINO: I don't know if there's somebody
8 here from zoning, is there a specific buffer zone? I know
9 one of the residents on Middle Street brought out on how many
10 trees have been destroyed. Is there a buffer zone limit X
11 number of feet or yards or whatever?

12 MR. WIEGAND: So there's a buffer zone around
13 parking areas between residential zones, so there needs to be
14 a little buffer so light doesn't shine through the windows.
15 There's also a 5 percent landscaping requirement.

16 MR. SCALAVINO: I'm sorry, a what?

17 MR. WIEGAND: A 5 percent total area landscaping
18 requirement.

19 MR. SCALAVINO: So some of trees that are being
20 removed now, will there be additional vegetation, trees,
21 shrubs, whatever, put in once it's completed?

22 MR. WIEGAND: They just have to meet 5 percent
23 plus the buffer is the recommendation.

24 MR. MCBURNIE: Yes, there will be trees added.

25 MR. SCALAVINO: So when you say 5 percent, 5

1 percent of what, the square area?

2 MR. WIEGAND: The total lot area.

3 MR. SCALAVINO: Okay, thank you.

4 MR. GIORGIO: How are you doing, Ronnie Giorgio,
5 I live on Jacksonia.

6 THE CHAIRMAN: Speak up, please.

7 MR. GIORGIO: Really? Usually people tell me to
8 keep quiet! So what I'm trying to get at, listen, I bought
9 the house with a school there, I knew the school was there.
10 Perfect, I could care less about the school, I think it's a
11 great thing you guys are building a new school. I'm happy
12 about that. My question is only this, and I'm here strictly
13 out of curiosity. I live along the back fence, all right, of
14 the field. So if you come in off Middle Street, make, bang
15 that first right.

16 MR. MARTIN: Which one is your property?

17 MR. GIORGIO: 76 Jacksonia.

18 THE CHAIRMAN: You could walk up to the map.

19 MR. GIORGIO: I can walk up?

20 MR. MARTIN: Yes, if you don't mind.

21 MR. GIORGIO: Where is Jacksonia? Oh, right
22 here, that's me, you even got my name on it.

23 MR. MARTIN: Yes, sir.

24 MR. GIORGIO: So this is the fence that's there,
25 correct, now? Right here, is that fence?

1 MR. MARTIN: Yes, existing fence line.

2 MR. GIORGIO: And the tree line going up?

3 MR. MARTIN: Yep.

4 MR. GIORGIO: So where is the school going to be
5 now, the new school? I know where the old school is.

6 MR. MARTIN: So the new school is here and, you
7 know, this is about 40 feet from the fence line. You see it
8 there.

9 MR. GIORGIO: Yeah, so the fence line stays the
10 same, the school is going to be there (indicating)?

11 MR. MARTIN: Yes, yep. In fact, you get this
12 line here is the new fence (indicating).

13 MR. GIORGIO: Oh, perfect. All right, thank
14 you. Perfect, good luck guys.

15 THE CHAIRMAN: Well, don't cause any more
16 trouble!

17 MR. GIORGIO: Thanks, good luck.

18 MAYOR LOMBARDI: See you later, who's next?

19 THE CHAIRMAN: Who's next with that kind of a
20 speech?

21 MR. SCALAVINO: So some of the trees will be
22 along that fence?

23 THE CHAIRMAN: Tommy, you have had more than
24 your time. I'm just kidding with you. Go ahead.

25 MR. SCALAVINO: So some of these will go along

1 that fence or not?

2 MR. MCBURNIE: So we don't have a landscaping
3 plan as part of this presentation. But throughout the area
4 of the plat there will be more trees. So what's taken away
5 will be replaced in some area. I can't speak to whether or
6 not it will be right along that fence line or if it will be
7 further west. But there will be trees added.

8 MR. SCALAVINO: Because some of the neighbors
9 are concerned because of the higher building now, so that's
10 why we're talking about if there could be some trees
11 along that fence line.

