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

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MEETING IN RE:

SCHOOL BUILDING COMMITTEE

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JANUARY 12, 2023
10:00 A.M.

2000 SMITH STREET
NORTH PROVIDENCE, RI

PRESENT:

- MAYOR CHARLES LOMBARDI, ACTING CHAIRMAN
- MARIA VALLEE
- ALBERT COSTA
- JAMES FUOROLI
- DR. FRANK PALLOTTA
- JOSEPH GOHO
- ROBERT O'BRIEN
- MARIO MARTONE
- RONALD BACCALA
- CHARLES POLLOCK
- STEVEN PITASSI
- OTHERS MAY BE PRESENT/
NO ROLL CALL TAKEN

PRESENT FROM LEFT FIELD:

- MATTHEW MCBURNIE
- JIM ROGERS
- JAY FAXON

SUSAN V. FITZPATRICK
CERTIFIED COURT REPORTER

1 MAYOR LOMBARDI: So thanks again for your
2 attendance. We will be taping this meeting, so if anyone
3 speaks, please identify yourself before you say what you have
4 to say. So just a, and I'll talk to Frank and Joe, and I
5 want to speak to you after. (Inaudible). So the first item
6 on this agenda is to elect a vice chairman. So did Dick, is
7 this what Dick wanted? Dick, did he wish to have a vice
8 chairman? Okay, so in my opinion, being that the finances
9 are going to be hefty here, that the, I would suggest that
10 someone from the finance department be the vice chairman, so
11 I'm going to suggest that Mrs. Vallee be the vice chairman of
12 this committee.

13 MR. FUOROLI: Second that.

14 VOICE: Mayor?

15 MAYOR LOMBARDI: Yes?

16 VOICE: I'm recommending Dr. Pallotta for vice
17 chair, his knowledge on the process of being here, and he
18 will be here throughout. I recommend Dr. Pallotta for vice
19 chairman.

20 MAYOR LOMBARDI: Okay, so what do we do now,
21 take a vote?

22 VOICE: I'll second the motion.

23 VOICE: I second it.

24 MAYOR LOMBARDI: Okay.

25 MR. FUOROLI: I seconded Maria.

1 MAYOR LOMBARDI: All right, so we have 2 names
2 on to be nominated to be vice chairman of this committee. So
3 first, so for Maria Vallee, so the people that are on the
4 committee are the only people that could vote here. Jimmy?

5 MR. FUOROLI: Maria.

6 THE CHAIRMAN: Al?

7 MR. COSTA: I vote for Maria.

8 MAYOR LOMBARDI: Maria, I vote for Maria. Oh,
9 Steve?

10 MR. PITASSI: Maria.

11 MAYOR LOMBARDI: Okay, guys on the council?

12 VOICE: Dr. Pallotta.

13 VOICE: Dr. Pallotta.

14 VOICE: Dr. Pallotta?

15 MAYOR LOMBARDI: And Joe?

16 MR. GOHO: Dr. Pallotta.

17 VOICE: Dr. Pallotta.

18 VOICE: Dr. Pallotta.

19 MAYOR LOMBARDI: Dr. Pallotta will be the vice
20 chairman of this committee. Meet Matt McBurnie.

21 MR. MCBURNIE: Hello everyone, I'm Matt McBurnie
22 from Left Field. (Inaudible). We were successful in
23 becoming the OPM for the school project and just wanted to
24 say hello to everyone and introduce ourselves.

25 MR. ROGERS: Yes, Mayor, I just ask, where is

1 the recording device?

2 MAYOR LOMBARDI: Right here. Matt, you
3 identified yourself?

4 MR. MCBURNIE: Yes.

5 MAYOR LOMBARDI: Yes, correct. We appreciate
6 you coming. We are just here to listen at this point in
7 time, you also sent us a communication.

8 MR. MCBURNIE: Yes.

9 MAYOR LOMBARDI: Do you want to address that?

10 MR. MCBURNIE: I sent a recommendation to frame
11 on the third (inaudible) estimator. Studio JAED does that
12 someone estimating for the project, but what we have seen in
13 the past and in this market, it is beneficial to have a fully
14 separated estimator provide an estimate so that we can
15 compare both so that we are not just working off one. And
16 that gives us the best chance moving forward at this stage of
17 the project to know where (inaudible) potentially, and those
18 estimates are reconciled once we proceed. And the cost of
19 that work, of that estimator, is 29 thousand.

20 MAYOR LOMBARDI: So are you saying that there's,
21 the OPM, that in your opinion, that it's a worthwhile
22 expenditure?

23 MR. MCBURNIE: Yes, yes, we would. Yes?

24 VOICE: And that will be for the 3 schools and
25 the addition to the high school.

1 MAYOR LOMBARDI: Yes.

2 MR. MCBURNIE: And the way we would proceed with
3 that is we would contract the estimator, Left Field would
4 contract the estimator.

5 MAYOR LOMBARDI: Okay, how does this committee
6 feel about that.

7 DR. PALLOTTA: Frank Pallotta. What's the
8 process for that?

9 MR. MCBURNIE: So the process on that is that
10 Studio JAED has an estimator working on it right now. We
11 take the documentation up to the level that it is at now,
12 which is at schematic point, and that is for architectural
13 and site plans. And there are MEP narratives describing the
14 engineering work that will be going into the project. We
15 share those documents with the estimator. They provide us
16 with an estimate and separate it out by school, and they will
17 also provide a DC approach and a CM at risk approach. Once
18 we have both estimates from the Studio JAED estimate and EOC
19 (sic), that's the estimator that we are speaking with, we
20 will then reconcile both estimates, see where we are with the
21 (inaudible), see what our potential risk is that we have to
22 look at and compare the core value of each project so that we
23 see that in the big picture.

24 MR. ROGERS: This is Jim Rogers from Left Field.
25 The ultimate goal when we get those 2 estimates, we reconcile

1 them with one another and we get an even better idea of what
2 the cost is going to be for this full project.

3 MAYOR LOMBARDI: Any questions? So I'll make a
4 motion, I'm sorry.

5 MR. MARTONE: No, all I was going to say is that
6 -- I'm sorry, Mario Martone, town council. When we are
7 dealing with ultimately 125 million, you know, 29 thousand,
8 while it's a lot of money, it seems to be that it's money
9 well spent, so I am certainly in favor of it.

