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

MEETING IN RE:

SCHOOL BUILDING COMMITTEE

-----/

JUNE 1, 2023
9:00 A.M.

2000 SMITH STREET
NORTH PROVIDENCE, RI

PRESENT:

- G. RICHARD FOSSA, CHAIRMAN
- MAYOR CHARLES LOMBARDI
- MARIA VALLEE
- ALBERT COSTA
- JAMES FUOROLI
- DR. FRANK PALLOTTA
- JOSEPH GOHO (PARTIAL)
- LISA CASINELLI
- MARIO MARTONE (PARTIAL)
- RONALD BACCALA
- ROBERT O'BRIEN
- THOMAS NORATO
- CHUCK POLLOCK
- STEVEN PITASSI
- CHRIS SPIEGEL, LEFT FIELD

SUSAN V. FITZPATRICK
CERTIFIED COURT REPORTER

1 THE CHAIRMAN: Meeting will come to order. All
2 right, who are we going to hand this over to?

3 MR. SPIEGEL: I believe it's me. Good morning
4 everybody. It should be a pretty short meeting today. On
5 the agenda we have a capital improvement plan update, just
6 kind of general about where we are on both of THE main
7 projects. Two action items for you today, review, discuss
8 and act upon the award of a commissioning agent for the high
9 school projects. And our second action item would be discuss
10 and act on the award of an owner's materials testing agent
11 for the high school projects. In terms of where we are on
12 the high school, just for a capital plan update, we have
13 received approval from the school committee to submit our
14 schematic design documents to RIDE. Those have already been
15 submitted and are well on their way to DD. We are still
16 tracking fine for a June 30 of 2024 opening, which is when,
17 which is when our funding is all due, Maria, so that we make
18 sure we receive all of the money possible for the grant. We
19 are planning on starting demolition as soon as school really
20 lets out. We will mobilize, we'll get in there. We do have
21 some hazardous materials that we will need to take care of.
22 There is no danger to any students or anything like that
23 currently, it's all under carpet and other things like that.
24 But we will have to mitigate those hazardous materials before
25 you'll see any of the new work going in. So expect this

1 summer to be primarily demolition for the auditorium. We
2 really want to get all that noisy, dusty, student
3 interrupting work out of the way so that during the school
4 year we can set up an entrance right at the front on Mineral
5 Spring. Our guys can just go right in, no interruptions for
6 the students, no interruptions to the class. And then we
7 will keep moving forward, moving forward, moving forward.
8 We do, although the hazardous materials was assumed as part
9 of this job when you are dealing with any building this old,
10 you most likely are going to run into hazardous materials
11 abatement. So it has been assumed as part of this job, it
12 does not have a negative effect on the budget as of right
13 now. We tested everything, we tested the walls, the curtain
14 even, because sometimes theatre curtains are made out of
15 asbestos. Everything came back fine with the exception of
16 the glue that holds the tiles to the floor. And like I said,
17 most of that is under carpet currently. In terms of the
18 addition, we are still moving on track over this summer and
19 you will start to see the site mobilizing and getting all of
20 our fencing and protection in place. Again, that is to make
21 sure that once school starts, student safety is paramount,
22 nobody can get into the site, all of our sort of heavy
23 machinery is already on site and things like that. And then
24 again, we are looking at that project wrapping up around June
25 30 as well. Moving on to the bigger project, the 3

1 elementary schools, we have completed our first round of
2 educational programming, we are looking at schematic design
3 being submitted to the Rhode Island Department of Education
4 in July, along with our first round of cost estimating for
5 that project. We are not expecting anything too surprising
6 from what we have already talked to you guys about earlier.
7 The buildings will be shrinking a little bit from the size
8 that was submitted as part of the stage 2, but you are
9 looking at an overall increase of approximately 27 percent in
10 the size of each school. If there's any questions on
11 anything that we are doing as part of this overview, I'd be
12 happy to answer them and let you guys know where we are on
13 anything. But we are still in the midst of design on all
14 these projects, you're not going to see too much work for
15 another month or so.