12 MR. MCBURNIE: We can look into that, certainly.
13 Any other questions?

14 MR. SCALAVINO: Don't forget my track.

15 MR. MCBURNIE: Yes, sir.

16 MR. CADY: I'm David Cady, I'm an abutter to
17 Greystone. If you can pull up the Greystone map here for a
18 second. I'm right here, and this is Eddy Street, which is a
19 dead end street. So once all this is completed, you're going
20 to have the field over here. Is there going to be any access
21 coming up Eddy Street onto the field?

22 MR. MARTIN: No, no.

23 MR. MCBURNIE: There's not a plan for any.

24 MR. ZANIOL: No.

25 MR. CADY: So basically it's still remaining a

1 dead end street?

2 MR. ZANIOL: Yes.

3 MR. MCBURNIE: Yes.

4 MR. CADY: Thank you.

5 MR. MCBURNIE: Any other questions?

6 (BRIEF PAUSE)

7 MR. MCBURNIE: Okay. I have one other item on
8 the project update, and this is for the school building
9 committee. This is a paperwork item with regards to Studio
10 JAED's current PO. Originally Studio JAED was hired as per
11 Rhode Island state procurement law, you go out to bid for
12 qualifications, and then the selected firm enters into these
13 negotiations with them. We completed that process for Studio
14 JAED for the 3 schools, Centredale, Greystone and Whelan, and
15 we came up to a value, an agreed upon value in negotiation.
16 Then as we look at part of the budget, and we went through
17 the reviewing of the 3 to 2 process, so Centredale went away,
18 Greystone increased in size and Whelan increased in size
19 slightly. The PO was never adjusted because the PO
20 originally had their fee broken up equally across the 3
21 schools. So we will be reviewing with the purchasing board
22 at our next purchasing board meeting to adjust Studio JAED's
23 PO to allocate funds for Centredale across the remaining
24 Greystone and Whelan. Now, the question might be if you are
25 doing one less school, why isn't it less money. If you look

1 at it in terms of the design phases, Centredale, Greystone
2 and Whelan were all completed to a schematic design level.
3 Changing it from 3 to 2 required that Greystone and Whelan
4 schematic designs to be redone. So those are 2 additional
5 design phases. If we kept the 3 schools, Centredale would
6 have had an additional 2 design phases for design development
7 and construction documents. So it's an equal swap of 2
8 design phases no longer being needed for Centredale, with 2
9 additional design phases required for Greystone and Whelan.
10 So there's no change to the PO value, it's just a
11 reallocation within the line items on the fee. And I will
12 state that looking at Studio JAED's fee, they are at right
13 now about 8 percent of construction value. Industry average
14 is, can go from 10 to 12. So we are under the industry
15 average. The project budget did not increase; therefore,
16 there should be no increase or decrease to Studio JAED'S fee,
17 in my opinion. Again, I'm just sharing this as transparency
18 of information to the school building committee. We will be
19 going to the purchasing board for an official approval for
20 the reallocation of those funds within the existing PO.
21 Okay? One last item that was on the agenda, pull that back
22 up. The pre construction property inspections. So we
23 discussed this briefly in the project update that there will
24 and can be investigations of residents' property. That will
25 be an investigation of the interior and exterior for

1 foundations. You will be being notified if you are an
2 abutter to the properties that you have the right to allow us
3 to come in and perform the inspection and take a record of
4 your property as it stands today prior to construction. You
5 should see something in the mail soon, and that will have the
6 instructions on if you would allow us to come in and do that
7 inspection, how to reach out and how to connect with us. So
8 please be on the lookout for that. And then one last item, a
9 lot of questions were asked today. There is a project
10 website that's been established, it's been up and running
11 since we started the high school project. We will put in the
12 minutes from today's meeting that website and address again,
13 and on that website you can see updates of the project,
14 frequently asked questions, and there is also an e-mail
15 address that if you have any questions, you can reach out and
16 someone will reply back.

17 MAYOR LOMBARDI: You just touched upon it, when
18 I was looking at some of the numbers, so with the 3 schools
19 with Studio JAED, there was a number that was bid.