10 MAYOR LOMBARDI: So do we have a motion to
11 support the \$29 thousand expenditure that's been chatted
12 with?

13 VOICE: So moved.

14 VOICE: I second.

15 MAYOR LOMBARDI: All in favor?

16 (ALL WERE IN FAVOR)

17 MAYOR LOMBARDI: Opposed? Thank you have very
18 very much. So the third thing on the agenda here would be
19 from Phil Conte. Phil?

20 MR CONTE: Thank you. I have a presentation
21 that, and I'll distribute as many copies as I think can go
22 around.

23 (BRIEF PAUSE)

24 MR. CONTE: I'll certainly e-mail these out to
25 the group as well, but again, Philip Conte, I'm the president

1 of Studio JAED and I am an architect and working with North
2 Providence going through this stage 1 and stage 2 process.
3 So what we are here for today is to receive a motion and
4 recommendation from the school building committee to submit
5 the stage 2 application to the school committee where they
6 will make their approval, and again to town council for their
7 approval in the upcoming weeks. But I wanted to just quickly
8 give you an update on how things look, all right, and how
9 we're proceeding forward. So I do want to take a moment to
10 discuss the approval process, tell you the tasks that we have
11 completed to date, review the project and the cost as well as
12 the preliminary schedule and next steps. So regarding the
13 approval process to move forward with school construction, in
14 Rhode Island you need 3 approvals. You already have received
15 your legislative approval and of course your voter approval.
16 So the last thing we are working on is the RIDE stage 2
17 approval, which I am confident you will be successful in, and
18 congratulations on getting this far. So the approval
19 process, the RIDE stage 2 is a voluminous document that we
20 will assemble that essentially identifies what you are
21 building, how much it's going to cost and what the schedule
22 is. So it is used to determine the eligibility for
23 reimbursement by RIDE, which we all know that we want to
24 maximize through your housing aid reimbursement and the
25 incentives that are available. It is due February 15, and as

1 I mentioned, it requires the school building committee
2 recommendation, then the school committee approval and the
3 town council approval to submit. The tasks that we have
4 completed to date are the schematic design documents that
5 Matt from Left Field had just referenced. We have sent those
6 documents to our independent estimator and we have also sent
7 them to Matt and his group. I fully support the vote you
8 just took to extend that money for another independent cost
9 estimate. It is absolutely in line with what we are paying
10 to our independent cost estimator, that is Norico Myacoda
11 (sic). And because we want to move as aggressively as
12 possible, you know, what I call shifting the curve to the
13 left is very important. We want as much information as early
14 in the process so that we are maintaining everyone's
15 expectations on these buildings, particularly in a very
16 volatile cost market. We have received enrollment
17 projections, our cost estimating is ongoing, we have
18 identified the incentives that we are pursuing and we are
19 gathering additional information, putting together our
20 package. So to quickly review the projects, we are looking
21 at a new Centredale elementary school, a new Greystone
22 elementary school and a new Whelan elementary school. And
23 this is all incredible work. North Providence is really
24 going to be at the top of the list in terms of premiere
25 educational facilities throughout Rhode Island, without

1 question. You're going to support that athletic fieldwork
2 that you did through the last referendum with some additional
3 facilities. We are going to manage to incorporate the admin
4 office on top of that and we are going to pick up some high
5 school improvement projects as well as improvements to Ricci
6 and Birchwood. So the new Centredale elementary school, a K
7 through 5, 2 classes per grade for about 296 students, per
8 the RIDE formula, eligible for reimbursement is about \$30
9 million. And this is just a rendering of the school, we have
10 taken cues from what was done at Olney and McGuire so that
11 there is a level of consistency across the district. The
12 next image, if you look very closely, you can see how you're
13 utilizing the vacant land adjacent to the existing school so
14 that -- yes?

15 MR. PITASSI: Just one quick question, I think
16 just one correction, for Greystone school you've got a
17 picture of Centredale school. I was just wondering if you a
18 rendering of Greystone school.

19 MR CONTE: Oh, I apologize, yes, I used the same
20 picture. We do have a beautiful rendering of Greystone
21 school and I will make sure before I send this out that I
22 have fixed that picture.

23 MR. PITASSI: Thank you.

24 MR. GOHO: Phil, I just have a quick question.

25 MR. CONTE: Yes.

1 MR. GOHO: Joe Goho, superintendent. So at
2 Centredale school and the rest of the renderings, so for the
3 RIDE formula it says \$30,444,724 is eligible for
4 reimbursement. So if the cost of the school comes in at 32
5 million, that difference is not reimbursable?

6 MR. CONTE: Correct. Which speaks to why we
7 want to shift that curve to the left and understand the cost
8 impact as early as possible.

9 MR. GOHO: Okay.

10 MR. MARTONE: I have one question. So Mario
11 Martone, so is that 30 million number on there now, is that
12 an estimate of what the project cost would be or is that just
13 the RIDE reimbursement?

14 MR. CONTE: That's the top amount that RIDE will
15 reimburse. That is the amount we are requesting in our stage
16 2 application, and you'll see how that all aggregates to the
17 total.

18 MR. MARTONE: But the actual cost could be a
19 little higher or a little lower?

20 MR. CONTE: Correct, we want to work it to be
21 lower.

22 MR. MARTONE: Okay.

23 MR. CONTE: You see a site plan for Centredale,
24 and for all of the schools we are maximizing the vacant space
25 next to the schools. So we are not spending any money on

1 swing space and we are being as efficient as possible, we are
2 keeping those schools in those neighborhoods. As I
3 mentioned, we are taking cues from Olney and McGuire. I
4 apologize for not having the new Greystone rendering, but
5 Greystone is different in that it is Pre-K through 5 with 332
6 students, which is why the eligible reimbursement amount is
7 higher, that is at 33 million. And again, you can see the
8 existing school and where we are building new and our
9 expected site improvements. Whelan is a K through 5, 2
10 classes per grade at approximately 296 students. Again,
11 using the RIDE formula, we arrive again at that \$30 million
12 number. North Providence high school --

13 MAYOR LOMBARDI: I have a question.

14 MR. CONTE: Yes.

15 MAYOR LOMBARDI: And I asked this a number of
16 times. Whelan school.

17 MR. CONTE: Yes.

18 MAYOR LOMBARDI: The new school that's going to
19 be built there, so do you think that's a challenge with the
20 size of that lot?