16 THE CHAIRMAN: Anyone have any questions?

17 (BRIEF PAUSE)

18 MR. SPIEGEL: Again, everything is on track and
19 on budget currently, so we are in a good place. And as we
20 discussed at the school committee last week, you guys did
21 receive absolutely every penny that you asked RIDE for in
22 reimbursement. They funded you 100 percent for what your ask
23 is. And in my experience, you generally get a haircut from
24 RIDE between 5 and 10 percent. They did not cut North
25 Providence, so I think you guys did a lot of great work

1 before Left Field came on, in terms of getting the visionary
2 programming and stuff under way. It was pretty much an easy
3 pass through right to RIDE. Moving on to our first action
4 item, which would be to review, discuss and act on an award
5 of a commissioning agent for the high school projects. We
6 publicly bid this work under MPA-462, Rhode Island Master
7 Purchasing Agreement No. 462. Three firms submitted
8 qualifications and pricing proposals for our review,
9 Fitzemeyer & Tocci, Collier's Engineering and Design, and
10 Stephen Turner Consulting. After review by myself and other
11 members of the core project team, we would recommend -- and
12 reference checks of course, we would recommend awarding
13 procurement number NP-2023-004 to Fitzemeyer & Tocci of
14 Woburn, Massachusetts. The recommended motion for the
15 committee today is that the North Providence school building
16 committee awards NP-2023-004 to Fitzemeyer & Tocci in a not
17 to exceed amount of \$57,300. For those that don't know, the
18 commissioning services is essentially a third party check to
19 make sure all your HVAC systems and controls are operating as
20 promised, operating as designed. We have also included other
21 commissioning services into this proposal, including envelope
22 commissioning and roof commissioning. That's basically when
23 a company does a whole sorts of tests on all of your
24 envelope, your windows, your roof, your door jambs, things
25 like that to make sure there's no water infiltration and that

1 you're not losing any heat coming out of the building and
2 there's no air going into the building. So it's essentially
3 to make sure overall that your HVAC systems are working
4 efficiently and operating correctly. Any questions on
5 commissioning proposal?

6 THE CHAIRMAN: Any questions?

7 MR. PITASSI: Were they the low bidder?

8 MR. SPIEGEL: They were the low bidder.

9 MR. MARTONE: So is that something that we are
10 going to be looking to procure, basically inspectors, for all
11 phases of the project?

12 MR. SPIEGEL: So for this commissioning agent,
13 we have a commissioning agent for the high school and the
14 auditorium. We'll go out again to bid for a commissioning
15 agent for the elementary schools. Because of the difference
16 in funding and how we have more time to bring on agents, we
17 felt that separating the procurements would be better for
18 financial tracking to make sure you are tracking as part of
19 the grant. So yes.

20 MR. MARTONE: But this is for HVAC system and
21 you said the building envelope. Is that something like we're
22 going to go out for, I don't know, the electrical, like we've
23 got to get -- like to me this is like our own inspector
24 should inspect the work that --

25 MR. SPIEGEL: So sure, I understand what you're

1 saying. We have a pretty detailed scope of work that we
2 actually included in this just to make sure that we are
3 getting everything. So just to include what is being
4 actually commissioned as part of this work, all of your
5 exterior walls, your storefronts, your curtains walls, all of
6 your exterior windows, exterior doors, louvers and vents,
7 grills and screens, infrared scanning of your envelope, all
8 of your roof systems including parapets, all of your roof
9 openings including skylights, pipe chases, ducts, things like
10 that. Infrared scan of all your roof, your boilers, your
11 unit heaters, your radiant panels, your chillers, your
12 domestic hot water coils, your convectors, your chilled
13 beams, exhaust fans, pumps and drives, air handler systems,
14 fan coil units, unit ventilators. Your building management
15 system, your automatic temperature control system, and of
16 course, the electrical systems as well, which would be
17 especially important for this project, which would be like
18 your feeder lighting controls and things like that and also
19 making sure that your lighting controls are running
20 efficiently, because we will be using things like daylight
21 harvesting and things like that as part of this project to
22 reduce your operating cost and your energy bill.

23 MR. MARTONE: So these would be the only type
24 of, this is this the only type of work where we would hire
25 somebody from the outside to come and check the work?