20 MR. MCBURNIE: There was not a number that was
21 bid, there was a number that was negotiated.

22 MAYOR LOMBARDI: Negotiated, okay. That
23 included the 3 schools.

24 MR. MCBURNIE: That included 3 schools, but as I
25 said -- excuse me, just so we can hear. As I said, the 3

1 schools, if you treat them as the number of design phases,
2 which is really what there is, you treat it as design phases,
3 schematic, design development and construction documents.
4 There were 9 total design phases, 3 for each school. So when
5 Centredale went away, they had already completed a schematic
6 design, so there were 2 left on that, design development and
7 construction documents. But because of the 3 to 2, the
8 program change, they had to redo schematic design for
9 Greystone and Whelan. So that's an additional 2 design
10 phases. So the 2 that were not needed for Centredale shifted
11 over to the additional 2 for Centredale (sic) and Whelan. So
12 it's an even, it's an even swap of effort.

13 MAYOR LOMBARDI: See, I don't, I'm not in the
14 construction business, but the question that was asked and
15 that I need to ask is the fact that when you look at this, it
16 was 3 sites.

17 MR. MCBURNIE: Yes.

18 MAYOR LOMBARDI: Now it's 2 sites. So you're
19 telling us, or me, that there's as much engineering, time
20 that's going to need, that needs to be involved with the
21 second floor, so to say, of Greystone?

22 MR. MCBURNIE: Yes, I am. In my professional
23 opinion, yes, the level of effort that Studio JAED was asked
24 to provide now on the 3 to 2 with the larger Greystone of
25 being multi level and the slightly larger Whelan equals the

1 amount that they had already in there PO for the Centredale
2 design phases. And I would even cite that if we were to go
3 out to a renegotiation or out to bid, the additional work
4 required for Greystone and Whelan could put there PO higher
5 than it was originally negotiated.

6 MAYOR LOMBARDI: So what's the additional work
7 at Whelan?

8 MR. MCBURNIE: It's just a slight change when we
9 went through that schematic design with the number of
10 students placed there. If you recall, we changed around
11 where the parking was going to be versus the play areas,
12 there was a slight change to the exterior of Whelan. Am I
13 missing any other properties on there?

14 MR. CONTE: No, I can address it.

15 MR. MCBURNIE: Phil can give a more detailed
16 update on what the change was.

17 MR. CONTE: And I can certainly advocate for
18 myself in that the years that we have had the opportunity to
19 work together, I have sincerely kept the interest of North
20 Providence in mind, as we have negotiated our fee and how we
21 have satisfied any need that was ever asked of us, through
22 any project that we were working on. So I am certainly
23 comfortable with the fee structure, particularly with the way
24 Matt explained it, was perfect. I do not have an interest in
25 asking for any more fee. Where there could potentially be

1 grounds to do so, I am comfortable keeping our fee as
2 originally identified and negotiated with Matt. And it was a
3 negotiation, we did go back and forth a number of times. In
4 my opinion, this is simply, I don't want to minimize it, a
5 paperwork modification where we are just moving money from a
6 third school to the certainly larger second school. And then
7 any modifications that we had done previously. So I am
8 certainly happy to advocate to others if necessary, let me
9 know. But that's my position.

10 MAYOR LOMBARDI: I think the question that was
11 asked is that when we look at it, the naked eye, so to say,
12 you are looking at 3 locations. Now you are looking at 2.
13 One of those has the additional phase, so to say. Is that as
14 costly or should that be as costly as a single individual
15 school? That's I think what --

16 MR. MCBURNIE: Yes, understood.

17 MAYOR LOMBARDI: We have to be ready to answer
18 at some point.

19 MR. MCBURNIE: Yes, and I will be ready when we
20 meet with the purchasing board before that. The simple
21 answer to that is if you started from scratch with nothing
22 having ever been done and you had 3 schools and went down to
23 2, absolutely it would not be the same value across. But
24 because work was already done on Greystone and Whelan, having
25 to then redo that work, also part of the process of