21 MR. CONTE: So if you look at the Whelan school,
22 Centredale and Greystone are 2 story buildings. But because
23 of the configuration of Whelan in that it's a sloping site,
24 we are building a 3 story building at Whelan to keep our
25 footprint as small as possible so that we can fit in on to

1 the site in that area where there is sloping grades. So yes,
2 it will be a challenge. I would probably say out of all of
3 them, Whelan is probably the most difficult one.

4 MAYOR LOMBARDI: So being that it's going to be
5 a tri level, how much difficulty is that going to be for the
6 students? It's 3 floors.

7 MR. CONTE: It should not really impact them. A
8 3 story elementary school building is not uncommon. The
9 lowest level is much smaller than the other 2, so the
10 majority of spaces are on the first and second floor. It's
11 just that because we have a sloping site, we're able to take
12 some of those bigger spaces, like the gymnasium, and put it
13 and start it at that lower level, so that it can go vertical.

14 MAYOR LOMBARDI: But is that common?

15 MR. CONTE: It's certainly not uncommon for a
16 school to be 3 stories, with the majority again, with the
17 majority of the space -- and if you look at this just, even
18 just looking from this color diagram, these are the first 2
19 spaces that are the majority of the building. A very small
20 portion of it is at that lower level. And it includes those
21 major spaces that we talked about, mechanical rooms as well.

22 MAYOR LOMBARDI: So during the construction, and
23 these are some of the questions, during the construction, are
24 many of those classrooms, are they going to have to be merged
25 or say one classroom being split and to be used for 2 just

1 for the space situation during construction?

2 MR. CONTE: Within the existing building?

3 MAYOR LOMBARDI: Yes.

4 MR. CONTE: No, we anticipate that the existing
5 schools will operate the way they are operating now.

6 MAYOR LOMBARDI: Right.

7 MR. CONTE: I don't see any reason why that
8 would change. That's why we positioned these buildings to
9 the side so that we are not impacting the school buildings.
10 We certainly will be impacting some of their field use,
11 obviously, with construction and lay down areas. But I don't
12 know, do you have any comment on impact to the existing
13 schools?

14 MR. GOHO: There should be none, other than like
15 you said, recess, arrival, dismissal. But actually inside
16 the building there should be no need to move reconfigure.

17 MR. CONTE: Correct.

18 MAYOR LOMBARDI: So the new schools that are
19 being built, so you're telling me it's common to have a tri
20 level building?

21 MR. CONTE: Oh yes, yes.

22 MAYOR LOMBARDI: Okay.

23 MR. CONTE: Particularly in tight sites such as
24 this, certainly in urban sites they are often 3 to 4 stories.
25 The work at the high school, in addition to this support

1 facility for athletics and the administration office above,
2 we are looking at picking up projects that would maintain the
3 assets of the building itself and building on for local
4 improvements, windows, skylights, some rest room
5 improvements, mechanical improvements that are not
6 ventilation improvements. You did a lot of that work with
7 the ESSER money. These improvements tend to be water side,
8 on the water side in terms of toiler (sic), chiller and
9 boiler. We want to correct any structural deficiencies that
10 were identified in the assessments that were conducted.
11 Certainly spruce up the space, paint, floor finishes, ceiling
12 finishes, rest room improvements, media enhancements. And we
13 have established a budget of \$20 million there that we would
14 work towards. That 20 million includes the facility and the
15 admin office above as well as those other improvements. We
16 are mindful of the work that was done there, so we want to
17 make sure we integrate with that on that particular site.
18 But I'm very excited, if you look at the rendering of your
19 auditorium. So North Providence was successful in a grant
20 application with the school building authority for additional
21 funds to make improvements. One of them is a complete
22 refresh of the high school auditorium as well as some of the
23 media center enhancements. So congratulations on that, and
24 that's going to really be a nice feature for the high school.
25 Lastly, at Birchwood and Ricci, again, we want to address

1 some of the structural deficiencies that were identified, and
2 again, these are minor in nature, but it would be prudent to
3 correct them. Water side improvements for mechanical such as
4 a boiler. Floor, ceiling enhancements, rest room
5 improvements, some select site improvements. And we have
6 budgeted 10 million per school, for Ricci and Birchwood.
7 Which brings me to the summary sheet of our RIDE stage 2
8 submission request. Using the formulas established by RIDE
9 and the budgets we have established for the high school and
10 middle schools, our RIDE's stage 2 submission request for
11 eligibility for reimbursement is \$124,418,796. Yes?

12 VOICE: Phil, with what you were saying, the
13 page before says 10 million per school, but then this one
14 shows 10 million total. Is that supposed to be 10 million
15 total?

16 MR. CONTE: No, it's supposed to be 5 million
17 per school. Thank you. I will correct that before we send
18 that out as well.

19 VOICE: Okay. It's on the page before, not on
20 this page.

21 MR. CONTE: The page before, the budget is 10
22 million in total.

23 VOICE: Not per school?

24 MR. CONTE: It's not, it is 5 million per
25 school.

1 VOICE: All right, thank you.

2 MR. CONTE: Thank you, and I will correct that.
3 So in the RIDE stage 2 you will often see this number
4 \$124,418,796. And that will be the consistent number
5 throughout the application. When RIDE reviews this, they
6 will, they have the authority to suggest back to you like a
7 different number. In some instances they have done that,
8 they have reduced the request, perhaps by about 10 percent.
9 But that is a wait and see. All right, they, they have that
10 authority to do so. But we want to maximize our request so
11 that we are well positioned. Preliminary schedule, it does
12 align with achieving the bonus and incentive points that you
13 will want. It does align with the town's goal for there plan
14 of adaptively reusing the existing administration site. The
15 schedule does maximize cost savings and procurement. Matt
16 and I have met a number of times as we have started
17 discussing these projects going forward. They have a very
18 good plan, they are aware of the schedule. And in general,
19 the schedule that we're going to show on the next page is
20 very doable. But it's going to require attention at all
21 levels at all times. So this is what I mean, your design
22 team needs to be very responsive, flexible, able to pivot
23 because we're going to be constructing 3 schools
24 simultaneously, and their attention to detail is critical.
25 From the OPM side, they will need to hold everyone