1 MR. SPIEGEL: No.

2 MR. MARTONE: No?

3 MR. SPIEGEL: So there's a different, the second
4 one that we have today is a different sort of inspection.
5 These are always materials, owner's materials and testing
6 inspections. So this is really more for building systems.
7 The next procurement that we will be talking about is for
8 things like making sure that your concrete is being designed
9 and poured to specifications, making sure that you have the
10 correct compaction underneath your parking lots and
11 underneath your building footings. That's a different sort
12 of procurement, and that's really, these guys really come in
13 before the building is being designed, this first group.
14 They're with us at the very very beginning of design to make
15 sure that they understand the full scope. We are trying to
16 avoid sort of what happened on the previous projects by
17 bringing in this commissioning agent incredibly early so that
18 they have a hand in the design as opposed to just being
19 handed a set of drawings and say commission this building.
20 So that's the different story between the two. The other
21 inspection agent won't come on until we have shovels in the
22 ground.

23 DR. PALLOTTA: So Chris, all of these expenses
24 are reimbursable?

25 MR. SPIEGEL: They are.

1 DR. PALLOTTA: At 80 percent rate?

2 MR. SPIEGEL: They are.

3 MAYOR LOMBARDI: Chris, have you done business
4 with this company before?

5 MR. SPIEGEL: Fitzemeyer & Tocci, no, I have
6 not. But my colleagues have. The other, I have done work
7 with Colliers Engineering and Design, of course, and I was a
8 little concerned about their capacity to manage this project
9 in terms of their overall staffing load, just from when I
10 worked there. And Stephen Turner Consulting was the other
11 firm, and we did not have a, the district did not have a
12 great experience with them in the past.

13 MS. VALLEE: You're right, we didn't have a good
14 experience, right, Jimmy?

15 MR. FUOROLI: Nope, they were horrible.

16 MR. SPIEGEL: They were also the high bid, so.

17 THE CHAIRMAN: Any other questions?

18 DR. PALLOTTA: Do you want a separate motion or
19 individual motions?

20 MR. SPIEGEL: Individual motions. So the first
21 recommended motion is that the North Providence school
22 building committee awards NP-2023-004 to Fitzemeyer & Tocci
23 in a not exceed amount of \$57,300.

24 DR. PALLOTTA: I'll move.

25 MR. NORATO: Second.

1 MAYOR LOMBARDI: Excuse me, excuse me, wouldn't
2 this be the purchasing board to award this?

3 MR. COSTA: No, it wouldn't, Mayor, because
4 they're on the state MPA, so they can be awarded.

5 MAYOR LOMBARDI: Without the purchasing board to
6 get involved?

7 MR. COSTA: Without going out to bid, correct.

8 MAYOR LOMBARDI: I just want to make sure we're
9 covered for that.

10 MR. COSTA: I checked that with Charlie
11 Ruggiero.

12 MAYOR LOMBARDI: Especially because there's an
13 80 percent reimbursement from the state.

14 MR. COSTA: Right.

15 MAYOR LOMBARDI: So we're okay with awarding it
16 here?

17 MR. COSTA: We're okay. I checked with Charlie.

18 MAYOR LOMBARDI: Fine.

19 THE CHAIRMAN: Motion was made by Frank Pallotta
20 and seconded by Tom Norato, I believe. All in favor?

21 (ALL WERE IN FAVOR)

22 THE CHAIRMAN: All opposed? The ayes have it.

23 MR. SPIEGEL: Thank you. The next procurement
24 we have to discuss today is materials testing and inspection.
25 Procurement number NP-2023-006. And again at the direction