1 resubmitting schematic design, the cost for that are in
2 comparison with 3 schools. Any other questions on that?
3 There's no motion to be made on that, I believe that that's
4 something we will discuss with the purchasing board. But I
5 did want to bring it up to the school building committee just
6 so that if we do meet --

7 MAYOR LOMBARDI: I'm glad you did because it's a
8 question that's been asked of me.

9 MR. MCBURNIE: Yes.

10 MAYOR LOMBARDI: And I think it's a legitimate
11 question.

12 MAYOR LOMBARDI: Absolutely.

13 MAYOR LOMBARDI: Or concern for some of the
14 finances.

15 MR. MCBURNIE: Yes.

16 MAYOR LOMBARDI: Thank you.

17 THE CHAIRMAN: One other thing. Are there any
18 other questions from any residents of the town right now?

19 MR. SCALAVINO: The letters that you're going to
20 send as far as checking the houses, you have already
21 identified those properties?

22 MR. MCBURNIE: We are in the process of doing
23 that.

24 MR. SCALAVINO: Oh, you are. I can talk to you
25 after.

1 MR. MCBURNIE: Okay.

2 MAYOR LOMBARDI: Oh, you live near there? I
3 didn't think you lived --

4 MR. SCALAVINO: Yes, near the school.

5 THE CHAIRMAN: Are there any other questions?
6 Go ahead.

7 MR. CADY: David Cady. Would you pull up the
8 Greystone finished product?

9 MR. MCBURNIE: Greystone, I'm sorry, would you
10 repeat that?

11 MR. CADY: The Greystone finished.

12 MR. MCBURNIE: This one (indicating)?

13 MR. CADY: Okay, so once the field is complete,
14 is all the access going to be this way (indicating)? Like I
15 was saying, I'm right here (indicating), and my concern and
16 my neighbor's concern is any impact it's going to have coming
17 up Eddy Street. Is that going to be all like the access and
18 the egress to the field?

19 MR. MCBURNIE: As can you see on the screen
20 there, the blue are cars come in on that, that side, coming
21 from Jacksonia, and then the buses are the yellow.

22 MR. CADY: So would this be all fenced off?

23 MR. MCBURNIE: Yes. This, there will be no
24 access coming from Eddy Street. And as Max just pointed out
25 on the screen.

1 MR. MARTIN: You have got a gate here and then
2 leads you down the path, a couple ways, here, here
3 (indicating).

4 MR. CADY: Thank you.

5 MR. MCBURNIE: Thank you. Any other questions?

6 (BRIEF PAUSE)

7 MR. MCBURNIE: Yes, sir.

8 THE CHAIRMAN: This is a committee question?

9 MR. MARTONE: Yes.

10 THE CHAIRMAN: Stand up and let us hear your
11 beautiful voice.

12 MR. MARTONE: I wondered if we had any updates
13 on pricing.

14 THE REPORTER: Mario, one minute, one minute.
15 Come on up, Mario, so we can hear you. We couldn't hear you
16 with them talking.

17 MR. MARTONE: My question is about pricing or
18 cost. Have we done any new, are there any updates, are
19 things getting better, are they going worse, are we still on
20 target.

21 MR. MCBURNIE: I would say we're still on
22 target. Shawmut is going through the procurement process
23 now. The design was issued up to the point where they can go
24 out and they are in that process, they are getting some
25 numbers back as we speak every day, they are having reviews

1 with us. And that process is trending to be on budget.

2 MR. MARTONE: On budget. Okay, thank you.

3 THE CHAIRMAN: Okay, are there any other
4 committee questions? If not, I need a motion to adjourn.

5 MR. BACCALA: So moved.

6 MR. FUOROLI: Second.

7 THE CHAIRMAN: Second, okay. A motion by
8 Baccala and a second by Jimmy. All in favor?

9 (ALL WERE IN FAVOR)

10 THE CHAIRMAN: Meeting is adjourned, thank you
11 for your patience.

12 (ADJOURNED AT 10:55 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 21st day of August, 2024.

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

My Commission expires 07/19/26