1 accountable. That's one of their main goals. From a CM
2 standpoint, if you go CM at risk, they need to be on the ball
3 from the shovel in the ground all the way to closeout. So it
4 can't be up and down, up and down. You need a solid CM to
5 take you from the very beginning to the very very end. And
6 then of course the owner, obviously a huge participant in
7 this. They may need to be very responsive in all particular
8 times, mostly in the beginning as we are trying to work
9 through some design elements. Technology, working with Ralph
10 previously on the other projects, we want to make sure
11 everybody is up to speed. So it's very doable, it's just
12 going to require everybody to bring their A game. The next
13 page just shows the schedule, and in general, just so you
14 understand, I don't expect you to be able to read this, but
15 the top bar identifies the design schedule. The 3 bars
16 underneath of that are the 3 elementary schools, you see
17 construction occurring simultaneously. The last bar is a
18 design build approach to the district office and high school
19 improvements so that we could vacate that site as soon as
20 possible. Last page on next steps, we will continue to
21 engage with Matt in Left Field, we have some geo-tech
22 exploration that occurs next week. We will continue to
23 compile our data from the Nezdeck (sic) and Roman (sic)
24 information and our educational specifications. The
25 estimating is ongoing and we will continue to format and

1 package our submission for the 15th. I'm happy to answer any
2 additional questions that have come up.

3 VOICE: I apologize, I just want to understand
4 this, this has to go to RIDE now, at what point do you guys,
5 in other words potentially send it to some big (inaudible)
6 like say Gilbane or whatever to start to make any progress,
7 where in the process does that fall?

8 MR. CONTE: Sure, that falls under the roles and
9 responsibilities of the OPM. So the building committee or
10 the leadership is in contact with the OPM to talk about the
11 schedules for RFPs for design team, RFPs for construction
12 delivery, et cetera. So I will always defer to the OPM when
13 it comes to things like that.

14 MR. MCBURNIE: Could you repeat the question?

15 VOICE: No, I was just curious in the process, I
16 know this has to go to RIDE, where in the process at some
17 point does this go out to bid with these companies that are
18 actually going to be doing the work, either Gilbane or
19 whoever it is?

20 MR. MCBURNIE: So there's a couple of different
21 -- so this is Matt McBurnie, Left Field. There's a couple of
22 answers to that question. The first being that the first set
23 of RFPs will have to go out and that will be for the design
24 team. And that for the 3 elementary schools will be
25 different than for the high school addition . The latest

1 desire will be to go with a design build approach for the
2 high school addition, so that RFP will be a little different
3 than the CM on that side of the drawing earlier. For the
4 elementary schools, that goes into the discussion GC versus
5 CM approach or design build development or the CMAR approach.
6 If you go with CM, you can bring that CM on earlier in the
7 design process, and there are plenty of advantages and
8 disadvantages to both. If you go with the GC, you have to
9 wait until the design is complete so you can send out for a
10 lump sum bid. So going CM brings that process up earlier in
11 the time line and guarantees that you will have a contractor
12 under contract by the end of 2023. Going with a GC, that
13 pushes everything later into 2023, and potentially you have
14 to really be on top of the time line again because you have
15 to wait for the design process to be completed.

16 VOICE: Thank you.

17 MR. CONTE: Yes?

18 DR. PALLOTTA: Frank Pallotta. You may or may
19 not know this answer, but the maximum allowable bond by RIDE
20 in that rough range of \$33 million, is there a built in
21 inflation, inflation rate that RIDE adds to that over the
22 course of time, or is that just going to be the flat number?

23 MR. CONTE: So that is the flat number that will
24 be established when the submission is made in February and
25 then approved by the council and secondary education around

1 May. So what will happen in May, it's almost, you will
2 unceremoniously receive a piece of paper that says RIDE will
3 reimburse you for this school for this amount, this school
4 this amount, this this this this this this. You execute it,
5 and that is it. Anything else above that becomes local
6 share.

7 DR. PALLOTTA: Or it potentially could come in
8 less.

9 MR. CONTE: Or come in less, sure, sure.

10 MR. ROGERS: Phil, one comment.

11 MR. CONTE: Yes.

12 MR. ROGERS: Jim Rogers, Left Field. I just
13 want to note that the estimates that you do for this project
14 will of course include all future escalation. So when we
15 complete our SD estimates at the end of this month, 2 sets,
16 both those sets of estimates will include all escalation, all
17 costs of escalation as part of the estimate. So it ties you
18 into the schools completely in the future with future
19 escalation as per the schedule.

20 MS. CONTE: Yes?

21 MR. GOHO: Phil, so I want to make sure I
22 understand the time line, especially for the projects that
23 are an immediate priority. So you give your presentation as
24 you just did, so this body needs to approve the stage 2
25 submission that you just presented, right?

1 MR. CONTE: Yes.

2 MR. GOHO: And then recommend it be forward to
3 both the school committee and the town council, so that will
4 be on the school committee agenda for approval on the January
5 meeting, and I would assume the council meeting for early
6 February, and that allows it to meet our February 15 deadline
7 for all the approvals to be in place.

8 MR. CONTE: Correct.

9 MR. GOHO: Correct, okay. So then I guess my
10 question is to Matt.

11 MR. MCBURNIE: Yes, sir.

12 MR. GOHO: In order for us to meet the schedule
13 for the admin wing and the high school athletic complex, we
14 also talked about incorporating that design build concept,
15 the grant money award to us for the auditorium is about 3.8
16 million. And then also the library media center at the high
17 school is about, if I can recall, I think \$357 thousand, and
18 there are requirements for those projects to be completed.
19 So the library media center would have to be completed by
20 December of 2023, end of December, and the auditorium would
21 have to be completed by June of 2024, which would coincide
22 with the projected completion of the admin wing and athletic
23 complex. So my question to you is when do we begin to put
24 together an RFP for the design build team to do all that so
25 we can meet that time line?

1 MR. MCBURNIE: Matt McBurnie from Left Field.
2 Right now. We will get it going on the design work for the
3 design build RFP for that and we stipulate that that, those
4 are the requirements that completion of the media center by
5 December of 2023 and then the auditorium of June of 2024.
6 And that process needs to begin now.