1 of North Providence leadership, Left Field did solicit
2 qualifications and pricing proposals for owner's materials
3 construction and associated third party testing. Three firms
4 submitted bids, Prime Consulting, JT Turner Consulting and
5 Geysler Engineering. And after review by Left Field and
6 associated members of the project team, including reference
7 checks and cost proposal evaluation, we would recommend that
8 Prime Consulting be awarded this work in a not to exceed
9 amount of \$25 thousand. This is a little bit different about
10 how they're going to be billing this work. This is, while
11 Fitzemeyer & Tocci provided a proposal that they will bill up
12 to 57, this one we set a not to exceed amount of 25 thousand
13 that they'll be billing against. So essentially what we did
14 at Left Field is we worked with Shawmut and we said how many
15 times are you going to need this test, how many times are you
16 going to need this test, this test, this test, and
17 we were able to take their unit prices and extrapolate who
18 was actually the lowest bidder, because all of their testing
19 prices were different. Someone might have been cheaper on
20 concrete but more expensive on soil. So what we did was we
21 created a matrix and we worked with Shawmut to figure out how
22 many of these tests were going to happen. And in all cases
23 Prime Consulting did come out as low bid. The reference
24 checks, we checked in with a few companies. Generally the
25 references were very good. As always with any of these

1 companies, it's all about scheduling. You only can, we are
2 only able to give them 24 hours notice before Shawmut needs a
3 concrete test or something like that. So the OPMs that I
4 spoke with, the other 2 OPM firms that I spoke with said it's
5 the OPM's job to really stay on them, and we're just going to
6 have to stay on them a little bit. But in terms of cost, you
7 are saving a significant amount of money with Prime as
8 opposed to the other 2 companies.

9 MR. COSTA: Chris, this is the third party
10 testing, right?

11 MR. SPIEGEL: This is the third party, yes.

12 MR. COSTA: This has to be approved by the
13 purchasing board, they are not on the state MPA. We had a
14 purchasing board meeting yesterday, but we tabled it until we
15 spoke with all of you. And it's scheduled to be voted on on
16 June 28 by the board to approve them. I just want to put
17 that on the record.

18 MR. SPIEGEL: Just a belt and suspenders
19 approach.

20 THE CHAIRMAN: So then what we need is a motion
21 from this board to the purchasing board?

22 MR. COSTA: Yes.

23 THE CHAIRMAN: Or from this committee to the
24 purchasing board.

25 MAYOR LOMBARDI: Does that time frame --

1 MR. SPIEGEL: Work? No, we'll be fine.

2 MAYOR LOMBARDI: And by the way, Jimmy, Geyser,
3 didn't we do business with them at one point?

4 MR. FUOROLI: Yes.

5 MAYOR LOMBARDI: What was that for?

6 MR. SPIEGEL: Geyser does a lot of work with
7 Ahlborg. It might have been for the police station.

8 MR. FUOROLI: Yes.

9 MAYOR LOMBARDI: I recognize the name.

10 MR. FUOROLI: Yes, they did the new schools, the
11 pound.

12 MAYOR LOMBARDI: Geyser.

13 THE CHAIRMAN: So I guess what we need is a
14 motion to forward this to the purchasing board for their
15 approval.

16 MR. SPIEGEL: Yes, the recommended motion is
17 that the North Providence purchasing board awards NP-2023-006
18 to Prime Consulting in a not to exceed amount of \$25 thousand
19 pending approval by the purchasing board.

20 DR. PALLOTTA: Move to approve it and move to
21 the purchasing board.

22 MR. PITASSI: Second.

23 THE CHAIRMAN: Okay, motion to approve by Mr.
24 Pallotta. Mr. Pitassi seconds. All in favor?

25 (ALL WERE IN FAVOR)

1 THE CHAIRMAN: All opposed? The ayes have it.

2 MR. SPIEGEL: I promised a short meeting.

3 THE CHAIRMAN: Does anyone else have any
4 questions about the project that, while we have got him
5 cornered, and we really have him cornered. Please ask him
6 now.

7 MR. MARTONE: Yes, I have a question. If at
8 some point there, I'm just not sure where in the process we
9 could make recommendations as to things that we have in the
10 schools. Where would that come in?

11 MR. SPIEGEL: So --

12 MR. MARTONE: There's a few thoughts that I had
13 that I'm fine, you know, just let me know when we could.

14 MR. SPIEGEL: So I think when we are going to
15 come back to you guys and present schematic design, which
16 will be -- for the new schools, which will be, like I said,
17 in about July, end of July, early August. That's a great
18 time for us to look over the plans together and let's say
19 hey, can we explore doing this to the school or explore doing
20 that to the school, because then we're going to have some
21 numbers to come back to you guys and we can say right now the
22 project is on budget, adding things may make it over budget
23 and if you guys want this, we'll have to take away from here.
24 Let us just get through this preliminary sort of SD phase,
25 and I think it would be a much better opportunity for us to

1 provide real information to you guys and not just guesswork.