7 MR. GOHO: Okay.

8 DR. PALLOTTA: So the \$4 million that the school
9 department got through a grant to renovate the auditorium, is
10 that \$4 million in this 124, or do we deduct the 4 million
11 from the 124?

12 MR. CONTE: It's included in the stage 2, and
13 certainly your local share, it needs to be a part of that.
14 But at this point we have included it in the 124.

15 DR. PALLOTTA: So part of the 124 is the grant
16 for \$4 million?

17 MR. CONTE: Yes.

18 DR. PALLOTTA: So we are potentially looking at
19 120?

20 MR. CONTE: Yes.

21 DR. PALLOTTA: Roughly?

22 MR. CONTE: Yeah.

23 MR. GOHO: Right, because that formula is really
24 80 percent of the 4 million.

25 MAYOR LOMBARDI: That's not part of the 125 that

1 the taxpayers approved?

2 MR. GOHO: Well, I don't know about that. I
3 know that we put into the bottom language improvements at the
4 high school, nebulous improvements at the high school. The
5 auditorium would have been high on the priority list.

6 MR. CONTE: Yes.

7 MR. GOHO: And then it would be up to this
8 building committee to decide that that's what you wanted to
9 do with that.

10 MAYOR LOMBARDI: So what would you do with the 4
11 million then?

12 MR. CONTE: So a lot of this is going to have to
13 do with your housing aid reimbursement and some of your
14 financing strategies with the bond sale. What we wanted to
15 do was to make sure we made our RIDE request up to the 125
16 million so that that gives you the most flexibility. I don't
17 have a good answer for what do you do with the 4 million.

18 MAYOR LOMBARDI: That 4 million, and I don't
19 mean to point at you, by the way. But that additional 4
20 million would then bring us to 129.

21 MR. GOHO: No, that would be within the \$20
22 million allocated for the high school.

23 MR. CONTE: Correct, it is within the 20 million
24 that I have already allocated for the high school.

25 MAYOR LOMBARDI: But that was a separate

1 request, the 4 million for the auditorium, correct?

2 MR. CONTE: It was --

3 MAYOR LOMBARDI: That was a separate grant,
4 should I say.

5 MR. GOHO: Yeah, we applied for this grant
6 knowing that if we received it, it would be one less project
7 that we would have to consider coming out of the bond, in
8 that \$20 million.

9 MAYOR LOMBARDI: I just don't want to confuse
10 everyone, then that 4 million shouldn't be in there.

11 MR. BACCALA: I've got a question, Councilman
12 Baccala. I have to agree with him, that \$4 million grant,
13 you're not reimbursing anything out of the 4 million, so why
14 is that part of that 124. Because the money you're
15 borrowing, you're getting 80, but you're kicking in 20.
16 You're not kicking in 20 on the 4 million. Am I right or am
17 I confusing myself?

18 MS. VALLEE: No, that was my, that was my
19 question, why would we have to include the grant on the
20 submission of the bond?

21 MR. CONTE: Well, the scope of work needs to be
22 in for RIDE stage 2. So we've got that covered because they
23 still want to see what work is eligible for reimbursement.
24 The grant, there are bonus points associated with the grant
25 too that are eligible. So it, I don't want to overly

1 complicate this and as we start pursuing these bonus points,
2 aggregating projects is important. I don't want to say
3 reimbursement percentages, but we have heard reimbursements
4 in the amount of 80 percent. But that, the only way for that
5 to happen is it needs to be structured a certain way. Part
6 of this grant is part of that. So from a stage 2 process,
7 it's in the submission.

8 MR. GOHO: Yeah, I think, Phil, that is exactly
9 why it would potentially, that's why RIDE recommended it be
10 part of this because the \$4 million is really, we are only --
11 the town would have to come up with the non reimbursable
12 portion of it. So by including it in the bond, we ensure
13 that the reimbursement rate will at least be what the
14 reimbursement is of the entire project, which looks like
15 around 79, 80 percent. If we did it separately, then we
16 wouldn't get those bonuses that are applied to this project.

17 MR. CONTE: Correct, that's why it's included.

18 MR. GOHO: So you could be looking at, it could
19 be lower.

20 MR. CONTE: Correct.

21 MR. GOHO: As long as you get the maximum
22 reimbursement, it would -- that's why it's part of the
23 project. That's why --

24 (INAUDIBLE COMMENTS)

25 MS. VALLEE: Yeah, but when Mario did the

1 presentation, correct me if I'm wrong, the 4 million grant
2 was not included in the 80 percent reimbursement. So why is
3 it now a part of the 80 percent reimbursement?

4 MR. GOHO: \$20 million was in the grant to be
5 allocated towards the high school facility, which includes
6 the administration building and projects to potentially
7 improve the high school. The auditorium was at the top of
8 the list to do that. So we were able to apply for that
9 separately. We conceivably took \$4 million out of, could
10 take \$4 million out of there, but Mario recommended leaving
11 it in there to experience the highest possible reimbursement.

12 MR. CONTE: And again my only, my only advice,
13 and certainly we can ask Mario if we need any more
14 clarification, but --

15 MR. GOHO: If we take it out, the reimbursement
16 rate will likely be lower than 80 percent.

17 MR. CONTE: Yeah, it could be. So that's why,
18 what we are applying for is completely separate than how
19 you're going to fund and what you're going to receive in
20 reimbursement. So I don't want us to confuse this
21 application where we want to maximize your eligibility with
22 how things actually get funded, when you submit for housing
23 aid, how you're going to use pay go, that's another whole
24 component to this. So I would respect -- I would
25 respectfully say that we don't want to conflate the

1 application with the financing part on the other side.

2 MAYOR LOMBARDI: Well, I think, my only opinion,
3 I think that needs to be clearly explained to RIDE so at some
4 point in time it doesn't come back to bite us. In other
5 words, because when -- my understanding of this and I know
6 and I give them a lot of credit, I give them a lot of credit
7 for getting the grant for the auditorium. But, when you look
8 at the addition on the high school, it's for the addition,
9 the admin. Admin has nothing to do with the auditorium. All
10 I'm saying is if we can get reimbursed or figure out a way, I
11 just want to make sure that it's clear in our stage 2,
12 clearly explained. I think that's where I'm going, that's
13 all.

14 MR. CONTE: Okay.

15 MAYOR LOMBARDI: Because to me, you know, my
16 method of finance, and I wouldn't have done that because it
17 was a separate grant. But if we can get away with it, that's
18 fine.

19 MR. GOHO: Well, Phil I'll also say we haven't
20 received official notification from RIDE that we have that.
21 It's coming.

22 MR. CONTE: Yes.

23 MR. GOHO: When we put all this together, that
24 grant wasn't even available.

25 MR. CONTE: Correct.

1 MR. GOHO: Right? And the other issue is we all
2 discussed as a body about \$20 million dedicated towards the
3 high school. So it wasn't just admin, we did talk about the
4 auditorium, we talked about windows, we talked about
5 (inaudible), we talked about a separate facility for welding.

6 MR. CONTE: Yeah, and --

7 MR. GOHO: So there are a lot of things that we
8 talked about as potential projects up at the high school in
9 addition to the admin building.

10 MR. CONTE: And one thing to be clear, putting
11 that admin building on by itself without any other work at
12 the high school --

13 MR. GOHO: Correct.

14 MR. CONTE: -- would not be reimbursed.

15 MR. GOHO: Correct.

16 MR. CONTE: So that's the reason why the other
17 work that we are planning at the high school was part of
18 this. That auditorium, and Mario told us to put this in
19 here, should be part of this. I certainly can offer
20 explanation in the RIDE stage 2. It's in my opinion that
21 what we are doing is not putting North Providence at risk at
22 all. In fact, we are affording you a greater flexibility as
23 you start to look at the financing piece of that. Yes?

24 MS. VALLEE: I would feel more comfortable if I
25 can reach out to bond counsel and ask if we can comingle

1 money that we are getting from grant with (inaudible) bond
2 money that the taxpayers and legislators approved. On the,
3 the legislative approval mentioned nothing about a grant or
4 anything like that. It was for improvements, the
5 construction. So I would just rather wait on this vote until
6 I can reach out to the bond counsel and ask if we can
7 comingle grant money from bond.

8 MR. CONTE: All right, and that's certainly your
9 prerogative. I just want to make one more time statement,
10 that this is an application of projects for RIDE eligibility
11 for reimbursement. At this particular point, they don't
12 really care if you're paying cash, if you're doing this
13 yourself, if you have bond or if you have grants. And I
14 guess that's what I'm saying, that is completely separate
15 than the application. The application's intent is to just
16 say this is what we want to do, this is what we think it will
17 cost and this is our schedule. So I just want to make sure
18 that that's clear that there's nothing in this application
19 that locks you in to any particular financing mechanisms you
20 have in place or how you plan on dividing things up.

21 MAYOR LOMBARDI: The only other concern, I think
22 I stated this number of times, Charlie Lombardi, that I would
23 request that Left Field do a complete assessment of those
24 schools that are going to be taken down to make sure that any
25 equipment, HVAC units, whatever, that we just replaced, by

1 the way, not go in the, in the garage, that anything that we
2 can use is we can save on that 124 million. Because I'm
3 getting concerned now because we started off at 80 million,
4 then went to 100 million, now we're at 125. So if we can
5 save a million dollars and still be at only 125, because I am
6 going to have a difficult time asking the taxpayers for
7 additional monies for this project, because where does it
8 end. So if we have got equipment in some of those buildings
9 that we can utilize, and by the way --

10 MR. FAXON: Jay.

11 MAYOR LOMBARDI: You played a big part in my
12 decision to hire Left Field. I want to know that I have a
13 lot of respect for what you do and what you're capable of.
14 So that in itself, if you could just get into those buildings
15 and, you know, do an assessment because I think down the road
16 that will help us because there's some equipment that we put
17 in some of these buildings that are not that old. That are
18 within the last, when we built the other 2 elementary
19 schools. So again, I just want that to be known as part of
20 the record.

21 MR. ROGERS: You are (inaudible) Mr. Mayor, and
22 we will take care of that.

23 MAYOR LOMBARDI: Please.

24 MR. CONTE: Yes?

25 MR. MARTONE: So, Mario Martone. So I have a

1 question about the time table. So we are going to submit
2 that to RIDE, and I also heard that we need to basically go
3 out for RFP and at least on the administration, addition to
4 the high school, like yesterday.

5 MR. ROGERS: Yes.

6 MR. MARTONE: But my understanding is you said
7 that RIDE could come back with 1 million, they could come
8 back less than that, they could come back, so if their --
9 when you go out, is that going to change the scope of what
10 you are requesting for RFPs? You know what I'm saying? So
11 if our reimbursement rate comes in at 15 or 25, that could
12 change what the RFP looks like. That's (inaudible).

13 MS. MCBURNIE: Matt McBurnie, Left Field. It
14 may change it slightly, but as far as where we are in the
15 process, the RFP can go out this week so that we start to
16 receive the feedback. If we hear information from RIDE that
17 it will decrease scope, then because these RFPs are at design
18 stage, we can communicate that to the design team.

19 MR. MARTONE: Thank you.

20 MR. CONTE: All right, thank you.

21 DR. PALLOTTA: Without any, Mr. Chairman?

22 MAYOR LOMBARDI: No, no.

23 DR. PALLOTTA: Without any further questions,
24 I'd make a motion to approve stage 2 and move the application
25 to the school committee for review and a vote on January 25,

1 with the changes that were recommended.

2 MR. O'BRIEN: Bob O'Brien, I make a second on
3 that motion.

4 MAYOR LOMBARDI: All in favor? Opposed? The
5 ayes have it. So noted. And I think there was an amendment
6 on this agenda that we needed to ask a question on the 2
7 fields before, I know the council -- sorry.

8 MR. BACCALA: I'm sorry, but do we need to take
9 an additional motion to send it to the town council. I know
10 part of that motion was to send it to the school committee.
11 Has that got to go to the town council, do we have to make
12 another motion to send it to the town council too, for
13 approval?

14 MR. MCBURNIE: Typically it's usually just one
15 motion to recommend.

16 DR. PALLOTTA: One motion for the building
17 committee, the school committee will make a motion and then
18 you guys make a motion at your meeting.