2 MR. MARTONE: Got it.

3 THE CHAIRMAN: Anyone else?

4 MR. POLLOCK: When we ultimately move the trucks
5 into the high school parking lot, which will be during the
6 summer, just to get everything set up, is accessibility,
7 because a lot of people use that as a cut through. Is that
8 something we might want to look to maybe deter some of that
9 traffic when that initial setup is, instead of having to come
10 across at the last minute, a lot of people do use that
11 parking lot as a cut through.

12 MR. SPIEGEL: So that's a great question and
13 what we will do is before we actually have shovels in the
14 ground, we will come back to this committee with a logistics
15 plan, which Shawmut will provide, which will basically show
16 you everywhere where the fences are going to be, where
17 they're going to be parking, when they expect material
18 deliveries, where the construction entrance is. Shawmut did
19 submit a preliminary logistics plan as part of their
20 proposal, but that's always going to change based on the
21 feedback and now that they actually have access to the site.
22 But we can absolutely come back before this committee and
23 show the logistic plan prior to shovels in the ground.

24 THE CHAIRMAN: I think we should be discouraging
25 people from using that as a cut through, when they've got a

1 street up like --

2 MR. POLLOCK: I agree with you.

3 THE CHAIRMAN: -- 25 yards up the way and you
4 can go right through.

5 MR. BACCALA: Well, school's out too, so there's
6 not as much traffic.

7 THE CHAIRMAN: Without the speed bumps, by the
8 way. I'm saying we should be discouraging people from using
9 that as a cut through. By the way, there's a lot of things
10 that you don't want to go over. You hit those speed bumps,
11 you come out with a couple of vertebrae knocked out. But in
12 any case, we should be discouraging people from using that
13 all the time, especially during school.

14 MAYOR LOMBARDI: If I may, I think the problem
15 we have there, maybe the fence, Jimmy, you need to think
16 about this and get some input from the police, maybe there
17 needs to be a fence put up maybe a hundred feet in from
18 Smithfield Road, so you still will allow the parking --

19 THE CHAIRMAN: The parking, yes, absolutely.

20 MAYOR LOMBARDI: -- for people going to ball
21 games. But that will deter anyone from cutting through. We
22 put those speed bumps in there, but I mean, you know, you get
23 a headache going through there, but it isn't stopping people.

24 MR. FUOROLI: No, it's not.

25 MR. SPIEGEL: So we actually could explore that

1 as part of this project, as an add alternate, I can direct
2 the design team.

3 THE CHAIRMAN: Get a few cement trucks going
4 over those bumps.

5 MAYOR LOMBARDI: The only thing is that that
6 could hamper the construction with the trucks coming in from
7 the back roads. So take a look at it, but I think that may
8 be the answer, closing it maybe a couple hundreds feet in.
9 Just give the people an opportunity to the park there.

10 THE CHAIRMAN: Yes, they all do, they do use
11 that for the games.

12 MR. FUOROLI: We can always put a gate on it,
13 fence with a gate and open it up to get the trucks in.

14 THE CHAIRMAN: Yes, maybe right at the football
15 gate.

16 MAYOR LOMBARDI: Once they know they come in,
17 they have got to make a U-turn and get back out, it's only a
18 matter of time they'll stop using it.

19 MR. BACCALA: It's construction, so just seal it
20 off as much as you can.

21 MR. SPIEGEL: So Shawmut, the nice thing about
22 working with a construction manager like Shawmut as opposed
23 to a general contractor is Shawmut has incredibly dynamic
24 safety plans that have to be put in effect. They have full
25 time safety officers that are on their job sites at all

1 times. It's, in order for them to get their insurance and
2 because they have shareholders and things like that, their
3 safety plans are incredibly, incredibly specific. It's a
4 deep site, but yeah, you're absolutely right.