19 MR. BACCALA: So you guys make the motion, once
20 it gets approved by the school committee, it gets sent to us?

21 DR. PALLOTTA: Yes.

22 MR. BACCALA: Okay, got it.

23 MAYOR LOMBARDI: All right. All set, Ronnie?

24 MR. BACCALA: Yes, sorry.

25 MAYOR LOMBARDI: No problem, and then there was

1 an amendment placed on this agenda only because there's some
2 work that needs to be done, and Jim, jump in whenever you
3 have to, on both the Ricci and Birchwood school fields. And
4 what we wanted to know before we went any further what the
5 school department's plans were with the additional monies to
6 address those 2 facilities.

7 MR. GOHO: So I would think, because Jimmy and I
8 have talked about this, the fields at Ricci and Birchwood
9 would definitely be part of the school consideration that we
10 would let this building committee look at with the \$5 million
11 tagged for each, you know, set aside for each building.

12 MR. FUOROLI: If we can get any 80 percent
13 reimbursement, and correct me if I am wrong, Mario said when
14 we took the field at Birchwood and spun it around, because
15 they don't give us any reimbursement for maintaining it, they
16 will give us reimbursement for new. So I asked them if we
17 took that field and spun it around --

18 MR. GOHO: Yeah, they won't. They will not give
19 us reimbursement to upgrade an existing field. But if we are
20 creating a new field, then they will give us reimbursement
21 for that under physical education, outdoor classrooms. So
22 for that it's a learning space, we will be building or
23 creating a new field. So we have to reconfigure what's
24 there. And he suggested just switching around, for example,
25 the field at Birchwood, which would qualify as a new field.

1 MAYOR LOMBARDI: I think that was the question
2 because again, we had talked about spending some of these,
3 and I'll ask you, Maria, some of the ARPA funds before we put
4 or planned on spending some of those monies to request those
5 2 facilities, we wanted to know what the school department's
6 plans were in source of funding, so to say, so we are not
7 looking at 2 different fundings.

8 MR. GOHO: As I said, this building committee
9 would have to carve out a portion of the 5 million allocated
10 for Birchwood and the 5 million allocated for Ricci to do
11 that and then we are just going to have to find out from RIDE
12 how we can do that to get reimbursement. It has to be
13 approved. I don't know if you have anything you could add to
14 that?

15 FEMALE VOICE: (Inaudible).

16 MAYOR LOMBARDI: What's that?

17 (INAUDIBLE COMMENTS)

18 FEMALE VOICE: We don't have any federal fund
19 allocated to the field work currently, we don't have that.

20 MAYOR LOMBARDI: Oh, you don't?

21 FEMALE VOICE: No.

22 MR. GOHO: (Inaudible) be approved.

23 FEMALE VOICE: Not for that type of money.

24 MR. GOHO: Any thoughts on that, Mario -- I mean
25 Phil?

1 MR. O'BRIEN: Yeah, I have a question. The 5
2 million that we put in there for each building, how did you
3 come up with that 5 million? Was the fields included in
4 that, or how did you get to that number that you identified?

5 MR. CONTE: So we did some assessments about a
6 year or so ago. So we know that there are certain needs
7 within the building, we know that there are certain wants
8 within the building, and certainly a new field at Birchwood
9 is eligible for reimbursement, so that is in there.

10 MR. O'BRIEN: Okay, that's the question.

11 MR. GOHO: And Ricci is not.

12 MAYOR LOMBARDI: Maria?

13 MS. VALLEE: So basically what is in the 5
14 million per school, right, for Birchwood and Ricci, is the
15 efficiencies, the structural efficiencies, the boiler and
16 mechanical, wall, ceiling and floor enhancement, rest room
17 improvement, select site improvements. That is what's in
18 there, so if you want to include the field, then some of this
19 would have to be --

20 MR. CONTE: So I was vague in when I said select
21 site improvements, which would be a field.

22 MS. VALLEE: But it would have to be rotated in
23 order to be part of the bond.

24 MR. CONTE: Oh, we would want, like I said, we
25 want to maximize reimbursement and if that means it needs to

1 be rotated, then it will be rotated.

2 MS. VALLEE: So select site improvements, what
3 was it that --

4 MR. CONTE: So we purposefully try to be vague.
5 It gives you as much flexibility as possible. And I'm
6 speaking to my an accountant.

7 MS. VALLEE: Yes.

8 MR. CONTE: And I'm being really vague --

9 (INAUDIBLE COMMENTS)

10 MR. GOHO: Well, you know, to give you an
11 example, Jimmy and I have been working very closely the last
12 couple weeks especially to take care of some of the bathroom
13 renovations at Ricci and Birchwood using federal money, which
14 is approved. So we are able to do that under Covid money,
15 then that will free up some funding in that 5 million for
16 fields. So that's why Jimmy and I have been running around
17 the last couple of weeks trying to get somebody to give us a
18 price on fixtures and toilets and partitions and faucets and
19 all that stuff. That's what we've been trying to do.

20 MAYOR LOMBARDI: Didn't we -- that was a good
21 point, Joe. I don't know who I should pose this to, but
22 didn't we spend a considerable amount money with the
23 bathrooms in --

24 MR. GOHO: Greystone.

25 MAYOR LOMBARDI: Greystone?

1 MR. GOHO: Yes.

2 MS. VALLEE: Yes, Greystone.

3 MAYOR LOMBARDI: All right, so let me ask you,
4 we spent all that money in the bathrooms at Birchwood -- I
5 mean at Greystone. What do we do, send it to the landfill?

6 MR. FAXON: It's hard to reuse plumbing
7 fixtures. I'd have to look at them.

8 MAYOR LOMBARDI: Please.

9 MR. GOHO: I think like partitions would be, I
10 would think, relatively transferable.

11 MR. FAXON: Yeah, but it depends on how they
12 come apart and how they're installed.

13 MR. CONTE: You know, from a design standpoint,
14 let's say that we find out at Greystone that all the faucets
15 were Toto self generated. Well, if we find that that is the
16 same product that is used in many other schools, then the
17 basis of the design for the new schools should be the same so
18 you might have an inventory of faucets and stuff like that.
19 So this goes back to just being smart, like we were trying to
20 get to --

21 MAYOR LOMBARDI: Well, it's just good business
22 sense, that's what it is. It's not being smart, it's having
23 good business sense. But the point is that's why I asked you
24 if you could go and just report back to this committee saying
25 hey look, I think before we, I don't know, so we can use all

1 of the equipment from this building and use the exact specs
2 for this or whatever. So.