5 MAYOR LOMBARDI: Chris, I think I can speak for
6 myself and maybe a couple of the people here and hopefully
7 everyone, I'm impressed with Shawmut. I'm impressed
8 especially with their interaction with the schools and what
9 their plans are to get into the schools and talk to our
10 students.

11 THE CHAIRMAN: And he actually said that he goes
12 in the schools and speaks with the students.

13 MAYOR LOMBARDI: Yes, and he already has a
14 record of doing that, so.

15 MR. SPIEGEL: So I was with, so before I came
16 over here to Left Field, Shawmut and I met with, monthly,
17 with a group of second graders for the Elizabeth Baldwin
18 school. And we, we prepared class specific or age specific
19 sort of things to work on. As an example, around Halloween
20 we were putting up steel for the building, so we had this
21 whole class activity about how the steel was the skeleton of
22 a building, around Halloween, and we would give them Q-tips
23 so that they would build their own sort of things. Another
24 month we did a budgeting exercise where we gave them a bunch
25 of Legos and we said build whatever you want, guys. And then

1 we said okay, well now you've got to budget and this Lego
2 costs this much, this Lego costs this much, this Lego costs
3 this much, how would you sort of redesign the building? We
4 would, I know I personally would love to get back into
5 working with some of these younger kids. If there's an
6 opportunity next year, superintendent, we would, I know that
7 we would absolutely love to do it. We need people coming
8 into these professions too, and the earlier that we can get
9 them, the better, interested in this.

10 THE CHAIRMAN: We actually met with him, last
11 week was it. And he shocked me, he said no, listen, I go
12 into the schools, you know, I like to talk with the children.
13 He said I talk to them, you know, and tell them that you
14 don't have to go to college, you know, if you're one of those
15 who doesn't want to go to college, listen, you've got great
16 opportunities as a plumber, as a carpenter, as an
17 electrician. And I'm looking at him saying where the heck
18 were you 65 years ago.

19 MR. SPIEGEL: But Mayor Lombardi, so you're
20 right, because I've heard a lot of companies sort of pay lip
21 service to this, we're going to go in and we're going to talk
22 to your kids, and they don't. Gilbane follows -- I mean
23 Shawmut follows, follows through.

24 MAYOR LOMBARDI: I think it was the right choice
25 that we chose them.

1 THE CHAIRMAN: Any other questions?

2 MS. VALLEE: I just have a question.

3 THE CHAIRMAN: Sure, you've been trying for a
4 while.

5 MS. VALLEE: No, that's okay. The governor
6 signed the bill on May 15, and I submitted the resolution to
7 allow me to borrow for the, up to the 125 to the council.
8 It's scheduled for the June meeting. So please remember
9 there can't be any construction, only planning, until I get
10 approval from the council to borrow money.

11 MR. SPIEGEL: Understood.

12 MS. VALLEE: Okay? Because I don't know if they
13 have to forward that resolution to another committee and it
14 just goes longer than June. So please --

15 MR. BACCALA: I'm assuming it's on Tuesday
16 night's meeting?

17 MS. VALLEE: It's going to be on your first
18 meeting in June.

19 MR. BACCALA: Yes, Tuesday night.

20 MS. VALLEE: So if it passes, I'll get the
21 resolution signed and then I'll forward that to bond counsel
22 and you should be good.

23 MR. SPIEGEL: And we have about 2 million in pay
24 go, I believe, pending the funding -- we'll talk about it.

25 MS. VALLEE: Yes, I saw the documents that Lisa

1 forwarded me.

2 MS. CASINELLI: Yes.

3 MS. VALLEE: Thank you for forwarding them to
4 me.

5 MS. CASINELLI: Yes.

6 THE CHAIRMAN: Any other questions?

7 (BRIEF PAUSE)

8 THE CHAIRMAN: Hearing none, let me hear that
9 motion.

10 MR. O'BRIEN: Motion to adjourn.

11 MR. NORATO: I'll second.

12 THE CHAIRMAN: Motion made to adjourn and
13 seconded. All in favor?

14 (ALL WERE IN FAVOR)

15 THE CHAIRMAN: The ayes have it. We are
16 adjourned.

17 (ADJOURNED AT 9:25 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 12th day of June, 2023.

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

My Commission expires 07/19/26

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