3 MR. FAXON: Jay Faxon, Left Field. Mayor, I
4 would be honored to do all of what you're asking. I would
5 simply need a list of the improvements that have been made
6 and then you get a time spot and I can tailor my inspections
7 to those items that you want me to look at.

8 MR. FUOROLI: We do have like 25 toilets from
9 when Gilbane build he schools, they put the wrong size
10 toilets in. I think we like 25 brand new toilets at Stephen
11 Olney.

12 MR. FAXON: So I can inventory those and look at
13 them. Yes, that's a big savings and if the architect can
14 incorporate those into it, it might work.

15 MR. CONTE: Yes?

16 (INAUDIBLE COMMENTS)

17 MR. POLLOCK: Chuck Pollock, school committee.
18 Sorry for this question, I know we just potentially figured
19 out Birchwood. Will a discussion, I hope Ricci is on it
20 also, any discussion what is going on Ricci fields so we
21 all --

22 VOICE: Yeah, he mentioned Birchwood and Ricci
23 would be the same thing.

24 MR. POLLOCK: No, I -- oh, so that would be, so
25 Ricci would be the same thing, just reverse the field?

1 VOICE: I don't know. We haven't gotten into
2 specifics yet. So we brought up the Birchwood field as the
3 primary field, the worst the one that's in the worst shape.
4 And that's the easier, I don't have specifics of this for
5 Ricci, but we would elevate it, like we know that there are
6 needs there.

7 MAYOR LOMBARDI: Is there any -- oh, I'm sorry.

8 VOICE: Question for (inaudible). Are these
9 improvements for the middle schools captured in the SD
10 documents?

11 MR. CONTE: Not yet, no. That is not in any of
12 the 3 new schools or the high school.

13 VOICE: So how does that effect the submission
14 to RIDE if that scope's not catching --

15 MR. CONTE: So we will be describing that scope
16 of work through sketches and narratives. Part of this
17 submission includes a 5 year capital plan which lists a
18 variety of projects that we want to add on the bottom. They
19 will reimburse you for. And that's the whole idea about this
20 application is provide them the scopes that they feel are
21 eligible for reimbursement and they approved it. So that if
22 you get to them, they will reimburse it. If you don't get to
23 them and they --

24 VOICE: But they don't have to, as part of the
25 phase 2 submission, they don't have to updated and an

1 estimate --

2 MR. CONTE: Not all the scopes of work. It's
3 not like what's (inaudible) new buildings and major scopes of
4 work, yes. Smaller scopes of work, you can provide
5 narratives and write some brief descriptives.

6 VOICE: I understand (inaudible).

7 VOICE: So what I would like to request and I
8 don't know if Joe, you can set it up, is a meeting for us to
9 at the very least drill down a little bit on the allocations
10 of those schools and what from those allocations are going to
11 be addressed to the fields because we've got the ARPA money,
12 I would like to, and I think most of the members here would
13 like to dedicate some of that money to potentially those
14 fields for stuff that's not going to get done with this. So
15 you know, if we voted and we know that we're going to do the
16 big the soccer field inside the track at Ricci, okay, that's
17 fine. But the back field needs to be done too. And if
18 that's not going to be done, and I know we're on a time
19 crunch, right, Maria? I would like to get an RFP out for at
20 least that back field for the ARPA money that we have, so
21 that way we could kind of move things on the same track. But
22 I don't want to put us in a situation where we need committed
23 and now we may probably miss the deadline because we are
24 trying to coordinate it. So Joe, if you, I don't know if I
25 could meet the architect there or who needs to be at the

1 meeting of if we can just try and get a meeting so that we
2 can understand a little more about the fields so that that we
3 can potentially commit some of that Apra money to places
4 where it's going to be useful and not (inaudible).

5 MAYOR LOMBARDI: We have, Maria, jump in at any
6 point. So we had met with Ray to address other school
7 facilities, but those 2 were left out, left out until we had
8 more information as to some of this funding from the bond.

9 MS. VALLEE: Well, it wasn't bond money that we
10 were waiting for, I believe when we had (inaudible) discussed
11 the ARPA monies, we were waiting to see what the school
12 department was going to do also with ARPA money that we
13 received federal money that were also receiving and some of
14 that money could be used for the renovation of those fields.

15 MR. GOHO: So no, none of the federal money
16 could be used for the renovation of any of our fields. We
17 checked that early on when we received the federal money. So
18 if we are doing any updates to the fields, it will have to be
19 through the 5 million in the bond allocated for each school.
20 RIDE (inaudible) approve Covid money for the field
21 improvements.

22 MS. VALLEE: So then it would have to be either
23 bond money or you have to be (inaudible), but that \$4 million
24 that was supposed to be part of the 20 million that Mario
25 represented the first time for renovations of the high

1 school, then I would suggest using those 4 million to do
2 renovations to the fields.

3 MAYOR LOMBARDI: Would that be similar to what
4 we did with the 4 million left over from the other 2
5 elementary schools --

6 MS. VALLEE: Yes.

7 MAYOR LOMBARDI: -- when we did the football
8 field? Right?

9 VOICE: Yeah.

10 MAYOR LOMBARDI: All right, so? Jay, Phil, talk
11 to the council and see what we should do with the 5 million,
12 if that's, we should request just the 4 or whatever. I'm
13 trying to figure out a way that we can address all of our
14 wants or needs and where it's not going to cost the taxpayers
15 any more, what's the best way to do it, you know. Okay, you
16 guys all set for that? Well, I appreciate everyone coming,
17 thank you. Thank you. Does anyone have anything, any other
18 discussion before we adjourn? Motion to adjourn?

19 DR. PALLOTTA: So moved.

20 VOICE: Second.

21 MR. O'BRIEN: Second.

22 MAYOR LOMBARDI: Thank you.

23 (Tape ends)

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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 30th day of April, 2023.

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

My Commission expires 07/19/26

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